



CITY OF VINCENT

AGENDA

Ordinary Council Meeting 12 November 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

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

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

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- All Ordinary and Special Council Meetings are electronically recorded except when the Council resolves to go behind closed doors;
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1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

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

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Nil

3 (A) PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4 APPLICATIONS FOR LEAVE OF ABSENCE

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

5.1 Petition – Ms Lauren Ireland of Turner Street, Highgate

Petition received from Ms Lauren Ireland of Turner Street, Highgate, along with 109 signatures, requesting that Council "relocate all street parking on Turner Street from the North to the South side of the Street (adjacent to Jack Marks Park) on a trial basis for 12 months" and giving reasons supporting the request.

6 CONFIRMATION OF MINUTES

6.1 Ordinary Meeting of Council - 15 October 2019

6.2 Special Meeting of Council - 22 October 2019

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

8 DECLARATIONS OF INTEREST

8.1 Cr Dan Loden - Item 11.4 Floreat Athena Football Club Inc. – Lease – Final Report

8.2 Mayor Emma Cole - Confidential Item 17.1 Management of Loftus Community Centre

8.3 Cr Alex Castle - Confidential Item 17.1 Management of Loftus Community Centre

8.4 Cr Sally Smith - Confidential Item 17.1 Management of Loftus Community Centre

9 STRATEGY AND DEVELOPMENT

9.1 NO. 48 (LOT: 60; D/P: 414285) AND NO. 50 (LOT: 61; D/P: 414285) COWLE STREET, WEST PERTH - MULTIPLE DWELLING (AMENDMENT TO APPROVED)













TRIM Ref: D19/159044

Authors: Clair Morrison, Urban Planner
Mitchell Hoad, Senior Urban Planner

Authoriser: Joslin Colli, Coordinator Planning Services

Ward: South

Attachments:

1. Consultation and Location Map [↓](#) 
2. Original Development Approval issued 8 February 2016 [↓](#) 
3. Amendment to Approval issued 3 March 2017 [↓](#) 
4. Amendment to Approval issued 23 October 2017 [↓](#) 
5. Development Plans [↓](#) 
6. Written Submission [↓](#) 
7. Minutes from 15 October 2019 Ordinary Meeting of Council [↓](#) 
8. Landscape Plan [↓](#) 
9. Summary of Submissions - Administration's Response [↓](#) 
10. Summary of Submissions - Applicant's Response [↓](#) 
11. Determination Advice Notes [↓](#) 
12. Environmentally Sustainable Design Report [↓](#) 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for development approval Five Storey Multiple Dwelling Development (Amendment to Approved) at No. 48 (Lot: 60; D/P: 414285) and No. 50 (Lot: 61; D/P: 414285) Cowle Street, West Perth, in accordance with the plans shown in Attachment 5 subject to the following conditions and the associated advice notes in Attachment 11:

1. Amendment to Approved (Time Extension)

1.1 All conditions, requirements and advice notes detailed on development approval 5.2015.417.1 granted on 8 February 2016, development approval 5.2016.545.1 granted on 3 March 2017 and development approval 5.2017.273.1 granted on 23 October 2017 continue to apply to this approval, except as follows:

1.1.1 Condition 2 of approval 23 October 2017 is amended to read as follows:

2. *This decision constitutes development approval only and is valid for one year from the 8 February 2020. If the subject development is not substantially commenced by 8 February 2021, the approval shall lapse and be of no further effect.*

1.1.2 Condition 2 of approval dated 8 February is amended to include the following:

2. Car Parking and Accessways

- 2.8 *The visitor bays shall be marked and clearly signposted as dedicated for visitor use only, to the satisfaction of the City;*

1.1.3 Condition 7.4 is amended to read as follows:**7.4 Landscape and Reticulation Plan**

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

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

7.4.2 Areas to be irrigated or reticulated;

7.4.3 The removal of redundant crossovers;

7.4.4 A minimum of 15 mature trees (minimum 500 litres) are to be provided onsite;

7.4.5 The location of a 500L Weeping Peppermint Tree within the verge area;

7.4.6 A minimum of 400.7 square metres of deep soil area to be provided for in accordance with State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments; and

7.4.7 The provision of trees contributing towards canopy coverage within deep soil areas provided. The tree species are to be in accordance with the City's recommended tree species list.

All works shown in the plans as identified 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.

1.1.4 Condition 8.8 is amended to read as follows:**8.8 Bicycle Bays**

A minimum of 25 resident bays and 10 visitor bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance and publically accessible. The bicycle facilities must be designed in accordance with AS2890.3.

1.1.5 Insert new Condition 10 to read as follows:**10 Environmentally Sustainable Design**

All measures as identified in the Environmentally Sustainability Report prepared by Wood and Grieve engineers dated 2 August 2016 are to be implemented during construction of the development to the satisfaction of the City.

PURPOSE OF REPORT:

To consider an application for development approval for amendment to approved (extension of time) for a five storey multiple dwelling development at Nos. 48 and 50 Cowle Street, West Perth (the subject site).

PROPOSAL:

The application proposes an extension of time for an additional one year to substantially commence the previously approved development.

BACKGROUND:

Landowner:	West Perth Management Pty Ltd and Cowle Street Management Pty Ltd
Applicant:	Element
Date of Application:	1 July 2019
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R80
Built Form Area:	Residential
Existing Land Use:	Vacant and Single House
Proposed Use Class:	Multiple Dwellings
Lot Area:	4,007m ²
Right of Way (ROW):	No
Heritage List:	Yes

The subject site is bound by Cowle Street to the south, Dorrien Gardens Reserve to the north. The development site includes two lots, being No. 48 and No. 50 Cowle Street with a total development area of 4,007 square metres.

The subject site is zoned Residential R80 under the City's Local Planning Scheme No. 2 (LPS2) and is located in the Residential Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). No. 48 Cowle Street currently comprises of one single house which is on the City's Municipal Heritage Inventory (MHI) as a Category B Management category. No. 50 is currently vacant. A location plan is included as **Attachment 1**.

The history of development approvals on the subject site are as follows:

- On 8 February 2016 the Metro West Joint Development Assessment Panel (JDAP) approved a development application for the demolition of three dwellings and retention of one Heritage Listed Dwelling; and construction of a five storey residential development comprising of 74 multiple dwellings and car parking for No. 48 (Lot: 10) and No. 54-70 (Lot: 41) Cowle Street, West Perth the meeting minutes can be found in **Attachment 2**;
- On 8 March 2016, Council resolved to remove lot formerly known as No. 68-70 (Lot: 41) Cowle Street, West Perth, from the Municipal Heritage Inventory, following a catastrophic fire;
- On 21 July 2016, the Western Australian Planning Commission (WAPC) approved a subdivision application for the amalgamation of No. 48 (Lot: 10) and No. 54-70 (Lot: 41);
- On 3 March 2017 the JDAP resolved to grant approval minor modifications to the approved development. The minutes of this meeting can be found in **Attachment 3**;
- On 31 March 2017, the WAPC approved a subsequent subdivision application for the realignment of the lot boundaries to reflect the proposed staging of the development;
- On 23 October 2017 the JDAP resolved to grant approval for an extension of time to substantially commence the development approval, the decision extended the term of approval until the 8 February 2020, the meeting minutes can be found in **Attachment 4**; and
- On 4 September 2018, the City cleared the conditions of subdivision approval and became party to an Easement agreement for a right of carriageway to ensure vehicle access point for both Lots is continuously provided.

The current development application, which is included in **Attachment 5** submitted on 1 July 2019 is seeking an additional one year extension of time to substantially commence the development with the period proposed to be extended to the 8 February 2021. There are no proposed changes to the development plans. The applicant's written submission is included as **Attachment 6**.

15 October 2019 OMC

The subject application was previously presented to Council at its Ordinary Meeting on 15 October 2019. At this meeting, Council resolved the following:

That Council DEFERS consideration of the time extension application until further assessment is undertaken to consider changes to the planning framework and the likelihood of the development being approved in light of Local Planning Scheme 2 not having any provisions similar to clause 20 and 27 of the Town Planning Scheme Number 1.

The minutes of this Council Meeting are included in **Attachment 7**. Administration's assessment in respect to this reason for deferral is included within the Comments section below. Additional information received from the applicant following the deferral is included in **Attachment 6**.

DETAILS:

Detailed Assessment

The previous development application was assessed against the standards of the City's Residential Design Elements 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, height, street and lot boundary setbacks set out under Part 6 of the R Codes.

Consideration of Element Objectives and Acceptable Outcomes

State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (R Codes Volume 2 - Apartments) came into effect on the 24 May 2019 and replaced State Planning Policy 3.1 Residential Design Codes. Residential Design 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

Building Height	
Acceptable Outcome	Proposal
Built Form Policy Clause 5.6 Building Height C 5.6.1 Three storeys Element Objectives Residential Design Codes Volume 2 Clause 2.2 Building Height and Built Form Policy Clause 5.6 Building Height O 2.2.1 The height of the development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	Five storeys
Street Setbacks	
Acceptable Outcome	Proposal
Residential Design Codes Volume 2 Clause 2.3 Street Setbacks and Built Form Policy Clause 5.2 Street Setback A 2.3.1 4.8 metres	1.0 metres to 1.5 metres to courtyard 4.8 metres to dwelling
Side and Rear Setbacks	
Acceptable Outcome	Proposal
Residential Design Codes Volume 2 Clause 2.4 Side and Rear Setbacks and Built Form Policy Clause 5.3 Lot Boundary Setbacks A 2.4.1 Side Setback: 3.0 metres	<u>Basement Level</u>

<p>A 2.4.1 Rear Setback: 3.0 metres</p> <p>A 2.4.1 <i>Lot Boundary Wall Height</i> Two storeys shall not exceed two-thirds the length of the boundary</p>	<p>North: 1.5 metres East: Nil West: Nil to 5.1 metres</p> <p><u>Ground Floor</u> North: 1.1 metres to 1.6 metres East: Nil West: Nil</p> <p><u>Level One</u> North: 1.1 metres to 2.9 metres East: Nil to 9.1 metres West: Nil to 14 metres</p> <p><u>Level Two</u> North: 2.3 metres to 3.9 metres East: Nil to 10.2 metres West: 1.3 metres to 15.2 metres</p> <p><u>Level 3</u> North: 2.1 metres to 3.95 metres East: Nil to 9.0 metres West: 1.3 metres to 15.2 metres</p> <p><u>Eastern Lot Boundary Wall</u> Five storeys Does not exceed two-thirds the length of the boundary</p> <p><u>Western Lot Boundary Wall</u> Four storeys Does not exceed two-thirds the length of the boundary</p>
Plot Ratio	
Acceptable Outcome	Proposal
<p>Residential Design Codes Volume 2 Clause 2.5 Plot Ratio</p> <p>A 2.5.1 1.0 (4,007 square metres)</p>	<p>1.5 (6,012 square metres)</p>
Building Separation	
Acceptable Outcome	Proposal
<p>Residential Design Codes Volume 2 Clause 2.7 Building Separation</p> <p>A 2.7.1 <u>Fourth Storey</u> <i>Within Site Boundary</i> Setback between Habitable Rooms/Balconies: 12 metres Setback between Habitable Rooms and Non-Habitable Rooms: 7.5 metres Setback between Non-Habitable Rooms: 4.5 metres</p> <p>A 2.7.1 <u>Fifth Storey</u> <i>Within Site Boundary</i> Setback between Habitable Rooms/Balconies: 12 metres Setback between Habitable Rooms and Non-Habitable Rooms: 7.5 metres Setback between Non-Habitable Rooms: 4.5 metres</p>	<p><u>Fourth Storey</u> <i>Within Site Boundary</i> Setback between Habitable Rooms/Balconies: 5.3 metres Setback between Habitable Rooms and Non-Habitable Rooms: 5.3 metres Setback between Non-Habitable Rooms: 5.3 metres</p> <p><u>Fifth Storey</u> <i>Within Site Boundary</i> Setback between Habitable Rooms/Balconies: 5.3 metres Setback between Habitable Rooms and Non-Habitable Rooms: 5.3 metres Setback between Non-Habitable Rooms: 5.3 metres</p>

<i>To Adjoining Property Boundaries</i> Setback from habitable rooms/balconies to boundary: 9.0 metres	<i>To Adjoining Property Boundaries</i> Setback from habitable rooms/balconies to boundary: 3.8 metres
Communal Open Space	
Element Objective	Proposal
Residential Design Codes Volume 2 Clause 3.4 Communal Open Space	
O 3.4.1 Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	Communal open space proposed within the central space between dwellings. There is no active recreational facilities, such as barbeque facilities.
Visual Privacy	
Acceptable Outcome	Proposal
Residential Design Codes Volume 2 Clause 3.5 Visual Privacy	
A 3.5.1 Setback of unenclosed private outdoor spaces: 6.0 metres	<u>Unenclosed private outdoor spaces</u> Apartment U2-107: Nil setback to eastern boundary Apartment U2-206: Nil setback to eastern boundary Apartment U2-306: Nil setback to eastern boundary
Pedestrian Access and Entries	
Acceptable Outcome	Proposal
Residential Design Codes Volume 2 Clause 3.7 Pedestrian Access and Entries	
A 3.7.2 Pedestrian entries are protected by the weather	No weather protection at pedestrian entries
Car and Bicycle Parking	
Acceptable Outcome	Proposal
Residential Design Codes Volume 2 Clause 3.9 Car and Bicycle Parking	
A 3.9.1 Residential Bicycle Parking Bays: 37 Visitor Bicycle Parking Bays: 8	Residential Bicycle Parking Bays: 25 Visitor Bicycle Parking Bays: 10
A 3.9.2 Motorcycle/Scooter Parking Bays: 9	Motorcycle/Scooter Parking Bays: Nil
A 3.9.3 Residential Car Parking Bays: 66 Visitor Car Parking Bays: 9	Residential Car Parking Bays: 80 Visitor Car Parking Bays: 10
Solar and Daylight Access	
Acceptable Outcome	Proposal
Residential Design Codes Volume 2 Clause 4.1 Solar and Daylight Access	
A 4.1.1 (a) At least 70 percent of dwellings have living rooms and private open space obtain two hours of direct sunlight	67 percent (50 of 74) of dwellings have living rooms and balconies that receive at least two hours of direct sunlight
A 4.1.1 (b) Maximum of 15 percent receive no direct sunlight	21 percent (16 of 74) of dwellings receive no direct sunlight
Universal Design	
Acceptable Outcome	Proposal
Residential Design Codes Volume 2 Clause 4.9 Universal Design	
A 4.9.1 At least 5 percent of dwellings are designed to Platinum Level as defined in the Liveable	Nil dwellings meet Silver or Platinum Level requirements as there is no disabled parking

Housing Design Guidelines (Liveable Housing Australia)	provided for the residents of the development and bathroom entrances are less than 1.2 metres wide.
Energy Efficiency	
Acceptable Outcome	Proposal
Residential Design Codes Volume 2 Clause 4.15 Energy Efficiency	
A 4.15.1 (b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars (5.5 star rating required)	Dwelling ratings vary between 5.0 and 8.1 stars.
Water Management and Conservation	
Element Objectives	Proposal
Residential Design Codes Volume 2 Clause 4.16 Water Management and Conservation	
O 4.16.1 Minimise potable water consumption throughout the development.	No details relating to initiatives to minimise potable water consumption throughout the development.

An assessment of how the proposal meets the Element Objectives of the Residential Design 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* and the City's Policy No. 4.1.5 – Community Consultation for a period of 21 days from 7 August 2019 to 29 August 2019. The method of consultation being a sign on site, an advertisement in the local newspaper, 438 letters being distributed to all landowners and occupiers within 150 metre radius of the subject site (as shown in **Attachment 1**) and the proposal being published on the City's webpage.

At the conclusion of the consultation period, a total of five submissions were received, all in objection to the proposal. The concerns raised were in relation to the following matters:

- The height of the development dominating the existing streetscape and detracting from the established characteristics of Cowle Street;
- Overshadowing onto the south-eastern apartment building;
- The proposal does not incorporate materials and design elements that maintain the heritage characteristics of the street;
- The lack of landscaping due to the proposed setbacks; and
- The increase in traffic to the site, and impact it would have on the surrounding locality as a result of parking and additional vehicles attracted to the area.

A summary of submissions and Administrations response is included in **Attachment 9**. The summary of submissions and the applicant's response is included in **Attachment 10**.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was originally presented to the City's Design Review Panel (formerly Design Advisory Committee) on 1 July 2015, prior to a development application being lodged. An amended proposal was presented to the DRP on 19 August 2015. The proposal was further presented to DAC on 28 October 2015, following lodgement of the development application.

The current application was referred to the DRP on 14 August 2019. The DRP provided the following comments and recommendations:

- The development is designed sensitively to the context even though it is over plot ratio and height;
- The applicant should consider:
 - What landscaping species are capable of reaching maturity in the locations proposed;
 - How landscape would facilitate resident outdoor hang-out spaces;
 - Location of crossovers and replacement verge tree; and
 - Potential alternative treatment to where plan currently indicates the use of grass cell;
- The applicant should consider details relating to and the design of the multiple entrance for visitors;
- The applicant should consider simplifying and reducing the raised walkways widths in the internal courtyard areas as they appear complex and impact on access to sunlight at lower courtyard levels; and
- Further communal open space should be considered for residents to be able to sit and engage with other residents.

Following presentation at DRP, the applicant provided a landscape plan to address the above comments. The landscape plan can be found in **Attachment 8**.

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;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.4 – Substantial Commencement of Development;
- Policy No. 7.5.23 – Construction Management Plan; and
- Policy No. 7.6.1 – Heritage Management Development Guidelines for Heritage and Adjacent Properties.

Planning and Development Act 2005

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

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:

The matter is being referred to Council in accordance with the City's Delegated Authority Register as the proposed development was originally determined by the Joint Development Assessment Panel (JDAP) and there has been significant changes to the statewide planning framework, with the implementation R Codes Volume 2 – Apartments.

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:

When assessing the application for an extension of time, Administration have considered the following:

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

This is discussed in further detail below. The applicant has addressed the above matters in **Attachment 6**.

1. Changes to the Planning Framework

City of Vincent Local Planning Scheme No. 2

The previous applications for the subject site were assessed against the City's Town Planning Scheme No. 1 (TPS1), in which the subject site was zoned Residential with a density coding of R80, and associated State and local planning policies. TPS1 included two provisions which were relevant to the application at the time that the previous applications were determined, being:

- (20)(2) *Subject to compliance with the procedures set out in the Residential Planning Codes for notifying affected owners and occupiers, the Council may grant an increase in the permitted density by up to 50 percent if -*
 - (b) *the proposed development conserves or enhances an existing dwelling or existing dwellings worthy of retention; and*
- (27) *Where desirable to facilitate the conservation of a heritage place listed in the Heritage List or to enhance or preserve heritage values in a Heritage Area, the Council may vary any site of development requirement of the Scheme provided that, where in the Council's opinion the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration for variation, the Council shall:*
 - (a) *consult the affected parties by following one or more the provisions dealing with advertising uses pursuant to Clause 37; and*
 - (b) *have regard to any expressed views prior to making its decision to grant the variation.*

The City's Local Planning Scheme No. 2 (LPS2) was approved by the Minister for Planning and was gazetted on 16 May 2018. LPS2 proposed no changes to the zoning or density coding of the subject site, which remains as Residential R80. Clauses 20 and 27 of TPS1 were not included in LPS2.

Although Clause 27 was not included in LPS2, Clause 12 of the *Planning and Development (Local Planning Schemes) Regulations* includes a provision to the same effect. This provision came into effect in 2015, prior to the first development approval on the site, and remains applicable to the current application:

- 12(1) The local government may vary any site or development requirement specified in this Scheme to -
 - (a) Facilitate the built heritage conservation of a place entered in the Register of Places under the Heritage of Western Australia Action 1990 or listed in the heritage list; or
 - (b) Enhance or preserve heritage values in a heritage area.

State Planning Policy 7.3 Residential Design Codes Volume 2 Apartments

The previous applications for development approval for the subject site were assessed against Part 6 of the R Codes. On 24 May 2019, the R Codes Volume 2 - Apartments were gazetted which replaced the previous Part 6.

Where an approval was granted prior to 24 May 2019 and amendments are proposed, Administration is required to assess the proposal against R Codes Volume 2 - Apartments. The R Codes Volume 2 - Apartments provides a performance based assessment through Element Objectives and Acceptable Outcomes in lieu of the deemed-to-comply pathway provided by the former Part 6. Administration has assessed the proposal against the relevant provisions R Codes Volume 2 - Apartments, which are detailed further below.

2. Whether the proposal is likely to receive approval now

Since JDAP's most recent decision to approve an amendment to the approved development in August 2017 the planning framework has changed. To determine whether the development is likely to receive approval now, the development has been assessed against the relevant provisions of R Codes Volume 2 - Apartments.

The proposal is for an extension of time to the approval period to substantially commence development. The development application does not propose any changes to the previously approved built form.

Plot Ratio

The proposed plot ratio of 1.5 is consistent with the objectives of Element 2.5 of the Residential Design Codes Volume 2 for the following reasons:

- The dwellings are separated into four buildings across the two sites, which assists in dispersing the impact of building bulk across the subject site and limiting the impact on the adjoining properties. Building bulk is further mitigated as the elevations are well articulated through the use of contrasting materials, colours, openings and façade depths that moderate the visual impact of the built form;
- The development provides for sufficient on-site car parking to meet the needs of residents and visitors, and diversity in the dwelling types proposed including one, two and three bedrooms. As discussed further in the report, sufficient landscaping is provided across the subject site to provide increased amenity for occupants;
- In considering the bulk and scale, the development is consistent with the future desired built form of the locality as envisaged by the Built Form Policy and LPS2. While the development represents a departure from the current built form of the locality, which consists predominantly of single storey development, as well as two and three storey developments, the heritage listed dwelling is being conserved to contribute towards retaining elements of the current streetscape;
- It is noted that the Italian Club located on the corner of Cowle Street and Fitzgerald Street approximately 115 metres from the site has an approved Local Development Plan that permits heights up to 8 storeys which, if developed will significantly alter the built form outcomes in this area;
- The development has been designed to suitably mitigate any impacts of bulk and scale as noted above, which includes the highest portion of the development located adjacent to the adjoining reserve, and away from the street; and
- The proposal is consistent with the promotion of higher density development within close proximity to the Perth CBD and other high amenity areas including the Leederville Town Centre, and is well serviced by public transport.

As noted above, Clause 20(2) of the City's previous TPS1 provided for increased density for the retention of heritage listed dwellings. Although this was not included in LPS2, the development has been assessed against the current planning framework, which includes a performance based approach under the R Codes Volume 2 - Apartments. For the reasons outlined above, the development is consistent with the element objective with respect to plot ratio, and the approval of the previous applications was not reliant on the ability to seek increased density as was available at the time those decisions were made.

Similarly, although Clause 27 of the City's previous TPS1 provided for varying of Scheme requirements when the heritage properties were being retained and enhanced this was not included in LPS2, however a similar provision remains part of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* under Clause 12, and is applicable. The proposal satisfies the requirements of Clause 12 and the proposed plot ratio is acceptable.

Building Height

The development incorporates a total of four buildings, which vary in height from single-storey to five-storeys. The four buildings fronting Cowle Street propose heights of single-storey, two-storey and four-storeys. The single-storey building is a retained character dwelling which is listed on the City's MHI. The two buildings facing Dorrien Gardens Reserve are five-storeys.

The proposed building height is consistent with the objectives of Element 2.2 of the R Codes Volume 2 - Apartments and the local housing objectives of the Built Form Policy for the following reasons:

- The development is spread over four buildings, with two four-storey buildings, one two-storey building and one single-storey building fronting Cowle Street and two five-storey buildings fronting Dorrien Gardens Reserve, which breaks up the building bulk as viewed from the public realm;
- The fourth storey of the building fronting Cowle Street on No. 50 is contained within the proposed roof form and the two-storey building is located on the lot boundary abutting a single dwelling, which mitigates the perception of building height when viewed from the street and the adjoining residential property;
- The development has been designed to respond to the adjoining multiple dwellings at Nos. 28-44 Cowle Street, with the proposed lot boundary walls abutting the existing lot boundary walls, and the height of the development ensures solar and daylight access to the adjoining dwellings;
- The height of the building responds to the slope of the land, with the basement car parking responding to the existing ground level of the subject site, which minimises the extent of excavation required for the development;
- The proposal incorporates various roof forms, extensive glazing, balconies along the façade fronting Cowle Street and Dorrien Gardens Reserve, landscaping within the front setback area and a variety of colours, materials and design elements including natural brown materials, facebrick, render and timber-look cladding and pitched roof, that are consistent with the existing streetscape, which contribute to mitigating the impact of building bulk and scale when viewed from the public realm and adjoining properties; and
- The development is abutting a three-storey apartment building and Cowle Street to the south and does not result in overshadowing onto private outdoor living areas or habitable spaces, with shadow cast from this development falling onto the adjoining footpath and road reserve.

Street Setback

The proposed street setback is consistent with the objectives of Element 2.3 of the R Codes Volume 2 - Apartments and the local housing objectives of the Built Form Policy for the following reasons:

- The development is broken into four buildings fronting Cowle Street, with two four-storey buildings, one two-storey building and an existing character house mitigating the impact of building bulk and scale when viewed at a pedestrian scale of the public realm;
- The proposed street setbacks are consistent with the retained dwelling at No. 48 Cowle Street;
- The development provides a clear transition between the public and private realms, with the inclusion of fencing surrounding the outdoor living areas and clearly delineated entrances for visitor vehicle and pedestrian access;

- There is adequate privacy measures including the street fence and location of courtyards and balconies, to ensure privacy from the public realm to the habitable spaces of dwellings;
- The location of outdoor living areas of the upper levels and the habitable internal spaces on the ground floor enables passive surveillance onto the public realm; and
- The application incorporates design elements, colours and materials including natural brown, facebrick, render and timber-look cladding and pitched roofs, and staggered boundary setbacks of the balconies and walls that reflect the existing characteristics of the street and maintain the existing established streetscape.

Side and Rear Setbacks, Building Separation and Visual Privacy

The proposed lot boundary setbacks are consistent with the objectives of Elements 2.4, 2.7 and 3.5 of the R Codes Volume 2 - Apartments and the relevant local housing objectives of the Built Form Policy for the following reasons:

- The application provides a sympathetic, transitional relationship between the subject site and the western adjoining single dwelling with the two-storey building being located adjacent to this residential development;
- Building separation is proportionate with the height of the development, with taller buildings being located to the northern and eastern lot boundaries and having larger setbacks to lower density residential development on the adjoining western lot;
- The development responds to the multiple dwellings located at Nos. 28-44 Cowle Street, on the adjoining eastern lot, by proposing lot boundary walls abutting existing lot boundary walls;
- The proposal provides adequate landscaping opportunities, provision of deep soil areas and ability to provide high level landscape amenity, and private outdoor living spaces within setback areas, which mitigates the impact of building bulk on the street and adjoining properties and provides adequate residential amenity for future residents;
- The proposal has been designed to ensure adequate access to natural ventilation and sunlight, and ensures outdoor living areas and external services are located to reduce the impact of noise on adjacent properties within the subject site and to adjoining residential properties, providing adequate amenity protection to future residents;
- The orientation of private outdoor living areas minimises direct overlooking onto other private outdoor living areas within the development and on adjoining residential properties whilst allowing for passive surveillance over Cowle Street and Dorrien Gardens Reserve; and
- The setbacks proposed reflect the existing lot boundary setbacks and are consistent with the existing design characteristics of the streetscape, by incorporating pitched roofs and varying materials to mitigate the impact of building bulk when viewed from the street and adjoining lower density residential dwellings.

Tree Canopy and Deep Soil Areas and Landscape Design

The proposed landscape plan satisfies the Element Objectives of Element 3.3 Tree Canopy and Deep Soil Areas of the R Codes Volume 2 - Apartments, and the local housing objectives of the Built Form Policy for the following reasons:

- The previous approval included a condition requiring that there be a minimum of 15 mature trees of at least 500 litres to be provided onsite, which would provide a canopy of at least 25 percent (1,017 square metres);
- The subject site includes 16.8 percent (675.4 square metres) of deep soil area;
- The submitted landscaping plans identifies a vegetable garden, a number of citrus trees, and planting and deep soil areas in private outdoor living areas, and landscaping within all common and circulation areas;
- The proposed landscape plan provides internal canopy to the development and a high level of amenity for residents and visitors using the communal and circulation areas; and
- The proposed landscaping in the street setback area would contribute to the landscape amenity of the street.

Administration has recommended that Condition 7 relating to landscaping of the original approval be amended requiring an updated landscape and reticulation plan be submitted to and approved by Administration prior to commencement of development that provides for onsite landscaping and planting to satisfy the Acceptable Outcomes of the R Codes Volume 2 - Apartments.

Communal Open Space

The proposed communal open space satisfies the objectives of Element 3.4 of R Codes Volume 2 - Apartments. The development reflects the overall objectives of R Codes Volume 2 - Apartments and the Built Form Policy, and is appropriate for the context of the site for the following reasons:

- The development provides communal open space central to the development, with landscaping and seating infrastructure proposed;
- The proposed communal open space provides quality landscaping and enhances residential amenity to the subject site;
- The communal open space is located on the ground floor and has pathways that make it universally accessible, to provide amenity to all residents;
- The layout of dwellings in relation to the location of the communal open space would mitigate the impact of noise on residents within the site, and with it located central to the site, mitigates the impact on neighbouring properties;
- The subject site is located within 200 metres of Robertson Park and 500 metres of Hyde Park, and is located between Charles Street and Fitzgerald Street which are designated commercial and district centre zones under the LPS2;
- Each dwelling has a large balcony or courtyard, which enhances the residential amenity of residents and provides adequate space for the provision of social interaction; and
- The common spaces and circulation areas provide adequate space for meaningful landscaping and passive recreational opportunities for the subject site.

Pedestrian Access and Entries

The proposed pedestrian access and entries are consistent with the objectives of Element 3.7 of the R Codes Volume 2 - Apartments given the proposed pedestrian access is universally accessible, with the main entry being centrally located to the development. There are three pedestrian access points along Cowle Street, between private outdoor living areas, which provides a safe environment for visitors.

Vehicle Access and Parking

The proposed car and bicycle parking is consistent with the objectives of Element 3.9 of the R Codes Volume 2 - Apartments for the following reasons:

- The subject site is located within 200 metres of a high frequency bus route on Fitzgerald Street, and adequate pedestrian and cyclist network and the proposed car parking is sufficient in accordance with Table 3.9 of Residential Design Codes Volume 2;
- The centrally located vehicle access point is designed for safe access and egress to the site for both visitors and residents;
- There is clear differentiation between resident and visitor vehicle parking, with the open-aiored visitor parking located towards the front of the subject site and the basement resident parking behind gates located to the centre of the site;
- The vehicle access and pedestrian access are clearly defined maintaining a safe environment for vehicle users and pedestrians;
- There is adequate provision of bicycle parking for residents, and an existing condition of approval would ensure there be adequate provision of bicycle parking for visitors; and
- The location, orientation and design of visitor and resident car parking minimises the impact of the parking in relation to visual and environmental amenity on adjoining residential properties and the public realm.

Solar and Daylight Access

The proposed solar and daylight access is consistent with the objectives of Element 4.1 of the R Codes Volume 2 - Apartments for the following reasons:

- The orientation and internal layout of the dwellings maximises the amount of natural light into habitable rooms and private outdoor living areas;
- The depth of balconies and courtyards along the northern boundary provides shading to minimise heat gain and glare internal to the dwelling during summer months.

Universal Design

The proposal satisfies the objectives of Element 4.9 of the R Codes Volume 2 - Apartments as the development has been designed to provide universal access for visitors. The planning framework does not prescribe a requirement for disabled car parking but the Building Code of Australia requires disabled car parking. The applicant would need to demonstrate through the building permit application process that this requirement can be achieved prior to a Building Permit being issued. The internal layout of the apartments may be refined during the detailed design stage, to improve accessibility of people with disabilities and ageing in place.

Environmentally Sustainable Design (ESD)

The applicant submitted an ESD report with the original proposal, but has not provided an updated one with the current application. The report, included in **Attachment 12**, demonstrates that the development achieves an average 6.7 star NATHERS rating over the entire development. The proposal satisfies the objectives relating to Elements 4.15 and 4.16 of the R Codes Volume 2 - Apartments and Clause 1.8 of the Built Form Policy for the following reasons:

- Water from small scale rain events is capable of being managed and contained onsite, which is also a requirement under the Building Code of Australia and would be required to be satisfied at the building permit application stage;
- All apartments are dual aspect, which ensure natural ventilation of apartments and the regulation of temperature and reduce the dependency on non-renewable energy. The development achieves an average NATHERS rating of 6.7 stars with a minimum rating of 5.0 stars and proposes instant electric hot water systems which are considered as a 'significant energy efficient initiative'. The applicant has confirmed that the recommendations of the ESD report will be incorporated as part of the Building Permit. Administration recommends the imposition of a condition requiring this; and
- The design of landscaping onsite assists in the management of stormwater and drainage onsite, and reduces the amount of potable water required to water landscape areas.

A new condition of approval is recommended to require implementation of the ESD report to ensure the development achieves the identified NATHERS rating.

Heritage Management

The subject site is located on the City's MHI and has been assessed against the relevant provisions of the City's Policy No. 7.6.1 – Heritage Management Development Guidelines for Heritage and Adjacent Properties. The proposal satisfies the performance criteria of this Policy for the following reasons:

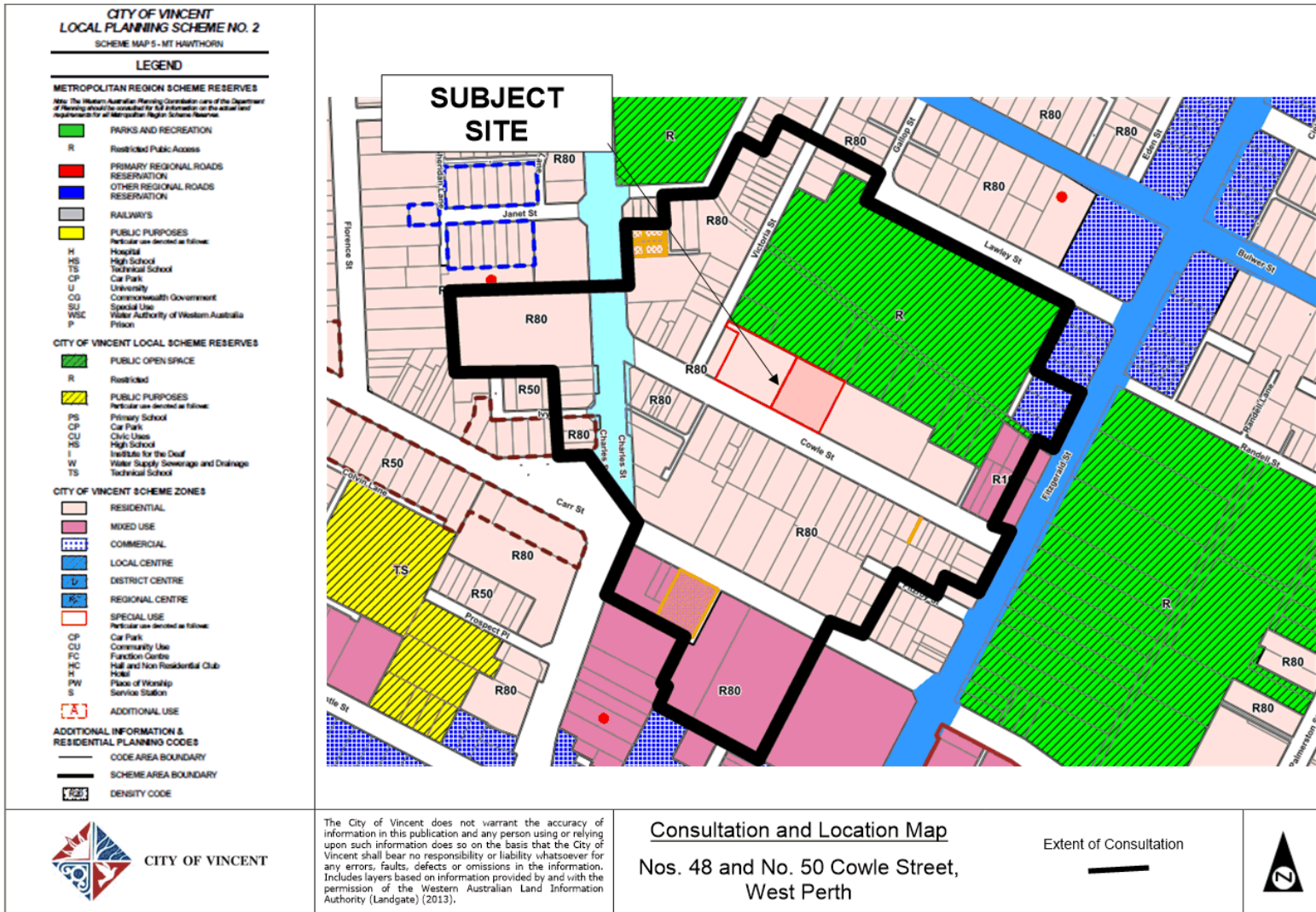
- The sole existing character home is proposed to be retained and used for residential purposes;
- The materials and colours proposed are compatible with the fabric of the existing dwelling, and do not obscure or alter the characteristics that contribute to the significance of the place; and
- A condition of approval has been implemented for the applicant to submit a Construction Management Plan prior to the commencement of works, which would detail measures to ensure the existing dwelling is not detrimentally impacted by construction works.

3. Extent applicant has implemented/pursued the development application

The City's Policy No. 7.5.4 – Substantial Commencement of Development aims to provide a clear description of what constitutes as substantially commenced. This policy considers that the demolition of a major structure such as a whole house or building are not considered to be substantial commencement of works. The applicant has demolished and cleared the site with the exception of one Heritage Listed dwelling which is being retained and has not lodged a building permit for any forward works.

The applicant is seeking a time extension of one year to substantially commence development. As set out in **Attachment 3**, the applicant has provided details relating to how the application has been progressed apart from the commencement of physical works, which include:

- *Engaging a full consultant team to progress the design through to a full construction documentation set of drawings;*
- *Modifying the development through the DAP Form 2 application that was approved on 3 March 2017, to reflect the detailed design process and better respond to market demand;*
- *Demolishing redundant structures on site to make way for the proposed new development;*
- *Undertaking an extensive marketing campaign to assist in obtaining necessary pre-sales; and*
- *Re-subdividing the site in December 2018 to reflect the intended staging of the development and provide the necessary access easements to facilitate the use of the shared crossover.*







Government of Western Australia
Development Assessment Panels

Minutes of the Metro West Joint Development Assessment Panel

Meeting Date and Time: Monday 8 February 2016; 10:00am
Meeting Number: MWJDAP/123
Meeting Venue: City of Vincent
244 Vincent Street, Leederville

Attendance

DAP Members

Ms Megan Bartle (Presiding Member)
Mr Clayton Higham (Deputy Presiding Member)
Mr Lou D'Alessandro (Alternate Specialist Member)
Cr Joshua Topelberg (Local Government Member, City of Vincent)
Cr Matt Buckels (Local Government Member, City of Vincent)

Officers in Attendance

Ms Gabriela Poezyn, Director Development Services (City of Vincent)
Ms Amie Groom, Statutory Planning Officer (City of Vincent)

Local Government Minute Secretary

Ms Anita Radici (City of Vincent)

Applicants and Submitters

Mr Daniel Lees (TPG Town Planning, Urban Design and Heritage)
Mr Llyod Clark (Match Group)
Mr Simon Kohler
Ms Nikki van Beem

Members of the Public

10 members of the public.

1. Declaration of Opening

The Presiding Member, Ms Megan Bartle declared the meeting open at 10:00am on Monday 8 February 2016 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

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

Ms Megan Bartle
Presiding Member, Metro West JDAP

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

2. Apologies

Mr John Syme (Specialist Member).

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Nil.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil.

7. Deputations and Presentations

7.1 Mr Simon Kohler addressed the DAP for the application at Item No. 8.1.

7.2 Ms Nikki van Beem addressed the DAP against the application at Item No. 8.1.

7.3 Mr Dan Lees (TPG) addressed the DAP for the application at Item No. 8.1. The DAP Members asked questions and Mr Leeds and the City Officers responded accordingly.

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8. Form 1 – Responsible Authority Reports – DAP Application

- 8.1 Property Location: Nos. 48 – 70 (Lots 10 and 41) Cowle Street, West Perth
- Application Details: Demolition of Three Dwellings, One Heritage Listed Dwelling and retention of One Heritage Listed Dwelling, and construction of a Four Storey Development Comprising of 32 One-Bedroom Multiple Dwellings, 37 Two-Bedroom Multiple Dwellings and Five Three-Bedroom Multiple Dwellings and Associated Car Parking
- Applicant: TPG
- Owner: Cowle Street Management Pty Ltd
- Responsible Authority: City of Vincent
- Report Date: 29 January 2016
- DoP File No: DAP/15/00892

REPORT RECOMMENDATION/PRIMARY MOTION

Moved by: Cr Topelberg

Seconded by: Cr Higham

That the Metro West JDAP resolves to:

Approve DAP Application reference DAP/15/00892 and accompanying amended plans date stamped 16 November 2015 in accordance with the provisions of City of Vincent Town Planning Scheme No. 1 and Metropolitan Region Scheme, subject to the following conditions:

1. Boundary Walls

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 72 Cowle Street and the portions of the wall that extends beyond the existing boundary wall on Nos. 28 – 44 Cowle Street, in a good and clean condition. The finish of the wall is to be fully rendered or face brickwork to the satisfaction of the City;

2. Car Parking and Accessways

- 2.1 A minimum of 80 resident, 10 visitor shall be provided onsite;
- 2.2 The car park shall be used only by residents, tenants and visitors directly associated with the development;
- 2.3 The car park bays for visitors shall be shown as common property on any strata plan;
- 2.4 The car parking and access areas are to comply with the requirements of AS2890.1;
- 2.5 Vehicle and pedestrian access points are required to match into existing footpath levels;
- 2.6 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications; and
- 2.7 The footpath and verge area is to be upgraded to the City's satisfaction;

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3. External Fixtures

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

4. Car Parking Permits

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

5. Verge Trees

With the exception of the tree shown on the plans to be removed. No verge tree shall be removed with the exception of. The verge trees shall be retained and protected from any damage including unauthorised pruning;

6. Within 28 days, the owner or the applicants on behalf of the owner shall comply with the following requirements:

6.1 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 \$160,000 being the equivalent value of 1% of the estimated total cost of the development (\$16,000,000), is to be allocated towards the public art; and

6.2 Section 70A Notification under the *Transfer of Land Act 1893*

The owner shall agree in writing to a notification being lodged under Section 70A of the *Transfer of Land Act 1893* notifying proprietors and/or (prospective) purchasers of the property that the use or enjoyment of the property may be affected by increased noise levels resulting from music, traffic, car parking and other impacts associated with nearby non-residential activities;

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

7.1 Legal Agreement

The owners shall enter into a legal agreement secured by a caveat on the Certificate of Title, that requires that the external built form of the existing Heritage Building at No. 54 Cowle Street is retained and maintained to the satisfaction of the City;

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7.2 Revised Plans showing:

7.2.1 Visual Privacy

The balcony for the northern most unit on the third floor at any point within the cone of vision less than 6 metres from a neighbouring boundaries shall be screened to the satisfaction of the City in accordance with the requirements of the Residential Design Codes;

7.3 Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation shall be prepared and submitted. The recommended measures of the report shall be implemented;

7.4 Landscape and Reticulation Plan

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

- 7.4.1 The location and type of existing and proposed trees and plants;
- 7.4.2 Areas to be irrigated or reticulated;
- 7.4.3 The removal of the redundant crossovers;
- 7.4.4 A minimum of 15 mature trees (500L) on site; and
- 7.4.5 The location of a 500L Weeping Peppermint Tree within the verge area;

7.5 Schedule of External Finishes

Detailed elevations of external finishes (noting materials, colour schemes and details) is to be provided to the satisfaction of the City;

7.6 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 – Construction Management Plans. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

7.7 Waste Management

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

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7.8 Vehicle Entry Gate – Management Plan

Any proposed vehicular entry gate to the car parking area shall have a minimum 50 per cent visual permeability and a plan detailing management measures for the operation of the vehicular entry gate, to ensure access is readily available for owners/visitors/tenants to the residential units at all times; and

8. Prior to occupation of the development, 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 or communal area in accordance with the Residential Design Codes;

8.2 Car Parking

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

8.3 Stormwater

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

8.4 Public Art

With reference to Condition 6.1, should the applicant choose to provide public art, 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;

8.5 Section 70A Notification under the *Transfer of Land Act 1893* lodgement and registration

With reference to Condition 6.2, the notification shall be lodged and registered in accordance with the *Transfer of Land Act 1893*;

8.6 Acoustic Report Certification

With reference to Condition 7.1, certification from an acoustic consultant that the recommended measures have been undertaken shall be provided to the City;

8.7 Landscape Plan and Verge Upgrade Plan

With reference to Condition 7.4, all works shown in the plans approved with the Building Permit shall be undertaken in accordance with the approved plans and maintained thereafter to the satisfaction of the City at the applicant's expense;

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8.8 Bicycle Bays

A minimum of 25 resident bays and seven visitor bays are to be provided on-site. Bicycle bays must be provided at a location convenient to the entrance and publically accessible. The bicycle facilities shall be designed in accordance with AS2890.3;

8.9 Verge Tree

With reference to condition 7.4.5 the 500 litre Weeping Peppermint Tree is to be provided within the verge area in a location approved by the City; and

8.10 Visual Privacy

All Visual Privacy shown on the approved plans shall be installed to the satisfaction of the City.

ADVICE NOTES:

1. With reference to Condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
2. With reference to Condition 2.5, the portion of the existing footpath traversing the proposed crossover must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths;
3. With reference to Condition 2.6, all new crossovers to the development site are subject to a separate application to be approved by the City;
4. A Road and Verge security bond for the sum of \$10,000 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 a security bond shall be made in writing. The bond is non-transferable;
5. With reference to Condition 6.1, 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. Payment must be made prior to the submission of a Building Permit for the development or prior to the due date specified in the invoice issued by the City for the payment (whichever occurs first);

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6. With reference to Condition 7.4, the City encourages landscaping methods and species selection which do not rely on reticulation;
7. With reference to Condition 7.1, all costs associated with this condition shall be borne by the applicant/owners of the land;
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's Ranger Services Section. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
9. With reference to Condition 8.3, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
10. With reference to Condition 2.4, the booster cabinet is to be relocated or of a size that does not interfere with visual truncations; and
11. 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.

The Report Recommendation/Primary Motion was put and CARRIED UNANIMOUSLY.

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

Nil.

10. **Appeals to the State Administrative Tribunal**

Nil.

11. **Meeting Close**

There being no further business, the presiding member declared the meeting closed at 10:35am.

Ms Megan Bartle
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No. 157
3 March 2017

Minutes of the Metro West Joint Development Assessment Panel

Meeting Date and Time: 3 March 2017; 9.00am
Meeting Number: MWJDAP/157
Meeting Venue: Department of Planning
140 William Street, Perth – *via teleconference*

Attendance

DAP Members

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

Officers in attendance

Ms Amie Groom (City of Vincent)
Ms Paola Di Perna (City of Vincent)

Department of Planning Minute Secretary

Ms Dallas Downes

Applicant and Submitters

Mr Daniel Lees (TPG)
Mr Dean Burrows (M Group)

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member, Ms Megan Adair declared the meeting open at 9.15am on 3 March 2017 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

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

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the *Standing Orders 2012*; No Recording of Meeting, which states: 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.157
3 March 2017

unless the Presiding Member has given permission to do so. The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro West JDAP meeting No.157 held on 27 February 2017 were noted by DAP members.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Nil

7. Deputations and presentations

7.1 Ms Paola Di Perna (City of Vincent) answered a question from the panel.

8. Form 1 - Responsible Authority Reports – DAP Applications

Nil

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

- 9.1 Property Location: Nos. 48 - 70 (Lots 10 and 41) Cowle Street, West Perth
- Application Details: Proposed Amendment to Previous Approval - Retention of One Heritage Listed Dwelling, and construction of a Four Storey Development Comprising of 32 One-Bedroom Multiple Dwellings, 37 Two-Bedroom Multiple Dwellings and Five Three-Bedroom Multiple Dwellings and Associated Car Parking
- Applicant: TPG
- Owner: Cowle Street Management Pty Ltd
- Responsible authority: City of Vincent
- DoP File No: DAP/15/00892

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Matt Buckels

Seconded by: Mr Clayton Higham

Ms Megan Adair
Presiding Member, Metro West JDAP

Page 2



Government of Western Australia
Development Assessment Panels

Meeting No.157
3 March 2017

That the Metro West Joint Development Assessment Panel (JDAP) resolves to:

1. **Accept** the DAP Application reference DAP/15/00892 does not substantially change the development approval as detailed on the DAP Form 2 dated 15 December 2016 and is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/15/00892 to amend the development as annotated on the accompanying plans stamp dated 31 January 2017 under the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, to amend the approved plans for development approval granted on 8 February 2016 as outlined in **Attachment 5** subject to the following conditions:
 - 2.1 All conditions and advice notes detailed on the development approval granted on 8 February 2016 and included in **Attachment 4** continue to apply to this approval with the exception of Conditions 7.2.1 and 7.4 which are to be replaced to include the following:
 - "7.2 Revised Plans showing:
 - 7.2.1 The courtyards and balconies facing the north eastern and north western boundaries on all floors at any point within the cone of vision less than 6 metres from a neighbouring boundary shall be screened to the satisfaction of the City in accordance with the requirements of the Residential Design Codes;
 - 7.4 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:
 - 7.4.1 The location and type of existing and proposed trees and plants;
 - 7.4.2 A minimum of 16 mature trees (minimum 500 litres) are to be provided onsite;
 - 7.4.3 Areas to be irrigated or reticulated;
 - 7.4.4 The removal of redundant crossovers; and
 - 7.4.5 Deep Soil Zones;All works shown in the plans as identified 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;" and
 - 2.2 Additional condition 9. is included on the development approval as follows:
 - "9 Prior to commencement of development the applicant shall provide a Dilapidation Report at the applicant's cost to the satisfaction of the City for the heritage listed property located at

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.157
3 March 2017

No. 54 Cowle Street, West Perth. Any recommended measures of the report shall be implemented to the satisfaction of the City prior to the commencement of development".

REASON: In accordance with details contained in the Responsible Authority Report Recommendation.

The Report Recommendation/Primary Motion was put and **CARRIED UNANIMOUSLY.**

10. Appeals to the State Administrative Tribunal

The Presiding Member noted that the following State Administrative Tribunal Application had been received:

- City of Vincent - Proposed demolition of existing Institutional Building and construction of a six storey Institutional Building including Consulting Rooms (Medical), Shop (Pharmacy) and Eating House (Café) and retention of a heritage dwelling - Lot 9 (67) Cleaver Street, West Perth

11. General Business / Meeting Close

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

There being no further business, the Presiding Member declared the meeting closed at 9.21am.

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.173
23 October 2017

Minutes of the Metro West Joint Development Assessment Panel

Meeting Date and Time: Monday, 23 October 2017; 9.30am
Meeting Number: MWJDAP/173
Meeting Venue: Department of Planning, Lands and Heritage
140 William Street, Perth

Attendance

DAP Members

Ms Megan Adair (Presiding Member)
Mr Clayton Higham (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Dan Loden (Local Government Member, City of Vincent)
Cr Josh Topelberg (Local Government Member, City of Vincent)

Officers in attendance

Mr Remajee Narroo (City of Vincent)
Ms Joslin Colli (City of Vincent)
Ms Rana Murad (City of Vincent)

Minute Secretary

Ms Dallas Downes (Department of Planning, Lands and Heritage)

Applicants and Submitters

Mr James Paull (Yolk Property Group)
Mr Daniel Lees (TPG + Place Match)
Mr George Ashton (TPG + Place Match)

Members of the Public / Media

Nil

1. Declaration of Opening

The Presiding Member, Ms Megan Adair declared the meeting open at 9.33am on 23 October 2017 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2017; No Recording of Meeting, which states: 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.' The Presiding

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.173
23 October 2017

Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro West JDAP meeting no.172 held on 16 October 2017 were noted by DAP members.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Nil

7. Deputations and presentations

Nil

8. Form 1 - Responsible Authority Reports – DAP Application

Nil

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

- 9.1** Property Location: Nos. 77 – 83 (Lots 456 and 17) Scarborough Beach Road, Mount Hawthorn
- Application Details: Extension to the Term of Approval and Minor Amendment – Five Storey Mixed Use Development Comprising of Two Offices, Nine One Bedroom Multiple Dwellings, 28 Two Bedroom Multiple Dwellings, Five Three-Bedroom Multiple Dwellings and Associated Car Parking
- Applicant: Yolk Mt Hawthorn No.4 Pty Ltd
- Owner: Yolk Mt Hawthorn No.4 Pty Ltd
- Responsible authority: City of Vincent
- DAP File No: DAP/15/00866

REPORT RECOMMENDATION

With the agreement of the Mover and Seconder, the Presiding Member declared that the Primary Motion be separated into two (2) parts in accordance with Section 5.5.3 of the Standing Orders 2012.

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.173
23 October 2017

SEQUENTIAL MOTION

Moved by: Mr Fred Zuideveld

Seconded by: Mr Clayton Higham

That the Metro West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/15/00866 as detailed on the DAP Form 2 dated 11 July 2017 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/15/0086 as detailed on the DAP Form 2 date 11 July 2017 and accompanying plans dated 2 October 2017 in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the extension of term of approval and minor amendment to the approved Five Storey Mixed Use Development comprising of Two Offices, Nine One Bedroom Multiple Dwellings, 28 Two Bedroom Multiple Dwellings, Five Three-Bedroom Multiple Dwellings and Associated Car Parking at Nos.77-83 Scarborough Beach Road, Mount Hawthorn subject to the following:

1. Condition 12 be added as follows

"12. This approval is valid from 9 November 2017 for 2 years."

The Sequential Motion was put and **CARRIED UNANIMOUSLY**

SEQUENTIAL MOTION

Moved by: Mr Fred Zuideveld

Seconded by: Mr Clayton Higham

2. Condition 8.2.2 be deleted and replaced as follows;

"8.2.2 The planting of a new 500 Litres Jacaranda tree in the south-western corner of the site. Alternatively if a 500 Litre Jacaranda tree cannot be sourced an Arborist Report is to be submitted to demonstrate an equivalent tree is acceptable to the satisfaction of the City."

All other conditions and requirements detailed on the original approval dated 9 November 2015 (Form 1), 25 February 2016 and subsequent approval dated 5 April 2017 (Form 2) shall remain unless altered by this application.

AMENDING MOTION

Moved by: Mr Clayton Higham

Seconded by: Mr Fred Zuideveld

To amend Condition 8.2.2 to include the following words, "planted prior to the occupation of development." So as to read as follows:

"The planting of a new 500 Litres Jacaranda tree in the south-western corner of the site **planted prior to the occupation of development**. Alternatively if a 500 Litre Jacaranda tree cannot be sourced an Arborist Report is to be

Ms Megan Adair
Presiding Member, Metro West JDAP

Page 3



Government of Western Australia
Development Assessment Panels

Meeting No. 173
23 October 2017

submitted to demonstrate an equivalent tree is acceptable to the satisfaction of the City."

REASON: To ensure that the planting of the tree is done at the correct stage of the development process.

The Amending Motion was put and **CARRIED UNANIMOUSLY**.

AMENDING MOTION

Moved by: Cr Josh Topelberg

Seconded by: Mr Clayton Higham

To amend newly amended Condition 8.2.2 so as to read as follows:

*"The planting of a new 500 Litres Jacaranda tree in the south-western corner of the site planted prior to the occupation of development. **Prior to the lodgement of a building permit, the applicant is required to submit an arborist report to support the plan to allow a new 500 litre tree to be installed and maintained in accordance with the arborist report.** Alternatively if a 500 Litre Jacaranda tree cannot be sourced an Arborist Report is to be submitted to demonstrate an equivalent tree is acceptable to the satisfaction of the City."*

REASON: To ensure that the mature tree proposed in the condition is able to be accommodated on site.

The Amending Motion was put and **CARRIED UNANIMOUSLY**.

SEQUENTIAL MOTION (as Amended)

2. Condition 8.2.2 be deleted and replaced as follows;

*"8.2.2 The planting of a new 500 Litres Jacaranda tree in the south-western corner of the site planted prior to the occupation of development. **Prior to the lodgement of a building permit, the applicant is required to submit an arborist report to support the plan to allow a new 500 litre tree to be installed and maintained in accordance with the arborist report.** Alternatively if a 500 Litre Jacaranda tree cannot be sourced an Arborist Report is to be submitted to demonstrate an equivalent tree is acceptable to the satisfaction of the City."*

All other conditions and requirements detailed on the original approval dated 9 November 2015 (Form 1), 25 February 2016 and subsequent approval dated 5 April 2017 (Form 2) shall remain unless altered by this application.

REASON: The panel were of the view that by removing this condition, they would in effect remove the opportunity to pursue compliance with the original condition.

The Sequential Motion (as Amended) was **LOST**

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.173
23 October 2017

- 9.2 Property Location:** Nos. 48 - 70 (Lots 10 and 41) Cowle Street, West Perth
- Application Details:** Extension to Approval Period - Demolition of Three Dwellings, One Heritage Listed Dwelling and retention of One Heritage Listed Dwelling, and construction of a Four Storey Development Comprising of 32 One-Bedroom Multiple Dwellings, 37 Two-Bedroom Multiple Dwellings and Five Three-Bedroom Multiple Dwellings and Associated car Parking.
- Applicant:** TPG Place Match
- Owner:** Cowle Street Management Pty Ltd
- Responsible authority:** City of Vincent
- DAP File No:** DAP/15/00892

REPORT RECOMMENDATION

Moved by: Cr Josh Topelberg

Seconded by: Mr Clayton Higham

With agreement of the mover and seconder, Condition 2 was reworded as follows:

"This decision constitutes development approval only and is valid for two years from 8 February 2018. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect."

REASON: *For consistency when extending the term of approval to ensure the extension period is to commence from the expiry date of the original approval.*

That the Metro West Joint Development Assessment Panel (JDAP) resolves to:

1. **Accept** the DAP application reference DAP/15/00892 as detailed on the DAP Form 2 dated 2 August 2017, is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** DAP application reference DAP/15/00892 as detailed on the DAP Form 2 dated 2 August 2017, in accordance with the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, for an extension to the approval period for the Multiple Dwelling Development at Lots 10 and 41 Cowle Street, West Perth, subject to:

Amended Conditions

1. All conditions and advice notes detailed on the development approval granted on 3 March 2017 and included in **Attachment 2** continue to apply to this approval.
2. This decision constitutes development approval only and is valid for two years from 8 February 2018. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.173
23 October 2017

Amended Advice Note

1. Where an approval has so lapsed, no development must be carried out without further approval of the Metro West Joint Development Assessment Panel having first been sought and obtained.

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motion.

Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Close

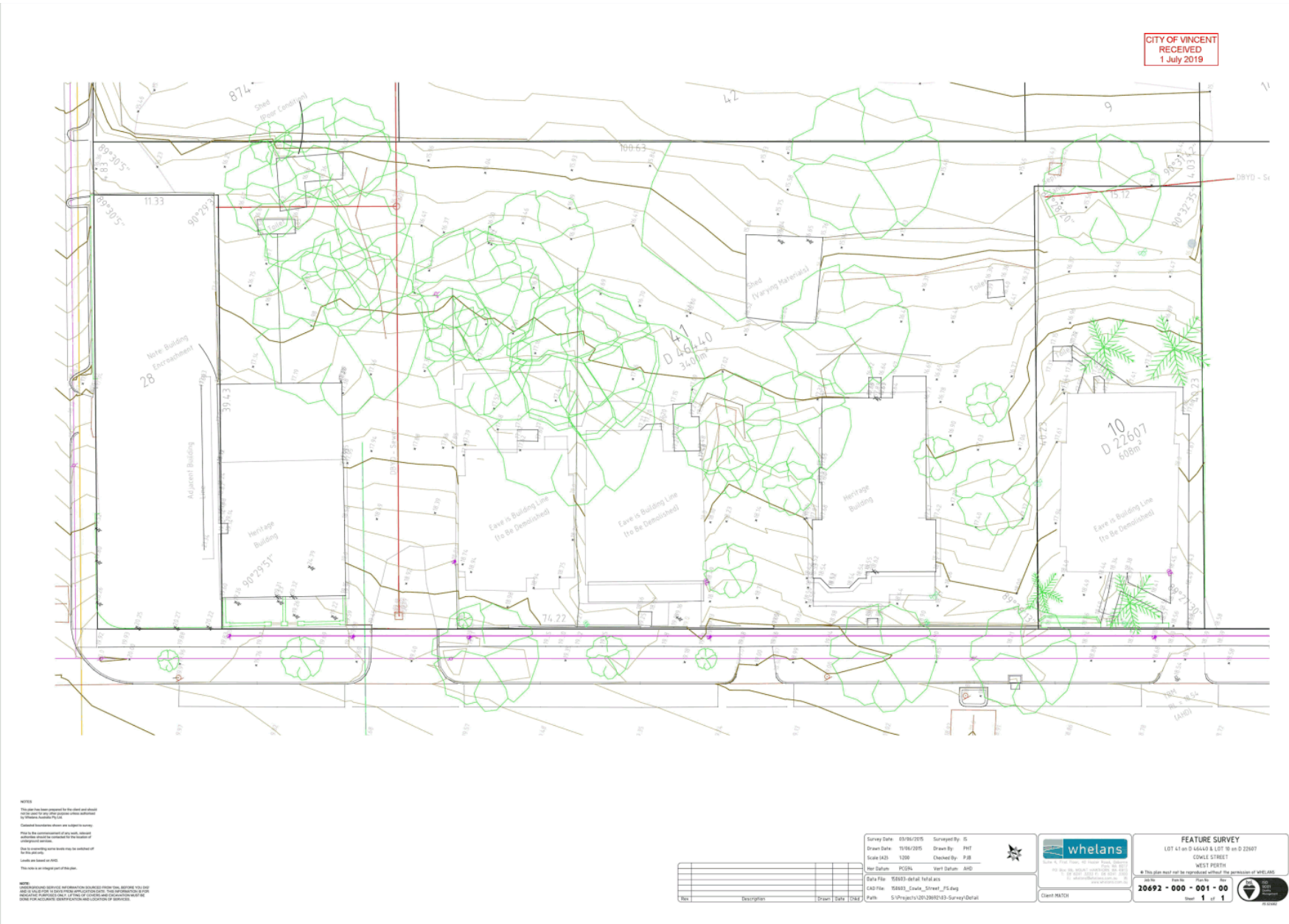
The Presiding Member reminded the meeting that in accordance with Section 7.3 of DAP Standing Order 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the presiding member declared the meeting closed at 9.58am.

Ms Megan Adair
Presiding Member, Metro West JDAP

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

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CAMERON
CHISHOLM
NICOL

CITY OF VINCENT
RECEIVED
1 July 2019



VIEW FROM WEST END OF COWLE STREET



PERSPECTIVE

P15008

Cowle Street

AMENDED DA 16/11/2015



DA-001

CITY OF VINCENT
RECEIVED
1 July 2019

CAMERON
CHISHOLM
NICOL



LOCATION PLAN

P15008

Cowle Street

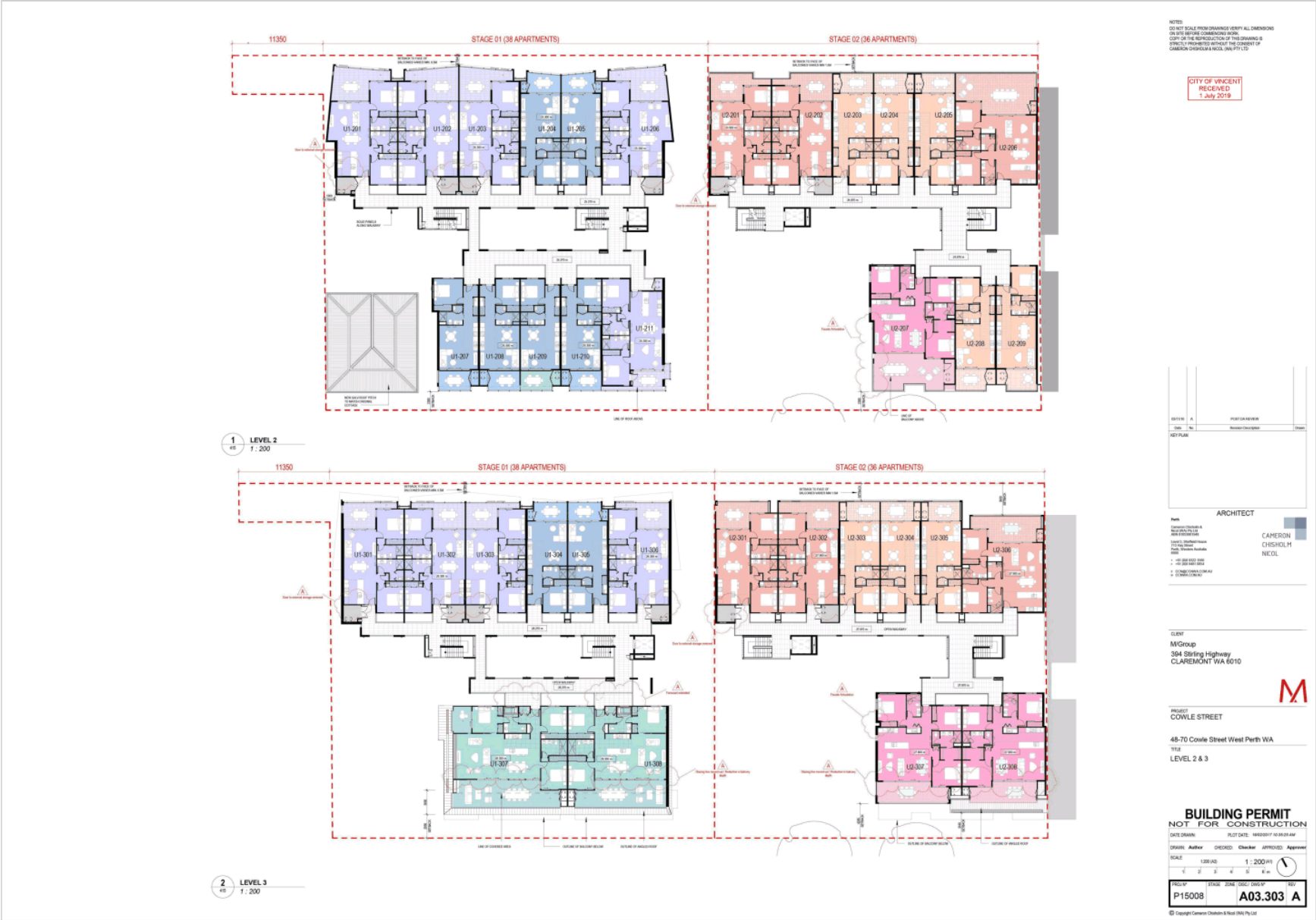
09/09/2015

DA-004



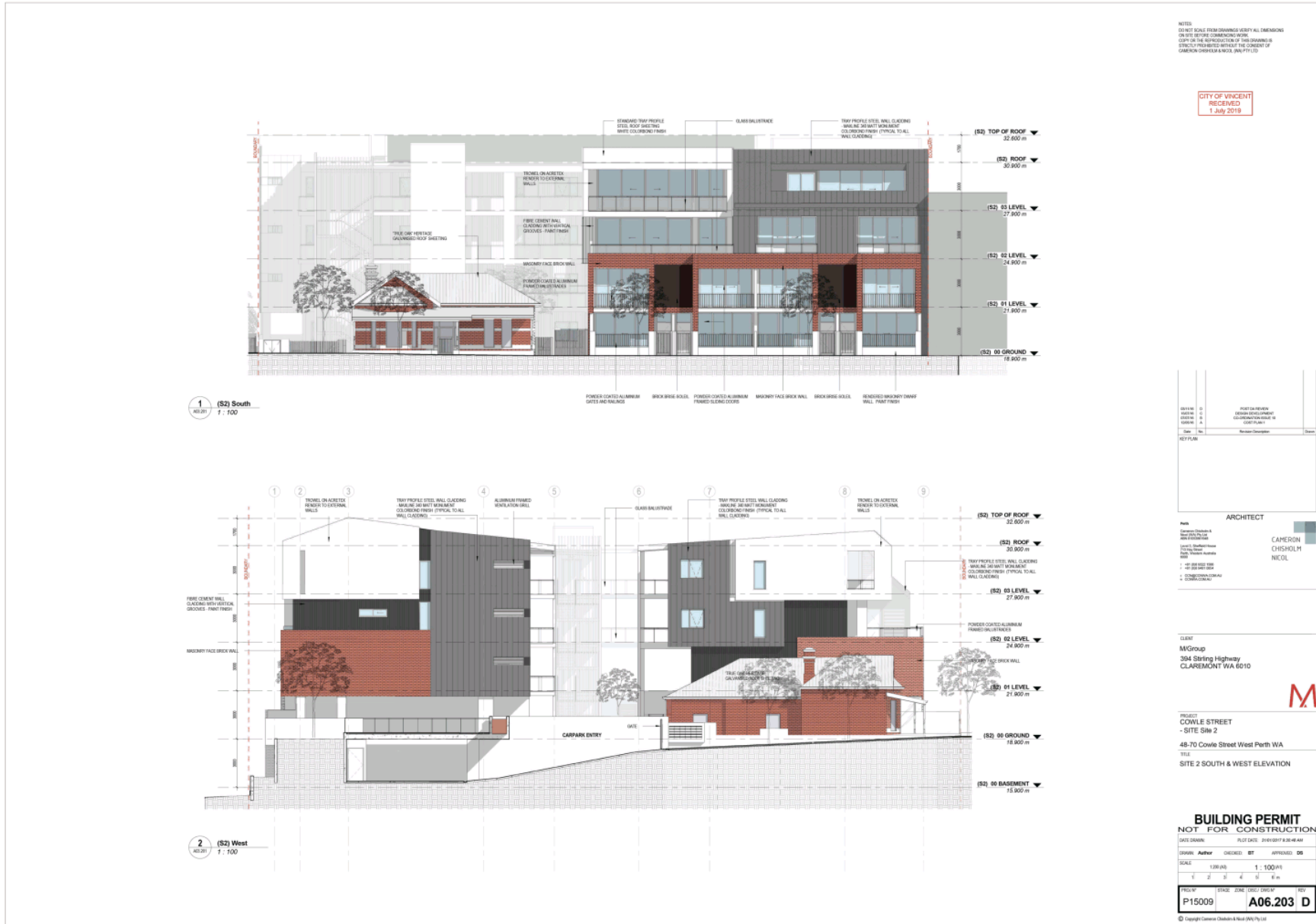




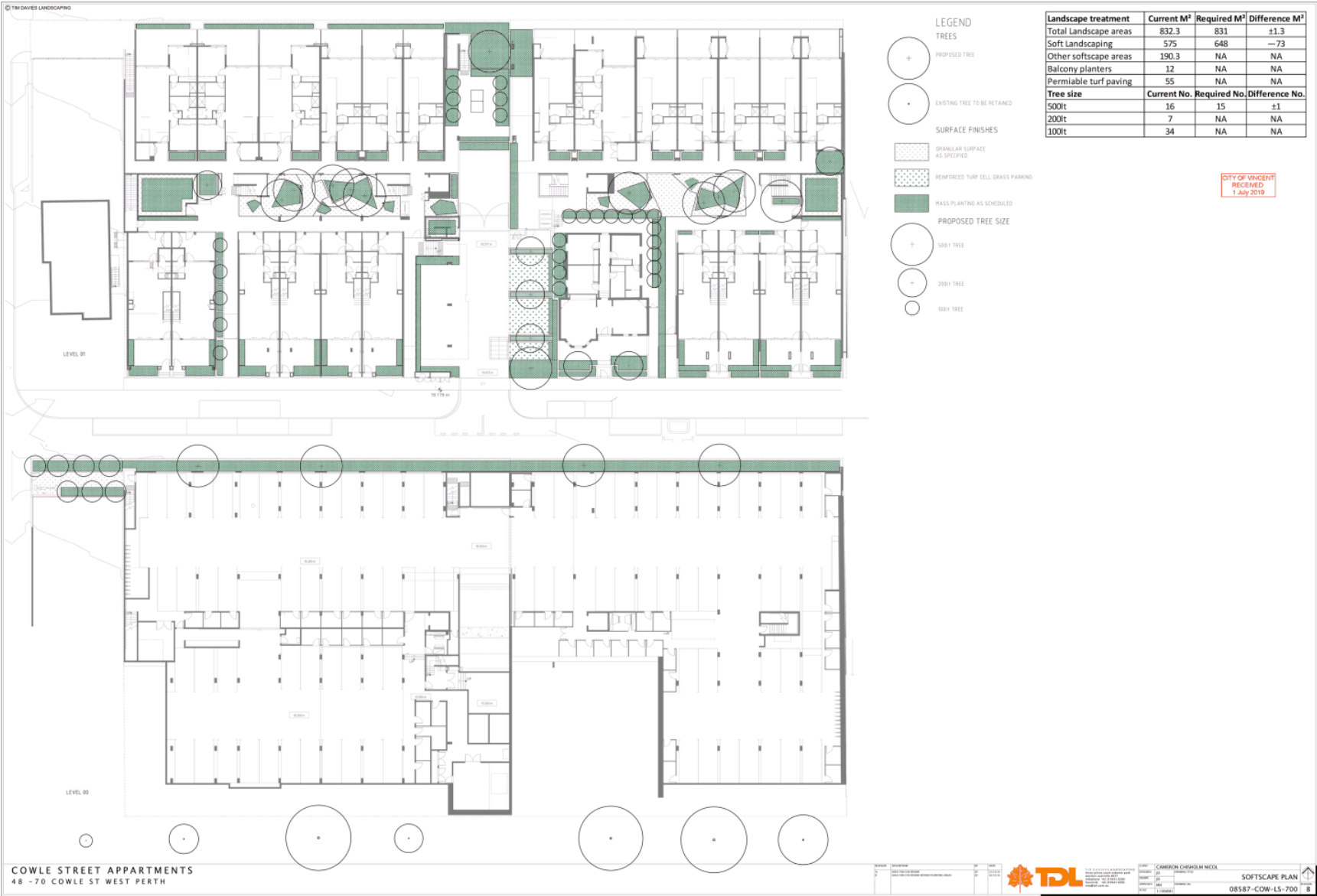


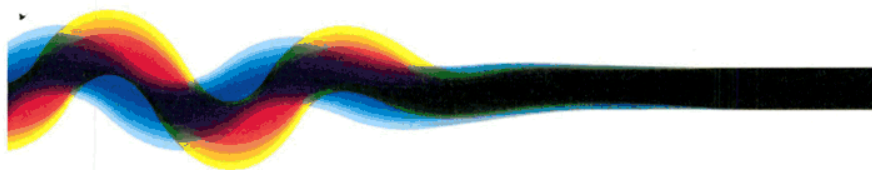












element.

Our Ref: 19-248
Your Ref: 5.2015.417.1

28 June 2019

Chief Executive Officer
City of Vincent
244 Vincent Street
LEEDERVILLE WA 6007



Attention: John Corbellini – Executive Director, Planning and Place

Dear John,

DEVELOPMENT ASSESSMENT PANEL APPROVAL (DAP/15/00892) FOR 48-50 COWLE STREET, WEST PERTH – REGULATION 17A APPLICATION

Further to the Metro West Joint Development Assessment Panel (DAP) approval for the aforementioned site of 8 February 2016, and the subsequent DAP Form 2 approvals of 3 March 2017 and 23 October 2017, **element**, on behalf of the landowners, is pleased to enclose this Regulation 17A application seeking a further one (1) year extension to the approval period for the approved residential development at Lots 60 and 61 (Nos. 48-50) Cowle Street, West Perth (the subject site).

In accordance with the *Planning and Development (Development Assessment Panels) Regulations 2011* (the DAP Regulations), the applicant can elect for minor amendment applications to be determined by either the DAP or the responsible authority (the City of Vincent). In this instance, the applicant elects for the application to be determined by the City of Vincent as the responsible authority, in accordance with Regulation 17A of the DAP Regulations.

In accordance with the City of Vincent's requirements please find enclosed:

- A completed and signed City of Vincent 'Application for Development Approval Form';
- A completed and signed MRS Form 1;
- A completed and signed DAP Form 2;
- Copies of the previous DAP determination letters;
- Current copies of the Certificates of Title for the subject lots;
- Three (3) scaled copies of the development plans;
- One (1) electronic copy of all submitted plans and documentation; and
- A cheque payable to the City of Vincent for \$295, being the application fee payable to the City for an application under Regulation 17A of the *Planning and Development (Development Assessment Panel) Regulations 2011*.

Subject Site

The subject site comprises Lots 60 and 61 (Nos. 48-50) Cowle Street, West Perth and is located within the City of Vincent local government area.

The site has a total land area of 4,008m², and maintains an 89.36 metre frontage to Cowle Street to the southwest and a 4.83 metre frontage to Victoria Street to the northwest.

Level 18, 191 St Georges Terrace, Perth Western Australia 6000. PO Box 7375 Cloisters Square, Perth Western Australia 6850
T. (08) 9289 8300 – E. hello@elementwa.com.au – elementwa.com.au
Element Advisory Pty Ltd

Chief Executive Officer
City of Vincent

element.

DEVELOPMENT ASSESSMENT PANEL APPROVAL (DAP/15/00892) FOR 48-50 COWLE STREET, WEST PERTH – REGULATION 17A APPLICATION

The site is largely vacant pending development, however the existing Category B heritage listed house on site has been retained and is to be incorporated into the approved residential development.

The Certificate of Title details for the subject lots are summarised in the following table. Copies of the Certificates of Title are enclosed.

Lot	Plan	Volume/Folio	Site Area	Street Address
60	414285	2959/947	1,832m ²	48 Cowle Street, West Perth
61	414285	2959/948	2,176m ²	50 Cowle Street, West Perth

Lot 60 is owned by West Perth Management Pty Ltd, whilst Lot 61 is owned by Cowle Street Management Pty Ltd.

Both lots are burdened by easements for sewerage purposes and underground electricity purposes, but these do not inhibit the development as previously approved.

Lot 61 is also burdened by a right of carriageway easement in favour of Lot 60, which relates to the use of the central vehicle driveway as currently approved.

At the time of the issuing of the previous DAP determinations, it is noted that the site comprised Lots 10 and 41 (Nos. 48-70) Cowle Street. However, the site has since been resubdivided as detailed above, in order to reflect the intended staging of the development.

Project Background

At its meeting of 8 February 2016, the DAP granted conditional approval for the construction of a residential development on the subject site, comprising two separate four-storey buildings providing a total of 32 one-bedroom multiple dwellings, 37 two-bedroom multiple dwellings and five (5) three-bedroom multiple dwellings, along with associated car parking and residential facilities. The approved development incorporates the conservation and restoration of the existing Category B listed heritage property on site and, as a result, the application was approved with a 50% plot ratio bonus in accordance with Clause 20(2) of the City's then Town Planning Scheme No. 1 (TPS1), to allow for a plot ratio of 1.4961 (5,997m²). The development was initially granted approval with a standard two (2) year substantial commencement period that would run through until 8 February 2018.

A DAP Form 2 application was subsequently approved on 3 March 2017, which included a number of minor amendments to the previously approved development, including a minor plot ratio increase from 1.4961 to 1.5 (6,012m²).

At its meeting of 23 October 2017, the DAP considered and approved a further DAP Form 2 application that sought a two (2) year extension to the previous two (2) year substantial commencement period, to extend the validity of the development approval through to 8 February 2020.

The development is to be undertaken in a staged manner, with the two buildings to be constructed separately and managed by separate strata bodies once completed.

Proposed Extension of Time

This DAP Form 2 application seeks to extend the term of the existing planning approval only and does not propose any changes to the previously approved development, with the development to proceed in accordance with the existing approved plans.

Chief Executive Officer
City of Vincent

element.

DEVELOPMENT ASSESSMENT PANEL APPROVAL (DAP/15/00892) FOR 48-50 COWLE STREET, WEST PERTH – REGULATION 17A APPLICATION

The extension is sought as a result of the proponent being unable to achieve substantial commencement of the approved development within the current approval period, which will expire on 8 February 2020.

Accordingly, a one (1) year extension to the current planning approval is sought, to enable the substantial commencement period to be extended through to 8 February 2021.

Applicable Planning Framework

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and is not affected by any reservations or Clause 32 resolutions under the MRS.

At the time of the issuing of the previous approval, and the subsequent DAP Form 2 approvals, the site was subject to the City's now repealed Town Planning Scheme No. 1 (TPS1), which identified the site as being zoned 'Residential' with a corresponding residential density coding of R80. However, since that time, the City has adopted its new Local Planning Scheme No. 2 (LPS2), which replaced TPS1. Notwithstanding, LPS2 retains the previous 'Residential' R80 zoning over the subject site that applied under TPS1.

In addition, it is noted that the City has also adopted a new Built Form Policy (Policy No. 7.1.1) since the original approval was issued. However, compliance with the Built Form Policy was considered at the time of issuing the previous extension of time approval in October 2017.

At a State level, we also note the recent gazettal of the first stage of the Design WA suite of documents, comprising State Planning Policy 7.0 – Design of the Built Environment (SPP7.0) and State Planning Policy 7.3 – Residential Design Codes – Volume 2 – Apartments (SPP7.3), which has replaced Part 6 of the previous Residential Design Codes as of 24 May 2019.

The impacts of the abovementioned changes to the applicable planning framework are discussed in the Planning Assessment section of this correspondence (below).

Planning Assessment

In considering an application to amend an approval so as to extend the period in which an approved development must be substantially commenced, the relevant planning considerations include:

1. Whether the planning framework has changed substantially since the development approval was granted;
2. Whether the development would likely receive approval now;
3. Whether the holder of the development approval has actively and relatively conscientiously pursued the implementation of the development approval;
4. Whether the time originally limited was adequate in all of the circumstances; and
5. Was the developer seeking to "warehouse" the approval.

These matters are addressed below.

Points 1 and 2 – Would the Development Likely Receive Approval Now:

Points 1 and 2 (above) are addressed collectively, as the extent of change to the planning framework is a key consideration in determining whether a development would likely be approved now.

In this instance, and as noted above, there have been three primary changes to the planning framework since the original development application was considered by the City and approved by the DAP, being:

Chief Executive Officer
City of Vincent

element.

DEVELOPMENT ASSESSMENT PANEL APPROVAL (DAP/15/00892) FOR 48-50 COWLE STREET, WEST PERTH –
REGULATION 17A APPLICATION

- The gazettal of the City's new LPS2, which replaced TPS1 as the primary statutory control on the development and use of land within the City of Vincent;
- The adoption of the City's new Built Form Policy; and
- The implementation of the first stage of Design WA, including SPP7.3, which has replaced Part 6 of the previous Residential Design Codes under which the proposal was originally assessed, and SPP7.0.

The implications of these changes are discussed below.

- LPS2

Whilst the adoption of a new local planning scheme is typically a not insignificant advancement in a local planning framework, it is considered that the adoption of the new LPS2 does not represent a substantial change to the planning framework as it pertains to the approved development on the subject site, on the basis that:

- LPS2 maintains an identical Residential R80 zoning to that which applied to the subject site under the former TPS1, which demonstrates a desire for similar land use and built form outcomes to those achieved under TPS1;
- 'Dwelling (multiple)' is still a permitted ('P') use in the Residential zone under LPS2;
- There is still discretion available to permit variations to the applicable plot ratio and building height requirements, as required to support the development previously approved; and
- The approved development is consistent with the objectives for the Residential zone under LPS2 in that it:
 - Contributes to the provision of a range of housing choice to meet the needs of the community; and
 - Provides a high quality design outcome that will enhance the residential streetscape along Cowle Street.

Noting the above, the change from TPS1 to LPS2 is considered to be essentially administrative in nature, as it relates to development on the subject site. LPS2 simply brings the City's local planning scheme in line with model provisions for local planning schemes contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*, without substantively altering the land use and built form outcomes that can be achieved on, or are envisaged for, the subject site.

On the basis of the above, it is concluded that LPS2 does not fundamentally impact on the likelihood of the development to received approval now and does not constitute a substantial change to the planning framework in the context of the subject site.

- Built Form Policy

With respect to the adoption of the Built Form Policy, it is noted that whilst this was not in operation at the time of the issuing of the original 2016 approval, it was considered by the City and the DAP as part of the two Form 2 applications that were approved in 2017 based on positive recommendations from the City, with the Policy having been formally adopted in December 2016. This assessment concluded that the proposal was generally consistent with the Built Form Policy, as reflected in the below extract from the City's Responsible Authority Report for the application approved on 23 October 2017:

This application was assessed in accordance with the City's Built Form Policy and was found to be generally in compliance with it.

Given the above and noting that no changes are proposed to the approved development as part of this current Regulation 17A application, the proposal is deemed to be consistent with the City's Built Form Policy. Accordingly, the overall bulk and scale of the proposal is considered to

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be consistent with the applicable planning framework, as established by the Built Form Policy, and the Policy is not seen as representing any impediment to the approval of this Regulation 17A application.

In addition to the above, it is also noted that the Built Form Policy has been consistent in its application across TPS1 and LPS2, providing additional continuity in the applicable local planning framework since the approval of the most recent DAP Form 2 approval on 23 October 2017, irrespective of the change in local planning scheme.

- Design WA

Fundamentally, Design WA is an initiative that is aimed at improving the design quality of built environment proposals throughout the State.

Design WA seeks to establish a coordinated strategy to achieve desired design outcomes that is based around three design quality mechanisms, being:

- The establishment of 10 key **Design Principles** to assist in defining what constitutes 'good design';
- The importance of independent **Design Review** as part of the development application process; and
- The importance of utilising competent and skilled architects with the necessary **Design Skills** to deliver good design outcome.

In this regard, it is noted that the approved development was designed by renowned architectural practice Cameron Chisholm Nicol (CCN). CCN is one of Perth's most respected architectural firms, with an extensive portfolio of delivering quality architectural outcomes, and has been closely involved with the development of the Design WA suite of policies. Consequently, CCN not only have the necessary design skills to deliver high quality outcomes, but they have also been incorporating the key principles of Design WA into their work long before the adoption of the new suite of policies. This is reflected in the high quality design of the approved development.

The design quality of the development is further reinforced by the fact that the proposal went through a comprehensive process with the City's Design Review Panel (DRP) both prior to, and as part of, the original development application process, resulting in the award of design excellence from the DRP.

On the basis of the above, the proposal is considered to represent a high quality design outcome that appropriately addresses the ten (10) Design Principles established under SPP7.0, as set out below.

1. Context and Character

The approved development responds appropriately to its predominantly residential context through the provision of a highly articulated built form that reduces the overall bulk and scale of the proposal and enables natural light and ventilation to be maintained to adjoining properties, whilst also responding appropriately to the form of the adjoining three storey apartment development at 30 Cowle Street. The development also retains an existing local heritage item as a key element of the built form and reflects a residential aesthetic through the diverse range of materials and finishes that define the overall built outcome.

The above ensures that the proposal sits comfortably in its context, as Cowle Street transitions from a predominantly single storey built form to accommodating multiple dwelling, multi storey developments of the type proposed. In this regard, the proposal also responds appropriately to the desired future character for the area, as established by the Residential R80 zoning under

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LPS2, through the provision of a high quality residential infill development in a location that is well serviced by existing public transport services and surrounding amenities.

The above is reflected in the City's summary comments from the original Responsible Authority Report (RAR), as reproduced below.

- *Cowle Street is currently experiencing a change to the existing streetscape appearance from single storey developments to multiple dwelling, multi storey developments;*
- *The development has achieved design excellence;*
- *The design of four separate buildings significantly articulates the proposed built form to reduce the overall bulk and ensures natural light and ventilation is available both on site and to the adjoining properties;*
- *The contemporary appearance of the dwellings will contribute positively to the future streetscape and redevelopment of the area;*

2. Landscape Quality

The development provides a significant amount of landscaped communal space at ground level, including deep soil areas for the planting of canopy trees. The landscaping proposal includes the planting of 16 new large (500 litre) trees, as indicated on the approved landscaping plan, along with additional small (100 litre) and medium (200 litre) sized trees.

The development utilises both hard and soft landscape elements to create an external environment that complements the built form of the proposal and provides a range of different spaces for residents. This will deliver a high quality landscaped setting for the development that provides appropriate shade and an excellent level of amenity for the future building occupants.

3. Built Form and Scale

As evidenced by the existing approvals, the built form, height and scale of the proposal is appropriate for the site and provides a highly articulated built form that will make a significant contribution to the streetscape and the amenity of the locality. This is reflected in the City's summary comments from the original Responsible Authority Report (RAR), as referenced above in relation to Context and Character.

4. Functionality and Build Quality

The approved development proposes a range of high quality, durable materials including masonry brick with both exposed and rendered finishes, fibre cement cladding, steel wall and roof cladding, and high quality glazing. This will minimise maintenance costs over the life cycle of the development and ensure an enduring design outcome that retains its quality over time.

All apartments are also of a generous size with large, functional rooms, and all services will be integrated into the design so as not to be visually intrusive when viewed from the street or neighbouring buildings, as per the terms of the original development approval.

5. Sustainability

All of the residential apartments within the development have a dual aspect, providing an outstanding level of cross ventilation and northern solar access. This will result in high levels of natural temperature regulation, which in turn will reduce energy consumption and operating costs over the life-cycle of the project.

6. Amenity

As noted above, all of the residential apartments within the development have a dual aspect, providing an outstanding level of cross ventilation and northern solar access, in excess of the

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minimum requirements under SPP7.3. The apartments are also of a generous size, with large functional rooms and generously sized balconies.

Residential stores are also provided for all apartments, along with dedicated on-site parking for residents and visitors, and high quality communal landscaping areas.

7. Legibility

The building provides clearly defined pedestrian and vehicle entries, including direct pedestrian access to the ground floor units fronting Cowle Street. Internal circulation areas are also clearly defined and provide convenient access to all apartments within the development.

The development also enhances pedestrian movement within the adjoining public realm by consolidating vehicle access into a single crossover, thereby minimising breaks in the public footpath and enhancing the pedestrian experience along Cowle Street.

8. Safety

The development will provide for a significant increase in passive surveillance to Cowle Street and Dorrien Gardens, with balconies and major opening to habitable rooms fronting the surrounding public realm at all levels.

The development also provides clear distinction between public and private areas through the provision of a clearly design built edge, whilst all entries and internal circulation areas are clearly legible and will be provided with appropriate lighting in accordance with CPTED principles.

The provision of a single, consolidated vehicle access point will also enhance pedestrian safety and amenity on Cowle Street by minimising breaks in the public footpath.

9. Community

The proposal incorporates communal landscaped areas that encourage social interaction between residents, and provides activation and passive surveillance of Dorrien Gardens to the rear.

The development also offers appropriate diversity in product, with a mix of one, two and three-bedroom residential apartments that will cater for a diverse demographic of purchasers.

10. Aesthetics

The proposal as a whole represents an example of good design that responds appropriately to its context, as evidenced by the design excellence certification received from the City's DRP as part of the original development process. The design is a well-considered one that maximises the amenity of the proposed residential apartments, whilst providing a highly articulated built form that will make a significant contribution to the streetscape along Cowle Street.

The development also conserves the heritage listed building on site as an integral part of the overall design approach that is then reflected in the materiality of the new buildings. This provides a unique response to the history of the site and ensures the ongoing conservation of a significant heritage building for the enjoyment of future generations.

Points 3, 4 and 5: Whether the Proponent has Pursued Implementation of the Approval

Points 3, 4 and 5 are also addressed collectively, as they essentially all relate to the extent to which the proponent has actively pursued the implementation of the approval.

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In this instance, it is clear that the proponent has actively pursued the implementation of the approval in difficult market conditions, as evidenced by the following actions that have been undertaken since the original development was approved:

- Engaging a full consultant team to progress the design through to a full construction documentation set of drawings;
- Modifying the development through the DAP Form 2 application that was approved on 3 March 2017, to reflect the detailed design process and better respond to market demand;
- Demolishing redundant structures on site to make way for the proposed new development;
- Undertaking an extensive marketing campaign to assist in obtaining necessary pre-sales; and
- Re-subdividing the site in December 2018 to reflect the intended staging of the development and provide the necessary access easements to facilitate the use of the shared crossover.

As a result of the above, the proponent is well placed to lodge a building permit as soon as they received the necessary pre-sales to obtain construction finance, and it is clear that they are actively pursuing the implementation of the approval. With a number of pre-sales having already been obtained, the proponent is confident that this can be completed, and the project substantially commenced, with only a one (1) year extension to the current planning approval, as requested.

It is also noted that the project developer, M/Group, has a demonstrated track record of project delivery throughout the metropolitan region, including in the City of Vincent. In particular, M/Group has successfully delivered two residential apartments in the City of Vincent in the past three years, being the 39 unit M/24 project at 201 Carr Place, Leederville and the 30 unit M/25 project at 159 Walcott Street, Mount Lawley. This, in conjunction with their broader portfolio of successful project, serves to demonstrate M/Group's sincere commitment to ensuring the delivery of residential infill projects in the City of Vincent and the broader Perth metropolitan area.

The above reinforces that this project is entirely genuine, and that M/Group is not in the business of "warehousing" approvals for the purpose of increasing land values.

For the reasons outlined above, it is concluded that the proponent has actively pursued the implementation of the approval in a challenging residential apartment market and has not in any way sought to "warehouse" the approval. As such, a 12 month extension to the planning approval is considered reasonable in the context of the current residential apartment market, to enable sufficient time to finalise necessary pre-sales and achieve substantial commencement.

Planning Assessment Summary

Based on the assessment provided above, it is concluded that the proposed extension of time is entirely consistent with the established test for considering applications of this nature, and therefore warrants approval.

It is clear that the development would be capable of being approved now, irrespective of the changes in the planning framework, and that the development remains consistent with the vision for the area that has been established by the City. The proponent has also taken a number of significant steps to implement the approval and has a demonstrated track record of project delivery within the City of Vincent.

Furthermore, it is reiterated that the proposed development will provide for a high quality redevelopment of the subject site, incorporating the retention and restoration of the Category B listed heritage building on site, and will make a significant positive contribution to the streetscape

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and the amenity of the locality. As such, the development is observed to be entirely consistent with the principles of orderly and proper planning, and has significant planning merit.

Conclusion

We trust the information provided will assist the City in its assessment of the proposed extension to the approval period, and we look forward to the City's favourable consideration of this Regulation 17A application.

Should you have any queries or require clarification on any of the matters presented herein, then please do not hesitate to contact George Ashton or the undersigned on (08) 9289 8300.

Yours sincerely
element



Daniel Lees
Principal - Planning

Encl.

Our Ref: 19-248
Your Ref: 5.2019.242.1

17 October 2019

Chief Executive Officer
City of Vincent
244 Vincent Street
LEEDERVILLE WA 6007

Attention: Clair Morrison – Urban Planner

Dear Clair,

EXTENSION OF TIME APPLICATION FOR APPROVED MULTIPLE DWELLING DEVELOPMENT AT 48-50 COWLE STREET, WEST PERTH – RESPONSE TO COUNCIL DEFERRAL OF 15 OCTOBER 2019

On behalf of the landowner, **element** is pleased to provide the following additional justification in support of the extension of time application for the approved multiple dwelling development at 48-50 Cowle Street, West Perth (the subject site), in response to the recent decision of Council to defer determination of the application.

It is understood that the Council's reason for deferring the application is to enable further assessment to be undertaken by the City's officers to consider the changes that have occurred to the planning framework since the original approval was issued, and the likelihood of the development being approved in light of the City's new Local Planning Scheme No. 2 (LPS2) not having replicated Clauses 20 and 27 of the previous Town Planning Scheme No. 1 (TPS1). This concern appears to relate specifically to two of the key considerations when considering an extension of time application, which are:

- a. Whether the planning framework has changed substantially since the development approval was granted; and
- b. Whether, having regard to any relevant changes in the planning framework, the development would likely receive approval now.

As per our correspondence of 28 June 2019, we acknowledge that there have been changes in the applicable planning framework since the time of the original approval for the subject site, with the key changes being:

- The adoption of the City's new LPS2, which has replaced the previous TPS1 under which the original proposal was assessed;
- The adoption of the City's new Built Form Policy (Policy 7.1.1); and
- The gazettal of the first stage of the Design WA suite of documents, comprising State Planning Policy 7.0 – Design of the Built Environment (SPP7.0) and State Planning Policy 7.3 – Residential Design Codes – Volume 2 – Apartments (SPP7.3), which has replaced Part 6 of the previous Residential Design Codes as of 24 May 2019.

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Element Advisory Pty Ltd

Chief Executive Officer
City of Vincent

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However, as detailed in our correspondence of 28 June 2019, these changes are not considered to fundamentally impact the ability or the likelihood of the development to receive approval now, because:

- LPS2 maintains the same zoning, residential density and land use permissibility requirements for the site as TPS1, demonstrating a desire for similar land use and built form outcomes to those achieved under TPS1;
- The approved development remains consistent with the objectives for the Residential zone under LPS2 in that it:
 - Contributes to the provision of a range of housing choice to meet the needs of the community; and
 - Provides a high quality design outcome that will enhance the residential streetscape along Cowle Street;
- Noting the above, the change from TPS1 to LPS2 is considered to be essentially administrative in nature, as it relates to development on the subject site. LPS2 simply brings the City's local planning scheme in line with model provisions for local planning schemes contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*, without substantively altering the land use and built form outcomes that can be achieved on, or are envisaged for, the subject site;
- The provisions of the City's Policy 7.1.1 were considered by the City as part of the two previous amendment applications that were approved in 2017 based on positive recommendations from the City, with those assessments concluding that "*This application was assessed in accordance with the City's Built Form Policy and was found to be generally in compliance with it*";
- The proposal is observed to be consistent with the Design WA suite of documents, as detailed below and in our correspondence of 28 June 2019; and
- There is still discretion available to permit variations to the applicable plot ratio, building height and setback requirements under the current planning framework, as required to support the development previously approved.

Notwithstanding, a specific response to the issue raised with respect to the removal of Clauses 20 and 27 of TPS1 is provided below.

For context, these previous provisions of TPS1 enabled the following:

- In the case of Clause 20(2)(b), a plot ratio bonus of up to 50% where the proposed development conserved or enhanced an existing dwelling that was worthy of protection, something that the development achieved by virtue of the conservation and enhancement of the existing heritage building on site; and
- In the case of Clause 27, the ability for Council to vary any "site or development requirement" of TPS1 to facilitate the conservation of a heritage place.

With respect to Clause 27 of TPS1, the reason that this has not been replicated in LPS2 is simply because an almost identical provision is now contained within the Deemed Provisions under the *Planning and Development (Local Planning Schemes) Regulations 2015*, which automatically apply to all local planning schemes and therefore rendered Clause 27 entirely superfluous. The exact same level of discretion to permit variations for the retention of heritage places that existed under TPS1 still exists under LPS2, via Clause 12 of the Deemed Provisions. Therefore, Clause 27 has effectively been replicated in LPS2, and this aspect of the change in the planning framework is considered to be of no consequence to this application for an extension of time.

We would also contend that the existence of Clause 12 of the Deemed Provisions partly explains the removal of Clause 20(2)(b) of TPS1, as plot ratio is simply another "site or development requirement" that can be varied in accordance with Clause 12 of the Deemed Provisions. Furthermore, the plot ratio requirements applicable to the site are now derived from SPP7.3, which is intended as a performance-based policy, not a deemed-to-comply check. In this regard, SPP7.3 clearly states the following:

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“Applications for development approval need to demonstrate that the design achieves the objectives of each design element. While addressing the Acceptable Outcomes is likely to achieve the Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in the context of the entire design solution to ensure the Objectives are achieved. Proposals may also satisfy the Objectives via alternative means or solutions.”

In this regard, it is noted that the proposal simply needs to demonstrate consistency with the relevant Element Objective under Section 2.5 – Plot Ratio of SPP7.3, which reads as follows:

O 2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.

Therefore, whilst the associated Acceptable Outcome may indicate a plot ratio of 1.0 for sites coded R80, the ultimate question, irrespective of the proposed plot ratio, is whether the bulk and scale of the development is appropriate for the existing or planned character of the area. In this regard, we would contend that the proposal is clearly consistent with the planned character of the area on the basis that:

- The change from TPS1 to LPS2 is essentially administrative nature, with no change to the zoning, residential density and land use permissibility requirements applicable to the site, which clearly demonstrates a desire for similar land use and built form outcomes to those achieved under TPS1;
- The original application and all subsequent DAP Form 2 applications have been supported by the City’s officers, the City’s independent Design Review Panel (DRP) and the Metro West Joint Development Assessment Panel (JDAP). This clearly demonstrates that the City’s officers, the DRP and the JDAP all consider the proposal to be contextually appropriate for the site, regardless of any variations sought to the applicable built form controls;
- This extension of time application has similarly been supported by both the City’s officers and the DRP, with the DRP noting that *“The development is designed sensitively to the context even though it is over plot ratio and height”*; and
- The City’s original Responsible Authority Report (RAR) concluded that:
 - *“Cowle Street is currently experiencing a change to the existing streetscape appearance from single storey developments to multiple dwelling, multi storey developments;*
 - *The development has achieved design excellence;*
 - *The design of four separate buildings significantly articulates the proposed built form to reduce the overall bulk and ensures natural light and ventilation is available both on site and to the adjoining properties;*
 - *The contemporary appearance of the dwellings will contribute positively to the future streetscape and redevelopment of the area”.*

Therefore, irrespective of the specific plot ratio bonus provisions in the previous TPS1, or the Acceptable Outcomes of SPP7.3, it is clear that the proposal is consistent with the overarching Element Objective of SPP7.3 and is fundamentally an appropriate built form outcome for the site, having regard to its immediate context and the applicable planning requirements.

For the same reason, the proposed building height and setbacks can also be considered entirely appropriate for the site and consistent with the intent of SPP7.3 to achieve contextually appropriate outcomes. These matters have also been addressed in detail in the City’s report to Council, with the key points being that:

- The overall height, bulk and scale has previously been deemed contextually appropriate for the site by the City’s officers, the DRP and the JDAP;
- The proposal presents a highly articulated built form that breaks up the bulk and scale of the building as viewed from the street and surrounding buildings;

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- The development provides an appropriate height interface with Dorrien Gardens and the existing three storey multiple dwelling development to the southeast of the site;
- The proposal provides an appropriate two storey height interface at the boundary with the existing single house development to the northwest;
- The street setbacks are consistent with the retained heritage building on site and those of the existing multiple dwelling development to the southeast;
- The overshadowing impact of the proposed development at Midday on June 21 does not adversely affect any other properties in the locality, with the extent of shadow impact contained primarily within the Cowle Street road reserve; and
- The proposed side and rear setbacks:
 - Reflect the existing lot boundary setbacks and design characteristics of the Cowle Street streetscape;
 - Provide a sympathetic, transitional relationship with the existing single house to the northwest of the subject site, with a two storey height transition at the boundary interface;
 - Respond to the corresponding setbacks of the existing multiple dwelling development to the southeast, with lot boundary walls that correspond with those on the adjoining site;
 - Provide adequate building separation that is proportionate to the height of the proposed development;
 - Allow adequate access to natural light and ventilation for the proposed dwellings and adjoining properties; and
 - Due to the orientation of major openings and outdoor living areas, do not result in any visual privacy impacts on adjoining properties, whilst still maximising passive surveillance of Cowle Street and Dorrien Gardens.

In addition, the City's report to Council also more broadly considers the consistency of the proposal with SPP7.3 as a whole and concludes that the proposal meets all relevant Element Objectives, resulting in a recommendation for approval from the City's officers.

Accordingly, it is concluded that the proposal is not only capable of being approved, but it is likely that it would be approved if it were to be considered now against the current town planning framework, inclusive of the built form variations proposed.

Summary and Conclusion

Based on the assessment provided above, it is clear that the development would be capable of being approved now, irrespective of the changes in the planning framework. The development remains entirely consistent with the vision for the area that has been established by the City's new LPS2, and therefore it is concluded that the proposed development would also be entirely likely to be approved now when considered against the current town planning framework.

Furthermore, the proponent has also taken a number of significant steps to implement the approval and has a demonstrated track record of project delivery within the City of Vincent, as discussed in detail in our correspondence of 28 June 2019.

The proposed development will provide for a high quality redevelopment of the subject site, incorporating the retention and restoration of the Category B listed heritage building on site, and will make a significant positive contribution to the streetscape and the amenity of the locality. As such, the development is observed to be entirely consistent with the principles of orderly and proper planning, and has significant planning merit.

We trust the information provided will assist the City in its further assessment of the proposed extension to the approval period, and we look forward to Council's favourable consideration of this application for planning approval.

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EXTENSION OF TIME APPLICATION FOR APPROVED MULTIPLE DWELLING DEVELOPMENT AT 48-50 COWLE STREET,
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Should you have any queries or require clarification on any of the matters presented herein, then
please do not hesitate to contact Dan Lees or the undersigned on (08) 9289 8300.

Yours sincerely
element



George Ashton
Senior Consultant - Planning

Encl.

ORDINARY COUNCIL MEETING MINUTES

15 OCTOBER 2019

9.2 NO. 48 (LOT: 60; D/P: 414285) AND NO. 50 (LOT: 61; D/P: 414285) COWLE STREET, WEST PERTH - MULTIPLE DWELLING (AMENDMENT TO APPROVED)

TRIM Ref: D19/127965

Authors: Clair Morrison, Urban Planner

Mitchell Hoad, Senior Urban Planner

Authoriser: Joslin Colli, Coordinator Planning Services

Ward: South

- Attachments:
1. Consultation and Location Map 
 2. Original Development Approval issued 8 February 2016 
 3. Amendment to Approval issued 3 March 2017 
 4. Amendment to Approval issued 23 October 2017 
 5. Development Plans 
 6. Written Submission 
 7. Landscape Plan 
 8. Summary of Submissions - Administration's Response 
 9. Summary of Submissions - Applicant's Response 
 10. Determination Advice Notes 
 11. Environmentally Sustainable Design Report 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for development approval Five Storey Multiple Dwelling Development (Amendment to Approved) at No. 48 (Lot: 60; D/P: 414285) and No. 50 (Lot: 61; D/P: 414285) Cowle Street, West Perth, in accordance with the plans shown in Attachment 5 subject to the following conditions and the associated advice notes in Attachment 10:

1. Amendment to Approved (Time Extension)

- 1.1 All conditions, requirements and advice notes detailed on development approval 5.2015.417.1 granted on 8 February 2016, development approval 5.2016.545.1 granted on 3 March 2017 and development approval 5.2017.273.1 granted on 23 October 2017 continue to apply to this approval, except as follows:

1.1.1 Condition 2 of approval 23 October 2017 is amended to read as follows:

2. *This decision constitutes development approval only and is valid for one year from the 8 February 2020. If the subject development is not substantially commenced by 8 February 2021, the approval shall lapse and be of no further effect.*

1.1.2 Condition 2 of approval dated 8 February is amended to include the following:

2. Car Parking and Accessways

- 2.8 *The visitor bays shall be marked and clearly signposted as dedicated for visitor use only, to the satisfaction of the City;*

1.1.3 Condition 7.4 is amended to read as follows

7.4 Landscape and Reticulation Plan

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

- 7.4.1 *The location and type of existing and proposed trees and plants;*

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- 7.4.2 Areas to be irrigated or reticulated;
- 7.4.3 The removal of redundant crossovers;
- 7.4.4 A minimum of 15 mature trees (minimum 500 litres) are to be provided onsite;
- 7.4.5 The location of a 500L Weeping Peppermint Tree within the verge area;
- 7.4.6 A minimum of 400.7 square metres of deep soil area to be provided for in accordance with State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments;

All works shown in the plans as identified 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.

1.1.4 Condition 8.8 is amended to read as follows:

8.8 Bicycle Bays

A minimum of 25 resident bays and 10 visitor bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance and publically accessible. The bicycle facilities must be designed in accordance with AS2890.3.

COUNCIL DECISION

Moved: Cr Topelberg, **Seconded:** Cr Loden

That the recommendation be adopted.

AMENDED MOTION

Moved: Cr Loden, **Seconded:** Cr Hallett

That a new Condition 10 and a new Advice Note 3 be added as follows:

2. New Condition 10

- 10. All measures as identified in the Environmentally Sustainable Report prepared by Wood & Grieve engineers dated 22 August 2016 to be implemented during construction of the development to the satisfaction of the City.

3. New Determination Advice Note 3

- 3. The applicant shall provide details relating to the measures of the ESD Report and a further Section J NATHERS report as part of the Building Permit application to demonstrate that compliance is achieved and maintained throughout the lifetime of the development.

CARRIED (7-0)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Hallett, Cr Loden, Cr Murphy and Cr Topelberg.

Against: Nil

(Cr Harley and Cr Fotakis were apologies for this meeting).

The amendment became the substantive.

ORDINARY COUNCIL MEETING MINUTES

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COUNCIL DECISION ITEM 9.2Moved: Topelberg, Seconded: Loden

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for development approval Five Storey Multiple Dwelling Development (Amendment to Approved) at No. 48 (Lot: 60; D/P: 414285) and No. 50 (Lot: 61; D/P: 414285) Cowle Street, West Perth, in accordance with the plans shown in Attachment 5 subject to the following conditions and the associated advice notes in Attachment 10:

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1.1.2 Condition 2 of approval dated 8 February is amended to include the following:

2. Car Parking and Accessways

- 2.8** *The visitor bays shall be marked and clearly signposted as dedicated for visitor use only, to the satisfaction of the City;*

1.1.3 Condition 7.4 is amended to read as follows

7.4 Landscape and Reticulation Plan

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

- 7.4.1** *The location and type of existing and proposed trees and plants;*
7.4.2 *Areas to be irrigated or reticulated;*
7.4.3 *The removal of redundant crossovers;*
7.4.4 *A minimum of 15 mature trees (minimum 500 litres) are to be provided onsite;*
7.4.5 *The location of a 500L Weeping Peppermint Tree within the verge area;*
7.4.6 *A minimum of 400.7 square metres of deep soil area to be provided for in accordance with State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments;*

All works shown in the plans as identified 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.

1.1.4 Condition 8.8 is amended to read as follows:

8.8 Bicycle Bays

A minimum of 25 resident bays and 10 visitor bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance and publically accessible. The bicycle facilities must be designed in accordance

ORDINARY COUNCIL MEETING MINUTES15 OCTOBER 2019

with AS2890.3.

2. New Condition 10

10. All measures as identified in the Environmentally Sustainable Report prepared by Wood & Grieve engineers dated 22 August 2016 to be implemented during construction of the development to the satisfaction of the City.

3. New Determination Advice Note 3

3. The applicant shall provide details relating to the measures of the ESD Report and a further Section J NATHERS report as part of the Building Permit application to demonstrate that compliance is achieved and maintained throughout the lifetime of the development.

LOST (3-4)**For:** Cr Castle, Cr Loden, Cr Murphy.**Against:** Mayor Cole, Cr Topelberg, Cr Hallett, Cr Gontaszewski

(Cr Harley and Cr Fotakis were apologies for this meeting).

ALTERNATIVE MOTION AND COUNCIL DECISION ITEM 9.2**Moved:** Topelberg, **Seconded:** Loden

That Council DEFERS consideration of the time extension application until further assessment is undertaken to consider changes to the planning framework and the likelihood of the development being approved in light of Local Planning Scheme 2 not having any provisions similar to clause 20 and 27 of the Town Planning Scheme Number 1.

CARRIED (7-0)**For:** Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Hallett, Cr Loden, Cr Murphy and Cr Topelberg.**Against:** Nil

(Cr Harley and Cr Fotakis were apologies for this meeting).



COWLE STREET
LANDSCAPE CONCEPT

SK01-A



NORTHERN PLANTER DETAIL PLAN



SKETCH ELEVATION AA



LOCATION PLAN

DESIGN INTENTIONS:

- RAISED SCULPTURAL STEEL PLANTERS ENCAPSULATING PLANTING /SEATING AREAS
- TERRACED INTERNAL LEVELS PROVIDING ENOUGH SOIL FOR MATURE TREES WHILST REDUCING SOIL/LOADING IN AREAS WHERE NOT REQUIRED
- ARCHITECTURAL BLACK BAMBOO WITHIN TYPICAL STEEL PLANTER TO PROVIDE SCREENING TO RESIDENTS AND BACK-DROP TO MORE INTRICATE SURFACE TREATMENTS
- PLANTERS TO BE SURROUNDED BY GRAVEL TO ELIMINATE VISIBLE LEACHING



PRECEDENT IMAGERY



AUTHOR: JD

Q.A: TD

PROJECT #: 08587-COW

1:150 @ A3

0

2m

5m

15m

COWLE STREET
LANDSCAPE CONCEPT

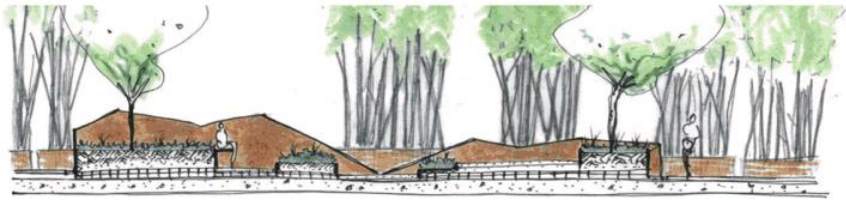
SK01-A



SOUTHERN PLANTER DETAIL PLAN

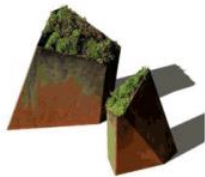


LOCATION PLAN



SKETCH SECTION BB

- DESIGN INTENTIONS
- PRIVATE & INTERESTING BREAKOUT SPACES SURROUNDED BY SCULPTURAL STEEL
 - OPPORTUNITIES FOR FEATURE LIGHTING / WATER/ REFLECTION PONDS / TURF SEATING AREAS
 - MINIMUM 30mm DRAINAGE CELL TO ENSURE ADEQUATE DRAINAGE BELOW PLANTERS
 - VARIOUS CRUSHED STONE FINES TO SEPARATE HARD PAVED AREAS & GREEN SPACES



PRECEDENT IMAGERY



AUTHOR: JD

Q.A: TD

PROJECT #: 08587-COW/

1:150 @ A3

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COWLE STREET
LANDSCAPE CONCEPT

SK01-A



CENTRAL ENTRY & COMMUNAL AREA
DETAIL PLAN



PRECEDENT IMAGERY: TABLE TENNIS TABLE

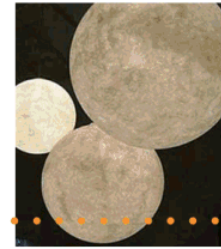
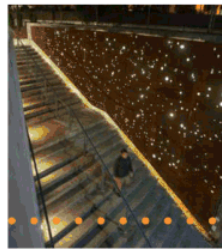


DESIGN INTENTIONS

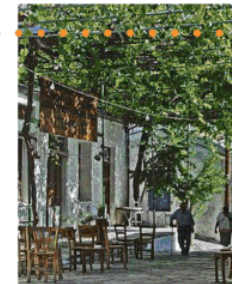
- PROPOSED TABLE TENNIS TABLE TO ACTIVATE COMMUNAL SPACE
- POSSIBLE PERFORATIONS / VOIDS WITHIN STEEL PLANTERS TO CREATE DISPERSED LIGHT FROM WITHIN.
- A LARGE HANGING LIGHT FEATURE FROM THE ARBOR OVER THE PARKING RAMP AND OR THE COMMUNAL SPACE TO PROVIDE A FOCAL POINT AND A SENSE OF ARRIVAL/ DEPARTURE.
- STEEL ARBOR RESTRICTING ACCESS TO THE PARKING RAMP & ALLOWING FRAMEWORK FOR FEATURE PLANTING & LIGHTING.



LOCATION PLAN



PRECEDENT IMAGERY: FEATURE LIGHTING



PRECEDENT IMAGERY: STEEL ARBOR



AUTHOR: JD

Q.A: TD

PROJECT #: 08587-COW

1:150 @ A3

0

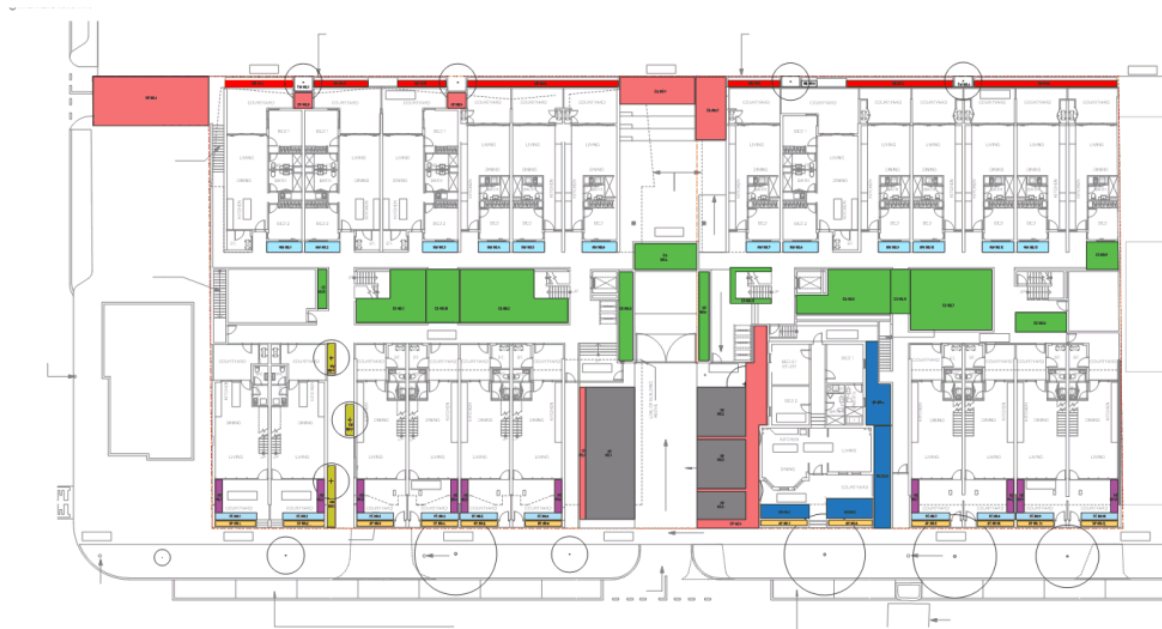
2m

5m

15m

COWLE STREET
LANDSCAPE CONCEPT

SK01-A



01/200 GROUND FLOOR LANDSCAPE AREAS PLAN
PLAN 1:200 @ A1



02/200 UNDERCROFT FLOOR LANDSCAPE AREA PLAN
PLAN 1:200 @ A1

Central Spine Planting		Northern Apartments	
Garden bed number	Garden bed area	wayway planting	Garden bed area
CS NO. 1	35.25	NW NO. 1	3.44
CS NO. 2	45.97	NW NO. 2	3.45
CS NO. 3	13.73	NW NO. 3	3.45
CS NO. 4	13.17	NW NO. 4	3.1
CS NO. 5	8.72	NW NO. 5	3.1
CS NO. 6	32.07	NW NO. 6	3.4
CS NO. 7	47.44	NW NO. 7	3.3
CS NO. 8	3.55	NW NO. 8	3.45
CS NO. 9	8.52	NW NO. 9	3.09
CS NO. 10	37.36	NW NO. 10	3.09
CS NO. 11	8.42	NW NO. 11	3.09
CS NO. 12	3.44	NW NO. 12	3.09
CS NO. 13	5.01	NW NO. 13	3.09
Total M²	299.85	Total M²	39.05
Softscape estimate (75%)	179.8875		

Heritage house areas		South West Walk Way	
Garden bed number	Garden bed area	Garden bed number	Garden bed area
HH NO. 1	5.31	SW NO. 1	4.81
HH NO. 2	5.54	SW NO. 2	2.4
HH NO. 3	16.14	SW NO. 3	2.4
HH NO. 4	14.75		
Total M²	41.74	Total M²	9.61

Northern Apartments Balcony		Street Front Garden Beds	
planting (600mm)	Garden bed area	Garden bed number	Garden bed area
NB NO. 1	3.96	SF NO. 1	2.08
NB NO. 2	3.17	SF NO. 2	2.08
NB NO. 3	2.86	SF NO. 3	1.87
NB NO. 4	8.88	SF NO. 4	1.87
NB NO. 5	3.06	SF NO. 5	1.87
NB NO. 6	0.95	SF NO. 6	2.45
NB NO. 7	6.25	SF NO. 7	2.3
NB NO. 8	8.4	SF NO. 8	1.96
		SF NO. 9	1.89
Total M²	37.48	SF NO. 10	1.89
		SF NO. 11	1.89
		SF NO. 12	1.89
		Total M²	24.01

Additional courtyard planting		Front courtyard area Option @ 700mm	
Area number	Garden bed area	Garden bed number	Garden bed area
AD NO. 1	2.27	FC NO. 1	2.85
AD NO. 2	2.27	FC NO. 2	2.85
AD NO. 3	2.27	FC NO. 3	2.5
AD NO. 4	2.27	FC NO. 4	2.57
AD NO. 5	2.27	FC NO. 5	2.57
AD NO. 6	2.27	FC NO. 6	2.57
AD NO. 7	2.27	FC NO. 7	2.62
AD NO. 8	2.27	FC NO. 8	2.59
AD NO. 9	2.27	FC NO. 9	2.59
AD NO. 10	2.27	FC NO. 10	2.52
Total M²	22.7	Total M²	26.23

Communal Areas		Permeable Paving	
Garden bed number	Garden bed area	Area number	Garden bed area
CA NO. 1	39.25	PP NO. 1	61.02
CA NO. 2	18.03	PP NO. 2	23.03
VP NO. 1	54.84	PP NO. 3	23.03
CP NO. 1	37.42	PP NO. 4	11.05
CP NO. 2	1.76	Total M²	128.13
CP NO. 3	2.71		
CP NO. 4	2.71		
Total M²	148.7		

Undercroft Planting			
Garden bed number	Garden bed area		
UC NO. 1	145.32		
Total M²	145.32		

Landscape treatment	DA Requirements M ²	Current M ²	Difference
Soft Landscaping	855	855.19	-22.19
Soft Landscaping	648	672.3395	24.3395
Soft Landscaping within private outdoor living	345	331.71	13.29

AREA ALLOWANCES

LANDSCAPING:
ALL AREAS INCLUDING OPTIONAL COURTYARD AREAS AND PERMIABLE PAVING.

SOFT LANDSCAPING:
ALL AREAS EXCLUDING PERMIABLE PAVING

SOFT LANDSCAPING WITHIN PRIVATE COURTYARDS:
CURRENT FIGURES REFLECT INCLUSION OF ADDITIONAL PLANTERS WITHIN COURTYARDS @ 700MM.



AUTHOR: JD QA: TD PROJECT #: 08587-COW
1:200 @ A1
0 2m 5m 15m

COWLE STREET
LANDSCAPE CONCEPT

SK01-A

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>Building Height</u></p> <ul style="list-style-type: none"> The structure appears very dominating within the traditional house lined narrow street; The building height will detract from the streetscape character and local community; The building height will change the streetscape of the street; The proposal is excessive compared to the adjoining single and double storey houses and is two storeys higher than the adjoining apartment building; The heritage dwelling and the adjoining house will be significantly impacted by the height of the development. 	<p>The development has been broken into a total of six buildings, varying in height from single-storey to five-storeys. The four buildings fronting Cowle Street propose heights of single-storey, two-storey and four-storeys. The single-storey building is a retained character dwelling, listed on the City's MHI List. The two buildings facing Dorrien Gardens Reserve are five-storeys. The building height of the proposal is consistent with the element objectives of the R Codes Volume 2 and local housing objectives of the Built Form Policy for the following reasons:</p> <ul style="list-style-type: none"> The fourth storey of the building fronting Cowle Street on Lot 60 is contained within the roof form, mitigating the perception of building height; The location of the two-storey building provides a sympathetic transition to the lower density residential development and mitigates the impact of development on the adjoining residential property; The height of the building responds to the slope of the land, with the basement car parking responding to the existing ground level of the subject site; The proposal incorporates various roof forms, extensive glazing, balconies along the façade fronting Cowle Street and Dorrien Gardens Reserve, landscaping within the front setback area and a variety of colours and materials, which contribute to mitigating the impact of building bulk and scale when viewed from the public realm and adjoining properties and contributes to the existing characteristics of Cowle Street.
<p><u>Overshadowing</u></p> <p>The five storeys will overshadow the southern adjoining lot</p>	<p>The adjoining southern subject site is zoned Residential R80 and is not subject to provisions relating to overshadowing onto adjoining residential properties. Notwithstanding, the extent of shadow cast from the development will fall primarily on the road reserve and footpath.</p>
<p><u>Character</u></p> <ul style="list-style-type: none"> The original approval required that the house that burnt down be rebuilt; The proposal should utilise materials and design characteristics to enhance the heritage and historical character of the street. 	<p>The original approval did not require reconstruction of the damaged dwelling. The design of the development incorporates characteristics from the existing streetscape and retained heritage property on the subject site, including natural brown materials, facebrick, render and timber-look cladding and pitched roofs throughout the street façade and adjoining lot boundary facades.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<u>Lot Boundary Setbacks</u> Greater setbacks will allow for more canopy cover to maintain a cooler environment, enhance wildlife and protect against sun damage	The applicant has provided a landscape plan which proposes eleven large size trees and seven medium size trees that can reach maturity within the deep soil areas provided and 16.8 percent (675.4 square metres) of deep soil area. The proposed landscape plan satisfies the Acceptable Outcomes and Element Objectives of Element 3.3 Tree Canopy and Deep Soil Areas of the R Codes Volume 2, and the local housing objectives of the Built Form Policy.
<u>Parking</u> <ul style="list-style-type: none">• The amount of apartments will increase the number of cars and impact on parking facilities;• The increase in traffic will impact the wellbeing of people who use active transport and impact on the safety of pedestrians and cyclists;• There should be more parking for bicycles.	The development proposes car parking facilities that satisfy the minimum required under Table 3.9 of the R Codes Volume 2. There is adequate provision of bicycle parking for residents, and an existing condition of approval would ensure there be an adequate provision of bicycle parking for visitors. This condition ensures that the proposal satisfies the element objectives relating to car and bicycle parking of R Codes Volume 2.

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

Summary of Submissions:

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

Comments Received in Objection:	Applicant Response
<p><u>Building Height</u></p> <ul style="list-style-type: none"> The structure appears very dominating within the traditional house lined narrow street. The building height will detract from the streetscape character and local community. The building height will change the streetscape of the street. The proposal is excessive compared to the adjoining single and double storey houses and is two storeys higher than the adjoining apartment building. The heritage dwelling and the adjoining house will be significantly impacted by the height of the development. 	<p>Detailed justification for the proposed building height has been provided in the supporting cover letter that was submitted with the application and the City has previously determined that the proposal sits comfortably in its surrounding context, as per the below extract from the City's original Responsible Authority Report (RAR).</p> <ul style="list-style-type: none"> <i>Cowle Street is currently experiencing a change to the existing streetscape appearance from single storey developments to multiple dwelling, multi storey developments;</i> <i>The development has achieved design excellence;</i> <i>The design of four separate buildings significantly articulates the proposed built form to reduce the overall bulk and ensures natural light and ventilation is available both on site and to the adjoining properties;</i> <i>The contemporary appearance of the dwellings will contribute positively to the future streetscape and redevelopment of the area;</i> <p>This is also reflected in the minutes of the Design Review Panel (DRP) meeting held on 14 August 2019, which note that "<i>The development is designed sensitively to the context even though it is over plot ratio and height</i>".</p> <p>Accordingly, these concerns are considered to be unfounded.</p>
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> The five storeys will overshadow the southern adjoining lot. 	<p>The proposed development results in only minor overshadowing of the adjoining Dorrien Apartments development, with only 6% overshadowing on 21 June at 12pm and the majority of the shadow impact being contained within the site and the adjoining Cowle Street road reserve. Accordingly, the form and massing of the development meets Element Objective 3.2.2 of the R-Codes, with minimal overshadowing of habitable rooms and open spaces on the adjoining site, noting that the Dorrien Apartments development primarily presents a blank boundary wall interface with the subject site.</p>
<p><u>Character</u></p> <ul style="list-style-type: none"> The original approval required that the house that burnt down be rebuilt. The proposal should utilise materials and design characteristics to enhance the heritage and historical character of the street. 	<p>The original approval did not require that the former residence at 68-70 Cowle Street be rebuilt.</p> <p>The materiality of the proposal is also appropriate to the predominantly residential context and draws on the characteristics of the retained heritage dwelling. This includes the use of traditional building materials including red face brick, rendered wall finishes and metal sheeting.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Response
	The proposal also incorporates traditional roof forms at the Cowle Street frontage, to reflect those of surrounding buildings.
<u>Lot Boundary Setbacks</u> <ul style="list-style-type: none"> Greater setbacks will allow for more canopy cover to maintain a cooler environment, enhance wildlife and protect against sun damage. 	<p>The landscaping proposal includes the planting of 16 new 500 litre trees, as indicated on the approved landscaping plan, along with additional small (100 litre) and medium (200 litre) sized trees. This is considered to provide for more than sufficient canopy cover to meet Element Objective 3.3.2 of the R-Codes.</p> <p>The built form of the proposal (including setbacks) has also been assessed as responding appropriately to its surrounding context, as detailed above in response to the comments in relation to the proposed building height.</p>
<u>Parking</u> <ul style="list-style-type: none"> The amount of apartments will increase the number of cars and impact on parking facilities. The increase in traffic will impact the wellbeing of people who use active transport and impact on the safety of pedestrians and cyclists. There should be more parking for bicycles. 	<p>The amount of car and bicycle parking provided on-site has previously been assessed as adequate by the City.</p> <p>The traffic impacts of the proposal have also been previously assessed as acceptable by the City and are considered minimal in the context of the surrounding road network. An increase in traffic is an inevitable consequence of the Residential R80 zoning that applies to the subject site and surrounds.</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. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
3. In regards to Condition 10, the applicant shall provide details relating to the measures of the ESD Report and a further Section J NATHERS report as part of the Building Permit application to demonstrate that compliance is achieved and maintained throughout the lifetime of the development.



Cowle St, West Perth - Multiple Dwelling Apartments

Sustainability Services
NCC Section J NatHERS Report
Cost Plan 1 Issue

Prepared for:	Prepared by:
Dean Burrowes The Match Group	Alex Murphy Project No. 29398 <small>\\WGE-PER-FS-01\PROJECTS\29398\PROJECT DOCUMENTATION\SUSTAINABILITY\SECTION J\29398_G_NATHERS_COWLE ST_REV 2.DOCX</small>
Date: 22 August 2016	Ground Floor, 226 Adelaide Terrace, Perth WA 6000 T: (08) 6222 7000 F: (08) 6222 7100 E: perth@wge.com.au W: www.wge.com.au

Revision

REVISION	DATE	COMMENT	APPROVED BY
0	21/03/2016	Preliminary Issue	PC
1	23/05/2016	Cost Plan 1 Issue	PC
2	22/08/2016	Results split between Site 1 & 2	PC

Qualifications to this Report

The following qualifications apply to this report:

- Information has been based on our understanding of the proposed building and documentation provided, as noted. Architect to review & confirm any assumptions where required.
- This report outlines the scope of works required for NCC Section J compliance only.
The project design team (including the Architect) will be required to review and consider the implications of these recommendations on their design for the project.
For example:
 - Glazing selections have considered the thermal rating to the glazing and frame configurations only. The design team should also coordinate these recommendations with any specific acoustic, wind, structural, safety (during design and installation) or Architectural Design requirements for a particular project.
 - Different insulation products will have varying spatial allowances. The design team should coordinate the proposed insulation types, with specified R-values required throughout this report.
- As this project involves no detailed design or site supervision by Wood & Grieve Engineers, we advise that we will not prepare a Safety in Design report for this project. As detailed in our scope of work we will review the Safety in Design report prepared by the project designer and make comment as appropriate. We confirm that the responsibility for complying with the requirements of the state OS&H legislation remains with the project designer in conjunction with the project team and the client. We note that the OS&H legislation places particular obligations on the developers and owners of property with respect to the management of OS&H issues arising from the construction, use, maintenance and demolition of plant and buildings.

Disclaimer

This energy model provides an estimate of the base building's energy performance. This estimate is based on a necessarily simplified and idealised version of the building that does not and cannot fully represent all of the intricacies of the building and its operation. As a result, the energy model results only represent an interpretation of the potential performance of the building. No guarantee or warrantee of building performance in practice can be based on energy modelling results alone.

The results generated from this analysis are based on specific criteria outlined in the NCC Volume One and are not considered to be a true representation of the actual operation of the building. The intent of these criteria is to permit the comparison of the estimated annual energy consumption of a Proposed Building against that of a Reference Building and therefore determine if a specific building has the ability to be energy efficient.

The thermal properties described in the following report are to meet the minimum energy efficiency requirements stated by the NCC provisions only. It does not directly account for any requirements for the following aspects:

- Thermal Comfort – Mechanical engineer to confirm any specific requirements for Air-Conditioning Systems
- Vapour Barriers and Condensation – Architect to ensure appropriate details for waterproofing and condensation risk management
- Impact and Structural – Structural engineer to confirm requirements
- Acoustic requirements – Acoustic engineer to confirm requirements
- Fire Requirements - Fire Engineer or Building Surveyor to confirm requirements.

REVISION

\\WGE-PER-FS-01\PROJECTS\29398\PROJECT DOCUMENTATION\SUSTAINABILITY\SECTION J\29398_G_NATHERS_COWLE ST_REV 2.DOCX

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	APPENDIX B - INSULATION MARK-UPS	10
	APPENDIX C - PRESCRIPTIVE REQUIREMENTS	11
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Executive Summary

1. Executive Summary

This report has been prepared at the instruction of Cameron Chisholm Nicol and is intended to assess the energy efficiency of the residential portion under the NCC (2015) Energy Efficiency Requirements. To meet BCA compliance, the dwellings are required to attain a 6 Star average NatHERS rating across the development with each independent dwelling to achieve a minimum of 5 Stars. The NatHERS assessments are summarised in Table 1 below.

Table 1: Average and minimum energy efficiency ratings

SITE	AVERAGE ENERGY INTENSITY (MJ/m ²)	AVERAGE STAR RATING	MINIMUM STAR RATING
1	29.8	6.7	5.2
2	29.1	6.7	5.0

The above results confirm the development meets NCC (2015) Section J Energy Efficiency Requirements. It can be confirmed that the residential portion of the project complies with the NCC Section J requirements with the building fabric assumptions shown in Table 2 below.

Table 2: Building fabric assumptions

Type	Assumption
External Walls	Material = Lightweight cavity panel wider than 70mm Insulation = R2.0 to be added
Party and Internal Corridor Walls	Material = 200mm Tilt Up Concrete, Lined Insulation = None to be added
Roof and where exposed above	Material = Corrugated iron with solar absorptance 0.8. Insulation = R1.8 anticon to be added
Ceiling between Apartments	<i>Apartment: U2-307</i> Material = Plasterboard Insulation = R0.5 to be added <i>All others:</i> Material = Plasterboard Insulation = No insulation required
Floors between Apartments	Material = Suspended Concrete Slab Insulation = No insulation required
Floor above Carpark & Unconditioned Spaces	Material = Suspended Concrete Slab Insulation = R2.0 to be added
Glazing (Standard Apartments)	<i>Apartments: U2-307, U2-308, U1-308</i> Whole of Window Properties, i.e. combined glass and frame U-Value = 5.4 W/m²K and Solar Heat Gain Coefficient = 0.48 Typically a Single Glazed, Low-E Clear in Aluminium Frame (e.g. Viridian ComfortPlus Clear) <i>All others:</i> Whole of Window Properties, i.e. combined glass and frame U-Value = 6.7 W/m²K and Solar Heat Gain Coefficient = 0.70 Typically a Single Glazed, Clear in Aluminium Frame

Introduction

2. Introduction

This report has been prepared at the instruction of Cameron Chisholm Nicol and is intended to:

- Assess the energy efficiency of the residential apartments under the NCC (2015) Energy Efficiency Requirements.

Based on the documentation received, Wood and Grieve Engineers have carried out a review of the project against the following NCC 2015 Section J requirements:

- Part J1 Building Fabric Design;
- Part J2 Glazing; and
- Part J3 Building Sealing

*We note that Parts J5, J6, J7 & J8 will be covered by Electrical, Mechanical and Hydraulics Services Design team.

For the State of WA BCA part J0.2 is applicable and requires residential dwellings to meet the following requirements:

J0.2 Heating and cooling loads of sole-occupancy units of a Class 2 building or a Class 4 part

The sole-occupancy units of a Class 2 building or a Class 4 part of a building must—

(a) for reducing the heating or cooling loads—

- (i) collectively achieve an average energy rating of not less than 6 stars; and
- (ii) individually achieve an energy rating of not less than 5 stars, using house energy rating software;

The house energy rating software applied for this assessment is First Rate 5.

Where further feedback or clarification is required, these items are noted in ***bold italic*** text.

2.1 Building Summary

The proposed development can be summarised as follows:

- Basement Level – Apartment storage, car stacker pits and rain water storage.
- Ground Level – Apartments, landscaping and bin stores.
- Level 1 to 3 – Apartments and external corridors.

Total Residential Units – 74

The information contained in this report has been based on the following information:

- Architectural Drawings (Development Approval Issue) dated 12/05/2016

Modelling Assumptions

3. Modelling Assumptions

The table below describes the assumptions made for the building fabric and other modelling variables.

Table 3: Building Fabric Assumptions

Type	Assumption	Comment
External Walls	Material = Lightweight cavity panel wider than 70mm Insulation = R2.0 to be added	Action Required (Include into Architectural Specification or Drawings)
Party and Internal Corridor Walls	Material = 200mm Tilt Up Concrete, Lined Insulation = None to be added	
Roof and where exposed above	Material = Corrugated iron with solar absorptance 0.8. Insulation = R1.8 anticon to be added	Action Required (Include into Architectural Specification or Drawings)
Ceiling between Apartments	<u>Apartment: U2-307</u> Material = Plasterboard Insulation = R0.5 to be added <u>All others:</u> Material = Plasterboard Insulation = No insulation required	
Floors between Apartments	Material = Suspended Concrete Slab Insulation = No insulation required	
Floor above Carpark & Unconditioned Spaces	Material = Suspended Concrete Slab Insulation = R2.0 to be added	Action Required (Include into Architectural Specification or Drawings)
Glazing (Standard Apartments)	<u>Apartments: U2-307, U2-308, U1-308</u> Whole of Window Properties, i.e. combined glass and frame U-Value = 5.4 W/m²K and Solar Heat Gain Coefficient = 0.48 Typically a Single Glazed, Low-E Clear in Aluminium Frame (e.g. Viridian ComfortPlus Clear) <u>All others:</u> Whole of Window Properties, i.e. combined glass and frame U-Value = 6.7 W/m²K and Solar Heat Gain Coefficient = 0.70 Typically a Single Glazed, Clear in Aluminium Frame	Action Required (Include into Architectural Specification or Drawings)

The architect is required to review and approve details contained in the tables above as changes to the building fabric will result in variation to the modelling results.

Additionally, the following construction details were used for the energy modelling:

- Internal walls are uninsulated cavity panel.
- Draught seals present on all doors
- Floor to ceiling height as per sections and elevations.
- Floor Coverings:
 - Carpet to bedrooms
 - Tiles to bathroom
 - 80/20 carpet/ceramic to all living/kitchen areas

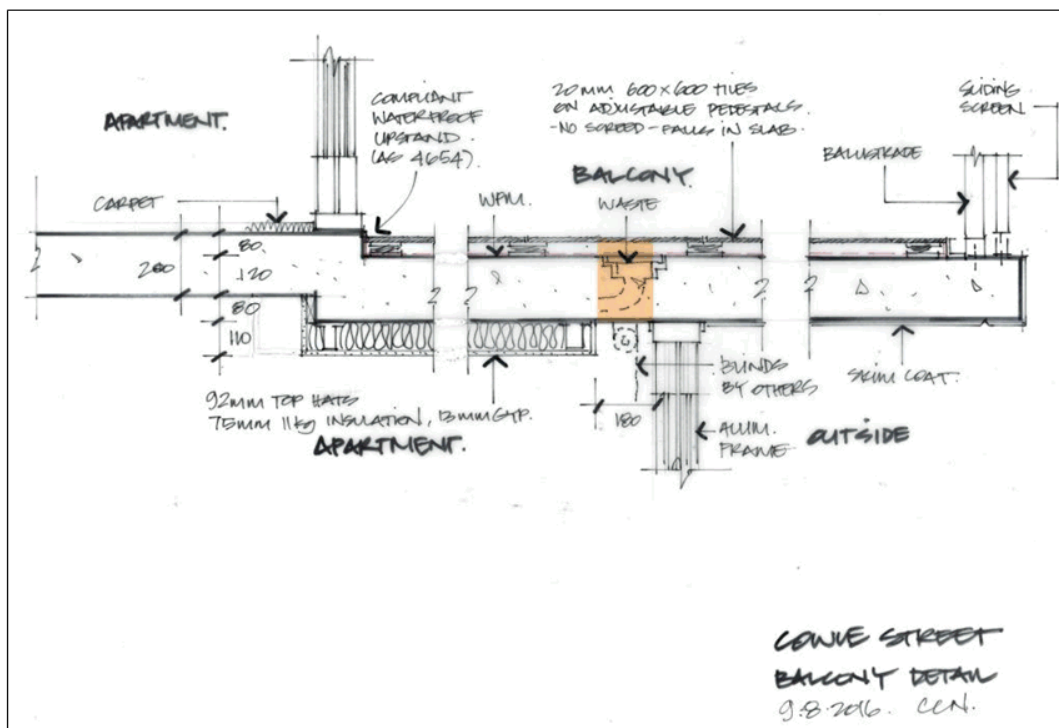
Modelling Assumptions

Reduced Balcony Insulation:

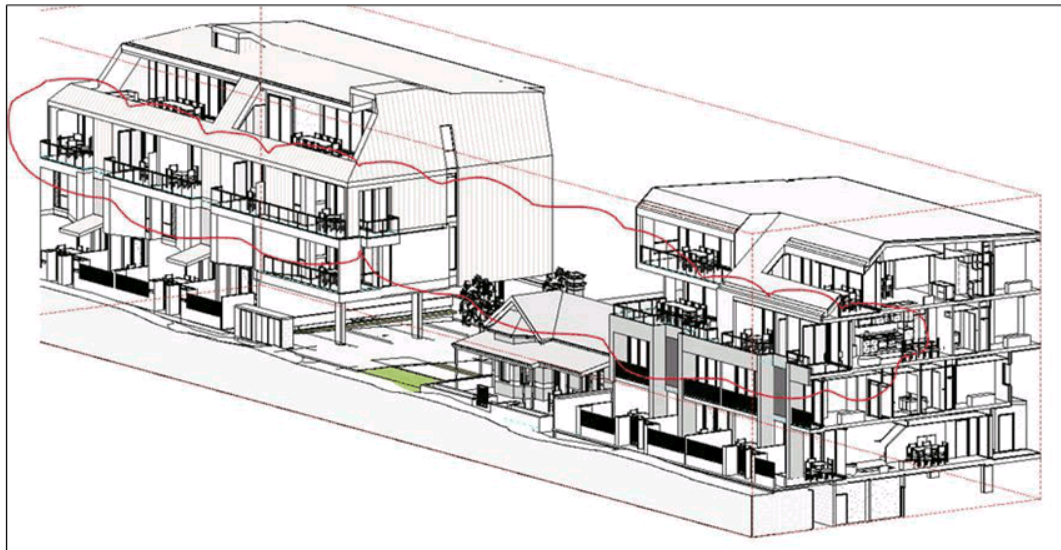
Please see mark-ups below that show a section of no insulation on a balcony for the full width of the sliding door (orange band). This reduction in insulation is required in order to keep the aluminum joinery running full height on the lower apartment.

Please see below the apartments which have been modelled with reduced insulation as per the below mark-ups:

Apartment Type with Reduced Insulation
U1-210
U1-208
U1-209
U2-208
U1-207
U2-209
U1-211
U2-207



Modelling Results



4. Modelling Results

The table below summarises the results of the NatHERS assessments for the building.

SITE	AVERAGE ENERGY INTENSITY (MJ/m ²)	AVERAGE STAR RATING	MINIMUM STAR RATING
1	29.8	6.7	5.2
2	29.1	6.7	5.0

Based on the above results, the dwellings within the building meets NCC requirements where each of the dwellings achieves a NatHERS rating of not less than 5 stars and a whole development average of not less than 6 Stars.

Please refer to Appendix A Simulation Results for all modelling results.

Appendix A – Simulation Results

Appendix A – Simulation Results

Stage 1:

NatHERS Star Rating for Different Glazing Types					Compliant
Average Rating (6 Star required)			6.7		
Minimum Rating (5 Star required)			5.2		
Average Energy Intensity (MJ/m ²)			29.8		
Window Total U-Value (W/m ² K)			6.7	5.4	
Window Total SHGC			0.70	0.58	
Apartment Name	Number of Apartments Glazing Type 1	Number of Apartments Glazing Type 2	Single Glazed Clear, Aluminium	Single Glazed HSG Low-E, Aluminium	
	37	1			
TYPE 2AZ_G	1		6.3		
TYPE 2A_H_G	1		6.9		
TYPE 2A_G	1		6.8		
TYPE 1A_H_G	1		7.8		
TYPE 1A_G	1		7.8		
TYPE 1AZ_H_G	1		7.0		
TYPE 2G	1		6.3		
TYPE 2G_H	1		6.8		
TYPE 2DS_H	1		6.7		
TYPE 2D	1		7.5		
TYPE 2D_H	1		7.5		
TYPE 2DS	1		6.9		
TYPE 2B_F	1		7.1		
TYPE 2A_H	1		7.4		
TYPE 2A	1		7.4		
TYPE 1A_H	1		8.1		
TYPE 1A	1		8.0		
TYPE 2B_H_F	1		6.8		
TYPE 2E_G	1		6.0		
TYPE 2B_P	1		6.9		
TYPE 2A_H	1		7.4		
TYPE 2A	1		7.4		
TYPE 1A_H	1		8.1		
TYPE 1A	1		8.0		
TYPE 2B_H_P	1		6.9		
TYPE 1B_P	1		5.3		
TYPE 1A_HV_FP0	1		7.0		
TYPE 1A_V_FP	1		7.1		

APPENDIX A – SIMULATION RESULTS

Appendix A – Simulation Results

TYPE 1A_HV_FP	1		7.2	
TYPE 2E_P	1		5.4	
TYPE 2AZ_R	1		5.4	
TYPE 2A_H_R	1		5.3	
TYPE 2A_R	1		5.3	
TYPE 1A_H_R	1		5.8	
TYPE 1A_R	1		5.8	
TYPE 2AZ_H_R	1		5.3	
TYPE 3B	1		5.2	
TYPE 3C		1		5.4

Stage 2:

NatHERS Star Rating for Different Glazing Types					Compliant
Average Rating (6 Star required)				6.7	
Minimum Rating (5 Star required)				5.0	
Average Energy Intensity (MJ/m ²)				29.1	
Window Total U-Value (W/m ² K)			6.7	5.4	
Window Total SHGC			0.70	0.58	
Apartment Name	Number of Apartments Glazing Type 1	Number of Apartments Glazing Type 2	Single Glazed Clear, Aluminium	Single Glazed HSG Low-E, Aluminium	
	34	2			
TYPE 1AS_H_GP	1		6.7		
TYPE 2A_G	1		6.8		
TYPE 1A_H_G	1		7.8		
TYPE 1A_G	1		7.8		
TYPE 1A_H_G	1		7.8		
TYPE 1A_G	1		7.8		
TYPE 1AZ_H_G	1		7.0		
TYPE 3A_FR	1		6.6		
TYPE 2FZ_P	1		5.7		
TYPE 2F_H_P	1		6.7		
TYPE 2F_P	1		7.0		
TYPE 2FZ_H_P	1		6.2		
TYPE 2AZ	1		6.7		
TYPE 2A_H	1		7.4		
TYPE 1A_H	1		8.1		
TYPE 1A	1		8.0		
TYPE 1A_H	1		8.1		
TYPE 1A	1		8.0		
TYPE 1AZ_H_P	1		6.8		
TYPE 2AZ1	1		6.1		

APPENDIX A – SIMULATION RESULTS

Appendix A – Simulation Results

TYPE 2A_H	1		7.4	
TYPE 1A_H	1		8.1	
TYPE 1A	1		8.0	
TYPE 1A_H	1		8.1	
TYPE 2C	1		6.2	
TYPE 3A_F	1		5.7	
TYPE 1A_V_P	1		7.1	
TYPE 1C	1		5.3	
TYPE 2AZ0_R	1		5.1	
TYPE 1A_H_R	1		5.8	
TYPE 1A_R	1		5.8	
TYPE 1A_H_R	1		5.8	
TYPE 2A_H_R	1		5.3	
TYPE 2C_R	1		5.0	
TYPE 3A_R		1		5.0
TYPE 3A_H_R		1		5.5

APPENDIX A – SIMULATION RESULTS

Appendix A – Simulation Results

Apartment Naming:

Level	Apt No.	Apt Type
Ground	U1-001	TYPE 2AZ_G
	U1-002	TYPE 2A_H_G
	U1-003	TYPE 2A_G
	U1-004	TYPE 1A_H_G
	U1-005	TYPE 1A_G
	U1-006	TYPE 1AZ_H_G
	TH10	TYPE 2G
	TH11	TYPE 2G_H
	TH12	TYPE 2DS_H
	TH13	TYPE 2D
	TH14	TYPE 2D_H
	TH15	TYPE 2DS
	U2-001	TYPE 1AS_H_GP
	U2-002	TYPE 2A_G
	U2-003	TYPE 1A_H_G
	U2-004	TYPE 1A_G
	U2-005	TYPE 1A_H_G
	U2-006	TYPE 1A_G
	U2-007	TYPE 1AZ_H_G
	U2-008	TYPE 3A_FR
	TH20	TYPE 2FZ_P
	TH21	TYPE 2F_H_P
	TH22	TYPE 2F_P
	TH23	TYPE 2FZ_H_P
LEVEL 1	U1-101	TYPE 2B_F
	U1-102	TYPE 2A_H
	U1-103	TYPE 2A
	U1-104	TYPE 1A_H
	U1-105	TYPE 1A
	U1-106	TYPE 2B_H_F
	TH16M	TYPE 2E_G
	U2-101	TYPE 2AZ
	U2-102	TYPE 2A_H
	U2-103	TYPE 1A_H
	U2-104	TYPE 1A
	U2-105	TYPE 1A_H
	U2-106	TYPE 1A
	U2-107	TYPE 1AZ_H_P
LEVEL 2	U1-201	TYPE 2B_P
	U1-202	TYPE 2A_H
	U1-203	TYPE 2A
	U1-204	TYPE 1A_H
	U1-205	TYPE 1A
	U1-206	TYPE 2B_H_P
	U1-207	TYPE 1B_P
	U1-208	TYPE 1A_HV_FP0
	U1-209	TYPE 1A_V_FP
	U1-210	TYPE 1A_HV_FP

APPENDIX A – SIMULATION RESULTS

Appendix A – Simulation Results

	U1-211	TYPE 2E_P
	U2-201	TYPE 2AZ1
	U2-202	TYPE 2A_H
	U2-203	TYPE 1A_H
	U2-204	TYPE 1A
	U2-205	TYPE 1A_H
	U2-206	TYPE 2C
	U2-207	TYPE 3A_F
	U2-208	TYPE 1A_V_P
LEVEL 3	U2-209	TYPE 1C
	U1-301	TYPE 2AZ_R
	U1-302	TYPE 2A_H_R
	U1-303	TYPE 2A_R
	U1-304	TYPE 1A_H_R
	U1-305	TYPE 1A_R
	U1-306	TYPE 2AZ_H_R
	U1-307	TYPE 3B
	U1-308	TYPE 3C
	U2-301	TYPE 2AZ0_R
	U2-302	TYPE 1A_H_R
	U2-303	TYPE 1A_R
	U2-304	TYPE 1A_H_R
	U2-305	TYPE 2A_H_R
	U2-306	TYPE 2C_R
	U2-307	TYPE 3A_R
	U2-308	TYPE 3A_H_R

APPENDIX A – SIMULATION RESULTS

Appendix B - Insulation Mark-ups

Appendix B - Insulation Mark-ups

APPENDIX B - INSULATION MARK-UPS







Appendix C - Prescriptive Requirements

Appendix C - Prescriptive Requirements

The following specifications will need to be included on the architectural drawings and/or specification.

Thermal construction general

- (a) Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it –
 - (i) Abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must butt against the member; and
 - (ii) Forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
 - (iii) Does not affect the safe or effective operation of a service or fitting.
- (b) Where required, reflective insulation must be installed with –
 - (iv) The necessary airspace to achieve the required R-value between a reflective side of the reflective insulation and a building lining or cladding; and
 - (v) The reflective insulation closely fitted against any penetration, door or window opening; and
 - (vi) The reflective insulation adequately supported by framing members; and
 - (vii) Each adjoining sheet of roll membrane being –
 - (A) Overlapped not less than 50mm; or
 - (B) Taped together
- (c) Where required, bulk insulation must be installed so that –
 - (viii) It maintains its position and thickness, other than where it crosses roof battens, water pipes, electrical cabling or the like; and
 - (ix) In a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50mm
- (d) Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in **Specification J1.2**

Roof and Ceiling Construction

- (a) Where, for operational or safety reasons associated with exhaust fans, flues or recessed downlights, the area of required ceiling insulation is reduced, the loss of insulation must be compensated for by increasing the R-Value of the insulation in the remainder of the ceiling in accordance with Table J1.3b.

Appendix C - Prescriptive Requirements

Table J1.3b Adjustment of minimum R-value for loss of ceiling insulation

Percentage of ceiling area uninsulated	Minimum <i>R-Value</i> of ceiling insulation required to satisfy J1.3(a)							
	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0
	Adjusted minimum <i>R-Value</i> of ceiling insulation required to compensate for loss of ceiling area insulation							
0.5% to less than 1.0%	2.8	3.4	4.0	4.7	5.4	6.2	6.9	
1.0% to less than 1.5%	2.9	3.6	4.4	5.2	6.1	7.0		
1.5% to less than 2.0%	3.1	3.9	4.8	5.8	6.8			
2.0% to less than 2.5%	3.3	4.2	5.3	6.5				
2.5% to less than 3.0%	3.6	4.6	5.9					
3.0% to less than 4.0%	4.2	5.7	Not Permitted					
4.0% to less than 5.0%	5.0							
5.0% or more								
Note: Where the minimum <i>R-Value</i> of ceiling insulation required to satisfy J1.3() is between the values stated, interpolation may be used to determine the adjusted minimum <i>R-Value</i> .								

- (a) A roof that—
- (i) is required to achieve a minimum Total R-Value; and
 - (ii) (has metal sheet roofing fixed to metal purlins, metal rafters or metal battens; and
 - (iii) does not have a ceiling lining or has a ceiling lining fixed directly to those metal purlins, metal rafters or metal battens (see Specification J1.3 Figure 2(c) and (f)),

must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens.

Appendix D - Building Sealing

Appendix D - Building Sealing

Chimneys and flues

The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.

Roof lights

- (a) A roof light must be sealed, or capable of being sealed when serving—
 - (i) a conditioned space; or
 - (ii) a habitable room in climate zones 4, 6, 7 and 8.
- (b) A roof light required by (a) must be constructed with—
 - (i) an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or
 - (ii) a weatherproof seal if it is a roof window; or
 - (iii) a shutter system readily operated either manually, mechanically or electronically by the occupant.

External windows and doors

- (a) A seal to restrict air infiltration must be fitted to each edge of a door, openable window or the like forming part of—
 - (i) the envelope of a conditioned space; or
 - (ii) the external fabric of a habitable room or public area in climate zones 4, 5, 6, 7 and 8.
- (b) The requirements of (a) do not apply to—
 - (i) a window complying with AS 2047; or
 - (ii) a fire door or smoke door; or
 - (iii) a roller shutter door, roller shutter grille or other security door or device installed only for out-of-hours security.
- (c) A seal required by (a)—
 - (i) for the bottom edge of an external swing door, must be a draft protection device; and
 - (ii) for the other edges of an external door or the edges of an openable window or other such opening, may be a foam or rubber compression strip, fibrous seal or the like.
- (d) An entrance to a building, if leading to a conditioned space must have an airlock, self-closing door, revolving door or the like, other than—
 - (i) where the conditioned space has a floor area of not more than 50 m²; or
 - (ii) where a cafe, restaurant, open front shop or the like has—
 - (A) A 3 m deep un-conditioned zone between the main entrance, including an open front, and the conditioned space; and
 - (B) At all other entrances to the cafe, restaurant, open front shop or the like, self-closing doors.

Exhaust fans

A miscellaneous exhaust fan, such as a bathroom or domestic kitchen exhaust fan, must be fitted with a sealing device such as a self-closing damper or the like when serving –

- (a) a conditioned space; or
- (b) a habitable room in climate zones 4, 5, 6, 7 and 8.

Construction of roofs, walls and floors

- (a) Roofs, ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage in accordance with (b) when forming part of—
 - (i) the envelope; or

APPENDIX D - BUILDING SEALING

Appendix D - Building Sealing

- (ii) the external fabric of a habitable room or a public area in climate zones 4, 6, 7 and 8.
- (b) Construction required by (a) must be—
 - (i) enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or
 - (ii) sealed by caulking, skirting, architraves, cornices or the like.
- (c) The requirements of (a) do not apply to openings, grilles and the like required for smoke hazard management.

Evaporative coolers

An evaporative cooler must be fitted with a self-closing damper or the like when serving -

- (a) a heated space; or
- (b) a habitable room in climate zones 4, 5, 6, 7 and 8.

9.2 NO. 536 (LOT: 216; D/P: 2672) CHARLES STREET, NORTH PERTH - PROPOSED MIXED USE DEVELOPMENT COMPRISING OF TWO COMMERCIAL TENANCIES AND TWO MULTIPLE DWELLINGS







TRIM Ref: D19/74077

Authors: Clair Morrison, Urban Planner
Mitchell Hoad, Senior Urban Planner

Authoriser: Joslin Colli, Coordinator Planning Services

Ward: North

Attachments:

1. Consultation and Location Map [!\[\]\(10f8862fc183b400327470ea85afe9ae_img.jpg\)](#) 
2. Original Development Plans dated 15 March 2019 [!\[\]\(4fe307d00a844a23eb14d503e73187bd_img.jpg\)](#) 
3. Development Plans dated 3 September 2019 [!\[\]\(2dcbefb299cef6bb74c588715c18ad32_img.jpg\)](#) 
4. Summary of Submissions - Administration's Response [!\[\]\(6b098965e9442271ad7fe2cb355b3cd9_img.jpg\)](#) 
5. Design Review Panel Minutes [!\[\]\(e20adec747ed4c1b304df7a2b6e8e1a3_img.jpg\)](#) 
6. Determination Advice Notes [!\[\]\(173f87df3a9c59ae954a570d06373190_img.jpg\)](#) 

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 application for development approval of the Mixed Use Development comprising of Two Commercial Tenancies, Two Multiple Dwellings and Associated Car Parking at No. 536 (Lot: 216 D/P: 2672) Charles Street, North Perth, in accordance with the plans shown in Attachment 3, subject to the following conditions and the associated advice notes in Attachment 6:

1. Land Use

- 1.1 The tenancies shown as 'Comm A' and 'Comm B' are approved for the purpose of 'Office' as defined in the City of Vincent Local Planning Scheme No. 2 and the subject land may not be used for any other use without the prior approval of the City; and
- 1.2 The proposed Office shall be limited to the following hours of operation:
 - 9:00am to 5:00pm, Monday to Friday;

2. Acoustic Report

- 2.1 A Notification under Section 70A of the *Transfer of Land Act 1893* must be registered over the certificate of title to the land the subject of the proposed development. The notification shall notify owner and prospective purchaser of the property as follows:

"The lot is situated in the vicinity of a transport corridor and in close proximity to commercial and non-residential activities. The use or enjoyment of the property may be affected by increased noise levels resulting from the live and/or amplified music, traffic, car parking and other impacts associated with nearby commercial and non-residential activities and the transport corridor."

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

- 2.2 An Acoustic Report in accordance with the State Planning Policy 5.4 – Road and Rail Noise the City's Policy No. 7.5.21 – Sound and Attenuation shall be lodged with and approved by the City prior to the lodgement of a Building Permit; and

- 2.3 All recommended measures in the Acoustic report shall be undertaken in accordance with the report identified in Condition 2.2 to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

3. Landscaping

- 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 retention and protection of the existing frangipani tree located on the site;
- The provision of a minimum of 17 percent deep soil area, as defined by the City's Policy No. 7.1.1 – Built Form, and 16 percent canopy cover;
- The provision of trees contributing towards canopy coverage within deep soil areas provided. The tree species are to be in accordance with the City's recommended tree species list; and
- Provision of tree species within the landscaping area on the southern side of the development to mitigate the impact of building bulk. The selected 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; and

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

4. Environmentally Sustainable Design

An updated Environmentally Sustainable Design Report reflecting the approved development proposal shall be submitted to and approved by the City prior to the issuing of a building permit;

5. Building Design

- 5.1 Doors and windows and adjacent floor areas fronting Charles Street and Hilda Street shall maintain an active and interactive relationship with this street;
- 5.2 Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited; and
- 5.3 The awning within the Charles Street and Hilda Street road reservation attached to the façade of the building shall be designed to be removable, to the satisfaction of the City;

6. Fencing

The gate and/or fencing infill panels above the approved solid portions of wall shall be visually permeable in accordance with the State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments, to the satisfaction of the City;

7. Sightlines

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

- Walls, letterboxes or fences adjoin vehicular access points to the site; or
- A driveway meets a public street; or
- Two streets intersect;

unless otherwise approved by the City of Vincent

8. Car Parking, Bicycle Parking and Access**8.1 Prior to occupation of the building:**

8.1.1 a minimum of two parking bays for the residents of the multiple dwelling;

8.1.2 one visitor bay for the visitors of the multiple dwellings; and

8.1.3 two commercial bays;

shall be provided on the site and permanently marked for the use of residents, visitors and tenants parking in accordance with Australian Standard AS2890.1;

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

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

8.2.2 The allocation of the car parking bays to ensure that a minimum of two parking bays for the residents of the multiple dwelling, one visitor bay for the visitors of the multiple dwellings, and two commercial bays; and

8.2.3 Reciprocal parking arrangements for the use of the commercial bays for visitors of the multiple dwellings outside of operating hours;

The approved Parking Management Plan shall be implemented, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the City;

8.3 A minimum of two short-term bicycle bays and one long term bicycle bay shall be provided within the development. The bicycle bay shall be designed in accordance with AS2890.3 and installed prior to occupation to the satisfaction of the City;**8.4 All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City; and**

- 8.5 All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and Right of Way levels to the satisfaction of the City. The proposed vehicular access gate is required to open wholly within the subject lot;

9. Waste Management

- 9.1 A Waste Management Plan must be submitted to and approved by the City prior to lodging an application for a building permit. The plan must include the following details to the satisfaction and specification of the City:

- the location of bin storage areas and bin collection areas;
- the provision and specifications of a roof to the bin store area/s;
- the number, volume and type of bins, and the type of waste to be placed in the bins;
- details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
- frequency of bin collections; and

- 9.2 The Waste Management Plan must be implemented at all times to the satisfaction of the City;

10. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve;

11. Clothes Drying Facilities

Each multiple dwelling shall be provided with a clothes drying area screened from the public realm in accordance with State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments, to the satisfaction of the City, prior to the occupation or use of the development;

12. Construction Management Plan

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

- Public safety, amenity and site security;
- Contact details of essential site personnel;
- Construction operating hours;
- Noise control and vibration management;
- Dilapidation Reports of nearby properties;
- Air, sand and dust management;
- Stormwater and sediment control;
- Soil excavation method;
- Waste management and materials re-use;
- Traffic and access management;
- Parking arrangements for contractors and subcontractors;
- Consultation plan with nearby properties; and
- Compliance with AS4970-2009 relating to the protection of trees on the development site.

13. Schedule of External Finishes

Prior to the lodgement of a building permit, a schedule detailing the colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area, must be submitted to and approved by the City, prior to lodging an application for a building permit. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation of the development;

14. 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

15. Road Reserve

15.1 No earthworks are to encroach into the road reserve area;

15.2 No stormwater drainage is to be discharged onto the road reserve; and

15.3 The landowner/applicant shall make good any damage to the existing verge vegetation within the road reserve.

PURPOSE OF REPORT:

To consider an application for development approval for a mixed use development comprising of two commercial tenancies and two multiple dwellings and associated car parking at No. 536 Charles Street, North Perth (subject site).

PROPOSAL:

The application proposes the development of a two storey mixed use development on the subject site. The proposal consists of:

- Two commercial tenancies to be used as Office on the ground floor fronting Charles Street, being 40 square metres and 38 square metres in area respectively. The applicant has not indicated the operating hours or number of staff for these tenancies;
- Two two-bedroom apartments on the first floor. Each apartment is 79 square metres in area, and the entrance is provided from Hilda Street; and
- Vehicle access provided from Lawler Street using the existing crossover and a total of five car parking bays. Of these five car parking bays, two bays are allocated to the commercial tenancies (one bay each), two bays are allocated to the residents (one bay each), and one bay is allocated to the visitors of the apartments.

BACKGROUND:

Landowner:	Thi Loan Tran Nguyen
Applicant:	Perth Residential Development
Date of Application:	21 August 2018
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R60-100
Built Form Area:	Transit Corridor
Existing Land Use:	Dwelling (Single)
Proposed Use Class:	Office: 'A' Dwelling (Multiple): 'P'
Lot Area:	407m ²
Right of Way (ROW):	No
Heritage List:	No

Site Context

The subject site is located at No. 536 Charles Street, North Perth, as shown on the location plan included as **Attachment 1**. It currently accommodates a single-storey dwelling. The subject site is bound to the north by Hilda Street, the east by Lawler Street and the west by Charles Street. The southern adjoining properties are coded R60 and consist of two grouped dwellings, one single-storey and one two-storey. The surrounding area generally consists of single dwellings and is within 100 metres of the Charles Street Hotel.

Under the City's Local Planning Scheme No. 2 (LPS2), the subject site is zoned Residential with a density code of R60-100 and is subject to Clause 26(3) of LPS2. The criteria set out in Clause 26(3) of LPS2 states that development would only be permitted to the R100 standards where the site exceeds 2,000 square metres. As the site area is 407 square metres, the proposal has been assessed against the R60 standard.

Charles Street is reserved as an Other Regional Road (ORR) under the Metropolitan Region Scheme (MRS). The subject site is affected by future road widening at the corner of Charles Street and Hilda Street. Following this road widening, which is 63 square metres, the total site area would be 344 square metres. The assessment has been undertaken based on the future lot size and boundaries.

Subject Application

The application was lodged with the City on 20 August 2018. Administration undertook an assessment of the application which identified a number of departures to the then State Planning Policy 3.1 Residential Design Codes and City's Policy 7.1.1 Built Form which were unlikely to be supported as proposed. Administration requested additional plans be provided to address these departures, before progressing with the application. Following discussions and a meeting with the applicant, the applicant submitted written justification on 26 October 2018 in response to the City's concerns.

Administration and the applicant had a further meeting, and amended plans were provided on 13 December 2018. Due to the Christmas period, the application was advertised between 25 January 2019 and 19 February 2019. In response to comments received during the advertising period and from the City's Design Review Panel, the applicant submitted amended plans on 15 March 2019 (included in **Attachment 2**). The proposal was also referred to Main Roads on the advice of the Department of Planning, Lands and Heritage (DPLH). Main Roads provided its advice on 10 April 2019.

The application was scheduled to be presented to Council at the Briefing Session held 23 April 2019, and the subsequent Ordinary Meeting of Council held 30 April 2019 with administration drafting a recommendation for refusal. The applicant requested the item be withdrawn to provide additional opportunity to refine the design to address the concerns from Administration. Amended plans were provided on 16 July 2019, subsequently, Administration met with the applicant and Main Roads to discuss potential impacts of future road widening on the subject site. During this time the application was again presented to DRP. The final set of plans were received on 3 September 2019, and Main Roads provided updated comments in relation to the updated plans on 10 October 2019.

The development plans that are the subject of this application are included as **Attachment 3**.

DETAILS:

Summary Assessment

The proposal was assessed in accordance with the requirements of the Built Form Policy and Part 6 of State Planning Policy 3.1: Residential Design Codes (R Codes) which related to mixed use developments. Following the assessment of the application against the relevant deemed-to-comply standards, the Minister for Transport and Planning announced that State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments (R Codes Volume 2) would be gazetted on 24 May 2019 and supersede Part 6 of the R Codes. The proposal has been reassessed against the requirements of the R Codes Volume 2.

The R Codes Volume 2 is a performance based policy that 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 in the context of the design solution to ensure that the Element Objectives are met. Where Acceptable Outcomes are not met, proposals may still satisfy the Element Objective via alternative means or solutions. The table below includes a summary assessment against the primary controls, landscaping, visual

privacy and car parking requirements, and whether all acceptable outcomes and element objectives are achieved.

Planning Element	All Acceptable Outcome Achieved	All Element Objective Achieved
Building Height	✓	✓
Street Setbacks	Refer to table below	✓
Side and Rear Setbacks	Refer to table below	✓
Plot Ratio	✓	✓
Building Depth	Refer to table below	✓
Building Separation	✓	✓
Tree Canopy and Deep Soil Areas	✓	✓
Visual Privacy	Refer to table below	✓
Car Parking	✓	✓

A detailed assessment of the areas where either all of the acceptable outcomes or element objectives are achieved is outlined in the table below.

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2 'P' permitted use	Office is an 'A' use which requires advertising prior to exercising discretion
Street Setback	
Acceptable Outcomes	Proposal
Clause 4.3 Setbacks Built Form Policy C4.3.1 Primary Street Setback: 2.0 metres Secondary Street Setback: 2.0 metres	Primary Street (Charles Street): Nil to 2.0 metres following road widening Secondary Street (Hilda Street): 1.0 metre to 2.0 metres Secondary Street (Lawler Street): 0.4 metres to 7.4 metres
Side and Rear Setbacks	
Acceptable Outcomes	Proposal
Element 2.4 Side and Rear Setbacks R Codes Volume 2 – Apartments A 2.4.1 First Floor: 3.0 metres	Apartment 1: 1.5 metres to 2.0 metres Apartment 2: 1.5 metres to 2.0 metres
Building Depth	
Acceptable Outcomes	Proposal
Element 2.6 Building Depth R Codes Volume 2 – Apartments A 2.6.3 Room depths and/or ceiling heights optimise daylight and solar access and natural ventilation	Bedroom 2 in both apartments south facing

Communal Open Space	
Element Objectives	Proposal
Element 3.4 Communal Open Space R Codes Volume 2 – Apartments O 3.4.1 Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	No communal open space proposed.
Acceptable Outcomes	Proposal
Element 3.4 Communal Open Space R Codes Volume 2 – Apartments A 3.4.1 Informal seating associated with deep soil or other landscaped areas	No informal seating areas
Visual Privacy	
Acceptable Outcomes	Proposal
Element 3.5 Visual Privacy R Codes Volume 2 – Apartments A3.5.1 Balcony setback 6.0 metres	Apartment 2 balcony setback 5.4 metres
Pedestrian Access and Entries	
Acceptable Outcomes	Proposal
Element 3.7 Pedestrian Access and Entrances R Codes Volume 2 – Apartments O 3.7.7 Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	Pathways to the first floor is in the form of a stairwell, which is not universally accessible.
Private Open Space and Balconies	
Acceptable Outcomes	Proposal
Element 4.4 Private Open Space and Balconies R Codes Volume 2 – Apartments O 4.4.2 Private open space is sited, oriented and designed to enhance liveability for residents	Reduced amenity for balcony of Apartment 2 which overlooks the vehicle access and bin store area.
Car and Bicycle Parking	
Acceptable Outcomes	Proposal
Policy 7.7.1 Non-Residential Development Parking Requirements One long term bicycle bay	No long term bicycle bays
Size and Layout of Dwellings	
Acceptable Outcomes	Proposal
Element 4.3 Size and Layout of Dwellings R Codes Volume 2 – Apartments A 4.3.1 Minimum internal floor area for two bedroom and two bathroom dwellings: 75 square metres	Apartment 1: 70.6 square metres Apartment 2: 70.9 square metres

Circulation and Common Spaces	
Acceptable Outcomes	Proposal
Element 4.5 Circulation and Common Spaces R Codes Volume 2 – Apartments A 4.5.2 Circulation and common spaces are designed for universal access.	Circulation and common spaces are the form of a stairwell, which is not universally accessible.
Universal Design	
Acceptable Outcomes	Proposal
Element 4.9 Universal Design R Codes Volume 2 – Apartments A 4.9.1 (a) 20 percent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia) OR (b) 5 percent of dwellings are designed to Platinum Level as defined in the <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia).	Neither dwelling has been designed to achieve a Silver Level or Platinum Level as defined in <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia).
Waste Management	
Acceptable Outcomes	Proposal
Element 4.17 Waste Management R Codes Volume 2 – Apartments A 4.17.2 A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines – Appendix 4A</i> (or equivalent local government requirements where applicable).	No waste management plan provided.

The above elements of the proposal do not meet the specified acceptable outcomes and/or element objectives and are discussed in the Comments section below.

CONSULTATION/ADVERTISING:

The application was advertised for a period of 21 days between 25 January 2019 and 19 February 2019, in accordance with the City's Policy No. 4.5.1 – Community Consultation. Advertising was undertaken by means of a sign located on the subject site, an advertisement in a locally distributed newspaper, 118 letters being distributed to landowners and occupiers within a 100 metre radius and the proposal being published on the City's webpage. The City received 13 submissions; nine objecting to the proposal, two expressing concern over the proposal and two supporting the proposal. The concerns raised in the submissions related to the following:

- The impact of additional parking and traffic on the locality;
- The lack of landscaping;
- The impact of building bulk and scale;
- Lack of consideration for environmentally sustainable design;
- Lack of architectural design; and
- Overall height of the proposal facing Lawler Street, which has a two-storey height limit.

A summary of submissions and Administration's response is included in **Attachment 4**. The applicant has responded to the above concerns through amended plans.

When advertised, the proposal included three multiple dwellings and had a height of three storeys. These plans are contained in **Attachment 2**. Following community consultation, the applicant submitted amended plans responding to the comments raised. These amended plans have been included in **Attachment 3** and reflect the following modifications:

- Reduction in the number of storeys from three to two;
- Reduction in the number of multiple dwellings from three to two;
- Increase of the street setbacks from a nil setback to all primary and secondary streets to:
 - Nil to 2.0 metres (following road widening) on Charles Street (primary street);
 - 1.0 metre to 2.0 metres on Hilda Street (secondary street); and
 - 0.4 metres to 7.4 metres on Lawler Street (secondary street);
- Lot boundary setbacks to the southern adjoining lot, including:
 - Removal of the lot boundary wall;
 - Increase of ground floor lot boundary setback from nil to 3.1 metres, to 1.5 metres to 3.0 metres; and
 - Reduction of first floor lot boundary setback from 2.2 metres to 3.0 metres to 1.5 metres to 2.2 metres; and
- Increase in the amount of deep soil area from 7.5 percent to 17.0 percent.

Department of Planning, Lands and Heritage (DPLH)

In accordance with the Western Australian Planning Commission's (WAPC) delegations under the MRS, the application was referred to DPLH because the subject site is partly reserved as an ORR under the MRS. The DPLH advised the City to refer the application to Main Roads (MRWA) for comment as this land is affected by Planning Control Area 125 (PCA125): Charles Street (between Carr Street and Green Street).

A Planning Control Area is a statutory mechanism used to protect strategic land from development in the interim while the potential use and development of this land is further investigated and planned.

Main Roads WA

The application was referred to MRWA for comment. MRWA have reviewed the proposed plans contained in **Attachment 3** and did not object to the proposal, subject to standard conditions being imposed. These include:

- No earthworks encroaching into the road reserve;
- No stormwater encroaching being discharged into the road reserve; and
- The landowner/applicant making good any damage to the existing verge.

These conditions form part of Administration's recommendation.

It is noted that the development does not propose any permanent works within the road reserve area, with this proposed to be landscaped in the interim. This has been included as part of the recommended advice notes in **Attachment 6**.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was presented to DRP on 20 February 2019 when the proposal presented as a three storey development and again on 24 July 2019 subsequent to the amended plans being submitted to the City. The minutes from these DRP meetings are included as **Attachment 5**. The applicant has responded to the comments made which is also included in **Attachment 5**.

Following the 24 July 2019 DRP meeting, further changes were made to the plans. These amended plans received 3 September 2019 were presented to the DRP Chair for comment. The following comments were provided in respect to the amended plans:

- The applicant should consider detailed design elements, including colours, materials and finishes, that reflect the existing streetscape character of Charles Street, Lawley Street and Hilda Street, and the wider North Perth locality;
- The applicant should consider refining the proposed landscaping plan;
- Keeping a constant relationship with the awning and the fall of the pavement; and
- Consider the interaction between the development and the adjoining southern properties, particularly the impact of overshadowing onto the habitable spaces and solar collectors of the adjoining site.

The first three points can be adequately addressed through conditions of approval prior to commencement of development. The impact of overshadowing is discussed in the building height heading within the Comment section below. The transition between the subject site and the adjoining residential property is discussed in more detail in the comments section below.

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 5.4 Road and Rail Noise;
- State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy; and
- Policy No. 7.7.1 – Non-Residential Development Parking Policy.

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

City of Vincent Policy No. 7.1.1 – Built Form

At the 23 July 2019 Ordinary Council Meeting, the proposed Amendment 2 to the Built Form Policy was approved for the purposes of advertising. The development has not been assessed against the proposed amendments to the Built Form Policy as the amendments are in draft form and are not considered to be 'seriously entertained'. This is because they have not received approval from Council following community consultation, which concludes on 22 November 2019. Furthermore they are not certain or imminent in coming into effect in their current advertised form.

The submissions from community consultation for the amended Built Form Policy are expected to be presented to Council in the first quarter of 2020 to consider its acceptability following community consultation.

State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments

The proposed development was originally assessed against the relevant provisions of Part 6 of superseded State Planning Policy 3.1 Residential Design Codes. The R Codes Volume 2 – Apartments became operational following publication in the Government Gazette on 24 May 2019. The amended plans dated 3 September 2019, included in **Attachment 3**, have been assessed against the relevant provision of 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 is being referred to Council as the development 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:Land Use

Office is an 'A' use in the Residential zone under LPS2. This means that the use is not permitted unless the Local Government has formally advertised the proposal and discretion has been exercised in granting development approval.

Administration received objections relating to the impact of parking as a result of visitors and employees travelling to and from the subject site.

The proposed Office satisfies the objectives of the Residential zone for the following reasons:

- The subject site fronts onto Charles Street which is identified as a Primary Distributor in the Main Roads WA road hierarchy and is reserved as an Other Regional Road in the MRS. Developments along Charles Street consists of single and grouped dwellings and commercial land uses, including a medical centre, the Charles Street Hotel and shops;
- The land use is compatible given standard business operating hours are during the day, where it is expected there would be less impact on surrounding sensitive land uses; and
- The Office land use is of a low scale and intensity and would likely not result in an unacceptable amount of noise that would have a detrimental impact on the adjoining residential properties. The proposed Office land use is compatible with the surrounding development context. The applicant has not provided indicative operating hours. To ensure the compatibility of the Office use with the surrounding residential development, Administration recommends a condition restricting the operating hours to Monday to Friday, 9:00am to 5:00pm. The applicant has agreed to this condition.

Building Height

The application proposes a two storey development with a maximum wall height of 6.9 metres and a maximum wall height of 7.8 metres. The City received objections in relation to the building height not reflecting the existing Charles Street character and having a detrimental impact on the adjoining residential properties.

The proposed building height is consistent with objectives of Element 2.2 of the R Codes Volume 2 – Apartments and the local housing objectives of the Built Form Policy for the following reasons:

- The subject site is located within the Transit Corridor under the Built Form Policy, which permits a three storey building height with a wall height of 10.2 metres and a top of roof height of 13.2 metres. The proposed building height is less than these requirements and is not inconsistent with the desired scale. The surrounding locality includes a mix of single and two-storey developments, and the proposal is consistent with this built form;
 - The building height typically follows the topography of the subject site, which slopes down from Charles Street to Lawler Street by approximately 1.5 metres;
 - The development includes a clerestory featuring openings within the roof form to provide articulation; and
 - The layout of the lots contribute towards unavoidable overshadowing to the adjoining properties. This is due to the east-west orientation of the subject site and adjoining properties to the south at No. 532 Charles Street and No. 81 Lawler Street. An assessment of the impact of the overshadowing on these properties is as follows:
 - No. 532 Charles Street consists of a single storey dwelling with one major opening on the northern side. This opening is currently overshadowed by the existing dividing fence and dwelling on the subject site, and the impact of the overshadowing as a result of the proposal would not be any greater. The outdoor living area is located on the northern boundary, but is covered with a patio structure, and would not experience any greater overshadowing as a result of the development. The proposal would result in the overshadowing of the existing solar panels on the roof; and
 - No. 81 Lawler Street consists of a two storey dwelling with no major opening on the ground floor, and a number of minor and major openings on the upper floor. The overshadowing from the proposal falls predominantly onto the vehicle access leg, although it would impact on the ground floor opening as well. The upper floor openings would not be affected by the shadow, and the outdoor living area is located on the southern side of the property and includes a patio and shade sail structures, which would remain unaffected.
1. While there is some overshadowing experienced on the adjoining properties, the proposal has been designed to reduce the extent of this where possible. The development has been reduced from three storeys in height when it was advertised for public consultation, and is less than the deemed-to-comply three storey building height permitted in the Built Form Policy for the subject site and surrounding properties which would have greater overshadowing impacts. In this instance, Administration is of the view that the overshadowing impacts have been mitigated as much as possible acknowledging the constraints of the lots as well as the development potential of the subject site.

Street Setbacks

The applicant proposes a street setback between nil and 2.0 metres along Charles Street, 1.0 metre to 2.0 metres along Hilda Street, and 0.4 metres to 7.4 metres along Lawler Street. The City received objections to a nil street setback, as it would result in a built form that was considered an overdevelopment of the subject site.

The proposal fronts Charles Street (the primary street), Hilda Street and Lawler Street (the secondary streets). The proposed street setbacks are consistent with the objectives of Element 2.3 of the R Codes Volume 2 – Apartments and the local housing objectives of the Built Form Policy for the following reasons:

- The development reflects the existing street setback of the commercial land uses adjacent to the subject site and along the broader streetscape, including:
 - No. 540 Charles Street – nil setback;
 - No. 528 Charles Street – 0.5 metres;
 - No. 502 – 506 Charles Street – nil setback; and
 - No. 496 Charles Street – 2.0 metres setback.
- The portion of the development with the nil setback is proposed at the corner truncation of Charles Street and Hilda Street and increases to 2.0 metres. This is positioned away from adjoining residential properties and does not result in a detrimental impact on the continuity and rhythm of the existing street setbacks. The 2.0 metre setback is consistent with the setback of the existing adjoining property and No. 534 Charles Street, which is also 2.0 metres;
- The development provides a clear transition between public and private spaces, with the clearly defined residential and commercial pedestrian entrances;

- The commercial land uses are capable of providing passive interaction with the primary and secondary street and provides appropriate openings to utilise space external to the tenancies;
- The setback of the dwellings from the proposed balconies provide adequate amount of visual privacy into the dwellings when viewed from the street, while also providing opportunities for passive surveillance from balconies and major openings to each street frontage;
- The openings from habitable rooms and balconies provide passive surveillance opportunities onto the street; and
- The existing streetscape consists of pitched roofed dwellings, both single and two storeys as well as grouped dwellings and some commercial land uses. Existing dwellings have a variety of materials including facebrick and render, and tile pitch roofs. The height of the surrounding development is between one and two storeys. The prominent colours in the locality are earthy tones, including red, brown, cream, charcoal and white. The inclusion of the proposed facebrick, awnings and feature archways reflect existing character elements from the Charles Street streetscape, but it is noted that no information in respect to colours has been provided. To ensure that the colours and materials of the local area are appropriately incorporated into the development, Administration recommends that a condition of approval be imposed requiring the submission of a schedule of colours and materials to demonstrate that these complement the surrounding area.

Side and Rear Setbacks

The applicant proposes a southern lot boundary setback that varies between 1.5 metres and 2.0 metres. The City received objections relating to the previously proposed lot boundary wall and southern lot boundary setbacks due to the density of the development having a detrimental impact on the adjoining neighbours. The applicant removed all proposed lot boundary walls as part of amended plans in **Attachment 3**.

The proposed southern lot boundary setbacks are consistent with the objectives of Element 2.4 of the R Codes Volume 2 – Apartments and the local housing objectives of the Built Form Policy for the following reasons:

- The proposal incorporates an articulated design, open faced car parking area on the ground floor and is setback appropriately to mitigate the impact of building bulk when viewed from the southern adjoining site;
- As noted in the building height section, overshadowing on the adjoining properties is unavoidable as a result of the orientation of the lots, and does occur to a major opening on each of the adjoining properties. The extent of overshadowing has been reduced where possible through the reduction of the building height which is less than that permitted under the Built Form Policy, and these areas would remain overshadowed if the upper floor were setback 3.0 metres as per the acceptable outcome. The proposed setback does not cause greater overshadowing impacts on the adjoining properties;
- The southern lot boundary setbacks allow for additional landscaping opportunities along the blank wall, to mitigate the impact of building bulk on the adjoining lot; and
- The development provides appropriate transition between the subject site and the adjoining residential land uses by proposing a setback of 1.5 metres to the southern adjoining property to allow for landscaping opportunities and to minimise the amount of overshadowing onto the adjoining lot. In addition, the absence of any lot boundary walls on the southern lot boundary minimises the impact of building bulk and scale on the adjoining lot.

Tree Canopy, Deep Soil Areas and Landscape Design

The applicant has submitted a landscape plan, included within **Attachment 3**, which depicts 61.5 square metres of deep soil area of the lot area, accounting for the future road widening. This equates to 17 percent of the site area. Landscaping is also proposed in the road widening area which contributes an additional 63 square metres. A total of 11 proposed small trees and the retention of one medium tree located to the rear of the site, being a frangipani tree. Small trees are defined as:

- Providing at least four to six metres of canopy diameter at maturity;
- Growing to at least four to eight metres in height; and
- Requiring at least nine square metres of deep soil area for each tree to reach maturity.

Based on the above, the deep soil areas associated with each tree are not considered to facilitate growth to maturity of the species chosen as the deep soil areas for each tree vary between 5.3 metres and 6.2 metres, as a result of the angled lot boundaries and the PCA125 area. The landscaping as proposed would achieve 16.1 percent canopy cover across the subject site.

The City received submissions relating to the lack of vegetation and the impact it has on the perception of building bulk and scale, and on the heat island effect in the immediate locality. The applicant has provided additional deep soil areas and capability of growing more vegetation to contribute to canopy cover.

The Built Form Policy prescribes 30 percent canopy to be provided across the site. The development incorporates 16 percent canopy cover across the site, concentrated within the street setback areas and along the southern lot boundary.

The proposed landscape plan is consistent with the objectives of Elements 3.3 and 4.12 of the R Codes Volume 2 – Apartments and the local housing objectives of the Built Form Policy for the following reasons:

- The landscaping proposes the retention of an existing mature frangipani tree in the north-east corner of the subject site, which has a canopy of approximately 28 square metres;
- Aside from the existing frangipani tree to be retained, there is minimal vegetation on the subject site currently the development proposes trees and associated shrubs along the three street frontages and the southern boundary. The installation of this landscaping improves the tree canopy across the site, contributing towards the City's green canopy and reducing the urban heat island effect. In addition, the development proposes the temporary landscaping of the area within the PCA125 boundary along Charles Street which would improve the amenity in the event this land is developed in the future;
- The landscaping is located around the street frontages and along the boundary of the southern lot to reduce the impact of the development. It is noted that along the southern boundary, shrubs are proposed, which would have limited effect in reducing mitigating the view from the adjoining property. Administration recommends a condition requiring a revised landscaping plan be provided which includes appropriate tree species to assist in screening the development; and
- In reviewing the landscaping plan, the City's Parks Team have advised that given the constraints of the subject site, the selection of appropriate tree species would assist in providing greater canopy cover, improving the amenity for occupants and contributing towards the streetscape. Administration recommends a condition of approval requiring a revised landscaping plan that includes appropriate tree species selection to maximise canopy coverage for the development.

Communal Open Space

The proposed development does not include any communal open space for residents and does not satisfy the objectives of Element 3.4 of the R Codes Volume 2 – Apartments.

Although the development does not provide for any communal open space within the building, it is consistent with the overall objectives of the R Codes Volume 2 – Apartments and the Built Form Policy for the following reasons:

- Each dwelling has adequate outdoor living areas for residents, which are capable of being used for passive recreation;
- These balconies are capable of being used in conjunction with internal habitable spaces and would provide space for recreational activities and social interaction;
- There are three public parks within 250 metres of the subject site, which would provide additional opportunities to recreate and for social interaction; and
- Given the size and scale of the development in providing for two apartments, it is not necessary for there to be further open space provided in addition to the outdoor living areas of each dwelling.

Visual Privacy

The proposed balcony of Apartment 2 is setback 5.4 metres from the southern adjoining residential lot. The acceptable outcome relating to setback of balconies identifies a setback of 6.0 metres to be appropriate. The City did not receive any submissions objecting to overlooking of the southern adjoining site.

The balcony is consistent with the objectives of Element 3.5 of the R Codes Volume 2 – Apartments given the extent of overlooking falls onto a common property area of the adjoining property that serves the purpose of vehicle access, and avoids any outdoor living areas or major openings to habitable rooms.

Private Open Space and Balconies

The proposed balcony of Apartment 2 is oriented to the west and overlooks the vehicle access and bin store located on the ground floor below, which provides a level of reduced amenity for the occupants.

The balcony is consistent with the objectives of Element 4.4 of the R Codes Volume 2 – Apartments for the following reasons:

- The balcony exceeds the minimum area and dimension identified in the R Codes Volume 2, and provides a functional space. The balcony is also capable of being used in conjunction with the living room which provides flexibility for the occupants;
- The balcony is sited to the rear of the development to provide privacy from Apartment 1, and is oriented to the north to maximise solar access. To the south the balcony overlooks the vehicle access and bin store area on the subject site. This would result in a reduced visual amenity for the occupants of the balcony, but landscaping including a tree is indicated to be provided on the ground floor, which would assist in mitigating the impact as this matures. Overall the access to the northern sun and functionally afforded by the balcony siting outweighs the potential outlook to the south; and
- The balcony has been designed to integrate with the overall built form.

Bicycle Parking

The subject site provides two short term bicycles bays and nil long term bicycle bays for the commercial tenancies. The City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Parking Policy) prescribes a minimum of one long term bicycle bay. The development satisfies the overall objectives of this policy for the following reasons:

- The public short term bicycle bays are located within the car parking area, accessible only by employees or visitors to the site, while the residents bicycle facilities are securely located within each of the storerooms, ensuring their accessibility;
- The location of the subject site is along a major public transport route, with other alternative transport options available for visitors and employees to the site; and
- There is only one car parking bay available for each commercial tenancy, which encourages the use of sustainable and active modes of transport. To continue to encourage this, Administration recommends that a long term bicycle bay be provided in accordance with the Parking Policy requirements, which would be capable of use by staff for the commercial tenancies. This could be located under the stairwell adjacent to the short term bicycle bays so that they are conveniently accessible. A condition to this effect has been recommended.

Size and Layout of Dwellings and Building Depth

The proposed size and layout of the dwellings satisfy the objectives of Element 2.6 and Element 4.3 of the R Codes Volume 2 – Apartments for the following reasons:

- The size of the living areas are reflective of the anticipated demographic and number of occupants within each dwelling, given they are two bedroom dwellings;
- Habitable rooms have at least two openings and adequate ceiling height to facilitate access to natural sunlight and ventilation throughout the dwelling; and
- The bedrooms are consistent with the minimum floor areas and dimensions outlined in the R Codes Volume 2 – Apartments, with each provided with two openings to ensure access to natural ventilation. Access to sunlight is available from the south, and although this is not ideal, the ceiling heights are 2.7 metres to maximise access. The living rooms of each dwelling are consistent with the minimum floor areas and dimensions outlined in the R Codes Volume 2 – Apartments and are capable of being used in conjunction with both the kitchen/dining areas and the balconies. The open plan living areas and the ability to use the internal with external living areas, and the provision of adequately sized bedrooms provides the residents with a functional dwelling with the flexibility to accommodate different furniture layouts and facilitate the use of the space.

Managing the Impact of Noise

Charles Street is identified as an Other Significant Freight/Traffic Route under Schedule 3 of the State Planning Policy 5.4 Road and Rail Noise (SPP 5.4 Road and Rail Noise). This means that the development is required to be assessed in accordance with this policy.

SPP 5.4 identifies that applications are to generally be accompanied by a noise assessment and any necessary mitigation measures should be conditioned as part of the development approval. The applicant has not provided a noise assessment with the application. In the referral responses, neither the DPLH nor Main Roads raised a concern with this not being provided upfront. A condition of approval is recommended to require an acoustic report be provided as part of the building permit application, to identify noise impacts from Charles Street and mitigation measures the impact of noise to the dwellings. This would ensure that the development is consistent with the provisions of SPP 5.4 Road and Rail Noise and the objectives of Element 4.7 of the R Codes Volume 2 – Apartments by ensuring that the treatments identified in the acoustic report would be implemented to reduce the amount of noise experienced from habitable rooms and balconies.

Universal Design, Pedestrian Entrances and Access and Circulation and Common Spaces

The proposed development does not satisfy the objectives of Element 3.7 or Element 4.9 of the R Codes Volume 2 – Apartments. The proposed circulation and common areas are not designed for universal access, as prescribed as an acceptable outcome under Element 4.5 Circulation and Common Spaces.

The proposed development satisfies the overall objectives of the R Codes Volume 2 – Apartments given the development considers social and economic opportunities by introducing alternative housing options for different demographics than what is located within close proximity to the site. The development has been designed so that it is flexible and can be adapted to accommodate different demographics, and provides safe and convenient access for residents and visitors. The commercial tenancies on the ground floor are provided with an unobstructed path of travel from both the street and the rear parking area.

Environmentally Sustainable Design (ESD)

The applicant submitted an ESD report as part of this development application. This report demonstrates that the development as initially proposed, being a three storey mixed use development with three multiple dwellings and two office tenancies, was capable of achieving five star Green Star rating in accordance with the Green Building Council of Australia's Green Star rating system. The amended plans have not been assessed against the Green Building Council of Australia's Green Star rating system. Given the size and scale of the development has been reduced a condition of approval has been recommended for an amended ESD Report is provided for the development plans prior to the building permit which demonstrates a five star Green Star rating. The applicant has agreed to this condition.

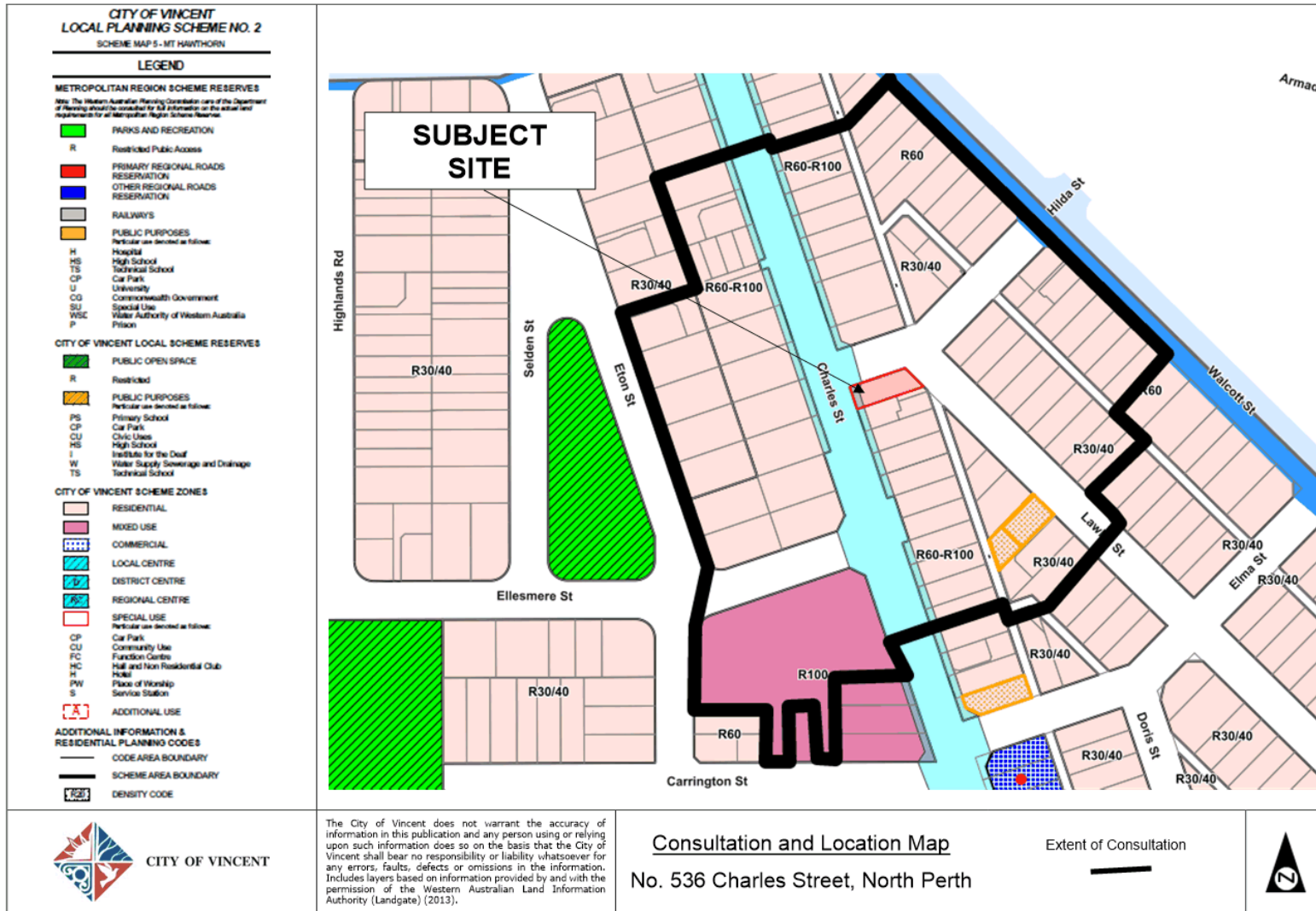
The proposal satisfies the objectives of Elements 4.15 and 4.16 of the R Codes Volume 2 – Apartments and Clause 1.8 of the City's Built Form Policy for the following reasons:

- The development incorporates solar collectors to the building, to reduce the dependency on non-renewable energy sources;
- The dwellings have been designed to maximise the northern sun in winter, and provide shading from direct sun in summer;
- All habitable rooms have access to natural ventilation, with at least two operable windows or doors to each habitable space; and
- The above points would assist in reducing reliance on non-renewable sources of energy within the development.

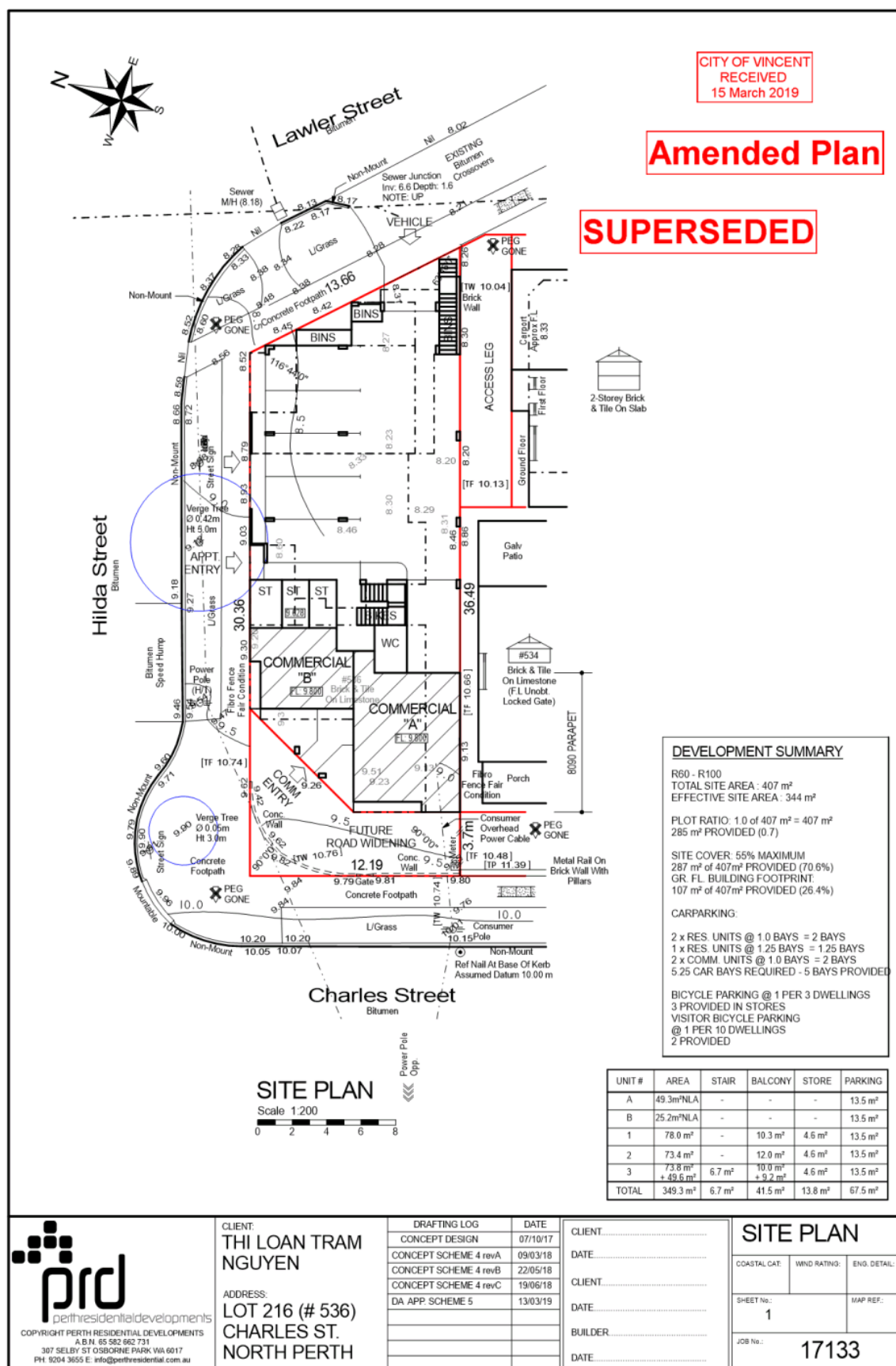
Waste Management

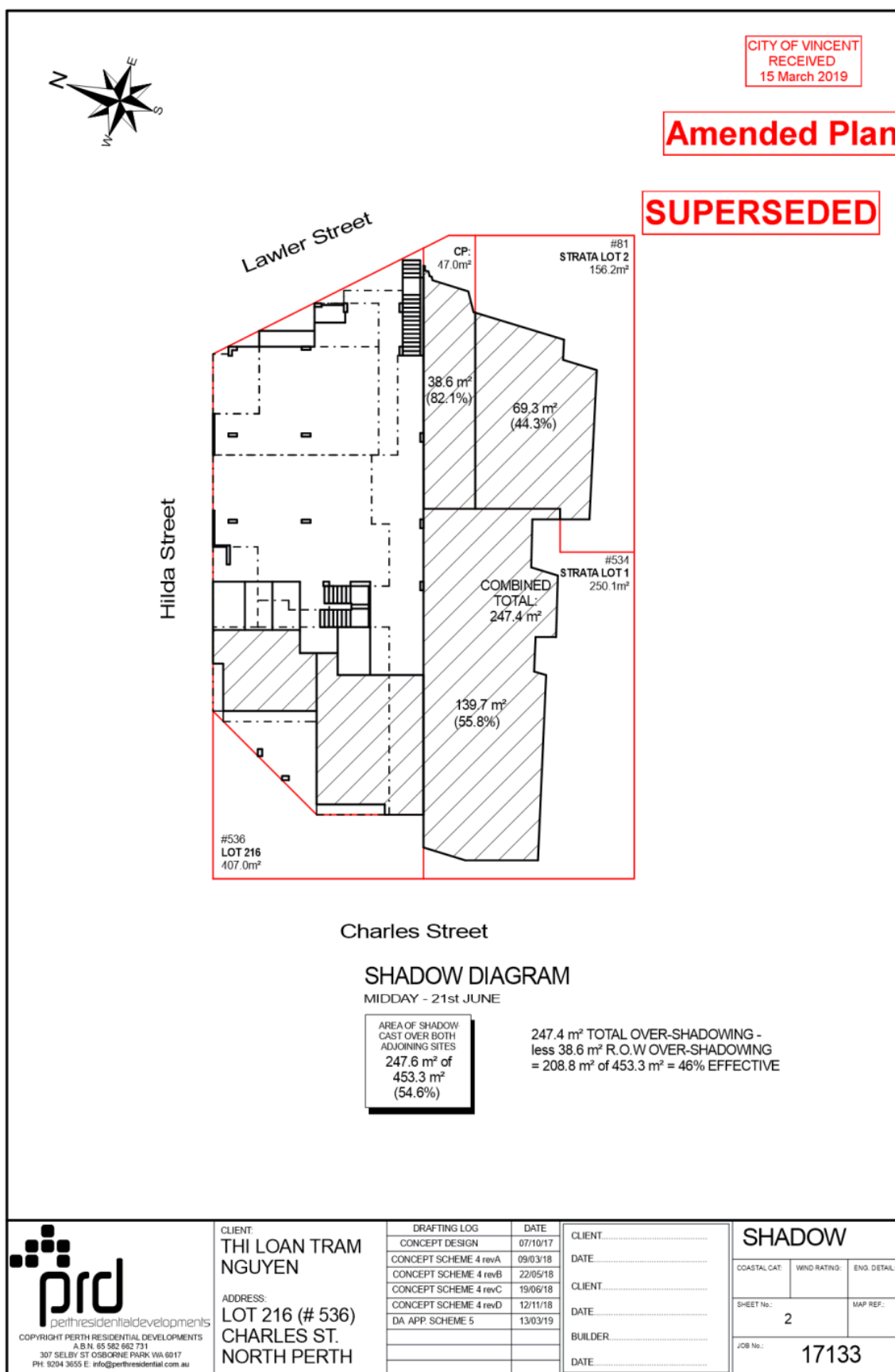
No waste management plan has been submitted with the proposal. The proposal is consistent with the objectives of Element 4.17 of the R Codes Volume 2 – Apartments for the following reasons:

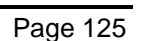
- Based on the City's standard waste generation and collection frequency, the development would require a total of six bins, consisting of:
 - Residential component – two 240 litre bins for food-organic garden-organic waste, one 240 litre bins for general waste, and one 240 litre bin for recycling; and
 - Non-residential component – one 140 litre bin for recycling and one 240 litre bin for general waste;The area required for the bin store to accommodate these bins is 2.7 square metres. The development proposes a bin store with six bins which is 5.3 square metres, and is sufficient to accommodate the needs of the development; and
- The location of the bin store is to the rear of the car parking area, and abuts the vehicle access of the adjoining site, eliminating adverse amenity impacts on the adjoining habitable spaces and outdoor living areas and proposed dwellings. The bin store is conveniently located and provides opportunities for the separation and recycling of waste.

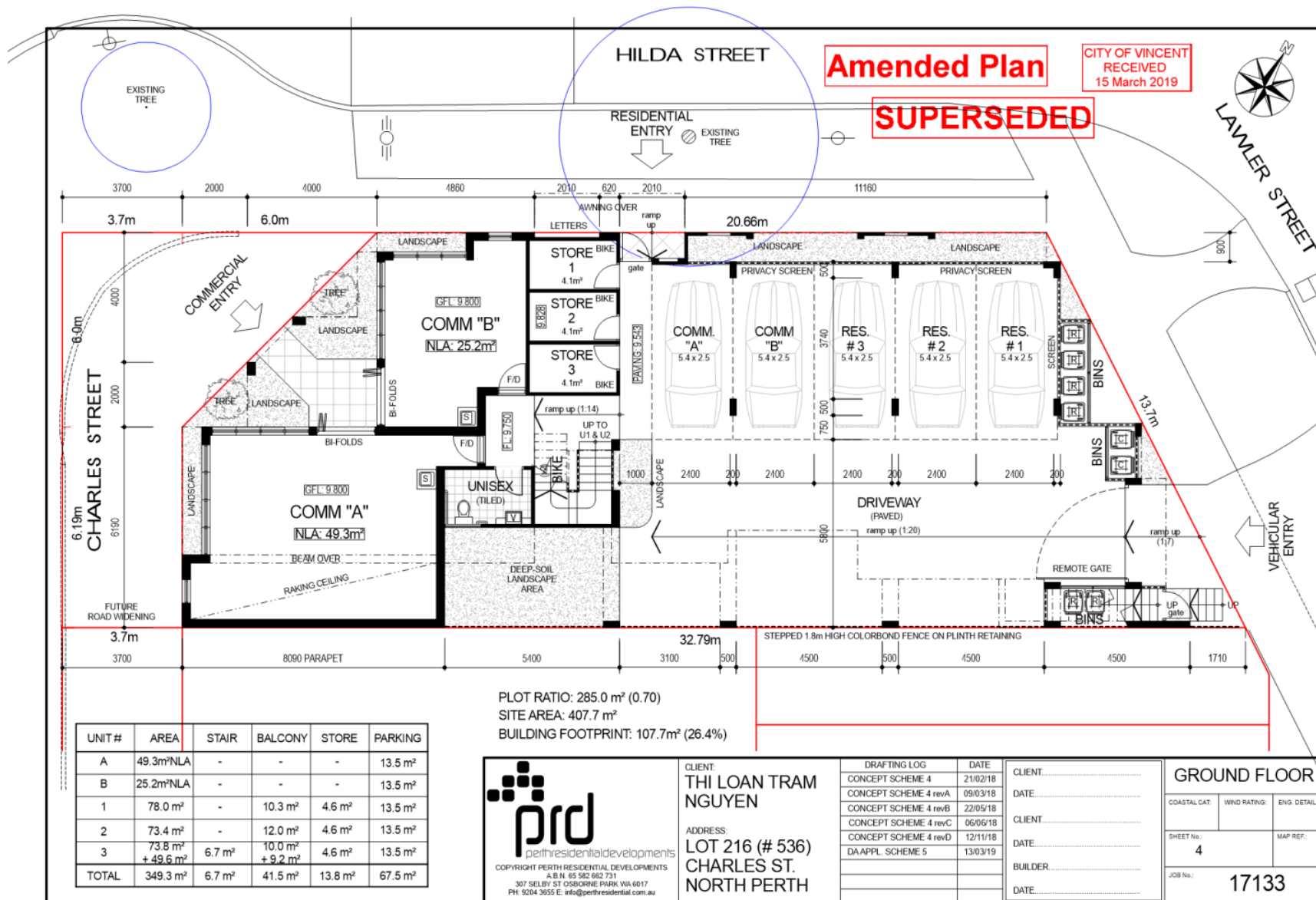


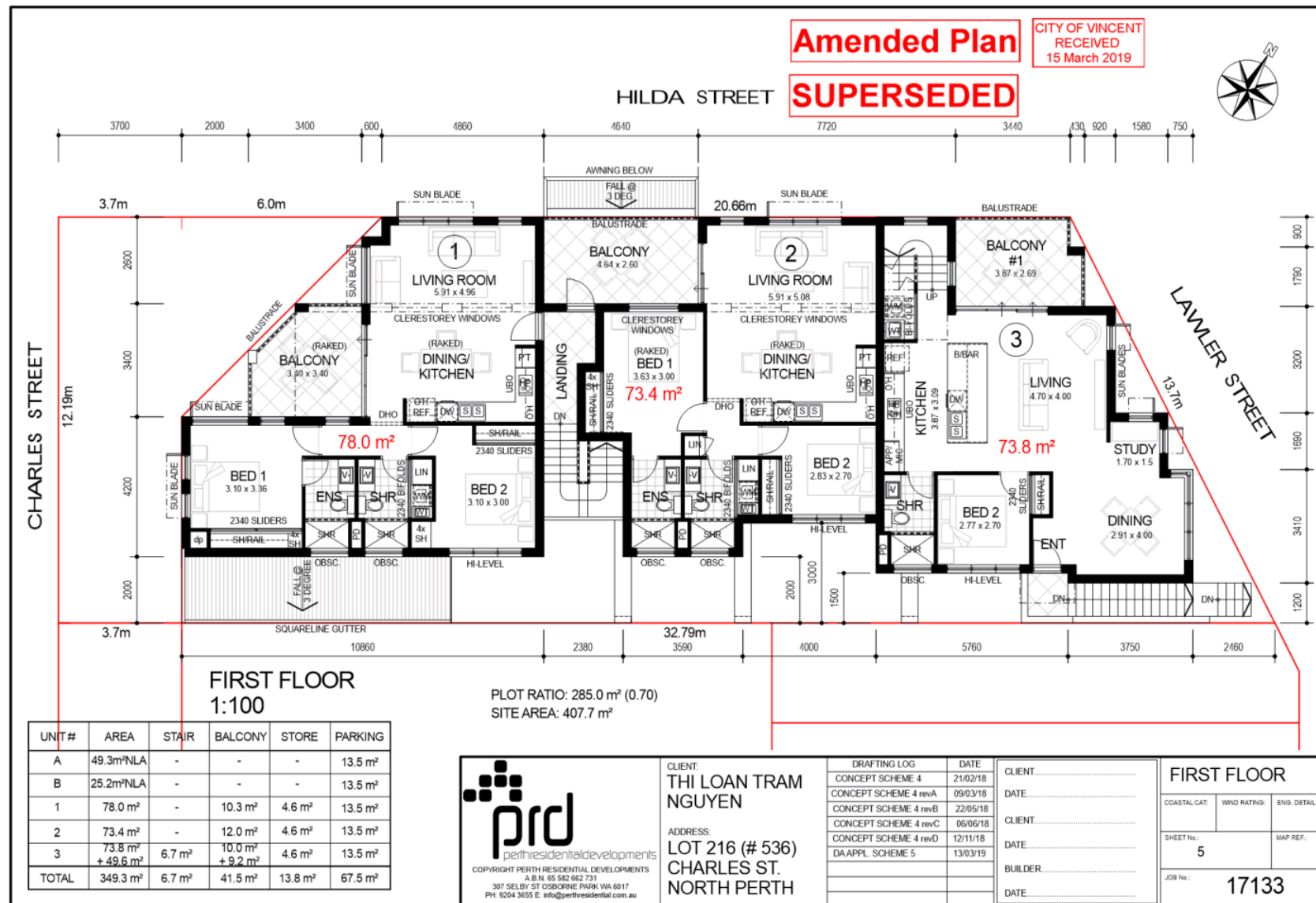


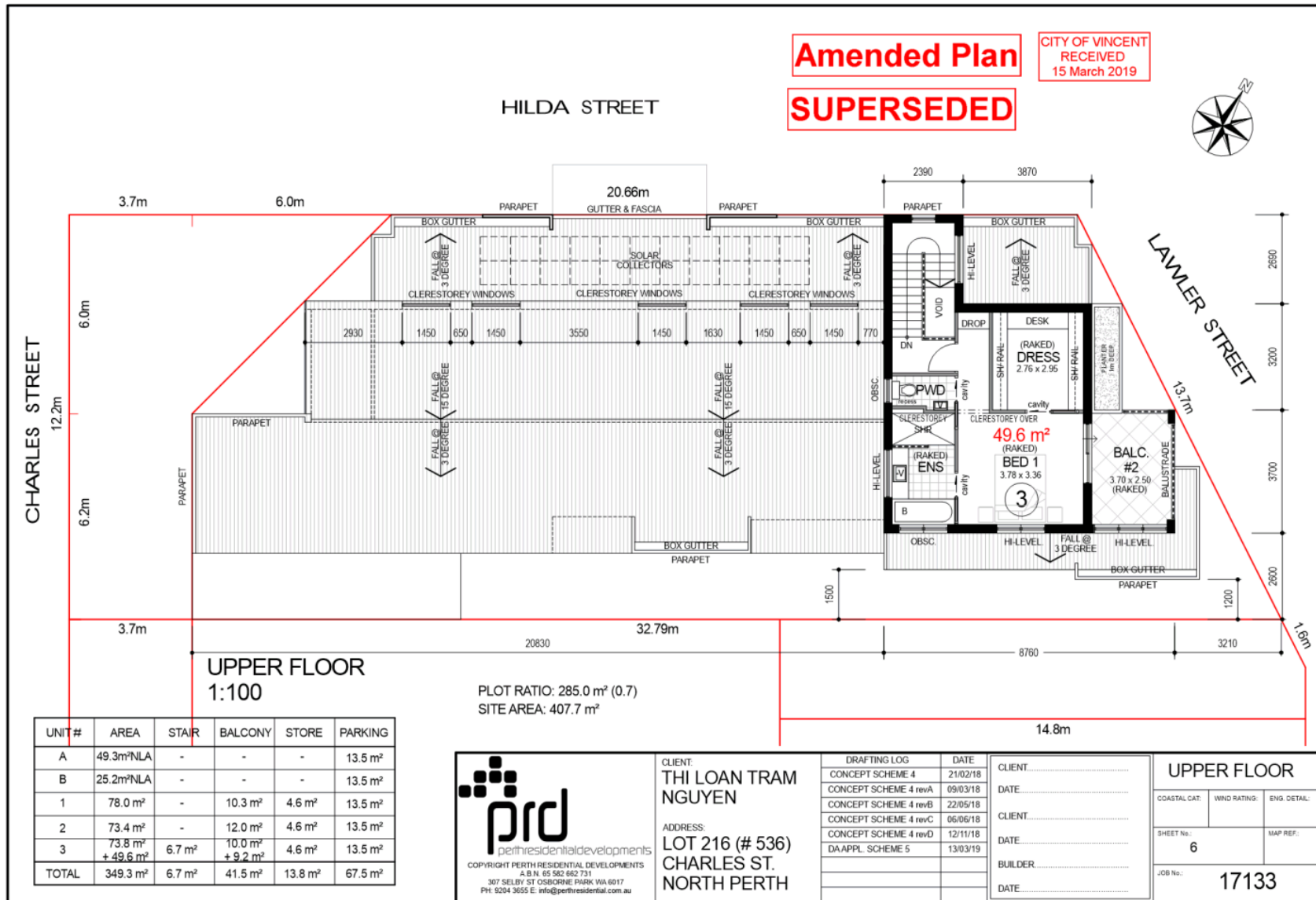


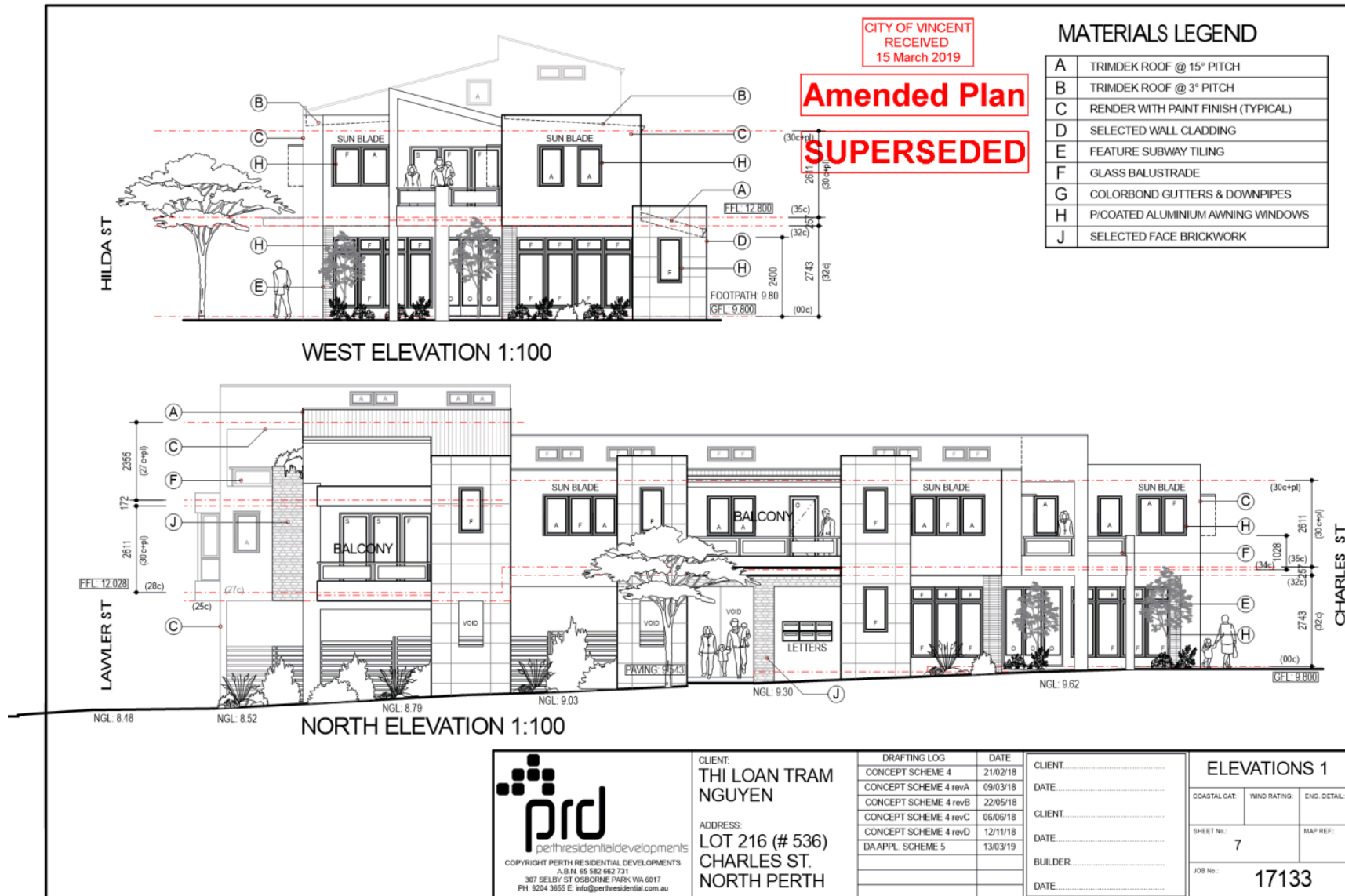


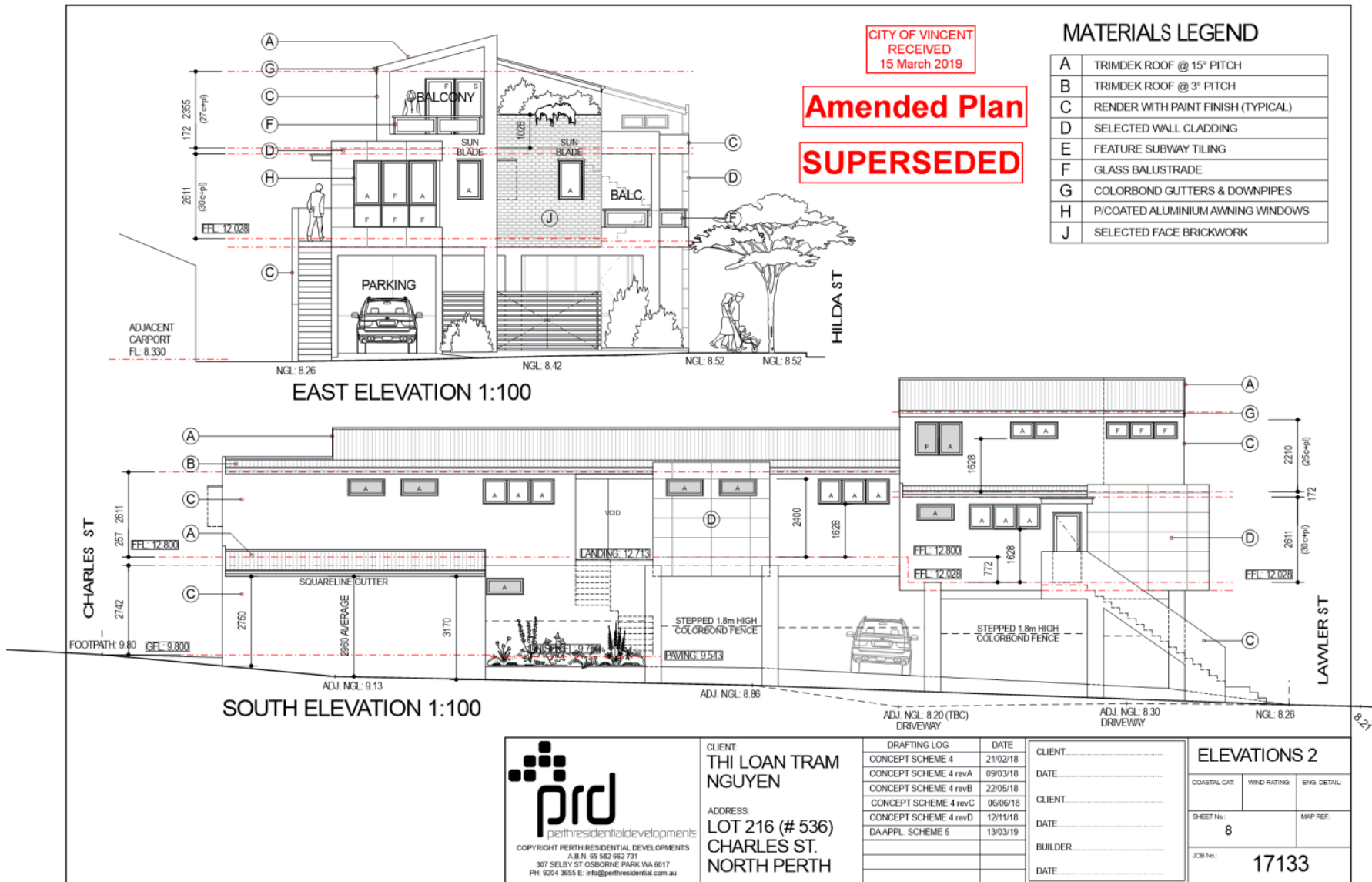














PROPOSED MIXED USE DEVELOPMENT

LOT 216 (#536) CHARLES STREET

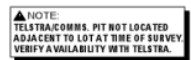
NORTH PERTH

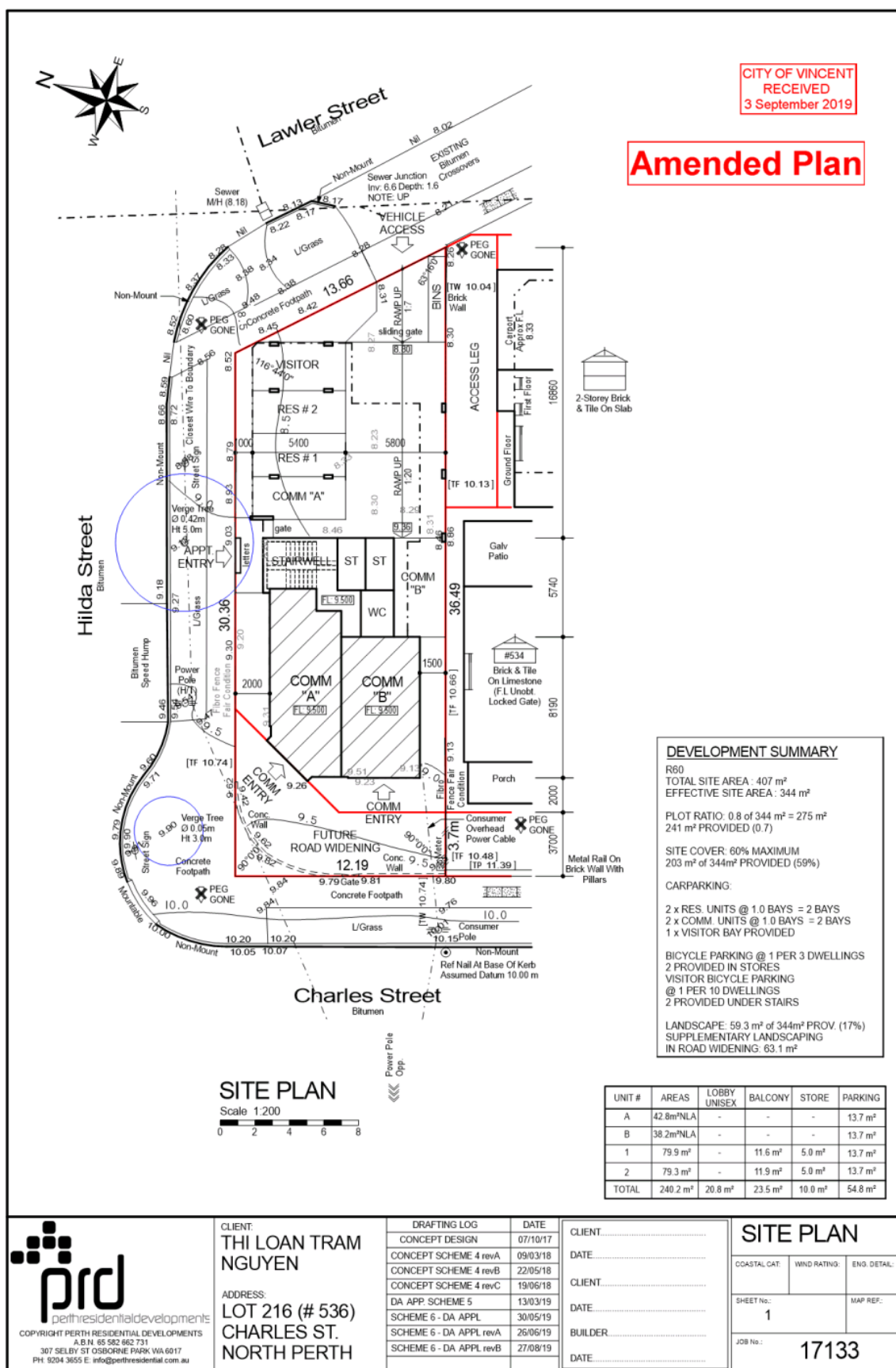
J/N 17133

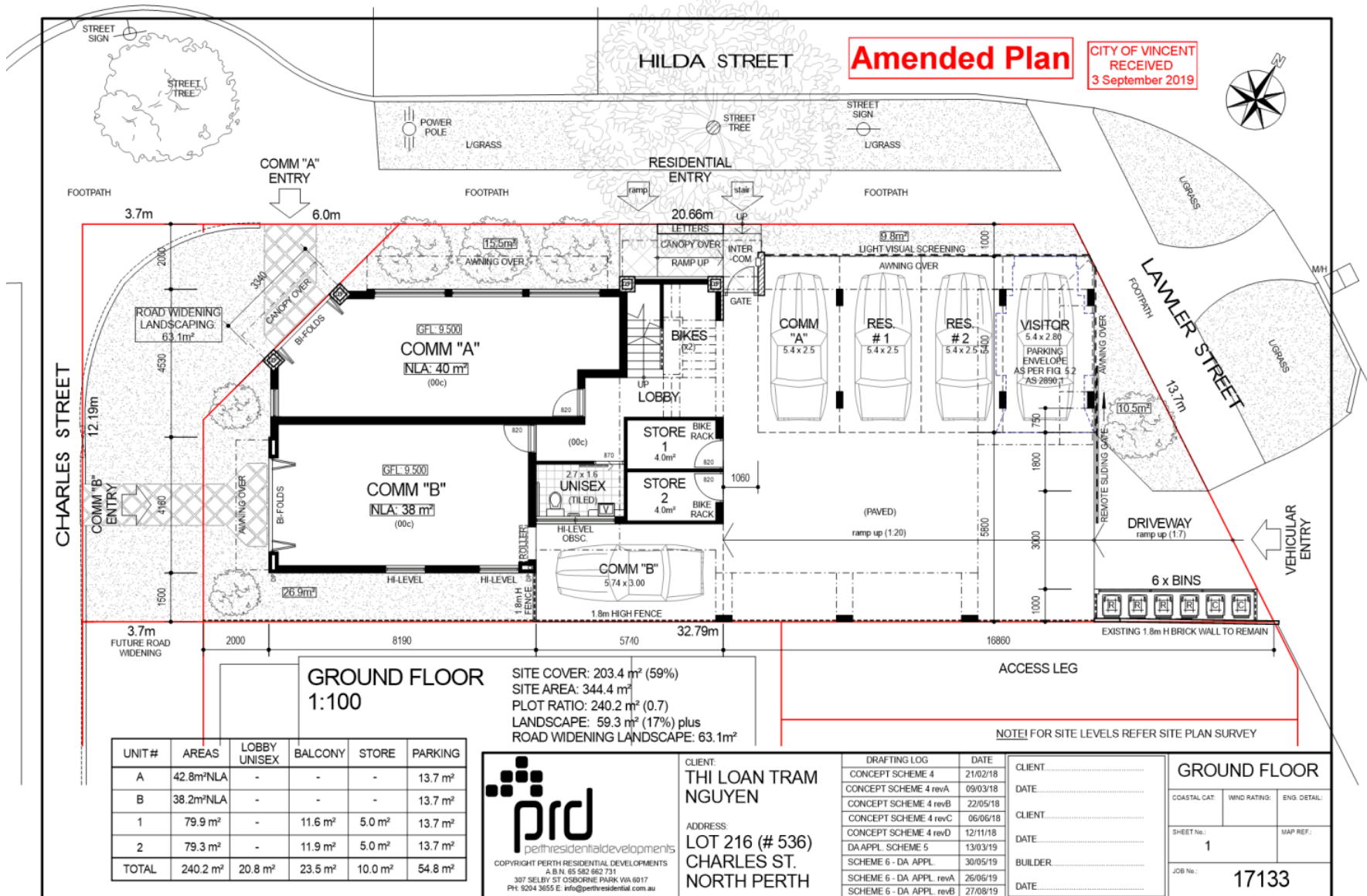
CITY OF VINCENT
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11 October 2019

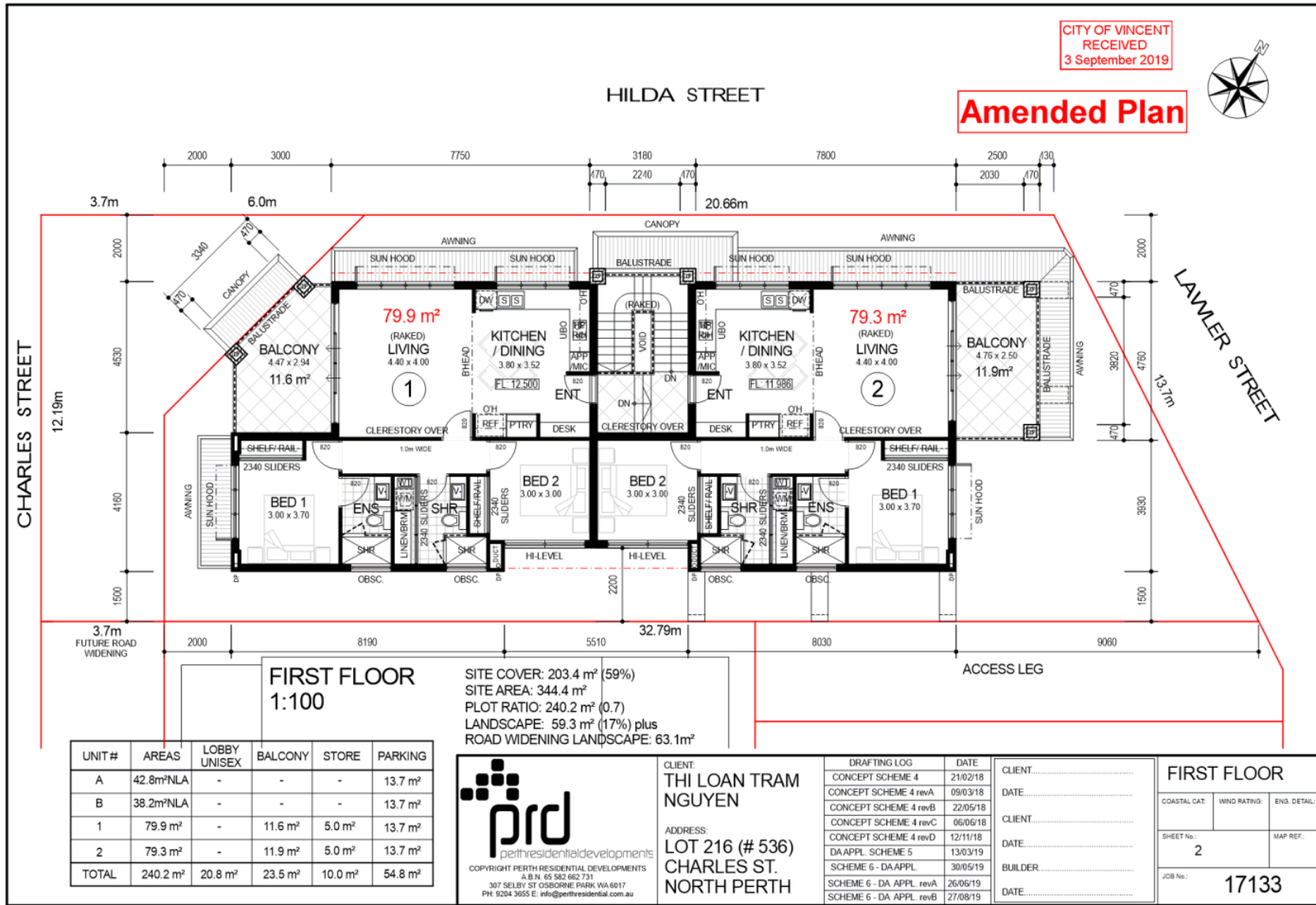
CITY OF VINCENT
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3 September 2019

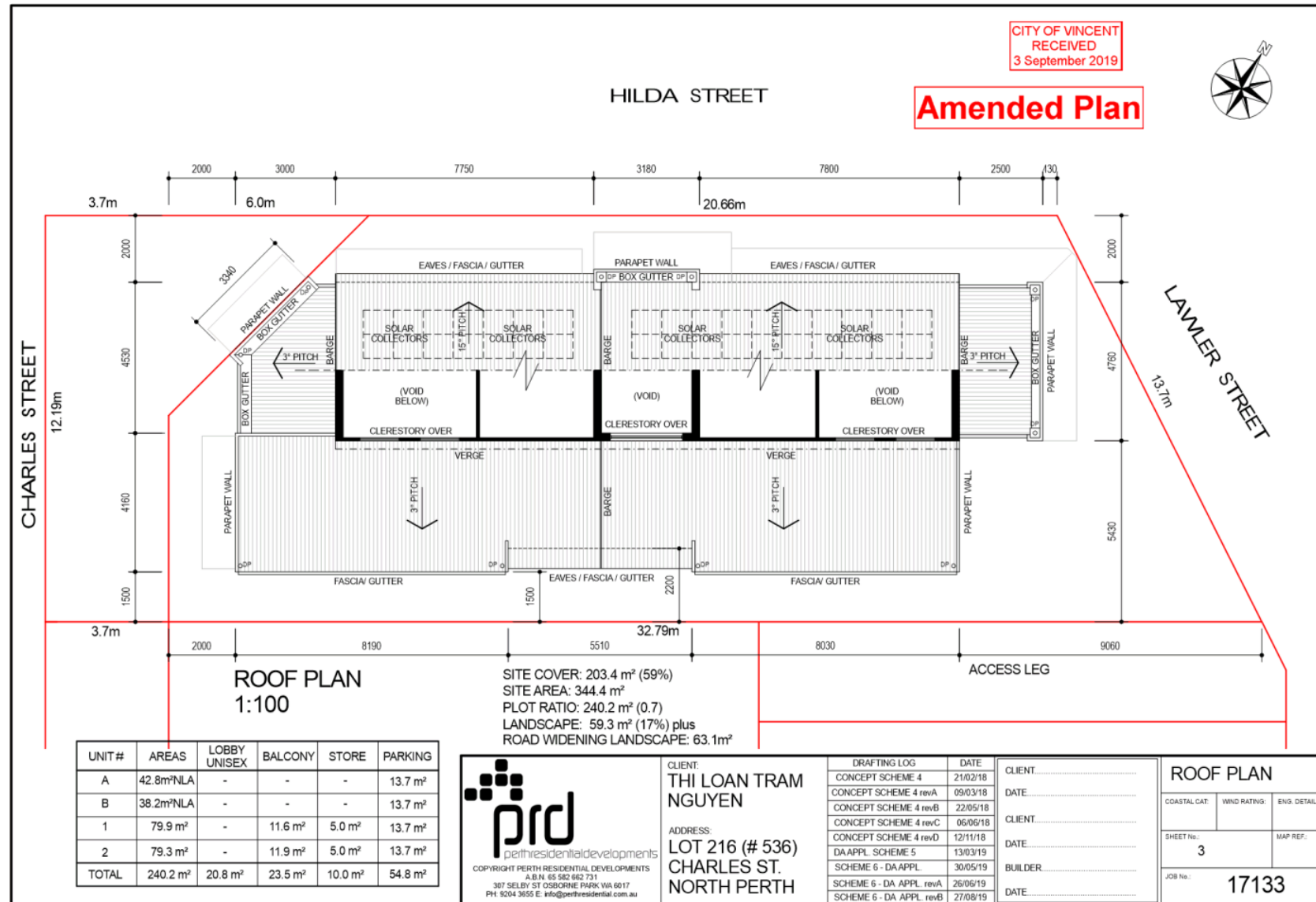
Amended Plan

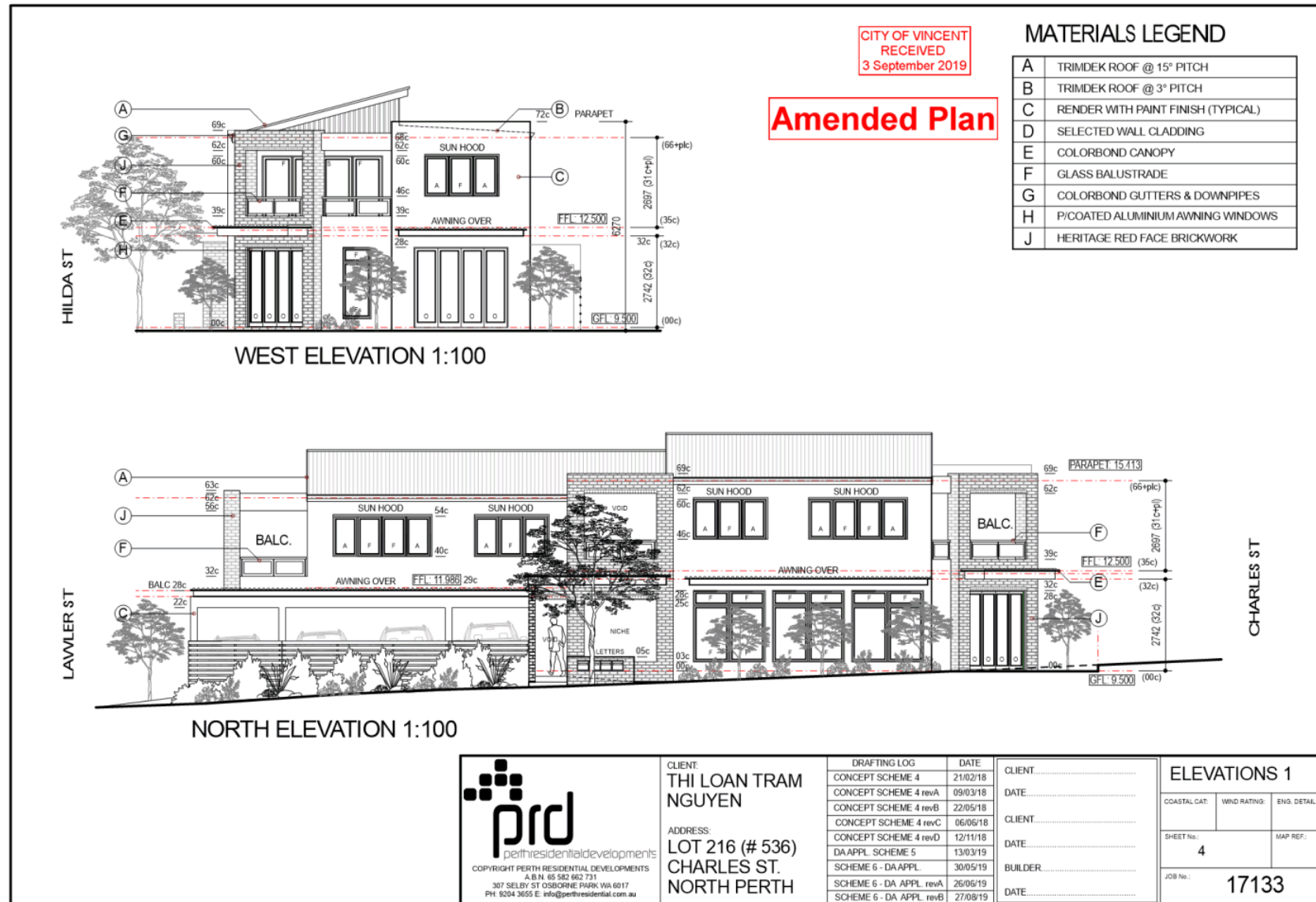


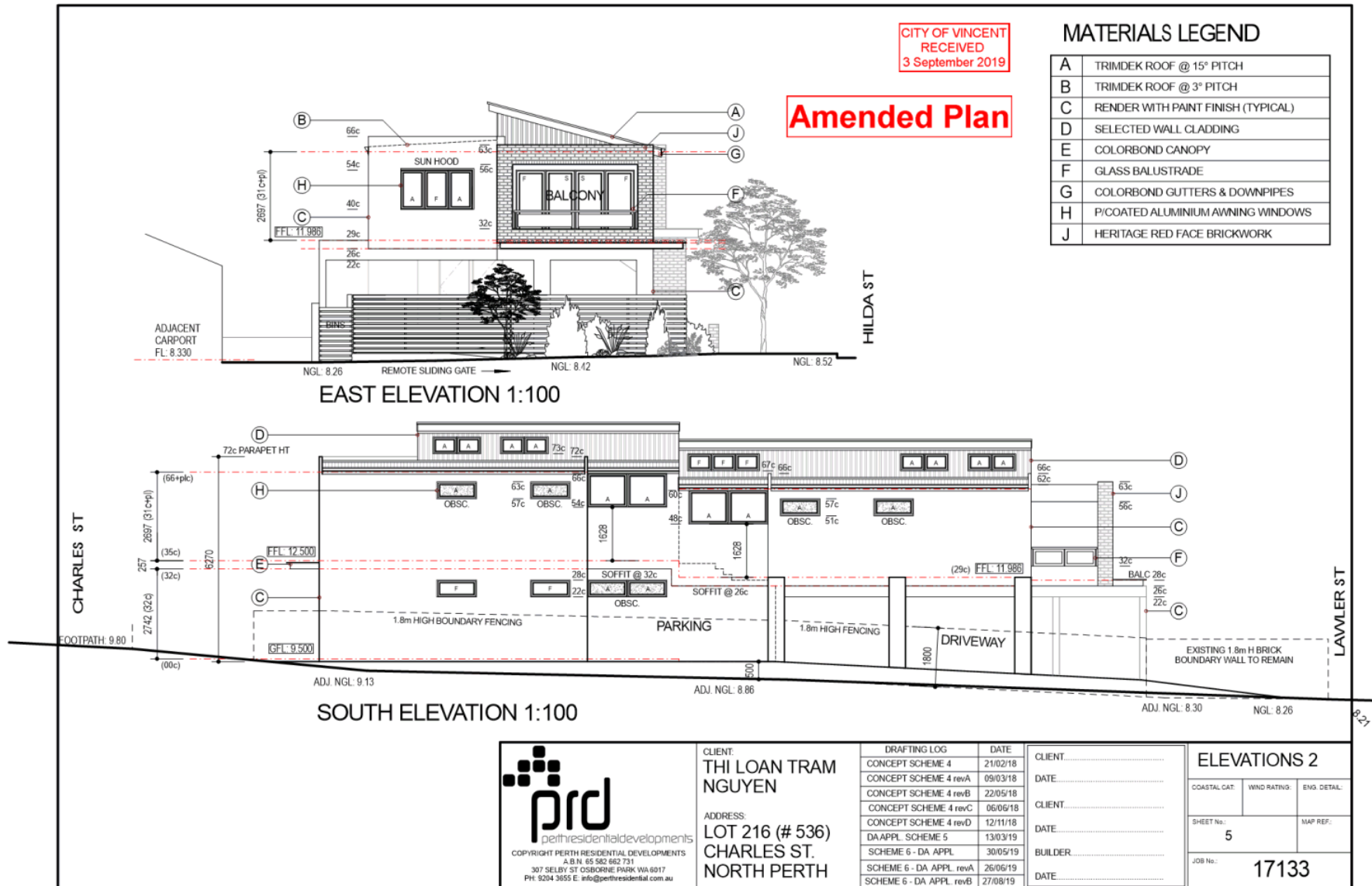


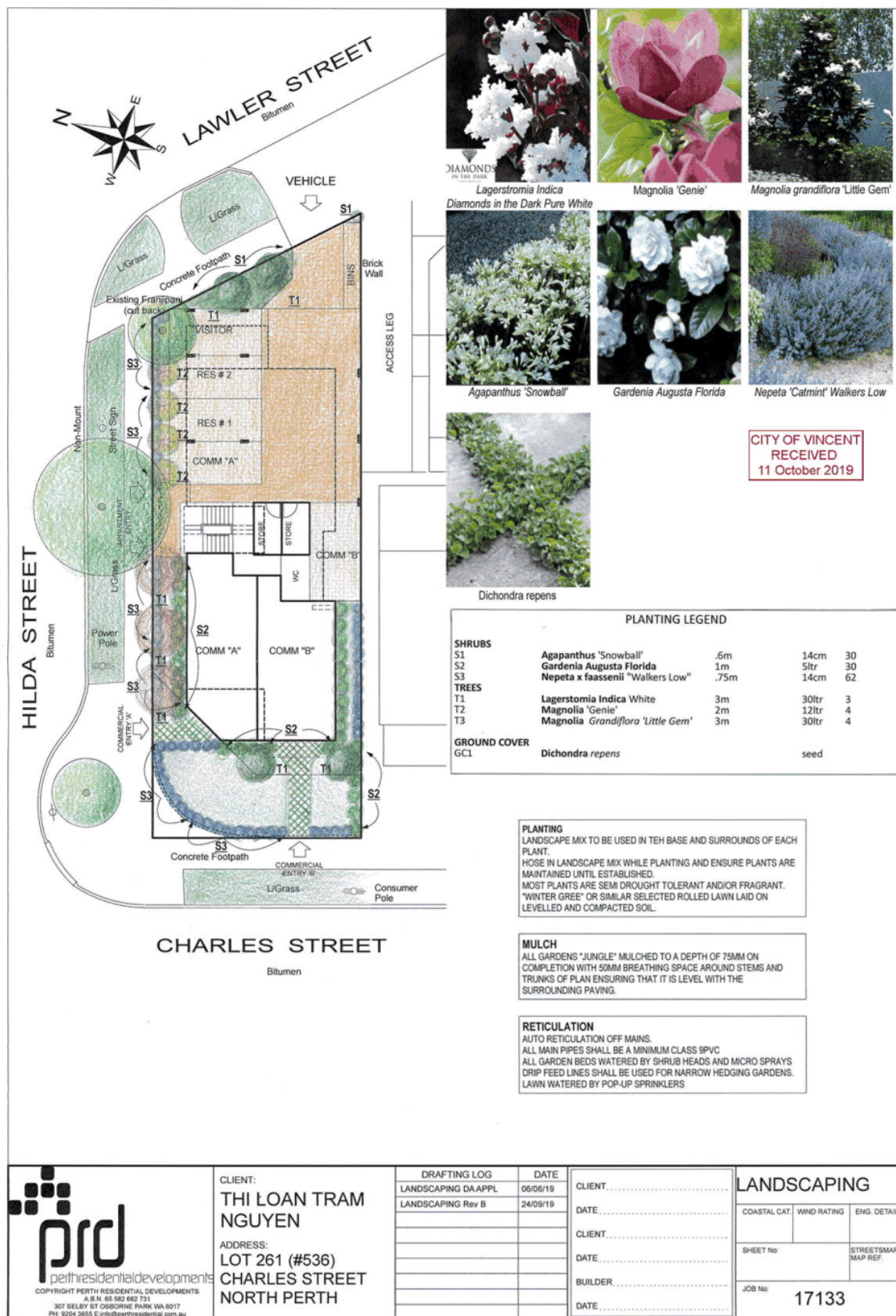












Summary of Submissions:

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

Comments Received in Objection:	Administration's Comments:
<p><u>Parking</u></p> <ul style="list-style-type: none"> • Currently limited parking surrounding the subject site. • Surrounding area already struggles with the demand of the commercial uses, in relation to traffic and parking. • Concern the development will exacerbate the issue. • Concern visitors will use other private car parking areas. • Concern relating to traffic and parking implications during construction. 	<ul style="list-style-type: none"> • The development proposes two car bays for the commercial component and two dedicated resident bays and one dedicated visitor parking bay for the residential component. The development meets the minimum car parking requirements set out in the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements for the commercial component of the development and is consistent with the Element Objectives of the R Codes – Volume 2 with respect to resident and visitor car parking. There is also the opportunity for the two dedicated commercial bays to be used by visitors to the residential dwellings out of hours. The provision of parking for the development is appropriate to the size and scale of the development, and having regard to the highly connected location. The development would not negatively impact on the accessibility of car parking in the locality, including private car parking areas. • Should the application be approved, a condition requiring a Construction Management Plan is recommended, to ensure that construction parking and traffic is suitably managed so as to not impact on the surrounding properties.
<p><u>Size & Scale</u></p> <ul style="list-style-type: none"> • Height, bulk and scale does not reflect the existing character of Charles Street. • Proposal is too bulky for the subject site. • Will result in a detrimental impact on the adjacent residential properties. • Three stories facing Lawler Street does not reflect permitted height to the eastern side of Lawler Street, should be more sympathetic. • Should meet street setback requirements. 	<p>Following community consultation, the applicant submitted amended plans which reduced the height of the development from three storeys to two storeys, reduced the number of dwellings from three dwellings to two dwellings and increased lot boundary setbacks to provide more landscaping opportunities. The plot ratio and building height now satisfy the prescribed deemed-to-comply standards as outlined in the City's Built Form Policy and the Acceptable Outcomes/Element Objectives of the R Codes – Volume 2. The building height and setbacks satisfies the objectives of the elements relating to the primary controls of the R Codes – Volume 2 for the following reasons:</p> <ul style="list-style-type: none"> • The building height reflects the existing development within the Charles Street streetscape and is consistent with the height limit identified for the site under the Built Form Policy. Although there is overshadowing to the solar panels and one major opening on each of the adjoining properties, this is unavoidable due to the orientation of the lots and has been mitigated through the building design; • The design incorporates a number of materials, colours and an articulated design, and an interactive ground floor design which mitigates the impact of building bulk and scale when viewed from the public realm; and

Page 1 of 3

Summary of Submissions:

Comments Received in Objection:	Administration's Comments:
	<ul style="list-style-type: none"> The location of vegetation within the street setback areas and along the southern lot boundary provide a natural screening to mitigate the impact of the built form on the adjoining properties and when viewed from the public realm.
<u>Landscaping</u> <ul style="list-style-type: none"> Should be more priority on the provision of landscaping on-site to reflect the character of the area. Any landscaping provision would create a better amenity for the area. Should be some consideration to the retention of existing vegetation on-site. 	<p>Following community consultation, the applicant submitted amended plans which reduced the building footprint and provided more opportunities for landscaping on-site. The proposed landscaping includes the retention of mature vegetation and provides adequate amount of deep soil areas equating to 17 percent of the subject site area. The proposed canopy is located within the street setback area and along the southern wall of the commercial tenancies. The proposed landscaping satisfies the Element Objectives of the R Codes – Volume relating to landscaping. A standard condition of approval has been recommended for a revised landscaping plan to be provided which ensures that the proposed landscaping achieves the intended outcomes which will mitigate the impact of the development on the adjoining southern lot and when viewed from the street.</p>
<u>Building Design</u> <ul style="list-style-type: none"> Building design does not reflect the character of the area. Applicant should demonstrate a sustainable design to consider the impact of the development on the environment. 	<ul style="list-style-type: none"> Following community consultation, the applicant submitted amended plans which incorporates design elements, colours and materials that are more consistent with the Charles Street streetscape and broader North Perth locality. The application has been presented to the Design Review Panel (DRP) to consider the design of the development when considering the character of the locality. The DRP have provided comments that while the design has improved, further consideration could be given to the external appearance through the use of colours and materials. Administration has recommended a condition for a schedule of materials and colours to be submitted and approved by the City to ensure that the intended finish is sympathetic to the locality. A further condition for a revised landscaping plan to be submitted and approved by the City has also been recommended, to ensure that the species are appropriately selected to assist with mitigating the impact of the development. The proposal satisfies the Element Objectives of the R Codes – Volume 2 and the City's Built Form Policy with respect to environmentally sustainable design (ESD), as an ESD report has been submitted which identifies that the development could achieve a five star Greenstar rating based on the original proposal. A condition has been recommended which requires an updated ESD report to be submitted to demonstrate that this can be achieved for the current proposal.

Summary of Submissions:

Comments Received in Objection:	Administration's Comments:
<u>External Fixtures</u> Location of auxiliary services, i.e. air conditioning units, gas systems, should be shown to consider the impact on neighbouring properties.	A standard condition of approval has been recommended requiring information be submitted relating to location of these auxiliary services, and adequate measures imposed to mitigate any impact on the adjoining southern property.

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



CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 20 February 2019 at 3.30pm

Venue: Function Room
City of Vincent Administration and Civic Centre**MINUTES****Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
Sasha Ivanovich (Chairperson)	Joslin Colli (A/Manager Development & Design)
Stephen Carrick	Kate Miller (A/Coordinator Planning Services)
Ailsa Blackwood	Dan McCluggage (Urban Planner)
Joe Chindarsi	Mitch Hoad (Senior Urban Planner)
	Karsen Reynolds (Urban Planner)
	Roslyn Hill (Minute Secretary)

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Vaughan Hattingh	Perth Residential
Jared Morskate	Perth Residential
Tram Nguyen	Owner

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

The Chairperson, Sasha Ivanovich declared the meeting open at 4.03pm.

2. Apologies**3. Business****4.03pm–4.35pm – Applicant Presentation –****Redacted for Privacy**

4.40pm–5.35pm – Applicant's Presentation – DA Lodged 5.2018.315.1

3.2 Address: 536 Charles Street, North Perth

Proposal: Mixed Use Development

Applicant: Perth Residential Development/Thi Loam Tram Nguyen

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

Applicant's Presentation:

The applicant presented a power point presentation

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Potential for greater streetscape activation to contribute to a “friendlier” community. Consider designing a storefront to accommodate community activity that will provide additional planting with opportunities for the community to informally congregate – enliven and activate the street • Consider the broader context of the site. Demonstrate how the new development will fit in and contribute positively to its immediate neighbourhood. Details of the neighbouring existing buildings in the area should be referenced and considered as to how their positive features and character could be reinterpreted into the proposed development, as evidenced in the use of materials and detailing that will assist in fitting the new development within the current context
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Consider providing more landscaping on portions of the site that are not subject to road widening • Consider setting back the awning to accommodate mature trees, providing good tree canopy coverage and thus greater amenity whilst softening the impact of the development at this exposed location • Consider engaging a landscape architect to ensure appropriate species are selected in accordance with the City's requirements • Follow the City's requirements for provision of deep soil area and canopy coverage. • Triangular space between commercial tenancies can be used to accommodate deep soil landscaping and mature trees, whilst providing a focal point for the development and the community
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Overshadowing to the southern property is exacerbated by the non-compliant setback to boundary. Consider redesigning and/or relocating balconies to achieve a greater setback and providing articulation to the wall, which would help in mitigating the bulk. Consider balconies being provided on the northern elevation for greater amenity • Consider alternative design if the permanent awning

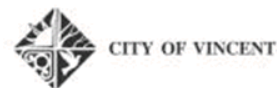
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		<p>over road widening area cannot be accommodated. Recessing of the ground floor will soften the development by accommodating landscaping and provide shading for windows</p> <ul style="list-style-type: none"> • Reconsider and further refine design of the external stairwell, currently it is a prominent feature of the facade. • Scale of the rear portion of the building should be reviewed as it currently does not fit within the existing streetscape. The east elevation presents as three storeys - it is not consistent with surrounding developments • The overall bulk of the building is exacerbated by nil setback to the primary and secondary streets as well as to the southern lot boundary • Overshadowing exceeds 50%, and falls into the solar collectors, into a major opening and over the outdoor living area of the southern lot • Insufficient open space has been provided. It indicates an overdevelopment of the R60 site and does not reflect the existing or preferred character of the locality
Principle 4 – Functionality and build quality	and	<ul style="list-style-type: none"> • Consider the number of bins and/or bin collection methods as the number proposed (5) does not appear to be adequate • Parking bays do not appear to be compliant with Australian Standards requirement for 1:20 grade for a cross fall. Consider alternative designs to achieve compliance
Principle 5 – Sustainability		<ul style="list-style-type: none"> • The eastern windows will be exposed the same as the western windows. The protection of window openings by use of canopies and screens needs to be addressed consistently across the various orientations in the development.
Principle 6 – Amenity		<ul style="list-style-type: none"> • Review the internal spaces for functionality and amenity. Spaces within the lobby and internal areas are quite tight.
Principle 7 – Legibility		N/A
Principle 8 – Safety		<ul style="list-style-type: none"> • To increase security and safety, consider providing a gate to restrict access to the car park which is currently open to the street
Principle 9 – Community		N/A
Principle 10 – Aesthetics		<ul style="list-style-type: none"> • Articulation and fenestration appears overcomplicated. Opportunities for simplifying of these features should be explored. A simplified but well-articulated development, softened with appropriate landscaping and architectural responses will appear less imposing.
Comments		N/A

Conclusion:

To be returned to DRP

MINUTES



DESIGN REVIEW PANEL

Wednesday 24 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)
Tom Griffiths
Joe Chindarsi
Simon Venturi

City of Vincent Officers

Jay Naidoo (Manager Development & Design)
Joslin Colli (Coordinator Planning Services)
Mitch Hoad (Senior Urban Planner)
Clair Morrison (Urban Planner)

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Applicant – Item 3.3

Vaughn Hattingh Perth Residential Developments
Thi Loan Tram Nguyen Landowner

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#### 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 –

**Redacted for Privacy**

Redacted for Privacy

**5.00pm–5.10pm – Applicant Presentation – DA Lodged 5.2018.315.1**

**3.3 Address:** 536 Charles Street, North Perth

**Proposal:** Mixed Use Development

**Applicant:** Perth Residential Development

**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 February 2019

**Recommendations & Comments by DRP on 20 February 2019:**

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Principle 1 –<br/>Context and Character</b> | <ul style="list-style-type: none"><li>• Potential for greater streetscape activation to contribute to a “friendlier” community. Consider designing a storefront to accommodate community activity that will provide additional planting with opportunities for the community to informally congregate – enliven and activate the street</li><li>• Consider the broader context of the site. Demonstrate how the new development will fit in and contribute positively to its immediate neighbourhood. Details of the neighbouring existing buildings in the area should be referenced and considered as to how their positive features and character could be reinterpreted into the proposed development, as evidenced in the use of materials and detailing that will assist in fitting the new development within the current context</li></ul> |
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| <b>Principle 2 –<br/>Landscape quality</b>               | <ul style="list-style-type: none"> <li>Consider providing more landscaping on portions of the site that are not subject to road widening</li> <li>Consider setting back the awning to accommodate mature trees, providing good tree canopy coverage and thus greater amenity whilst softening the impact of the development at this exposed location</li> <li>Consider engaging a landscape architect to ensure appropriate species are selected in accordance with the City's requirements</li> <li>Follow the City's requirements for provision of deep soil area and canopy coverage.</li> <li>Triangular space between commercial tenancies can be used to accommodate deep soil landscaping and mature trees, whilst providing a focal point for the development and the community</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Principle 3 –<br/>Built form and scale</b>            | <ul style="list-style-type: none"> <li>Overshadowing to the southern property is exacerbated by the non-compliant setback to boundary. Consider redesigning and/or relocating balconies to achieve a greater setback and providing articulation to the wall, which would help in mitigating the bulk. Consider balconies being provided on the northern elevation for greater amenity</li> <li>Consider alternative design if the permanent awning over road widening area cannot be accommodated. Recessing of the ground floor will soften the development by accommodating landscaping and provide shading for windows</li> <li>Reconsider and further refine design of the external stairwell, currently it is a prominent feature of the facade.</li> <li>Scale of the rear portion of the building should be reviewed as it currently does not fit within the existing streetscape. The east elevation presents as three storeys - it is not consistent with surrounding developments</li> <li>The overall bulk of the building is exacerbated by nil setback to the primary and secondary streets as well as to the southern lot boundary</li> <li>Overshadowing exceeds 50%, and falls into the solar collectors, into a major opening and over the outdoor living area of the southern lot</li> <li>Insufficient open space has been provided. It indicates an overdevelopment of the R60 site and does not reflect the existing or preferred character of the locality</li> </ul> |
| <b>Principle 4 –<br/>Functionality build quality</b> and | <ul style="list-style-type: none"> <li>Consider the number of bins and/or bin collection methods as the number proposed (5) does not appear to be adequate</li> <li>Parking bays do not appear to be compliant with Australian Standards requirement for 1:20 grade for a cross fall. Consider alternative designs to achieve compliance</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 5 –<br/>Sustainability</b>                  | <ul style="list-style-type: none"> <li>The eastern windows will be exposed the same as the western windows. The protection of window openings by use of canopies and screens needs to be addressed consistently across the various orientations in the development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Principle 6 –<br/>Amenity</b>                         | <ul style="list-style-type: none"> <li>Review the internal spaces for functionality and amenity. Spaces within the lobby and internal areas are quite tight.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Principle 7 –<br/>Legibility</b>                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 8 –<br/>Safety</b>                          | <ul style="list-style-type: none"> <li>To increase security and safety, consider providing a gate to restrict access to the car park which is currently open to the street</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Principle 9 –<br/>Community</b>                       | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 10 –<br/>Aesthetics</b>                     | <ul style="list-style-type: none"> <li>Articulation and fenestration appears overcomplicated. Opportunities for simplifying of these features should be explored. A simplified but well-articulated development,</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|          |                                                                                              |
|----------|----------------------------------------------------------------------------------------------|
|          | softened with appropriate landscaping and architectural responses will appear less imposing. |
| Comments | 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>This building's proposed character is fairly generic in nature. Consider incorporating building treatments that more directly reference the immediate built form character of North Perth and surrounding locality. Select character references that bring in but do not replicate, the neighbouring area. An analysis/investigation of the surrounding building-built character would assist in achieving this.</li> <li>Consider the detailing of the face brick design elements on single houses. Consider using a continuous band of face brickwork around the base of the development to provide grounding.</li> <li>Further investigate the architectural elements of the ground floor and residential entry, to further reference the prevalent character of this area</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Principle 2 – Landscape quality</b>               | <ul style="list-style-type: none"> <li>Look at providing a more detailed landscape design to the site area earmarked for road widening, to create a more welcoming environment and define entry pathways to the ground floor commercial tenancies. These areas can be used as spill out alfresco areas</li> <li>Provide more detail as to how the proposed large canopy trees will fit, grow and be sustained.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Principle 3 – Built form and scale</b>            | <ul style="list-style-type: none"> <li>Look at where the overshadowing falls onto the southern property and how to mitigate the over-shadowing impact on the neighbouring solar panels. A solar study would assist in presenting this information</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Principle 4 – Functionality and build quality</b> | <ul style="list-style-type: none"> <li>Consider widening the bi-fold doors opening to the commercial tenancies</li> <li>Look at how to incorporate a more interactive relationship between the street and the commercial component of the development by widening openings of these tenancies to the street</li> <li>Review provisions of the public DDA toilet and toilets within dwellings so that they are compliant to the National Construction Code. Consider providing one bathroom per dwellings rather than two</li> <li>Review compliance to AS2890.1 of the new visitor car parking bay.</li> <li>Look at the compliance of the apartment internal corridors' widths to the National Construction Code</li> <li>Reconsider the awning/canopy treatment over the main entry and how it ties in with the canopy close to the apartments' entry both in relation to its height above the ground, and edge thickness/treatment</li> <li>Consider a standalone awning that clearly identifies the principal residential entry from the street. This could be repeated to the corner commercial tenancy, within the face-brick wall elements, separate from the secondary awnings/shading elements<br/>Alternatively, consider a simple flat canopy design that changes in level ie increasing in height to signify important entry points into the development.</li> </ul> |
| <b>Principle 5 – Sustainability</b>                  | <ul style="list-style-type: none"> <li>Reconsider the orientation of sun shades to ensure they are functionally effective</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | <ul style="list-style-type: none"> <li>• Review privacy screen options on the southern windows</li> <li>• Consider the options for ventilation to the bedrooms to capture southern breezes. High clerestory windows to be operable to allow cross-ventilation</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Principle 6 – Amenity</b>     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Principle 7 – Legibility</b>  | <ul style="list-style-type: none"> <li>• Review access to the retail tenancies and provide direct access from street front.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Principle 8 – Safety</b>      | <ul style="list-style-type: none"> <li>• Consider light visual screening around parking, in addition to and softened by landscaping, to reduce building bulk but still achieve security at the pedestrian entry point and to car-parking area</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Principle 9 – Community</b>   | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Principle 10 – Aesthetics</b> | <ul style="list-style-type: none"> <li>• Look at recessing of façade around balconies to provide more depth and articulation to the façade design</li> <li>• Look at thickening the width of the piers for the balcony to clarify and strengthen façade design/articulation to the corner.</li> <li>• Consider incorporating traditional brickwork design patterns of face brickwork as applied to character homes in the locality, ie. brick soldier-course detailing to parapets or lintels/sills etc.</li> <li>• Further consider the underside of awnings and how more detailed façade treatments can be applied to improve character/interest</li> </ul> |
| <b>Comments</b>                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

**Conclusion:**

Not to be returned to DRP.

**4. Close/Next Meeting**

The Chairperson closed the meeting at 5.30pm

The next meeting is scheduled to be held on Wednesday 7 August 2019

**DA Lodged 5.2018.315.1**

**Address:** 536 Charles Street, North Perth      **Proposal:** Mixed Use Development

**Applicant:** Perth Residential Developments

**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 February 2019

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

| PRINCIPLES                                 | DRP RECOMMENDATIONS & COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | DESIGN RESPONSE                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Principle 1 – Context and Character</b> | <ul style="list-style-type: none"> <li>This building's proposed character is fairly generic in nature. Consider incorporating building treatments that more directly reference the immediate built form character of North Perth and surrounding locality. Select character references that bring in but do not replicate, the neighbouring area. An analysis/investigation of the surrounding building-built character would assist in achieving this.</li> <li>Consider the detailing of the face brick design elements on single houses. Consider using a continuous band of face brickwork around the base of the development to provide grounding.</li> <li>Further investigate the architectural elements of the ground floor and residential entry, to further reference the prevalent character of this area</li> </ul> | <ul style="list-style-type: none"> <li>The design intent is to reference the typical local corner shop character, whilst maintaining a "residential" scale and form.</li> <li>Face-brick elements incorporate traditional detailing, whilst the roof-form and canopies introduce a more contemporary component to the architectural style.</li> </ul> |
| <b>Principle 2 – Landscape quality</b>     | <ul style="list-style-type: none"> <li>Look at providing a more detailed landscape design to the site area earmarked for road widening, to create a more welcoming environment and define entry pathways to the ground floor commercial tenancies. These areas can be used as spill out alfresco areas</li> <li>Provide more detail as to how the proposed large canopy trees will fit, grow and be sustained.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>The extent of landscaping has been increased to include the future road-widening area, with particular attention paid to defining the commercial tenancy entries.</li> </ul>                                                                                                                                   |
| <b>Principle 3 – Built form and scale</b>  | <ul style="list-style-type: none"> <li>Look at where the overshadowing falls onto the southern property and how to mitigate the over-shadowing impact on the neighbouring solar panels. A solar study would assist in presenting this information.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>As acknowledged, the subject site has a particularly long east-west axis. As such the overall height and bulk of the development has been carefully considered. The resulting parapet heights, length of wall, and boundary setbacks are fully compliant with the R-Code requirements.</li> </ul>              |

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Accordingly, overshadowing of the adjacent properties has been limited to just 39.7% of the site area, as measured at midday on 21<sup>st</sup> June. This is well below the R-Codes' 50% maximum limit on adjoining properties coded R50 to R60.</li> </ul>                                                                                                                                                                                                                                                                                    |
| <b>Principle 4 – Functionality and build quality</b> | <ul style="list-style-type: none"> <li>Consider widening the bi-fold doors opening to the commercial tenancies</li> <li>Look at how to incorporate a more interactive relationship between the street and the commercial component of the development by widening openings of these tenancies to the street</li> <li>Review provisions of the public DDA toilet and toilets within dwellings so that they are compliant to the National Construction Code. Consider providing one bathroom per dwellings rather than two</li> <li>Review compliance to AS2890.1 of the new visitor car parking bay.</li> <li>Look at the compliance of the apartment internal corridors' widths to the National Construction Code</li> <li>Reconsider the awning/canopy treatment over the main entry and how it ties in with the canopy close to the apartments' entry both in relation to its height above the ground, and edge thickness/treatment</li> <li>Consider a standalone awning that clearly identifies the principal residential entry from the street. This could be repeated to the corner commercial tenancy, within the face-brick wall elements, separate from the secondary awnings/shading elements Alternatively, consider a simple flat canopy design that changes in level ie increasing in height to signify important entry points into the development.</li> </ul> | <ul style="list-style-type: none"> <li>The commercial tenancy entry widths have been increased and re-orientated, with a view to improve connection and interactivity between street and tenancy.</li> <li>Minor modifications to comply with all NCC requirements have been made, and compliance with AS2890 has been demonstrated.</li> <li>As suggested, the previously proposed continuous awning has been re-designed, with a focus on providing individualised canopies of differing heights and size, that relate directly to corresponding individual entry points.</li> </ul> |
| <b>Principle 5 – Sustainability</b>                  | <ul style="list-style-type: none"> <li>Reconsider the orientation of sun shades to ensure they are functionally effective</li> <li>Review privacy screen options on the southern windows</li> <li>Consider the options for ventilation to the bedrooms to capture southern breezes. High clerestory windows to be operable to allow cross-ventilation</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>The proposed sun shades have been re-positioned and orientated for maximum effectiveness, and the clerestory windows have been provided with openable sections to allow for sea-breezes and cross-ventilation.</li> </ul>                                                                                                                                                                                                                                                                                                                       |



|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                            |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Principle 6 –<br/>Amenity</b>     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                                                                                                                                                                                                                                                        |
| <b>Principle 7 –<br/>Legibility</b>  | <ul style="list-style-type: none"> <li>Review access to the retail tenancies and provide direct access from street front.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>Clearly defined face-brick portals with incorporated individual canopies and pathways have been proposed.</li> </ul>                                                                                                                                                |
| <b>Principle 8 –<br/>Safety</b>      | <ul style="list-style-type: none"> <li>Consider light visual screening around parking, in addition to and softened by landscaping, to reduce building bulk but still achieve security at the pedestrian entry point and to car-parking area</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>A secure parking area has been achieved through increased street-level landscaping, the provision of visual screening and a remote sliding gate for vehicular access.</li> </ul>                                                                                    |
| <b>Principle 9 –<br/>Community</b>   | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                                                                                                                                                                                                                                                        |
| <b>Principle 10 –<br/>Aesthetics</b> | <ul style="list-style-type: none"> <li>Look at recessing of façade around balconies to provide more depth and articulation to the façade design</li> <li>Look at thickening the width of the piers for the balcony to clarify and strengthen façade design/articulation to the corner.</li> <li>Consider incorporating traditional brickwork design patterns of face brickwork as applied to character homes in the locality, ie. brick soldier-course detailing to parapets or lintels/sills etc.</li> <li>Further consider the underside of awnings and how more detailed façade treatments can be applied to improve character/interest</li> </ul> | <ul style="list-style-type: none"> <li>As discussed, the façade and articulation has been strengthened through the use of traditional materials, in conjunction with well-defined structural elements that relate directly to the various points of entry and balconies within the development.</li> </ul> |
| <b>Comments</b>                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                                                                                                                                                                                                                                                        |

Determination Advice Notes:

1. This is a development approval only and is issued under the City of Vincent's Local Planning Scheme No. 2 and the Western Australian Planning Commission's Metropolitan Region Scheme only. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with any other laws.
2. No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning.
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
4. 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, which specify that the portion of the existing footpath traversing the proposed crossover (subject to the Footpath being in good condition as determined by the Infrastructure and Environment Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths.
5. Noisy Construction Work outside the period 7:00 am to 7:00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City.
6. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.
7. 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.
8. With reference to Condition 1, the City of Vincent's Local Planning Scheme No. 2 defines Office as *"premises used for administration, clerical, technical, professional or similar business activity"*.
9. With reference to Condition 1, any increase in the floor area of the office shall require further planning approval.
10. With reference to Condition 2, due regard should be given to State Planning Policy 5.4 Road and Rail Noise, which seeks to minimise adverse impact of transport noise on proposed developments. It is recommended that all necessary measures as detailed in the SPP Implementation Guidelines, be applied to the proposed development.
11. With reference to Condition 3, the City encourages landscaping methods and species selection which do not rely on reticulation.
12. In reference to Condition 6, the Residential Design Codes Volume 2 – Apartments defines Visually Permeable as *"in reference to a wall, gate, door, screen or fence that the vertical surface, when viewed from the street or other public space, has:*
  - *continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
  - *continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
  - *a surface offering equal or lesser obstruction to view; as viewed directly from the street"*.

Determination Advice Notes:

13. With reference to Condition 8, the applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.
14. With reference to Condition 10, 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.
15. 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.
16. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first be sought and obtained.
17. 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.

**9.3 AMENDMENT NO. 4 TO LOCAL PLANNING SCHEME NO. 2 (NO. 20 (LOT: 100) BRENTHAM STREET, LEEDERVILLE) - OUTCOMES OF ADVERTISING**

TRIM Ref: D19/137053

Author: Madison Rea, Strategic Planning Officer

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

Attachments: 1. Land Exchange Map [!\[\]\(c694a3ff3b077d76910920a6a1593ab4\_img.jpg\)](#)   
2. Scheme Amendment No. 4 [!\[\]\(ca145749a3d75a63aab95bf2007ac277\_img.jpg\)](#) 

**RECOMMENDATION:**

That Council:

1. **SUPPORTS** Amendment No. 4 to Local Planning Scheme No. 2 (No. 20 (Lot: 100) Brentham Street, Leederville) without modification as per Attachment 2, pursuant to Regulation 53(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
2. **FORWARDS** Amendment No. 4 to Local Planning Scheme No. 2 and any required documentation to the Western Australian Planning Commission within 21 days, pursuant to Regulation 53(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**PURPOSE OF REPORT:**

For Council to consider supporting Amendment No. 4 to Local Planning Scheme No. 2 (LPS2) without modification relating to No. 20 (Lot: 100) Brentham Street and Brentham Street Reserve, Leederville.

**BACKGROUND:**

Council resolved to exchange a portion of Lot 100 (No. 20) Brentham Street, Leederville, and the whole of Lot 37 Brentham Street, Leederville for an equal portion of the City's Lot 75 Brentham Street, Leederville (Brentham Street Reserve) at the Council Meeting on 28 May 2019 (Item 11.3). The purpose of the land swap was to align land ownership with current land use. A map showing the land exchange that Council approved is included as **Attachment 1**. As part of this resolution, Council also resolved to prepare Amendment No. 4 to Local Planning Scheme No. 2 to reclassify a portion of Lot 100 (No. 20) Brentham Street, Leederville from 'Public Purpose – Primary School' to 'Public Open Space' and a portion of Brentham Street Reserve from 'Public Open Space – Restricted' to 'Public Purpose – Primary School' to enable this land exchange to occur.

The intent of Amendment No. 4 is to reclassify the zoning of the subject lots to match the zoning of the lots to the current and future use of the land. The land proposed to be reserved for Public Purpose – Primary School is currently being used by Aranmore Primary School during school hours. The land proposed to be reserved for Public Open Space is currently being used by the City as an extension of Brentham Street Reserve.

Amendment No. 4 is considered to be in accordance with the City's Local Planning Strategy as it proposes dedicated zoning provisions for primary and secondary school facilities to ensure their long term use for education purposes and looks to retain and encourage the preservation of public open space in the City. The reclassification of Lot 75 to Public Purpose – Primary School would allow the existing primary school to operate over the full extent of its grounds, subject to future development application/s. The reclassification of the portion of Lot 100 to be transferred to the City to Public Open Space aligns with the City's intention to provide public recreation areas over reserved land.

| Land to be exchanged         | Current LPS2 Classification     | Proposed LPS2 Classification    |
|------------------------------|---------------------------------|---------------------------------|
| Portion of Lot 100 (to City) | Public Purpose – Primary School | Public Open Space               |
| Portion of Lot 75 (to MPL)   | Public Open Space – Restricted  | Public Purpose – Primary School |
| Lot 37                       | Residential                     | Residential                     |

Following approval from the Environmental Protection Authority, Amendment No. 4 was advertised in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and the City's Policy 4.1.5 Community Consultation from 10 August 2019 to 9 October 2019 by way of:

- An advertisement in the local newspaper;
- Notice of the proposal at the Administration Centre;
- Referral in writing to affected persons/agencies; and
- Display on the City's website.

#### DETAILS:

No submissions were received during the consultation period and it is recommended that Council support Amendment No. 4 without modification as at **Attachment 2**.

#### CONSULTATION/ADVERTISING:

If Amendment 4 is endorsed by the Minister the City will publish a notice in a local newspaper and online advising that the Amendment has been approved and the location where it can be viewed, in accordance with Regulation 64 of the Regulations.

#### LEGAL/POLICY:

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

#### RISK MANAGEMENT IMPLICATIONS:

It is low risk to support Amendment No. 4 for the purpose of submitting the amendment to the WAPC.

#### 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.*

##### Thriving Places

*Our physical assets are efficiently and effectively managed and maintained.*

##### Innovative and Accountable

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

#### SUSTAINABILITY IMPLICATIONS:

Nil.

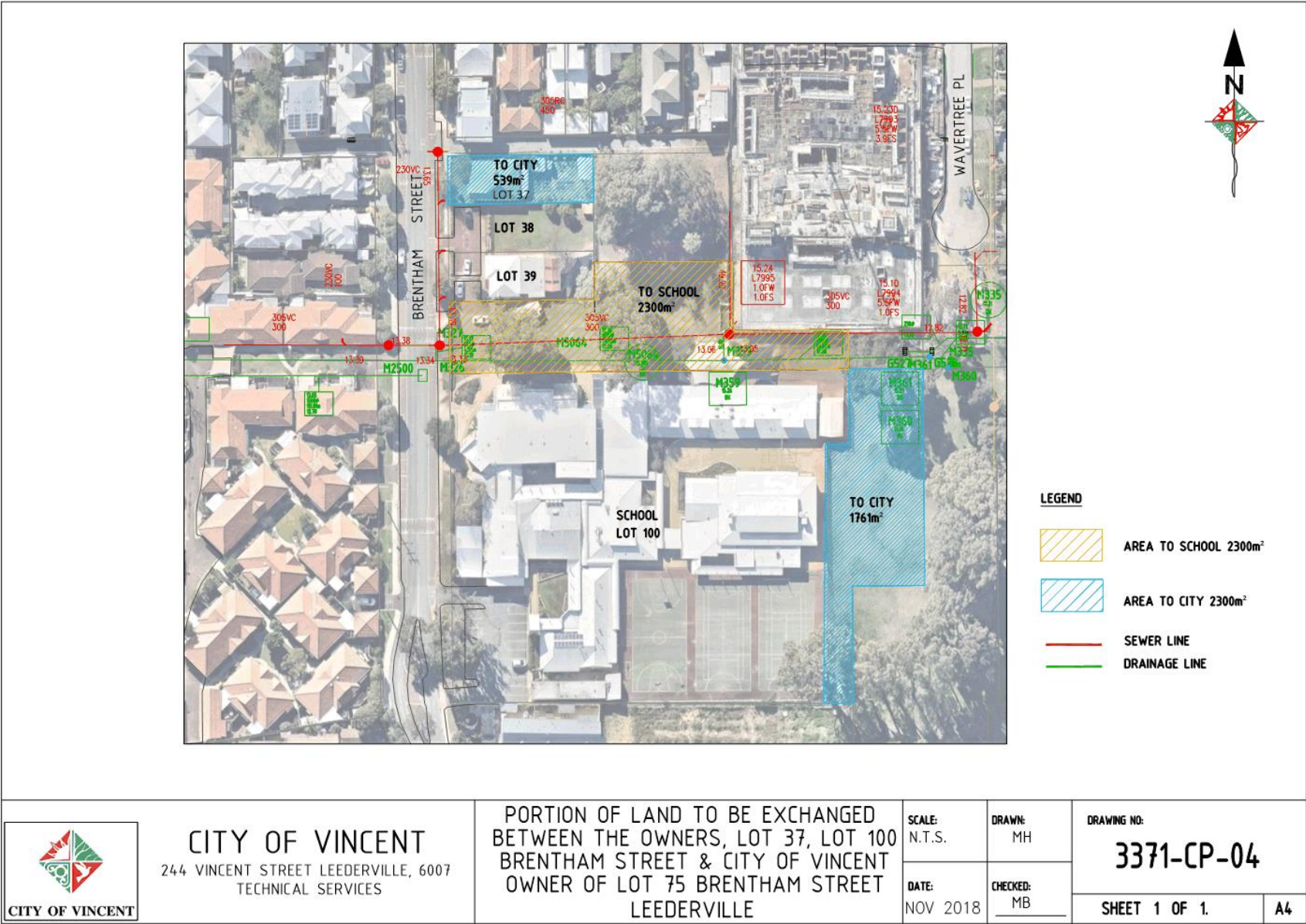
**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**

Pursuant to Part 5 of the Regulations, if Council determined to support Amendment No. 4, the City would provide the details of the amendment and other required documentation to the Western Australian Planning Commission (WAPC) within 21 days of the Council decision.

The WAPC must make any recommendations to the Minister for Planning in respect of the amendment that is considered appropriate, and submit the recommendation and associated documents to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005*.







CITY OF VINCENT

## **LOCAL PLANNING SCHEME NO. 2**

### **Amendment No. 4**

Standard amendment to reclassify a portion of Lot 100 (No. 20) Brentham Street Leederville from Public Purpose - Primary School to Public Open Space and a portion of Lot 75 Brentham Street Reserve, Brentham Street Leederville from Public Open Space - Restricted to Public Purpose - Primary School.



CITY OF VINCENT

## FORM 2A

*Planning and Development Act 2005*

## RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2  
AMENDMENT NO. 4

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005* (as amended), amend the above Local Planning Scheme to:

1. Reclassify a portion of Lot 100 (No. 20) Brentham Street Leederville from Public Purpose - Primary School to Public Open Space and a portion Lot 75 Brentham Street Reserve, Brentham Street Leederville from Public Open Space - Restricted to Public Purpose - Primary School.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- The amendment is consistent with the City's Local Planning Strategy which recommends that primary and secondary school facilities have dedicated zoning provisions to ensure their long term use as education providers and public open space is provided and managed appropriately;
- The amendment will have minimal impact on the surrounding area as the reclassification of land does not alter the existing built form on the subject sites;
- The amendment does not alter the Urban zoning under the Metropolitan Region Scheme;
- The amendment would not result in any significant environmental, social, economic or governance impacts; and
- The amendment is not considered to be a basic or complex amendment, as defined within the regulations.



CITY OF VINCENT

## Modification 1 Map

Existing:Proposed:

  = Amendment Area

| CITY OF VINCENT<br>LOCAL PLANNING SCHEME NO. 2<br>SCHEME MAP 5 - MT HAWTHORN                                                                                                                                             |                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| LEGEND                                                                                                                                                                                                                   |                                           |
| <b>METROPOLITAN REGION SCHEME RESERVES</b>                                                                                                                                                                               |                                           |
| <small>Note: The Western Australian Planning Commission care of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.</small> |                                           |
|                                                                                                                                                                                                                          | <b>PARKS AND RECREATION</b>               |
| R                                                                                                                                                                                                                        | Restricted Public Access                  |
|                                                                                                                                                                                                                          | <b>PRIMARY REGIONAL ROADS RESERVATION</b> |
|                                                                                                                                                                                                                          | <b>OTHER REGIONAL ROADS RESERVATION</b>   |
|                                                                                                                                                                                                                          | <b>RAILWAYS</b>                           |
|                                                                                                                                                                                                                          | <b>PUBLIC PURPOSES</b>                    |
| <small>Particular use denoted as follows:</small>                                                                                                                                                                        |                                           |
| H                                                                                                                                                                                                                        | Hospital                                  |
| HS                                                                                                                                                                                                                       | High School                               |
| TS                                                                                                                                                                                                                       | Technical School                          |
| CP                                                                                                                                                                                                                       | Car Park                                  |
| U                                                                                                                                                                                                                        | University                                |
| CG                                                                                                                                                                                                                       | Commonwealth Government                   |
| SU                                                                                                                                                                                                                       | Special Use                               |
| WSC                                                                                                                                                                                                                      | Water Authority of Western Australia      |
| P                                                                                                                                                                                                                        | Prison                                    |
| <b>CITY OF VINCENT LOCAL SCHEME RESERVES</b>                                                                                                                                                                             |                                           |
|                                                                                                                                                                                                                          | <b>PUBLIC OPEN SPACE</b>                  |
| R                                                                                                                                                                                                                        | Restricted                                |
|                                                                                                                                                                                                                          | <b>PUBLIC PURPOSES</b>                    |
| <small>Particular use denoted as follows:</small>                                                                                                                                                                        |                                           |
| PS                                                                                                                                                                                                                       | Primary School                            |
| CP                                                                                                                                                                                                                       | Car Park                                  |
| CU                                                                                                                                                                                                                       | Civic Uses                                |
| HS                                                                                                                                                                                                                       | High School                               |
| I                                                                                                                                                                                                                        | Institute for the Deaf                    |
| W                                                                                                                                                                                                                        | Water Supply Sewerage and Drainage        |
| TS                                                                                                                                                                                                                       | Technical School                          |
| <b>CITY OF VINCENT SCHEME ZONES</b>                                                                                                                                                                                      |                                           |
|                                                                                                                                                                                                                          | <b>RESIDENTIAL</b>                        |
|                                                                                                                                                                                                                          | <b>MIXED USE</b>                          |
|                                                                                                                                                                                                                          | <b>COMMERCIAL</b>                         |
|                                                                                                                                                                                                                          | <b>LOCAL CENTRE</b>                       |
|                                                                                                                                                                                                                          | <b>DISTRICT CENTRE</b>                    |
|                                                                                                                                                                                                                          | <b>REGIONAL CENTRE</b>                    |
|                                                                                                                                                                                                                          | <b>SPECIAL USE</b>                        |
| <small>Particular use denoted as follows:</small>                                                                                                                                                                        |                                           |
| CP                                                                                                                                                                                                                       | Car Park                                  |
| CU                                                                                                                                                                                                                       | Community Use                             |
| FC                                                                                                                                                                                                                       | Function Centre                           |
| HC                                                                                                                                                                                                                       | Hall and Non Residential Club             |
| H                                                                                                                                                                                                                        | Hotel                                     |
| PW                                                                                                                                                                                                                       | Place of Worship                          |
| S                                                                                                                                                                                                                        | Service Station                           |
|                                                                                                                                                                                                                          | <b>ADDITIONAL USE</b>                     |
| <b>ADDITIONAL INFORMATION &amp; RESIDENTIAL PLANNING CODES</b>                                                                                                                                                           |                                           |
|                                                                                                                                                                                                                          | CODE AREA BOUNDARY                        |
|                                                                                                                                                                                                                          | SCHEME AREA BOUNDARY                      |
|                                                                                                                                                                                                                          | DENSITY CODE                              |

Dated this 28 Day of May 2019

CHIEF EXECUTIVE OFFICER



CITY OF VINCENT

## LOCAL PLANNING SCHEME NO. 2

Amendment No. 4

### COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

Supported for submission to the Minister for Planning for approval by resolution of the City of Vincent at the Ordinary Meeting of the Council held on the 12<sup>th</sup> of November 2019 and the Common Seal of the City of Vincent was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

### WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....  
DELEGATED UNDER S.16 OF  
THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE.....

### APPROVAL GRANTED

.....  
MINISTER FOR PLANNING  
S.87 OF THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE.....

|            |                                                                              |
|------------|------------------------------------------------------------------------------|
| <b>9.4</b> | <b>ITEM WITHDRAWN BY ADMINISTRATION: DESIGN WA STAGE 2 - PRECINCT DESIGN</b> |
|------------|------------------------------------------------------------------------------|

This Report has been withdrawn by Administration.

**10 INFRASTRUCTURE AND ENVIRONMENT****10.1 USE OF WELD SQUARE TO DELIVER FREE MEAL SERVICE TO PEOPLE WHO ARE EXPERIENCING HOMELESSNESS**

**TRIM Ref:** D19/154792

**Author:** Cara Finch, Community Partner – Community Safety

**Authoriser:** Andrew Murphy, Executive Director Infrastructure and Environment

**Attachments:** Nil

**RECOMMENDATION:**

**That Council:**

- 1. APPROVES the use of Weld Square by Manna Inc. to deliver a free lunch meal service for people who are experiencing homelessness or at risk of homelessness for a period of up to twelve months, concluding no later than 30 November 2020, subject to the following conditions:**
  - 1.1 Hours of operation shall remain between 1:30pm and 2:15pm on Mondays, Wednesdays, Thursdays and Fridays, and between 12:30pm and 1:15pm on Tuesdays;**
  - 1.2 Manna Inc. shall ensure that service provision practices minimise impacts and disturbance to nearby amenities, businesses and residences;**
  - 1.3 Relevant Manna Inc. staff and volunteers are required to attend a minimum of one information session with City of Vincent, Nyoongar Outreach Services, Uniting Care West outreach services at Weld Square and WA Police Force representatives during the approval period to re-affirm expectations and protocols;**
  - 1.4 Manna Inc. shall ensure that actions identified by City of Vincent, Nyoongar Outreach Services and WA Police Force to deter anti-social behaviour are implemented in a timely manner;**
  - 1.5 Manna Inc. shall provide the City of Vincent, Nyoongar Outreach Services and WA Police Force with the details of a representative who is contactable during both office hours and after hours;**
  - 1.6 No more than two Manna Inc. vehicles are authorised to access Weld Square during the meal service;**
  - 1.7 Manna Inc. vehicles shall enter Weld Square via the Newcastle Street crossover and provide the meal service at the southern side of the park in Winter and the northern side of the park in Summer, with these specific seasonal dates to be determined by the City of Vincent;**
  - 1.8 Manna Inc. staff and volunteers shall pick up all rubbish and litter associated with the meal service prior to leaving Weld Square;**
  - 1.9 Manna Inc. shall maintain Public Liability Insurance coverage for a minimum of \$20 million and indemnify the City of Vincent against any accident, injury or damage resulting from their use of Weld Square; and**
  - 1.10 The City of Vincent may withdraw approval for the Manna Inc. meal service to operate from Weld Square at its sole discretion.**

2. **APPROVES** a waiver of reserve hire fees for Manna Inc. to deliver a free meal service for up to twelve months at Weld Square for people who are experiencing homelessness.
3. **NOTES** that Manna Inc. has entered negotiations with Uniting Care West to transition the Weld Square meal service to Tranby Centre during this approval period, and that Administration will continue to work with key stakeholders to ensure that any changes and transitional arrangements are communicated and managed appropriately.
4. **NOTES** that minor changes to the actual times of the Weld Square lunch meal service may occur within the approval period, to support the new operational requirements of the recently expanded Tranby Centre, the transition of the Weld Square meal service to Tranby Centre and if agreed between the City of Vincent, Manna Inc., Nyoongar Outreach Services and Uniting Care West;
5. **NOTES** that Administration will provide a further update to Council on the progress of the abovementioned transition of the Weld Square meal service to Tranby Centre within the next six months.
6. **NOTES** that Administration will not consider any applications for additional goods and services for people who are experiencing homelessness or at risk of homelessness at Weld Square during this approval period, so that the demand on Weld Square services as a result of Tranby Centre's extended service hours and the proposed transition of Manna's food service to Tranby Centre can be assessed.

#### **PURPOSE OF REPORT:**

To consider the ongoing use of Weld Square by Manna Inc. for the purposes of providing a free meal service for people who are experiencing homelessness or at risk of homelessness.

#### **BACKGROUND:**

Manna Inc. is a non for profit organisation founded in 1996, who have grown to become one of the largest providers of meals to the homeless and disadvantaged in Perth.

Manna Inc. moved their free meal service to Weld Square in August 2008 and Council have granted subsequent twelve month approvals for the use of Weld Square since that time, with a range of associated conditions that aim to respond to concerns raised by nearby residents, businesses and other stakeholders.

At the Ordinary Council Meeting held on 16 October 2018 it was resolved that the use of Weld Square by Manna Inc. be approved until 30 November 2019, subject to various conditions.

It is now necessary for Council to consider approval for a further period. Manna Inc. has indicated their intention to continue operating the free meal service from Weld Square, pending a proposed re-location to Uniting Care West's Tranby Centre during the approval period.

#### **DETAILS:**

##### **Manna Inc. Free Meal Service**

Over the past twelve months, Manna Inc.'s free meal service has been delivered at Weld Square five days a week (Monday to Friday), with approximately 90 clients accessing the service each day. Manna Inc. report that Mondays continue to be the busiest day for the service, with approximately 110 clients attending for lunch after the weekend.

Manna Inc. is a well-established and recognised provider of quality food relief services within the community, and has adhered to the conditions relating to their approval to operate from Weld Square. This includes the removal of rubbish and litter associated with the service. In addition, the City's Parks team visit Weld Square daily (five days a week) to pick up litter, empty bins and report issues relating to vandalism, damage, or other issues requiring Ranger Services or WA Police Force involvement. The City's Ranger Services and Nyoongar Outreach Services continue to attend the Manna Inc. meal service to deter anti-social behaviour.



**Uniting Care West – Tranby Centre expansion of hours**

Uniting Care West's Tranby Centre is located at 5 Aberdeen Street, Perth within the City of Perth and is approximately 650 metres from Weld Square. The Centre provides crucial support to people experiencing homelessness across the city. In August 2019, Uniting Care West announced that they had received State funding to extend the Centre's opening hours to 7am-7pm, seven days a week. Their hours of operation were previously 7am-12pm Monday to Friday and 8am-11am on Saturdays.

The expansion of Tranby's operating hours from 21 October 2019 will assist Uniting Care West to provide additional support and services to people experiencing homelessness in and around the city, as well as provide opportunities to bring other service providers together for a more collaborative, targeted and practical approach to the provision of homeless services.

In September, Mayor Cole, Deputy Mayor Gontaszewski and Councillor Fotakis met with Administration, Uniting Care West and Manna Inc. representatives to facilitate a discussion about the opportunity for Manna Inc. to transition the Weld Square food service to the Tranby Centre to support the expanded service provision at this location in a mutually beneficial partnership. Uniting Care West advised that renovations and refurbishments were expected to take place at Tranby House from February 2020 to accommodate the additional service provision at this location. This includes upgraded kitchen facilities which Manna Inc. agreed could provide their service with a suitable indoor premises to serve meals, sheltered from weather conditions and providing a safer environment for their volunteers.

It was recommended by both stakeholders that when details of the change to the Weld Square meal service are confirmed, a transition plan be developed between the City, Uniting Care West and Manna Inc. to facilitate the proposed change in service provision over the coming approval period. Transitional arrangements will include attendance of Ranger Services, Nyoongar Outreach Services and Uniting Care West outreach services at Weld Square to provide information and support to clients during the transition period.

The proposed partnership between Uniting Care West and Manna Inc. reflects the focus of the City Homelessness Framework Committee of which the City of Vincent is a part, and supports a more targeted and coordinated approach to homelessness through the consolidation of efforts, the creation of dedicated service precincts such as the Tranby 'hub' and the expected roll-out of a trial accreditation system for all homelessness service providers.

**Homeless Sector Update**

Whilst the expansion of Uniting Care West's Tranby Centre service provides an immediate response to current issues with homelessness within central Perth, the State Government is also expected to release its first 10-year Homelessness Strategy later this year, to deliver lasting and evidence-based solutions to homelessness in partnership with the community services sector and local government.

**Homelessness Outreach at Weld Square**

The City of Vincent channelled their annual collaborative grant funding of \$85,000 to Uniting Care West to provide an Outreach Officer in the vicinity of Weld Square five days a week for the next twelve months. This service provides targeted and responsive support for those at Weld Square who are experiencing homelessness and helps link people to services, shelter and housing. Any re-location of Manna's meal service at Weld Square is unlikely to resolve the need for outreach services in this area, given the large number of support services located within close proximity to Weld Square, and its long history as a meeting place for Aboriginal people in particular.

**CONSULTATION/ADVERTISING:**

Administration has reviewed and discussed the Manna Inc. free meal service with a range of key stakeholders including WA Police Force, Nyoongar Outreach Services and Uniting Care West.

The City's commitment to the provision of support to organisations working with people experiencing homelessness, and the maintenance of an interagency approach as per the City Homelessness Framework Committee through collaboration with outreach and other community organisations are key actions of the recently adopted Safer Vincent Plan 2019/2022.

**LEGAL/POLICY:**

The following Local Laws and Policies are relevant to the Manna Inc. meal service approval:

- City of Vincent Local Government Property Local Law; and
- Council Policy 2.1.7 – Parks Reserve and Hall Facilities – Conditions of Hire and Use

**RISK MANAGEMENT IMPLICATIONS:****Negative Community Perception**

Medium: There is divided opinion amongst the local community regarding the provision of homelessness services at Weld Square, with some residents and businesses opposed to the services and others in support.

**Public Safety**

Medium: Weld Square and the surrounding area experience anti-social behaviour associated with both proximity to both licensed premises and support services, and the prevalence of people at risk of or experiencing homelessness within the inner City area. It remains necessary for the City of Vincent to work collaboratively with WA Police Force, Nyoongar Outreach Services, Manna Inc. and Uniting Care West to manage these community safety risks.

**STRATEGIC IMPLICATIONS:**

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

Connected Community

*We are an inclusive, accessible and equitable City for all.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

As per Council's 2019/20 Fees and Charges Schedule, and based upon the Manna Inc. lunch meal service operating for 45 minutes, five days a week for 52 weeks, a waiver of reserve hire fees would total no more than \$6,777 given that Manna Inc. are likely to transition the service from Weld Square during the approval period.

**COMMENTS:**

Homelessness remains a complex issue for both Local Government and the community, and balancing the needs of people at risk of, or experiencing homelessness with the amenity of local residents and businesses remains a significant challenge.

Manna Inc. is a well-established and recognised provider of quality food relief services within the community, and has adhered to the conditions relating to their approval to operate from Weld Square.

A further twelve month approval for Manna Inc. to operate from Weld Square is regarded as important for those experiencing homelessness and forms a key part of the emergency relief network in the inner city area, as well as enables the opportunity for a smooth and gradual transition of the service to Tranby Centre. It also supports the work of the City Homelessness Framework Committee of which the City of Vincent is a part, and supports a focus on better coordinating the efforts of the sector.

The addition of any further relief services at Weld Square is not recommended during this approval period, pending the transition of the Weld Square meal service to Tranby Centre and a further assessment of the impact of Tranby's expanded service hours on Weld Square during the approval period.

**10.2 MINOR PARKING RESTRICTION IMPROVEMENTS AND AMENDMENTS**

**TRIM Ref:** D19/134409

**Author:** Craig Wilson, Manager Asset & Engineering

**Authoriser:** Andrew Murphy, Executive Director Infrastructure and Environment

**Attachments:** 1. Plan No. 3457-PP-01  

**RECOMMENDATION:**

**That Council:**

1. **APPROVES** the following minor parking restriction improvements and amendments:
  - 1.1 **Install a compliant ACROD bay in Carr Place, adjacent 666 Newcastle Street, Leederville, Plan No. 3457-PP-01 (Attachment 1); and**
  - 1.2 **Remove the existing on-road ACROD bay and two 1P Ticket Parking bays from in front of 742 Newcastle Street, 'The Garden'; and**
  - 1.3 **Install a Loading Zone and a 5 min Set Down and Pick-up parking bay in place of the above, Plan No. 3457-PP-01 (Attachment 1).**

**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:

**Relocation of the on-road ACROD bay from 742 Newcastle Street to Carr Place adjacent 666 Newcastle Street, Leederville**

As part of the recent development of the Leederville Village Square shared space an on-road ACROD bay was installed adjacent the above location. While it has been well utilised it has become apparent that the bay is problematic for those who use a wheelchair or other mobility aids.

Although it is a low speed environment (30 kph) the on-road ACROD is a standard width parallel bay and therefore the driver's side doors open into the traffic lane. Consequently, a driver's side wheelchair lift will place the chair on the road.

Further, the Rangers have advised that ACROD bay is being abused by ineligible motorists, i.e. food delivery couriers, and as there is not a standard symbolic 'blue and white' wheelchair painted on the road (there is signage) it is difficult to enforce as an infringement is open to challenge. This was a deliberate decision on the part of the City to reduce the impact of line marking and signage on the new 'shared space'.

Therefore, given that there is an established need it proposed to relocate the ACROD bay to a more appropriate location where a fully compliant bay, inclusive of access ramps, can be accommodated. The proposed location, as shown on Plan 3457-PP-01 (**Attachment 1**) is in Carr Place adjacent 'Duende' and public art installation (the inverted lamps).

**Proposed Installation of a Loading Zone and 5 Min Set-down and Pick-up bay adjacent 742 Newcastle Street, Leederville**

In addition to the aforementioned on-road ACROD bay at the location in front of the hotel there are also two 1P Ticket Parking bays.

The Management of the hotel has requested that the City consider installing a loading zone in this location in light of the redevelopment of the former hotel car park off Vincent Street as Alcock Brown-Neaves (ABN) Leederville Square head office. The rationale being that prior to the development commencing the majority of the hotel's deliveries were to the rear of the premises via the car park. The car park is now fenced off as a construction site and large delivery vehicles are no longer able to access this location. Further, they are unable to use the (dedicated) Right of Way off Oxford Street at the rear of the hotel as it is too narrow to turn into without hitting the shop awnings either side.

While it is intended that the Loading Zone only remain for the duration of the ABN 'build' it's use would be monitored to determine both the demand and eligibility of the vehicles parking there.

In tandem with the loading zone it is proposed to utilise the remaining area as a 5 minute set-down and pick-up bay that could be utilised by the public, ride share and taxi operators, at what is a high profile location.

It is recommended that a loading zone and 5-minute bay have the same operational hours to match that of the adjacent restrictions, 8.00am to Midnight Monday to Sunday, as shown on Plan No. 3457-PP-01 (**Attachment 1**).

The Loading Zone would revert to "P" paid ticket parking from 7.00pm to Midnight, as is the existing restriction.

**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:**

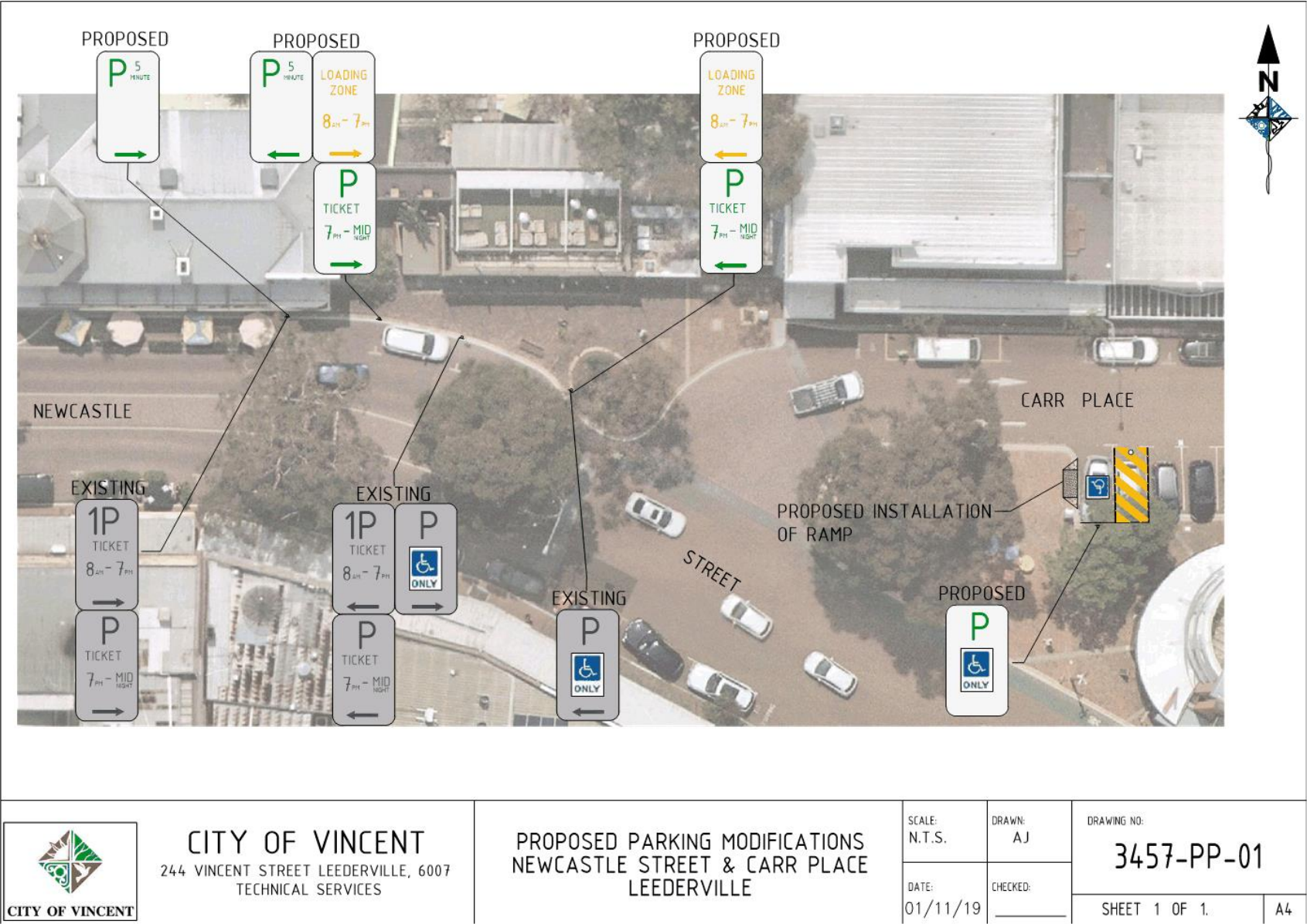
Nil.

**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.



**11 COMMUNITY AND BUSINESS SERVICES****11.1 INVESTMENT REPORT AS AT 30 SEPTEMBER 2019****TRIM Ref:** D19/150702**Author:** Nirav Shah, Coordinator Financial Services**Authoriser:** Rossling Ellis, A/Executive Director Community & Business Services**Attachments:** 1. Investment Report as at 30 September 2019 [↓](#) **RECOMMENDATION:**

That Council **NOTES** the Investment Report for the month ended 30 September 2019 as detailed in Attachment 1.

**PURPOSE OF REPORT:**

To advise Council of the nature and value of the City's investments as at 30 September 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 30 September 2019, the total funds held in the City's operating account (including on call) is \$44,876,698, compared to \$44,209,274 for the period ending 30 September 2018.

The total term deposit investments for the period ending 30 September 2019 is \$41,017,535 compared to last year's amount of \$40,651,147.

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        | \$49,641,327     | \$44,977,692        |
| September   | \$44,209,274     | \$40,651,147        | \$44,876,698     | \$41,017,535        |
| 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 September 2019 is:

|                                         | Annual Budget    | YTD Budget       | YTD Actual       | % of YTD Budget |
|-----------------------------------------|------------------|------------------|------------------|-----------------|
| Municipal                               | \$420,000        | \$105,000        | \$72,077         | 68.64%          |
| Reserve                                 | \$278,688        | \$69,672         | \$74,671         | 107.18%         |
| <b>Sub-total</b>                        | <b>\$698,688</b> | <b>\$174,672</b> | <b>\$146,748</b> | <b>84.01%</b>   |
| Leederville Gardens Inc. Surplus Trust* | \$0              | \$0              | \$29,316         | 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 1.93% for current investments including the operating account and 1.96% excluding the operating account. The Reserve Bank 90 days accepted bill rate for September 2019 is 0.98%.

### 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 30 September 2019, \$7,915,867 (17.64%) 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<br>(Standard & Poor's) or<br>Equivalent | Direct Investments<br>Maximum %<br>with any one institution |                  | Managed Funds<br>Maximum %<br>with any one institution |                  | Maximum % of Total<br>Portfolio |                  |
|-----------------------------------------------------------|-------------------------------------------------------------|------------------|--------------------------------------------------------|------------------|---------------------------------|------------------|
|                                                           | Policy                                                      | Current position | Policy                                                 | Current position | Policy                          | Current position |
| A1+                                                       | 30%                                                         | 27.5%            | 30%                                                    | Nil              | 90%                             | 61.4%            |
| A1                                                        | 25%                                                         | 0%               | 30%                                                    | Nil              | 80%                             | 0%               |
| A2                                                        | 20%                                                         | 21%*             | n/a                                                    | Nil              | 60%                             | 38.6%            |

\* The maximum allowable position with an A-2 accredited institution (Bank of Queensland) has exceeded the threshold. This is because the total investment closing balance at the end of the September has decreased compared to when the investments were undertaken resulting in an increase in the portfolio percentage for Bank of Queensland.

### 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:**

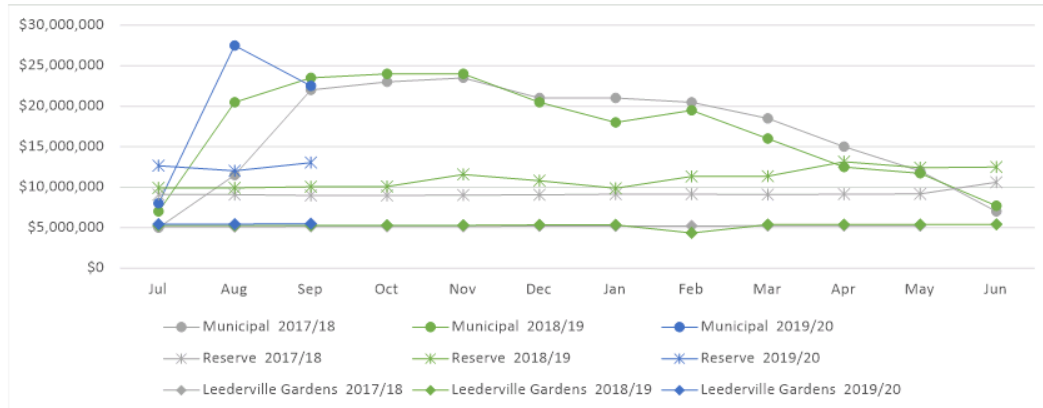
Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

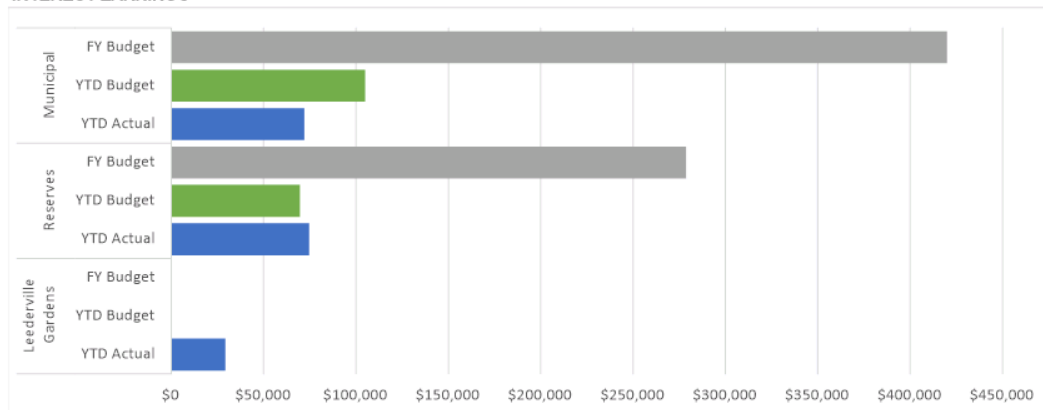
The financial implications of this report are as noted in the details section of the report. Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

**CITY OF VINCENT  
INVESTMENT PERFORMANCE  
AS AT 30 SEPTEMBER 2019**

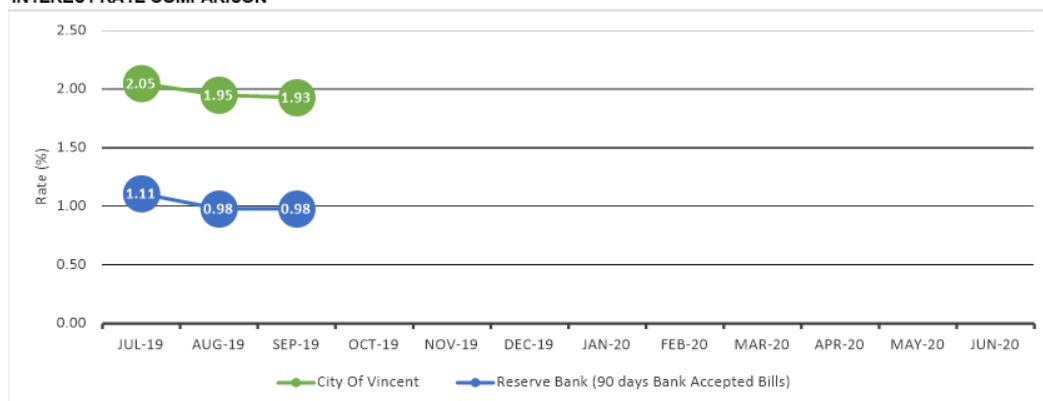
**FUNDS INVESTED OVER 3 YEARS**



**INTEREST EARNINGS**

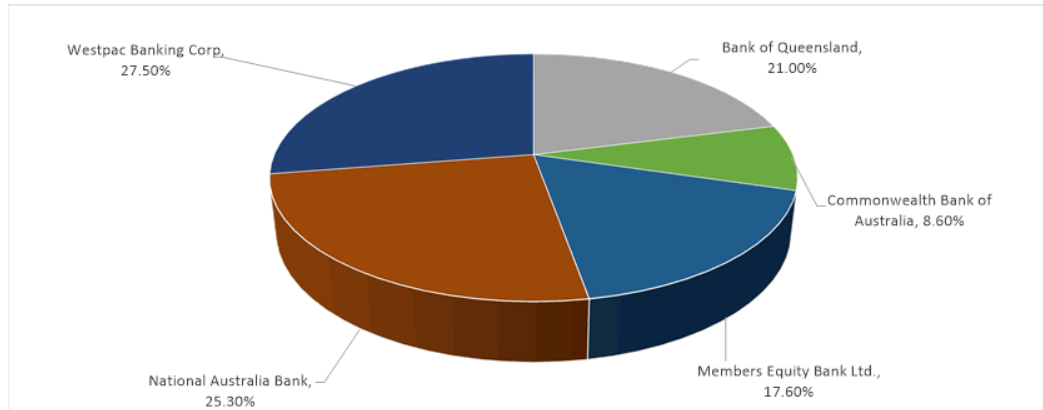


**INTEREST RATE COMPARISON**

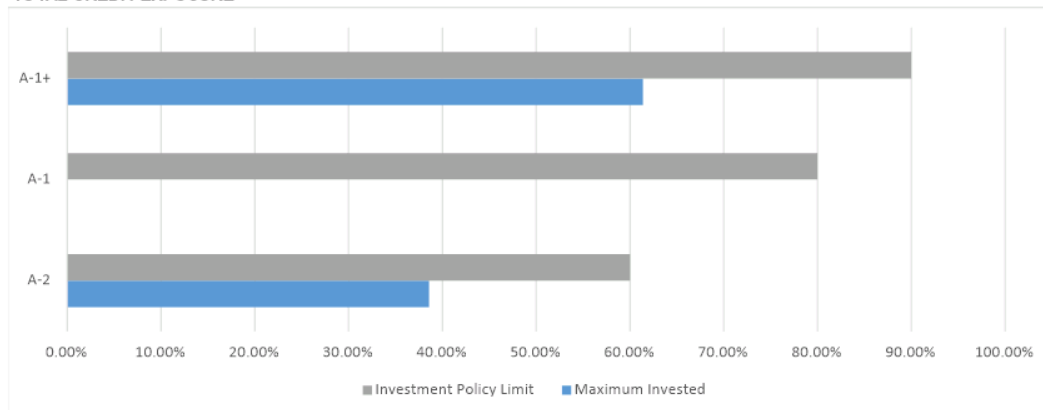


**CITY OF VINCENT  
INVESTMENT POLICY COMPLIANCE  
AS AT 30 SEPTEMBER 2019**

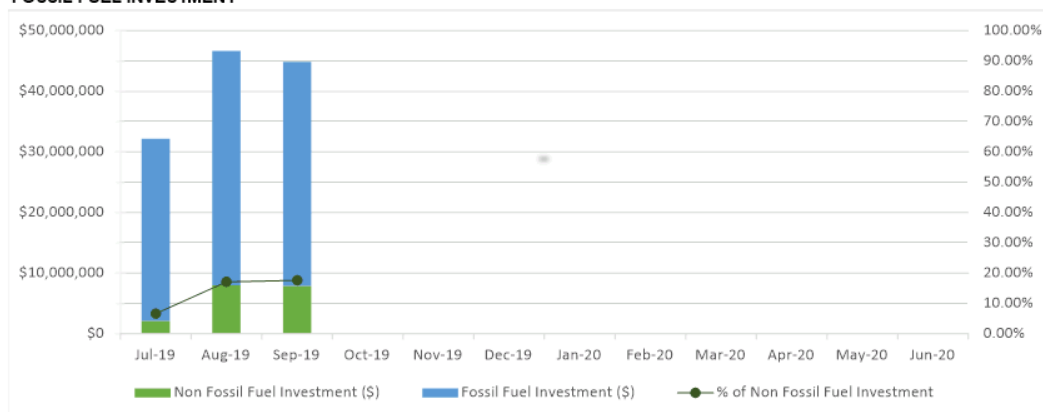
**TOTAL PORTFOLIO EXPOSURE**



**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 30 SEPTEMBER 2019**

|                                                                                                                        | Municipal         | Reserve           | Trust      | Leederville<br>Gardens Inc<br>Surplus Trust | Total             | Total         |
|------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|------------|---------------------------------------------|-------------------|---------------|
|                                                                                                                        | \$                | \$                | \$         | \$                                          | \$                | %             |
| <b>BY INVESTMENT HOLDINGS</b>                                                                                          |                   |                   |            |                                             |                   |               |
| Operating Accounts                                                                                                     | 3,811,894         | 46,549            | 720        | 0                                           | 3,859,163         | 8.6%          |
| Term Deposits                                                                                                          | 22,500,000        | 13,028,914        | 0          | 5,477,621                                   | 41,006,535        | 91.4%         |
| Equity Shares                                                                                                          | 11,000            | 0                 | 0          | 0                                           | 11,000            | 0.0%          |
|                                                                                                                        | <b>26,322,894</b> | <b>13,075,463</b> | <b>720</b> | <b>5,477,621</b>                            | <b>44,876,698</b> | <b>100.0%</b> |
| <b>BY INSTITUTION</b>                                                                                                  |                   |                   |            |                                             |                   |               |
| Bank of Queensland                                                                                                     | 3,750,000         | 5,667,383         | 0          | 0                                           | 9,417,383         | 21.0%         |
| Commonwealth Bank of Australia                                                                                         | 3,811,894         | 46,549            | 720        | 0                                           | 3,859,163         | 8.6%          |
| Members Equity Bank Ltd.                                                                                               | 5,000,000         | 994,448           | 0          | 1,910,419                                   | 7,904,867         | 17.6%         |
| National Australia Bank                                                                                                | 7,050,000         | 2,206,993         | 0          | 2,107,457                                   | 11,364,450        | 25.3%         |
| North Perth Community Bank                                                                                             | 11,000            | 0                 | 0          | 0                                           | 11,000            | 0.0%          |
| Westpac Banking Corp                                                                                                   | 6,700,000         | 4,160,090         | 0          | 1,459,745                                   | 12,319,835        | 27.5%         |
|                                                                                                                        | <b>26,322,894</b> | <b>13,075,463</b> | <b>720</b> | <b>5,477,621</b>                            | <b>44,876,698</b> | <b>100.0%</b> |
| <b>BY CREDIT RATINGS (SHORT-TERM ISSUE)</b>                                                                            |                   |                   |            |                                             |                   |               |
| A-1+                                                                                                                   | 17,561,894        | 6,413,632         | 720        | 3,567,202                                   | 27,543,448        | 61.4%         |
| A-1                                                                                                                    | 0                 | 0                 | 0          | 0                                           | 0                 | 0.0%          |
| A-2                                                                                                                    | 8,761,000         | 6,661,831         | 0          | 1,910,419                                   | 17,333,250        | 38.6%         |
|                                                                                                                        | <b>26,322,894</b> | <b>13,075,463</b> | <b>720</b> | <b>5,477,621</b>                            | <b>44,876,698</b> | <b>100.0%</b> |
| <b>BY TERMS</b>                                                                                                        |                   |                   |            |                                             |                   |               |
| 0-30 days                                                                                                              | 3,811,894         | 46,549            | 720        | 0                                           | 3,859,163         | 8.6%          |
| 31-90 days                                                                                                             | 3,300,000         | 0                 | 0          | 0                                           | 3,300,000         | 7.4%          |
| 91-180 days                                                                                                            | 6,200,000         | 0                 | 0          | 0                                           | 6,200,000         | 13.8%         |
| 181-270 days                                                                                                           | 12,500,000        | 9,832,634         | 0          | 0                                           | 22,332,634        | 49.8%         |
| 270-365 days                                                                                                           | 500,000           | 3,196,280         | 0          | 5,477,621                                   | 9,173,901         | 20.4%         |
| > 1 year                                                                                                               | 11,000            | 0                 | 0          | 0                                           | 11,000            | 0.0%          |
|                                                                                                                        | <b>26,322,894</b> | <b>13,075,463</b> | <b>720</b> | <b>5,477,621</b>                            | <b>44,876,698</b> | <b>100.0%</b> |
| <b>BY MATURITY</b>                                                                                                     |                   |                   |            |                                             |                   |               |
| 0-30 days                                                                                                              | 7,111,894         | 773,992           | 720        | 0                                           | 7,886,606         | 17.6%         |
| 31-90 days                                                                                                             | 2,200,000         | 2,468,836         | 0          | 0                                           | 4,668,836         | 10.4%         |
| 91-180 days                                                                                                            | 11,500,000        | 7,437,823         | 0          | 0                                           | 18,937,823        | 42.2%         |
| 181-270 days                                                                                                           | 5,500,000         | 2,394,812         | 0          | 1,459,745                                   | 9,354,557         | 20.8%         |
| 270-365 days                                                                                                           | 0                 | 0                 | 0          | 4,017,876                                   | 4,017,876         | 9.0%          |
| > 1 year                                                                                                               | 11,000            | 0                 | 0          | 0                                           | 11,000            | 0.0%          |
|                                                                                                                        | <b>26,322,894</b> | <b>13,075,463</b> | <b>720</b> | <b>5,477,621</b>                            | <b>44,876,698</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                                                                                                    | 21,311,894        | 12,081,015        | 720        | 3,567,202                                   | 36,960,831        | 82.4%         |
| Non Fossil Fuel Lending                                                                                                | 5,011,000         | 994,448           | 0          | 1,910,419                                   | 7,915,867         | 17.6%         |
|                                                                                                                        | <b>26,322,894</b> | <b>13,075,463</b> | <b>720</b> | <b>5,477,621</b>                            | <b>44,876,698</b> | <b>100.0%</b> |

**CITY OF VINCENT  
INVESTMENT INTEREST EARNINGS  
AS AT 30 SEPTEMBER 2019**

|                                                            | YTD<br>30/09/2019<br>\$ | YTD<br>30/09/2018<br>\$ | FY<br>2019/20<br>\$ | FY<br>2018/19<br>\$ |
|------------------------------------------------------------|-------------------------|-------------------------|---------------------|---------------------|
| <b>MUNICIPAL FUNDS</b>                                     |                         |                         |                     |                     |
| Budget                                                     | 105,000                 | 112,600                 | 420,000             | 420,000             |
| Interest Earnings                                          | 72,077                  | 111,487                 | 72,077              | 526,801             |
| % Income to Budget                                         | 68.64%                  | 99.01%                  | 17.16%              | 125.43%             |
| <b>RESERVE FUNDS</b>                                       |                         |                         |                     |                     |
| Budget                                                     | 69,672                  | 68,400                  | 278,688             | 226,060             |
| Interest Earnings                                          | 74,671                  | 68,397                  | 74,671              | 295,189             |
| % Income to Budget                                         | 107.18%                 | 100.00%                 | 26.79%              | 130.58%             |
| <b>LEEDERVILLE GARDENS INC SURPLUS TRUST</b>               |                         |                         |                     |                     |
| Budget                                                     | 0                       | 0                       | 0                   | 0                   |
| Interest Earnings                                          | 29,316                  | 34,969                  | 29,316              | 141,214             |
| <b>TOTAL</b>                                               |                         |                         |                     |                     |
| Budget                                                     | 174,672                 | 181,000                 | 698,688             | 646,060             |
| Interest Earnings                                          | 176,064                 | 214,853                 | 176,064             | 963,204             |
| % Income to Budget                                         | 100.80%                 | 118.70%                 | 25.20%              | 149.09%             |
| Variance                                                   | 1,392                   | 33,853                  | (522,624)           | 317,144             |
| % Variance to Budget                                       | 0.80%                   | 18.70%                  | -74.80%             | 49.09%              |
| <b>TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)</b> |                         |                         |                     |                     |
| Budget                                                     | 174,672                 | 181,000                 | 698,688             | 646,060             |
| Interest Earnings                                          | 146,748                 | 179,884                 | 146,748             | 821,990             |
| % Income to Budget                                         | 84.01%                  | 99.38%                  | 21.00%              | 127.23%             |
| Variance                                                   | (27,924)                | (1,116)                 | (551,940)           | 175,930             |
| % Variance to Budget                                       | -15.99%                 | -0.62%                  | -79.00%             | 27.23%              |

**CITY OF VINCENT  
CURRENT INVESTMENT HOLDING  
AS AT 30 SEPTEMBER 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 |                        |                      |             |                      | 3,811,894           |
| Reserve                                   | Commonwealth Bank of Australia |                        |                      |             |                      | 46,549              |
| Trust                                     | Commonwealth Bank of Australia |                        |                      |             |                      | 720                 |
| <b>Total Operating Funds</b>              |                                |                        |                      |             |                      | <b>3,859,163</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                                   | 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             |
| Reserve                                   | Westpac Banking Corp           | 30/04/2019             | 13/01/2020           | 258         | 2.65%                | 2,360,090           |
| 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           |
| 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           |
| Municipal                                 | National Australia Bank        | 09/08/2019             | 25/11/2019           | 108         | 1.80%                | 1,000,000           |
| Municipal                                 | Westpac Banking Corp           | 09/08/2019             | 13/01/2020           | 157         | 1.96%                | 500,000             |
| Municipal                                 | Members Equity Bank Ltd.       | 15/08/2019             | 03/02/2020           | 172         | 1.75%                | 2,500,000           |
| Municipal                                 | Westpac Banking Corp           | 15/08/2019             | 27/01/2020           | 165         | 1.86%                | 1,500,000           |
| Municipal                                 | Bank of Queensland             | 22/08/2019             | 03/03/2020           | 194         | 1.75%                | 1,750,000           |
| Municipal                                 | Westpac Banking Corp           | 22/08/2019             | 24/02/2020           | 186         | 1.86%                | 500,000             |
| Municipal                                 | National Australia Bank        | 22/08/2019             | 24/02/2020           | 186         | 1.69%                | 1,250,000           |
| Municipal                                 | National Australia Bank        | 29/08/2019             | 23/03/2020           | 207         | 1.63%                | 1,500,000           |
| Municipal                                 | Members Equity Bank Ltd.       | 29/08/2019             | 13/04/2020           | 228         | 1.65%                | 2,500,000           |
| Municipal                                 | Bank of Queensland             | 29/08/2019             | 23/03/2020           | 207         | 1.75%                | 2,000,000           |
| Municipal                                 | Westpac Banking Corp           | 29/08/2019             | 11/05/2020           | 256         | 1.76%                | 3,000,000           |
| Leederville Gardens Inc Surplus           | Members Equity Bank Ltd.       | 04/09/2019             | 24/08/2020           | 355         | 1.60%                | 1,910,419           |
| Reserve                                   | Bank of Queensland             | 04/09/2019             | 05/05/2020           | 244         | 1.63%                | 656,421             |
| Reserve                                   | Members Equity Bank Ltd.       | 24/09/2019             | 01/06/2020           | 251         | 1.65%                | 994,448             |
| <b>Total Term Deposits</b>                |                                |                        |                      |             |                      | <b>41,006,535</b>   |
| <b>Total Investment Including At Call</b> |                                |                        |                      |             |                      | <b>44,876,698</b>   |



**11.2 FINANCIAL STATEMENTS AS AT 30 SEPTEMBER 2019**

**TRIM Ref:** D19/157370

**Author:** Nirav Shah, Coordinator Financial Services

**Authoriser:** Ross lind Ellis, A/Executive Director Community & Business Services

**Attachments:** 1. Financial statements as at 30 September 2019  

**RECOMMENDATION:**

That Council **RECEIVES** the financial statements for the month ended 30 September 2019 as shown in Attachment 1.

**PURPOSE OF REPORT:**

To present the statement of financial activity for the period ended 30 September 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.

**DETAILS:**

The following documents, included as **Attachment 1**, comprise the statement of financial activity for the period ending 30 September 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          | 6-52  |
| 5.   | Capital Expenditure and Funding and Capital Works Schedule  | 53-58 |
| 6.   | Cash Backed Reserves                                        | 59    |
| 7.   | Rating Information and Graph                                | 60-61 |
| 8.   | Debtors Report                                              | 62    |
| 9.   | Beatty Park Leisure Centre Financial Position               | 63    |

**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 slightly lower than the year to date budgeted revenue by \$157,374 (2.5%). The following items materially contributed to this position: -

- An unfavourable variance of \$62,823 due to lower than anticipated revenue collected from development application fees (**Community Amenities**) and
- An unfavourable variance of \$62,265 due to lower than anticipated revenue collected from parking infringement and fines (**Transport**).

**Revenue by Nature or Type** is tracking slight lower than the budgeted revenue by \$81,610 (0.4%). This was mainly contributed by revenue being slightly lower than anticipated.

**Expenditure by Program** reflects an under-spend of \$816,026 (6.8%) compared to the year to date budget. The following items materially contributed to this position: -

- A favourable variance of \$518,547 mainly contributed by a timing variance relating to waste collection and tipping costs (**Community Amenities**); and
- A favourable variance of \$187,974 mainly contributed by a budget phasing variance relating to the recovery of employee related on-costs (**Other Property and services**); and

**Expenditure by Nature or Type** reflects an under-spend of \$799,797 (6.7%) compared to the year to date budget. The following items materially contributed to this position: -

- **Materials and contracts** reflects an under-spend of \$1,067,298. This variance is largely contributed by a timing variance in works within multiple service areas;
- **Utility charges** reflects an under-spend of \$139,163 due to a timing variance of utility related invoices; and
- **Employee costs** reflects an over spend of \$577,340 largely contributed by a timing variance. There were three pay periods in September; however, the budget was based on two pay periods. This timing variance is rectified in October 2019.

#### Opening Surplus Brought 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 – 52)

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 53 - 58)

The full capital works program is listed in detail in Note 5 of **Attachment 1**.

6. Cash Backed Reserves (Note 6 Page 59)

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 30 September 2019 is \$13,075,463.

7. Rating Information (Note 7 Page 60 – 61)

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  | 7 January 2020  |
| Fourth Instalment | 10 March 2020   |

The outstanding rates debtors balance as at 30 September 2019 is \$15,046,627 including deferred rates (\$113,018) but excluding ESL debtors and pensioner rebates.

8. Receivables (Note 8 Page 62)

Total trade and other receivables outstanding as at 30 September 2019 are \$2,507,911, of which \$2,096,563 relates to outstanding debtors. 86% of the outstanding debtors balance is 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:

- \$1,680,232 (92.7%) 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, a provision amount for doubtful debts was calculated last financial year and an amount of \$1,066,403 has been transferred to long-term infringement debtors (non-current portion).

Administration has updated the provision based on the probability of recovering long outstanding monies owed to the City. The provision amount will be updated once the audited financials are approved.

- \$170,485 (9.4%) 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 63)

As at 30 September 2019, the operating surplus for the centre is \$42,392 compared to the year to date budgeted deficit amount of \$124,954.

10. Explanation of Material Variances (Note 4 Page 6 - 52)

The materiality thresholds used for reporting variances are 10% and \$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 and 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 30 September 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  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 30 SEPTEMBER 2019

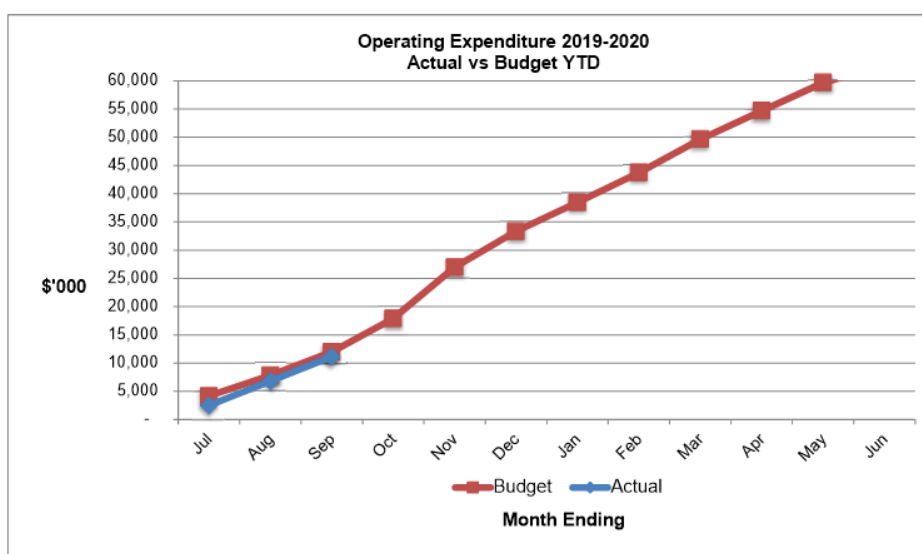
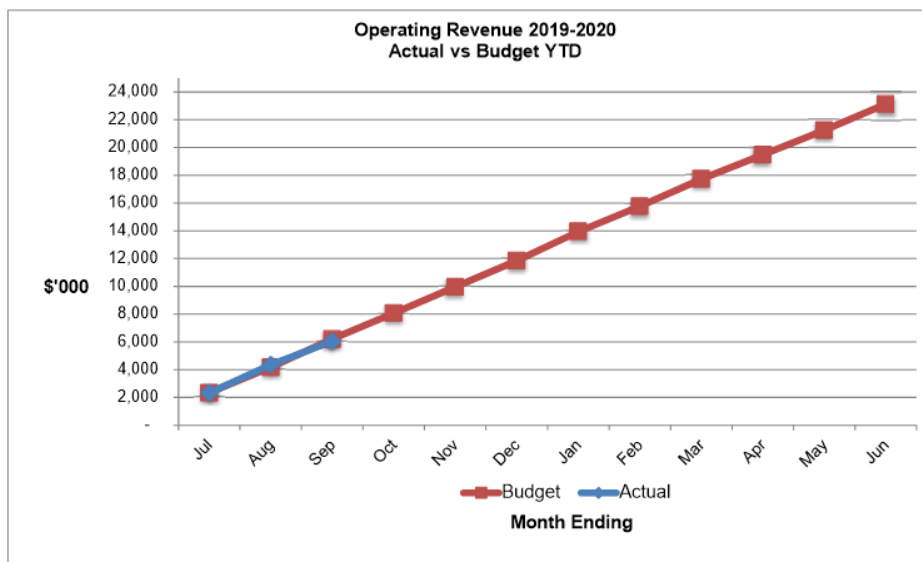
|                                                   | Adopted Budget<br>2019/20 | YTD Budget<br>30/09/2019 | YTD Actual<br>30/09/2019 | YTD Variance     | Variance     | Variance Commentary                                      |
|---------------------------------------------------|---------------------------|--------------------------|--------------------------|------------------|--------------|----------------------------------------------------------|
|                                                   | \$                        | \$                       | \$                       | \$               | %            |                                                          |
| <b>Recycling Expenditure</b>                      |                           |                          |                          |                  |              |                                                          |
| Recycling Expenditure                             | 771,417                   | 126,070                  | 533                      | (125,537)        | -100%        | Timing variance for recycling and bulk verge collection. |
| <b>Recycling Expenditure Total</b>                | <b>771,417</b>            | <b>126,070</b>           | <b>533</b>               | <b>(125,537)</b> | <b>-100%</b> |                                                          |
| <b>Public Works Overhead</b>                      |                           |                          |                          |                  |              |                                                          |
| Public Works Overhead Revenue                     |                           |                          |                          |                  |              |                                                          |
| Revenue                                           | (56,200)                  | (14,049)                 | (14,730)                 | (681)            | 5%           |                                                          |
| <b>Public Works Overhead Revenue Total</b>        | <b>(56,200)</b>           | <b>(14,049)</b>          | <b>(14,730)</b>          | <b>(681)</b>     | <b>5%</b>    |                                                          |
| Public Works Overhead Expenditure                 |                           |                          |                          |                  |              |                                                          |
| Employee Costs                                    | 430,007                   | 91,261                   | 110,985                  | 19,724           | 22%          | Timing variance.                                         |
| Other Employee Costs                              | 45,559                    | 11,391                   | 21,263                   | 9,872            | 87%          |                                                          |
| Other Expenses                                    | 68,000                    | 17,001                   | 14,208                   | (2,793)          | -16%         |                                                          |
| <b>Public Works Overhead Expenditure Total</b>    | <b>543,566</b>            | <b>119,653</b>           | <b>146,456</b>           | <b>26,803</b>    | <b>22%</b>   |                                                          |
| Public Works Overhead Indirect Costs              |                           |                          |                          |                  |              |                                                          |
| Allocations                                       | 625,073                   | 129,811                  | 130,528                  | 717              | 1%           |                                                          |
| On Costs Recovery                                 | (289,370)                 | 0                        | (157,199)                | (157,199)        | 100%         |                                                          |
| <b>Public Works Overhead Indirect Costs Total</b> | <b>335,703</b>            | <b>129,811</b>           | <b>(26,671)</b>          | <b>(156,482)</b> | <b>-121%</b> |                                                          |
| <b>Public Works Overhead Total</b>                | <b>823,069</b>            | <b>235,415</b>           | <b>105,055</b>           | <b>(130,360)</b> | <b>-55%</b>  |                                                          |
| <b>Plant Operating</b>                            |                           |                          |                          |                  |              |                                                          |
| Plant Operating Expenditure                       |                           |                          |                          |                  |              |                                                          |
| Other Expenses                                    | 1,481,092                 | 192,873                  | 189,551                  | (3,322)          | -2%          |                                                          |
| <b>Plant Operating Expenditure Total</b>          | <b>1,481,092</b>          | <b>192,873</b>           | <b>189,551</b>           | <b>(3,322)</b>   | <b>-2%</b>   |                                                          |
| Plant Operating Indirect Costs                    |                           |                          |                          |                  |              |                                                          |
| Allocations                                       | (1,253,542)               | (313,489)                | (333,333)                | (19,844)         | 6%           |                                                          |
| <b>Plant Operating Indirect Costs Total</b>       | <b>(1,253,542)</b>        | <b>(313,489)</b>         | <b>(333,333)</b>         | <b>(19,844)</b>  | <b>6%</b>    |                                                          |
| <b>Plant Operating Total</b>                      | <b>227,550</b>            | <b>(120,616)</b>         | <b>(143,782)</b>         | <b>(23,166)</b>  | <b>19%</b>   |                                                          |

**CITY OF VINCENT**  
**NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY**  
**BY PROGRAM**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2019**



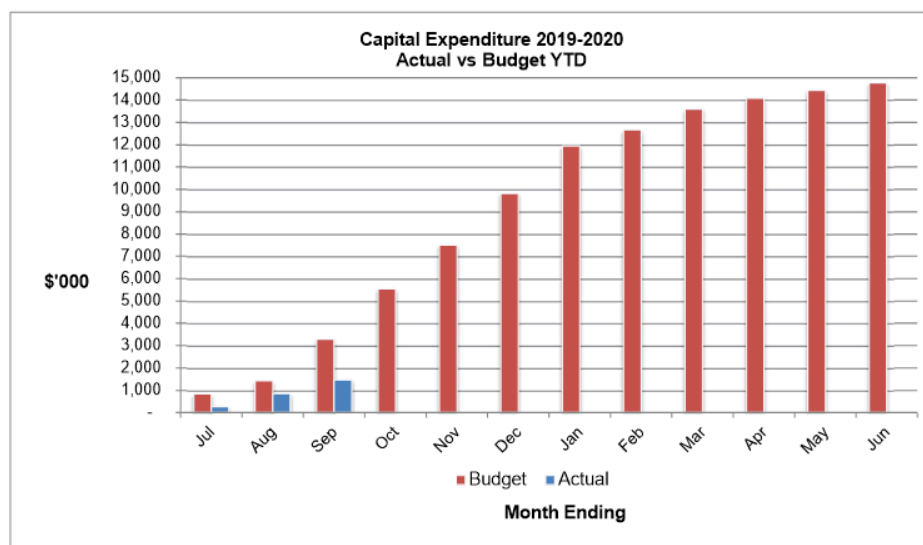
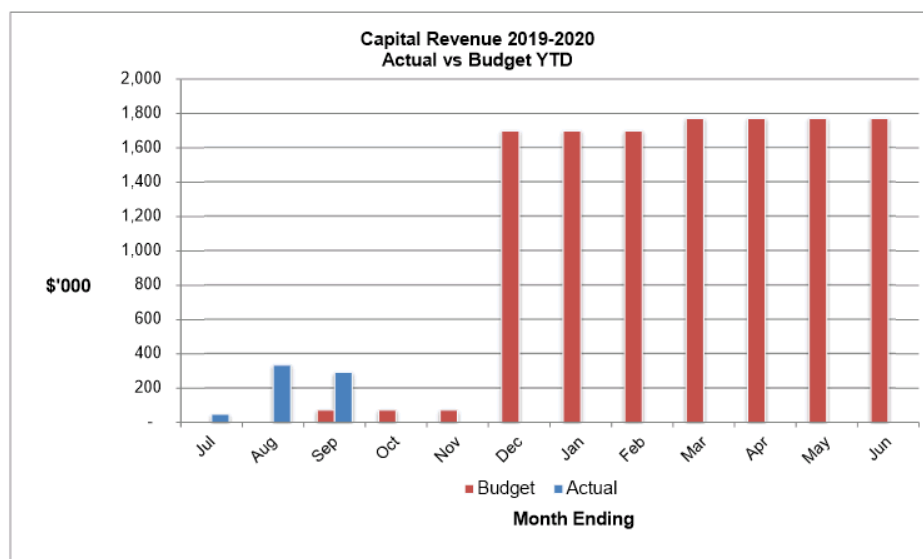
|                                                    | Adopted<br>Budget<br>2019/20 | YTD<br>Budget<br>30/09/2019 | YTD<br>Actual<br>30/09/2019 | YTD<br>Variance  | YTD<br>Variance |
|----------------------------------------------------|------------------------------|-----------------------------|-----------------------------|------------------|-----------------|
|                                                    | \$                           | \$                          | \$                          | \$               | %               |
| 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                       | 10,248                      | 13,516                      | 3,268            | 31.9%           |
| General Purpose Funding                            | 2,021,288                    | 815,839                     | 781,413                     | (34,426)         | -4.2%           |
| Law, Order and Public Safety                       | 128,950                      | 30,578                      | 33,712                      | 3,134            | 10.2%           |
| Health                                             | 386,779                      | 270,340                     | 244,582                     | (25,758)         | -9.5%           |
| Education and Welfare                              | 135,903                      | 28,935                      | 36,823                      | 7,888            | 27.3%           |
| Community Amenities                                | 1,402,345                    | 497,884                     | 435,061                     | (62,823)         | -12.6%          |
| Recreation and Culture                             | 10,045,133                   | 2,317,868                   | 2,377,492                   | 59,624           | 2.6%            |
| Transport                                          | 8,173,423                    | 2,062,586                   | 2,000,321                   | (62,265)         | -3.0%           |
| Economic Services                                  | 366,171                      | 98,947                      | 81,725                      | (17,222)         | -17.4%          |
| Other Property and Services                        | 427,338                      | 73,784                      | 44,990                      | (28,794)         | -39.0%          |
|                                                    | 23,128,330                   | 6,207,009                   | 6,049,635                   | (157,374)        | -2.5%           |
| <b>Expenditure from operating activities</b>       |                              |                             |                             |                  |                 |
| Governance                                         | (3,861,338)                  | (781,623)                   | (761,440)                   | 20,183           | -2.6%           |
| General Purpose Funding                            | (839,040)                    | (187,672)                   | (190,302)                   | (2,630)          | 1.4%            |
| Law, Order and Public Safety                       | (1,837,552)                  | (415,284)                   | (424,873)                   | (9,589)          | 2.3%            |
| Health                                             | (1,689,208)                  | (345,944)                   | (325,224)                   | 20,720           | -6.0%           |
| Education and Welfare                              | (1,356,463)                  | (191,472)                   | (210,492)                   | (19,020)         | 9.9%            |
| Community Amenities                                | (12,854,617)                 | (2,669,743)                 | (2,151,196)                 | 518,547          | -19.4%          |
| Recreation and Culture                             | (22,830,150)                 | (4,032,106)                 | (4,022,120)                 | 9,986            | -0.2%           |
| Transport                                          | (13,990,006)                 | (2,771,341)                 | (2,690,468)                 | 80,873           | -2.9%           |
| Economic Services                                  | (639,026)                    | (131,264)                   | (131,170)                   | 94               | -0.1%           |
| Other Property and Services                        | (2,838,260)                  | (440,593)                   | (243,731)                   | 196,862          | -44.7%          |
|                                                    | (62,735,660)                 | (11,967,042)                | (11,151,016)                | 816,026          | -6.8%           |
| Add Deferred Rates Adjustment                      | 0                            | 0                           | 8,158                       | 8,158            | 0.0%            |
| Add Back Depreciation                              | 11,191,787                   | 0                           | 0                           | 0                | 0.0%            |
| Adjust (Profit)/Loss on Asset Disposal             | (34,073)                     | (63,144)                    | 0                           | 63,144           | -100.0%         |
|                                                    | 11,157,714                   | (63,144)                    | 8,158                       | 71,302           | -112.9%         |
| <b>Amount attributable to operating activities</b> | <b>(28,449,616)</b>          | <b>(5,823,177)</b>          | <b>(5,093,223)</b>          | <b>729,954</b>   | <b>-12.5%</b>   |
| <b>Investing Activities</b>                        |                              |                             |                             |                  |                 |
| Non-operating Grants, Subsidies and Contributions  | 1,843,230                    | 72,155                      | 292,589                     | 220,434          | 305.5%          |
| Purchase Land and Buildings                        | (3,019,133)                  | (483,701)                   | (157,380)                   | 326,321          | -67.5%          |
| Purchase Infrastructure Assets                     | (7,437,651)                  | (2,281,390)                 | (957,105)                   | 1,324,285        | -58.0%          |
| Purchase Plant and Equipment                       | (3,468,046)                  | (474,750)                   | (323,998)                   | 150,752          | -31.8%          |
| Purchase Furniture and Equipment                   | (850,547)                    | (37,000)                    | (28,122)                    | 8,878            | -24.0%          |
| Proceeds from Joint Venture Operations             | 0                            | 0                           | 0                           | 0                | 0.0%            |
| Proceeds from Disposal of Assets                   | 555,000                      | 174,000                     | 160,373                     | (13,627)         | -7.8%           |
| <b>Amount attributable to investing activities</b> | <b>(12,377,147)</b>          | <b>(3,030,686)</b>          | <b>(1,013,643)</b>          | <b>2,017,043</b> | <b>-66.6%</b>   |
| <b>Financing Activities</b>                        |                              |                             |                             |                  |                 |
| Repayment of Debentures                            | (6,132,377)                  | (251,088)                   | (247,474)                   | 3,614            | -1.4%           |
| Proceeds from New Debentures                       | 1,000,000                    | 0                           | 0                           | 0                | 0.0%            |
| Transfer to Reserves                               | (1,088,515)                  | (342,274)                   | (476,679)                   | (134,405)        | 39.3%           |
| Transfer from Reserves                             | 5,597,436                    | 352,500                     | 21,552                      | (330,948)        | -93.9%          |
| <b>Amount attributable to financing activities</b> | <b>(623,456)</b>             | <b>(240,862)</b>            | <b>(702,601)</b>            | <b>(461,739)</b> | <b>191.7%</b>   |
| <b>Surplus/(Deficit) before general rates</b>      | <b>(35,520,228)</b>          | <b>(3,164,734)</b>          | <b>1,048,274</b>            | <b>4,213,008</b> | <b>-133.1%</b>  |
| <b>Total amount raised from general rates</b>      | <b>35,526,498</b>            | <b>35,434,498</b>           | <b>35,430,887</b>           | <b>(3,611)</b>   | <b>0.0%</b>     |
| <b>Closing Funding Surplus/(Deficit)</b>           | <b>6,270</b>                 | <b>32,269,764</b>           | <b>36,479,161</b>           | <b>4,209,397</b> | <b>13.0%</b>    |

CITY OF VINCENT  
 NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY  
 BY PROGRAM - GRAPH  
 AS AT 30 SEPTEMBER 2019





CITY OF VINCENT  
NOTE 1 - CAPITAL REVENUE / EXPENDITURE PROGRAM  
AS AT 30 SEPTEMBER 2019



CITY OF VINCENT  
NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME  
BY NATURE OR TYPE  
FOR THE PERIOD ENDED 30 SEPTEMBER 2019



|                                                                           | Adopted<br>Budget<br>2019/20 | YTD<br>Budget<br>30/09/2019 | YTD<br>Actual<br>30/09/2019 | YTD<br>Variance | YTD<br>Variance |
|---------------------------------------------------------------------------|------------------------------|-----------------------------|-----------------------------|-----------------|-----------------|
|                                                                           | \$                           | \$                          | \$                          | \$              | %               |
| <b>Revenue</b>                                                            |                              |                             |                             |                 |                 |
| Rates                                                                     | 35,526,498                   | 35,434,498                  | 35,430,887                  | (3,611)         | 0%              |
| Operating Grants, Subsidies and Contributions                             | 947,389                      | 166,716                     | 148,243                     | (18,473)        | -11.1%          |
| Fees and Charges                                                          | 19,680,225                   | 5,339,824                   | 5,309,638                   | (30,186)        | -0.6%           |
| Interest Earnings                                                         | 1,033,288                    | 384,547                     | 354,582                     | (29,965)        | -7.8%           |
| Other Revenue                                                             | 1,226,243                    | 237,095                     | 237,720                     | 625             | 0.3%            |
|                                                                           | <u>58,413,643</u>            | <u>41,562,680</u>           | <u>41,481,070</u>           | <u>(81,610)</u> | <u>-0.2%</u>    |
| <b>Expenses</b>                                                           |                              |                             |                             |                 |                 |
| Employee Costs                                                            | (25,440,892)                 | (5,569,722)                 | (6,147,062)                 | (577,340)       | 10.4%           |
| Materials and Contracts                                                   | (19,559,718)                 | (4,823,100)                 | (3,755,802)                 | 1,067,298       | -22.1%          |
| Utility Charges                                                           | (1,718,630)                  | (429,595)                   | (290,432)                   | 139,163         | -32.4%          |
| Depreciation on Non-Current Assets                                        | (11,191,787)                 | 0                           | 0                           | 0               | 0.0%            |
| Interest Expenses                                                         | (723,058)                    | (138,055)                   | (135,979)                   | 2,076           | -1.5%           |
| Insurance Expenses                                                        | (534,879)                    | (133,722)                   | (125,490)                   | 8,232           | -6.2%           |
| Other Expenditure                                                         | (3,359,584)                  | (857,165)                   | (696,797)                   | 160,368         | -18.7%          |
|                                                                           | <u>(62,528,548)</u>          | <u>(11,951,359)</u>         | <u>(11,151,562)</u>         | <u>799,797</u>  | <u>-6.7%</u>    |
|                                                                           | <u>(4,114,905)</u>           | <u>29,611,321</u>           | <u>30,329,508</u>           | <u>718,187</u>  | <u>2.4%</u>     |
| Non-operating Grants, Subsidies and Contributions                         | 1,843,230                    | 72,155                      | 292,589                     | 220,434         | 305.5%          |
| Profit on Disposal of Assets                                              | 241,185                      | 78,827                      | 0                           | (78,827)        | -100.0%         |
| Loss on Disposal of Assets                                                | (207,112)                    | (15,683)                    | 0                           | 15,683          | -100.0%         |
| Net share of interest in Joint Ventures                                   | 0                            | 0                           | 0                           | 0               | 0.0%            |
| Change in Equity WALGA Local Govt House Trust                             | 0                            | 0                           | 0                           | 0               | 0.0%            |
| Profit on Assets Held for Sale (TPRC Joint Venture)                       | 0                            | 0                           | 0                           | 0               | 0.0%            |
|                                                                           | <u>1,877,303</u>             | <u>135,299</u>              | <u>292,589</u>              | <u>157,290</u>  | <u>116.3%</u>   |
| <b>Net result</b>                                                         | <u>(2,237,602)</u>           | <u>29,746,620</u>           | <u>30,622,097</u>           | <u>875,477</u>  | <u>2.9%</u>     |
| <b>Other comprehensive income</b>                                         |                              |                             |                             |                 |                 |
| <i>Items that will not be reclassified subsequently to profit or loss</i> |                              |                             |                             |                 |                 |
| <b>Total other comprehensive income</b>                                   | <u>0</u>                     | <u>0</u>                    | <u>0</u>                    | <u>0</u>        | <u>0.0%</u>     |
| <b>Total comprehensive income</b>                                         | <u>(2,237,602)</u>           | <u>29,746,620</u>           | <u>30,622,097</u>           | <u>875,477</u>  | <u>2.9%</u>     |

**CITY OF VINCENT  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
NOTE 3 - NET CURRENT FUNDING POSITION  
FOR THE PERIOD ENDED 30 SEPTEMBER 2019**

|                                                            | Note | YTD Actual<br>30/09/2019<br>\$ | FY Actual<br>30/06/2019<br>\$ |
|------------------------------------------------------------|------|--------------------------------|-------------------------------|
| <b>Current Assets</b>                                      |      |                                |                               |
| Cash Unrestricted                                          |      | 25,729,150                     | 10,340,331                    |
| Cash Restricted                                            |      | 13,075,463                     | 12,620,336                    |
| Investments                                                |      | 11,000                         | 11,000                        |
| Receivables - Rates                                        | 7    | 15,919,110                     | 231,842                       |
| Receivables - Other                                        | 8    | 2,507,911                      | 2,273,191                     |
| Inventories                                                |      | 220,252                        | 175,208                       |
|                                                            |      | <u>57,462,886</u>              | <u>25,651,908</u>             |
| <b>Less: Current Liabilities</b>                           |      |                                |                               |
| Payables                                                   |      | (5,491,656)                    | (2,769,169)                   |
| Provisions - employee                                      |      | (3,574,518)                    | (3,593,092)                   |
|                                                            |      | <u>(9,066,174)</u>             | <u>(6,362,261)</u>            |
| <b>Unadjusted Net Current Assets</b>                       |      | <b>48,396,712</b>              | <b>19,289,647</b>             |
| <b>Adjustments and exclusions permitted by FM Reg 32</b>   |      |                                |                               |
| Less: Reserves - restricted cash                           | 6    | (13,075,463)                   | (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               |      | 849,341                        | 879,859                       |
| Add: Infringement Debtors transferred to non current asset |      | 919,571                        | 919,571                       |
|                                                            |      | <u>(11,917,551)</u>            | <u>(11,431,906)</u>           |
| <b>Adjusted Net Current Assets</b>                         |      | <b>36,479,161</b>              | <b>7,857,741</b>              |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 30 SEPTEMBER 2019

|                                                     | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                               |
|-----------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|-------------------------------------------------------------------|
| <b><u>Chief Executive Officer</u></b>               |                                 |                                |                                |                    |               |                                                                   |
| Chief Executive Officer Expenditure                 |                                 |                                |                                |                    |               |                                                                   |
| Employee Costs                                      | 615,147                         | 130,451                        | 163,513                        | 33,062             | 25%           | Timing variance.                                                  |
| Other Employee Costs                                | 18,317                          | 4,578                          | 4,177                          | (401)              | -9%           |                                                                   |
| Other Expenses                                      | 273,100                         | 55,775                         | 60,345                         | 4,570              | 8%            |                                                                   |
| Operating Projects                                  | 193,103                         | 48,276                         | 34,516                         | (13,760)           | -29%          | Timing variance for operating initiatives project at Beatty Park. |
| <b>Chief Executive Officer Expenditure Total</b>    | <b>1,099,667</b>                | <b>239,080</b>                 | <b>262,551</b>                 | <b>23,471</b>      | <b>10%</b>    |                                                                   |
| Chief Executive Officer Indirect Costs              |                                 |                                |                                |                    |               |                                                                   |
| Allocations                                         | (1,099,659)                     | (239,080)                      | (262,551)                      | (23,471)           | 10%           |                                                                   |
| <b>Chief Executive Officer Indirect Costs Total</b> | <b>(1,099,659)</b>              | <b>(239,080)</b>               | <b>(262,551)</b>               | <b>(23,471)</b>    | <b>10%</b>    |                                                                   |
| <b>Chief Executive Officer Total</b>                | <b>8</b>                        | <b>0</b>                       | <b>0</b>                       | <b>0</b>           | <b>100%</b>   |                                                                   |
| <b><u>Members of Council</u></b>                    |                                 |                                |                                |                    |               |                                                                   |
| Members Of Council Expenditure                      |                                 |                                |                                |                    |               |                                                                   |
| Employee Costs                                      | 87,876                          | 18,634                         | 20,932                         | 2,298              | 12%           |                                                                   |
| Other Employee Costs                                | 10,000                          | 2,499                          | 0                              | (2,499)            | -100%         |                                                                   |
| Other Expenses                                      | 494,482                         | 82,371                         | 83,175                         | 804                | 1%            |                                                                   |
| <b>Members Of Council Expenditure Total</b>         | <b>592,358</b>                  | <b>103,504</b>                 | <b>104,107</b>                 | <b>603</b>         | <b>1%</b>     |                                                                   |
| Members Of Council Indirect Costs                   |                                 |                                |                                |                    |               |                                                                   |
| Allocations                                         | 52,162                          | 10,128                         | 9,878                          | (250)              | -2%           |                                                                   |
| <b>Members Of Council Indirect Costs Total</b>      | <b>52,162</b>                   | <b>10,128</b>                  | <b>9,878</b>                   | <b>(250)</b>       | <b>-2%</b>    |                                                                   |
| <b>Members of Council Total</b>                     | <b>644,520</b>                  | <b>113,632</b>                 | <b>113,985</b>                 | <b>353</b>         | <b>0%</b>     |                                                                   |

CITY OF VINCENT  
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
BY SERVICE AREAS  
AS AT 30 SEPTEMBER 2019

|                                              | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                                                                                |
|----------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Other Governance</u></b>               |                                 |                                |                                |                    |               |                                                                                                                                                    |
| Other Governance Expenditure                 |                                 |                                |                                |                    |               |                                                                                                                                                    |
| Employee Costs                               | 649,426                         | 137,725                        | 145,048                        | 7,323              | 5%            |                                                                                                                                                    |
| Other Employee Costs                         | 12,600                          | 3,150                          | 7,470                          | 4,320              | 137%          |                                                                                                                                                    |
| Other Expenses                               | 205,400                         | 51,345                         | 12,923                         | (38,422)           | -75%          | Timing variance of \$21,670 for consultant fees, \$8,831 legal fees and other positive variances that are individually immaterial.                 |
| Operating Projects                           | 120,000                         | 15,000                         | 619                            | (14,381)           | -96%          | Timing variance for the State Archive files digitisation project.                                                                                  |
| <b>Other Governance Expenditure Total</b>    | <b>987,426</b>                  | <b>207,220</b>                 | <b>166,061</b>                 | <b>(41,159)</b>    | <b>-20%</b>   |                                                                                                                                                    |
| Other Governance Indirect Costs              |                                 |                                |                                |                    |               |                                                                                                                                                    |
| Allocations                                  | 393,922                         | 78,660                         | 63,394                         | (15,266)           | -19%          |                                                                                                                                                    |
| <b>Other Governance Indirect Costs Total</b> | <b>393,922</b>                  | <b>78,660</b>                  | <b>63,394</b>                  | <b>(15,266)</b>    | <b>-19%</b>   |                                                                                                                                                    |
| <b>Other Governance Total</b>                | <b>1,381,348</b>                | <b>285,880</b>                 | <b>229,455</b>                 | <b>(56,425)</b>    | <b>-20%</b>   |                                                                                                                                                    |
| <b><u>Human Resources</u></b>                |                                 |                                |                                |                    |               |                                                                                                                                                    |
| Human Resources Revenue                      |                                 |                                |                                |                    |               |                                                                                                                                                    |
| Revenue                                      | (40,000)                        | (9,999)                        | (13,310)                       | (3,311)            | 33%           |                                                                                                                                                    |
| <b>Human Resources Revenue Total</b>         | <b>(40,000)</b>                 | <b>(9,999)</b>                 | <b>(13,310)</b>                | <b>(3,311)</b>     | <b>33%</b>    |                                                                                                                                                    |
| Human Resources Expenditure                  |                                 |                                |                                |                    |               |                                                                                                                                                    |
| Employee Costs                               | 978,449                         | 159,500                        | 168,670                        | 9,170              | 6%            |                                                                                                                                                    |
| Other Employee Costs                         | 118,600                         | 29,646                         | 8,245                          | (21,401)           | -72%          | \$6,249 for external recruitment and \$4,000 for awards and recognition not required as yet. Other positive variances are individually immaterial. |
| Other Expenses                               | 124,730                         | 36,674                         | 27,200                         | (9,474)            | -26%          |                                                                                                                                                    |
| <b>Human Resources Expenditure Total</b>     | <b>1,221,779</b>                | <b>225,820</b>                 | <b>204,115</b>                 | <b>(21,705)</b>    | <b>-10%</b>   |                                                                                                                                                    |
| Human Resources Indirect Costs               |                                 |                                |                                |                    |               |                                                                                                                                                    |
| Allocations                                  | (1,181,779)                     | (215,821)                      | (190,805)                      | 25,016             | -12%          |                                                                                                                                                    |
| <b>Human Resources Indirect Costs Total</b>  | <b>(1,181,779)</b>              | <b>(215,821)</b>               | <b>(190,805)</b>               | <b>25,016</b>      | <b>-12%</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 30 SEPTEMBER 2019

|                                                    | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                                                                                                    |
|----------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Information Technology</b>                      |                                 |                                |                                |                    |               |                                                                                                                                                                        |
| Information Technology Expenditure                 |                                 |                                |                                |                    |               |                                                                                                                                                                        |
| Employee Costs                                     | 549,432                         | 116,513                        | 117,978                        | 1,465              | 1%            |                                                                                                                                                                        |
| Other Employee Costs                               | 14,500                          | 3,625                          | 9,355                          | 5,730              | 158%          |                                                                                                                                                                        |
| Other Expenses                                     | 1,058,600                       | 480,836                        | 421,284                        | (59,552)           | -12%          | Timing variance of \$14,635 for consultants, \$29,547 for software upgrades and \$6,574 for internet costs. Other positive variances that are individually immaterial. |
| Operating Projects                                 | 305,000                         | 76,251                         | 99,452                         | 23,201             | 30%           | Timing variance of \$23,201 for IT related operating initiatives.                                                                                                      |
| <b>Information Technology Expenditure Total</b>    | <b>1,927,532</b>                | <b>677,225</b>                 | <b>648,068</b>                 | <b>(29,157)</b>    | <b>-4%</b>    |                                                                                                                                                                        |
| Information Technology Indirect Costs              |                                 |                                |                                |                    |               |                                                                                                                                                                        |
| Allocations                                        | (1,927,532)                     | (677,225)                      | (648,068)                      | 29,157             | -4%           |                                                                                                                                                                        |
| <b>Information Technology Indirect Costs Total</b> | <b>(1,927,532)</b>              | <b>(677,225)</b>               | <b>(648,068)</b>               | <b>29,157</b>      | <b>-4%</b>    |                                                                                                                                                                        |
| <b>Information Technology Total</b>                | <b>0</b>                        | <b>0</b>                       | <b>(0)</b>                     | <b>(0)</b>         | <b>100%</b>   |                                                                                                                                                                        |
| <b>Records Management</b>                          |                                 |                                |                                |                    |               |                                                                                                                                                                        |
| Records Management Revenue                         |                                 |                                |                                |                    |               |                                                                                                                                                                        |
| Revenue                                            | (1,000)                         | (249)                          | (207)                          | 42                 | -17%          |                                                                                                                                                                        |
| <b>Records Management Revenue Total</b>            | <b>(1,000)</b>                  | <b>(249)</b>                   | <b>(207)</b>                   | <b>42</b>          | <b>-17%</b>   |                                                                                                                                                                        |
| Records Management Expenditure                     |                                 |                                |                                |                    |               |                                                                                                                                                                        |
| Employee Costs                                     | 289,699                         | 61,443                         | 75,022                         | 13,579             | 22%           | Timing variance.                                                                                                                                                       |
| Other Employee Costs                               | 7,200                           | 1,800                          | 99                             | (1,701)            | -94%          |                                                                                                                                                                        |
| Other Expenses                                     | 36,100                          | 9,024                          | 3,150                          | (5,874)            | -65%          |                                                                                                                                                                        |
| <b>Records Management Expenditure Total</b>        | <b>332,999</b>                  | <b>72,267</b>                  | <b>78,272</b>                  | <b>6,005</b>       | <b>8%</b>     |                                                                                                                                                                        |
| Records Management Indirect Costs                  |                                 |                                |                                |                    |               |                                                                                                                                                                        |
| Allocations                                        | (331,999)                       | (72,018)                       | (78,065)                       | (6,047)            | 8%            |                                                                                                                                                                        |
| <b>Records Management Indirect Costs Total</b>     | <b>(331,999)</b>                | <b>(72,018)</b>                | <b>(78,065)</b>                | <b>(6,047)</b>     | <b>8%</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  
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 AS AT 30 SEPTEMBER 2019

|                                                                  | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>%        | Variance Commentary |
|------------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|----------------------|---------------------|
| <b><u>Sustainability and Environment</u></b>                     |                                 |                                |                                |                    |                      |                     |
| Sustainability and Environment                                   |                                 |                                |                                |                    |                      |                     |
| Employee Costs                                                   | 130,896                         | 27,718                         | 28,210                         | 492                | 2%                   |                     |
| Other Expenses                                                   | 53,900                          | 15,000                         | 14,978                         | (22)               | 0%                   |                     |
| Operating Projects                                               | 33,000                          | 0                              | 0                              | 0                  |                      |                     |
| <b>Sustainability and Environment Total</b>                      | <b>217,796</b>                  | <b>42,718</b>                  | <b>43,188</b>                  | <b>470</b>         | <b>1%</b>            |                     |
| <b>Sustainability and Environment Total</b>                      | <b>217,796</b>                  | <b>42,718</b>                  | <b>43,188</b>                  | <b>470</b>         | <b>1%</b>            |                     |
| <b><u>Sustainability and Environment Indirect Cost</u></b>       |                                 |                                |                                |                    |                      |                     |
| Sustainability and Environment Indirect Cost                     |                                 |                                |                                |                    |                      |                     |
| Allocations                                                      | 71,675                          | 13,836                         | 9,859                          | (3,977)            | -29%                 |                     |
| <b>Sustainability and Environment Indirect Cost Total</b>        | <b>71,675</b>                   | <b>13,836</b>                  | <b>9,859</b>                   | <b>(3,977)</b>     | <b>-29%</b>          |                     |
| <b>Sustainability and Environment Indirect Cost Total</b>        | <b>71,675</b>                   | <b>13,836</b>                  | <b>9,859</b>                   | <b>(3,977)</b>     | <b>-29%</b>          |                     |
| <b><u>Director Community and Business Services</u></b>           |                                 |                                |                                |                    |                      |                     |
| Director Community and Business Services                         |                                 |                                |                                |                    |                      |                     |
| Employee Costs                                                   | 290,309                         | 61,549                         | 72,754                         | 11,205             | 18% Timing variance. |                     |
| Other Employee Costs                                             | 7,874                           | 1,968                          | 1,582                          | (386)              | -20%                 |                     |
| Other Expenses                                                   | 5,300                           | 1,323                          | 395                            | (928)              | -70%                 |                     |
| <b>Director Community and Business Services Total</b>            | <b>303,483</b>                  | <b>64,840</b>                  | <b>74,731</b>                  | <b>9,891</b>       | <b>15%</b>           |                     |
| <b>Director Community and Business Services Total</b>            | <b>303,483</b>                  | <b>64,840</b>                  | <b>74,731</b>                  | <b>9,891</b>       | <b>15%</b>           |                     |
| <b><u>Director Community and Business Ser Indirect Costs</u></b> |                                 |                                |                                |                    |                      |                     |
| Director Community and Business Ser Indirect Costs               |                                 |                                |                                |                    |                      |                     |
| Allocations                                                      | (303,483)                       | (64,840)                       | (74,731)                       | (9,891)            | 15%                  |                     |
| <b>Director Community and Business Ser Indirect Costs Total</b>  | <b>(303,483)</b>                | <b>(64,840)</b>                | <b>(74,731)</b>                | <b>(9,891)</b>     | <b>15%</b>           |                     |
| <b>Director Community and Business Ser Indirect Costs Total</b>  | <b>(303,483)</b>                | <b>(64,840)</b>                | <b>(74,731)</b>                | <b>(9,891)</b>     | <b>15%</b>           |                     |



CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 30 SEPTEMBER 2019

|                                              | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                                                            |
|----------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Finance Services</u></b>               |                                 |                                |                                |                    |               |                                                                                                                                |
| Finance Services Revenue                     |                                 |                                |                                |                    |               |                                                                                                                                |
| Revenue                                      | (250)                           | 0                              | (732)                          | (732)              | 100%          |                                                                                                                                |
| <b>Finance Services Revenue Total</b>        | <b>(250)</b>                    | <b>0</b>                       | <b>(732)</b>                   | <b>(732)</b>       | <b>100%</b>   |                                                                                                                                |
| Finance Services Expenditure                 |                                 |                                |                                |                    |               |                                                                                                                                |
| Employee Costs                               | 683,631                         | 144,985                        | 176,495                        | 31,510             | 22%           | Timing variance.                                                                                                               |
| Other Employee Costs                         | 16,600                          | 591                            | 82                             | (509)              | -86%          |                                                                                                                                |
| Other Expenses                               | 173,060                         | 14,892                         | (6,534)                        | (21,426)           | -144%         | Reversal of accrual for interim audit fees, this amount will be offset once the invoice for the final audit has been received. |
| <b>Finance Services Expenditure Total</b>    | <b>873,291</b>                  | <b>160,468</b>                 | <b>170,043</b>                 | <b>9,575</b>       | <b>6%</b>     |                                                                                                                                |
| Finance Services Indirect Costs              |                                 |                                |                                |                    |               |                                                                                                                                |
| Allocations                                  | (873,041)                       | (160,468)                      | (169,311)                      | (8,843)            | 6%            |                                                                                                                                |
| <b>Finance Services Indirect Costs Total</b> | <b>(873,041)</b>                | <b>(160,468)</b>               | <b>(169,311)</b>               | <b>(8,843)</b>     | <b>6%</b>     |                                                                                                                                |
| <b>Finance Services Total</b>                | <b>0</b>                        | <b>0</b>                       | <b>0</b>                       | <b>(0)</b>         | <b>100%</b>   |                                                                                                                                |
| <b><u>Insurance Premium</u></b>              |                                 |                                |                                |                    |               |                                                                                                                                |
| Insurance Premium Expenditure                |                                 |                                |                                |                    |               |                                                                                                                                |
| Other Expenses                               | 534,879                         | 133,722                        | 125,490                        | (8,232)            | -6%           |                                                                                                                                |
| <b>Insurance Premium Expenditure Total</b>   | <b>534,879</b>                  | <b>133,722</b>                 | <b>125,490</b>                 | <b>(8,232)</b>     | <b>-6%</b>    |                                                                                                                                |
| Insurance Premium Recovery                   |                                 |                                |                                |                    |               |                                                                                                                                |
| Allocations                                  | (534,879)                       | (133,719)                      | (125,490)                      | 8,229              | -6%           |                                                                                                                                |
| <b>Insurance Premium Recovery Total</b>      | <b>(534,879)</b>                | <b>(133,719)</b>               | <b>(125,490)</b>               | <b>8,229</b>       | <b>-6%</b>    |                                                                                                                                |
| <b>Insurance Premium Total</b>               | <b>0</b>                        | <b>3</b>                       | <b>0</b>                       | <b>(3)</b>         | <b>-100%</b>  |                                                                                                                                |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                                         | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                  |
|---------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------------------------------------|
| <b><u>Insurance Claim</u></b>                           |                                 |                                |                                |                    |               |                                                                      |
| Insurance Claim Recoup<br>Revenue                       | (65,000)                        | 0                              | (7,868)                        | (7,868)            | 100%          |                                                                      |
| <b>Insurance Claim Recoup Total</b>                     | <b>(65,000)</b>                 | <b>0</b>                       | <b>(7,868)</b>                 | <b>(7,868)</b>     | <b>100%</b>   |                                                                      |
| Insurance Claim Expenditure<br>Other Expenses           | 5,000                           | 1,251                          | 1,500                          | 249                | 20%           |                                                                      |
| <b>Insurance Claim Expenditure Total</b>                | <b>5,000</b>                    | <b>1,251</b>                   | <b>1,500</b>                   | <b>249</b>         | <b>20%</b>    |                                                                      |
| <b>Insurance Claim Total</b>                            | <b>(60,000)</b>                 | <b>1,251</b>                   | <b>(6,368)</b>                 | <b>(7,619)</b>     | <b>-609%</b>  |                                                                      |
| <b><u>Mindarie Regional Council</u></b>                 |                                 |                                |                                |                    |               |                                                                      |
| Mindarie Regional Council Revenue<br>Revenue            | (118,569)                       | (29,640)                       | (19,470)                       | 10,170             | -34%          | Unfavourable variance, however breakdown is individually immaterial. |
| <b>Mindarie Regional Council Revenue Total</b>          | <b>(118,569)</b>                | <b>(29,640)</b>                | <b>(19,470)</b>                | <b>10,170</b>      | <b>-34%</b>   |                                                                      |
| Mindarie Regional Council Expenditure<br>Other Expenses | 49,000                          | 29,000                         | 28,678                         | (322)              | -1%           |                                                                      |
| <b>Mindarie Regional Council Expenditure Total</b>      | <b>49,000</b>                   | <b>29,000</b>                  | <b>28,678</b>                  | <b>(322)</b>       | <b>-1%</b>    |                                                                      |
| <b>Mindarie Regional Council Total</b>                  | <b>(69,569)</b>                 | <b>(640)</b>                   | <b>9,209</b>                   | <b>9,849</b>       | <b>-1539%</b> |                                                                      |
| <b><u>General Purpose Revenue</u></b>                   |                                 |                                |                                |                    |               |                                                                      |
| General Purpose Revenue<br>Revenue                      | (1,267,688)                     | (311,339)                      | (287,451)                      | 23,888             | -8%           |                                                                      |
| <b>General Purpose Revenue Total</b>                    | <b>(1,267,688)</b>              | <b>(311,339)</b>               | <b>(287,451)</b>               | <b>23,888</b>      | <b>-8%</b>    |                                                                      |
| <b>General Purpose Revenue Total</b>                    | <b>(1,267,688)</b>              | <b>(311,339)</b>               | <b>(287,451)</b>               | <b>23,888</b>      | <b>-8%</b>    |                                                                      |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                                          | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                                      |
|----------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------------------------------------------------------------------------|
| <b><u>Rates Services</u></b>                             |                                 |                                |                                |                    |               |                                                                                                          |
| Rates Services Revenue                                   |                                 |                                |                                |                    |               |                                                                                                          |
| Revenue                                                  | (36,280,098)                    | (35,938,998)                   | (35,924,849)                   | 14,149             | 0%            |                                                                                                          |
| <b>Rates Services Revenue Total</b>                      | <b>(36,280,098)</b>             | <b>(35,938,998)</b>            | <b>(35,924,849)</b>            | <b>14,149</b>      | <b>0%</b>     |                                                                                                          |
| Rates Services Expenditure                               |                                 |                                |                                |                    |               |                                                                                                          |
| Employee Costs                                           | 257,143                         | 54,536                         | 66,585                         | 12,049             | 22%           | Timing variance.                                                                                         |
| Other Expenses                                           | 425,550                         | 102,766                        | 94,078                         | (8,688)            | -8%           |                                                                                                          |
| <b>Rates Services Expenditure Total</b>                  | <b>682,693</b>                  | <b>157,302</b>                 | <b>160,663</b>                 | <b>3,361</b>       | <b>2%</b>     |                                                                                                          |
| Rates Services Indirect Costs                            |                                 |                                |                                |                    |               |                                                                                                          |
| Allocations                                              | 156,347                         | 30,370                         | 29,639                         | (731)              | -2%           |                                                                                                          |
| <b>Rates Services Indirect Costs Total</b>               | <b>156,347</b>                  | <b>30,370</b>                  | <b>29,639</b>                  | <b>(731)</b>       | <b>-2%</b>    |                                                                                                          |
| <b>Rates Services Total</b>                              | <b>(35,441,058)</b>             | <b>(35,751,326)</b>            | <b>(35,734,548)</b>            | <b>16,778</b>      | <b>0%</b>     |                                                                                                          |
| <b><u>Marketing and Communications</u></b>               |                                 |                                |                                |                    |               |                                                                                                          |
| Marketing and Communications Expenditure                 |                                 |                                |                                |                    |               |                                                                                                          |
| Employee Costs                                           | 822,753                         | 174,622                        | 217,957                        | 43,335             | 25%           | Timing variance.                                                                                         |
| Other Employee Costs                                     | 8,450                           | 2,537                          | 724                            | (1,813)            | -71%          |                                                                                                          |
| Other Expenses                                           | 473,050                         | 99,552                         | 92,519                         | (7,033)            | -7%           |                                                                                                          |
| Operating Projects                                       | 0                               | 0                              | 6,130                          | 6,130              | 100%          | Costs incurred for Ranger vehicle's wrapping. To be adjusted as part of the carry forward budget review. |
| <b>Marketing and Communications Expenditure Total</b>    | <b>1,304,253</b>                | <b>276,711</b>                 | <b>317,330</b>                 | <b>40,619</b>      | <b>15%</b>    |                                                                                                          |
| Allocations                                              | 419,534                         | 81,565                         | 77,501                         | (4,064)            | -5%           |                                                                                                          |
| <b>Marketing and Communications Indirect Costs Total</b> | <b>419,534</b>                  | <b>81,565</b>                  | <b>77,501</b>                  | <b>(4,064)</b>     | <b>-5%</b>    |                                                                                                          |
| <b>Marketing and Communications Total</b>                | <b>1,723,787</b>                | <b>358,276</b>                 | <b>394,832</b>                 | <b>36,556</b>      | <b>10%</b>    |                                                                                                          |

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|                                                          | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                  |
|----------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------------------------------------|
| <b><u>Recreation, Arts and Culture</u></b>               |                                 |                                |                                |                    |               |                                                                      |
| Recreation, Arts and Culture Revenue                     |                                 |                                |                                |                    |               |                                                                      |
| Revenue                                                  | (3,000)                         | 0                              | 0                              | 0                  |               |                                                                      |
| <b>Recreation, Arts and Culture Revenue Total</b>        | <b>(3,000)</b>                  | <b>0</b>                       | <b>0</b>                       | <b>0</b>           |               |                                                                      |
| <b><u>Recreation, Arts and Culture Expenditure</u></b>   |                                 |                                |                                |                    |               |                                                                      |
| Employee Costs                                           | 117,289                         | 24,879                         | 24,471                         | (408)              | -2%           |                                                                      |
| Other Employee Costs                                     | 4,530                           | 1,131                          | 1,116                          | (15)               | -1%           |                                                                      |
| Other Expenses                                           | 120,050                         | 8,275                          | 21,189                         | 12,914             | 156%          | Unfavourable variance, however breakdown is individually immaterial. |
| Operating Projects                                       | 13,000                          | 0                              | 0                              | 0                  |               |                                                                      |
| <b>Recreation, Arts and Culture Expenditure Total</b>    | <b>254,869</b>                  | <b>34,285</b>                  | <b>46,776</b>                  | <b>12,491</b>      | <b>36%</b>    |                                                                      |
| Recreation, Arts and Culture Indirect Costs              |                                 |                                |                                |                    |               |                                                                      |
| Allocations                                              | 60,256                          | 13,241                         | 21,059                         | 7,818              | 59%           |                                                                      |
| Community Partnerships Mgmt Admin Alloca                 | 185,929                         | 34,083                         | 38,348                         | 4,265              | 13%           |                                                                      |
| Library Occupancy Costs Allocations                      | 4,099                           | 438                            | 0                              | (438)              | -100%         |                                                                      |
| <b>Recreation, Arts and Culture Indirect Costs Total</b> | <b>250,284</b>                  | <b>47,762</b>                  | <b>59,408</b>                  | <b>11,646</b>      | <b>24%</b>    |                                                                      |
| <b>Recreation, Arts and Culture Total</b>                | <b>502,153</b>                  | <b>82,047</b>                  | <b>106,183</b>                 | <b>24,136</b>      | <b>29%</b>    |                                                                      |

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 AS AT 30 SEPTEMBER 2019

|                                                                | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                |
|----------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|------------------------------------|
| <b><u>Senior, Disability and Youth Services</u></b>            |                                 |                                |                                |                    |               |                                    |
| Senior, Disability and Youth Services Revenue                  |                                 |                                |                                |                    |               |                                    |
| Revenue                                                        | (12,000)                        | (2,654)                        | (1,970)                        | 684                | -26%          |                                    |
| <b>Senior, Disability and Youth Services Revenue Total</b>     | <b>(12,000)</b>                 | <b>(2,654)</b>                 | <b>(1,970)</b>                 | <b>684</b>         | <b>-26%</b>   |                                    |
| <br>                                                           |                                 |                                |                                |                    |               |                                    |
| Senior, Disability and Youth Services Expenditure              |                                 |                                |                                |                    |               |                                    |
| Employee Costs                                                 | 233,540                         | 49,534                         | 64,832                         | 15,298             | 31%           | Timing variance.                   |
| Other Employee Costs                                           | 60                              | 15                             | 0                              | (15)               | -100%         |                                    |
| Other Expenses                                                 | 174,600                         | 15,884                         | 21,213                         | 5,329              | 34%           |                                    |
| Operating Projects                                             | 30,000                          | 0                              | 3,067                          | 3,067              | 100%          |                                    |
| <b>Senior, Disability and Youth Services Expenditure Total</b> | <b>438,200</b>                  | <b>65,433</b>                  | <b>89,112</b>                  | <b>23,679</b>      | <b>36%</b>    |                                    |
| <br>                                                           |                                 |                                |                                |                    |               |                                    |
| Senior, Disability and Youth Serv Indirect Costs               |                                 |                                |                                |                    |               |                                    |
| Allocations                                                    | 107,774                         | 23,560                         | 21,402                         | (2,158)            | -9%           |                                    |
| Community Partnerships Mgmt Admin Alloca                       | 430,572                         | 78,930                         | 89,327                         | 10,397             | 13%           |                                    |
| Library Occupancy Costs Allocations                            | 7,618                           | 815                            | 0                              | (815)              | -100%         |                                    |
| <b>Senior, Disability and Youth Serv Indirect Costs Total</b>  | <b>545,964</b>                  | <b>103,305</b>                 | <b>110,729</b>                 | <b>7,424</b>       | <b>7%</b>     |                                    |
| <br>                                                           |                                 |                                |                                |                    |               |                                    |
| <b>Senior, Disability and Youth Services Total</b>             | <b>972,164</b>                  | <b>166,084</b>                 | <b>197,871</b>                 | <b>31,787</b>      | <b>19%</b>    |                                    |
| <br>                                                           |                                 |                                |                                |                    |               |                                    |
| <b><u>Art and Culture</u></b>                                  |                                 |                                |                                |                    |               |                                    |
| Art and Culture                                                |                                 |                                |                                |                    |               |                                    |
| Other Expenses                                                 | 464,815                         | 40,708                         | 22,850                         | (17,858)           | -44%          | Timing variance on event expenses. |
| Operating Projects                                             | 60,000                          | 0                              | 0                              | 0                  |               |                                    |
| <b>Art and Culture Total</b>                                   | <b>524,815</b>                  | <b>40,708</b>                  | <b>22,850</b>                  | <b>(17,858)</b>    | <b>-44%</b>   |                                    |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 30 SEPTEMBER 2019

|                                                                | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                                                                               |
|----------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Beatty Park Leisure Centre Administration</u></b>        |                                 |                                |                                |                    |               |                                                                                                                                                   |
| Beatty Park Leisure Centre Admin Revenue                       | (2,662,200)                     | (650,788)                      | (637,965)                      | 12,823             | -2%           |                                                                                                                                                   |
| <b>Beatty Park Leisure Centre Admin Revenue Total</b>          | <b>(2,662,200)</b>              | <b>(650,788)</b>               | <b>(637,965)</b>               | <b>12,823</b>      | <b>-2%</b>    |                                                                                                                                                   |
| Beatty Park Leisure Centre Admin Indirect Revenue              |                                 |                                |                                |                    |               |                                                                                                                                                   |
| Allocations                                                    | 2,662,200                       | 650,788                        | 640,260                        | (10,528)           | -2%           |                                                                                                                                                   |
| <b>Beatty Park Leisure Centre Admin Indirect Revenue Total</b> | <b>2,662,200</b>                | <b>650,788</b>                 | <b>640,260</b>                 | <b>(10,528)</b>    | <b>-2%</b>    |                                                                                                                                                   |
| Beatty Park Leisure Centre Admin Expenditure                   |                                 |                                |                                |                    |               |                                                                                                                                                   |
| Employee Costs                                                 | 962,863                         | 209,387                        | 222,888                        | 13,501             | 6%            |                                                                                                                                                   |
| Other Employee Costs                                           | 20,486                          | 8,773                          | 1,690                          | (7,084)            | -81%          |                                                                                                                                                   |
| Other Expenses                                                 | 276,850                         | 77,710                         | 47,638                         | (30,072)           | -39%          | Timing variance of \$10,000 for legal fees and \$10,000 for consultant fees. Other positive variances breakdown that are individually immaterial. |
| Operating Projects                                             | 180,000                         | 0                              | 0                              | 0                  |               |                                                                                                                                                   |
| <b>Beatty Park Leisure Centre Admin Expenditure Total</b>      | <b>1,440,199</b>                | <b>295,870</b>                 | <b>272,215</b>                 | <b>(23,655)</b>    | <b>-8%</b>    |                                                                                                                                                   |
| Beatty Park Leisure Centre Admin Indirect Costs                |                                 |                                |                                |                    |               |                                                                                                                                                   |
| Allocations                                                    | (1,440,199)                     | (295,870)                      | (274,510)                      | 21,361             | -7%           |                                                                                                                                                   |
| <b>Beatty Park Leisure Centre Admin Indirect Costs Total</b>   | <b>(1,440,199)</b>              | <b>(295,870)</b>               | <b>(274,510)</b>               | <b>21,361</b>      | <b>-7%</b>    |                                                                                                                                                   |
| <b>Beatty Park Leisure Centre Administration 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 30 SEPTEMBER 2019

|                                                          | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                        |
|----------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------------------------------------------|
| <b><u>Beatty Park Leisure Centre Building</u></b>        |                                 |                                |                                |                    |               |                                                                            |
| Beatty Park Leisure Centre Building Revenue              |                                 |                                |                                |                    |               |                                                                            |
| Revenue                                                  | (162,907)                       | (40,443)                       | (40,564)                       | (121)              | 0%            |                                                                            |
| <b>Beatty Park Leisure Centre Building Revenue Total</b> | <b>(162,907)</b>                | <b>(40,443)</b>                | <b>(40,564)</b>                | <b>(121)</b>       | <b>0%</b>     |                                                                            |
| <br>Beatty Park Leisure Centre Occupancy Costs           |                                 |                                |                                |                    |               |                                                                            |
| Building Maintenance                                     | 559,250                         | 137,057                        | 75,878                         | (61,179)           | -45%          | Major maintenance not required as yet.                                     |
| Ground Maintenance                                       | 58,900                          | 14,724                         | 10,229                         | (4,495)            | -31%          |                                                                            |
| Other Expenses                                           | 2,028,920                       | 191,462                        | 140,790                        | (50,672)           | -26%          | Timing variance of \$19,830 on electricity and \$24,692 on water expenses. |
| <b>Beatty Park Leisure Centre Occupancy Costs Total</b>  | <b>2,647,070</b>                | <b>343,243</b>                 | <b>226,898</b>                 | <b>(116,346)</b>   | <b>-34%</b>   |                                                                            |
| <br>Beatty Park Leisure Centre Indirect Costs            |                                 |                                |                                |                    |               |                                                                            |
| Allocations                                              | (2,484,163)                     | (302,800)                      | (186,334)                      | 116,466            | -38%          |                                                                            |
| <b>Beatty Park Leisure Centre Indirect Costs Total</b>   | <b>(2,484,163)</b>              | <b>(302,800)</b>               | <b>(186,334)</b>               | <b>116,466</b>     | <b>-38%</b>   |                                                                            |
| <b>Beatty Park Leisure Centre Building 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 30 SEPTEMBER 2019

|                                                   | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                                                    |
|---------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|------------------------------------------------------------------------------------------------------------------------|
| <b><u>Swimming Pool Areas</u></b>                 |                                 |                                |                                |                    |               |                                                                                                                        |
| Swimming Pool Areas Revenue                       |                                 |                                |                                |                    |               |                                                                                                                        |
| Revenue                                           | (1,784,100)                     | (316,998)                      | (345,988)                      | (28,990)           | 9%            |                                                                                                                        |
| <b>Swimming Pool Areas Revenue Total</b>          | <b>(1,784,100)</b>              | <b>(316,998)</b>               | <b>(345,988)</b>               | <b>(28,990)</b>    | <b>9%</b>     |                                                                                                                        |
| Swimming Pool Areas Indirect Revenue              |                                 |                                |                                |                    |               |                                                                                                                        |
| Allocations                                       | (427,287)                       | (104,452)                      | (102,762)                      | 1,690              | -2%           |                                                                                                                        |
| <b>Swimming Pool Areas Indirect Revenue Total</b> | <b>(427,287)</b>                | <b>(104,452)</b>               | <b>(102,762)</b>               | <b>1,690</b>       | <b>-2%</b>    |                                                                                                                        |
| Swimming Pool Areas Expenditure                   |                                 |                                |                                |                    |               |                                                                                                                        |
| Employee Costs                                    | 1,039,679                       | 231,486                        | 259,406                        | 27,920             | 12%           | Timing variance.                                                                                                       |
| Other Employee Costs                              | 20,800                          | 6,411                          | 5,352                          | (1,059)            | -17%          |                                                                                                                        |
| Other Expenses                                    | 256,270                         | 67,094                         | 39,736                         | (27,358)           | -41%          | \$13,073 plant maintenance not yet required as yet and \$10,149 timing variance on water treatment chemicals expenses. |
| <b>Swimming Pool Areas Expenditure Total</b>      | <b>1,316,749</b>                | <b>304,991</b>                 | <b>304,495</b>                 | <b>(496)</b>       | <b>0%</b>     |                                                                                                                        |
| Swimming Pool Areas Indirect Costs                |                                 |                                |                                |                    |               |                                                                                                                        |
| Allocations                                       | 2,984,588                       | 520,102                        | 331,065                        | (189,037)          | -36%          |                                                                                                                        |
| <b>Swimming Pool Areas Indirect Costs Total</b>   | <b>2,984,588</b>                | <b>520,102</b>                 | <b>331,065</b>                 | <b>(189,037)</b>   | <b>-36%</b>   |                                                                                                                        |
| <b>Swimming Pool Areas Total</b>                  | <b>2,089,950</b>                | <b>403,643</b>                 | <b>186,810</b>                 | <b>(216,833)</b>   | <b>-54%</b>   |                                                                                                                        |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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 AS AT 30 SEPTEMBER 2019

|                                           | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary              |
|-------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------|
| <b><u>Swim School</u></b>                 |                                 |                                |                                |                    |               |                                  |
| Swim School Revenue                       |                                 |                                |                                |                    |               |                                  |
| Revenue                                   | (1,575,000)                     | (421,599)                      | (504,558)                      | (82,959)           | 20%           | Revenue higher than anticipated. |
| <b>Swim School Revenue Total</b>          | <b>(1,575,000)</b>              | <b>(421,599)</b>               | <b>(504,558)</b>               | <b>(82,959)</b>    | <b>20%</b>    |                                  |
| Swim School Indirect Revenue              |                                 |                                |                                |                    |               |                                  |
| Allocations                               | (4,524)                         | (1,106)                        | (1,088)                        | 18                 | -2%           |                                  |
| <b>Swim School Indirect Revenue Total</b> | <b>(4,524)</b>                  | <b>(1,106)</b>                 | <b>(1,088)</b>                 | <b>18</b>          | <b>-2%</b>    |                                  |
| Swim School Expenditure                   |                                 |                                |                                |                    |               |                                  |
| Employee Costs                            | 882,234                         | 196,318                        | 250,621                        | 54,303             | 28%           | Timing variance.                 |
| Other Employee Costs                      | 7,600                           | 3,500                          | 1,022                          | (2,478)            | -71%          |                                  |
| Other Expenses                            | 39,750                          | 6,037                          | 7,698                          | 1,661              | 28%           |                                  |
| <b>Swim School Expenditure Total</b>      | <b>929,584</b>                  | <b>205,855</b>                 | <b>259,341</b>                 | <b>53,486</b>      | <b>26%</b>    |                                  |
| Swim School Indirect Costs                |                                 |                                |                                |                    |               |                                  |
| Allocations                               | 228,330                         | 45,369                         | 112,502                        | 67,133             | 148%          |                                  |
| <b>Swim School Indirect Costs Total</b>   | <b>228,330</b>                  | <b>45,369</b>                  | <b>112,502</b>                 | <b>67,133</b>      | <b>148%</b>   |                                  |
| <b>Swim School Total</b>                  | <b>(421,610)</b>                | <b>(171,481)</b>               | <b>(133,804)</b>               | <b>37,677</b>      | <b>-22%</b>   |                                  |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 30 SEPTEMBER 2019

|                             | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary |
|-----------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|---------------------|
| <u>Café</u>                 |                                 |                                |                                |                    |               |                     |
| Cafe Revenue                |                                 |                                |                                |                    |               |                     |
| Revenue                     | (724,000)                       | (155,400)                      | (148,020)                      | 7,380              | -5%           |                     |
| Cafe Revenue Total          | (724,000)                       | (155,400)                      | (148,020)                      | 7,380              | -5%           |                     |
| Cafe Indirect Revenue       |                                 |                                |                                |                    |               |                     |
| Allocations                 | (4,524)                         | (1,106)                        | (1,088)                        | 18                 | -2%           |                     |
| Cafe Indirect Revenue Total | (4,524)                         | (1,106)                        | (1,088)                        | 18                 | -2%           |                     |
| Cafe Expenditure            |                                 |                                |                                |                    |               |                     |
| Employee Costs              | 425,072                         | 96,434                         | 92,702                         | (3,732)            | -4%           |                     |
| Other Employee Costs        | 1,400                           | 350                            | 0                              | (350)              | -100%         |                     |
| Other Expenses              | 325,698                         | 60,621                         | 54,638                         | (5,983)            | -10%          |                     |
| Cafe Expenditure Total      | 752,170                         | 157,405                        | 147,340                        | (10,065)           | -6%           |                     |
| Cafe Indirect Costs         |                                 |                                |                                |                    |               |                     |
| Allocations                 | 116,779                         | 23,071                         | 48,935                         | 25,864             | 112%          |                     |
| Cafe Indirect Costs Total   | 116,779                         | 23,071                         | 48,935                         | 25,864             | 112%          |                     |
| <b>Café Total</b>           | <b>140,425</b>                  | <b>23,970</b>                  | <b>47,166</b>                  | <b>23,196</b>      | <b>97%</b>    |                     |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 30 SEPTEMBER 2019

|                                      | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                |
|--------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|------------------------------------|
| <b><u>Retail</u></b>                 |                                 |                                |                                |                    |               |                                    |
| Retail Revenue                       |                                 |                                |                                |                    |               |                                    |
| Revenue                              | (535,000)                       | (97,000)                       | (102,410)                      | (5,410)            | 6%            |                                    |
| <b>Retail Revenue Total</b>          | <b>(535,000)</b>                | <b>(97,000)</b>                | <b>(102,410)</b>               | <b>(5,410)</b>     | <b>6%</b>     |                                    |
| Retail Indirect Revenue              |                                 |                                |                                |                    |               |                                    |
| Allocations                          | (797)                           | (195)                          | (192)                          | 3                  | -2%           |                                    |
| <b>Retail Indirect Revenue Total</b> | <b>(797)</b>                    | <b>(195)</b>                   | <b>(192)</b>                   | <b>3</b>           | <b>-2%</b>    |                                    |
| Retail Expenditure                   |                                 |                                |                                |                    |               |                                    |
| Employee Costs                       | 75,292                          | 15,972                         | 15,894                         | (78)               | 0%            |                                    |
| Other Employee Costs                 | 950                             | 475                            | 0                              | (475)              | -100%         |                                    |
| Other Expenses                       | 290,700                         | 52,378                         | 38,022                         | (14,356)           | -27%          | Timing variance on stock purchase. |
| <b>Retail Expenditure Total</b>      | <b>366,942</b>                  | <b>68,825</b>                  | <b>53,916</b>                  | <b>(14,909)</b>    | <b>-22%</b>   |                                    |
| Retail Indirect Costs                |                                 |                                |                                |                    |               |                                    |
| Allocations                          | 96,677                          | 19,567                         | 16,262                         | (3,305)            | -17%          |                                    |
| <b>Retail Indirect Costs Total</b>   | <b>96,677</b>                   | <b>19,567</b>                  | <b>16,262</b>                  | <b>(3,305)</b>     | <b>-17%</b>   |                                    |
| <b>Retail Total</b>                  | <b>(72,178)</b>                 | <b>(8,803)</b>                 | <b>(32,423)</b>                | <b>(23,620)</b>    | <b>268%</b>   |                                    |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 30 SEPTEMBER 2019

|                                                  | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>%                                      | Variance Commentary |
|--------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|----------------------------------------------------|---------------------|
| <b><u>Health and Fitness</u></b>                 |                                 |                                |                                |                    |                                                    |                     |
| Health and Fitness Revenue                       |                                 |                                |                                |                    |                                                    |                     |
| Revenue                                          | (170,500)                       | (41,376)                       | (39,040)                       | 2,336              | -6%                                                |                     |
| <b>Health and Fitness Revenue Total</b>          | <b>(170,500)</b>                | <b>(41,376)</b>                | <b>(39,040)</b>                | <b>2,336</b>       | <b>-6%</b>                                         |                     |
| Health and Fitness Indirect Revenue              |                                 |                                |                                |                    |                                                    |                     |
| Allocations                                      | (1,472,463)                     | (359,951)                      | (354,128)                      | 5,823              | -2%                                                |                     |
| <b>Health and Fitness Indirect Revenue Total</b> | <b>(1,472,463)</b>              | <b>(359,951)</b>               | <b>(354,128)</b>               | <b>5,823</b>       | <b>-2%</b>                                         |                     |
| Health and Fitness Expenditure                   |                                 |                                |                                |                    |                                                    |                     |
| Employee Costs                                   | 541,883                         | 117,813                        | 141,324                        | 23,511             | 20% Timing variance.                               |                     |
| Other Employee Costs                             | 9,700                           | 3,050                          | 0                              | (3,050)            | -100%                                              |                     |
| Other Expenses                                   | 148,100                         | 37,024                         | 25,727                         | (11,297)           | -31% Timing variance of \$5,786 for leasing costs. |                     |
| <b>Health and Fitness Expenditure Total</b>      | <b>699,683</b>                  | <b>157,887</b>                 | <b>167,052</b>                 | <b>9,165</b>       | <b>6%</b>                                          |                     |
| Health and Fitness Indirect Costs                |                                 |                                |                                |                    |                                                    |                     |
| Allocations                                      | 659,832                         | 128,766                        | 106,844                        | (21,922)           | -17%                                               |                     |
| <b>Health and Fitness Indirect Costs Total</b>   | <b>659,832</b>                  | <b>128,766</b>                 | <b>106,844</b>                 | <b>(21,922)</b>    | <b>-17%</b>                                        |                     |
| <b>Health and Fitness Total</b>                  | <b>(283,448)</b>                | <b>(114,674)</b>               | <b>(119,272)</b>               | <b>(4,598)</b>     | <b>4%</b>                                          |                     |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 30 SEPTEMBER 2019

|                                             | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>%        | Variance Commentary |
|---------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|----------------------|---------------------|
| <b>Group Fitness</b>                        |                                 |                                |                                |                    |                      |                     |
| Group Fitness Revenue                       |                                 |                                |                                |                    |                      |                     |
| Revenue                                     | (162,000)                       | (40,499)                       | (33,824)                       | 6,675              | -16%                 |                     |
| <b>Group Fitness Revenue Total</b>          | <b>(162,000)</b>                | <b>(40,499)</b>                | <b>(33,824)</b>                | <b>6,675</b>       | <b>-16%</b>          |                     |
| Group Fitness Indirect Revenue              |                                 |                                |                                |                    |                      |                     |
| Allocations                                 | (499,959)                       | (122,218)                      | (120,241)                      | 1,977              | -2%                  |                     |
| <b>Group Fitness Indirect Revenue Total</b> | <b>(499,959)</b>                | <b>(122,218)</b>               | <b>(120,241)</b>               | <b>1,977</b>       | <b>-2%</b>           |                     |
| Group Fitness Expenditure                   |                                 |                                |                                |                    |                      |                     |
| Employee Costs                              | 190,927                         | 40,484                         | 52,834                         | 12,350             | 31% Timing variance. |                     |
| Other Employee Costs                        | 4,100                           | 1,150                          | 130                            | (1,020)            | -89%                 |                     |
| Other Expenses                              | 138,250                         | 35,063                         | 37,578                         | 2,515              | 7%                   |                     |
| <b>Group Fitness Expenditure Total</b>      | <b>333,277</b>                  | <b>76,697</b>                  | <b>90,542</b>                  | <b>13,845</b>      | <b>18%</b>           |                     |
| Group Fitness Indirect Costs                |                                 |                                |                                |                    |                      |                     |
| Allocations                                 | 215,311                         | 35,774                         | 35,391                         | (383)              | -1%                  |                     |
| <b>Group Fitness Indirect Costs Total</b>   | <b>215,311</b>                  | <b>35,774</b>                  | <b>35,391</b>                  | <b>(383)</b>       | <b>-1%</b>           |                     |
| <b>Group Fitness Total</b>                  | <b>(113,371)</b>                | <b>(50,246)</b>                | <b>(28,132)</b>                | <b>22,114</b>      | <b>-44%</b>          |                     |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 30 SEPTEMBER 2019

|                                            | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary |
|--------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|---------------------|
| <b><u>Aqua Fitness</u></b>                 |                                 |                                |                                |                    |               |                     |
| Aqua Fitness Revenue                       |                                 |                                |                                |                    |               |                     |
| Revenue                                    | (33,000)                        | (8,250)                        | (8,279)                        | (29)               | 0%            |                     |
| <b>Aqua Fitness Revenue Total</b>          | <b>(33,000)</b>                 | <b>(8,250)</b>                 | <b>(8,279)</b>                 | <b>(29)</b>        | <b>0%</b>     |                     |
| Aqua Fitness Indirect Revenue              |                                 |                                |                                |                    |               |                     |
| Allocations                                | (211,647)                       | (51,738)                       | (50,901)                       | 837                | -2%           |                     |
| <b>Aqua Fitness Indirect Revenue Total</b> | <b>(211,647)</b>                | <b>(51,738)</b>                | <b>(50,901)</b>                | <b>837</b>         | <b>-2%</b>    |                     |
| Aqua Fitness Expenditure                   |                                 |                                |                                |                    |               |                     |
| Employee Costs                             | 36,623                          | 8,074                          | 5,613                          | (2,461)            | -30%          |                     |
| Other Employee Costs                       | 450                             | 225                            | 0                              | (225)              | -100%         |                     |
| Other Expenses                             | 32,350                          | 8,525                          | 1,897                          | (6,628)            | -78%          |                     |
| <b>Aqua Fitness Expenditure Total</b>      | <b>69,423</b>                   | <b>16,824</b>                  | <b>7,510</b>                   | <b>(9,314)</b>     | <b>-55%</b>   |                     |
| Aqua Fitness Indirect Costs                |                                 |                                |                                |                    |               |                     |
| Allocations                                | 130,865                         | 24,740                         | 14,396                         | (10,344)           | -42%          |                     |
| <b>Aqua Fitness Indirect Costs Total</b>   | <b>130,865</b>                  | <b>24,740</b>                  | <b>14,396</b>                  | <b>(10,344)</b>    | <b>-42%</b>   |                     |
| <b>Aqua Fitness Total</b>                  | <b>(44,359)</b>                 | <b>(18,424)</b>                | <b>(37,274)</b>                | <b>(18,850)</b>    | <b>102%</b>   |                     |



CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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 AS AT 30 SEPTEMBER 2019

|                               | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary |
|-------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|---------------------|
| <u>Crèche</u>                 |                                 |                                |                                |                    |               |                     |
| Crèche Revenue                |                                 |                                |                                |                    |               |                     |
| Revenue                       | (24,500)                        | (6,126)                        | (7,031)                        | (905)              | 15%           |                     |
| Crèche Revenue Total          | (24,500)                        | (6,126)                        | (7,031)                        | (905)              | 15%           |                     |
| Crèche Indirect Revenue       |                                 |                                |                                |                    |               |                     |
| Allocations                   | (40,999)                        | (10,022)                       | (9,860)                        | 162                | -2%           |                     |
| Crèche Indirect Revenue Total | (40,999)                        | (10,022)                       | (9,860)                        | 162                | -2%           |                     |
| Crèche Expenditure            |                                 |                                |                                |                    |               |                     |
| Employee Costs                | 235,718                         | 52,472                         | 53,699                         | 1,227              | 2%            |                     |
| Other Employee Costs          | 1,425                           | 375                            | 96                             | (279)              | -74%          |                     |
| Other Expenses                | 8,375                           | 3,605                          | 228                            | (3,377)            | -94%          |                     |
| Crèche Expenditure Total      | 245,518                         | 56,452                         | 54,023                         | (2,429)            | -4%           |                     |
| Crèche Indirect Costs         |                                 |                                |                                |                    |               |                     |
| Allocations                   | 113,246                         | 20,665                         | 37,406                         | 16,741             | 81%           |                     |
| Crèche Indirect Costs Total   | 113,246                         | 20,665                         | 37,406                         | 16,741             | 81%           |                     |
| <b>Crèche Total</b>           | <b>293,265</b>                  | <b>60,969</b>                  | <b>74,538</b>                  | <b>13,569</b>      | <b>22%</b>    |                     |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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 AS AT 30 SEPTEMBER 2019

|                                                               | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                                             |
|---------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|-----------------------------------------------------------------------------------------------------------------|
| <b><u>Community Partnership Mgmt Administration</u></b>       |                                 |                                |                                |                    |               |                                                                                                                 |
| Community Partnerships Management Administration              |                                 |                                |                                |                    |               |                                                                                                                 |
| Employee Costs                                                | 549,046                         | 116,527                        | 159,863                        | 43,336             | 37%           | \$29,774 timing variance and \$13,562 relating to casual hiring costs whilst a vacant position is being filled. |
| Other Employee Costs                                          | 5,050                           | 1,260                          | 0                              | (1,260)            | -100%         |                                                                                                                 |
| Other Expenses                                                | 206,100                         | 15,276                         | 5,029                          | (10,247)           | -67%          | \$9,652 consultant fees not required as yet.                                                                    |
| <b>Community Partnerships Management Administration Total</b> | <b>760,196</b>                  | <b>133,063</b>                 | <b>164,892</b>                 | <b>31,829</b>      | <b>24%</b>    |                                                                                                                 |
| Community Partnerships Mgmt Admin Indirect Costs              |                                 |                                |                                |                    |               |                                                                                                                 |
| Allocations                                                   | 208,622                         | 45,653                         | 39,251                         | (6,402)            | -14%          |                                                                                                                 |
| Library Occupancy Costs Allocations                           | 14,649                          | 1,567                          | 0                              | (1,567)            | -100%         |                                                                                                                 |
| Community Partnerships Mgmt Admin Recove                      | (983,467)                       | (180,283)                      | (204,143)                      | (23,860)           | 13%           |                                                                                                                 |
| <b>Community Partnerships Mgmt Admin Indirect Costs Total</b> | <b>(760,196)</b>                | <b>(133,063)</b>               | <b>(164,892)</b>               | <b>(31,829)</b>    | <b>24%</b>    |                                                                                                                 |
| <b>Community Partnership Mgmt Administration Total</b>        | <b>0</b>                        | <b>0</b>                       | <b>0</b>                       | <b>0</b>           |               |                                                                                                                 |
| <b><u>Customer Service Centre</u></b>                         |                                 |                                |                                |                    |               |                                                                                                                 |
| Customer Services Centre Expenditure                          |                                 |                                |                                |                    |               |                                                                                                                 |
| Employee Costs                                                | 597,134                         | 129,340                        | 123,408                        | (5,932)            | -5%           |                                                                                                                 |
| Other Employee Costs                                          | 7,700                           | 2,175                          | 0                              | (2,175)            | -100%         |                                                                                                                 |
| Other Expenses                                                | 41,000                          | 10,251                         | 3,865                          | (6,386)            | -62%          |                                                                                                                 |
| <b>Customer Services Centre Expenditure Total</b>             | <b>645,834</b>                  | <b>141,766</b>                 | <b>127,273</b>                 | <b>(14,493)</b>    | <b>-10%</b>   |                                                                                                                 |
| Customer Services Centre Indirect Costs                       |                                 |                                |                                |                    |               |                                                                                                                 |
| Allocations                                                   | (645,834)                       | (141,766)                      | (127,273)                      | 14,493             | -10%          |                                                                                                                 |
| <b>Customer Services Centre Indirect Costs Total</b>          | <b>(645,834)</b>                | <b>(141,766)</b>               | <b>(127,273)</b>               | <b>14,493</b>      | <b>-10%</b>   |                                                                                                                 |
| <b>Customer Service Centre Total</b>                          | <b>0</b>                        | <b>0</b>                       | <b>0</b>                       | <b>0</b>           |               |                                                                                                                 |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                              | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                    |
|----------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------|
| <b><u>Library Services</u></b>               |                                 |                                |                                |                    |               |                                        |
| Library Services Revenue                     |                                 |                                |                                |                    |               |                                        |
| Revenue                                      | (19,700)                        | (4,923)                        | 1,252                          | 6,175              | -125%         |                                        |
| <b>Library Services Revenue Total</b>        | <b>(19,700)</b>                 | <b>(4,923)</b>                 | <b>1,252</b>                   | <b>6,175</b>       | <b>-125%</b>  |                                        |
| Library Services Expenditure                 |                                 |                                |                                |                    |               |                                        |
| Employee Costs                               | 886,248                         | 189,698                        | 219,849                        | 30,151             | 16%           | Timing variance.                       |
| Other Employee Costs                         | 12,200                          | 3,048                          | 8                              | (3,040)            | -100%         |                                        |
| Other Expenses                               | 120,350                         | 31,895                         | 34,776                         | 2,881              | 9%            |                                        |
| <b>Library Services Expenditure Total</b>    | <b>1,018,798</b>                | <b>224,641</b>                 | <b>254,632</b>                 | <b>29,991</b>      | <b>13%</b>    |                                        |
| Library Services Indirect Costs              |                                 |                                |                                |                    |               |                                        |
| Allocations                                  | 447,661                         | 97,868                         | 98,461                         | 593                | 1%            |                                        |
| Community Partnerships Mgmt Admin Alloca     | 122,322                         | 22,424                         | 25,489                         | 3,065              | 14%           |                                        |
| Library Occupancy Costs Allocations          | 31,642                          | 3,384                          | 0                              | (3,384)            | -100%         |                                        |
| <b>Library Services Indirect Costs Total</b> | <b>601,625</b>                  | <b>123,676</b>                 | <b>123,950</b>                 | <b>274</b>         | <b>0%</b>     |                                        |
| <b>Library Services Total</b>                | <b>1,600,723</b>                | <b>343,394</b>                 | <b>379,834</b>                 | <b>36,440</b>      | <b>11%</b>    |                                        |
| <b><u>Library Building</u></b>               |                                 |                                |                                |                    |               |                                        |
| Library Occupancy Costs                      |                                 |                                |                                |                    |               |                                        |
| Building Maintenance                         | 135,500                         | 22,122                         | 9,956                          | (12,166)           | -55%          | Major maintenance not required as yet. |
| Ground Maintenance                           | 0                               | 0                              | 2,925                          | 2,925              | 100%          |                                        |
| Other Expenses                               | 157,937                         | 8,487                          | 6,779                          | (1,708)            | -20%          |                                        |
| <b>Library Occupancy Costs Total</b>         | <b>293,437</b>                  | <b>30,609</b>                  | <b>19,660</b>                  | <b>(10,949)</b>    | <b>-36%</b>   |                                        |
| Library Indirect Costs                       |                                 |                                |                                |                    |               |                                        |
| Allocations                                  | 5,422                           | 1,356                          | 1,284                          | (72)               | -5%           |                                        |
| Library Occupancy Costs Recovery             | (59,770)                        | (6,394)                        | 0                              | 6,394              | -100%         |                                        |
| <b>Library Indirect Costs Total</b>          | <b>(54,348)</b>                 | <b>(5,038)</b>                 | <b>1,284</b>                   | <b>6,322</b>       | <b>-125%</b>  |                                        |
| <b>Library Building Total</b>                | <b>239,089</b>                  | <b>25,571</b>                  | <b>20,944</b>                  | <b>(4,627)</b>     | <b>-18%</b>   |                                        |

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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 AS AT 30 SEPTEMBER 2019

|                                                                 | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                 |
|-----------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|-------------------------------------------------------------------------------------|
| <b><u>Director Strategy and Development Services</u></b>        |                                 |                                |                                |                    |               |                                                                                     |
| Director Strategy and Development Services                      |                                 |                                |                                |                    |               |                                                                                     |
| Employee Costs                                                  | 319,647                         | 67,807                         | 73,816                         | 6,009              | 9%            |                                                                                     |
| Other Employee Costs                                            | 6,354                           | 1,587                          | 934                            | (653)              | -41%          |                                                                                     |
| Other Expenses                                                  | 3,630                           | 903                            | 212                            | (691)              | -77%          |                                                                                     |
| <b>Director Strategy and Development Services Total</b>         | <b>329,631</b>                  | <b>70,297</b>                  | <b>74,962</b>                  | <b>4,665</b>       | <b>7%</b>     |                                                                                     |
| <b>Director Strategy and Development Services Total</b>         | <b>329,631</b>                  | <b>70,297</b>                  | <b>74,962</b>                  | <b>4,665</b>       | <b>7%</b>     |                                                                                     |
| <b><u>Director Strategy and Development Ser Indirect Co</u></b> |                                 |                                |                                |                    |               |                                                                                     |
| Director Strategy and Development Ser Indirect Co               |                                 |                                |                                |                    |               |                                                                                     |
| Allocations                                                     | (329,631)                       | (70,297)                       | (74,962)                       | (4,665)            | 7%            |                                                                                     |
| <b>Director Strategy and Development Ser Indirect Co Total</b>  | <b>(329,631)</b>                | <b>(70,297)</b>                | <b>(74,962)</b>                | <b>(4,665)</b>     | <b>7%</b>     |                                                                                     |
| <b>Director Strategy and Development Ser Indirect Co Total</b>  | <b>(329,631)</b>                | <b>(70,297)</b>                | <b>(74,962)</b>                | <b>(4,665)</b>     | <b>7%</b>     |                                                                                     |
| <b><u>Health Administration and Inspection</u></b>              |                                 |                                |                                |                    |               |                                                                                     |
| Health Administration and Inspection Revenue                    |                                 |                                |                                |                    |               |                                                                                     |
| Revenue                                                         | (359,520)                       | (258,712)                      | (240,093)                      | 18,619             | -7%           |                                                                                     |
| <b>Health Administration and Inspection Revenue Total</b>       | <b>(359,520)</b>                | <b>(258,712)</b>               | <b>(240,093)</b>               | <b>18,619</b>      | <b>-7%</b>    |                                                                                     |
| Health Administration and Inspection Expenditure                |                                 |                                |                                |                    |               |                                                                                     |
| Employee Costs                                                  | 921,683                         | 195,487                        | 204,834                        | 9,347              | 5%            |                                                                                     |
| Other Employee Costs                                            | 24,783                          | 6,196                          | 4,914                          | (1,282)            | -21%          |                                                                                     |
| Other Expenses                                                  | 108,300                         | 22,575                         | 3,567                          | (19,008)           | -84%          | \$9,250 legal fees not required as yet and other items are individually immaterial. |
| <b>Health Administration and Inspection Expenditure Total</b>   | <b>1,054,766</b>                | <b>224,258</b>                 | <b>213,316</b>                 | <b>(10,942)</b>    | <b>-5%</b>    |                                                                                     |
| Health Administration and Inspection Indirect Cost              |                                 |                                |                                |                    |               |                                                                                     |
| Allocations                                                     | 541,662                         | 106,234                        | 98,946                         | (7,288)            | -7%           |                                                                                     |
| <b>Health Administration and Inspection Indirect Cost Total</b> | <b>541,662</b>                  | <b>106,234</b>                 | <b>98,946</b>                  | <b>(7,288)</b>     | <b>-7%</b>    |                                                                                     |
| <b>Health Administration and Inspection Total</b>               | <b>1,236,908</b>                | <b>71,780</b>                  | <b>72,168</b>                  | <b>388</b>         | <b>1%</b>     |                                                                                     |

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                     | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary |
|-------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|---------------------|
| <u>Food Control</u>                 |                                 |                                |                                |                    |               |                     |
| Food Control Revenue                |                                 |                                |                                |                    |               |                     |
| Revenue                             | (500)                           | (125)                          | 0                              | 125                | -100%         |                     |
| Food Control Revenue Total          | (500)                           | (125)                          | 0                              | 125                | -100%         |                     |
| Food Control Expenditure            |                                 |                                |                                |                    |               |                     |
| Other Expenses                      | 15,500                          | 7,875                          | 8,813                          | 938                | 12%           |                     |
| Food Control Expenditure Total      | 15,500                          | 7,875                          | 8,813                          | 938                | 12%           |                     |
| <b>Food Control Total</b>           | <b>15,000</b>                   | <b>7,750</b>                   | <b>8,813</b>                   | <b>1,063</b>       | <b>14%</b>    |                     |
| <u>Health Clinics</u>               |                                 |                                |                                |                    |               |                     |
| Health Clinics Revenue              |                                 |                                |                                |                    |               |                     |
| Revenue                             | (19,260)                        | (4,501)                        | (4,489)                        | 12                 | 0%            |                     |
| Health Clinics Revenue Total        | (19,260)                        | (4,501)                        | (4,489)                        | 12                 | 0%            |                     |
| Health Clinics Expenditure          |                                 |                                |                                |                    |               |                     |
| Building Maintenance                | 17,650                          | 5,489                          | 78                             | (5,411)            | -99%          |                     |
| Ground Maintenance                  | 0                               | 0                              | 1,550                          | 1,550              | 100%          |                     |
| Other Expenses                      | 57,879                          | 1,650                          | 2,111                          | 461                | 28%           |                     |
| Health Clinics Expenditure Total    | 75,529                          | 7,139                          | 3,739                          | (3,400)            | -48%          |                     |
| Health Clinics Indirect Costs       |                                 |                                |                                |                    |               |                     |
| Allocations                         | 1,751                           | 438                            | 411                            | (27)               | -6%           |                     |
| Health Clinics Indirect Costs Total | 1,751                           | 438                            | 411                            | (27)               | -6%           |                     |
| <b>Health Clinics Total</b>         | <b>58,020</b>                   | <b>3,076</b>                   | <b>(339)</b>                   | <b>(3,415)</b>     | <b>-111%</b>  |                     |

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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 AS AT 30 SEPTEMBER 2019

|                                                         | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                                                          |
|---------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Statutory Planning Services</u></b>               |                                 |                                |                                |                    |               |                                                                                                                              |
| Statutory Planning Services Revenue                     |                                 |                                |                                |                    |               |                                                                                                                              |
| Revenue                                                 | (919,551)                       | (164,835)                      | (61,951)                       | 102,884            | -62%          | Revenue lower than anticipated.                                                                                              |
| <b>Statutory Planning Services Revenue Total</b>        | <b>(919,551)</b>                | <b>(164,835)</b>               | <b>(61,951)</b>                | <b>102,884</b>     | <b>-62%</b>   |                                                                                                                              |
| Statutory Planning Services Expenditure                 |                                 |                                |                                |                    |               |                                                                                                                              |
| Employee Costs                                          | 1,071,753                       | 227,326                        | 271,178                        | 43,852             | 19%           | Timing variance.                                                                                                             |
| Other Employee Costs                                    | 13,992                          | 3,498                          | 2,466                          | (1,032)            | -29%          |                                                                                                                              |
| Other Expenses                                          | 330,584                         | 82,945                         | 34,329                         | (48,616)           | -59%          | Timing variance of \$25,815 DA panel expenses and \$13,363 legal fees. Other positive variances are individually immaterial. |
| <b>Statutory Planning Services Expenditure Total</b>    | <b>1,416,329</b>                | <b>313,769</b>                 | <b>307,974</b>                 | <b>(5,795)</b>     | <b>-2%</b>    |                                                                                                                              |
| Statutory Planning Services Indirect Costs              |                                 |                                |                                |                    |               |                                                                                                                              |
| Allocations                                             | 585,269                         | 114,258                        | 108,635                        | (5,623)            | -5%           |                                                                                                                              |
| <b>Statutory Planning Services Indirect Costs Total</b> | <b>585,269</b>                  | <b>114,258</b>                 | <b>108,635</b>                 | <b>(5,623)</b>     | <b>-5%</b>    |                                                                                                                              |
| <b>Statutory Planning Services Total</b>                | <b>1,082,047</b>                | <b>263,192</b>                 | <b>354,658</b>                 | <b>91,466</b>      | <b>35%</b>    |                                                                                                                              |

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|                                                      | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                      |
|------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|--------------------------------------------------------------------------|
| <b><u>Compliance Services</u></b>                    |                                 |                                |                                |                    |               |                                                                          |
| Compliance Services Revenue                          |                                 |                                |                                |                    |               |                                                                          |
| Revenue                                              | (19,800)                        | (4,950)                        | (32,095)                       | (27,145)           | 548%          | Court fees revenue higher than anticipated.                              |
| <b>Compliance Services Revenue Total</b>             | <b>(19,800)</b>                 | <b>(4,950)</b>                 | <b>(32,095)</b>                | <b>(27,145)</b>    | <b>548%</b>   |                                                                          |
| Compliance Services Expenditure                      |                                 |                                |                                |                    |               |                                                                          |
| Employee Costs                                       | 447,368                         | 94,879                         | 104,647                        | 9,768              | 10%           |                                                                          |
| Other Employee Costs                                 | 11,391                          | 3,072                          | 1,985                          | (1,087)            | -35%          |                                                                          |
| Other Expenses                                       | 98,400                          | 24,597                         | 12,048                         | (12,549)           | -51%          | Timing variance of \$11,925 relating to legal costs not required as yet. |
| <b>Compliance Services Expenditure Total</b>         | <b>557,159</b>                  | <b>122,548</b>                 | <b>118,680</b>                 | <b>(3,868)</b>     | <b>-3%</b>    |                                                                          |
| Compliance Services Indirect Costs                   |                                 |                                |                                |                    |               |                                                                          |
| Allocations                                          | 267,016                         | 52,180                         | 50,495                         | (1,685)            | -3%           |                                                                          |
| <b>Compliance Services Indirect Costs Total</b>      | <b>267,016</b>                  | <b>52,180</b>                  | <b>50,495</b>                  | <b>(1,685)</b>     | <b>-3%</b>    |                                                                          |
| <b>Compliance Services Total</b>                     | <b>804,375</b>                  | <b>169,778</b>                 | <b>137,081</b>                 | <b>(32,697)</b>    | <b>-19%</b>   |                                                                          |
| <b><u>Policy and Place Services</u></b>              |                                 |                                |                                |                    |               |                                                                          |
| Policy and Place Services Revenue                    |                                 |                                |                                |                    |               |                                                                          |
| Revenue                                              | (1,800)                         | (450)                          | (508)                          | (58)               | 13%           |                                                                          |
| <b>Policy and Place Services Revenue Total</b>       | <b>(1,800)</b>                  | <b>(450)</b>                   | <b>(508)</b>                   | <b>(58)</b>        | <b>13%</b>    |                                                                          |
| Policy and Place Serv Expenditure                    |                                 |                                |                                |                    |               |                                                                          |
| Employee Costs                                       | 1,016,829                       | 215,643                        | 210,979                        | (4,664)            | -2%           |                                                                          |
| Other Employee Costs                                 | 21,884                          | 5,470                          | 3,986                          | (1,484)            | -27%          |                                                                          |
| Other Expenses                                       | 498,165                         | 60,150                         | 62,692                         | 2,542              | 4%            |                                                                          |
| Operating Projects                                   | 241,000                         | 0                              | 1,821                          | 1,821              | 100%          |                                                                          |
| <b>Policy and Place Serv Expenditure Total</b>       | <b>1,777,878</b>                | <b>281,263</b>                 | <b>279,479</b>                 | <b>(1,784)</b>     | <b>-1%</b>    |                                                                          |
| Policy and Place Services Indirect Cost              |                                 |                                |                                |                    |               |                                                                          |
| Allocations                                          | 551,965                         | 107,676                        | 104,697                        | (2,979)            | -3%           |                                                                          |
| <b>Policy and Place Services Indirect Cost Total</b> | <b>551,965</b>                  | <b>107,676</b>                 | <b>104,697</b>                 | <b>(2,979)</b>     | <b>-3%</b>    |                                                                          |
| <b>Policy and Place Services Total</b>               | <b>2,328,043</b>                | <b>388,489</b>                 | <b>383,667</b>                 | <b>(4,822)</b>     | <b>-1%</b>    |                                                                          |

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 BY SERVICE AREAS  
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|                                                                | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                      |
|----------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------------------------|
| <b><u>Building Control</u></b>                                 |                                 |                                |                                |                    |               |                                                          |
| Building Control Revenue                                       |                                 |                                |                                |                    |               |                                                          |
| Revenue                                                        | (356,300)                       | (89,076)                       | (81,134)                       | 7,942              | -9%           |                                                          |
| <b>Building Control Revenue Total</b>                          | <b>(356,300)</b>                | <b>(89,076)</b>                | <b>(81,134)</b>                | <b>7,942</b>       | <b>-9%</b>    |                                                          |
| Building Control Expenditure                                   |                                 |                                |                                |                    |               |                                                          |
| Employee Costs                                                 | 316,347                         | 67,095                         | 83,313                         | 16,218             | 24%           | Timing variance.                                         |
| Other Employee Costs                                           | 24,053                          | 6,012                          | 2,294                          | (3,718)            | -62%          |                                                          |
| Other Expenses                                                 | 55,600                          | 13,896                         | 926                            | (12,970)           | -93%          | \$6,249 relating to timing variance on consultant fees.  |
| <b>Building Control Expenditure Total</b>                      | <b>396,000</b>                  | <b>87,003</b>                  | <b>86,533</b>                  | <b>(470)</b>       | <b>-1%</b>    |                                                          |
| Building Control Indirect Costs                                |                                 |                                |                                |                    |               |                                                          |
| Allocations                                                    | 199,026                         | 39,261                         | 43,292                         | 4,031              | 10%           |                                                          |
| <b>Building Control Indirect Costs Total</b>                   | <b>199,026</b>                  | <b>39,261</b>                  | <b>43,292</b>                  | <b>4,031</b>       | <b>10%</b>    |                                                          |
| <b>Building Control Total</b>                                  | <b>238,726</b>                  | <b>37,188</b>                  | <b>48,691</b>                  | <b>11,503</b>      | <b>31%</b>    |                                                          |
| <b><u>Director Infrastructure and Environment Expe</u></b>     |                                 |                                |                                |                    |               |                                                          |
| Director Infrastructure and Environment Expe                   |                                 |                                |                                |                    |               |                                                          |
| Employee Costs                                                 | 391,459                         | 83,059                         | 89,429                         | 6,370              | 8%            |                                                          |
| Other Employee Costs                                           | 20,574                          | 5,142                          | 2,459                          | (2,683)            | -52%          |                                                          |
| Other Expenses                                                 | 74,200                          | 18,549                         | 1,849                          | (16,700)           | -90%          | \$12,319 relating to timing variance on consultant fees. |
| <b>Director Infrastructure and Environment Expe Total</b>      | <b>486,233</b>                  | <b>106,750</b>                 | <b>93,737</b>                  | <b>(13,013)</b>    | <b>-12%</b>   |                                                          |
| <b>Director Infrastructure and Environment Expe Total</b>      | <b>486,233</b>                  | <b>106,750</b>                 | <b>93,737</b>                  | <b>(13,013)</b>    | <b>-12%</b>   |                                                          |
| <b><u>Director Infrastructure and Environment Indirect</u></b> |                                 |                                |                                |                    |               |                                                          |
| Director Infrastructure and Environment Indirect               |                                 |                                |                                |                    |               |                                                          |
| Allocations                                                    | (486,233)                       | (106,750)                      | (93,737)                       | 13,013             | -12%          |                                                          |
| <b>Director Infrastructure and Environment Indirect Total</b>  | <b>(486,233)</b>                | <b>(106,750)</b>               | <b>(93,737)</b>                | <b>13,013</b>      | <b>-12%</b>   |                                                          |
| <b>Director Infrastructure and Environment Indirect Total</b>  | <b>(486,233)</b>                | <b>(106,750)</b>               | <b>(93,737)</b>                | <b>13,013</b>      | <b>-12%</b>   |                                                          |



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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                                            | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                                       |
|------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|-----------------------------------------------------------------------------------------------------------|
| <b><u>Ranger Services Administration</u></b>               |                                 |                                |                                |                    |               |                                                                                                           |
| Ranger Services Administration Revenue                     |                                 |                                |                                |                    |               |                                                                                                           |
| Revenue                                                    | (3,000)                         | (750)                          | (872)                          | (122)              | 16%           |                                                                                                           |
| <b>Ranger Services Administration Revenue Total</b>        | <b>(3,000)</b>                  | <b>(750)</b>                   | <b>(872)</b>                   | <b>(122)</b>       | <b>16%</b>    |                                                                                                           |
| Ranger Services Administration Expenditure                 |                                 |                                |                                |                    |               |                                                                                                           |
| Employee Costs                                             | 2,208,961                       | 469,645                        | 553,264                        | 83,619             | 18%           | Timing variance.                                                                                          |
| Other Employee Costs                                       | 52,047                          | 10,891                         | 12,233                         | 1,342              | 12%           |                                                                                                           |
| Other Expenses                                             | 229,000                         | 47,877                         | 22,884                         | (24,993)           | -52%          | Timing variance of \$7,500 for consultant fees, \$4,748 for legal costs and \$9,375 for CCTV maintenance. |
| <b>Ranger Services Administration Expenditure Total</b>    | <b>2,490,008</b>                | <b>528,413</b>                 | <b>588,381</b>                 | <b>59,968</b>      | <b>11%</b>    |                                                                                                           |
| Ranger Services Administration Indirect Costs              |                                 |                                |                                |                    |               |                                                                                                           |
| Allocations                                                | (2,487,008)                     | (527,663)                      | (587,510)                      | (59,847)           | 11%           |                                                                                                           |
| <b>Ranger Services Administration Indirect Costs Total</b> | <b>(2,487,008)</b>              | <b>(527,663)</b>               | <b>(587,510)</b>               | <b>(59,847)</b>    | <b>11%</b>    |                                                                                                           |
| <b>Ranger Services Administration Total</b>                | <b>0</b>                        | <b>0</b>                       | <b>0</b>                       | <b>(0)</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                          | 7,800                          | 7,649                          | (151)              | -2%           |                                                                                                           |
| <b>Fire Prevention Indirect Costs Total</b>                | <b>36,120</b>                   | <b>7,800</b>                   | <b>7,649</b>                   | <b>(151)</b>       | <b>-2%</b>    |                                                                                                           |
| <b>Fire Prevention Total</b>                               | <b>33,120</b>                   | <b>7,800</b>                   | <b>7,649</b>                   | <b>(151)</b>       | <b>-2%</b>    |                                                                                                           |

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                                 | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary |
|-------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|---------------------|
| <u>Animal Control</u>                           |                                 |                                |                                |                    |               |                     |
| Animal Control Revenue                          |                                 |                                |                                |                    |               |                     |
| Revenue                                         | (74,100)                        | (16,420)                       | (16,130)                       | 291                | -2%           |                     |
| Animal Control Revenue Total                    | (74,100)                        | (16,420)                       | (16,130)                       | 291                | -2%           |                     |
| Animal Control Expenditure                      |                                 |                                |                                |                    |               |                     |
| Other Expenses                                  | 12,300                          | 3,072                          | 4,817                          | 1,745              | 57%           |                     |
| Animal Control Expenditure Total                | 12,300                          | 3,072                          | 4,817                          | 1,745              | 57%           |                     |
| Animal Control Indirect Costs                   |                                 |                                |                                |                    |               |                     |
| Allocations                                     | 289,077                         | 62,416                         | 74,383                         | 11,967             | 19%           |                     |
| Animal Control Indirect Costs Total             | 289,077                         | 62,416                         | 74,383                         | 11,967             | 19%           |                     |
| <b>Animal Control Total</b>                     | <b>227,277</b>                  | <b>49,068</b>                  | <b>63,071</b>                  | <b>14,003</b>      | <b>29%</b>    |                     |
| <u>Local Laws (Law and Order)</u>               |                                 |                                |                                |                    |               |                     |
| Local Laws (Law and Order) Revenue              |                                 |                                |                                |                    |               |                     |
| Revenue                                         | (48,850)                        | (13,408)                       | (16,711)                       | (3,303)            | 25%           |                     |
| Local Laws (Law and Order) Revenue Total        | (48,850)                        | (13,408)                       | (16,711)                       | (3,303)            | 25%           |                     |
| Local Laws (Law and Order) Indirect Costs       |                                 |                                |                                |                    |               |                     |
| Allocations                                     | 462,524                         | 99,866                         | 111,172                        | 11,306             | 11%           |                     |
| Local Laws (Law and Order) Indirect Costs Total | 462,524                         | 99,866                         | 111,172                        | 11,306             | 11%           |                     |
| <b>Local Laws (Law and Order) Total</b>         | <b>413,674</b>                  | <b>86,458</b>                  | <b>94,461</b>                  | <b>8,003</b>       | <b>9%</b>     |                     |

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                                  | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary             |
|--------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|---------------------------------|
| <b><u>Abandoned Vehicles</u></b>                 |                                 |                                |                                |                    |               |                                 |
| Abandoned Vehicles Revenue                       |                                 |                                |                                |                    |               |                                 |
| Revenue                                          | (13,500)                        | (3,375)                        | (730)                          | 2,645              | -78%          |                                 |
| <b>Abandoned Vehicles Revenue Total</b>          | <b>(13,500)</b>                 | <b>(3,375)</b>                 | <b>(730)</b>                   | <b>2,645</b>       | <b>-78%</b>   |                                 |
| Abandoned Vehicles Expenditure                   |                                 |                                |                                |                    |               |                                 |
| Other Expenses                                   | 9,000                           | 2,250                          | 1,195                          | (1,055)            | -47%          |                                 |
| <b>Abandoned Vehicles Expenditure Total</b>      | <b>9,000</b>                    | <b>2,250</b>                   | <b>1,195</b>                   | <b>(1,055)</b>     | <b>-47%</b>   |                                 |
| Abandoned Vehicles Indirect Costs                |                                 |                                |                                |                    |               |                                 |
| Allocations                                      | 404,710                         | 87,382                         | 94,438                         | 7,056              | 8%            |                                 |
| <b>Abandoned Vehicles Indirect Costs Total</b>   | <b>404,710</b>                  | <b>87,382</b>                  | <b>94,438</b>                  | <b>7,056</b>       | <b>8%</b>     |                                 |
| <b>Abandoned Vehicles Total</b>                  | <b>400,210</b>                  | <b>86,257</b>                  | <b>94,903</b>                  | <b>8,646</b>       | <b>10%</b>    |                                 |
| <b><u>Inspectorial Control</u></b>               |                                 |                                |                                |                    |               |                                 |
| Inspectorial Control Revenue                     |                                 |                                |                                |                    |               |                                 |
| Revenue                                          | (2,627,750)                     | (670,293)                      | (563,820)                      | 106,473            | -16%          | Revenue lower than anticipated. |
| <b>Inspectorial Control Revenue Total</b>        | <b>(2,627,750)</b>              | <b>(670,293)</b>               | <b>(563,820)</b>               | <b>106,473</b>     | <b>-16%</b>   |                                 |
| Inspectorial Control Expenditure                 |                                 |                                |                                |                    |               |                                 |
| Other Expenses                                   | 1,067,195                       | 539,872                        | 532,573                        | (7,299)            | -1%           |                                 |
| <b>Inspectorial Control Expenditure Total</b>    | <b>1,067,195</b>                | <b>539,872</b>                 | <b>532,573</b>                 | <b>(7,299)</b>     | <b>-1%</b>    |                                 |
| Inspectorial Control Indirect Costs              |                                 |                                |                                |                    |               |                                 |
| Allocations                                      | 2,572,797                       | 555,504                        | 575,004                        | 19,500             | 4%            |                                 |
| <b>Inspectorial Control Indirect Costs Total</b> | <b>2,572,797</b>                | <b>555,504</b>                 | <b>575,004</b>                 | <b>19,500</b>      | <b>4%</b>     |                                 |
| <b>Inspectorial Control Total</b>                | <b>1,012,242</b>                | <b>425,083</b>                 | <b>543,757</b>                 | <b>118,674</b>     | <b>28%</b>    |                                 |

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|                                                   | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                                                                                        |
|---------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Car Park Control</u></b>                    |                                 |                                |                                |                    |               |                                                                                                                                                            |
| Car Park Control Revenue                          |                                 |                                |                                |                    |               |                                                                                                                                                            |
| Revenue                                           | (2,891,579)                     | (722,895)                      | (792,968)                      | (70,073)           | 10%           | \$62,463 for unbudgeted income for Leederville hotel carpark (only up to August 2019).                                                                     |
| <b>Car Park Control Revenue Total</b>             | <b>(2,891,579)</b>              | <b>(722,895)</b>               | <b>(792,968)</b>               | <b>(70,073)</b>    | <b>10%</b>    |                                                                                                                                                            |
| Car Park Control Expenditure                      |                                 |                                |                                |                    |               |                                                                                                                                                            |
| Ground Maintenance                                | 108,650                         | 27,165                         | 35,270                         | 8,105              | 30%           |                                                                                                                                                            |
| Other Expenses                                    | 713,948                         | 129,805                        | 103,129                        | (26,676)           | -21%          | Timing variance of \$11,311 relating to coin collection fees, \$5,550 for electricity costs and \$7,597 for equipment maintenance costs.                   |
| <b>Car Park Control Expenditure Total</b>         | <b>822,598</b>                  | <b>156,970</b>                 | <b>138,398</b>                 | <b>(18,572)</b>    | <b>-12%</b>   |                                                                                                                                                            |
| <b>Car Park Control Total</b>                     | <b>(2,068,981)</b>              | <b>(565,925)</b>               | <b>(654,570)</b>               | <b>(88,645)</b>    | <b>16%</b>    |                                                                                                                                                            |
| <b><u>Kerbside Parking Control</u></b>            |                                 |                                |                                |                    |               |                                                                                                                                                            |
| Kerbside Parking Control Revenue                  |                                 |                                |                                |                    |               |                                                                                                                                                            |
| Revenue                                           | (2,525,598)                     | (631,401)                      | (632,360)                      | (959)              | 0%            |                                                                                                                                                            |
| <b>Kerbside Parking Control Revenue Total</b>     | <b>(2,525,598)</b>              | <b>(631,401)</b>               | <b>(632,360)</b>               | <b>(959)</b>       | <b>0%</b>     |                                                                                                                                                            |
| Kerbside Parking Control Expenditure              |                                 |                                |                                |                    |               |                                                                                                                                                            |
| Other Expenses                                    | 550,761                         | 137,477                        | 201,787                        | 64,310             | 47%           | \$23,141 for equipment maintenance not required as yet and \$103,475 for leasing costs relating to parking ticket machines incurred earlier than expected. |
| <b>Kerbside Parking Control Expenditure Total</b> | <b>550,761</b>                  | <b>137,477</b>                 | <b>201,787</b>                 | <b>64,310</b>      | <b>47%</b>    |                                                                                                                                                            |
| <b>Kerbside Parking Control Total</b>             | <b>(1,974,837)</b>              | <b>(493,924)</b>               | <b>(430,573)</b>               | <b>63,351</b>      | <b>-13%</b>   |                                                                                                                                                            |
| <b><u>Dog Pound Expenditure</u></b>               |                                 |                                |                                |                    |               |                                                                                                                                                            |
| Dog Pound Expenditure                             |                                 |                                |                                |                    |               |                                                                                                                                                            |
| Building Maintenance                              | 1,300                           | 324                            | 0                              | (324)              | -100%         |                                                                                                                                                            |
| <b>Dog Pound Expenditure Total</b>                | <b>1,300</b>                    | <b>324</b>                     | <b>0</b>                       | <b>(324)</b>       | <b>-100%</b>  |                                                                                                                                                            |
| <b>Dog Pound Expenditure Total</b>                | <b>1,300</b>                    | <b>324</b>                     | <b>0</b>                       | <b>(324)</b>       | <b>-100%</b>  |                                                                                                                                                            |

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|                                                         | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>%                                                                                                                                                                                 | Variance Commentary |
|---------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b><u>Community Connections</u></b>                     |                                 |                                |                                |                    |                                                                                                                                                                                               |                     |
| Community Connections Expenditure                       |                                 |                                |                                |                    |                                                                                                                                                                                               |                     |
| Employee Costs                                          | 51,572                          | 10,939                         | 16,494                         | 5,555              | 51%                                                                                                                                                                                           |                     |
| Other Expenses                                          | 82,800                          | 26,951                         | 23,052                         | (3,899)            | -14%                                                                                                                                                                                          |                     |
| <b>Community Connections Expenditure Total</b>          | <b>134,372</b>                  | <b>37,890</b>                  | <b>39,546</b>                  | <b>1,656</b>       | <b>4%</b>                                                                                                                                                                                     |                     |
| Community Connections Indirect Costs                    |                                 |                                |                                |                    |                                                                                                                                                                                               |                     |
| Allocations                                             | 24,838                          | 5,430                          | 9,565                          | 4,135              | 76%                                                                                                                                                                                           |                     |
| Community Partnerships Mgmt Admin Alloca                | 244,644                         | 44,846                         | 51,004                         | 6,158              | 14%                                                                                                                                                                                           |                     |
| Library Occupancy Costs Allocations                     | 1,762                           | 189                            | 0                              | (189)              | -100%                                                                                                                                                                                         |                     |
| <b>Community Connections Indirect Costs Total</b>       | <b>271,244</b>                  | <b>50,465</b>                  | <b>60,569</b>                  | <b>10,104</b>      | <b>20%</b>                                                                                                                                                                                    |                     |
| <b>Community Connections Total</b>                      | <b>405,616</b>                  | <b>88,355</b>                  | <b>100,114</b>                 | <b>11,759</b>      | <b>13%</b>                                                                                                                                                                                    |                     |
| <b><u>Engineering Design Services</u></b>               |                                 |                                |                                |                    |                                                                                                                                                                                               |                     |
| Engineering Design Services Revenue                     |                                 |                                |                                |                    |                                                                                                                                                                                               |                     |
| Revenue                                                 | (7,500)                         | (2,137)                        | (1,899)                        | 238                | -11%                                                                                                                                                                                          |                     |
| <b>Engineering Design Services Revenue Total</b>        | <b>(7,500)</b>                  | <b>(2,137)</b>                 | <b>(1,899)</b>                 | <b>238</b>         | <b>-11%</b>                                                                                                                                                                                   |                     |
| Engineering Design Services Expenditure                 |                                 |                                |                                |                    |                                                                                                                                                                                               |                     |
| Employee Costs                                          | 607,858                         | 128,909                        | 152,356                        | 23,447             | 18% Timing variance.                                                                                                                                                                          |                     |
| Other Employee Costs                                    | 32,514                          | 9,252                          | 16,087                         | 6,835              | 74%                                                                                                                                                                                           |                     |
| Other Expenses                                          | 264,550                         | 77,887                         | 9,170                          | (68,717)           | -88% Timing variance of \$21,190 relating to Asset management costs, (Data collection & Building condition Survey) \$12,500 for road condition assessments, and \$14,390 for consultant fees. |                     |
| Operating Projects                                      | 280,000                         | 0                              | 0                              | 0                  |                                                                                                                                                                                               |                     |
| <b>Engineering Design Services Expenditure Total</b>    | <b>1,184,922</b>                | <b>216,048</b>                 | <b>177,613</b>                 | <b>(38,435)</b>    | <b>-18%</b>                                                                                                                                                                                   |                     |
| Engineering Design Services Indirect Costs              |                                 |                                |                                |                    |                                                                                                                                                                                               |                     |
| Allocations                                             | 327,995                         | 66,306                         | 61,532                         | (4,774)            | -7%                                                                                                                                                                                           |                     |
| <b>Engineering Design Services Indirect Costs Total</b> | <b>327,995</b>                  | <b>66,306</b>                  | <b>61,532</b>                  | <b>(4,774)</b>     | <b>-7%</b>                                                                                                                                                                                    |                     |
| <b>Engineering Design Services Total</b>                | <b>1,505,417</b>                | <b>280,217</b>                 | <b>237,246</b>                 | <b>(42,971)</b>    | <b>-15%</b>                                                                                                                                                                                   |                     |

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|                                          | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                   |
|------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|---------------------------------------|
| <b><u>Bike Station Expenditure</u></b>   |                                 |                                |                                |                    |               |                                       |
| Bike Station Expenditure                 |                                 |                                |                                |                    |               |                                       |
| Other Expenses                           | 5,000                           | 1,250                          | 676                            | (574)              | -46%          |                                       |
| <b>Bike Station Expenditure Total</b>    | <b>5,000</b>                    | <b>1,250</b>                   | <b>676</b>                     | <b>(574)</b>       | <b>-46%</b>   |                                       |
| <b>Bike Station Expenditure Total</b>    | <b>5,000</b>                    | <b>1,250</b>                   | <b>676</b>                     | <b>(574)</b>       | <b>-46%</b>   |                                       |
| <b><u>Street Lighting</u></b>            |                                 |                                |                                |                    |               |                                       |
| Street Lighting Revenue                  |                                 |                                |                                |                    |               |                                       |
| Revenue                                  | (24,500)                        | 0                              | 0                              | 0                  |               |                                       |
| <b>Street Lighting Revenue Total</b>     | <b>(24,500)</b>                 | <b>0</b>                       | <b>0</b>                       | <b>0</b>           |               |                                       |
| Street Lighting Expenditure              |                                 |                                |                                |                    |               |                                       |
| Other Expenses                           | 765,000                         | 191,248                        | 113,900                        | (77,348)           | -40%          | Timing variance on electricity costs. |
| <b>Street Lighting Expenditure Total</b> | <b>765,000</b>                  | <b>191,248</b>                 | <b>113,900</b>                 | <b>(77,348)</b>    | <b>-40%</b>   |                                       |
| <b>Street Lighting Total</b>             | <b>740,500</b>                  | <b>191,248</b>                 | <b>113,900</b>                 | <b>(77,348)</b>    | <b>-40%</b>   |                                       |
| <b><u>Bus Shelter</u></b>                |                                 |                                |                                |                    |               |                                       |
| Bus Shelter Revenue                      |                                 |                                |                                |                    |               |                                       |
| Revenue                                  | (109,000)                       | 0                              | 0                              | 0                  |               |                                       |
| <b>Bus Shelter Revenue Total</b>         | <b>(109,000)</b>                | <b>0</b>                       | <b>0</b>                       | <b>0</b>           |               |                                       |
| Bus Shelter Expenditure                  |                                 |                                |                                |                    |               |                                       |
| Other Expenses                           | 118,864                         | 3,150                          | 4,727                          | 1,577              | 50%           |                                       |
| <b>Bus Shelter Expenditure Total</b>     | <b>118,864</b>                  | <b>3,150</b>                   | <b>4,727</b>                   | <b>1,577</b>       | <b>50%</b>    |                                       |
| <b>Bus Shelter Total</b>                 | <b>9,864</b>                    | <b>3,150</b>                   | <b>4,727</b>                   | <b>1,577</b>       | <b>50%</b>    |                                       |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                                  | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>%         | Variance Commentary |
|--------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|-----------------------|---------------------|
| <u>Parking and Street Name Signs Expenditure</u> |                                 |                                |                                |                    |                       |                     |
| Parking and Street Name Signs Expenditure        |                                 |                                |                                |                    |                       |                     |
| Other Expenses                                   | 86,000                          | 21,501                         | 11,888                         | (9,613)            | -45%                  |                     |
| Parking and Street Name Signs Expenditure Total  | 86,000                          | 21,501                         | 11,888                         | (9,613)            | -45%                  |                     |
| Parking and Street Name Signs Expenditure Total  | 86,000                          | 21,501                         | 11,888                         | (9,613)            | -45%                  |                     |
| <u>Crossovers</u>                                |                                 |                                |                                |                    |                       |                     |
| Crossovers Revenue                               |                                 |                                |                                |                    |                       |                     |
| Revenue                                          | 0                               | 0                              | (250)                          | (250)              | 100%                  |                     |
| Crossovers Revenue Total                         | 0                               | 0                              | (250)                          | (250)              | 100%                  |                     |
| Crossovers Expenditure                           |                                 |                                |                                |                    |                       |                     |
| Other Expenses                                   | 15,000                          | 3,750                          | 1,707                          | (2,043)            | -54%                  |                     |
| Crossovers Expenditure Total                     | 15,000                          | 3,750                          | 1,707                          | (2,043)            | -54%                  |                     |
| Crossovers Total                                 | 15,000                          | 3,750                          | 1,457                          | (2,293)            | -61%                  |                     |
| <u>Roads Linemarking Expenditure</u>             |                                 |                                |                                |                    |                       |                     |
| Roads Linemarking Expenditure                    |                                 |                                |                                |                    |                       |                     |
| Other Expenses                                   | 65,000                          | 16,251                         | 4,682                          | (11,569)           | -71% Timing variance. |                     |
| Roads Linemarking Expenditure Total              | 65,000                          | 16,251                         | 4,682                          | (11,569)           | -71%                  |                     |
| Roads Linemarking Expenditure Total              | 65,000                          | 16,251                         | 4,682                          | (11,569)           | -71%                  |                     |
| <u>Tree Lighting Leederville Expenditure</u>     |                                 |                                |                                |                    |                       |                     |
| Tree Lighting Leederville Expenditure            |                                 |                                |                                |                    |                       |                     |
| Other Expenses                                   | 70,000                          | 35,000                         | 33,286                         | (1,714)            | -5%                   |                     |
| Tree Lighting Leederville Expenditure Total      | 70,000                          | 35,000                         | 33,286                         | (1,714)            | -5%                   |                     |
| Tree Lighting Leederville Expenditure Total      | 70,000                          | 35,000                         | 33,286                         | (1,714)            | -5%                   |                     |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                                    | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance   | Variance<br>% | Variance Commentary                                     |
|----------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|----------------|---------------|---------------------------------------------------------|
| <b><u>Parklets Expenditure</u></b>                 |                                 |                                |                                |                |               |                                                         |
| Parklets Expenditure                               |                                 |                                |                                |                |               |                                                         |
| Other Expenses                                     | 3,500                           | 0                              | 0                              | 0              |               |                                                         |
| <b>Parklets Expenditure Total</b>                  | <b>3,500</b>                    | <b>0</b>                       | <b>0</b>                       | <b>0</b>       |               |                                                         |
| <b>Parklets Expenditure Total</b>                  | <b>3,500</b>                    | <b>0</b>                       | <b>0</b>                       | <b>0</b>       |               |                                                         |
| <b><u>Environmental Services</u></b>               |                                 |                                |                                |                |               |                                                         |
| Environmental Services Revenue                     |                                 |                                |                                |                |               |                                                         |
| Revenue                                            | (8,000)                         | (2,001)                        | (8,053)                        | (6,052)        | 302%          |                                                         |
| <b>Environmental Services Revenue Total</b>        | <b>(8,000)</b>                  | <b>(2,001)</b>                 | <b>(8,053)</b>                 | <b>(6,052)</b> | <b>302%</b>   |                                                         |
| Environmental Services Expenditure                 |                                 |                                |                                |                |               |                                                         |
| Employee Costs                                     | 89,389                          | 18,958                         | 27,822                         | 8,864          | 47%           |                                                         |
| Other Expenses                                     | 233,300                         | 56,574                         | 69,321                         | 12,747         | 23%           | Timing variance on environmental programmes and events. |
| <b>Environmental Services Expenditure Total</b>    | <b>322,689</b>                  | <b>75,532</b>                  | <b>97,143</b>                  | <b>21,611</b>  | <b>29%</b>    |                                                         |
| Environmental Services Indirect Costs              |                                 |                                |                                |                |               |                                                         |
| Allocations                                        | 45,558                          | 9,373                          | 9,606                          | 233            | 2%            |                                                         |
| <b>Environmental Services Indirect Costs Total</b> | <b>45,558</b>                   | <b>9,373</b>                   | <b>9,606</b>                   | <b>233</b>     | <b>2%</b>     |                                                         |
| <b>Environmental Services Total</b>                | <b>360,247</b>                  | <b>82,904</b>                  | <b>98,696</b>                  | <b>15,792</b>  | <b>19%</b>    |                                                         |



CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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 AS AT 30 SEPTEMBER 2019

|                                                                | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                    |
|----------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------|
| <b><u>Property Management Administration</u></b>               |                                 |                                |                                |                    |               |                                        |
| Property Management Administration Revenue                     |                                 |                                |                                |                    |               |                                        |
| Revenue                                                        | (2,000)                         | (501)                          | (581)                          | (80)               | 16%           |                                        |
| <b>Property Management Administration Revenue Total</b>        | <b>(2,000)</b>                  | <b>(501)</b>                   | <b>(581)</b>                   | <b>(80)</b>        | <b>16%</b>    |                                        |
| Property Management Administration Expenditure                 |                                 |                                |                                |                    |               |                                        |
| Employee Costs                                                 | 304,768                         | 64,627                         | 78,101                         | 13,474             | 21%           | Timing variance.                       |
| Other Employee Costs                                           | 4,770                           | 1,194                          | 1,194                          | 0                  | 0%            |                                        |
| Other Expenses                                                 | 2,650                           | 660                            | 624                            | (36)               | -6%           |                                        |
| <b>Property Management Administration Expenditure Total</b>    | <b>312,188</b>                  | <b>66,481</b>                  | <b>79,918</b>                  | <b>13,437</b>      | <b>20%</b>    |                                        |
| Property Management Administration Indirect Costs              |                                 |                                |                                |                    |               |                                        |
| Allocations                                                    | 216,248                         | 45,317                         | 33,448                         | (11,869)           | -26%          |                                        |
| <b>Property Management Administration Indirect Costs Total</b> | <b>216,248</b>                  | <b>45,317</b>                  | <b>33,448</b>                  | <b>(11,869)</b>    | <b>-26%</b>   |                                        |
| <b>Property Management Administration Total</b>                | <b>526,436</b>                  | <b>111,297</b>                 | <b>112,785</b>                 | <b>1,488</b>       | <b>1%</b>     |                                        |
| <b><u>Civic Centre Building</u></b>                            |                                 |                                |                                |                    |               |                                        |
| Civic Centre Building Expenditure                              |                                 |                                |                                |                    |               |                                        |
| Building Maintenance                                           | 284,400                         | 70,985                         | 48,345                         | (22,640)           | -32%          | Major maintenance not required as yet. |
| Ground Maintenance                                             | 66,100                          | 16,522                         | 7,797                          | (8,725)            | -53%          |                                        |
| Other Expenses                                                 | 809,485                         | 27,186                         | 27,321                         | 135                | 0%            |                                        |
| <b>Civic Centre Building Expenditure Total</b>                 | <b>1,159,985</b>                | <b>114,693</b>                 | <b>83,463</b>                  | <b>(31,230)</b>    | <b>-27%</b>   |                                        |
| Civic Centre Building Indirect Costs                           |                                 |                                |                                |                    |               |                                        |
| Allocations                                                    | (1,159,985)                     | (114,693)                      | (83,463)                       | 31,230             | -27%          |                                        |
| <b>Civic Centre Building Indirect Costs Total</b>              | <b>(1,159,985)</b>              | <b>(114,693)</b>               | <b>(83,463)</b>                | <b>31,230</b>      | <b>-27%</b>   |                                        |
| <b>Civic Centre Building 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 30 SEPTEMBER 2019

|                                                                | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary              |
|----------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------|
| <b><u>Child Care Centres and Play Groups</u></b>               |                                 |                                |                                |                    |               |                                  |
| Child Care Centres and Play Groups Revenue                     |                                 |                                |                                |                    |               |                                  |
| Revenue                                                        | (11,686)                        | (1,546)                        | (1,720)                        | (174)              | 11%           |                                  |
| <b>Child Care Centres and Play Groups Revenue Total</b>        | <b>(11,686)</b>                 | <b>(1,546)</b>                 | <b>(1,720)</b>                 | <b>(174)</b>       | <b>11%</b>    |                                  |
| Child Care Centres and Play Groups Expenditure                 |                                 |                                |                                |                    |               |                                  |
| Building Maintenance                                           | 5,400                           | 1,991                          | 870                            | (1,121)            | -56%          |                                  |
| Ground Maintenance                                             | 500                             | 126                            | 478                            | 352                | 279%          |                                  |
| Other Expenses                                                 | 46,684                          | 1,029                          | 860                            | (169)              | -16%          |                                  |
| <b>Child Care Centres and Play Groups Expenditure Total</b>    | <b>52,584</b>                   | <b>3,146</b>                   | <b>2,208</b>                   | <b>(938)</b>       | <b>-30%</b>   |                                  |
| Child Care Centres and Play Groups Indirect Costs              |                                 |                                |                                |                    |               |                                  |
| Allocations                                                    | 2,171                           | 543                            | 507                            | (36)               | -7%           |                                  |
| <b>Child Care Centres and Play Groups Indirect Costs Total</b> | <b>2,171</b>                    | <b>543</b>                     | <b>507</b>                     | <b>(36)</b>        | <b>-7%</b>    |                                  |
| <b>Child Care Centres and Play Groups Total</b>                | <b>43,069</b>                   | <b>2,143</b>                   | <b>995</b>                     | <b>(1,148)</b>     | <b>-54%</b>   |                                  |
| <b><u>Pre Schools and Kindergartens</u></b>                    |                                 |                                |                                |                    |               |                                  |
| Pre Schools and Kindergartens Revenue                          |                                 |                                |                                |                    |               |                                  |
| Revenue                                                        | (47,433)                        | (12,227)                       | (24,826)                       | (12,599)           | 103%          | Revenue higher than anticipated. |
| <b>Pre Schools and Kindergartens Revenue Total</b>             | <b>(47,433)</b>                 | <b>(12,227)</b>                | <b>(24,826)</b>                | <b>(12,599)</b>    | <b>103%</b>   |                                  |
| Pre Schools and Kindergartens Expenditure                      |                                 |                                |                                |                    |               |                                  |
| Building Maintenance                                           | 2,775                           | 827                            | 188                            | (639)              | -77%          |                                  |
| Ground Maintenance                                             | 4,000                           | 4,000                          | 232                            | (3,768)            | -94%          |                                  |
| Other Expenses                                                 | 47,805                          | 1,050                          | 1,057                          | 7                  | 1%            |                                  |
| <b>Pre Schools and Kindergartens Expenditure Total</b>         | <b>54,580</b>                   | <b>5,877</b>                   | <b>1,477</b>                   | <b>(4,400)</b>     | <b>-75%</b>   |                                  |
| Pre Schools and Kindergartens Indirect Costs                   |                                 |                                |                                |                    |               |                                  |
| Allocations                                                    | 1,591                           | 399                            | 363                            | (36)               | -9%           |                                  |
| <b>Pre Schools and Kindergartens Indirect Costs Total</b>      | <b>1,591</b>                    | <b>399</b>                     | <b>363</b>                     | <b>(36)</b>        | <b>-9%</b>    |                                  |
| <b>Pre Schools and Kindergartens Total</b>                     | <b>8,738</b>                    | <b>(5,951)</b>                 | <b>(22,987)</b>                | <b>(17,036)</b>    | <b>286%</b>   |                                  |

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                                                    | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary |
|--------------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|---------------------|
| <b><u>Community and Welfare Centres</u></b>                        |                                 |                                |                                |                    |               |                     |
| Community and Welfare Centres Revenue                              |                                 |                                |                                |                    |               |                     |
| Revenue                                                            | (64,784)                        | (12,508)                       | (8,307)                        | 4,201              | -34%          |                     |
| <b>Community and Welfare Centres Revenue Total</b>                 | <b>(64,784)</b>                 | <b>(12,508)</b>                | <b>(8,307)</b>                 | <b>4,201</b>       | <b>-34%</b>   |                     |
| Community and Welfare Centres Expenditure                          |                                 |                                |                                |                    |               |                     |
| Building Maintenance                                               | 26,450                          | 8,020                          | 1,587                          | (6,433)            | -80%          |                     |
| Ground Maintenance                                                 | 3,150                           | 789                            | 402                            | (387)              | -49%          |                     |
| Other Expenses                                                     | 224,628                         | 2,175                          | 2,508                          | 333                | 15%           |                     |
| <b>Community and Welfare Centres Expenditure Total</b>             | <b>254,228</b>                  | <b>10,984</b>                  | <b>4,498</b>                   | <b>(6,486)</b>     | <b>-59%</b>   |                     |
| Community and Welfare Centres Indirect Costs                       |                                 |                                |                                |                    |               |                     |
| Allocations                                                        | 7,145                           | 1,785                          | 1,599                          | (186)              | -10%          |                     |
| <b>Community and Welfare Centres Indirect Costs Total</b>          | <b>7,145</b>                    | <b>1,785</b>                   | <b>1,599</b>                   | <b>(186)</b>       | <b>-10%</b>   |                     |
| <b>Community and Welfare Centres Total</b>                         | <b>196,589</b>                  | <b>261</b>                     | <b>(2,210)</b>                 | <b>(2,471)</b>     | <b>-947%</b>  |                     |
| <b><u>Department of Sports and Recreation Building</u></b>         |                                 |                                |                                |                    |               |                     |
| Dept of Sports and Recreation Building Revenue                     |                                 |                                |                                |                    |               |                     |
| Revenue                                                            | (770,115)                       | (188,652)                      | (202,033)                      | (13,381)           | 7%            |                     |
| <b>Dept of Sports and Recreation Building Revenue Total</b>        | <b>(770,115)</b>                | <b>(188,652)</b>               | <b>(202,033)</b>               | <b>(13,381)</b>    | <b>7%</b>     |                     |
| Dept of Sports and Recreation Building Expenditure                 |                                 |                                |                                |                    |               |                     |
| Building Maintenance                                               | 98,000                          | 24,500                         | 19,757                         | (4,743)            | -19%          |                     |
| Ground Maintenance                                                 | 9,800                           | 2,454                          | 1,363                          | (1,091)            | -44%          |                     |
| Other Expenses                                                     | 488,067                         | 72,923                         | 73,846                         | 923                | 1%            |                     |
| <b>Dept of Sports and Recreation Building Expenditure Total</b>    | <b>595,867</b>                  | <b>99,877</b>                  | <b>94,966</b>                  | <b>(4,911)</b>     | <b>-5%</b>    |                     |
| Dept of Sports and Recreation Building Indirect Costs              |                                 |                                |                                |                    |               |                     |
| Allocations                                                        | 12,469                          | 3,117                          | 2,661                          | (456)              | -15%          |                     |
| <b>Dept of Sports and Recreation Building Indirect Costs Total</b> | <b>12,469</b>                   | <b>3,117</b>                   | <b>2,661</b>                   | <b>(456)</b>       | <b>-15%</b>   |                     |
| <b>Department of Sports and Recreation Building Total</b>          | <b>(161,779)</b>                | <b>(85,658)</b>                | <b>(104,406)</b>               | <b>(18,748)</b>    | <b>22%</b>    |                     |

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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 AS AT 30 SEPTEMBER 2019

|                                              | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                    |
|----------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------|
| <b><u>nib Stadium</u></b>                    |                                 |                                |                                |                    |               |                                        |
| nib Stadium Revenue                          |                                 |                                |                                |                    |               |                                        |
| Revenue                                      | (27,765)                        | (27,765)                       | (27,847)                       | (82)               | 0%            |                                        |
| <b>nib Stadium Revenue Total</b>             | <b>(27,765)</b>                 | <b>(27,765)</b>                | <b>(27,847)</b>                | <b>(82)</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>(27,765)</b>                | <b>(27,847)</b>                | <b>(82)</b>        | <b>0%</b>     |                                        |
| <b><u>Leederville Oval</u></b>               |                                 |                                |                                |                    |               |                                        |
| Leederville Oval Revenue                     |                                 |                                |                                |                    |               |                                        |
| Revenue                                      | (242,274)                       | (57,423)                       | (44,635)                       | 12,788             | -22%          | Timing variance.                       |
| <b>Leederville Oval Revenue Total</b>        | <b>(242,274)</b>                | <b>(57,423)</b>                | <b>(44,635)</b>                | <b>12,788</b>      | <b>-22%</b>   |                                        |
| Leederville Oval Expenditure                 |                                 |                                |                                |                    |               |                                        |
| Building Maintenance                         | 33,600                          | 8,800                          | 350                            | (8,450)            | -96%          |                                        |
| Ground Maintenance                           | 100,000                         | 24,999                         | 9,496                          | (15,503)           | -62%          | Major maintenance not required as yet. |
| Other Expenses                               | 461,699                         | 21,609                         | 29,528                         | 7,919              | 37%           |                                        |
| <b>Leederville Oval Expenditure Total</b>    | <b>595,299</b>                  | <b>55,408</b>                  | <b>39,374</b>                  | <b>(16,034)</b>    | <b>-29%</b>   |                                        |
| Leederville Oval Indirect Costs              |                                 |                                |                                |                    |               |                                        |
| Allocations                                  | 11,872                          | 2,967                          | 2,778                          | (189)              | -6%           |                                        |
| <b>Leederville Oval Indirect Costs Total</b> | <b>11,872</b>                   | <b>2,967</b>                   | <b>2,778</b>                   | <b>(189)</b>       | <b>-6%</b>    |                                        |
| <b>Leederville Oval Total</b>                | <b>364,897</b>                  | <b>952</b>                     | <b>(2,483)</b>                 | <b>(3,435)</b>     | <b>-361%</b>  |                                        |

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NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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AS AT 30 SEPTEMBER 2019

|                                           | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                    |
|-------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------|
| <b><u>Loftus Centre</u></b>               |                                 |                                |                                |                    |               |                                        |
| Loftus Centre Revenue                     |                                 |                                |                                |                    |               |                                        |
| Revenue                                   | (660,984)                       | (159,135)                      | (155,887)                      | 3,248              | -2%           |                                        |
| <b>Loftus Centre Revenue Total</b>        | <b>(660,984)</b>                | <b>(159,135)</b>               | <b>(155,887)</b>               | <b>3,248</b>       | <b>-2%</b>    |                                        |
| Loftus Centre Expenditure                 |                                 |                                |                                |                    |               |                                        |
| Building Maintenance                      | 87,100                          | 18,892                         | 20,119                         | 1,227              | 6%            |                                        |
| Ground Maintenance                        | 35,850                          | 8,961                          | 5,407                          | (3,554)            | -40%          |                                        |
| Other Expenses                            | 844,268                         | 38,260                         | 41,983                         | 3,723              | 10%           |                                        |
| Operating Projects                        | 0                               | 0                              | 0                              | 0                  |               |                                        |
| <b>Loftus Centre Expenditure Total</b>    | <b>967,218</b>                  | <b>66,113</b>                  | <b>67,509</b>                  | <b>1,396</b>       | <b>2%</b>     |                                        |
| Loftus Centre Indirect Costs              |                                 |                                |                                |                    |               |                                        |
| Allocations                               | 21,685                          | 5,424                          | 5,076                          | (348)              | -6%           |                                        |
| <b>Loftus Centre Indirect Costs Total</b> | <b>21,685</b>                   | <b>5,424</b>                   | <b>5,076</b>                   | <b>(348)</b>       | <b>-6%</b>    |                                        |
| <b>Loftus Centre Total</b>                | <b>327,919</b>                  | <b>(87,598)</b>                | <b>(83,301)</b>                | <b>4,297</b>       | <b>-5%</b>    |                                        |
| <b><u>Public Halls</u></b>                |                                 |                                |                                |                    |               |                                        |
| Public Halls Revenue                      |                                 |                                |                                |                    |               |                                        |
| Revenue                                   | (164,319)                       | (40,253)                       | (29,536)                       | 10,717             | -27%          | Revenue lower than anticipated.        |
| <b>Public Halls Revenue Total</b>         | <b>(164,319)</b>                | <b>(40,253)</b>                | <b>(29,536)</b>                | <b>10,717</b>      | <b>-27%</b>   |                                        |
| Public Halls Expenditure                  |                                 |                                |                                |                    |               |                                        |
| Building Maintenance                      | 130,500                         | 34,411                         | 12,363                         | (22,048)           | -64%          | Major maintenance not required as yet. |
| Ground Maintenance                        | 2,000                           | 2,000                          | 0                              | (2,000)            | -100%         |                                        |
| Other Expenses                            | 217,909                         | 8,574                          | 7,078                          | (1,496)            | -17%          |                                        |
| <b>Public Halls Expenditure Total</b>     | <b>350,409</b>                  | <b>44,985</b>                  | <b>19,440</b>                  | <b>(25,545)</b>    | <b>-57%</b>   |                                        |
| Public Halls Indirect Costs               |                                 |                                |                                |                    |               |                                        |
| Allocations                               | 5,742                           | 1,437                          | 1,338                          | (99)               | -7%           |                                        |
| <b>Public Halls Indirect Costs Total</b>  | <b>5,742</b>                    | <b>1,437</b>                   | <b>1,338</b>                   | <b>(99)</b>        | <b>-7%</b>    |                                        |
| <b>Public Halls Total</b>                 | <b>191,832</b>                  | <b>6,169</b>                   | <b>(8,757)</b>                 | <b>(14,926)</b>    | <b>-242%</b>  |                                        |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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 AS AT 30 SEPTEMBER 2019

|                                                               | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                  |
|---------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|--------------------------------------------------------------------------------------|
| <b><u>Reserves Pavilions and Facilities</u></b>               |                                 |                                |                                |                    |               |                                                                                      |
| Reserves Pavilions and Facilities Revenue                     |                                 |                                |                                |                    |               |                                                                                      |
| Revenue                                                       | (77,631)                        | (20,324)                       | (21,631)                       | (1,307)            | 6%            |                                                                                      |
| <b>Reserves Pavilions and Facilities Revenue Total</b>        | <b>(77,631)</b>                 | <b>(20,324)</b>                | <b>(21,631)</b>                | <b>(1,307)</b>     | <b>6%</b>     |                                                                                      |
| Reserves Pavilions and Facilities Expenditure                 |                                 |                                |                                |                    |               |                                                                                      |
| Building Maintenance                                          | 314,605                         | 81,303                         | 33,859                         | (47,444)           | -58%          | Major maintenance not required as yet.                                               |
| Ground Maintenance                                            | 5,500                           | 2,125                          | 262                            | (1,863)            | -88%          |                                                                                      |
| Other Expenses                                                | 303,816                         | 17,541                         | 16,628                         | (913)              | -5%           |                                                                                      |
| Operating Projects                                            | 60,000                          | 0                              | 24,182                         | 24,182             | 100%          | Birdwood Square Change room Rationalisation project commenced earlier than expected. |
| <b>Reserves Pavilions and Facilities Expenditure Total</b>    | <b>683,921</b>                  | <b>100,969</b>                 | <b>74,931</b>                  | <b>(26,038)</b>    | <b>-26%</b>   |                                                                                      |
| Reserves Pavilions and Facilities Indirect Costs              |                                 |                                |                                |                    |               |                                                                                      |
| Allocations                                                   | 7,392                           | 1,851                          | 1,485                          | (366)              | -20%          |                                                                                      |
| <b>Reserves Pavilions and Facilities Indirect Costs Total</b> | <b>7,392</b>                    | <b>1,851</b>                   | <b>1,485</b>                   | <b>(366)</b>       | <b>-20%</b>   |                                                                                      |
| <b>Reserves Pavilions and Facilities Total</b>                | <b>613,682</b>                  | <b>82,496</b>                  | <b>54,785</b>                  | <b>(27,711)</b>    | <b>-34%</b>   |                                                                                      |
| <b><u>Sporting Clubs Buildings</u></b>                        |                                 |                                |                                |                    |               |                                                                                      |
| Sporting Clubs Buildings Revenue                              |                                 |                                |                                |                    |               |                                                                                      |
| Revenue                                                       | (132,988)                       | (25,768)                       | (22,070)                       | 3,698              | -14%          |                                                                                      |
| <b>Sporting Clubs Buildings Revenue Total</b>                 | <b>(132,988)</b>                | <b>(25,768)</b>                | <b>(22,070)</b>                | <b>3,698</b>       | <b>-14%</b>   |                                                                                      |
| Sporting Clubs Buildings Expenditure                          |                                 |                                |                                |                    |               |                                                                                      |
| Building Maintenance                                          | 48,000                          | 15,149                         | 12,718                         | (2,431)            | -16%          |                                                                                      |
| Ground Maintenance                                            | 2,000                           | 1,000                          | 0                              | (1,000)            | -100%         |                                                                                      |
| Other Expenses                                                | 718,704                         | 19,779                         | 17,566                         | (2,213)            | -11%          |                                                                                      |
| Operating Projects                                            | 0                               | 0                              | 0                              | 0                  |               |                                                                                      |
| <b>Sporting Clubs Buildings Expenditure Total</b>             | <b>768,704</b>                  | <b>35,928</b>                  | <b>30,285</b>                  | <b>(5,644)</b>     | <b>-16%</b>   |                                                                                      |
| Sporting Clubs Buildings Indirect Costs                       |                                 |                                |                                |                    |               |                                                                                      |
| Allocations                                                   | 27,935                          | 6,981                          | 6,507                          | (474)              | -7%           |                                                                                      |
| <b>Sporting Clubs Buildings Indirect Costs Total</b>          | <b>27,935</b>                   | <b>6,981</b>                   | <b>6,507</b>                   | <b>(474)</b>       | <b>-7%</b>    |                                                                                      |
| <b>Sporting Clubs Buildings Total</b>                         | <b>663,651</b>                  | <b>17,141</b>                  | <b>14,721</b>                  | <b>(2,420)</b>     | <b>-14%</b>   |                                                                                      |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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 AS AT 30 SEPTEMBER 2019

|                                                               | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                                            |
|---------------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|------------------------------------------------------------------------------------------------|
| <b><u>Parks and Reserves Administration</u></b>               |                                 |                                |                                |                    |               |                                                                                                |
| Parks and Reserves Administration Revenue                     |                                 |                                |                                |                    |               |                                                                                                |
| Revenue                                                       | (3,200)                         | (801)                          | (799)                          | 2                  | 0%            |                                                                                                |
| <b>Parks and Reserves Administration Revenue Total</b>        | <b>(3,200)</b>                  | <b>(801)</b>                   | <b>(799)</b>                   | <b>2</b>           | <b>0%</b>     |                                                                                                |
| Parks and Reserves Administration Expenditure                 |                                 |                                |                                |                    |               |                                                                                                |
| Employee Costs                                                | 976,551                         | 207,259                        | 266,350                        | 59,091             | 29%           | Timing variance.                                                                               |
| Other Employee Costs                                          | 24,823                          | 6,207                          | 17,193                         | 10,986             | 177%          | Timing variance of \$11,258 for uniform expenses.                                              |
| Other Expenses                                                | 122,647                         | 25,371                         | 6,589                          | (18,782)           | -74%          | Timing variance of \$10,971 for consultant fees, \$3,750 for Lake Monger stormwater treatment. |
| <b>Parks and Reserves Administration Expenditure Total</b>    | <b>1,124,021</b>                | <b>238,837</b>                 | <b>290,132</b>                 | <b>51,295</b>      | <b>21%</b>    |                                                                                                |
| Parks and Reserves Administration Indirect Costs              |                                 |                                |                                |                    |               |                                                                                                |
| Allocations                                                   | 1,377,416                       | 285,066                        | 317,597                        | 32,531             | 11%           |                                                                                                |
| On Costs Recovery                                             | (1,420,564)                     | (355,140)                      | (353,396)                      | 1,744              | 0%            |                                                                                                |
| <b>Parks and Reserves Administration Indirect Costs Total</b> | <b>(43,148)</b>                 | <b>(70,074)</b>                | <b>(35,800)</b>                | <b>34,274</b>      | <b>-49%</b>   |                                                                                                |
| <b>Parks and Reserves Administration Total</b>                | <b>1,077,673</b>                | <b>167,962</b>                 | <b>253,534</b>                 | <b>85,572</b>      | <b>51%</b>    |                                                                                                |
| <b><u>Parks and Reserves</u></b>                              |                                 |                                |                                |                    |               |                                                                                                |
| Parks and Reserves Revenue                                    |                                 |                                |                                |                    |               |                                                                                                |
| Revenue                                                       | (50,950)                        | (2,159)                        | (2,804)                        | (645)              | 30%           |                                                                                                |
| <b>Parks and Reserves Revenue Total</b>                       | <b>(50,950)</b>                 | <b>(2,159)</b>                 | <b>(2,804)</b>                 | <b>(645)</b>       | <b>30%</b>    |                                                                                                |
| Parks and Reserves Expenditure                                |                                 |                                |                                |                    |               |                                                                                                |
| Ground Maintenance                                            | 2,255,450                       | 588,561                        | 606,802                        | 18,241             | 3%            |                                                                                                |
| Other Expenses                                                | 694,577                         | 14,883                         | 8,140                          | (6,743)            | -45%          |                                                                                                |
| <b>Parks and Reserves Expenditure Total</b>                   | <b>2,950,027</b>                | <b>603,444</b>                 | <b>614,941</b>                 | <b>11,497</b>      | <b>2%</b>     |                                                                                                |
| Parks and Reserves Indirect Costs                             |                                 |                                |                                |                    |               |                                                                                                |
| Allocations                                                   | 324                             | 81                             | 75                             | (6)                | -7%           |                                                                                                |
| <b>Parks and Reserves Indirect Costs Total</b>                | <b>324</b>                      | <b>81</b>                      | <b>75</b>                      | <b>(6)</b>         | <b>-7%</b>    |                                                                                                |
| <b>Parks and Reserves Total</b>                               | <b>2,899,401</b>                | <b>601,366</b>                 | <b>612,213</b>                 | <b>10,847</b>      | <b>2%</b>     |                                                                                                |

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NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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|                                           | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                                            |
|-------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|--------------------------------------------------------------------------------|
| <b><u>Sporting Grounds</u></b>            |                                 |                                |                                |                    |               |                                                                                |
| Sporting Grounds Revenue                  |                                 |                                |                                |                    |               |                                                                                |
| Revenue                                   | (57,000)                        | (11,685)                       | (3,242)                        | 8,443              | -72%          |                                                                                |
| <b>Sporting Grounds Revenue Total</b>     | <b>(57,000)</b>                 | <b>(11,685)</b>                | <b>(3,242)</b>                 | <b>8,443</b>       | <b>-72%</b>   |                                                                                |
| Sporting Grounds Expenditure              |                                 |                                |                                |                    |               |                                                                                |
| Ground Maintenance                        | 1,221,700                       | 275,572                        | 296,445                        | 20,873             | 8%            |                                                                                |
| Other Expenses                            | 564,286                         | 522                            | 1,152                          | 630                | 121%          |                                                                                |
| <b>Sporting Grounds Expenditure Total</b> | <b>1,785,986</b>                | <b>276,094</b>                 | <b>297,597</b>                 | <b>21,503</b>      | <b>8%</b>     |                                                                                |
| <b>Sporting Grounds Total</b>             | <b>1,728,986</b>                | <b>264,409</b>                 | <b>294,355</b>                 | <b>29,946</b>      | <b>11%</b>    |                                                                                |
| <b><u>Road Reserves Expenditure</u></b>   |                                 |                                |                                |                    |               |                                                                                |
| Road Reserves Expenditure                 |                                 |                                |                                |                    |               |                                                                                |
| Ground Maintenance                        | 412,900                         | 104,174                        | 69,249                         | (34,925)           | -34%          | Timing variance of \$10,814 for Contractor fees and \$19,019 for labour costs. |
| Other Expenses                            | 15,290                          | 3,825                          | 1,638                          | (2,187)            | -57%          |                                                                                |
| <b>Road Reserves Expenditure Total</b>    | <b>428,190</b>                  | <b>107,999</b>                 | <b>70,888</b>                  | <b>(37,111)</b>    | <b>-34%</b>   |                                                                                |
| <b>Road Reserves Expenditure Total</b>    | <b>428,190</b>                  | <b>107,999</b>                 | <b>70,888</b>                  | <b>(37,111)</b>    | <b>-34%</b>   |                                                                                |
| <b><u>Parks Other</u></b>                 |                                 |                                |                                |                    |               |                                                                                |
| Parks Other Revenue                       |                                 |                                |                                |                    |               |                                                                                |
| Revenue                                   | (2,000)                         | (2,000)                        | (591)                          | 1,409              | -70%          |                                                                                |
| <b>Parks Other Revenue Total</b>          | <b>(2,000)</b>                  | <b>(2,000)</b>                 | <b>(591)</b>                   | <b>1,409</b>       | <b>-70%</b>   |                                                                                |
| Parks Other Expenditure                   |                                 |                                |                                |                    |               |                                                                                |
| Other Expenses                            | 1,673,600                       | 556,111                        | 539,927                        | (16,184)           | -3%           |                                                                                |
| Money/Monger Street Trees Surgery         | 20,000                          | 20,000                         | 20,408                         | 408                | 2%            |                                                                                |
| <b>Parks Other Expenditure Total</b>      | <b>1,693,600</b>                | <b>576,111</b>                 | <b>560,335</b>                 | <b>(15,776)</b>    | <b>-3%</b>    |                                                                                |
| <b>Parks Other Total</b>                  | <b>1,691,600</b>                | <b>574,111</b>                 | <b>559,744</b>                 | <b>(14,367)</b>    | <b>-3%</b>    |                                                                                |



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 AS AT 30 SEPTEMBER 2019

|                                                          | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                             |
|----------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|-------------------------------------------------|
| <b><u>Processable Waste Collection</u></b>               |                                 |                                |                                |                    |               |                                                 |
| Processable Waste Collection Revenue                     |                                 |                                |                                |                    |               |                                                 |
| Revenue                                                  | (332,944)                       | (322,837)                      | (335,836)                      | (12,999)           | 4%            |                                                 |
| <b>Processable Waste Collection Revenue Total</b>        | <b>(332,944)</b>                | <b>(322,837)</b>               | <b>(335,836)</b>               | <b>(12,999)</b>    | <b>4%</b>     |                                                 |
| Processable Waste Collection Expenditure                 |                                 |                                |                                |                    |               |                                                 |
| Employee Costs                                           | 1,022,099                       | 216,832                        | 221,249                        | 4,417              | 2%            |                                                 |
| Other Employee Costs                                     | 43,339                          | 10,833                         | 8,779                          | (2,054)            | -19%          |                                                 |
| Other Expenses                                           | 4,282,239                       | 1,060,148                      | 769,094                        | (291,054)          | -27%          | Timing variance relating to waste tipping cost. |
| Operating Projects                                       | 80,000                          | 0                              | 3,568                          | 3,568              | 100%          |                                                 |
| <b>Processable Waste Collection Expenditure Total</b>    | <b>5,427,677</b>                | <b>1,287,813</b>               | <b>1,002,691</b>               | <b>(285,122)</b>   | <b>-22%</b>   |                                                 |
| Processable Waste Collection Indirect Costs              |                                 |                                |                                |                    |               |                                                 |
| Allocations                                              | 1,009,535                       | 208,279                        | 210,252                        | 1,973              | 1%            |                                                 |
| On Costs Recovery                                        | (880,657)                       | (220,164)                      | (199,257)                      | 20,907             | -9%           |                                                 |
| <b>Processable Waste Collection Indirect Costs Total</b> | <b>128,878</b>                  | <b>(11,885)</b>                | <b>10,995</b>                  | <b>22,880</b>      | <b>-193%</b>  |                                                 |
| <b>Processable Waste Collection Total</b>                | <b>5,223,611</b>                | <b>953,091</b>                 | <b>677,850</b>                 | <b>(275,241)</b>   | <b>-29%</b>   |                                                 |
| <b><u>Other Waste Services</u></b>                       |                                 |                                |                                |                    |               |                                                 |
| Other Waste Services Revenue                             |                                 |                                |                                |                    |               |                                                 |
| Revenue                                                  | (5,750)                         | (1,437)                        | (2,336)                        | (899)              | 63%           |                                                 |
| <b>Other Waste Services Revenue Total</b>                | <b>(5,750)</b>                  | <b>(1,437)</b>                 | <b>(2,336)</b>                 | <b>(899)</b>       | <b>63%</b>    |                                                 |
| Other Waste Services Expenditure                         |                                 |                                |                                |                    |               |                                                 |
| Other Expenses                                           | 617,159                         | 140,551                        | 15,821                         | (124,730)          | -89%          | Timing variance for bulk verge collection.      |
| <b>Other Waste Services Expenditure Total</b>            | <b>617,159</b>                  | <b>140,551</b>                 | <b>15,821</b>                  | <b>(124,730)</b>   | <b>-89%</b>   |                                                 |
| <b>Other Waste Services Total</b>                        | <b>611,409</b>                  | <b>139,114</b>                 | <b>13,485</b>                  | <b>(125,629)</b>   | <b>-90%</b>   |                                                 |

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
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 AS AT 30 SEPTEMBER 2019

|                                               | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                                      |
|-----------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------------------------|
| <b><u>Recoverable Works</u></b>               |                                 |                                |                                |                    |               |                                                          |
| Recoverable Works Revenue                     |                                 |                                |                                |                    |               |                                                          |
| Revenue                                       | (50,000)                        | 0                              | (5,021)                        | (5,021)            | 100%          |                                                          |
| <b>Recoverable Works Revenue Total</b>        | <b>(50,000)</b>                 | <b>0</b>                       | <b>(5,021)</b>                 | <b>(5,021)</b>     | <b>100%</b>   |                                                          |
| Recoverable Works Expenditure                 |                                 |                                |                                |                    |               |                                                          |
| Other Expenses                                | 50,000                          | 0                              | 17,489                         | 17,489             | 100%          | Timing variance of recoverable works expenditure.        |
| <b>Recoverable Works Expenditure Total</b>    | <b>50,000</b>                   | <b>0</b>                       | <b>17,489</b>                  | <b>17,489</b>      | <b>100%</b>   |                                                          |
| <b>Recoverable Works Total</b>                | <b>0</b>                        | <b>0</b>                       | <b>12,468</b>                  | <b>12,468</b>      | <b>100%</b>   |                                                          |
| <b><u>Drainage Expenditure</u></b>            |                                 |                                |                                |                    |               |                                                          |
| Drainage Expenditure                          |                                 |                                |                                |                    |               |                                                          |
| Other Expenses                                | 370,435                         | 32,628                         | 24,143                         | (8,485)            | -26%          |                                                          |
| <b>Drainage Expenditure Total</b>             | <b>370,435</b>                  | <b>32,628</b>                  | <b>24,143</b>                  | <b>(8,485)</b>     | <b>-26%</b>   |                                                          |
| <b>Drainage Expenditure Total</b>             | <b>370,435</b>                  | <b>32,628</b>                  | <b>24,143</b>                  | <b>(8,485)</b>     | <b>-26%</b>   |                                                          |
| <b><u>Footpaths/Cycleways Expenditure</u></b> |                                 |                                |                                |                    |               |                                                          |
| Footpaths/Cycleways Expenditure               |                                 |                                |                                |                    |               |                                                          |
| Other Expenses                                | 988,195                         | 83,712                         | 93,865                         | 10,153             | 12%           | Timing variance of \$11,882 for maintenance contractors. |
| <b>Footpaths/Cycleways Expenditure Total</b>  | <b>988,195</b>                  | <b>83,712</b>                  | <b>93,865</b>                  | <b>10,153</b>      | <b>12%</b>    |                                                          |
| <b>Footpaths/Cycleways Expenditure Total</b>  | <b>988,195</b>                  | <b>83,712</b>                  | <b>93,865</b>                  | <b>10,153</b>      | <b>12%</b>    |                                                          |
| <b><u>Rights of Way Expenditure</u></b>       |                                 |                                |                                |                    |               |                                                          |
| Rights of Way Expenditure                     |                                 |                                |                                |                    |               |                                                          |
| Other Expenses                                | 286,532                         | 19,392                         | 12,299                         | (7,093)            | -37%          |                                                          |
| <b>Rights of Way Expenditure Total</b>        | <b>286,532</b>                  | <b>19,392</b>                  | <b>12,299</b>                  | <b>(7,093)</b>     | <b>-37%</b>   |                                                          |
| <b>Rights of Way Expenditure Total</b>        | <b>286,532</b>                  | <b>19,392</b>                  | <b>12,299</b>                  | <b>(7,093)</b>     | <b>-37%</b>   |                                                          |

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|                                                        | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary                    |
|--------------------------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|----------------------------------------|
| <u>Roads Expenditure</u>                               |                                 |                                |                                |                    |               |                                        |
| Roads Expenditure                                      |                                 |                                |                                |                    |               |                                        |
| Other Expenses                                         | 3,041,958                       | 32,655                         | 37,305                         | 4,650              | 14%           |                                        |
| <b>Roads Expenditure Total</b>                         | <b>3,041,958</b>                | <b>32,655</b>                  | <b>37,305</b>                  | <b>4,650</b>       | <b>14%</b>    |                                        |
| <b>Roads Expenditure Total</b>                         | <b>3,041,958</b>                | <b>32,655</b>                  | <b>37,305</b>                  | <b>4,650</b>       | <b>14%</b>    |                                        |
| <u>Street Cleaning Expenditure</u>                     |                                 |                                |                                |                    |               |                                        |
| Street Cleaning Expenditure                            |                                 |                                |                                |                    |               |                                        |
| Other Expenses                                         | 1,307,070                       | 320,065                        | 315,056                        | (5,009)            | -2%           |                                        |
| <b>Street Cleaning Expenditure Total</b>               | <b>1,307,070</b>                | <b>320,065</b>                 | <b>315,056</b>                 | <b>(5,009)</b>     | <b>-2%</b>    |                                        |
| <b>Street Cleaning Expenditure Total</b>               | <b>1,307,070</b>                | <b>320,065</b>                 | <b>315,056</b>                 | <b>(5,009)</b>     | <b>-2%</b>    |                                        |
| <u>Traffic Control for Roadworks Expenditure</u>       |                                 |                                |                                |                    |               |                                        |
| Traffic Control for Roadworks Expenditure              |                                 |                                |                                |                    |               |                                        |
| Other Expenses                                         | 166,000                         | 41,499                         | 12,667                         | (28,832)           | -69%          | Traffic control works timing variance. |
| <b>Traffic Control for Roadworks Expenditure Total</b> | <b>166,000</b>                  | <b>41,499</b>                  | <b>12,667</b>                  | <b>(28,832)</b>    | <b>-69%</b>   |                                        |
| <b>Traffic Control for Roadworks Expenditure Total</b> | <b>166,000</b>                  | <b>41,499</b>                  | <b>12,667</b>                  | <b>(28,832)</b>    | <b>-69%</b>   |                                        |
| <u>Roadwork Signs and Barricades Expenditure</u>       |                                 |                                |                                |                    |               |                                        |
| Roadwork Signs and Barricades Expenditure              |                                 |                                |                                |                    |               |                                        |
| Other Expenses                                         | 5,000                           | 1,251                          | 0                              | (1,251)            | -100%         |                                        |
| <b>Roadwork Signs and Barricades Expenditure Total</b> | <b>5,000</b>                    | <b>1,251</b>                   | <b>0</b>                       | <b>(1,251)</b>     | <b>-100%</b>  |                                        |
| <b>Roadwork Signs and Barricades Expenditure Total</b> | <b>5,000</b>                    | <b>1,251</b>                   | <b>0</b>                       | <b>(1,251)</b>     | <b>-100%</b>  |                                        |

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 30 SEPTEMBER 2019

|                                         | Adopted Budget<br>2019/20<br>\$ | YTD Budget<br>30/09/2019<br>\$ | YTD Actual<br>30/09/2019<br>\$ | YTD Variance<br>\$ | Variance<br>% | Variance Commentary |
|-----------------------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------|---------------|---------------------|
| <b><u>Works Depot Revenue</u></b>       |                                 |                                |                                |                    |               |                     |
| Works Depot Revenue                     | 0                               | 0                              | (291)                          | (291)              | 100%          |                     |
| <b>Works Depot Revenue Total</b>        | <b>0</b>                        | <b>0</b>                       | <b>(291)</b>                   | <b>(291)</b>       | <b>100%</b>   |                     |
| <b>Works Depot Revenue Total</b>        | <b>0</b>                        | <b>0</b>                       | <b>(291)</b>                   | <b>(291)</b>       | <b>100%</b>   |                     |
| <b><u>Works Depot</u></b>               |                                 |                                |                                |                    |               |                     |
| Works Depot Expenditure                 |                                 |                                |                                |                    |               |                     |
| Employee Costs                          | 185,958                         | 39,433                         | 55,261                         | 15,828             | 40%           |                     |
| Other Employee Costs                    | 3,300                           | 825                            | 372                            | (453)              | -55%          |                     |
| Other Expenses                          | 10,250                          | 2,559                          | 1,300                          | (1,259)            | -49%          |                     |
| <b>Works Depot Expenditure Total</b>    | <b>199,508</b>                  | <b>42,817</b>                  | <b>56,933</b>                  | <b>14,116</b>      | <b>33%</b>    |                     |
| Works Depot Indirect Costs              |                                 |                                |                                |                    |               |                     |
| Allocations                             | (199,508)                       | (42,817)                       | (56,643)                       | (13,826)           | 32%           |                     |
| <b>Works Depot Indirect Costs Total</b> | <b>(199,508)</b>                | <b>(42,817)</b>                | <b>(56,643)</b>                | <b>(13,826)</b>    | <b>32%</b>    |                     |
| <b>Works Depot Total</b>                | <b>0</b>                        | <b>0</b>                       | <b>291</b>                     | <b>291</b>         | <b>100%</b>   |                     |
| <b><u>Depot Building</u></b>            |                                 |                                |                                |                    |               |                     |
| Depot Occupancy Costs                   |                                 |                                |                                |                    |               |                     |
| Building Maintenance                    | 130,000                         | 18,626                         | 11,702                         | (6,924)            | -37%          |                     |
| Ground Maintenance                      | 0                               | 0                              | 328                            | 328                | 100%          |                     |
| Other Expenses                          | 238,284                         | 36,150                         | 33,541                         | (2,609)            | -7%           |                     |
| <b>Depot Occupancy Costs Total</b>      | <b>368,284</b>                  | <b>54,776</b>                  | <b>45,571</b>                  | <b>(9,205)</b>     | <b>-17%</b>   |                     |
| Depot Indirect Costs                    |                                 |                                |                                |                    |               |                     |
| Allocations                             | (368,284)                       | (54,776)                       | (45,607)                       | 9,169              | -17%          |                     |
| <b>Depot Indirect Costs Total</b>       | <b>(368,284)</b>                | <b>(54,776)</b>                | <b>(45,607)</b>                | <b>9,169</b>       | <b>-17%</b>   |                     |
| <b>Depot Building Total</b>             | <b>0</b>                        | <b>0</b>                       | <b>(37)</b>                    | <b>(37)</b>        | <b>100%</b>   |                     |
| <b>Net Operating</b>                    | <b>4,114,905</b>                | <b>(29,611,321)</b>            | <b>(30,329,506)</b>            | <b>(718,185)</b>   | <b>2%</b>     |                     |

**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 30 SEPTEMBER 2019**

|                                                                                  | Adopted Budget<br>2019/20 | YTD<br>Budget<br>2019/20 | YTD<br>Actual<br>2019/20 | YTD<br>Variance  | Variance<br>Variance Commentary                                                                                              |
|----------------------------------------------------------------------------------|---------------------------|--------------------------|--------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>LAND &amp; BUILDING ASSETS</b>                                                |                           |                          |                          |                  |                                                                                                                              |
| <b>ADMIN CENTRE</b>                                                              |                           |                          |                          |                  |                                                                                                                              |
| Solar Photovoltaic Panel System Installation - Administration and Civic Centre   | 179,201                   | 179,201                  | 7,538                    | (171,663)        | -96% Awaiting power switch board approval from Western Power.                                                                |
| Administration & Civic Centre Upgrade/Renewals - Workforce Accommodation Upgrade | 225,000                   | 70,000                   | 65,234                   | (4,766)          | -7% Works in progress.                                                                                                       |
| <b>BEATTY PARK LEISURE CENTRE</b>                                                |                           |                          |                          |                  |                                                                                                                              |
| Beatty Park Leisure Centre - Risk Renewals                                       | 370,000                   | -                        | 2,936                    | 2,936            | 100% Tender documentation being prepared for advertising in October 2019.                                                    |
| Solar Photovoltaic Panel System Installation - Beatty Park                       | 138,932                   | 69,500                   | 66,617                   | (2,883)          | Project completed. Total budget to be adjusted as part of the carry forward budget review.                                   |
| Beatty Park - Ground floor switchboards and cabling                              | 250,000                   | 10,000                   | -                        | (10,000)         | -4% Pending final outcome of BPLC 2062 steering committee in November<br>-100% 2019. Electrical engineer has been appointed. |
| <b>LIBRARY</b>                                                                   |                           |                          |                          |                  |                                                                                                                              |
| Co-location of reception to library                                              | 225,000                   | 90,000                   | -                        | (90,000)         | -100% Works in progress.                                                                                                     |
| <b>DEPARTMENT OF SPORTS AND RECREATION</b>                                       |                           |                          |                          |                  |                                                                                                                              |
| Carpet Replacement - DSR                                                         | 120,000                   | -                        | 10,909                   | 10,909           | 100% Works commenced ahead of schedule.                                                                                      |
| <b>MISCELLANEOUS</b>                                                             |                           |                          |                          |                  |                                                                                                                              |
| Mt Hawthorn main hall Renewal/Upgrade                                            | 175,000                   | 20,000                   | 168                      | (19,832)         | -99% Project at planning stage and to commence in October 2019.                                                              |
| Leederville Oval Stadium - Electrical renewal - 3 boards                         | 130,000                   | 10,000                   | -                        | (10,000)         | -100% Project at planning stage. Electrical engineer has been appointed.                                                     |
| Air Conditioning & HVAC Renewal - Belgravia Leisure                              | 96,000                    | 5,000                    | -                        | (5,000)          | -100% Project at planning stage.                                                                                             |
| Air Conditioning & HVAC Renewal - Mt Hawthorn main hall                          | 49,000                    | -                        | 3,978                    | 3,978            | 100% Project commenced and to be completed by December 2019.                                                                 |
| North Perth bowling club-removal of ACM and reinstatement of soffit              | 60,000                    | 30,000                   | -                        | (30,000)         | -100% Project to commence in November 2019.                                                                                  |
| <b>FOR LAND &amp; BUILDING ASSETS</b>                                            | <b>3,019,133</b>          | <b>483,701</b>           | <b>157,380</b>           | <b>(326,321)</b> | <b>-67%</b>                                                                                                                  |

**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 30 SEPTEMBER 2019**

|                                                                                  | Adopted Budget<br>2019/20 | YTD<br>Budget<br>2019/20 | YTD<br>Actual<br>2019/20 | YTD<br>Variance | Variance<br>Variance Commentary                                                                                                                                                    |
|----------------------------------------------------------------------------------|---------------------------|--------------------------|--------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>INFRASTRUCTURE ASSETS</b>                                                     |                           |                          |                          |                 |                                                                                                                                                                                    |
| <b>TRAFFIC MANAGEMENT</b>                                                        |                           |                          |                          |                 |                                                                                                                                                                                    |
| Improved pedestrian crossings at signalised intersections                        | 180,000                   | -                        | 3,300                    | 3,300           | 100% Awaiting approval from Main Roads.<br>Reversal of accrual relating to 2018-19 invoice for Main Roads. This amount will be offset once the invoice has been received from Main |
| 40kph area wide speed zone trial                                                 | 35,000                    | 10,000                   | (72,908)                 | (82,908)        | -829% Roads.                                                                                                                                                                       |
| Intersection Modifications Scarborough Beach Road, Green, Main and Brady Streets | 30,000                    | 15,000                   | -                        | (15,000)        | -100% Design work in progress.                                                                                                                                                     |
| Minor Traffic Management Improvement Program                                     | 85,000                    | 25,000                   | 11,361                   | (13,639)        | -55% Works in progress.                                                                                                                                                            |
| Clevedon and Hunter St Intersection                                              | 30,000                    | 30,000                   | -                        | (30,000)        | -100% Project to be completed by December 2019.                                                                                                                                    |
| <b>LOCAL ROADS PROGRAM</b>                                                       |                           |                          |                          |                 |                                                                                                                                                                                    |
| Norfolk St - North Perth/Mt Lawley - Burt to Monmouth St                         | 119,000                   | 119,000                  | 34,314                   | (84,686)        | -71% Work in progress, to be completed by end of October 2019.                                                                                                                     |
| Blake St - North Perth - Knutsford St to Norham St                               | 47,000                    | 47,000                   | 27,932                   | (19,068)        | -41% Project complete. Awaiting final invoices.                                                                                                                                    |
| East St - Mt Hawthorn - Berryman St to Ashby St                                  | 98,000                    | 50,000                   | 67,077                   | 17,077          | 34% Project complete. Awaiting final invoices.                                                                                                                                     |
| East St - Mt Hawthorn - Ashby St to Anzac Rd                                     | 119,000                   | 50,000                   | 69,085                   | 19,085          | 38% Project complete. Awaiting final invoices.                                                                                                                                     |
| Larne St - Mt Hawthorn - The Boulevard to Matlock St                             | 41,000                    | 41,000                   | 26,195                   | (14,805)        | -36% Project complete. Awaiting final invoices.                                                                                                                                    |
| Wylie Pl - Leederville - Oxford to Cul-de-Sac                                    | 38,000                    | 38,000                   | 41,664                   | 3,664           | 10% Project complete.                                                                                                                                                              |
| Egina St - Mt Hawthorn - Anzac Rd to Britannia Rd                                | 61,000                    | 61,000                   | 24,099                   | (36,901)        | -60% Project complete. Awaiting final invoices.                                                                                                                                    |
| Buxton - Mt Hawthorn - Anzac Rd to Britannia Rd                                  | 57,000                    | 57,000                   | 28,450                   | (28,550)        | -50% Project complete. Awaiting final invoices.                                                                                                                                    |
| <b>BLACK SPOT PROGRAM</b>                                                        |                           |                          |                          |                 |                                                                                                                                                                                    |
| Intersection Lincoln and Wright Streets Roundabout                               | 132,000                   | -                        | 4,556                    | 4,556           | 100% Works commenced ahead of schedule.                                                                                                                                            |
| Vincent - Fitzgerald St to Chelmsford Rd                                         | 75,000                    | -                        | 2,200                    | 2,200           | 100% Works commenced ahead of schedule.                                                                                                                                            |
| <b>STREETSCAPE IMPROVEMENTS</b>                                                  |                           |                          |                          |                 |                                                                                                                                                                                    |
| Greening (Streetscapes)                                                          | 189,669                   | 50,000                   | 41,710                   | (8,290)         | -17% Works in progress.                                                                                                                                                            |
| Minor streetscape improvements                                                   | 30,000                    | 7,500                    | -                        | (7,500)         | -100%                                                                                                                                                                              |

**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 30 SEPTEMBER 2019**

|                                                                         | Adopted Budget<br>2019/20 | YTD<br>Budget<br>2019/20 | YTD<br>Actual<br>2019/20 | YTD<br>Variance | Variance<br>Variance Commentary                                                  |
|-------------------------------------------------------------------------|---------------------------|--------------------------|--------------------------|-----------------|----------------------------------------------------------------------------------|
| <b>ROADWORKS - REHABILITATION (MRRG PROGRAM)</b>                        |                           |                          |                          |                 |                                                                                  |
| William St 2 Way Project                                                | 360,000                   | 100,000                  | 121,228                  | 21,228          | 21% Works in progress.                                                           |
| Newcastle Street, Loftus Street to Charles Street                       | 50,000                    | 50,000                   | -                        | (50,000)        | -100% Works completed and waiting invoices from Western Power.                   |
| Bulwer St - Beaufort St to Williams St                                  | 194,400                   | 194,400                  | 1,995                    | (192,405)       | -99% Project at planning stage and to be completed by December 2019.             |
| Newcastle St EB - Fitzgerald St to Money St                             | 192,100                   | 75,000                   | 1,995                    | (73,005)        | -97% Project to be completed by December 2019.                                   |
| Vincent St - Loftus St to Morrison St                                   | 76,700                    | -                        | 1,995                    | 1,995           | 100% Project to be completed by December 2019.                                   |
| Loftus St - Bourke St to Scarborough Beach Rd                           | 619,300                   | -                        | 1,995                    | 1,995           | 100% Project to be completed by December 2019.                                   |
| <b>ROADS TO RECOVERY</b>                                                |                           |                          |                          |                 |                                                                                  |
| R2R - Ellesmere St - Mt Hawthorn - Scar Bch to Mallock St               | 186,992                   | -                        | 118,077                  | 118,077         | 100% Works commenced ahead of schedule.                                          |
| <b>SLAB FOOTPATH PROGRAMME</b>                                          |                           |                          |                          |                 |                                                                                  |
| Tactile Indicators Installation Program                                 | 20,000                    | 5,000                    | -                        | (5,000)         | -100% Works to commence in October 2019.                                         |
| Mount Hawthorn Main Hall - Footpath Upgr                                | 5,500                     | 5,500                    | 6,433                    | 933             | 17% Project complete.                                                            |
| <b>BICYCLE NETWORK</b>                                                  |                           |                          |                          |                 |                                                                                  |
| Bike Network Implementation<br>(Loftus Street - Vincent to Richmond St) | 368,000                   | 30,000                   | 37,152                   | 7,152           | Project complete. Over expenditure to be adjusted at the mid year budget review. |
| Bike Parking                                                            | -                         | -                        | 3,006                    | 3,006           | 100% Budget will be adjusted as part of the carry forward budget review.         |
| <b>DRAINAGE</b>                                                         |                           |                          |                          |                 |                                                                                  |
| Gully Soak-well program                                                 | 80,000                    | 40,000                   | 45,620                   | 5,620           | 14% Works in progress.                                                           |

**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 30 SEPTEMBER 2019**

|                                                                                              | Adopted Budget<br>2019/20 | YTD<br>Budget<br>2019/20 | YTD<br>Actual<br>2019/20 | YTD<br>Variance | Variance<br>Variance Commentary                                              |
|----------------------------------------------------------------------------------------------|---------------------------|--------------------------|--------------------------|-----------------|------------------------------------------------------------------------------|
| <b>CAR PARK DEVELOPMENT</b>                                                                  |                           |                          |                          |                 |                                                                              |
| Brisbane St carpark WSUD Project                                                             | 180,000                   | 90,000                   | -                        | (90,000)        | -100% Works in progress and will be completed by November 2019.              |
| <b>PARKS AND RESERVES</b>                                                                    |                           |                          |                          |                 |                                                                              |
| Public Open Space Strategy Implementation                                                    | 540,000                   | 125,000                  | 50,087                   | (74,913)        | -60% Works in progress.                                                      |
| Banks Reserve Master Plan Implementation - Stage 1                                           | 687,000                   | 687,000                  | 38,038                   | (648,962)       | -94% Works in progress, to be completed by June 2020.                        |
| Central Control Irrigation System                                                            | 60,000                    | 60,000                   | 45,076                   | (14,924)        | -25% Works in progress.                                                      |
| Netball Installation Public Open Space                                                       | 12,000                    | 12,000                   | -                        | (12,000)        | -100% Works to commence in October 2019.                                     |
| Greening Plan - Brisbane St carpark redevelopment (stage 2)                                  | 200,000                   | 32,000                   | 99,063                   | 67,063          | 210% Works in progress.                                                      |
| Greening Plan - Redfern St                                                                   | 25,000                    | 6,000                    | -                        | (6,000)         | -100% Works completed. Awaiting final invoices.                              |
| Greening Plan - Clevedon St                                                                  | 25,000                    | 6,000                    | 1,271                    | (4,729)         | -79% Works completed. Awaiting final invoices.                               |
| Greening Plan - Sydney St                                                                    | 25,000                    | 4,000                    | -                        | (4,000)         | -100% Works completed. Awaiting final invoices.                              |
| Greening Plan - Berryman St                                                                  | 25,000                    | 4,000                    | -                        | (4,000)         | -100% Works completed. Awaiting final invoices.                              |
| Leederville Oval - Various assets renewal work                                               | 245,000                   | 20,000                   | -                        | (20,000)        | -100% Project in planning stage.                                             |
| <b>PARKS FURNITURE</b>                                                                       |                           |                          |                          |                 |                                                                              |
| Fencing - Beatty park reserve - replacement bollard fencing                                  | 25,000                    | -                        | 5,400                    | 5,400           | Works commenced ahead of schedule and to be completed by November 100% 2019. |
| Fencing - Keith frame reserve - replacement bollard fencing                                  | 15,000                    | 15,000                   | -                        | (15,000)        | -100% Project not proceeding. To be adjusted in mid-year budget review.      |
| Fencing - Birdwood square - replacement chain wire fencing                                   | 70,000                    | -                        | 2,700                    | 2,700           | 100% Works completed ahead of schedule. Awaiting final invoices.             |
| Hyde park - replacement of existing high pressure sodium park lights with LED (stage 2 of 2) | 50,000                    | 15,000                   | 12,720                   | (2,280)         | -15% Project completed.                                                      |



**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 30 SEPTEMBER 2019**

|                                                                       | Adopted Budget<br>2019/20 | YTD<br>Budget<br>2019/20 | YTD<br>Actual<br>2019/20 | YTD<br>Variance    | Variance<br>Variance Commentary                          |
|-----------------------------------------------------------------------|---------------------------|--------------------------|--------------------------|--------------------|----------------------------------------------------------|
| <b>RETICULATION</b>                                                   |                           |                          |                          |                    |                                                          |
| Reticulation - Auckland/Hobart st reserve - upgrade irrigation system | 50,000                    | -                        | 1,400                    | 1,400              | 100% Works commenced ahead of schedule.                  |
| <b>STREET FURNITURE</b>                                               |                           |                          |                          |                    |                                                          |
| Bike parking                                                          | 20,000                    | 5,000                    | -                        | (5,000)            | -100% Works not commenced as yet.                        |
| Bus Shelter Replacement                                               | 40,000                    | 15,000                   | 6,200                    | (8,800)            | -59% Works in progress.                                  |
| Street Lighting - Kadina, Albert St and Tay Place, North Perth        | 50,000                    | -                        | 6,830                    | 6,830              | 100% Works to be completed by October 2019.              |
| <b>FOR INFRASTRUCTURE ASSETS</b>                                      | <b>7,297,661</b>          | <b>2,196,400</b>         | <b>917,313</b>           | <b>(1,279,087)</b> | <b>-58%</b>                                              |
| <b>PLANT &amp; EQUIPMENT ASSETS</b>                                   |                           |                          |                          |                    |                                                          |
| <b>LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME</b>                      |                           |                          |                          |                    |                                                          |
| Light Fleet - Annual Changeover                                       | 715,500                   | 449,750                  | 313,937                  | (135,813)          | -30% Fleet replacement programme progressing as planned. |
| <b>MAJOR PLANT REPLACEMENT PROGRAMME</b>                              |                           |                          |                          |                    |                                                          |
| Single Axle Truck (Flocon)                                            | 215,000                   | -                        | 168                      | 168                | 100%                                                     |
| Replace Existing Rear Loader (Rubbish Truck)                          | 392,368                   | -                        | 168                      | 168                | 100%                                                     |

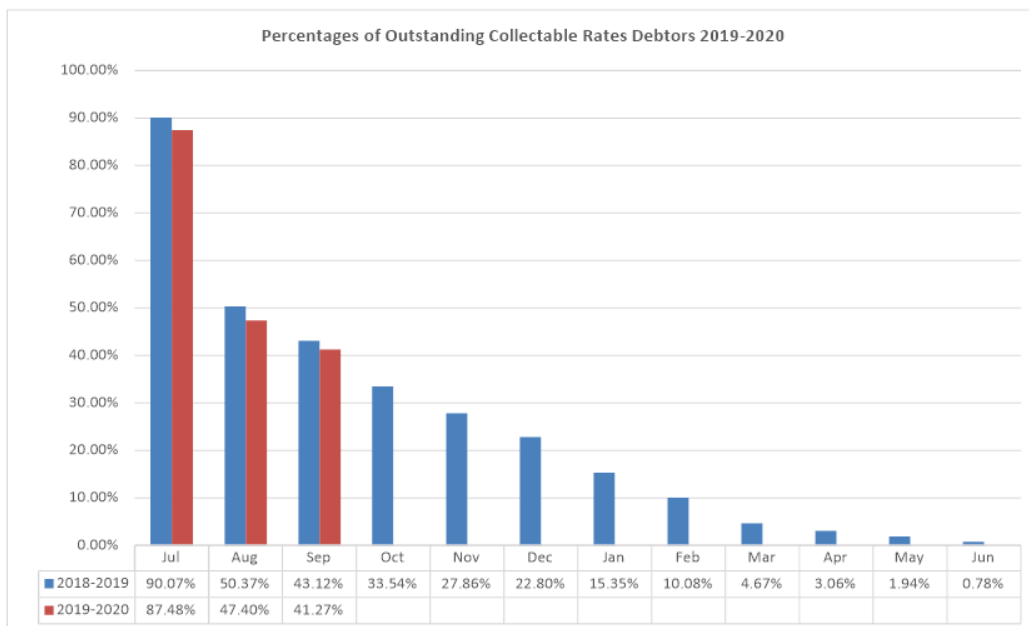
CITY OF VINCENT  
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20  
AS AT 30 SEPTEMBER 2019

|                                                                                                  | Adopted Budget<br>2019/20 | YTD<br>Budget<br>2019/20 | YTD<br>Actual<br>2019/20 | YTD<br>Variance    | Variance<br>Variance Commentary                                                                                    |
|--------------------------------------------------------------------------------------------------|---------------------------|--------------------------|--------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>MISCELLANEOUS</b>                                                                             |                           |                          |                          |                    |                                                                                                                    |
| Water and Energy Efficiency Initiatives                                                          | 100,000                   | 25,000                   | 9,557                    | (15,443)           | -62% Works in progress.                                                                                            |
| Laneway Lighting Program (Right of Way)                                                          | 84,990                    | 84,990                   | 18,804                   | (66,186)           | -78% Works completed, awaiting final invoices.                                                                     |
| Beaufort Street CCTV Network Upgrade                                                             | 305,510                   | -                        | 168                      | 168                | 100%                                                                                                               |
| <b>TOTAL EXPENDITURE</b>                                                                         |                           |                          |                          |                    |                                                                                                                    |
| <b>FOR PLANT &amp; EQUIPMENT ASSETS</b>                                                          | <b>3,608,036</b>          | <b>559,740</b>           | <b>342,802</b>           | <b>(216,938)</b>   | <b>-39%</b>                                                                                                        |
| <b>FURNITURE &amp; EQUIPMENT ASSETS</b>                                                          |                           |                          |                          |                    |                                                                                                                    |
| <b>ADMINISTRATION &amp; CIVIC CENTRE</b>                                                         |                           |                          |                          |                    |                                                                                                                    |
| <b>INFORMATION TECHNOLOGY</b>                                                                    |                           |                          |                          |                    |                                                                                                                    |
| Replacement of CARs system                                                                       | -                         | -                        | 9,698                    | 9,698              | Cost incurred for clean up of NAR records. Budget will be adjusted as part of 100% of carry forward budget review. |
| <b>MISCELLANEOUS</b>                                                                             |                           |                          |                          |                    |                                                                                                                    |
| Purchase of portable water fountain/refill station                                               | 7,000                     | 7,000                    | -                        | (7,000)            | -100% Not commenced as yet.                                                                                        |
| Install additional Christmas tree lights in large spotted gum Inter. Carr place and Newcastle st | 10,000                    | -                        | 4,307                    | 4,307              | 100% Works in progress.                                                                                            |
| Miscellaneous Assets Renewal                                                                     | 50,000                    | 30,000                   | 14,118                   | (15,882)           | -53% Works in progress.                                                                                            |
| <b>TOTAL EXPENDITURE</b>                                                                         |                           |                          |                          |                    |                                                                                                                    |
| <b>FOR FURNITURE &amp; EQUIPMENT ASSETS</b>                                                      | <b>850,547</b>            | <b>37,000</b>            | <b>28,122</b>            | <b>(8,878)</b>     | <b>-24%</b>                                                                                                        |
| <b>TOTAL CAPITAL EXPENDITURE</b>                                                                 | <b>14,775,377</b>         | <b>3,276,841</b>         | <b>1,445,617</b>         | <b>(1,831,224)</b> | <b>-56%</b>                                                                                                        |

CITY OF VINCENT  
NOTE 6 - CASH BACKED RESERVES  
AS AT 30 SEPTEMBER 2019

| Reserve Particulars                          | Budget<br>Opening<br>Balance<br>01/07/2019<br>\$ | Actual<br>Opening<br>Balance<br>01/07/2019<br>\$ | Budget<br>Transfers<br>to Reserve<br>30/06/2020<br>\$ | YTD Actual<br>Transfers<br>to Reserve<br>30/09/2019<br>\$ | Budget<br>Interest<br>Earned<br>30/06/2020<br>\$ | YTD Actual<br>Interest<br>Earned<br>30/09/2019<br>\$ | Budget<br>Transfers<br>from Reserve<br>30/06/2020<br>\$ | YTD Actual<br>Transfers<br>from Reserve<br>30/09/2019<br>\$ | Budget<br>Closing<br>Balance<br>30/06/2020<br>\$ | Actual<br>Closing<br>Balance<br>30/09/2019<br>\$ |
|----------------------------------------------|--------------------------------------------------|--------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------|------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| Asset Sustainability Reserve                 | 4,198,844                                        | 4,181,401                                        | (0)                                                   | 0                                                         | 106,956                                          | 62,056                                               | (440,000)                                               | (10,475)                                                    | 3,865,800                                        | 4,232,982                                        |
| Beatty Park Leisure Centre Reserve           | 99,278                                           | 99,246                                           | 0                                                     | 0                                                         | 2,681                                            | 1,475                                                | 0                                                       | 0                                                           | 101,959                                          | 100,721                                          |
| Cash in Lieu Parking Reserve                 | 1,846,678                                        | 1,855,373                                        | 50,000                                                | 6,628                                                     | 45,878                                           | 27,617                                               | (320,000)                                               | 0                                                           | 1,622,556                                        | 1,889,618                                        |
| Hyde Park Lake Reserve                       | 156,142                                          | 156,166                                          | 0                                                     | 0                                                         | 4,216                                            | 2,320                                                | 0                                                       | 0                                                           | 160,358                                          | 158,486                                          |
| Land and Building Acquisition Reserve        | 291,632                                          | 291,677                                          | (0)                                                   | 0                                                         | 7,874                                            | 4,333                                                | 0                                                       | 0                                                           | 299,506                                          | 296,010                                          |
| Leederville Oval Reserve                     | 163,981                                          | 164,016                                          | (0)                                                   | 0                                                         | 2,672                                            | 2,436                                                | (130,000)                                               | 0                                                           | 36,653                                           | 166,452                                          |
| Loftus Community Centre Reserve              | 31,475                                           | 31,481                                           | 0                                                     | 1,558                                                     | 850                                              | 488                                                  | 0                                                       | 0                                                           | 32,325                                           | 33,527                                           |
| Loftus Recreation Centre Reserve             | 117,941                                          | 118,291                                          | (0)                                                   | 14,529                                                    | 3,184                                            | 1,854                                                | 0                                                       | 0                                                           | 121,125                                          | 134,674                                          |
| Office Building Reserve - 246 Vincent Street | 445,105                                          | 425,187                                          | 0                                                     | 0                                                         | 9,318                                            | 6,316                                                | (120,000)                                               | (10,909)                                                    | 334,423                                          | 420,594                                          |
| Parking Facility Reserve                     | 103,535                                          | 103,550                                          | (0)                                                   | 0                                                         | 2,795                                            | 1,538                                                | 0                                                       | 0                                                           | 106,330                                          | 105,088                                          |
| Percentage For Public Art Reserve            | 200,000                                          | 200,000                                          | 260,200                                               | 260,240                                                   | 5,400                                            | 6,324                                                | (200,000)                                               | 0                                                           | 265,600                                          | 466,564                                          |
| Plant and Equipment Reserve                  | 188,701                                          | 188,734                                          | 0                                                     | 0                                                         | 3,565                                            | 2,804                                                | (170,000)                                               | (168)                                                       | 22,266                                           | 191,370                                          |
| State Gymnastics Centre Reserve              | 102,652                                          | 102,201                                          | 0                                                     | 2,767                                                     | 2,772                                            | 1,537                                                | 0                                                       | 0                                                           | 105,424                                          | 106,505                                          |
| Strategic Waste Management Reserve           | 21,962                                           | 21,965                                           | 500,000                                               | 0                                                         | 10,718                                           | 327                                                  | 0                                                       | 0                                                           | 532,680                                          | 22,292                                           |
| Tamala Park Land Sales Reserve               | 4,258,875                                        | 4,259,422                                        | (0)                                                   | 0                                                         | 58,054                                           | 63,269                                               | (4,217,436)                                             | 0                                                           | 99,493                                           | 4,322,691                                        |
| Underground Power Reserve                    | 205,930                                          | 205,961                                          | (0)                                                   | 0                                                         | 5,560                                            | 3,059                                                | 0                                                       | 0                                                           | 211,490                                          | 209,020                                          |
| Waste Management Plant and Equipment Reserve | 215,632                                          | 215,665                                          | (0)                                                   | 0                                                         | 5,822                                            | 3,204                                                | 0                                                       | 0                                                           | 221,454                                          | 218,869                                          |
|                                              | 12,648,362                                       | 12,620,336                                       | 810,200                                               | 285,722                                                   | 278,315                                          | 190,957                                              | (5,597,436)                                             | (21,552)                                                    | 8,139,441                                        | 13,075,463                                       |

**CITY OF VINCENT  
NOTE 7 - RATING INFORMATION  
AS AT 30 SEPTEMBER 2019**



CITY OF VINCENT  
NOTE 7 - RATING INFORMATION  
FOR THE MONTH ENDED 30 SEPTEMBER 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%                 |
| <br>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%                 |
| <br>Interim Rates                           | 0              |                      | 220,000    | 128,697    | 58.5%                  |
| <br>Rates Waiver                            | 0              |                      | (145,000)  | (138,421)  | 95.5%                  |
| <b>Total Amount Made up from Rates</b>      | 511,990,474    |                      | 35,526,498 | 35,430,887 |                        |
| <br><b>Non Payment Penalties</b>            |                |                      |            |            |                        |
| Instalment Interest @ 5.5%                  |                |                      | 185,000    | 191,637    | 103.6%                 |
| Penalty Interest @ 11%                      |                |                      | 145,000    | 19,219     | 13.3%                  |
| Administration Charge - \$13 per instalment |                |                      | 260,000    | 251,043    | 96.6%                  |
| Legal Costs Recovered                       |                |                      | 0          | 8,604      | 100.0%                 |
|                                             |                |                      | 36,116,498 | 35,901,390 |                        |
| <br><b>Other Revenue</b>                    |                |                      |            |            |                        |
| Exempt Bins - Non Rated Properties          |                |                      | 155,021    | 172,207    | 111.1%                 |
| Commercial / Residential Additional Bins    |                |                      | 166,223    | 161,989    | 97.5%                  |
| Swimming Pools Inspection Fees              |                |                      | 18,800     | 13,602     | 72.4%                  |
|                                             |                |                      | 36,456,542 | 36,249,188 |                        |
| <br><b>Opening Balance</b>                  |                |                      |            | 142,599    |                        |
| <br><b>Total Collectable</b>                |                |                      | 36,456,542 | 36,391,786 | 99.82%                 |
| <br>Less                                    |                |                      |            |            |                        |
| Cash Received                               |                |                      |            | 20,263,356 |                        |
| Rebates Allowed                             |                |                      |            | 1,081,628  |                        |
| Rates write off                             |                |                      |            | 175        |                        |
| <br><b>Rates Balance To Be Collected</b>    |                |                      | 36,456,542 | 15,046,627 | 41.27%                 |
| <br>Add                                     |                |                      |            |            |                        |
| ESL Debtors                                 |                |                      |            | 480,508    |                        |
| Pensioner Rebates Not Yet Claimed           |                |                      |            | 464,862    |                        |
| ESL Rebates Not Yet Claimed                 |                |                      |            | 40,131     |                        |
| <br>Less                                    |                |                      |            |            |                        |
| Deferred Rates Debtors                      |                |                      |            | (113,018)  |                        |
| <br><b>Current Rates Debtors Balance</b>    |                |                      |            | 15,919,110 |                        |

CITY OF VINCENT  
NOTE 8 - DEBTOR REPORT  
FOR THE MONTH ENDED 30 SEPTEMBER 2019



| DESCRIPTION                                 | CURRENT | 31-59 DAYS | 60-89 DAYS | OVER 90 DAYS | BALANCE   |
|---------------------------------------------|---------|------------|------------|--------------|-----------|
|                                             | \$      | \$         | \$         | \$           | \$        |
| DEBTOR CONTROL - HEALTH LICENCES            | 41,043  | 90,747     | 0          | 31,903       | 163,693   |
| DEBTOR CONTROL - CASH IN LIEU CAR PARKING * | (493)   | (94)       | 0          | 170,485      | 169,898   |
| DEBTOR CONTROL - PROPERTY INCOME            | 53,996  | 0          | 0          | 0            | 53,996    |
| DEBTOR CONTROL - RECOVERABLE WORKS          | (9,124) | 0          | 0          | 0            | (9,124)   |
| DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE | 1,350   | 0          | 0          | 0            | 1,350     |
| DEBTOR CONTROL - OTHER                      | 17,722  | 18,549     | (9,741)    | 76,984       | 103,513   |
| DEBTOR CONTROL - % ART CONTRIBUTIONS        | 21,250  | 0          | 0          | 0            | 21,250    |
| DEBTOR CONTROL - PLANNING SERVICES FEES     | 330     | 0          | 0          | 0            | 330       |
| DEBTOR CONTROL - INFRINGEMENT *             | 99,995  | 54,525     | 43,525     | 1,680,232    | 1,878,276 |
| PROVISION FOR DOUBTFUL DEBT                 | 0       | (139,788)  | 0          | (146,832)    | (286,620) |
| TOTAL DEBTORS OUTSTANDING AS AT 30/09/2019  | 226,069 | 23,938     | 33,784     | 1,812,772    | 2,096,563 |

|                                   |           |
|-----------------------------------|-----------|
| ACCRUED INTEREST                  | 180,738   |
| PREPAYMENTS                       | 230,610   |
| TOTAL TRADE AND OTHER RECEIVABLES | 2,507,911 |

| DATE                                    | DEBTOR OVER 90 DAYS              | AMOUNT     | DEBT DETAILS                               | Comments                                                                |
|-----------------------------------------|----------------------------------|------------|--------------------------------------------|-------------------------------------------------------------------------|
| 11/03/2019                              | Tennis Seniors Western Australia | 4,279.99   | Building Insurance 2018/19                 | Final reminder issued 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         | 26,862.09  | Turf maintenance & top dressing            | In the process of finalising.                                           |
| 21/02/2019                              | Loftus Community Centre          | 7,981.21   | Building Ins, Lease, Utility & maintenance | In discussion with LCC.                                                 |
| 07/03/2019                              | Tuart Hill Cricket Club          | 2,001.40   | Water recoup                               | Dispute percentage, refer Property Officer/Community Partnerships/Parks |
| 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.                                           |
| 21/01/2019                              | Matthew Singer                   | 21,800.30  | Cost for court fine                        | Have been handed over to FER.                                           |
| BALANCE OF 90 DAY DEBTORS OVER \$500.00 |                                  | 122,382.34 |                                            |                                                                         |

CITY OF VINCENT  
NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION  
AS AT 30 SEPTEMBER 2019



|                               | Adopted<br>Budget<br>2019/20 | YTD<br>Budget<br>Sep-19 | YTD<br>Actuals<br>Sep-19 | YTD<br>Actuals<br>Sep-18 | Month<br>Actuals<br>Sep-19 | Month<br>Actuals<br>Sep-18 |
|-------------------------------|------------------------------|-------------------------|--------------------------|--------------------------|----------------------------|----------------------------|
|                               | \$                           | \$                      | \$                       | \$                       | \$                         | \$                         |
| <b>ADMINISTRATION</b>         |                              |                         |                          |                          |                            |                            |
| Revenue                       | 0                            | 0                       | (2,295)                  | 0                        | 0                          | 0                          |
| Expenditure                   | 0                            | 0                       | 2,295                    | 5,594                    | (0)                        | (33)                       |
| Surplus/(Deficit)             | 0                            | 0                       | (0)                      | 5,594                    | (0)                        | (33)                       |
| <b>SWIMMING POOLS AREA</b>    |                              |                         |                          |                          |                            |                            |
| Revenue                       | 2,211,387                    | 421,450                 | 448,750                  | 489,784                  | 156,658                    | 170,730                    |
| Expenditure                   | (4,301,337)                  | (825,093)               | (635,559)                | (817,938)                | (223,515)                  | (343,702)                  |
| Surplus/(Deficit)             | (2,089,950)                  | (403,643)               | (186,810)                | (328,154)                | (66,857)                   | (172,972)                  |
| <b>SWIM SCHOOL</b>            |                              |                         |                          |                          |                            |                            |
| Revenue                       | 1,579,524                    | 422,705                 | 505,647                  | 580,641                  | 178,289                    | 181,762                    |
| Expenditure                   | (1,157,914)                  | (251,224)               | (371,843)                | (355,099)                | (166,547)                  | (139,802)                  |
| Surplus/(Deficit)             | 421,610                      | 171,481                 | 133,804                  | 225,541                  | 11,742                     | 41,960                     |
| <b>CAFÉ</b>                   |                              |                         |                          |                          |                            |                            |
| Revenue                       | 728,524                      | 156,506                 | 149,109                  | 214,063                  | 51,627                     | 72,613                     |
| Expenditure                   | (868,949)                    | (180,476)               | (196,274)                | (197,632)                | (79,893)                   | (76,802)                   |
| Surplus/(Deficit)             | (140,425)                    | (23,970)                | (47,166)                 | 16,430                   | (28,266)                   | (4,189)                    |
| <b>RETAIL SHOP</b>            |                              |                         |                          |                          |                            |                            |
| Revenue                       | 535,797                      | 97,195                  | 102,602                  | 104,914                  | 37,393                     | 39,006                     |
| Expenditure                   | (463,619)                    | (88,392)                | (70,179)                 | (80,300)                 | (28,944)                   | (29,975)                   |
| Surplus/(Deficit)             | 72,178                       | 8,803                   | 32,423                   | 24,614                   | 8,450                      | 9,032                      |
| <b>HEALTH &amp; FITNESS</b>   |                              |                         |                          |                          |                            |                            |
| Revenue                       | 1,642,963                    | 401,327                 | 393,168                  | 131,336                  | 121,853                    | 41,848                     |
| Expenditure                   | (1,359,515)                  | (286,653)               | (273,896)                | (320,056)                | (101,596)                  | (124,454)                  |
| Surplus/(Deficit)             | 283,448                      | 114,674                 | 119,272                  | (188,720)                | 20,257                     | (82,606)                   |
| <b>GROUP FITNESS</b>          |                              |                         |                          |                          |                            |                            |
| Revenue                       | 661,959                      | 162,717                 | 154,065                  | 74,124                   | 47,877                     | 22,362                     |
| Expenditure                   | (548,588)                    | (112,471)               | (125,932)                | (136,441)                | (50,916)                   | (58,480)                   |
| Surplus/(Deficit)             | 113,371                      | 50,246                  | 28,132                   | (62,317)                 | (3,039)                    | (36,118)                   |
| <b>AQUAROBICS</b>             |                              |                         |                          |                          |                            |                            |
| Revenue                       | 244,647                      | 59,988                  | 59,179                   | 13,003                   | 18,935                     | 2,770                      |
| Expenditure                   | (200,288)                    | (41,564)                | (21,906)                 | (45,255)                 | (5,049)                    | (20,737)                   |
| Surplus/(Deficit)             | 44,359                       | 18,424                  | 37,274                   | (32,252)                 | 13,887                     | (17,967)                   |
| <b>CRECHE</b>                 |                              |                         |                          |                          |                            |                            |
| Revenue                       | 65,499                       | 16,148                  | 16,891                   | 58,347                   | 5,068                      | 18,091                     |
| Expenditure                   | (358,764)                    | (77,117)                | (91,429)                 | (96,955)                 | (40,474)                   | (38,770)                   |
| Surplus/(Deficit)             | (293,265)                    | (60,969)                | (74,538)                 | (38,609)                 | (35,406)                   | (20,679)                   |
| <b>Net Surplus/(Deficit)</b>  | <b>(1,588,674)</b>           | <b>(124,954)</b>        | <b>42,392</b>            | <b>(377,872)</b>         | <b>(79,233)</b>            | <b>(283,573)</b>           |
| Less: Depreciation            | (1,131,369)                  | 0                       | 0                        | 0                        | 0                          | 0                          |
| <b>Cash Surplus/(Deficit)</b> | <b>(457,305)</b>             | <b>(124,954)</b>        | <b>42,392</b>            | <b>(377,872)</b>         | <b>(79,233)</b>            | <b>(283,573)</b>           |

|      |                                                                                         |
|------|-----------------------------------------------------------------------------------------|
| 11.3 | <b>AUTHORISATION OF EXPENDITURE FOR THE PERIOD 24 SEPTEMBER 2019 TO 21 OCTOBER 2019</b> |
|------|-----------------------------------------------------------------------------------------|

**TRIM Ref:** D19/161519

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

**Authoriser:** Rosslind Ellis, A/Executive Director Community & Business Services

**Attachments:**

1. Payments by EFT, BPAY and Payroll October 2019 [↓](#) 
2. Payments by Cheque October 2019 [↓](#) 
3. Payments by Direct Debit October 2019 [↓](#) 

**RECOMMENDATION:**

That Council RECEIVES the list of accounts paid under delegated authority for the period 24 September 2019 to 21 October 2019 as detailed in Attachments 1, 2 and 3 as summarised below:

|                                          |                       |
|------------------------------------------|-----------------------|
| EFT and BPAY payments, including payroll | \$4,617,624.26        |
| Cheques                                  | \$1,356.19            |
| Direct debits, including credit cards    | \$259,106.95          |
| <b>Total payments for October 2019</b>   | <b>\$4,878,087.40</b> |

**PURPOSE OF REPORT:**

To present to Council the expenditure and list of accounts paid for the period 24 September 2019 to 21 October 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 24 September 2019 to 21 October 2019, covers the following:

| FUND                                             | CHEQUE NUMBERS/<br>BATCH NUMBER | AMOUNT                |
|--------------------------------------------------|---------------------------------|-----------------------|
| <b>Municipal Account (Attachment 1, 2 and 3)</b> |                                 |                       |
| EFT and BPAY Payments                            | 2466 - 2475                     | \$3,361,960.14        |
| Payroll by Direct Credit                         | October 2019                    | \$1,255,664.12        |
| <b>Sub Total</b>                                 |                                 | <b>\$4,617,624.26</b> |
| <b>Cheques</b>                                   |                                 |                       |
| Cheques                                          | 82543 - 82547                   | \$1,356.19            |
| <b>Sub Total</b>                                 |                                 | <b>\$1,356.19</b>     |



**Direct Debits (including Credit Cards)**

|                    |                     |
|--------------------|---------------------|
| Lease Fees         | \$48,511.56         |
| Loan Repayments    | \$150,005.89        |
| Bank Charges – CBA | \$54,486.44         |
| Credit Cards       | \$6,103.06          |
| <b>Sub Total</b>   | <b>\$259,106.95</b> |

**Total Payments** **\$4,878,087.40**

**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 —*
- (a)
- *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 —*
- (b)
- *the payee’s name;*
  - *the amount of the payment;*
  - *the date of the payment; and*
  - *sufficient information to identify the transaction.*
- (2) *A list prepared under sub regulation (1) is to be —*
- (c)
- *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<br>24/09/19 to 21/10/19 |                                                     |                                                                         |               |
|------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------|---------------|
| <b>Date</b>                                                                  | <b>Payee</b>                                        | <b>Description</b>                                                      | <b>Amount</b> |
| 27/09/2019                                                                   | Culture Counts (Australia) Pty Ltd                  | Data collection and reports - City events 2019                          | \$ 9,592.00   |
| 27/09/2019                                                                   | M Slater                                            | Fitness instructor fees                                                 | \$ 165.58     |
| 27/09/2019                                                                   | Print and Sign Co                                   | Printing services - various events                                      | \$ 991.10     |
| 27/09/2019                                                                   | L Ward                                              | Fitness instructor fees                                                 | \$ 113.68     |
| 27/09/2019                                                                   | S Jamieson                                          | Expense reimbursement - Car free day morning tea                        | \$ 50.30      |
| 27/09/2019                                                                   | A Austin                                            | Fitness instructor fees                                                 | \$ 170.52     |
| 27/09/2019                                                                   | ES2 Pty Ltd                                         | Technical security review for user, systems and network access          | \$ 24,671.63  |
| 27/09/2019                                                                   | Focus Networks                                      | Manage corporate WiFi and firewall                                      | \$ 7,348.00   |
| 27/09/2019                                                                   | Western Australian Debating League                  | Hire of adjudicators - Interschool debating competition                 | \$ 650.00     |
| 27/09/2019                                                                   | Select Fresh                                        | Beatty Park Café supplies                                               | \$ 346.16     |
| 27/09/2019                                                                   | Heritage Way Pty Ltd t/as Domus Nursery             | Supply of plants                                                        | \$ 2,068.00   |
| 27/09/2019                                                                   | Atelier JV (Aust)                                   | Facade site inspection and design work - BPLC                           | \$ 5,747.50   |
| 27/09/2019                                                                   | Apparatus: Public Art and Cultural Services Pty Ltd | Consultancy fee - Major public artwork commission panel                 | \$ 336.88     |
| 27/09/2019                                                                   | YogaNut                                             | Fitness instructor fees                                                 | \$ 180.00     |
| 27/09/2019                                                                   | Watercooler Superstore                              | Supply of two drinking fountains - BPLC                                 | \$ 2,478.00   |
| 27/09/2019                                                                   | L Lewis                                             | Presenter - Aboriginal digital technology forum                         | \$ 500.00     |
| 27/09/2019                                                                   | Inclusion Solutions Limited                         | Community and council staff education on inclusion practices (50% cost) | \$ 1,760.00   |
| 27/09/2019                                                                   | Peter Stannard Homes                                | Refund of infrastructure bond                                           | \$ 1,750.00   |
| 27/09/2019                                                                   | Hepworth Constructions Pty Ltd                      | Refund of infrastructure bond                                           | \$ 1,800.00   |
| 27/09/2019                                                                   | G R Elphick                                         | Refund of infrastructure bond                                           | \$ 2,000.00   |
| 27/09/2019                                                                   | R Lyall                                             | Refund of infrastructure bond                                           | \$ 2,000.00   |
| 27/09/2019                                                                   | Dovista Construction Pty Ltd                        | Refund of infrastructure bond                                           | \$ 1,700.00   |
| 27/09/2019                                                                   | Totaro Developments Pty Ltd                         | Refund of infrastructure bond                                           | \$ 2,500.00   |
| 27/09/2019                                                                   | Merit Consulting Group                              | Refund of infrastructure bond                                           | \$ 2,000.00   |
| 27/09/2019                                                                   | New Look Enterprises Pty Ltd                        | Refund of infrastructure bond                                           | \$ 2,000.00   |
| 27/09/2019                                                                   | P J Groom                                           | Refund of infrastructure bond                                           | \$ 1,150.00   |
| 27/09/2019                                                                   | I J Matthews                                        | Refund of infrastructure bond                                           | \$ 1,000.00   |
| 27/09/2019                                                                   | J-Corp Pty Ltd                                      | Refund of infrastructure bond                                           | \$ 2,250.00   |
| 27/09/2019                                                                   | Di Francesco Homes                                  | Refund of infrastructure bond                                           | \$ 3,800.00   |
| 27/09/2019                                                                   | J Wigham                                            | Refund of infrastructure bond                                           | \$ 750.00     |
| 27/09/2019                                                                   | Rocca Enterprises Pty Ltd                           | Refund of infrastructure bond                                           | \$ 3,850.00   |
| 27/09/2019                                                                   | P I Payne                                           | Refund of infrastructure bond                                           | \$ 2,000.00   |
| 27/09/2019                                                                   | E Croot                                             | Refund of infrastructure bond                                           | \$ 1,000.00   |
| 27/09/2019                                                                   | Transform My Space                                  | Refund of infrastructure bond                                           | \$ 1,800.00   |
| 27/09/2019                                                                   | N M and L D Rykers                                  | Rates refund - overpayment                                              | \$ 691.70     |

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| <b>Date</b> | <b>Payee</b>                                        | <b>Description</b>                                       | <b>Amount</b> |
|-------------|-----------------------------------------------------|----------------------------------------------------------|---------------|
| 27/09/2019  | Riverlord Holdings Pty Ltd t/as Irdi Legal          | Refund of rates, orders and requisitions - paid in error | \$ 151.00     |
| 27/09/2019  | L C Nazareth                                        | Part refund of dog registration                          | \$ 150.00     |
| 27/09/2019  | R V Mendes                                          | Part refund of dog registration                          | \$ 150.00     |
| 27/09/2019  | D A Filov                                           | Part refund of dog registration                          | \$ 150.00     |
| 27/09/2019  | T T Bui                                             | Part refund of Beatty Park Leisure Centre fees           | \$ 728.85     |
| 27/09/2019  | K G Webb                                            | Part refund of Beatty Park Leisure Centre fees           | \$ 368.78     |
| 27/09/2019  | J Minson                                            | Part refund of Beatty Park Leisure Centre fees           | \$ 74.80      |
| 27/09/2019  | N Parry                                             | Part refund of Beatty Park Leisure Centre fees           | \$ 44.20      |
| 27/09/2019  | P Cabrera Hudman                                    | Part refund of Beatty Park Leisure Centre fees           | \$ 177.64     |
| 27/09/2019  | T Klare                                             | Part refund of Beatty Park Leisure Centre fees           | \$ 137.70     |
| 27/09/2019  | Don Russell Homes                                   | Refund of infrastructure bond                            | \$ 6,275.00   |
| 27/09/2019  | Quality Group Services Pty Ltd t/as Cercon Building | Refund of infrastructure bond                            | \$ 3,000.00   |
| 27/09/2019  | Sunwise Outdoor Living                              | Refund of infrastructure bond                            | \$ 500.00     |
| 27/09/2019  | A Harris                                            | Refund of infrastructure bond                            | \$ 1,000.00   |
| 27/09/2019  | L Geary                                             | Refund of infrastructure bond                            | \$ 800.00     |
| 27/09/2019  | Henlyn Construction Pty Ltd                         | Refund of infrastructure bond                            | \$ 1,750.00   |
| 27/09/2019  | G M Nisbet                                          | Refund of infrastructure bond                            | \$ 275.00     |
| 27/09/2019  | D J Hoghton                                         | Refund of infrastructure bond                            | \$ 1,250.00   |
| 27/09/2019  | A Del Borrello                                      | Refund of infrastructure bond                            | \$ 75.00      |
| 27/09/2019  | Z Spaseski                                          | Refund of infrastructure bond                            | \$ 1,475.00   |
| 27/09/2019  | O A Litas                                           | Refund of infrastructure bond                            | \$ 1,000.00   |
| 27/09/2019  | B L Gibb                                            | Refund of infrastructure bond                            | \$ 2,000.00   |
| 27/09/2019  | C M and C G Antoni                                  | Refund of infrastructure bond                            | \$ 275.00     |
| 27/09/2019  | JAV Developments Pty Ltd                            | Refund of infrastructure bond                            | \$ 1,000.00   |
| 27/09/2019  | M P Grabham                                         | Refund of infrastructure bond                            | \$ 1,150.00   |
| 27/09/2019  | M A Ekamper                                         | Refund of infrastructure bond                            | \$ 1,000.00   |
| 27/09/2019  | P J Taylor                                          | Refund of infrastructure bond                            | \$ 1,200.00   |
| 27/09/2019  | Interstruct                                         | Refund of infrastructure bond                            | \$ 2,000.00   |
| 27/09/2019  | Dads Group Inc                                      | Community grant - The engaging fathers program           | \$ 3,262.50   |
| 27/09/2019  | PTL Builders Pty Ltd                                | Refund of infrastructure bond                            | \$ 2,000.00   |
| 27/09/2019  | Quattro Homes Pty Ltd                               | Refund of infrastructure bond                            | \$ 1,500.00   |
| 27/09/2019  | R F and P G Antenucci                               | Refund of infrastructure bond                            | \$ 2,000.00   |
| 27/09/2019  | M Sevier                                            | Refund of infrastructure bond                            | \$ 1,250.00   |
| 27/09/2019  | P M Le                                              | Rates refund - overpayment                               | \$ 2,759.31   |
| 27/09/2019  | Skye Group Pty Ltd                                  | Merchandise - BPLC                                       | \$ 3,742.09   |
| 27/09/2019  | Landgate                                            | Land enquiries and gross rental valuations for interims  | \$ 915.70     |
| 27/09/2019  | Programmed Integrated Workforce Ltd                 | Temporary staff - Waste                                  | \$ 10,318.92  |
| 27/09/2019  | Kleenheat Gas                                       | Forklift gas supplies - Depot                            | \$ 183.12     |
| 27/09/2019  | Line Marking Specialists                            | Line marking services - Britannia Rd pat                 | \$ 220.00     |

| <b>Date</b> | <b>Payee</b>                                | <b>Description</b>                                                          | <b>Amount</b> |
|-------------|---------------------------------------------|-----------------------------------------------------------------------------|---------------|
| 27/09/2019  | LO-GO Appointments                          | Temporary staff - various departments                                       | \$ 2,939.54   |
| 27/09/2019  | Bucher Municipal Pty Ltd                    | Plant repairs and maintenance                                               | \$ 6,866.10   |
| 27/09/2019  | Mayday Earthmoving                          | Bobcat, truck and mini excavator hire - various locations                   | \$ 13,363.90  |
| 27/09/2019  | Mindarie Regional Council                   | Processable and non processable waste                                       | \$ 95,366.21  |
| 27/09/2019  | Pro Turf Services                           | Plant repairs and maintenance                                               | \$ 642.40     |
| 27/09/2019  | Running Bare Australia Pty Ltd              | Merchandise - BPLC                                                          | \$ 319.00     |
| 27/09/2019  | SAS Locksmiths                              | Key cutting and lock maintenance service - various locations                | \$ 592.35     |
| 27/09/2019  | Sigma Chemicals                             | Pool equipment repairs and pool chemicals - BPLC                            | \$ 6,706.23   |
| 27/09/2019  | Civica Pty Limited                          | Content Manager licence, support and maintenance                            | \$ 6,792.89   |
| 27/09/2019  | Sportsworld Of WA                           | Merchandise - BPLC                                                          | \$ 7,492.65   |
| 27/09/2019  | Telstra Corporation Ltd                     | Telephone and internet charges - various locations                          | \$ 533.02     |
| 27/09/2019  | Water Corporation                           | Water charges - various locations                                           | \$ 78.06      |
| 27/09/2019  | European Foods Wholesalers Pty Ltd          | Beatty Park Café supplies                                                   | \$ 1,037.59   |
| 27/09/2019  | Sam's Repairs & Maintenance                 | Sign installation and maintenance - various locations                       | \$ 176.00     |
| 27/09/2019  | Toolmart Australia Pty Ltd                  | Hardware supplies - Depot                                                   | \$ 309.80     |
| 27/09/2019  | Total Packaging WA Pty Ltd                  | Supply of bin liners                                                        | \$ 2,129.60   |
| 27/09/2019  | WALGA                                       | Staff training - Local Government Act 1995 (advanced)-Compliance department | \$ 1,045.00   |
| 27/09/2019  | Elliotts Irrigation Pty Ltd                 | Reticulation repairs and maintenance - various locations                    | \$ 5,851.68   |
| 27/09/2019  | Local Government Professionals Australia WA | Staff training - Better practice 2019 Local Government elections            | \$ 100.00     |
| 27/09/2019  | My Best Friend Veterinary Centre            | Vet services                                                                | \$ 1,918.00   |
| 27/09/2019  | Kone Elevators Pty Ltd                      | Lift service fee - BPLC                                                     | \$ 855.99     |
| 27/09/2019  | Actimed Australia                           | Gym supplies - foam rollers                                                 | \$ 211.20     |
| 27/09/2019  | Baileys Fertilisers                         | Supply of turf - various locations                                          | \$ 7,403.00   |
| 27/09/2019  | RPG Auto Electrics                          | Plant repairs and maintenance                                               | \$ 2,083.46   |
| 27/09/2019  | B Christmass                                | Expense reimbursement - ASSA conference and child protection seminar        | \$ 825.00     |
| 27/09/2019  | Shade Experience                            | Replace damaged shade sail - Kyilla Reserve                                 | \$ 4,708.00   |
| 27/09/2019  | Blyth Enterprises Pty Ltd                   | Supply of trolleys and buckets                                              | \$ 465.30     |
| 27/09/2019  | West Australian Newspapers Limited          | Newspapers for resale - BPLC                                                | \$ 516.12     |
| 27/09/2019  | City of Stirling                            | Green waste tipping fees                                                    | \$ 676.50     |
| 27/09/2019  | Winc Australia Pty Ltd                      | Office supplies and consumables                                             | \$ 442.97     |
| 27/09/2019  | Aquawellbeing.com                           | Fitness instructor fees                                                     | \$ 325.00     |
| 27/09/2019  | Heavy Automatics Pty Ltd - WA               | Plant repairs and maintenance                                               | \$ 1,756.74   |
| 27/09/2019  | Donegan Enterprises Pty Ltd                 | Playground repairs and maintenance - various locations                      | \$ 9,471.00   |
| 27/09/2019  | M E McKahey                                 | Expense reimbursement - Personal protective equipment for Councillors       | \$ 186.30     |
| 27/09/2019  | Western Resource Recovery Pty Ltd           | Grease trap maintenance - Loftus Recreation Centre                          | \$ 128.70     |
| 27/09/2019  | Kennards Hire                               | Equipment hire - jackhammer and generator                                   | \$ 250.20     |
| 27/09/2019  | Asphalttech Pty Ltd                         | Asphalt supplies - various locations                                        | \$ 70,805.78  |
| 27/09/2019  | W.A. Limestone Co                           | Limestone supplies                                                          | \$ 4,749.78   |
| 27/09/2019  | Kerbing West                                | Kerbing services - various locations                                        | \$ 24,172.67  |

| <b>Date</b> | <b>Payee</b>                                   | <b>Description</b>                                                                             | <b>Amount</b> |
|-------------|------------------------------------------------|------------------------------------------------------------------------------------------------|---------------|
| 27/09/2019  | Suez Recycling & Recovery Pty Ltd              | Waste collection - BPLC                                                                        | \$ 809.62     |
| 27/09/2019  | West-Sure Group Pty Ltd                        | Cash collection services - Parking                                                             | \$ 3,675.38   |
| 27/09/2019  | Blackwoods                                     | Hardware supplies - Depot                                                                      | \$ 1,500.38   |
| 27/09/2019  | Jonathan Epps Arboriculturist                  | Arboricultural services - Money/Monger Street                                                  | \$ 2,880.00   |
| 27/09/2019  | Tom Lawton - Bobcat Hire                       | Bobcat hire                                                                                    | \$ 17,468.00  |
| 27/09/2019  | Flexi Staff Pty Ltd                            | Temporary staff - various departments                                                          | \$ 18,591.45  |
| 27/09/2019  | Professional Tree Surgeons                     | Tree pruning and removal services - various locations                                          | \$ 7,139.00   |
| 27/09/2019  | Optus Billing Services Pty Ltd                 | Telephone and internet charges - various locations                                             | \$ 11,989.97  |
| 27/09/2019  | Officeworks Ltd                                | Office supplies - USB flash drives                                                             | \$ 75.84      |
| 27/09/2019  | The Oxford Hotel                               | Refund of infrastructure bond                                                                  | \$ 1,000.00   |
| 27/09/2019  | Totally Workwear                               | Uniform supplies - various departments                                                         | \$ 1,327.09   |
| 27/09/2019  | Protector Fire Services Pty Ltd                | Fire equipment maintenance - various locations                                                 | \$ 7,370.00   |
| 27/09/2019  | Cyclemania                                     | Repair of COV community bicycles                                                               | \$ 323.65     |
| 27/09/2019  | Kott Gunning                                   | Legal services - compliance matter 199 Scarborough Beach Road                                  | \$ 5,852.00   |
| 27/09/2019  | McLeods Barristers & Solicitors                | Legal services - compliance matter 588 Newcastle Street and annual audit letter 2019           | \$ 1,708.33   |
| 27/09/2019  | CVP Electrical Co                              | Electrical repairs - BPLC                                                                      | \$ 179.69     |
| 27/09/2019  | Massey's Herd                                  | Milk supplies - Depot                                                                          | \$ 642.60     |
| 27/09/2019  | Dsatco Pty Ltd                                 | Supply of mulch                                                                                | \$ 652.13     |
| 27/09/2019  | Beaurepaires                                   | Tyre replacements and maintenance                                                              | \$ 1,280.36   |
| 27/09/2019  | Manheim Pty Ltd                                | Towing services                                                                                | \$ 236.50     |
| 27/09/2019  | Adelphi Apparel                                | Uniform supplies - Rangers                                                                     | \$ 495.00     |
| 27/09/2019  | Lion Dairy and Drinks (LD&D) Australia Pty Ltd | Milk supplies - various departments                                                            | \$ 74.20      |
| 27/09/2019  | PFD Food Services Pty Ltd                      | Beatty Park Café supplies                                                                      | \$ 1,144.60   |
| 27/09/2019  | Boral Construction Materials Group Limited     | Concrete supplies                                                                              | \$ 562.98     |
| 27/09/2019  | Devco Builders                                 | Maintenance and repairs - various locations                                                    | \$ 4,673.59   |
| 27/09/2019  | North Perth Cricket Club                       | Share of turf wicket subsidy 2018/19                                                           | \$ 2,146.47   |
| 27/09/2019  | Pirtek Malaga                                  | Plant repairs and maintenance                                                                  | \$ 346.07     |
| 27/09/2019  | Quality Press                                  | Printing services - postcards                                                                  | \$ 120.11     |
| 27/09/2019  | Department of Transport                        | Vehicle ownership searches                                                                     | \$ 1,900.60   |
| 27/09/2019  | iSUBSCRiBE Pty Ltd                             | Library and BPLC magazine subscriptions                                                        | \$ 507.97     |
| 27/09/2019  | Action Asbestos Removals                       | Asbestos removal services                                                                      | \$ 968.00     |
| 27/09/2019  | Truck Centre (WA) Pty Ltd                      | Truck repairs and maintenance                                                                  | \$ 1,245.68   |
| 27/09/2019  | APARC                                          | Maintenance of parking meters and removal of 2 ticket machines from Leederville Hotel car park | \$ 7,920.00   |
| 27/09/2019  | JBA Surveys                                    | Surveying services - various locations                                                         | \$ 3,850.00   |
| 27/09/2019  | Turf Care WA Pty Ltd                           | Turf maintenance - Charles Veryard Reserve                                                     | \$ 13,200.00  |
| 27/09/2019  | C Wood Distributors                            | Beatty Park Café supplies                                                                      | \$ 413.05     |
| 27/09/2019  | FE Technologies Pty Ltd                        | Annual maintenance - RFID Secure chute                                                         | \$ 148.50     |

| <b>Date</b> | <b>Payee</b>                         | <b>Description</b>                                                     | <b>Amount</b> |
|-------------|--------------------------------------|------------------------------------------------------------------------|---------------|
| 27/09/2019  | Vorgee Pty Ltd                       | Merchandise - BPLC                                                     | \$ 4,290.00   |
| 27/09/2019  | Briskleen Supplies                   | Toiletry and cleaning products; purchase of 2 rotocarts                | \$ 6,079.91   |
| 27/09/2019  | Leederville Hotel (T/A Pent Pty Ltd) | Parking revenue distribution - two months                              | \$ 37,959.69  |
| 27/09/2019  | Nearmap Pty Ltd                      | Annual licence renewal                                                 | \$ 16,500.00  |
| 27/09/2019  | Regents Commercial                   | Rent and variable outgoings - Barlee Street car park                   | \$ 12,098.48  |
| 27/09/2019  | Northsands Resources                 | Sand supplies                                                          | \$ 9,262.00   |
| 27/09/2019  | Natural Area Holdings Pty Ltd        | Weed control - Tony Di Scerno (Winter)                                 | \$ 3,605.42   |
| 27/09/2019  | Yoshino Sushi                        | Beatty Park Café supplies                                              | \$ 118.58     |
| 27/09/2019  | Centropak                            | Beatty Park Café supplies                                              | \$ 583.60     |
| 27/09/2019  | Worldwide East Perth                 | Printing services - business cards                                     | \$ 99.00      |
| 27/09/2019  | Anna Cappelletta                     | Fitness instructor fees                                                | \$ 120.58     |
| 27/09/2019  | Soundtown                            | Repairs to PA system - BPLC                                            | \$ 431.00     |
| 27/09/2019  | Aqueo Import & Distribution Pty Ltd  | Merchandise - BPLC                                                     | \$ 2,389.86   |
| 27/09/2019  | Price Consulting Group Pty Ltd       | HR consulting services - CEO performance review                        | \$ 4,380.20   |
| 27/09/2019  | Alerton Australia                    | Repairs to air conditioning exhaust - BPLC                             | \$ 1,444.78   |
| 27/09/2019  | Rawlicious Delights                  | Beatty Park Café supplies                                              | \$ 60.50      |
| 27/09/2019  | Synergy                              | Electricity and gas charges - various locations                        | \$ 10,806.65  |
| 27/09/2019  | CS Legal                             | Debt recovery services                                                 | \$ 357.50     |
| 27/09/2019  | Vincent Men's Shed Inc.              | Donation - Vincent Gold Rush event sausage sizzle                      | \$ 500.00     |
| 27/09/2019  | Leo Heaney Pty Ltd                   | Street tree services - various locations                               | \$ 23,463.00  |
| 27/09/2019  | Source Foods                         | Catering services - Sustainable House Day 2019                         | \$ 120.40     |
| 27/09/2019  | Technology One Ltd                   | GIS consulting services                                                | \$ 1,804.00   |
| 27/09/2019  | Clever Patch                         | Library supplies                                                       | \$ 227.43     |
| 27/09/2019  | Corsign WA Pty Ltd                   | Sign supplies - various locations                                      | \$ 792.00     |
| 27/09/2019  | Innovations Catering                 | Catering services - Council briefing and candidate information session | \$ 1,112.00   |
| 27/09/2019  | Bike Dr Cycle Services Pty Ltd       | Community bike maintenance courses                                     | \$ 1,217.22   |
| 27/09/2019  | AWB Building Co.                     | Plumbing services - Menzies Pavilion                                   | \$ 186.91     |
| 27/09/2019  | Tree Amigos                          | Street trees and parks pruning/removal - various locations             | \$ 66,097.19  |
| 27/09/2019  | AV Truck Services Pty Ltd            | Plant repairs and maintenance                                          | \$ 2,463.51   |
| 27/09/2019  | Zumba Fitness Patricia Rojo          | Fitness instructor fees                                                | \$ 1,054.00   |
| 27/09/2019  | Brownes Foods Operations Pty Ltd     | Beatty Park Café supplies                                              | \$ 603.92     |
| 27/09/2019  | Ip Khalsa Pty Ltd                    | Mail delivery service                                                  | \$ 86.66      |
| 27/09/2019  | Nordic Fitness Equipment             | Cleaning wipes for gym                                                 | \$ 995.00     |
| 27/09/2019  | Perth Office Equipment Repairs       | Office equipment repairs                                               | \$ 259.71     |
| 27/09/2019  | Unilever Australia Ltd               | Beatty Park Café supplies                                              | \$ 1,318.91   |
| 27/09/2019  | Yolande Gomez                        | Fitness instructor fees                                                | \$ 146.84     |
| 27/09/2019  | StrataGreen                          | Garden equipment supplies - various                                    | \$ 728.30     |
| 27/09/2019  | Boya Equipment                       | Plant repairs and maintenance                                          | \$ 1,489.29   |
| 27/09/2019  | Shamir OHS Pty Ltd                   | Supply of safety glasses - Depot                                       | \$ 1,056.00   |

| <b>Date</b> | <b>Payee</b>                                                  | <b>Description</b>                                          | <b>Amount</b> |
|-------------|---------------------------------------------------------------|-------------------------------------------------------------|---------------|
| 27/09/2019  | Gymcare                                                       | Gym equipment repairs and maintenance                       | \$ 706.20     |
| 27/09/2019  | KP Electric (Australia) Pty Ltd                               | Electrical services - various locations                     | \$ 4,144.42   |
| 27/09/2019  | Smoke and Mirrors AV                                          | Supply of PA system - Citizenship ceremony                  | \$ 823.00     |
| 27/09/2019  | Danica Zuks Photography                                       | Photographic services - Vincent youth network event         | \$ 360.00     |
| 27/09/2019  | Teena Smith                                                   | Fitness instructor fees                                     | \$ 280.00     |
| 27/09/2019  | R K Deierkauf                                                 | Refund of infrastructure bond                               | \$ 850.00     |
| 27/09/2019  | Vigilant Traffic Management Group Pty Ltd                     | Traffic management services - various locations             | \$ 8,264.15   |
| 27/09/2019  | Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd) | Supply and install road markings - various locations        | \$ 13,095.50  |
| 27/09/2019  | A Lazarus                                                     | Fitness instructor fees                                     | \$ 113.68     |
| 27/09/2019  | V McGuire                                                     | Welcome to Country - Vincent Youth network event            | \$ 550.00     |
| 27/09/2019  | A Cuccovia                                                    | Refund of infrastructure bond                               | \$ 1,650.00   |
| 27/09/2019  | Event & Conference Co. Pty Ltd                                | Staff training - Waste and recycling conference 2019        | \$ 3,196.00   |
| 27/09/2019  | Northside Nissan                                              | Purchase of two vehicles, as per fleet management programme | \$ 94,408.88  |
| 27/09/2019  | Amanda Kendle Consulting                                      | Public talk at Library - Podcasts                           | \$ 385.00     |
| 27/09/2019  | Enzed Malaga                                                  | Plant repairs and maintenance                               | \$ 720.07     |
| 27/09/2019  | Grand Toyota                                                  | Purchase of vehicle, as per fleet management programme      | \$ 24,842.75  |
| 27/09/2019  | K Harcus                                                      | Fitness instructor fees                                     | \$ 600.00     |
| 27/09/2019  | B Fiebig                                                      | Fitness instructor fees                                     | \$ 113.68     |
| 27/09/2019  | M Humich                                                      | Fitness instructor fees                                     | \$ 170.52     |
| 27/09/2019  | M G Jajko                                                     | Fitness instructor fees                                     | \$ 56.84      |
| 27/09/2019  | Connect Call Centre Services                                  | After hours call service                                    | \$ 1,171.01   |
| 27/09/2019  | S Patchett                                                    | Fitness instructor fees                                     | \$ 360.00     |
| 27/09/2019  | Cleansweep WA                                                 | Hire of road sweepers - various locations                   | \$ 1,718.75   |
| 27/09/2019  | Westnet Pty Ltd                                               | IT ADSL link                                                | \$ 39.95      |
| 03/10/2019  | J Morton-Pender                                               | Part refund of Beatty Park Leisure Centre fees              | \$ 106.65     |
| 04/10/2019  | S Jamieson                                                    | Expense reimbursement - TravelSmart breakfast catering      | \$ 187.80     |
| 04/10/2019  | Weststyle Design & Development                                | Refund of infrastructure bond                               | \$ 1,525.00   |
| 04/10/2019  | Clarity Corporate Communications Pty Ltd                      | Media training - CEO and 2 Directors                        | \$ 1,237.50   |
| 04/10/2019  | Water Polo Western Australia Incorporated                     | Supply of water polo game clock - BPLC                      | \$ 2,000.00   |
| 04/10/2019  | K S Lee                                                       | Refund of infrastructure bond                               | \$ 1,250.00   |
| 04/10/2019  | S Skevington                                                  | Refund of infrastructure bond                               | \$ 1,750.00   |
| 04/10/2019  | R Khamsawat                                                   | Refund of infrastructure bond                               | \$ 1,000.00   |
| 04/10/2019  | A Martin                                                      | Refund of infrastructure bond                               | \$ 2,000.00   |
| 04/10/2019  | W L Palmer                                                    | Refund of infrastructure bond                               | \$ 1,000.00   |
| 04/10/2019  | G A Nicholls                                                  | Refund of infrastructure bond                               | \$ 500.00     |
| 04/10/2019  | Alinta Energy                                                 | Electricity and gas charges - various locations             | \$ 143.30     |
| 04/10/2019  | Mindarie Regional Council                                     | Processable and non processable waste                       | \$ 89,999.33  |
| 04/10/2019  | Telstra Corporation Ltd                                       | Telephone and internet charges - various locations          | \$ 19.25      |
| 04/10/2019  | Kone Elevators Pty Ltd                                        | Lift service fee - Mount Hawthorn Community Centre          | \$ 865.85     |



| <b>Date</b> | <b>Payee</b>                              | <b>Description</b>                                       | <b>Amount</b> |
|-------------|-------------------------------------------|----------------------------------------------------------|---------------|
| 04/10/2019  | WA Genealogical Society Inc.              | Annual associate subscription 2019/20                    | \$ 100.00     |
| 04/10/2019  | Tamala Park Regional Council              | Account for GST for sale of land                         | \$ 6,102.75   |
| 04/10/2019  | LGIS Risk Management                      | Staff training - Leadership and communication workshop   | \$ 3,960.00   |
| 04/10/2019  | Dynamic Gift International Pty Ltd        | Supply of promotional wristbands                         | \$ 577.50     |
| 04/10/2019  | Uptempo Design                            | Supply of T-shirts - I love cycling event                | \$ 660.00     |
| 04/10/2019  | Synergy                                   | Electricity and gas charges - various locations          | \$ 5,023.62   |
| 04/10/2019  | AWB Building Co.                          | Plumbing services - Les Lilleyman Reserve                | \$ 144.98     |
| 04/10/2019  | Quayclean Australia Pty Ltd               | Cleaning services - BPLC (3 months)                      | \$ 31,262.43  |
| 04/10/2019  | Australian Taxation Office                | Payroll deduction                                        | \$ 194,793.00 |
| 04/10/2019  | Australian Services Union                 | Payroll deduction                                        | \$ 310.80     |
| 04/10/2019  | Child Support Agency                      | Payroll deduction                                        | \$ 1,565.97   |
| 04/10/2019  | L.G.R.C.E.U.                              | Payroll deduction                                        | \$ 20.50      |
| 04/10/2019  | City of Vincent                           | Payroll deduction - staff contributions to vehicles      | \$ 1,256.80   |
| 04/10/2019  | City of Vincent Staff Social Club         | Payroll deduction                                        | \$ 492.00     |
| 04/10/2019  | Depot Social Club                         | Payroll deduction                                        | \$ 72.00      |
| 04/10/2019  | Health Insurance Fund of WA               | Payroll deduction                                        | \$ 368.80     |
| 04/10/2019  | Selectus Employee Benefits Pty Ltd        | Payroll deduction                                        | \$ 1,416.60   |
| 04/10/2019  | The Trustee for Fergco Family Super Fund  | Superannuation                                           | \$ 2,166.84   |
| 04/10/2019  | The Trustee for Guild Retirement Fund     | Superannuation                                           | \$ 528.94     |
| 04/10/2019  | Mercer Spectrum                           | Superannuation                                           | \$ 6,704.49   |
| 04/10/2019  | SuperChoice Services Pty Ltd              | Superannuation                                           | \$ 213,992.67 |
| 16/10/2019  | M Slater                                  | Fitness instructor fees                                  | \$ 180.87     |
| 16/10/2019  | The Naturopath Shop                       | Fitness instructor fees                                  | \$ 241.16     |
| 16/10/2019  | K Oliver                                  | Fitness instructor fees                                  | \$ 180.87     |
| 16/10/2019  | A Budde                                   | Expense reimbursement - fuel                             | \$ 50.66      |
| 16/10/2019  | Print and Sign Co                         | Printing services - various events                       | \$ 1,339.80   |
| 16/10/2019  | S Jamieson                                | Expense reimbursement - prizes for TravelSmart breakfast | \$ 105.00     |
| 16/10/2019  | Matrix Traffic and Transport Data Pty Ltd | Traffic data collection                                  | \$ 6,490.00   |
| 16/10/2019  | Focus Networks                            | Onsite managed network support                           | \$ 8,135.38   |
| 16/10/2019  | Select Fresh                              | Beatty Park Café supplies                                | \$ 392.51     |
| 16/10/2019  | BDO Advisory (WA) Pty Ltd                 | Consultancy services - Risk management register          | \$ 3,204.50   |
| 16/10/2019  | Heritage Way Pty Ltd t/as Domus Nursery   | Supply of plants                                         | \$ 782.65     |
| 16/10/2019  | HBF Health Ltd                            | Hearing tests for COV employees                          | \$ 100.00     |
| 16/10/2019  | YogaNut                                   | Fitness instructor fees                                  | \$ 180.00     |
| 16/10/2019  | N J Giles                                 | Consultant - major artwork commission selection panel    | \$ 600.00     |
| 16/10/2019  | LG Professionals Australia NSW            | Staff training - Network forum 2019                      | \$ 400.00     |
| 16/10/2019  | Perth Property Solutions                  | Rates refund - overpayment                               | \$ 57.99      |
| 16/10/2019  | M2M One Pty Ltd                           | Mobile SIMs for parks reticulation devices               | \$ 537.90     |
| 16/10/2019  | Paatsch Group                             | Geotech testing and feasibility study - Leederville Oval | \$ 5,995.00   |

| <b>Date</b> | <b>Payee</b>                        | <b>Description</b>                                          | <b>Amount</b> |
|-------------|-------------------------------------|-------------------------------------------------------------|---------------|
| 16/10/2019  | M Alone                             | Maali artwork - Kambarang Sport and Culture showcase        | \$ 1,000.00   |
| 16/10/2019  | Warehouse of Mats Pty Ltd           | Supply of custom door mats - Garden competition 2019 awards | \$ 1,463.00   |
| 16/10/2019  | Sifting Sands                       | Sand cleaning services - various locations                  | \$ 1,428.90   |
| 16/10/2019  | Tama Management Consulting          | Consultancy - Customer services and place review projects   | \$ 4,400.00   |
| 16/10/2019  | IT Vision                           | Staff training - Innovate 2019 conference                   | \$ 328.90     |
| 16/10/2019  | M J and K R Black                   | Rates refund - due to increased rebate                      | \$ 528.07     |
| 16/10/2019  | M Alva                              | Rates refund - overpayment                                  | \$ 1,447.25   |
| 16/10/2019  | Vicki Philipoff Settlements Pty Ltd | Rates refund - overpayment                                  | \$ 1,501.75   |
| 16/10/2019  | Osborne Park Bowling Club Inc       | Hire of alfresco area - Parks team building day             | \$ 425.00     |
| 16/10/2019  | Redstone Construction Pty Ltd       | Refund of infrastructure bond                               | \$ 8,350.00   |
| 16/10/2019  | J S Mascurine                       | Refund of infrastructure bond                               | \$ 275.00     |
| 16/10/2019  | M G Gleadell                        | Refund of infrastructure bond                               | \$ 275.00     |
| 16/10/2019  | Triumph Holdings (WA) Pty Ltd       | Refund of infrastructure bond                               | \$ 275.00     |
| 16/10/2019  | Letizia Building Co                 | Refund of infrastructure bond                               | \$ 1,700.00   |
| 16/10/2019  | F Cardinale                         | Refund of infrastructure bond                               | \$ 850.00     |
| 16/10/2019  | L Kemp                              | Refund of infrastructure bond                               | \$ 1,650.00   |
| 16/10/2019  | C F Diekmann                        | Refund of infrastructure bond                               | \$ 275.00     |
| 16/10/2019  | NuLook Homes Pty Ltd                | Refund of infrastructure bond                               | \$ 275.00     |
| 16/10/2019  | Beaumonde Homes                     | Refund of infrastructure bond                               | \$ 2,000.00   |
| 16/10/2019  | B Marco                             | Refund of infrastructure bond                               | \$ 1,150.00   |
| 16/10/2019  | A R Angeleski                       | Refund of infrastructure bond                               | \$ 1,750.00   |
| 16/10/2019  | S D Church                          | Refund of infrastructure bond                               | \$ 850.00     |
| 16/10/2019  | R B Chesny                          | Refund of infrastructure bond                               | \$ 2,000.00   |
| 16/10/2019  | H Manus                             | Refund of infrastructure bond                               | \$ 1,800.00   |
| 16/10/2019  | M Stavreski                         | Refund of infrastructure bond                               | \$ 275.00     |
| 16/10/2019  | C L Schiavello                      | Refund of infrastructure bond                               | \$ 850.00     |
| 16/10/2019  | J R Gliddon                         | Refund of infrastructure bond                               | \$ 1,500.00   |
| 16/10/2019  | S C Neave                           | Rates refund - overpayment                                  | \$ 2,450.51   |
| 16/10/2019  | Mount Lawley Liquor Store           | Rates refund - due to bin adjustment                        | \$ 407.51     |
| 16/10/2019  | M C Di Renzo                        | Refund of infrastructure bond                               | \$ 1,000.00   |
| 16/10/2019  | N A Wood                            | Part refund of Beatty Park Leisure Centre fees              | \$ 61.20      |
| 16/10/2019  | S J Davies                          | Part refund of Beatty Park Leisure Centre fees              | \$ 546.86     |
| 16/10/2019  | S J Foley                           | Part refund of Beatty Park Leisure Centre fees              | \$ 237.50     |
| 16/10/2019  | M Haylett                           | Refund of parking permit                                    | \$ 360.00     |
| 16/10/2019  | L Robinson                          | Part refund of Beatty Park Leisure Centre fees              | \$ 841.50     |
| 16/10/2019  | A Liddle                            | Part refund of Beatty Park Leisure Centre fees              | \$ 214.65     |
| 16/10/2019  | J Hunt and C Chua                   | Part refund of Beatty Park Leisure Centre fees              | \$ 1,442.46   |
| 16/10/2019  | M N Winata                          | Refund of replacement parking permit - original located     | \$ 28.00      |
| 16/10/2019  | Alinta Energy                       | Electricity and gas charges - various locations             | \$ 84.35      |

| <b>Date</b> | <b>Payee</b>                                        | <b>Description</b>                                                        | <b>Amount</b> |
|-------------|-----------------------------------------------------|---------------------------------------------------------------------------|---------------|
| 16/10/2019  | Australia Post (Agency Commission)                  | Commission charges                                                        | \$ 1,552.89   |
| 16/10/2019  | Bunnings Trade                                      | Hardware supplies - BPLC                                                  | \$ 519.29     |
| 16/10/2019  | Landgate                                            | Gross rental valuations for interims                                      | \$ 292.75     |
| 16/10/2019  | Inner City Newsagency                               | Newspaper delivery - Library                                              | \$ 16.48      |
| 16/10/2019  | Programmed Integrated Workforce Ltd                 | Temporary staff - Waste                                                   | \$ 6,934.18   |
| 16/10/2019  | Line Marking Specialists                            | Line marking services - various locations                                 | \$ 4,873.49   |
| 16/10/2019  | LO-GO Appointments                                  | Temporary staff - various departments                                     | \$ 18,807.49  |
| 16/10/2019  | Mayday Earthmoving                                  | Bobcat, truck and mini excavator hire - various locations                 | \$ 18,428.30  |
| 16/10/2019  | Mindarie Regional Council                           | Processable and non processable waste                                     | \$ 112,693.64 |
| 16/10/2019  | Pro Turf Services                                   | Plant repairs and maintenance                                             | \$ 6,791.62   |
| 16/10/2019  | Civica Pty Limited                                  | Excel integration and online applications licence renewal                 | \$ 11,732.24  |
| 16/10/2019  | Telstra Corporation Ltd                             | Telephone and internet charges - various locations                        | \$ 402.22     |
| 16/10/2019  | W.A. Hino Sales & Service                           | Plant repairs and maintenance                                             | \$ 900.15     |
| 16/10/2019  | Water Corporation                                   | Water charges - various locations                                         | \$ 8,510.24   |
| 16/10/2019  | Hays Specialist Recruitment (Australia) Pty Ltd     | Temporary staff - Rangers                                                 | \$ 1,698.68   |
| 16/10/2019  | Bollinger & Co Pty Ltd                              | Repair automatic gate - Depot                                             | \$ 2,466.77   |
| 16/10/2019  | Otis Elevator Company Pty Ltd                       | Lift service - Admin                                                      | \$ 2,195.96   |
| 16/10/2019  | St John Ambulance Western Australia Ltd             | Supply of defibrillator pad and battery kit                               | \$ 188.99     |
| 16/10/2019  | European Foods Wholesalers Pty Ltd                  | Beatty Park Café supplies                                                 | \$ 1,457.35   |
| 16/10/2019  | The Royal Life Saving Society Western Australia Inc | Servicing of AIDS memorial fountain; watch around water wristbands - BPLC | \$ 1,600.50   |
| 16/10/2019  | Sam's Repairs & Maintenance                         | Sign installation and maintenance - various locations                     | \$ 3,542.00   |
| 16/10/2019  | TJ Depiazzi & Sons                                  | Supply of mulch                                                           | \$ 3,259.85   |
| 16/10/2019  | WALGA                                               | Staff training - Effective supervision (Planning department)              | \$ 1,045.00   |
| 16/10/2019  | Caltex Australia Petroleum Pty Ltd                  | Fuel and oils                                                             | \$ 30,459.96  |
| 16/10/2019  | KS Black Pty Ltd                                    | Bore and pump maintenance - Robertson Park                                | \$ 7,659.30   |
| 16/10/2019  | Elliotts Irrigation Pty Ltd                         | Reticulation repairs and maintenance - various locations                  | \$ 10,141.48  |
| 16/10/2019  | Les Mills Asia Pacific                              | Licence fees for fitness classes                                          | \$ 1,585.49   |
| 16/10/2019  | RPG Auto Electrics                                  | Plant repairs and maintenance                                             | \$ 1,611.14   |
| 16/10/2019  | Australasian Performing Right Association Ltd       | Music licence fees - various halls                                        | \$ 1,549.54   |
| 16/10/2019  | West Australian Newspapers Limited                  | Newspapers for resale - BPLC                                              | \$ 331.33     |
| 16/10/2019  | Orbit Health & Fitness Solutions Pty Ltd            | Gym equipment supplies - BPLC                                             | \$ 787.70     |
| 16/10/2019  | Winc Australia Pty Ltd                              | Office supplies and consumables                                           | \$ 670.89     |
| 16/10/2019  | KMart Australia Ltd                                 | Toys for crèche - BPLC                                                    | \$ 198.00     |
| 16/10/2019  | Aquawellbeing.com                                   | Fitness instructor fees                                                   | \$ 260.00     |
| 16/10/2019  | Western Resource Recovery Pty Ltd                   | Grease trap maintenance - BPLC                                            | \$ 529.10     |
| 16/10/2019  | Woodlands Distributors & Agencies Pty Ltd           | Supply of compostable dog waste bags                                      | \$ 7,319.40   |
| 16/10/2019  | J & K Hopkins                                       | Office furniture supplies - various locations                             | \$ 496.00     |
| 16/10/2019  | Western Power                                       | Streetlight installation and upgrade - various locations                  | \$ 10,945.00  |
| 16/10/2019  | ATI-Mirage                                          | Staff training - Time management and personal productivity                | \$ 544.50     |

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| <b>Date</b> | <b>Payee</b>                               | <b>Description</b>                                                                                                       | <b>Amount</b> |
|-------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------|
| 16/10/2019  | Australian Institute of Management         | Supervisory training - various courses (Compliance department)                                                           | \$ 4,379.00   |
| 16/10/2019  | Cleanaway                                  | Recycling contract                                                                                                       | \$ 18,160.89  |
| 16/10/2019  | Messages on Hold                           | 'On hold' equipment and programming                                                                                      | \$ 434.34     |
| 16/10/2019  | Academy Services WA Pty Ltd                | Cleaning services and cleaning materials - various locations                                                             | \$ 53,542.49  |
| 16/10/2019  | West-Sure Group Pty Ltd                    | Cash collection services - BPLC                                                                                          | \$ 250.80     |
| 16/10/2019  | Blackwoods                                 | Hardware supplies - Depot                                                                                                | \$ 749.21     |
| 16/10/2019  | Main Roads WA                              | Refund of grant (\$200,000) and COV contribution (\$50,000) for signalised pedestrian crossing on Charles/Selkirk Street | \$ 275,000.00 |
| 16/10/2019  | Tom Lawton - Bobcat Hire                   | Bobcat hire                                                                                                              | \$ 8,874.80   |
| 16/10/2019  | Flexi Staff Pty Ltd                        | Temporary staff - various departments                                                                                    | \$ 14,084.39  |
| 16/10/2019  | Professional Tree Surgeons                 | Tree pruning and removal services - various locations                                                                    | \$ 9,570.00   |
| 16/10/2019  | Schindler Lifts Australia Pty Ltd          | Lift maintenance - DSR                                                                                                   | \$ 4,184.82   |
| 16/10/2019  | Jackson McDonald                           | Legal services - rating of Crown land advice                                                                             | \$ 1,925.00   |
| 16/10/2019  | Officeworks Ltd                            | Office supplies - USB flash drives                                                                                       | \$ 75.84      |
| 16/10/2019  | Totally Workwear                           | Uniform supplies - various departments                                                                                   | \$ 2,563.18   |
| 16/10/2019  | AlSCO Pty Ltd                              | Mat and air freshener supplies - various locations                                                                       | \$ 650.62     |
| 16/10/2019  | Repco                                      | Purchase of air compressor and auto part supplies                                                                        | \$ 2,942.08   |
| 16/10/2019  | ATF Services Pty Ltd                       | Security fence - Cheriton Street                                                                                         | \$ 144.21     |
| 16/10/2019  | Protector Fire Services Pty Ltd            | Fire equipment maintenance - Admin                                                                                       | \$ 286.00     |
| 16/10/2019  | Kott Gunning                               | Legal services - compliance matter 199 Scarborough Beach Road and SAT appeal 120 and 122 Richmond Street                 | \$ 952.60     |
| 16/10/2019  | McLeods Barristers & Solicitors            | Legal services - planning advice 48 Egina Street and SAT appeal 131 Harold Street                                        | \$ 5,824.09   |
| 16/10/2019  | Maia Financial Pty Ltd                     | End of lease purchase of CCTV - BPLC                                                                                     | \$ 13,464.00  |
| 16/10/2019  | Subaru Osborne Park                        | Vehicle service and repairs                                                                                              | \$ 593.08     |
| 16/10/2019  | Rotary Club Of North Perth Inc.            | Festival and event sponsorship - Hyde Park Fair 2020                                                                     | \$ 11,000.00  |
| 16/10/2019  | ZIP Heaters Aust Pty Ltd                   | Hydrotap maintenance - various locations                                                                                 | \$ 741.50     |
| 16/10/2019  | Battery World Osborne Park                 | Supply of batteries                                                                                                      | \$ 232.80     |
| 16/10/2019  | PFD Food Services Pty Ltd                  | Beatty Park Café supplies                                                                                                | \$ 5,801.60   |
| 16/10/2019  | Boral Construction Materials Group Limited | Concrete supplies                                                                                                        | \$ 833.80     |
| 16/10/2019  | The Poster Girls                           | Distribution services - posters and flyers                                                                               | \$ 404.80     |
| 16/10/2019  | Devco Builders                             | Maintenance and repairs - various locations                                                                              | \$ 126,635.02 |
| 16/10/2019  | Australian HVAC Services Pty Ltd           | Air conditioner repairs - Admin                                                                                          | \$ 209.00     |
| 16/10/2019  | Remida WA                                  | Artist fee - Eco Christmas tree sculpture                                                                                | \$ 8,800.00   |
| 16/10/2019  | WC Convenience Management Pty Ltd          | Maintenance of exelooos - various locations                                                                              | \$ 3,992.44   |
| 16/10/2019  | MizCo                                      | Air conditioning maintenance and repairs - DSR                                                                           | \$ 6,061.00   |
| 16/10/2019  | Sean Cappeau                               | Installation of stickers on signage - HBF Park                                                                           | \$ 1,212.00   |
| 16/10/2019  | Bridgestone Australia LTD                  | Tyre services                                                                                                            | \$ 491.79     |
| 16/10/2019  | APARC                                      | Central management system and software licensing; meter maintenance; machine relocation and footing                      | \$ 45,175.77  |

| <b>Date</b> | <b>Payee</b>                                  | <b>Description</b>                                                           | <b>Amount</b> |
|-------------|-----------------------------------------------|------------------------------------------------------------------------------|---------------|
| 16/10/2019  | South East Regional Centre for Urban Landcare | Staff training - Fertilise wise course (Parks department)                    | \$ 170.00     |
| 16/10/2019  | Atom Supply                                   | Supply of masks - Depot                                                      | \$ 1,335.84   |
| 16/10/2019  | C Wood Distributors                           | Beatty Park Café supplies                                                    | \$ 1,128.60   |
| 16/10/2019  | Christou Nominees Pty Ltd                     | Design advisory fee                                                          | \$ 770.00     |
| 16/10/2019  | Chindarsi Architects                          | Design advisory fee                                                          | \$ 440.00     |
| 16/10/2019  | Repeat Plastics (WA)                          | Supply of wheel stops, spikes and plastic bollards                           | \$ 17,598.71  |
| 16/10/2019  | Rubek Automatic Doors                         | Bi annual service and repair of automatic doors - various locations          | \$ 4,034.80   |
| 16/10/2019  | Turf Developments (WA) Pty Ltd                | Turf maintenance - various locations                                         | \$ 12,384.46  |
| 16/10/2019  | Regents Commercial                            | Variable outgoings - Barlee Street car park                                  | \$ 309.50     |
| 16/10/2019  | Yoshino Sushi                                 | Beatty Park Café supplies                                                    | \$ 220.44     |
| 16/10/2019  | Centropak                                     | Beatty Park Café supplies                                                    | \$ 667.19     |
| 16/10/2019  | Pride Western Australia Inc                   | Festival and event sponsorship - Pride WA 2019                               | \$ 7,700.00   |
| 16/10/2019  | Perth International Jazz Festival Inc.        | Sponsorship - Perth International Jazz Festival 2019                         | \$ 27,500.00  |
| 16/10/2019  | Acurix Networks Pty Ltd                       | Public Wi Fi service - various locations                                     | \$ 2,319.90   |
| 16/10/2019  | Daniela Toffali                               | Fitness instructor fees                                                      | \$ 455.00     |
| 16/10/2019  | Allerding & Associates                        | Professional fees - SAT appeal 120 and 122 Richmond Street and 8 Moir Street | \$ 3,494.74   |
| 16/10/2019  | Rawlicious Delights                           | Beatty Park Café supplies                                                    | \$ 296.45     |
| 16/10/2019  | Synergy                                       | Electricity and gas charges - various locations                              | \$ 108,012.05 |
| 16/10/2019  | AAM Pty Ltd                                   | Full feature survey - Leederville open space                                 | \$ 2,860.00   |
| 16/10/2019  | ARM Security                                  | Alarm monitoring - various locations                                         | \$ 544.54     |
| 16/10/2019  | Marketforce Pty Ltd                           | Advertising services - various departments                                   | \$ 4,327.62   |
| 16/10/2019  | Planning Institute Australia                  | Staff training - Demystifying heritage                                       | \$ 310.00     |
| 16/10/2019  | Osborne Park Mazda                            | Vehicle service and repairs                                                  | \$ 399.00     |
| 16/10/2019  | Leo Heaney Pty Ltd                            | Street tree services - various locations                                     | \$ 528.00     |
| 16/10/2019  | Vendpro                                       | Vending machine hire - BPLC                                                  | \$ 235.40     |
| 16/10/2019  | Access Metals                                 | Relocate street sign - Vincent St                                            | \$ 242.00     |
| 16/10/2019  | Harbour Software Pty Ltd                      | Annual licence - Docs on Tap                                                 | \$ 5,040.20   |
| 16/10/2019  | OSHGROUP Pty Ltd                              | Employee medical assessment                                                  | \$ 381.86     |
| 16/10/2019  | 3 Monkeys Audiovisual Pty Ltd                 | Installation of software for touch screen panels                             | \$ 1,644.49   |
| 16/10/2019  | Karen Grant                                   | Fitness instructor fees                                                      | \$ 542.61     |
| 16/10/2019  | Courtney Hahipene                             | Fitness instructor fees                                                      | \$ 120.58     |
| 16/10/2019  | Knight Frank Australia Pty Ltd                | Lease negotiation services - 246 Vincent Street                              | \$ 5,280.00   |
| 16/10/2019  | Urbis Pty Ltd                                 | Community engagement launch - internal function                              | \$ 16.50      |
| 16/10/2019  | Roadline Removal (WA)                         | Line marking removal services                                                | \$ 2,253.24   |
| 16/10/2019  | Cr D Loden                                    | Expense reimbursement - child care costs                                     | \$ 195.00     |
| 16/10/2019  | Innovations Catering                          | Catering services - MRC dinner, Council meeting and workshop                 | \$ 3,161.53   |
| 16/10/2019  | Stephen Carrick Architects Pty Ltd            | Design advisory fee                                                          | \$ 440.00     |
| 16/10/2019  | AWB Building Co.                              | Plumbing services - various locations                                        | \$ 3,916.63   |

| <b>Date</b> | <b>Payee</b>                              | <b>Description</b>                                                           | <b>Amount</b> |
|-------------|-------------------------------------------|------------------------------------------------------------------------------|---------------|
| 16/10/2019  | Red Dog Jarrah                            | Outdoor furniture repairs - Britannia Reserve                                | \$ 120.00     |
| 16/10/2019  | Work Metrics Pty Ltd                      | Online inductions - BPLC                                                     | \$ 110.00     |
| 16/10/2019  | Tree Amigos                               | Street trees and parks pruning/removal - various locations                   | \$ 111,317.36 |
| 16/10/2019  | Colleagues Nagels                         | Supply of infringement tickets                                               | \$ 3,801.60   |
| 16/10/2019  | Minter Ellison                            | Legal services - General employment matters                                  | \$ 3,729.55   |
| 16/10/2019  | Boyan Electrical Services                 | Electrical services - various locations                                      | \$ 83,462.05  |
| 16/10/2019  | Domain Catering Pty Ltd                   | Catering services - Urban mobility group                                     | \$ 437.50     |
| 16/10/2019  | Apollo Plumbing and Gas Pty Ltd           | Plumbing services - Leederville Oval                                         | \$ 32,650.00  |
| 16/10/2019  | Design Right Pty Ltd                      | Design services - Loftus Recreation Centre                                   | \$ 6,600.00   |
| 16/10/2019  | Brownes Foods Operations Pty Ltd          | Beatty Park Café supplies                                                    | \$ 1,129.62   |
| 16/10/2019  | Unilever Australia Ltd                    | Beatty Park Café supplies                                                    | \$ 2,629.56   |
| 16/10/2019  | Yolande Gomez                             | Fitness instructor fees                                                      | \$ 146.84     |
| 16/10/2019  | Elyse Amy Johnstone                       | Fitness instructor fees                                                      | \$ 442.88     |
| 16/10/2019  | Nightlife Music Pty Ltd                   | Crowd DJ - BPLC                                                              | \$ 668.92     |
| 16/10/2019  | Australia Post                            | Postage charges                                                              | \$ 1,168.17   |
| 16/10/2019  | InterStream Pty Ltd                       | Webcast and hosting service                                                  | \$ 1,386.00   |
| 16/10/2019  | PeopleSense by Altius                     | Counselling services                                                         | \$ 1,054.17   |
| 16/10/2019  | Atmos Foods Pty Ltd                       | Beatty Park Café supplies                                                    | \$ 237.60     |
| 16/10/2019  | KP Electric (Australia) Pty Ltd           | Electrical services - various locations                                      | \$ 1,091.53   |
| 16/10/2019  | Stott Hoare                               | Purchase of hard drives for storage unit; supply of computer and accessories | \$ 20,374.20  |
| 16/10/2019  | Securus                                   | Security services - various locations; supply of proximity cards - Admin     | \$ 2,892.85   |
| 16/10/2019  | Teena Smith                               | Fitness instructor fees                                                      | \$ 210.00     |
| 16/10/2019  | Hot n Sweaty Personal Training            | Fitness instructor fees                                                      | \$ 56.84      |
| 16/10/2019  | M E Keating                               | Rates refund - overpayment                                                   | \$ 2,120.20   |
| 16/10/2019  | Frostbland Pty Ltd                        | Merchandise - BPLC                                                           | \$ 1,700.81   |
| 16/10/2019  | Vigilant Traffic Management Group Pty Ltd | Traffic management services - various locations                              | \$ 24,491.25  |
| 16/10/2019  | Ward Packaging                            | Supply of paper cups                                                         | \$ 167.02     |
| 16/10/2019  | Daniel Bullen                             | Fitness instructor fees                                                      | \$ 320.00     |
| 16/10/2019  | Edge Transport Solutions Pty Ltd          | Traffic management planning - William/Brisbane Street                        | \$ 2,488.75   |
| 16/10/2019  | SpacetoCo Pty Ltd                         | Facilities weekly reporting and financial handling                           | \$ 1,320.00   |
| 16/10/2019  | Ausblue Pty Ltd                           | Ad blue supplies - additive to reduce truck carbon emissions                 | \$ 950.40     |
| 16/10/2019  | K M Allen                                 | Expense reimbursement - Vincent Youth Network event                          | \$ 321.14     |
| 16/10/2019  | K Roach                                   | Fitness instructor fees                                                      | \$ 227.36     |
| 16/10/2019  | A Duckworth-Smith                         | Design advisory fee                                                          | \$ 400.00     |
| 16/10/2019  | R Bala                                    | Distribution services - garden competition flyers                            | \$ 756.50     |
| 16/10/2019  | EN. YOGA                                  | Fitness instructor fees                                                      | \$ 60.00      |
| 16/10/2019  | Cormac Cashen                             | Fitness instructor fees                                                      | \$ 568.40     |
| 16/10/2019  | Sia Sasha Ivanovich Architects            | Design advisory fees                                                         | \$ 550.00     |
| 16/10/2019  | Department of Planning Lands and Heritage | Amended DAP fee                                                              | \$ 5,603.00   |

| <b>Date</b> | <b>Payee</b>                                   | <b>Description</b>                               | <b>Amount</b> |
|-------------|------------------------------------------------|--------------------------------------------------|---------------|
| 16/10/2019  | Eric Preston Pty Ltd                           | Print and mail out - Well and wise booklets      | \$ 3,174.00   |
| 16/10/2019  | Flick Anticimex Pty Ltd                        | Pest control services - various locations        | \$ 2,409.24   |
| 16/10/2019  | Plunkett Homes                                 | Refund of infrastructure bond                    | \$ 1,850.00   |
| 16/10/2019  | The Sweeter Side                               | Supply of cookies - COV Halloween event          | \$ 1,665.00   |
| 16/10/2019  | Les Mills Asia Pacific Industries              | Purchase of gym equipment - BPLC                 | \$ 263.70     |
| 16/10/2019  | Diabolik Books                                 | Gift vouchers - Student citizenship awards       | \$ 1,456.00   |
| 16/10/2019  | Trendsetter Homes                              | Refund of infrastructure bond                    | \$ 1,750.00   |
| 16/10/2019  | K Harcus                                       | Fitness instructor fees                          | \$ 705.00     |
| 16/10/2019  | Aspect Studios Pty Ltd                         | Design advisory fees                             | \$ 440.00     |
| 16/10/2019  | B Fiebig                                       | Fitness instructor fees                          | \$ 113.68     |
| 16/10/2019  | M Humich                                       | Fitness instructor fees                          | \$ 170.52     |
| 16/10/2019  | Water Works and Wellness                       | Fitness instructor fees                          | \$ 110.00     |
| 16/10/2019  | M G Jajko                                      | Fitness instructor fees                          | \$ 113.68     |
| 16/10/2019  | S Patchett                                     | Fitness instructor fees                          | \$ 315.00     |
| 16/10/2019  | Blue Tang (WA) Pty Ltd ATF The Reef Unit Trust | Consultancy services - Bank Reserve active zone  | \$ 4,400.00   |
| 16/10/2019  | Aussie Translations                            | Translation services - letter to business owners | \$ 99.00      |
| 17/10/2019  | Cr J Topelberg                                 | Council meeting fee                              | \$ 1,935.83   |
| 17/10/2019  | Cr J Topelberg                                 | ICT allowance - 50%                              | \$ 1,250.00   |
| 17/10/2019  | Cr R Harley                                    | Council meeting fee - final payment              | \$ 1,124.03   |
| 17/10/2019  | Mayor E Cole                                   | Council meeting fee                              | \$ 7,875.25   |
| 17/10/2019  | Mayor E Cole                                   | ICT allowance - 50%                              | \$ 1,250.00   |
| 17/10/2019  | Cr D Loden                                     | Council meeting fee                              | \$ 1,935.83   |
| 17/10/2019  | Cr D Loden                                     | ICT allowance - 50%                              | \$ 1,250.00   |
| 17/10/2019  | Cr S Gontaszewski                              | Council meeting fee                              | \$ 1,890.41   |
| 17/10/2019  | Cr J Murphy                                    | Council meeting fee - final payment              | \$ 1,124.03   |
| 17/10/2019  | Cr J Hallett                                   | Council meeting fee                              | \$ 1,935.83   |
| 17/10/2019  | Cr J Hallett                                   | ICT allowance - 50%                              | \$ 1,250.00   |
| 17/10/2019  | Cr A Castle                                    | Council meeting fee                              | \$ 1,935.83   |
| 17/10/2019  | Cr A Castle                                    | ICT allowance - 50%                              | \$ 1,250.00   |
| 17/10/2019  | Cr J Fotakis                                   | Council meeting fee                              | \$ 1,935.83   |
| 17/10/2019  | Cr J Fotakis                                   | ICT allowance - 50%                              | \$ 1,250.00   |
| 17/10/2019  | Print and Sign Co                              | Printing services - various events               | \$ 81.40      |
| 17/10/2019  | K L Hayes                                      | Refund of infrastructure bond                    | \$ 1,000.00   |
| 17/10/2019  | Ben Trager Homes                               | Refund of infrastructure bond                    | \$ 2,000.00   |
| 17/10/2019  | J Lowden                                       | Fitness instructor fees                          | \$ 227.36     |
| 17/10/2019  | J V Jorgensen                                  | Refund of infrastructure bond                    | \$ 1,800.00   |
| 17/10/2019  | J W Fidler                                     | Refund of infrastructure bond                    | \$ 1,800.00   |
| 17/10/2019  | A D Harrison                                   | Refund of infrastructure bond                    | \$ 275.00     |
| 17/10/2019  | Elaborate Design Homes                         | Refund of infrastructure bond                    | \$ 2,000.00   |

| <b>Date</b> | <b>Payee</b>                             | <b>Description</b>            | <b>Amount</b> |
|-------------|------------------------------------------|-------------------------------|---------------|
| 17/10/2019  | Perth Better Homes                       | Refund of infrastructure bond | \$ 400.00     |
| 17/10/2019  | N Gordon                                 | Refund of infrastructure bond | \$ 275.00     |
| 17/10/2019  | N D'Angelo                               | Rates refund - overpayment    | \$ 1,312.05   |
| 17/10/2019  | Marbor Holdings Pty Ltd                  | Rates refund - overpayment    | \$ 346.14     |
| 17/10/2019  | J M Moore                                | Rates refund - overpayment    | \$ 448.42     |
| 17/10/2019  | G Calabro                                | Rates refund - overpayment    | \$ 377.03     |
| 17/10/2019  | A J Ewing                                | Refund of infrastructure bond | \$ 2,000.00   |
| 17/10/2019  | Wandoo Building Company                  | Refund of infrastructure bond | \$ 2,000.00   |
| 17/10/2019  | Buildcor Projects Pty Ltd                | Refund of infrastructure bond | \$ 1,650.00   |
| 17/10/2019  | D B McCarthy                             | Refund of infrastructure bond | \$ 500.00     |
| 17/10/2019  | Bird Property Group                      | Refund of infrastructure bond | \$ 1,800.00   |
| 17/10/2019  | S Pham                                   | Refund of infrastructure bond | \$ 2,000.00   |
| 17/10/2019  | C E Clocherty                            | Refund of infrastructure bond | \$ 850.00     |
| 17/10/2019  | R J Reid                                 | Refund of infrastructure bond | \$ 1,075.00   |
| 17/10/2019  | S A Meyer                                | Refund of infrastructure bond | \$ 2,000.00   |
| 17/10/2019  | A T Van Der Meer                         | Refund of infrastructure bond | \$ 1,000.00   |
| 17/10/2019  | QUBE Stirling Street Development Pty Ltd | Refund of infrastructure bond | \$ 3,500.00   |
| 17/10/2019  | Fox United Building Pty Ltd              | Refund of infrastructure bond | \$ 1,800.00   |
| 17/10/2019  | Ranieri Building & Design Pty Ltd        | Refund of infrastructure bond | \$ 2,000.00   |
| 17/10/2019  | M Kinnear                                | Refund of infrastructure bond | \$ 1,750.00   |
| 17/10/2019  | Metrostrata Developments Pty Ltd         | Refund of infrastructure bond | \$ 2,000.00   |
| 17/10/2019  | ANA Building Co Pty Ltd                  | Refund of infrastructure bond | \$ 1,700.00   |
| 17/10/2019  | Dancer Enterprises Pty Ltd               | Refund of infrastructure bond | \$ 12,800.00  |
| 17/10/2019  | Eco Fusion Buildings                     | Refund of infrastructure bond | \$ 2,000.00   |
| 17/10/2019  | Zen Creative                             | Refund of infrastructure bond | \$ 2,350.00   |
| 17/10/2019  | Resinvest Pty Ltd                        | Refund of infrastructure bond | \$ 2,350.00   |
| 17/10/2019  | J L McCauley                             | Refund of infrastructure bond | \$ 1,500.00   |
| 17/10/2019  | D J Bradley                              | Refund of infrastructure bond | \$ 2,000.00   |
| 17/10/2019  | B O Pyett                                | Refund of infrastructure bond | \$ 2,000.00   |
| 17/10/2019  | Enfield Homes                            | Refund of infrastructure bond | \$ 2,025.00   |
| 17/10/2019  | Lukva Pty Ltd - T/as Aquila Homes        | Refund of infrastructure bond | \$ 2,500.00   |
| 17/10/2019  | J Collins                                | Refund of infrastructure bond | \$ 1,500.00   |
| 17/10/2019  | A R Terrell                              | Refund of infrastructure bond | \$ 1,250.00   |
| 17/10/2019  | M Woodley                                | Refund of infrastructure bond | \$ 1,500.00   |
| 17/10/2019  | Hopkins Property (WA) Pty Ltd            | Refund of infrastructure bond | \$ 5,000.00   |
| 17/10/2019  | The Flying Scotsman Hotel                | Refund of infrastructure bond | \$ 1,000.00   |
| 17/10/2019  | D Esam                                   | Refund of infrastructure bond | \$ 1,750.00   |
| 17/10/2019  | TLC Projects                             | Refund of infrastructure bond | \$ 700.00     |
| 17/10/2019  | Tamar Homes (WA) Pty Ltd                 | Refund of infrastructure bond | \$ 1,700.00   |

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| <b>Date</b> | <b>Payee</b>                                        | <b>Description</b>                                                 | <b>Amount</b> |
|-------------|-----------------------------------------------------|--------------------------------------------------------------------|---------------|
| 17/10/2019  | West End Deli                                       | Refund of infrastructure bond                                      | \$ 1,750.00   |
| 17/10/2019  | H Evangel                                           | Refund of infrastructure bond                                      | \$ 2,000.00   |
| 17/10/2019  | S Tempestt                                          | Refund of infrastructure bond                                      | \$ 2,000.00   |
| 17/10/2019  | R L Harch                                           | Refund of infrastructure bond                                      | \$ 850.00     |
| 17/10/2019  | F Sheppard                                          | Refund of infrastructure bond                                      | \$ 1,750.00   |
| 17/10/2019  | Travmatt Construction & Shopfitting                 | Refund of infrastructure bond                                      | \$ 1,800.00   |
| 17/10/2019  | D R Fletcher                                        | Refund of infrastructure bond                                      | \$ 2,000.00   |
| 17/10/2019  | A J McLean                                          | Refund of infrastructure bond                                      | \$ 1,075.00   |
| 17/10/2019  | D Cox                                               | Refund of infrastructure bond                                      | \$ 850.00     |
| 17/10/2019  | CTS Construction Group                              | Refund of infrastructure bond                                      | \$ 7,300.00   |
| 17/10/2019  | Pindan Constructions Pty Ltd                        | Refund of infrastructure bond                                      | \$ 20,000.00  |
| 17/10/2019  | J Clarke                                            | Refund of infrastructure bond                                      | \$ 1,250.00   |
| 17/10/2019  | C Ioppolo                                           | Refund of infrastructure bond                                      | \$ 1,100.00   |
| 17/10/2019  | Forte Physiotherapy                                 | Refund of infrastructure bond                                      | \$ 1,800.00   |
| 17/10/2019  | Jaccra Developments Pty Ltd                         | Refund of infrastructure bond                                      | \$ 1,700.00   |
| 17/10/2019  | Danae Pty Ltd                                       | Refund of infrastructure bond                                      | \$ 1,800.00   |
| 17/10/2019  | Pacific Building Company                            | Refund of infrastructure bond                                      | \$ 2,000.00   |
| 17/10/2019  | Featherstone Trading Pty Ltd                        | Refund of infrastructure bond                                      | \$ 1,500.00   |
| 17/10/2019  | J & C Martino Nominees Pty Ltd t/as Tempo Homes     | Refund of infrastructure bond                                      | \$ 2,000.00   |
| 17/10/2019  | Oswald Homes                                        | Refund of infrastructure bond                                      | \$ 1,800.00   |
| 17/10/2019  | Innova Builders (WA) Pty Ltd                        | Refund of infrastructure bond                                      | \$ 2,000.00   |
| 17/10/2019  | Alpine Coast Enterprises Pty Ltd                    | Refund of infrastructure bond                                      | \$ 1,650.00   |
| 17/10/2019  | Alinta Energy                                       | Electricity and gas charges - various locations                    | \$ 96.30      |
| 17/10/2019  | J Van Den Bok                                       | Expense reimbursement - Lunch for garden competition judging panel | \$ 356.90     |
| 17/10/2019  | SAS Locksmiths                                      | Key cutting and lock maintenance service                           | \$ 706.00     |
| 17/10/2019  | Telstra Corporation Ltd                             | Telephone and internet charges - various locations                 | \$ 399.96     |
| 17/10/2019  | Zipform                                             | Rates notices 19/20 - 2nd instalment                               | \$ 8,227.19   |
| 17/10/2019  | Ellenby Tree Farm Pty Ltd                           | Supply of plants and trees                                         | \$ 550.00     |
| 17/10/2019  | BCITF Building & Construction Industry Training     | Levy collection                                                    | \$ 12,600.50  |
| 17/10/2019  | Department of Mines, Industry Regulation and Safety | Building services levy collection                                  | \$ 13,286.21  |
| 17/10/2019  | Trisley's Hydraulic Services Pty Ltd                | Pool equipment maintenance - BPLC                                  | \$ 198.00     |
| 17/10/2019  | Dial-A-Nappy                                        | Merchandise - BPLC                                                 | \$ 780.00     |
| 17/10/2019  | West-Sure Group Pty Ltd                             | Cash collection services - Admin                                   | \$ 344.85     |
| 17/10/2019  | Flexi Staff Pty Ltd                                 | Temporary staff - various departments                              | \$ 19,196.21  |
| 17/10/2019  | Mont Blanc Group Pty Ltd                            | Refund of infrastructure bond                                      | \$ 275.00     |
| 17/10/2019  | Holcim (Australia) Pty Ltd                          | Refund of infrastructure bond                                      | \$ 22,250.00  |
| 17/10/2019  | Lion Dairy and Drinks (LD&D) Australia Pty Ltd      | Milk supplies - various departments                                | \$ 110.05     |
| 17/10/2019  | Devco Builders                                      | Maintenance and repairs - various locations                        | \$ 1,735.37   |
| 17/10/2019  | Brajovich Demolition & Salvage                      | Refund of infrastructure bond                                      | \$ 1,500.00   |

| <b>Date</b>           | <b>Payee</b>                                   | <b>Description</b>                                        | <b>Amount</b>          |
|-----------------------|------------------------------------------------|-----------------------------------------------------------|------------------------|
| 17/10/2019            | Quality Press                                  | Printing services - flyers and brochures                  | \$ 1,852.98            |
| 17/10/2019            | Department of Transport                        | Vehicle ownership searches                                | \$ 3,012.40            |
| 17/10/2019            | Shop for Shops                                 | Tag supplies - BPLC                                       | \$ 47.70               |
| 17/10/2019            | Action Asbestos Removals                       | Refund of infrastructure bond                             | \$ 2,500.00            |
| 17/10/2019            | Beaufort Street Network Inc.                   | Town team grant - contribution towards insurance premiums | \$ 4,110.00            |
| 17/10/2019            | Westral Home Improvements                      | Refund of infrastructure bond                             | \$ 275.00              |
| 17/10/2019            | BikeMore t/a Jetlane Nominees                  | Purchase of two E-bikes - Rangers                         | \$ 7,647.70            |
| 17/10/2019            | Snags & Sons                                   | Refund of infrastructure bond                             | \$ 1,750.00            |
| 17/10/2019            | Synergy                                        | Electricity and gas charges - various locations           | \$ 17,667.67           |
| 17/10/2019            | Zumba Fitness Patricia Rojo                    | Fitness instructor fees                                   | \$ 620.00              |
| 17/10/2019            | Dale Alcock Homes Pty Ltd                      | Refund of infrastructure bond                             | \$ 3,100.00            |
| 17/10/2019            | Aboriginal Health Council of Western Australia | Refund of infrastructure bond                             | \$ 850.00              |
| 17/10/2019            | Residential Building WA Pty Ltd                | Refund of infrastructure bond                             | \$ 3,675.00            |
| 17/10/2019            | Ian Collins                                    | Refund of infrastructure bond                             | \$ 2,250.00            |
| 17/10/2019            | Eric Preston Pty Ltd                           | Print and mail out - various flyers                       | \$ 1,598.00            |
| 17/10/2019            | Flick Anticimex Pty Ltd                        | Pest control services - various locations                 | \$ 474.53              |
|                       |                                                |                                                           |                        |
|                       |                                                |                                                           | <b>\$ 3,361,960.14</b> |
|                       |                                                |                                                           |                        |
| <b>Payroll</b>        |                                                |                                                           |                        |
| 01/10/2019            | Pay 7                                          |                                                           | \$ 628,290.89          |
| 03/10/2019            | Ad hoc                                         |                                                           | \$ 2,540.30            |
| 15/10/2019            | Pay 8                                          |                                                           | \$ 624,832.93          |
|                       |                                                |                                                           |                        |
| <b>Total Payroll</b>  |                                                |                                                           | <b>\$ 1,255,664.12</b> |
|                       |                                                |                                                           |                        |
| <b>Total Payments</b> |                                                |                                                           | <b>\$ 4,617,624.26</b> |
|                       |                                                |                                                           |                        |
|                       |                                                |                                                           |                        |
|                       |                                                |                                                           |                        |
|                       |                                                |                                                           |                        |
|                       |                                                |                                                           |                        |
|                       |                                                |                                                           |                        |

|                                              |                    |                                         |                                       |                      |
|----------------------------------------------|--------------------|-----------------------------------------|---------------------------------------|----------------------|
| <b>Creditors Report - Payments by Cheque</b> |                    |                                         |                                       |                      |
| <b>24/09/2019 to 21/10/19</b>                |                    |                                         |                                       |                      |
| <b><i>Creditor</i></b>                       | <b><i>Date</i></b> | <b><i>Payee</i></b>                     | <b><i>Description</i></b>             | <b><i>Amount</i></b> |
| 00082543                                     | 25/09/2019         | Aranmore Catholic College               | Donation - Student citizenship policy | \$ 304.00            |
| 00082544                                     | 25/09/2019         | Commissioner of State Revenue           | Refund of ESL rebates                 | \$ 255.09            |
| 00082545                                     | 25/09/2019         | Petty Cash - Library                    | Petty cash recoup                     | \$ 189.50            |
| 00082546                                     | 04/10/2019         | Petty Cash - Beatty Park Leisure Centre | Petty cash recoup                     | \$ 222.85            |
| 00082547                                     | 04/10/2019         | Petty Cash - Finance                    | Petty cash recoup                     | \$ 384.75            |
| <b>Total Nett Cheque Payments</b>            |                    |                                         |                                       | <b>\$ 1,356.19</b>   |

| Creditors Report - Payments by Direct Debit                               |            |                                 |                                                                  |                  |
|---------------------------------------------------------------------------|------------|---------------------------------|------------------------------------------------------------------|------------------|
| 24/09/19 to 21/10/19                                                      |            |                                 |                                                                  |                  |
| Credit Card Transactions for the Period 6 September 2019 - 4 October 2019 |            |                                 |                                                                  |                  |
| Card Holder                                                               | Date       | Payee                           | Description                                                      | Amount           |
| CEO                                                                       | 06/09/2019 | Kmart Online                    | Safety boots for Councillors                                     | \$ 68.00         |
|                                                                           | 06/09/2019 | Kmart Online                    | Refund - Safety boots for Councillors                            | -\$ 68.00        |
|                                                                           | 02/10/2019 | City of Perth                   | Parking - External meeting                                       | \$ 6.06          |
|                                                                           |            |                                 |                                                                  | <b>\$ 6.06</b>   |
| Director Community & Business Services                                    | 17/09/2019 | ASIC                            | Company search                                                   | \$ 9.00          |
|                                                                           | 01/10/2019 | Webjet                          | Return flight to Adelaide - Health training course               | \$ 574.13        |
|                                                                           |            |                                 |                                                                  | <b>\$ 583.13</b> |
| Manager Community Partnerships                                            | 10/09/2019 | DBCA                            | Library magazine subscription                                    | \$ 33.00         |
|                                                                           | 10/09/2019 | Magshop online                  | Library magazine subscription                                    | \$ 79.99         |
|                                                                           | 10/09/2019 | Kalmbach Media                  | Library magazine subscription                                    | \$ 113.81        |
|                                                                           | 10/09/2019 | International transaction fee   | Library magazine subscription                                    | \$ 2.85          |
|                                                                           | 13/09/2019 | Ruby's Patisserie               | Cakes for staff morning tea                                      | \$ 22.90         |
|                                                                           | 16/09/2019 | Officeworks                     | Gloss A4 paper - Local History photographs                       | \$ 88.40         |
|                                                                           | 17/09/2019 | Dyslexia Speld Foundation       | Refund for book                                                  | -\$ 17.00        |
|                                                                           | 25/09/2019 | Officeworks                     | Monitor arm and anti-fatigue floor mat                           | \$ 178.00        |
|                                                                           | 02/10/2019 | Bunnings                        | Supply of storage boxes                                          | \$ 108.87        |
|                                                                           |            |                                 |                                                                  | <b>\$ 610.82</b> |
| Manager Marketing and Communications                                      | 06/09/2019 | Planoly                         | Instagram management tool                                        | \$ 13.22         |
|                                                                           | 06/09/2019 | International transaction fee   | Instagram management tool                                        | \$ 0.33          |
|                                                                           | 10/09/2019 | Mailchimp.com                   | Email campaign                                                   | \$ 368.82        |
|                                                                           | 12/09/2019 | Halloweencostumes.com           | Supply of Halloween costumes                                     | \$ 410.42        |
|                                                                           | 13/09/2019 | Paul Gudgin                     | Staff training - Perth Festival and Event Management Masterclass | \$ 430.00        |
|                                                                           | 17/09/2019 | Total Tools                     | Supply of pedestal fans - North Perth Town Hall                  | \$ 298.00        |
|                                                                           | 17/09/2019 | Wufoo.com                       | Software for creation of online forms                            | \$ 27.81         |
|                                                                           | 17/09/2019 | International transaction fee   | Software for creation of online forms                            | \$ 0.70          |
|                                                                           | 22/09/2019 | Asana.com                       | Subscription - Project management tool                           | \$ 354.32        |
|                                                                           | 22/09/2019 | International transaction fee   | Subscription - Project management tool                           | \$ 8.86          |
|                                                                           | 24/09/2019 | Event and Conference Co Pty Ltd | Conference - Reconciliation Australia 2019                       | \$ 609.00        |
|                                                                           | 24/09/2019 | Shutterstock                    | Image download subscription                                      | \$ 99.00         |

| <b>Card Holder</b>                                | <b>Date</b> | <b>Payee</b>            | <b>Description</b>                                                                                                  | <b>Amount</b>        |
|---------------------------------------------------|-------------|-------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                   | 25/09/2019  | Shade Australia Pty Ltd | Supply of shade umbrellas - North Perth Common                                                                      | \$ 1,968.00          |
|                                                   | 25/09/2019  | Apple iTunes store      | Adobe film package for iPad                                                                                         | \$ 11.99             |
|                                                   | 29/09/2019  | Facebook                | Advertising                                                                                                         | \$ 44.00             |
|                                                   | 30/09/2019  | Facebook                | Advertising                                                                                                         | \$ 180.85            |
|                                                   | 01/10/2019  | Createsend.com          | Email campaign                                                                                                      | \$ 31.02             |
|                                                   |             |                         |                                                                                                                     | <b>\$ 4,856.34</b>   |
|                                                   |             |                         |                                                                                                                     |                      |
| Procurement and Contracts Officer                 | 06/09/2019  | Facebook                | Advertising                                                                                                         | \$ 2.71              |
|                                                   | 17/09/2019  | Facebook                | Advertising                                                                                                         | \$ 44.00             |
|                                                   |             |                         |                                                                                                                     | <b>\$ 46.71</b>      |
|                                                   |             |                         |                                                                                                                     |                      |
| <b>Total Corporate Credit Cards</b>               |             |                         |                                                                                                                     | <b>\$ 6,103.06</b>   |
|                                                   |             |                         |                                                                                                                     |                      |
| <b>Direct Debits</b>                              |             |                         |                                                                                                                     |                      |
| Lease Fees                                        | 01/10/2019  | Neopost 1659932         | Franking machine                                                                                                    | <b>\$ 385.00</b>     |
|                                                   |             |                         |                                                                                                                     |                      |
|                                                   | 01/10/2019  | All Leasing 279258      | Longer life gym equipment                                                                                           | \$ 14,780.48         |
|                                                   | 01/10/2019  |                         | Beatty Park Leisure Centre LED lights                                                                               | \$ 16,729.74         |
|                                                   | 01/10/2019  |                         | Beatty Park Leisure Centre cleaning equipment                                                                       | \$ 1,219.37          |
|                                                   | 01/10/2019  |                         | Beatty Park Leisure Centre cleaning equipment                                                                       | \$ 2,642.54          |
|                                                   | 01/10/2019  |                         | Beatty Park Leisure Centre gym equipment                                                                            | \$ 7,005.20          |
|                                                   | 03/10/2019  |                         | Beatty Park Leisure Centre gym equipment                                                                            | \$ 183.55            |
|                                                   | 01/10/2019  |                         | Beatty Park Leisure Centre gym equipment                                                                            | \$ 1,655.78          |
|                                                   | 01/10/2019  |                         | Beatty Park Leisure Centre gym equipment                                                                            | \$ 3,909.90          |
|                                                   |             |                         |                                                                                                                     |                      |
|                                                   |             |                         | <b>Total All Leasing</b>                                                                                            | <b>\$ 48,126.56</b>  |
|                                                   |             |                         |                                                                                                                     |                      |
|                                                   |             |                         | <b>Total Lease Fees</b>                                                                                             | <b>\$ 48,511.56</b>  |
|                                                   |             |                         |                                                                                                                     |                      |
| Loan Repayments                                   |             | Treasury Corporation    | Department Sport and Recreation Building, Loftus Centre, Loftus Underground Car Park and Beatty Park Leisure Centre | <b>\$ 150,005.89</b> |
|                                                   |             |                         |                                                                                                                     |                      |
| Bank Fees and Charges                             |             | Commonwealth Bank       | Bank fees                                                                                                           | <b>\$ 54,486.44</b>  |
|                                                   |             |                         |                                                                                                                     |                      |
| <b>Total Direct Debits including Credit Cards</b> |             |                         |                                                                                                                     | <b>\$ 259,106.95</b> |

|             |                                                                              |
|-------------|------------------------------------------------------------------------------|
| <b>11.4</b> | <b>LATE REPORT: FLOREAT ATHENA FOOTBALL CLUB INC. - LEASE - FINAL REPORT</b> |
|-------------|------------------------------------------------------------------------------|

REPORT TO BE ISSUED PRIOR TO ORDINARY MEETING OF COUNCIL – 12 NOVEMBER 2019.

**12 CHIEF EXECUTIVE OFFICER****12.1 CITIES POWER PARTNERSHIP****TRIM Ref:** D19/149856**Author:** Sara Orsi, Sustainability Officer**Authoriser:** John Paton, Executive Manager - Office of the CEO**Attachments:** 1. Cities Power Partnership 2019 Information for Councils  **RECOMMENDATION:****That Council:**

1. **ENDORSES** the City of Vincent joining the Climate Council's national Cities Power Partnership; and
2. **NOTES** that the Mayor will write to the CEO of the Climate Council confirming the City of Vincent's participation in the Cities Power Partnership.

**PURPOSE OF REPORT:**

To consider a invitation from the Climate Council to participate in the national Cities Power Partnership program.

**BACKGROUND:**

The Cities Power Partnership program (CPP) was launched in July 2017 by the non-profit and independent Climate Council with 35 select councils around Australia invited to participate in round 1. Round 2 in January 2018 resulted in the number of participant councils increasing to 70.

Currently, Perth participating councils are Fremantle, Canning, Bassendean and Swan with a large proportion of Councils being from the eastern states. A new round of Councils including the City of Vincent have been selected by the Climate Council to be invited to participate in the current round of program participation, which closes at the end of November (see **Attachment 1**).

**DETAILS:**

The Climate Council is Australia's leading climate communications organisation. To date the Climate Council has produced 112 reports on climate impacts and solutions and was the number one organisation communicating on climate change nationally in 2018.

The benefits to joining the CPP include the opportunity for participants to be profiled in national and local media and to the organisation's 200,000 members and supporters. Councils receive access to a national knowledge hub to assist with the implementation of emission reduction projects and are buddied with other participant councils to knowledge share. Access is provided to domestic and international experts, community energy groups and events with other local leaders. In addition, Councils gain access to a free data analytics online platform that will measure the financial savings of specific projects.

Participating organisations that join the partnership have 6 months to choose five pledge actions for implementation, within the areas of renewable energy, efficiency, transport and advocacy. The City already has a minimum of five actions identified in the Implementation Plan of the Sustainable Environment Strategy 2019-2024 that correspond with pledge actions of the program as per the table below:

|                                    |                                                                                                                               |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Energy Efficiency</b>           | Roll out energy efficient lighting across the municipality.                                                                   |
| <b>Renewable Energy</b>            | Install renewable energy (solar PV and battery storage) on council buildings.                                                 |
| <b>Transport</b>                   | Ensure Council fleet purchases meet strict greenhouse gas emissions requirements and support the uptake of electric vehicles. |
| <b>Transport</b>                   | Support cycling through provision of adequate cycle lanes, bike parking and end-of-ride facilities.                           |
| <b>Work Together and Influence</b> | Set up meetings and attend events to work with other cities on tackling climate change.                                       |

Participating Council's reporting requirements on project progress is every six months via the Climate Council's online survey and evidence of work towards the pledge items is required. This work is completed by the participating Council's designated representative for the program and in this case would be the City's Sustainability Officers. A formal letter from the Mayor to the Climate Council's CEO is all that is required to confirm program participation.

#### **CONSULTATION/ADVERTISING:**

Nil

#### **LEGAL/POLICY:**

Nil

#### **RISK MANAGEMENT IMPLICATIONS:**

LOW            There are no risks if the City does not join the Cities Power Partnership, however there are significant benefits associated with participating.

#### **STRATEGIC IMPLICATIONS:**

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

##### Enhanced Environment

*We have improved resource efficiency and waste management.*

##### Accessible City

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.*

##### Innovative and Accountable

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

#### **SUSTAINABILITY IMPLICATIONS:**

Program participation is consistent with the Implementation Plan of the Sustainable Environment Strategy 2019-2024.

#### **FINANCIAL/BUDGET IMPLICATIONS:**

There are no joining or subscription fees, so no additional financial implications for the City associated with joining the Cities Power Partnership.





**CITIES POWER  
PARTNERSHIP**



# CITIES POWER PARTNERSHIP

2019 Information for councils



[climatecouncil.org.au](http://climatecouncil.org.au)

---

## Cities Power Partnership

[cpp@climatecouncil.org.au](mailto:cpp@climatecouncil.org.au)  
[citiespowerpartnership.org.au](http://citiespowerpartnership.org.au)

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# A National Program for 2019

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# Executive Summary

**Australia is on the frontline of climate change and its impacts.**

We continue to swelter through record breaking heat, lengthening bushfire seasons, worsening coastal flooding and supercharged storms. Meanwhile, the national energy debate is reaching fever pitch, with renewable energy lambasted by our nation's political and industry leaders as unreliable and unaffordable, whilst "clean coal" technology and gas expansion is being promoted as Australia's future energy solution. As climate impacts worsen and government action stagnates, the window of opportunity to limit the warming of the planet is rapidly closing.

Throughout all of these challenges, local heroes have quietly been getting on with the job. Cities and towns across Australia are surging ahead with emissions reduction plans, switching to cleaner energy and building greener, efficient and more resilient communities. The Cities Power Partnership (CPP) elevates and accelerates this action across the country. We know that transforming the way cities use and generate energy alone has the potential to deliver 70% of the total emissions reductions needed to stay on track for the 2 degrees limit set under the Paris Agreement.

The CPP engages with towns and cities, via local councils, throughout Australia and incentivises councils to increase renewable energy and energy efficiency, improve transport and engage in advocacy. Members are also given access to a national knowledge hub and a project assessment and tracking tool. They are buddied with other cities to knowledge share, visited by domestic and international experts, connected with community energy groups and celebrated at events with other local leaders. We also showcase the incredible achievements of cities in national, local and social media to millions and share their successes with our community of over 200,000 members and supporters.

**"Cities and towns across Australia are surging ahead with emissions reduction plans"**



**\$102m**

**worth of  
media.**

**448m**

**cumulative  
audience.**

**112**

**reports.**

## The Climate Council

The Climate Council is Australia's leading climate communications organisation. To date the Climate Council has produced 112 reports on climate impacts and solutions and was the number one organisation communicating on climate change nationally in 2018.

The Climate Council brings a unique set of skills that enable us to build and deliver the Cities Power Partnership program and ensure that it differs from existing programs for local councils. The Climate Council has significant media reach, generating nearly \$102 million worth of media, reaching a cumulative audience of 448 million. This media reach is a key incentive for cities to join the program as well as working to strengthen public support across the country for climate action at the local level.

In addition, the Climate Council hosts a wealth of leading experts in climate impacts and renewable energy solutions whose technical knowledge is key to helping local councils to implement emissions reduction measures.

The Climate Council also uses its national status and the credibility of its Climate Councillors to connect councils across the country with community energy groups and local organisations who can help councils to implement energy efficiency and renewable energy measures quickly and effectively, as well as assist with accessing funding and incentives for councils to act.

## The Challenge

Global heat records have been broken again, with the past four years being the hottest years on record. In Australia, 2018 was the third hottest year on record, and nine of the ten hottest years on record have occurred since 2005. Australians continue to swelter through record breaking heat, lengthening bushfire seasons, worsening coastal flooding and supercharged storms.

The emission of greenhouse gases from the burning of fossil fuels like coal, oil and gas, are driving these dramatic changes of the climate system and need to be drastically reduced. However, the window of opportunity to limit the warming of the planet and its catastrophic impacts is rapidly closing and governments are struggling to meet this challenge at the pace required.

## Local Champions

In the face of these challenges local champions have emerged.

Around the world and across Australia, towns and cities of all shapes and sizes are getting on with the job. They are surging ahead with emissions reduction plans, switching to cleaner energy and building greener, efficient and more resilient communities. From booming urban centres to small rural townships, local governments and groups of determined residents have been energy and climate trailblazers in many ways. Towns and cities can shape how land is used, investments are made and millions of dollars worth of renewable energy is rolled out. They can influence how new homes and businesses are built, determine the ways in which hundreds of thousands of residents will travel each day and band together to lobby for much needed state and federal policy change. Transforming the way cities use and generate energy alone has the potential to deliver 70% of the total emissions reductions needed to stay on track for the 2 degrees limit set under the Paris Agreement (IEA 2016).

**"Local governments and groups of determined residents have been energy and climate trailblazers in many ways."**



## 4 Cities Power Partnership





# 100

**Member  
councils &  
growing.**

# 300+

**Towns  
and cities  
represented.**

# 10m

**Australians  
represented.**

## A Snapshot of the Cities Power Partnership

The Climate Council's Cities Power Partnership (CPP) seeks to celebrate and accelerate the emission reduction and clean energy successes of Australian towns and cities to date. We are calling on Mayors, Councilors and communities to take the next step towards a sustainable, non-polluting energy future by joining the CPP.

The CPP launched mid 2017, along with a Climate Council cities report authored by some of Australia's leading experts, a brand new CPP website and a media campaign featuring the 35 trailblazing councils who joined the partnership in round 1.

A round 2 launch in January 2018 saw us grow to 70 members, representing 8 million Australians and making us the largest climate action program for local government in the country. Round 3 launched in late 2018 and brought the CPP up to 100 local government areas. We now represent more than 300 towns and cities and rural shires across all Australian states and territories. See Appendix C for member list.

### The CPP launch broke Climate Council media coverage records

The CPP media launch was held at the Mt Majura Solar Farm in the ACT and featured Climate Councilor Professor Tim Flannery, Climate Council CEO Amanda McKenzie, ACT Environment Minister Shane Rattenbury MLC and Lane Crockett, Head of Renewable Infrastructure, Impact Investment Group.

A record breaking coverage of 8 front pages, 250+ broadcast media items and 210+ print & online items. Each of the attending Mayors and Councilors and council communications teams received a comprehensive media kit including:

- › Tailored media hits report,
- › Certificate ceremony photos with Professor Tim Flannery,
- › Mayoral test drive photos of the CPP branded Tesla electric cars,
- › Individual interviews to camera explaining reasons for joining the Cities Power Partnership and what Council hopes to achieve,
- › Drone footage of the Mt Majura solar farm tour,
- › Parliament house media stop video footage

Participating councils who join the partnership have 6 months to select 5 key actions from the partnership pledge ranging from renewable energy, efficiency, transport and advocacy (see Appendix A for full pledge list and Appendix B for pledge examples).

### Future applications

Please contact us at [cpp@climatecouncil.org.au](mailto:cpp@climatecouncil.org.au) to find out how your council can join the program

6 Cities Power Partnership

# How the Cities Power Partnership Works



## Become a Power Partner

### **Act:**

Councils sign up to be a Power Partner.

### **Knowledge:**

Partners get exclusive access to the extensive online knowledge hub, webinars and Power Analytics tool.

### **Connect:**

Each Power Partner is buddied with other local councils to knowledge share throughout the year.

### **Profile:**

Power partners are profiled in national and local media, online and to our 200,000 members and supporters.

2

## Power Up

### Act:

Partners have 6 months to select 5 key actions from the partnership pledges ranging from renewable energy, efficiency, transport and advocacy. They must identify a point of contact within council who will liaise with the Climate Council and work to implement their actions. Pledges are submitted by each partner and profiled online.

### Knowledge:

Partners will have ongoing access to the knowledge hub, reporting tool, webinars with domestic and international experts as well as communications and advocacy training where required.

### Connect:

Power Partners will be buddied within & across state borders to deepen knowledge sharing across joint project areas of interest. Councils can also be connected with their local community energy group and relevant local organisations who can help with implementation of emission reduction actions. Councils who are already leading will play an important knowledge sharing role with other partners.

### Incentives:

Power Partners will be assisted with applications for project funding, third party grants and renewable energy incentives as they become available.

### Profile:

Power partners and their local success stories will be profiled in the media by our dedicated CPP team Media Advisors working with Council communications teams. Climate Councillors will travel to a range of communities across Australia to engage in community events and talk to councils.

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## Power On

### Act:

Partners report on progress against key actions in a 6 monthly survey, following the submission of their 5 pledge items.

### Knowledge:

Partners access local and international knowledge and inspiration at various Roundtables.

### Connect:

Partners are brought together to celebrate the high achieving towns and cities at the Power Partners Summit.

### Profile:

Success stories are continually celebrated in the media. The CPP annual awards, recognise & celebrate best practice project outcomes, collaborations and individual contributions. Climate Councillors travel to a range of Australian communities, as more towns and cities become Power Partners and lead the switch to non-polluting energy across the country.

## 8 Cities Power Partnership

## What Does Success Look Like?

By the end of 2018, the Cities Power Partnership generated more than 2100 media items and at 100 members and growing, is now the largest climate action program for local government in the country.

The Power Partners are supported to implement their pledge items through webinars with topic experts, access to shared project data via the knowledge hub and networking with their peers through the CPP buddying program.



# Frequently Asked Questions

## **When did the Cities Power Partnership launch?**

It launched in July 2017. This launch included the launch of the CPP website, the Local Government Action research report, a media and stakeholder launch which showcased the 35 towns and cities who had already pledged and a national media campaign.

A round 2 launch was held in January 2018 to welcome a further 30 councils joining in the latter half of 2018, bringing the total to 100 councils in every state and territory.

## **Can the broader community nominate their town or city to be part of the Cities Power Partnership?**

Yes. Nominations can easily be made through the website at [citiespowerpartnership.org.au/nominate/](http://citiespowerpartnership.org.au/nominate/). Tell us why you think your council or any other would be a good fit and if you have recommended points of contact within councils, either staff or elected representatives, we're all ears.

## **How do community energy organisations get involved?**

We are actively reaching out to community energy organisations across the country to get involved. The Cities Power Partnership wants to profile and connect community energy groups with councils involved in the partnership. There is an action pledge under "Work Together and Influence" for councils to strive to "support community energy groups with their community energy initiatives". This connection is vital to help councils achieve success as community energy groups and the community more broadly can provide on the ground support, including workshops and modelling, to help councils achieve their energy and sustainability commitments.

## **What if a town or city is already leading in renewable energy and sustainability, what does their city get out of joining the partnership?**

Cities leading the way play an essential role in the partnership. They share their knowledge with other cities, their successes are celebrated to an audience of millions to inspire others and they will have access to resources and incentives to help them to continue to lead.

Many trailblazing cities who are already leading will have some of their existing initiatives counted towards their power partnership pledge.

## Appendix

### Appendix A: The Partnership Action Pledges

Participating councils who join the partnership will have 6 months to select 5 key actions from the options below.

#### Renewable Energy



1. Develop supportive planning laws to encourage residents and industry to adopt renewable energy.



2. Use council resources to support the uptake of renewable energy



3. Install renewable energy (solar PV and battery storage) on council buildings.



4. Support community facilities to access renewable energy through incentives, support or grants.



5. Power council operations by renewable energy, and set targets to increase the level of renewable power for council operations over time.



6. Provide incentives and/or remove barriers to encourage local businesses to take up solar power and battery storage.



7. Support local community renewable energy projects, and encourage investment in community energy.

### Energy Efficiency

- |                                                                                                                                                                                                             |                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>8.</b> Opening up unused council managed land for renewable energy.</p>                                             |  <p><b>1.</b> Set minimum energy efficiency benchmarks for all planning applications.</p>                                                                |
|  <p><b>9.</b> Facilitate large energy users collectively tendering and purchasing renewable energy at a low cost.</p>      |  <p><b>2.</b> Adopt best practice energy efficiency measures across all council buildings, and support community facilities to adopt these measures.</p> |
|  <p><b>10.</b> Set minimum renewable energy benchmarks for new developments.</p>                                           |  <p><b>3.</b> Roll out energy efficient lighting across the municipality.</p>                                                                            |
|  <p><b>11.</b> Electrify public transport systems and fleet vehicles and power these by 100% renewable energy.</p>         |  <p><b>4.</b> Provide incentives for energy efficient developments and upgrades to existing buildings.</p>                                               |
|  <p><b>12.</b> Lobby electricity providers and state government to address barriers to local renewable energy uptake.</p> |  <p><b>5.</b> Incentivise use of energy efficient heating and cooling technologies.</p>                                                                |
|  <p><b>13.</b> Identify opportunities to turn organic waste into electricity.</p>                                        |  <p><b>6.</b> Create a green revolving energy fund to finance energy efficiency projects</p>                                                           |
|  <p><b>14.</b> Implement landfill gas methane flaring or capture for electricity generation.</p>                         |                                                                                                                                                                                                                                           |
|  <p><b>15.</b> Create a revolving green energy fund to finance renewable energy projects.</p>                            |                                                                                                                                                                                                                                           |



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## Sustainable Transport

1.  Ensure Council fleet purchases meet strict greenhouse gas emissions requirements and support the uptake of electric vehicles.
2.  Provide fast-charging infrastructure throughout the city at key locations for electric vehicles.
3.  Encourage sustainable transport use such as public transport, walking and cycling through council transport planning and design.
4.  Ensure that new developments are designed to maximize public and active transport use, and support electric vehicle uptake.
5.  Support cycling through provision of adequate cycle lanes, bike parking and end-of-ride facilities.
6.  Reduce or remove minimum car parking requirements for new housing and commercial developments where suitable public transport alternatives exist.
7.  Lobby state and federal governments to increase sustainable transport options
8.  Create disincentives for driving high emitting vehicles.
9.  Convert council waste collection fleet to hydrogen or electric power.

## Work Together and Influence

1.  Set city-level renewable energy or emissions reduction targets.
2.  Lobby state and federal government to address barriers to the take up of renewable energy, energy efficiency and/or sustainable transport.
3.  Set up meetings and attend events to work with other cities on tackling climate change.
4.  Develop education and behaviour-change programs to support local residents and businesses to tackle climate change through clean energy, energy efficiency and sustainable transport.
5.  Lobby for state and federal support for a just transition away from coal-driven industry for local workers and the community.
6.  Develop procurement policy to ensure that the practices of contractors and financiers align with council's renewable energy, energy efficiency and sustainable transport goals.
7.  Support the local community to develop capacity and skills to tackle climate change.
8.  Support local community energy groups with their community energy initiatives.
9.  Achieve 100% divestment from fossil fuel aligned investments at the earliest possible date.



## Appendix

### Appendix B: Pledge Examples

#### Renewable energy

| Action                                                                                                     | Examples                                                                                                                                      | Link                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Install renewable energy (solar PV and battery storage) on council buildings</b>                        | Bathurst Council installed solar systems across nine council buildings                                                                        | <a href="https://www.bathurst.nsw.gov.au/environment/energy-sustainability/solar-power-on-council-buildings.html">https://www.bathurst.nsw.gov.au/environment/energy-sustainability/solar-power-on-council-buildings.html</a>                     |
| <b>Facilitate large energy users collectively tendering and purchasing renewable energy at a low cost.</b> | The Melbourne Renewable Energy Project involves bringing together a number of large energy users to collectively tender for renewable energy. | <a href="https://www.melbourne.vic.gov.au/business/sustainable-business/mrep/Pages/melbourne-renewable-energy-project.aspx">https://www.melbourne.vic.gov.au/business/sustainable-business/mrep/Pages/melbourne-renewable-energy-project.aspx</a> |

#### Energy efficiency

| Action                                                                            | Examples                                                                                                                                                                                                                                                            | Link                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Roll out energy efficient lighting across the municipality.</b>                | Wingecarribee Shire Council - participation in Lighting the Way Streetlighting upgrade                                                                                                                                                                              | <a href="http://media.wsc.nsw.gov.au/council-and-endeavour-energy-roll-out-street-light-upgrade/">http://media.wsc.nsw.gov.au/council-and-endeavour-energy-roll-out-street-light-upgrade/</a>                                           |
| <b>Create a green revolving energy fund to finance energy efficiency projects</b> | Penrith City Council Sustainability Revolving fund has supported 42 projects to the value of more than \$1.5 million. Combined these projects result in savings of almost \$600,000 each year, along with abatement of more than 3,100 tonnes of CO <sub>2</sub> e. | <a href="https://www.penrithcity.nsw.gov.au/Documents/Waste-and-Environment/Sustainability-Revolving-Fund-Guidelines/">https://www.penrithcity.nsw.gov.au/Documents/Waste-and-Environment/Sustainability-Revolving-Fund-Guidelines/</a> |

Sources: IEA 2016; IRENA 2016

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## Sustainable transport

| Action                                                                                                                        | Examples                                                           | Link                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ensure Council fleet purchases meet strict greenhouse gas emissions requirements and support the uptake of electric vehicles. | Charge Together initiative                                         | <a href="https://www.chargetogether.com/about-the-program">https://www.chargetogether.com/about-the-program</a>                                                                                                                                             |
| Provide fast-charging infrastructure throughout the city at key locations for electric vehicles.                              | Regional 3 Council Program Waverley, Woollahra & Randwick Councils | <a href="http://www.waverley.nsw.gov.au/top_link_pages/news_and_media/council_news/news/a_nsw_first_for_electric_vehicle_owners">http://www.waverley.nsw.gov.au/top_link_pages/news_and_media/council_news/news/a_nsw_first_for_electric_vehicle_owners</a> |

## Work together and influence

| Action                                                                              | Examples                                                                                                                         | Link                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Set city-level renewable energy or emissions reduction targets.                     | Darebin has set a target of zero net carbon emissions across Darebin by 2020 and released the first ever Climate Emergency Plan. | <a href="https://www.bathurst.nsw.gov.au/environment/energy-sustainability/solar-power-on-council-buildings.html">https://www.bathurst.nsw.gov.au/environment/energy-sustainability/solar-power-on-council-buildings.html</a> |
| Support the local community to develop capacity and skills to tackle climate change | Hepburn Shire and ZNet Hepburn Shire created the 10 year Community Transition Plan                                               | <a href="https://z-net.org.au/hepburn/">https://z-net.org.au/hepburn/</a>                                                                                                                                                     |

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## Cities Power Partnership

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[citiespowerpartnership.org.au](http://citiespowerpartnership.org.au)

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**12.2 LEASE OF 246 VINCENT STREET, LEEDERVILLE TO MINISTER FOR WORKS - DEPARTMENT OF LOCAL GOVERNMENT, SPORT AND CULTURAL INDUSTRIES**

**TRIM Ref:** D19/160814

**Author:** Meluka Bancroft, Executive Manager Corporate Strategy and Governance

**Authoriser:** David MacLennan, Chief Executive Officer

**Attachments:**

1. Plan of lease area and car parking bays [↓](#) 
2. Minister for Works' lease proposal dated 1 November 2019 [↓](#) 
3. Valuation for 246 Vincent Street, Leederville - Confidential

**RECOMMENDATION:**

**That Council:**

1. **APPROVES** a variation and extension of the City's lease to the Minister for Works for the office building located at 246 Vincent Street, Leederville, on the following key terms:
  - 1.1 **Term:** 10 years commencing 22 December 2019;
  - 1.2 **Option term:** 5 years commencing 22 December 2029;
  - 1.3 **Rent:** \$300 per square meter per annum, equating to \$754,800 per annum excluding GST;
  - 1.4 **Rent review:** Annual rent increase of 3 per cent, market rent review at the commencement of the option term;
  - 1.5 **Lease Area:** Office building (area of 2,516m<sup>2</sup>), including the basement carpark, and surrounding garden and outdoor areas, as shown in the plan at Attachment 1;
  - 1.6 **Outgoings:** Lessee to pay the estimated outgoings for each financial year via monthly instalments. The outgoings include the building insurance premium, management agency fees (up to 3 per cent of the annual rent), auditing of the outgoing statements, pest inspections and treatment, gardening and landscaping costs, utility and service costs, maintenance and repair of the premises including the plant and equipment, security costs, car park maintenance and repair costs, rubbish disposal and the emergency services levy;
  - 1.7 **Capital / structural works:** City to undertake at its cost;
  - 1.8 **Managing agent:** City to appoint a commercial managing agent, to be agreed with the lessee;
  - 1.9 **Permitted use:** Office;
  - 1.10 **Indemnification:** Lessee to indemnify the City against all costs and claims arising in respect to the premises;
  - 1.11 **Car parking licence:** Lessee may use the 21 secured car bays within the Leederville Oval Carpark between 7.30am and 5.30pm Monday to Friday for staff parking, and the 10 visitor bays within the Leederville Oval Carpark between 7.30am and 5.30pm Monday to Friday for visitor parking, as shown in the plan at Attachment 1;
  - 1.12 **Car parking fee:** 23 secure basement car bays - \$225 per month per bay  
21 secure car bays - \$125 per month per bay  
This equates to \$93,600 per annum, indexed by CPI; and
  - 1.13 **Incentive:** 40 per cent, equates to \$3,019,840 over the 10 year lease term.  
The incentive is applied against the rent, with up to \$1.6 million to be allocated towards the lessee's fit out (but not to be paid prior to 30 June 2020), with the balance to be amortised evenly over the remainder of the lease term;

2. **Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, AUTHORISES the Mayor and Chief Executive Officer to affix the common seal and execute the Deed of Variation and Extension of Lease to effect the variation and extension of lease in recommendation 1. above; and**
3. **NOTES that the following capital works will be undertaken at the City's cost in the 2020/21 and 2021/22 financial years, , subject to finalisation of the scope of the works, prioritisation of the works in consultation with the Minister for Works and funding being secured in the relevant budgets:**
  - 3.1 **upgrade and refurbishment of the bathroom facilities;**
  - 3.2 **upgrade of the ground floor tea preparation area;**
  - 3.3 **upgrade of the internal façade and lighting of the lift;**
  - 3.4 **upgrade of the end of trip facilities, including the installation of more lockers in the bathrooms;**
  - 3.5 **replacement of all lights with LED lights; and**
  - 3.6 **installation of solar panels.**

#### **PURPOSE OF REPORT:**

To consider granting a new lease of the office building at 246 Vincent Street, Leederville (Premises) to the Minister for Works for use by the Department of Local Government, Sport and Cultural Industries (Department).

#### **BACKGROUND:**

The office building is located on a portion of Leederville Oval, which is on Crown Reserve 3839. The reserve is vested in the City for the purpose of recreation, office and administration. In 2001 the City was awarded the tender from the State Government to construct an office building for the Department of Sport and Recreation. At the Ordinary Meeting of Council held on the 13 May 2003 Council approved the construction of the office building on the reserve.

On 2 October 2003 the Western Australian Planning Commission granted approval for the construction of the office building (Approval No. 33-50026-2) subject to the following condition:

- '1) *The approved office building shall be used only for purposes associated directly with the management and administration of sport and recreation activities in Western Australia.*

In order for the City to lease the building to another tenant condition 1 would need to be amended.

The City borrowed \$6.5 million from the Western Australian Treasury Corporation to fund the construction of the building, with a fixed interest rate for a period of 25 years. In calculating the loan repayment period it was assumed that the Minister for Works would lease the building for at least 20 years.

At the Ordinary Meeting of Council held on the 26 August 2003 (Item 10.4.2), Council granted a lease to the Minister for Works commencing on the 22 December 2004 (Lease). The Lease term was for an initial term of fifteen years, expiring on the 21 December 2019. The key Lease terms are:

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Initial Term | 15 years                                                                                                                       |
| Option Terms | 3 terms of 5 years each                                                                                                        |
| Lease Area   | 2,516m <sup>2</sup> – including the office building, basement carpark, secured carpark, 10 visitor bays and surrounding garden |
| Rent         | \$414,000 per annum                                                                                                            |
| Rent Review  | 3% increase per annum                                                                                                          |
| Outgoings    | To be paid by the lessee                                                                                                       |

The Minister for Works has not exercised the first option term, which means the current Lease will expire on the 21 December 2019.

**DETAILS:**

The Minister for Works and Administration have agreed on the terms of a new lease, as detailed in the lease proposal at **Attachment 2**. The new lease is generally consistent with the terms of the current lease, other than the rent and the use of the car parking bays.

The plan at **Attachment 1** shows the revised lease area. The 21 secure car parking bays and the 10 visitor bays have been removed from the lease area so they are available for use by the public outside of business hours (7.30am – 5.30pm Monday to Friday) and on weekends. The Department can use the 21 secured bays for staff parking and the 10 visitor bays for visitor parking during business hours Monday to Friday.

**CONSULTATION/ADVERTISING:**

As the Department is a state government agency providing public notice of the proposed lease is not a statutory requirement.

**LEGAL/POLICY:**

The *Local Government Act 1995* section 3.58 - Disposing of Property, provides that a local government can only dispose of property (which includes to lease) in accordance with section 3.58(3) unless the disposition falls within the scope of section 3.58(5), which includes:

“(d) Any other disposition that is excluded by regulations from the application of this section.”

In accordance with Section 3.58(5), Regulation 30 of the *Local Government (Functions and General) Regulations 1996* provides a range of dispositions that are exempt from the application of Section 3.58 of the Act, including dispositions to:

“(2)(c)(ii) A department, agency, or instrumentality of the Crown in the right of the State or the Commonwealth.”

The Department is a state government agency and therefore it is not necessary for the City to comply with section 3.58.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** The Department has leased the building since 2004 in accordance with the terms of the lease. The new lease provides the City with a reduced financial return, but provides long term security for the City in respect to the use of the premises. Therefore extending the lease to the Department is considered low risk for the City.

**STRATEGIC IMPLICATIONS:**

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

Connected Community

*Our community facilities and spaces are well known and well used.*

Thriving Places

*Our physical assets are efficiently and effectively managed and maintained.*

Innovative and Accountable

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

**SUSTAINABILITY IMPLICATIONS:**

The City is undertaking a Commercial Building Disclosure assessment, which includes a TLA and NABERS assessment. The purpose of this assessment is to improve energy efficiency. The City is also proposing to replace all lights with LED lights and install solar panels, which will reduce electricity use.

**FINANCIAL/BUDGET IMPLICATIONS:**

The proposed rent of \$300 per square metre equates to an annual rent of \$754,800. The 40 per cent incentive means the effective annual rent the City would receive is \$452,880 per annum. The City will also receive income from the car parking bays totalling \$93,600 per annum. Therefore the annual income the City would receive from the Premises would be approximately \$546,480.

Over the 10 year lease term the incentive would equate to approximately \$3.02 million. It is proposed that the City would pay up to \$1.6 million of the incentive towards the fit out, and that would be paid towards the commencement of the lease term, but not before 30 June 2020.

The rent based on the current lease as at the expiry of the lease (21 December 2019) would be \$644,996. Therefore the City will receive approximately \$1 million less than if the current lease was extended for a further 10 years. It is considered that the market conditions have changed since the original rent was agreed with the Minister for Works, and on that basis it is not possible for the City to secure the same rent.

Administration received a market valuation for the premises in September 2018, at **Attachment 3**. The market valuation indicates that the effective annual rent the City could expect to receive would be about \$640,000 per annum.

The Department has requested the City to undertake capital upgrade works during the first few years of the new lease term to modernise the premises. The estimated cost of these works is \$750,000. The works are proposed to be undertaken in the 2020/21 and 2021/22 financial years, which provides the City with time to finalise the scope of these works and include the works in the relevant budgets.

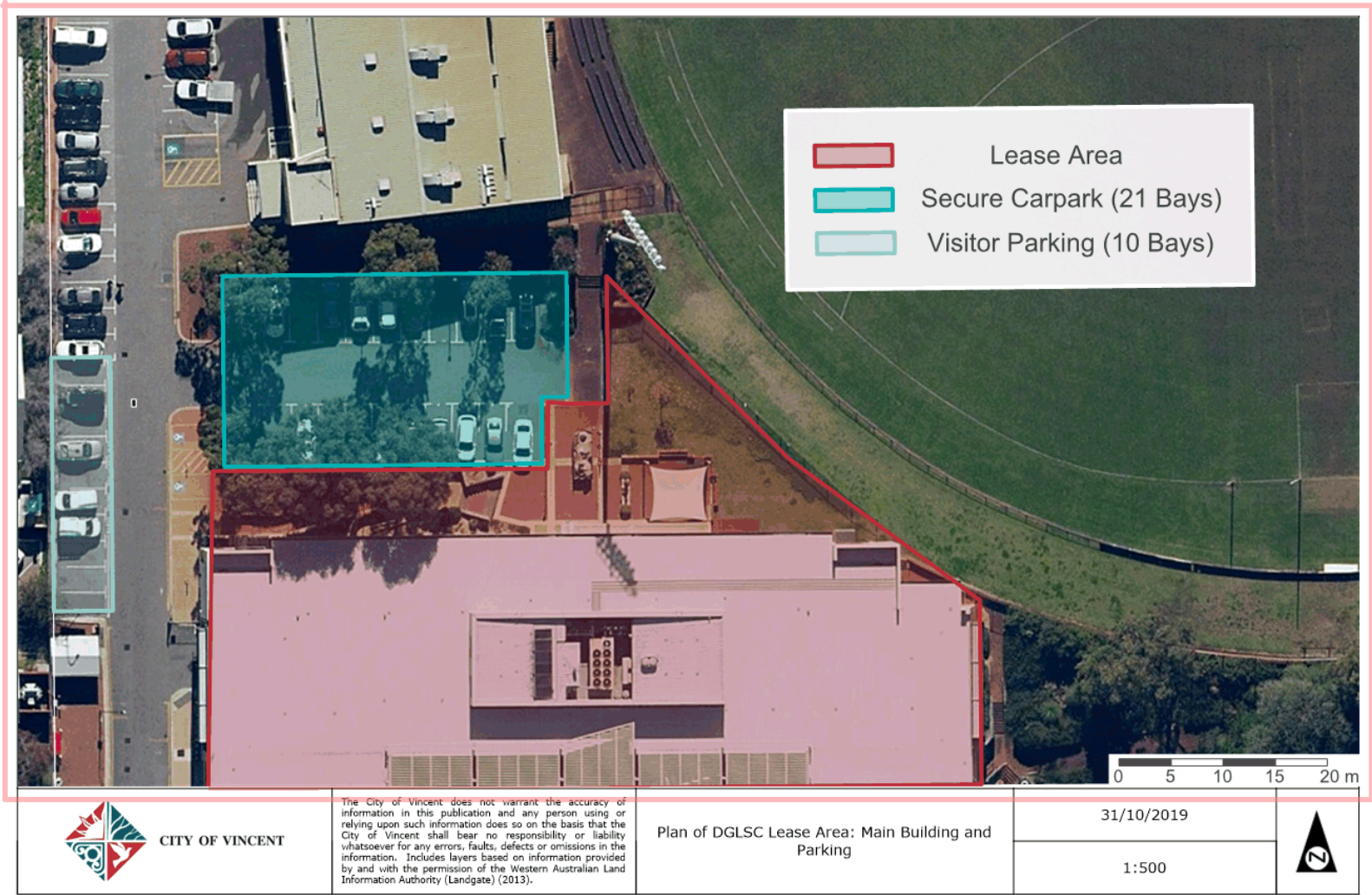
All other costs associated with the premises, including the building insurance premium, management agency fees (up to 3 per cent of the annual rent), auditing of the outgoing statements, pest inspections and treatment, gardening and landscaping costs, utility and service costs, maintenance and repair of the premises including the plant and equipment, security costs, car park maintenance and repair costs, rubbish disposal and the emergency services levy, are payable by the Minister for Works.

It is noted that some general maintenance works have been requested during the first year of the new lease, including internal painting. These costs are payable by the Minister for Works pursuant to the current lease and therefore will be recouped from the Minister for Works via the monthly outgoing instalments.

**COMMENTS:**

The proposed lease provides the City with reduced financial return and requires the City to pay up to \$1.6 million at the commencement of the lease term (but not before 30 June 2020). Due to the change in office accommodation market conditions and the restriction on the use of this building, entering into a new long term lease with the Minister for Works is the best option for the City.







**1 November 2019**

Meluka Bancroft  
Executive Manager, Corporate Strategy and Governance  
City of Vincent  
PO Box 82,  
LEEDERVILLE, WA 6902

Dear Meluka

**LEASE: MINISTER FOR WORKS  
WHOLE BUILDING, 246 VINCENT STREET, LEEDERVILLE**

I refer to your emailed counter-response dated 31 October and accordingly my client has instructed me to respond as follows.

Details are outlined below:

1. Landlord : City of Vincent;
2. Tenant : Minister for Works;
3. Leased Premises : Whole Building located at 246 Vincent Street, Leederville and having the rent and outgoings paid over a net lettable area of 2,516 sqm;
4. Lease Term : Ten (10) years;
5. Option Period : One Option term for a further five years;
6. Lease Commencement Date : 22<sup>nd</sup> December 2019.
7. Proposed Net Rental : \$300 per sqm p.a.;
8. Net Rental Reviews : Annual reviews of 3% p.a.  
Market review (no ratchet) on commencement of the option period;
9. Estimated Outgoings : As per existing lease (currently estimated to be \$50.91/sqm).
10. Proposed Use : Office;

**Address:** PO Box 696, Claremont WA 6910 **Mobile:** 0419 985 246 **Email:** [charles@acumencp.com.au](mailto:charles@acumencp.com.au)

Vangolo Investments Pty Ltd trading as Acumen Corporate Property  
(ABN:26 978 659 438)



11. Car Parking : 23 single secure basement car bays @ \$225 pcm per bay = \$62,100 per annum plus GST
- 21 single secure car park bays @ \$125 pcm per bay = \$31,500 per annum plus GST., for use by staff during business hours (7.30am – 5.30pm) Monday to Friday.
- 10 designated single open visitor car bays at no cost, for use by visitors during business hours (7.30am – 5.30pm) Monday to Friday.
12. Lease documentation : To be based on the current lease by way of a Deed of Extension and Variation of Lease and prepared by the State Solicitor's Office (WA);
13. Legal Costs: Each party shall pay for its own legal costs associated with the review of the lease documentation;
14. Building Management Landlord to appoint a commercial managing agent for the Premises, to be agreed with the Tenant. The managing agent fees are not to exceed 3% of the rent, and will be recovered via the Outgoings.

#### 14. Other Conditions:

##### 14.1 Formal Government Approval

The lease will not be legally binding until the Minister for Works executes the Lease Document at its sole discretion (for any reason);

##### 14.2 Incentive – Landlord Contribution

**40%:** \$300 per sqm x 2,516 sqm x 10 years x 40% = \$3,019,840

The incentive may be applied against rent, amortised evenly over the initial term of the lease, or as a cash payment, up to a maximum total value of \$1,600,000 (\$794 per sqm) plus GST. The incentive will not be paid prior to 30 June 2020.

##### 14.3 Building Services & Building Compliance

In accordance with the lease the Landlord confirms that where applicable all services including but not limited to mechanical services, electrical services, hydraulic services, fire



and safety services provided to the Premises are in good working order and compliant with the relevant building codes and standards at the Lease extension commencement date and that the Landlord will be liable to ensure such services remain in good working order and are compliant during the Lease term and any extension thereto.

The Landlord confirms that the premises are free of any contamination or hazardous materials. It is also requested that Landlord provides the tenant with a letter from an accredited engineer outlining what materials make up the building's cladding and confirmation that all associated materials/cladding have no non-compliant Aluminium composite panels (ACP) and or cladding located anywhere on, in and around the structure of the building.

#### **14.4 Energy Efficiency and Green Star Ratings**

Following the completion of its Commercial Building Disclosure (TLA and NABERS assessments) by a licensed consultant, the Landlord will provide the Tenant details of the associated ratings for its review and records.

#### **14.5 Restoration Obligations**

As per the existing lease.

For the sake of clarity, the Tenant will not be required during the Lease Term or any Option to Renew period, to redecorate the Premises however it will have an obligation to maintain the Premises in a good state of repair.

The Tenant shall not be responsible for the make good of the Premises (reinstatement) to base building standard and configuration or the removal of any fit-out or loose furniture (whether installed by the Landlord, the Tenant or any other third party) at the expiry of the Lease but will leave the Premises in a clean and tidy condition only.

The Tenant shall have the right to its belongings and items of fit-out owned by the Tenant under the provision it shall be required to repair any damage to the Premises caused by its removal.

#### **14.5 Landlord Works and Building Upgrades**

Please refer to Appendix A.

#### **14.4 GST**

All figures quoted in this letter are plus GST. The definition of GST will be based on the existing Lease definition.

Please confirm if the above terms and conditions are acceptable and note time is of the essence.



**APPENDIX A – LANDLORD WORKS AND BUILDING UPGRADES**

The Landlord, in consultation and agreement with the Tenant (or its advisors), will on a staged basis undertake the following works within the Premises. The timing of the works is to be agreed before agreement on the lease terms, so that the Landlord can budget for these works. The works will not be completed prior to 1 July 2020:

- a) Upgrade and refurbishment of the existing male and female toilet facilities (including disabled facilities) to a modern standard. This work is to include the replacement of all fixtures and fittings including but not limited to new ceramic tiles (floor and wall), installation of new pans, waterless cisterns, cubicles, basins, tapware, urinals, hand towel dispensers, cupboards etc.
- b) The Landlord will provide modernisation to the ground floor Eastern wall tea preparation area. Execution and delivery of works will be completed in partnership with the Tenant. Jobs will include for new cupboards, tiling, sink, tapware and will consist of the installation of a new Billi or Zip unit. For the avoidance of doubt, the cabinets are to have a fridge recess, the size of which to be confirmed by the Tenant.

Other tea prep areas located throughout the building will be repainted and where there is damage the Landlord at its cost will repair.

- c) The Landlord will modernise the internal façade and lighting of the lift and for the assurance of the Tenant, provide documentation to demonstrate its appropriate servicing, detail its end of life and certificates of operation to ensure the lifts will be in good working order throughout the term of the lease and extensions to that.
- d) The Landlord is to provide additions to its existing end-of-trip facilities through further bicycle storage, "Z" style lockers and the aforementioned improvements to the current male and female shower and toilet facilities located on the ground and first floor. This City will liaise with DLGSC in respect to the location of the lockers.
- e) The Landlord is to replace all lights with LED lights.



The Landlord is to provide specifications to any proposed works for input and approval by the Tenant acting reasonably. At the time of submitting the specifications, a detailed program and staging plan together with detail on how the works will be undertaken must be provided for consideration by the Tenant.

All works undertaken by the Landlord are to be conducted following all Australian Standard and Building Codes of Australia (including disability codes relating to access). The Landlord where necessary will obtain relevant approvals and comply with all Government regulations, acts and requirements. All water appliance, tapware, showerheads and toilets are to have a minimum of a 4A rating.

After each stage of works, the Landlord is to advise the Tenant five (5) business days before the conclusion that the works are nearing completion. On practical completion of the works, inspection is to be undertaken with the Tenant (or its appointed representative) to handover the area the subject of the works. If the Tenant has any concerns, a notice will be provided advising of its concerns, and these are to be addressed by the Landlord within five (5) business days of receipt of the notice. (acting reasonably to the issue raised)

All works undertaken by the Landlord are to have a defects liability period of twelve (12) months. The Landlord is to minimise defects before the handover of any area.

#### **General Maintenance**

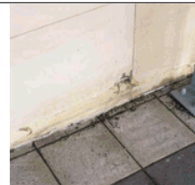
These items of general maintenance will be undertaken by the City within one year of the commencement of the new lease and will be at its cost if structural or capital works. Any other works will be recouped via the Outgoings.

1. Address external "vertical fin" deterioration at the eastern and western ends of the building. City to pay costs of this work.





2. Address external Donnybrook Stone cladding deterioration on the exterior of the building (mainly at ground level). City to pay costs of this work.



3. The Landlord will remove existing tiles, regrade subbase and install new non-slip tiles at the main entrance of the building, as required to ensure the tiles are safe and compliant. City to pay costs of this work.



4. Address corrosion and deterioration of external aluminium cladding to the building. City to pay costs of this work.



5. Air Conditioning System: As part of the handover of the property management of the building, the Landlord will arrange an end of life audit for the air-conditioning system which will address repair, maintenance and parts replacement of the system. The cost of this audit will be recovered from the Tenant via the Outgoings.

7. Repaint all core walls in a mutually agreed colour (two coats), with the cost to be recouped from the Tenant. .

8. Replace all water stained and damaged ceiling tiles, with the cost to be recouped from the Tenant. .

**12.3 INTERIM ARRANGEMENT FOR THE MANAGEMENT OF THE ROBERTSON PARK TENNIS CENTRE**

TRIM Ref: D19/160403

Authors: Karen Balm, Senior Community Partner  
Meluka Bancroft, Executive Manager Corporate Strategy and Governance

Authoriser: David MacLennan, Chief Executive Officer

Attachments: Nil

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

1. **NOTES** that the Tennis Seniors Association of Western Australia (Tennis Seniors) will terminate its monthly tenancy of the tennis club located at Robertson Park, 176 Fitzgerald Street, Perth, effective 12 November 2019;
2. **APPROVES** an interim management arrangement with the Tennis Association of Western Australia (Tennis West) in respect to the tennis club located at Robertson Park, 176 Fitzgerald Street, Perth, on the following key terms:
  - 2.1 **Term:** 12 November 2019 to 31 March 2020;
  - 2.2 **Rent:** \$772 per month excluding GST;
  - 2.3 **Rates and taxes:** Tennis West to pay, includes rubbish and recycling bin charges and emergency services levy;
  - 2.4 **Outgoings / utilities:** Tennis West to pay;
  - 2.5 **Repairs and maintenance:** Tennis West to keep the premises clean and in good repair having regard to the current condition of the premises. This includes repairing any damage due to fair wear and tear and to keep the premises safe;
  - 2.6 **Structural repairs:** At the discretion of the City, this includes any structural repairs to the heritage huts. The City does not intend to undertake this work prior to 31 March 2020;
  - 2.7 **Capital works / upgrades:** At the discretion of the City, this includes replacement / resurfacing of the tennis courts, bore and lighting. The City does not intend to undertake this work prior to 31 March 2020;
  - 2.8 **Emergency works:** At the discretion of the City, this includes any major / structural emergency works, such as the failure of the bore. Council approval of the work will be required, and will depend on the cost and implications for the use of the premises;
  - 2.9 **Minimum Level of Service:** Tennis West to pay for cost of statutory compliance (RCD, smoke alarm, emergency exit and fire hydrant testing) and pest inspections and treatment;
  - 2.10 **Insurance:** Tennis West to effect a public liability policy, with cover not less than \$20 million, and pay the City's annual building insurance premium for the Premises;
  - 2.11 **Indemnification:** Tennis West to indemnify the City against all costs and claims arising in respect to the premises;
  - 2.12 **Permitted purpose:** Sporting and recreation facility, with associated commercial sporting and recreation purpose. Permitted hours of use are 6am to 10.30pm daily; and
  - 2.13 **Shared use:** Tennis West will make the hardcourts available for use by the City, free of charge, when not required for coaching or pennants, for community sport.



3. **Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, AUTHORISES the Mayor and Chief Executive Officer to affix the common seal and execute the interim management arrangement in recommendation 2. above.**

**PURPOSE OF REPORT:**

To consider entering into an interim management arrangement with the Tennis Association of Western Australia (Tennis West) to facilitate the continued operation of the Robertson Park Tennis Centre upon the termination of the City's lease with the Tennis Seniors Association of Western Australia (Tennis Seniors) on 12 November 2019.

**BACKGROUND:**

The Robertson Park Tennis Centre is located at 176 Fitzgerald Street, Perth (Tennis Centre) on land owned in freehold by the City. The Tennis Centre comprises 38 tennis courts and a large social space / function room with a bar, commercial kitchen, office space and undercover area. Tennis Seniors has leased the Tennis Club since 1 September 1997. The current lease expired on 31 August 2017 and Tennis Seniors currently occupy the premises as a monthly tenant pursuant to the holding over provision of the lease.

Tennis Seniors notified the City on 3 October 2019 that it would be terminating the monthly tenancy effective 4 November 2019. Tennis Seniors subsequently confirmed on 31 October 2019 that it would continue to occupy the Tennis Centre as a monthly tenant until 12 November 2019 to coincide with the City's 12 November 2019 Council Meeting.

**DETAILS:**

The Tennis Centre is used by the community for coaching, court hire, pennants and tournaments. Tennis Central, a private tennis business, operates the coaching, court hire and pennants pursuant to an agreement with Tennis Seniors. The termination of the City's lease with Tennis Seniors also results in the termination of Tennis Central's arrangement with Tennis Seniors. Therefore on termination of the lease all tennis would cease at Robertson Park.

To prevent this occurring Tennis West has offered to take on the interim management of the Tennis Centre. Tennis West is a not for profit agency and would work with Tennis Central to provide the current services offered at the Tennis Centre. Tennis West would not receive any income from the court hire or coaching. Tennis West has confirmed that Tennis Seniors can continue to use the office space and tennis courts during the interim arrangement. The proposed interim management arrangement would not change the use of the Tennis Centre by Tennis Seniors, Tennis Central or the community.

The proposed terms of the interim arrangement are consistent with the terms of the current lease between the City and Tennis Seniors. Importantly, any structural repairs or upgrades, including upgrades to the tennis courts, lighting, reticulation or bore, would be at the discretion of the City. If upgrade work was required during the term of the interim arrangement Tennis West could undertake this at its cost, subject to the approval of the City.

Administration is arranging a condition assessment of the Tennis Centre, which will identify if any capital, structural or other work is required. Depending on the nature of the work required, the City would liaise with Tennis Seniors, Tennis West or the future user in respect to undertaking the work.

The proposed four and a half month term of the interim arrangement is designed to provide the City with adequate time to assess the current condition of the Tennis Centre and determine its medium to long term future use. The use of the Tennis Centre post 31 March 2021 would need to align with the preparation and implementation of the Development Plan for Robertson Park. The preparation of the Development Plan is scheduled to be completed by June 2020, with the business case and funding for the works to occur in 2020/21, which means the Development Plan would not be implemented until after 1 July 2021. It is not proposed that Tennis West would be involved with the Tennis Centre in the medium to long term. Instead, the City will investigate all options, including co-locating another club to the Tennis Centre or leasing the Tennis Centre to a commercial operator. Any medium term arrangement would also take into account the upgrade work that may be required.

**CONSULTATION/ADVERTISING:**

As Tennis West is a not for profit state sporting body providing public notice of the proposed management arrangement is not a statutory requirement.

Tennis West has confirmed that the proposed terms of the interim management arrangement are acceptable, and notes that it is not interested in entering into a longer term arrangement at this stage as the condition of the Tennis Centre is unknown. Tennis West has also confirmed that it is not looking to relocate any of its operations to the Tennis Centre.

**LEGAL/POLICY:**

The *Local Government Act 1995* section 3.58 - Disposing of Property, provides that a local government can only dispose of property (which includes to lease) in accordance with section 3.58(3) unless the disposition falls within the scope of section 3.58(5), which includes:

*“(d) Any other disposition that is excluded by regulations from the application of this section.”*

In accordance with Section 3.58(5), Regulation 30 of the *Local Government (Functions and General) Regulations 1996* provides a range of dispositions that are exempt from the application of Section 3.58 of the Act, including dispositions to:

*“(2)(c)(ii) A department, agency, or instrumentality of the Crown in the right of the State or the Commonwealth.”*

Tennis West is a state government agency and therefore it is not necessary for the City to comply with section 3.58.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** Tennis West is the state governing body for tennis and has the resources to manage the Tennis Centre on an interim basis.

**STRATEGIC IMPLICATIONS:**

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

Connected Community

*Our community facilities and spaces are well known and well used.*

Thriving Places

*Our physical assets are efficiently and effectively managed and maintained.*

Innovative and Accountable

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

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**


The monthly rent of \$772 per month is based on 10 per cent of the gross rental valuation for the Tennis Centre, as calculated by Landgate. This is consistent with the City's proposed approach for new leases, which will be formalised in the City's Property Management Framework.

All outgoings associated with the Tennis Centre, including the utilities, building insurance premium, bin changes and emergency services levy, will be payable by Tennis West for the period of this interim arrangement.

**COMMENTS:**

The proposed short term of the interim management agreement is designed to provide the City with time to assess the condition of the Tennis Centre and determine whether any upgrades are required. The scale of upgrades required will influence the medium term use of the Tennis Centre, which will align with the preparation and implementation of the Robertson Park Development Plan. By 31 March 2020 the City should be in a position to make a decision on the medium term future of the Tennis Centre. The medium term arrangement would align with the implementation of the Development Plan. The purpose of the proposed short term arrangement is to ensure tennis continues uninterrupted over summer.

**12.4 COUNCIL WORKSHOP, BRIEFING AND ORDINARY MEETING OF COUNCIL DATES FOR 2020**

**TRIM Ref:** D19/146976  
**Author:** Sharron Kent, Governance and Council Liaison Officer  
**Authoriser:** Meluka Bancroft, Manager Governance, Property and Contracts  
**Attachments:** 1. Proposed 2020 Council Meeting Cycle [↓](#) 

**RECOMMENDATION:**

That Council **ADOPTS** the 2020 monthly cycle of Council Workshops, Council Briefings and Ordinary Meetings of Council, consisting of:

1. Eleven (11) Council Workshops, commencing on Tuesday 28 January 2020;
2. Eleven (11) Council Briefings, commencing on Tuesday 4 February 2020; and
3. Eleven (11) Ordinary Meetings of Council, commencing on Tuesday 11 February 2020.

**PURPOSE OF REPORT:**

To approve the Council Workshop, Briefing and Ordinary Meeting of Council dates for 2020.

**BACKGROUND:**

The *Local Government Act 1995* (Act) requires that Council meet at least once every three months. In accordance with section 5.3 of the Act and the Local Government (Administration) Regulations 1996, (Regulation 12), Council must determine its Ordinary Council Meeting dates and times for the next twelve months and these dates must be published at least once a year.

**DETAILS:**

The City's current briefing and meeting cycle is a four weekly cycle which includes a Council workshop, a briefing and a meeting. This cycle resulted in 12 briefings and meetings each year. Administration has reviewed the meeting cycles of other local governments and considered the advantages and disadvantages of a four weekly, monthly and six weekly cycle. Administration recommends that the monthly cycle is adopted for 2020 as it results in a consistent sequencing of meetings and ensures that the financial statements for each month can be finalised prior to the publishing of the Council Briefing agenda each month.

The proposed 2020 Council Workshop, Council Briefing and Ordinary Meeting of Council Schedule is set out below and at **Attachment 1**. The first Council Workshop is scheduled for Tuesday 28 January 2020 (the same evening as the Annual General Meeting of Electors), followed by the first Council Briefing on Tuesday 4 February 2020 and the first Ordinary Meeting of Council on Tuesday 11 February 2020.

| Council Workshop     | Council Briefing | Ordinary Meeting of Council |
|----------------------|------------------|-----------------------------|
| 28 January (and AGM) | 4 February       | 11 February                 |
| 25 February          | 10 March         | 17 March                    |
| 24 March             | 31 March         | 7 April                     |
| 28 April             | 12 May           | 19 May                      |
| 26 May               | 9 June           | 16 June                     |
| 23 June              | 21 July          | 28 July                     |
| 4 August             | 11 August        | 18 August                   |
| 22 August            | 8 September      | 15 September                |
| 22 September         | 13 October       | 20 October                  |
| 27 October           | 10 November      | 17 November                 |
| 24 November          | 8 December       | 15 December                 |

The February round of meetings has been brought forward one week to accommodate Council's preference of an earlier start. Two amendments to the cycle to accommodate public and school holidays are as follows:

- April - brought forward two weeks to accommodate Easter and the April school holidays; and
- July - moved back one week to accommodate the July school holidays.

Therefore, no meetings fall within Easter or school holidays. The proposed dates do not conflict with any WA public holidays in 2020.

All meetings are held at the City of Vincent Council Chambers. All meetings are scheduled to commence at 6pm with the exception of the Council Workshop scheduled for Tuesday 28 January 2020, which is proposed to commence at 6.30pm, following the proposed Annual General Meeting of Electors at 6pm on the same day.

In accordance with section 5.27 of the *Local Government Act 1995* the Annual General Meeting of Electors must be held within 56 days of Council's acceptance of the annual report. The annual report will be presented to Council at the 10 December 2019 meeting, which means the Annual General Meeting of Electors must be held by 4 February 2020.

### CONSULTATION/ADVERTISING:

In accordance with Regulation 12 of the Local Government (Administration) Regulations 1996, Council Briefing and Ordinary Meeting of Council dates will be published in both local newspapers and on the City's website.

### LEGAL/POLICY:

Section 5.3 of the Act states:

*"Ordinary and Special Council meetings:*

- (1) *A Council is to hold ordinary meetings and may hold special meetings;*
- (2) *Ordinary meetings are to be held not more than three months apart; and*
- (3) *If a Council fails to meet as required by subsection (2) the CEO is to notify the Minister of that failure."*

Regulation 12 of the *Local Government (Administration) Regulations 1996* states:

- "12 (1) *At least once a year a local government is to give local public notice of the dates on which and the time and place at which –*
- (a) The ordinary Council meetings; and*
  - (b) The Committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public;*
- are to be held in the next 12 months;*
- (2) *A local government is to give local public notice of any change to the date, time or place of a meeting referred to in sub regulation (1);"*

Policy No. 4.2.3: Council Briefings, Meetings & Forums – Format, Procedures and Maximum Duration sets out additional guiding principles for the management of Council Briefings and Meetings.

### RISK MANAGEMENT IMPLICATIONS:

Low: The proposed monthly cycle will provide consistency in the sequencing of workshops, briefings and meetings, and will increase transparency by ensuring financial statements are included in the Council Briefing agenda.

**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.*

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

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

Monthly meeting cycle - 3rd Tuesday of each month 2020

|                                                                                                                                                                               | M | T | W | T | F | S | S | M | T | W  | T  | F  | S  | S  | M  | T  | W  | T  | F  | S  | S  | M  | T  | W  | T  | F  | S  | S  | M  | T  |    |    |    |    |    |    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| JAN                                                                                                                                                                           |   |   | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |    |    |    |
| FEB                                                                                                                                                                           |   |   |   |   |   | 1 | 2 | 3 | 4 | 5  | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 |    |    |
| MAR                                                                                                                                                                           |   |   |   |   |   | 1 | 2 | 3 | 4 | 5  | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
| APR                                                                                                                                                                           |   |   | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |    |    |    |    |
| MAY                                                                                                                                                                           |   |   |   |   | 1 | 2 | 3 | 4 | 5 | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |    |
| JUN                                                                                                                                                                           | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |    |    |    |    |    |    |
| JUL                                                                                                                                                                           |   |   | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |    |    |    |
| AUG                                                                                                                                                                           |   |   |   |   | 1 | 2 | 3 | 4 | 5 | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |    |
| SEP                                                                                                                                                                           | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |    |    |    |    |    |    |
| OCT                                                                                                                                                                           |   |   | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |    |    |    |
| NOV                                                                                                                                                                           |   |   |   |   | 1 | 2 | 3 | 4 | 5 | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |    |    |
| DEC                                                                                                                                                                           | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |    |    |    |    |    |
| <div><div>Council Workshop</div><div>Council Briefing</div><div>Ordinary Meeting of Council</div><div>School Holidays</div><div>Public Holiday</div><div>Weekends</div></div> |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |

Council Workshop

Council Briefing

Ordinary Meeting of Council

School Holidays

Public Holiday

Weekends

Allows for previous month's financials to be included

February meetings moved forward 1 week to accommodate Council's preference of an earlier start

April meetings moved forward 2 weeks to accommodate Easter and School holidays

July meetings moved back 1 week to accommodate school holidays

**12.5 ANNUAL CORPORATE BUSINESS PLAN QUARTERLY UPDATE****TRIM Ref:** D19/163985**Author:** Tracy Spadanuda, Special Project Officer**Authoriser:** David MacLennan, Chief Executive Officer**Attachments:** 1. Attachment 1 - CBP Progress Update as at 30 October 2019 [↓](#) **RECOMMENDATION:**

**That Council RECEIVES the Progress Report for the City of Vincent Corporate Business Plan 2018/19 – 2021/22 2019/20 Update included as Attachment 1.**

**PURPOSE OF REPORT:**

To consider a progress update on the City's Corporate Business Plan 2018/19 – 2021/22 2019/20 Update (see **Attachment 1**).

**BACKGROUND:**

Council adopted the Corporate Business Plan 2018/19 – 2021/22 (CBP) 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*.

On the 20 August 2019, Council considered a review of the CBP and adopted an update to the City of Vincent Corporate Business Plan 2018/19 – 2021/22. The updated CBP is the outcome of extensive corporate planning work. It provides a simple breakdown of the functions, KPIs, operational expenditure and deliverables for each team/service over the life of the CBP. This improves transparency around the City's expenditure, operations and services.

**DETAILS:**

In consultation with all relevant service areas, the status of each CBP item as at 30 October 2019 is included in the Progress Update Table as **Attachment 1**. The Table in **Attachment 1** is formatted consistently with the tabulated Appendix to the CBP, except for inclusion of the following two columns:

- An Overall Health column with a colour coded symbol applied to each line item, to enable the reader to identify "at a glance" the project status or health, as follows – a green symbol denotes the project has been completed or is on track; an orange symbol denotes 'caution' as the item has been delayed/extended or there is a cost/quality risk; and a red symbol would denote the project is at risk of not being completed (at this stage there are no red symbols); and
- A "Progress Update" column provides commentary on the progress of each CBP item.

Where no action was required or planned in the CBP for a particular project in 2019/20, the "Progress Update" column states "No action required in 2019/20" and a dash (-) is shown in the right-hand at a glance "health" column.

**CONSULTATION/ADVERTISING:**

Nil.

**LEGAL/POLICY:**

Requirements relating to the review of the CBP are set out in Regulation 19DA of the *Local Government (Administration) Regulations 1996*, with the following sub-regulations relevant:



- (4) *A local government is to review the current corporate business plan for its district every year.*
- (5) *A local government may modify a corporate business plan, including extending the period the plan is made in respect of and modifying the plan if required because of modification of the local government's strategic community plan.*

The annual review of the CBP will occur separately to this progress report and prior to or concurrent with Council's adoption of the 2020/21 Budget.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** This Progress Update does not propose any additional initiatives or change to the City's Corporate Business Plan.

Corporate business planning helps to manage risk to the City of Vincent by ensuring that commitments align with Council's strategic direction and are sufficiently matched to the City's resourcing capability to deliver projects and services successfully.

**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.*

**SUSTAINABILITY IMPLICATIONS:**

Nil

**FINANCIAL/BUDGET IMPLICATIONS:**

The Corporate Business Plan priorities are reflected in the Annual Budget for 2019/20 and Long Term Financial Plan for future financial years.

**COMMENTS:**

The CBP reflects a significant amount of work to be undertaken by the City over the course of four years. Of the 58 projects listed in the CBP, 50 are listed for commencement or completion in 2019/20 and therefore have a resourcing implication on the organisation. Based on the health tracker, 30 of the items are on track and 20 are reflecting caution mainly due to a likely delay in finalising the item, with several still awaiting clarity on the funding requirement for future years.

| CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22 - 2019/20 UPDATE |                                                                                                                   |                                 |                              |           |       |         |           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |  |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------|-----------|-------|---------|-----------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--|
| Title of works                                                             | Description of works                                                                                              | Source                          | Responsible Area             | Operating |       |         |           |        | COMMENTS Council Update (CMC 12 November 2019)                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Overall Health |  |
|                                                                            |                                                                                                                   | / Mandate                       |                              | / Capital | 18/19 | 19/20   | 20/21     | 21/22  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |  |
| 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             | CEO's Office                 | O         | ✓     | 50,000  | ✓         | ✓      | Yearly program of sustainability education events is underway. Stage 2 solar feasibility study has commenced.                                                                                                                                                                                                                                                                                                                                                                                                                | ✓              |  |
| 1.3 Solar Photovoltaic Panel System Installation                           | Installation of large-scale solar photovoltaic panels at various sites.                                           | Capital Works Program           | CEO's Office                 | C         | 50%   | 351,000 | 305,000   | 33,000 | Admin Centre works delayed due to <u>unexpected electrical</u> upgrades required by Western Power. Panels to be installed and connected by Jan 2020.                                                                                                                                                                                                                                                                                                                                                                         | ⚠              |  |
| 1.4 Water and Energy Efficiency Initiatives                                | Implementation of various water and energy efficiency measures across City buildings.                             | Capital Works Program           | Infrastructure & Environment | C         | ✓     | 100,000 | 100,000   | 80,000 | 2019/20 program commenced with works in progress on several projects:<br>- Upgrade CoV streetlights to LED, Kadina St, Tay Place, Albert Street and Macedonia Place, North Perth.<br>- Upgrade Oxford Street car park lights to LED.<br>- Upgrade the Avenue car park to LED, Stage 1.<br>- Upgrade Frame Court car park Stage 1.<br>- Soping works on upgrading the Newcastle Street streetlights to LED in conjunction with the City of Perth.<br>- Administration Centre, changeover internal lighting to LED. Completed. | ✓              |  |
| 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       |       | 80,000  | 1,253,500 |        | New project - Business Case approved at CMC 5/3/19. \$500,000 transferred to Strategic Waste Reserve in 2019/20. Community Waste Scorecard to evaluate community priorities and to measure Council's performance against key indicators in the Strategic Community Plan completed September 2019, results to be presented at Council workshop.                                                                                                                                                                               | ✓              |  |

| CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22 - 2019/20 UPDATE       |                                                                                                                                                                                                                                                                                                               |                                                |                               |           |       |           |           |           |                                                                                                                                                                                                       |                |  |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------|-----------|-------|-----------|-----------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--|
| Title of works                                                                   | Description of works                                                                                                                                                                                                                                                                                          | Source                                         | Responsible Area              | Operating |       |           |           |           | COMMENT 5 Council Update (CMC 12 November 2019)                                                                                                                                                       | Overall Health |  |
|                                                                                  |                                                                                                                                                                                                                                                                                                               | /                                              |                               | Capital   | 18/19 | 19/20     | 20/21     | 21/22     |                                                                                                                                                                                                       |                |  |
| 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                            | Strategy & Development        | O         |       |           | 90,000    |           | No action required.                                                                                                                                                                                   | -              |  |
| 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                            | Strategy & Development        | O         | C/F   | 100,000   |           |           | Preliminary visioning and data collection undertaken. Currently drafting the Integrated Transport Plan for formal consultation of the draft in 2020.                                                  | ✓              |  |
| 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         | C/F   | 35,000    |           |           | Trial will have been in progress for 6 months on 29 October. First post implementation data collected, too early to determine any trends. Next round of data collection due November.                 | ✓              |  |
| 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        | Strategy & Development        | O         |       |           | 150,000   |           | No action required.                                                                                                                                                                                   | -              |  |
| 2.5 New Signalled Pedestrian Crossings Program                                   | Install new signalled pedestrian crossings.                                                                                                                                                                                                                                                                   | Former CBP Item 7.6 and Capital Works Program  | Infrastructure & Environment  | C         | ✓     | 200,000   | 250,000   | 250,000   | \$200,000 for Charles St has been provided to MRWA to initiate project. Lord Street - grant availability to be confirmed for 2020/21. 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         | C/F   | 758,000   | 620,000   | 570,000   | Community consultation for Florence/Carr St taking place in November.                                                                                                                                 | ✓              |  |
| 2.7 Road Maintenance Programs                                                    | Road maintenance and upgrade, including State Blacktop, Local Roads, Metropolitan Regional Roads and Roads to Recovery programs.                                                                                                                                                                              | Capital Works Program                          | Infrastructure & Environment  | C         | ✓     | 1,934,092 | 1,800,000 | 1,820,000 | All road maintenance programs on track to be delivered.                                                                                                                                               | ✓              |  |
| 2.8 Traffic Management Improvements                                              | Various traffic management improvements                                                                                                                                                                                                                                                                       | Capital Works Program                          | Infrastructure & Environment  | C         | ✓     | 252,000   | 238,000   | 241,000   | Ongoing program on track.                                                                                                                                                                             | ✓              |  |
| 2.9 Car Parking Upgrade/Renewal Program                                          | Various carpark improvements                                                                                                                                                                                                                                                                                  | Capital Works Program                          | Infrastructure & Environment  | C         | ✓     | 240,000   | 530,000   | 300,000   | Brisbane Street and Carr Street due to be completed in November.                                                                                                                                      | ✓              |  |
| 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                | Strategy & Development        | C         |       |           | 10,000    |           | GPO's to be incorporated into the new Active Zone / playground for construction this financial year. GPO's will also be installed at the new plaza space close to the dual-use pathway in FY 2020/21. | ✓              |  |
| 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         |       | 40,000    | 10,000    |           | Parking permits have been introduced.                                                                                                                                                                 | ✓              |  |
| 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         | C/F   | 60,000    | 0         | 0         | Parking Sensors - Works scheduled to commence beginning of December<br>The Avenue Parking Technology - Ticketless parking being progressed for implementation in 2019/20.                             | ✓              |  |

| CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22 - 2019/20 UPDATE   |                                                                                                                                                                                         |                                          |                               |           |       |         |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                |
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| Title of works                                                               | Description of works                                                                                                                                                                    | Source                                   | Responsible Area              | Operating |       |         |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | COMMENTS Council Update (CMC 12 November 2019) | Overall Health |
|                                                                              |                                                                                                                                                                                         | /                                        |                               | /         | 18/19 | 19/20   | 20/21   | 21/22   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                |
|                                                                              |                                                                                                                                                                                         | Mandate                                  |                               | Capital   |       |         |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                |
| 3. Connected Community                                                       |                                                                                                                                                                                         |                                          |                               |           |       |         |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                |
| 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         | ✓     | ✓       | ✓       | 0       | The implementation of the Reconciliation Action Plan has commenced. The plan is for a two year period. Administration is in the process of planning the strategic elements of the Aboriginal procurement and employment strategies. Terms of reference are being developed to establish an internal working group and an external Elders group that the City will engage and consult with on relevant matters. The Kambarrang Sporting & Cultural Showcase is being organised and will be held at Loftus Recreation Centre & Leederville Oval from 27 November to 1 December 2019 and will encompass a football and basketball tournament. | ✓                                              |                |
| 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         |       | ✓       |         |         | On hold during election. Project will be re-scoped.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✗                                              |                |
| 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         | ✓     | 172,000 | 100,000 | 100,000 | Tender will go out in February 2020 for delivery in June 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                              |                |
| 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                           | Infrastructure & Environment  | O         | ✓     | ✓       | ✓       | ✓       | Council adopted the Safer Vincent Plan 2019-2022 on 20 August 2019.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ✓                                              |                |
| 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         |       | 200,000 |         |         | Final Artist election by panel 15 November 2019. December OCM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ✓                                              |                |
| 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                      | Infrastructure & Environment  | C         | 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.<br>Beaufort Street CCTV Network Upgrades - Downer to start installing cameras mid November along with associated infrastructure.<br>Oxford Street CCTV Camera Relocation - Works to be completed by Downer by the end of November.                                                                                                                                                                                                                                            | ✓                                              |                |
| 3.9 Laneway Lighting Program                                                 | Installation of solar laneway lighting within priority locations in Mt Hawthorn and Mt Lawley/Highbury.                                                                                 | New initiative                           | Infrastructure & Environment  | C         | C/F   | 139,990 | ✓       | ✓       | Laneway at rear of Paddington Hotel completed. Laneway Oxford St & Fairfield St and Pennant/Coronation St works currently being undertaken. Due for completion October 2019/Chelmsford Road/Grosvenor Road Laneway Lighting Project completed July 2019.                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                              |                |
| 3.10 Youth & Youth Facilities Plan                                           | Development of an approach to youth for the City                                                                                                                                        | New Initiative/Council Budget Submission | Community & Business Services | C         |       | 50,000  | ✓       | ✓       | Change report has been presented to EMC to approve the change to a Youth Action plan that includes further and later scoping of facility need.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ⓘ                                              |                |

| CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22 - 2019/20 UPDATE |                                                                                                                                                                                                                                                                     |                                      |                              |           |       |         |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |  |
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| Title of works                                                             | Description of works                                                                                                                                                                                                                                                | Source                               | Responsible Area             | Operating |       |         |         |         | COMMENT 5 Council Update (CMC 12 November 2019)                                                                                                                                                                                                                                                                                                                                                                                              | Overall Health |  |
|                                                                            |                                                                                                                                                                                                                                                                     | /                                    |                              | /         | 18/19 | 19/20   | 20/21   | 21/22   |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |  |
|                                                                            |                                                                                                                                                                                                                                                                     | Mandate                              |                              | Capital   |       |         |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |  |
| 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                  | Strategy & Development       | O         |       | 70,000  | ✓       | ✓       | Grant funding application submitted to CSRRF program at DLGSCI for \$25,000. Project commencing early 2020.                                                                                                                                                                                                                                                                                                                                  | ✓              |  |
| 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                  | Strategy & Development       | O         |       |         | 50,000  | ✓       | Britannia Reserve Master Plan is not planned to commence until next FY 2020/21. A Forest Athens lease report will be presented to the Nov 2019 Council meeting. Britannia NW Development Plan will proceed pending the outcome of the lease negotiation.                                                                                                                                                                                     | ⚠              |  |
| 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 28 June 2018.                                         | Former CBP Item 6.6                  | Strategy & Development       | O         | ✓     | ✓       |         |         | To be circulated to Business Advisory Group and Council Members before being presented to Council Meeting.                                                                                                                                                                                                                                                                                                                                   | ⚠              |  |
| 4.4 Prepare and implement the Leaderville Oval Master Plan                 | Prepare a detailed Master Plan to guide the future development and management of Leaderville Oval as multi-use venue within Leaderville Town Centre.                                                                                                                | Former CBP Item 1.10                 | Strategy & Development       | O         | ✓     | 40,000  | ✓       | ✓       | Master Plan currently being drafted to be presented to Council in February 2020.                                                                                                                                                                                                                                                                                                                                                             | ✓              |  |
| 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                         | Strategy & Development       | C         | C/F   | 500,000 | 530,000 | 310,000 | Projects were approved by Council as part of the 'Pop-up Play' Council Report. These projects are subject to future planning, with Council and the community to be consulted on any major capital works before any plans are finalised. Smaller upgrades and improvements are being implemented in line with POS Strategy / levels of service. Future pop-up play projects will be delivered through the POS Strategy implementation budget. | ✓              |  |
| 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            | Strategy & Development       | C         | C/F   | 687,000 | 770,000 | 450,000 | Detailed design final concepts of the 'Active Zone' have been sent to Council including changes requested at Council Workshop. Designs are being advertised via the EHQ platform and a sign on site. Advertising commenced on the 21st October. RFQ for the Section 18 Heritage Survey to be advertised in the next few weeks.                                                                                                               | ✓              |  |
| 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                  | Strategy & Development       | C         | ✓     |         |         |         | Complete                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓              |  |
| 4.9 Parks Upgrade/Renewal Program                                          | Routine parks upgrade/renewal works                                                                                                                                                                                                                                 | Capital Works Program                | Infrastructure & Environment | C         |       | 520,000 | 385,000 | 833,000 | 2019/20 works program in progress and on target.                                                                                                                                                                                                                                                                                                                                                                                             | ✓              |  |
| 4.10 Streetscape Improvements Program                                      | Streetscape improvements at various locations                                                                                                                                                                                                                       | Capital Works Program                | Infrastructure & Environment | C         | C/F   | 338,889 | 405,000 | 235,000 | 2018/20 works program has commenced and is on target                                                                                                                                                                                                                                                                                                                                                                                         | ✓              |  |
| 4.11 Mount Heathorn Community Centre Upgrade                               | Mount Heathorn 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<br>Asset Renewal | Infrastructure & Environment | C         | ✓     | 175,000 |         |         | Stage 3 (Main Hall upgrade) - Contract awarded.                                                                                                                                                                                                                                                                                                                                                                                              | ✓              |  |
| 4.12 North Perth Town Hall Upgrades                                        | Installation of air-conditioning.                                                                                                                                                                                                                                   | Capital Works Program                | Infrastructure & Environment | C         | ✓     |         |         |         | Completed 2018/19.                                                                                                                                                                                                                                                                                                                                                                                                                           | ✓              |  |

| CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22 - 2019/20 UPDATE |                                                                                                                                                                                                    |                                 |                        |           |       |        |       |       |                                                                                                                                                                                                                                |                |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------|-----------|-------|--------|-------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Title of works                                                             | Description of works                                                                                                                                                                               | Source                          | Responsible Area       | Operating |       |        |       |       | COMMENTS Council Update (CMC 12 November 2019)                                                                                                                                                                                 | Overall Health |
|                                                                            |                                                                                                                                                                                                    | / Mandate                       |                        | / Capital | 18/19 | 19/20  | 20/21 | 21/22 |                                                                                                                                                                                                                                |                |
| 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 | Strategy & Development | O         |       | 30,000 |       |       | Robertson Park Development Plan is not planned to commence until early 2020. A lease report will be presented to the Nov 2019 Council meeting. The Development Plan will proceed pending the outcome of the lease negotiation. | ⓘ              |
| 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  | Strategy & Development | O         |       | 20,000 |       |       | Two community workshops booked in for 6 and 7 November 2019. Draft Development Plan to be presented to Council in December.                                                                                                    | ✓              |

| CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22 - 2019/20 UPDATE               |                                                                                                                                                                                                                                                                                                                                                                             |                                                                          |                              |           |       |         |        |        |                                                                                                                                                                                                                                   |                |  |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------|-----------|-------|---------|--------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--|
| Title of works                                                                           | Description of works                                                                                                                                                                                                                                                                                                                                                        | Source                                                                   | Responsible Area             | Operating |       |         |        |        |                                                                                                                                                                                                                                   | Overall Health |  |
|                                                                                          |                                                                                                                                                                                                                                                                                                                                                                             | /                                                                        |                              | Capital   | 18/19 | 19/20   | 20/21  | 21/22  | COMMENT 15 Council Update (CMC 12 November 2019)                                                                                                                                                                                  |                |  |
|                                                                                          |                                                                                                                                                                                                                                                                                                                                                                             | Mandate                                                                  |                              |           |       |         |        |        |                                                                                                                                                                                                                                   |                |  |
| 9. Sensitive Design                                                                      |                                                                                                                                                                                                                                                                                                                                                                             |                                                                          |                              |           |       |         |        |        |                                                                                                                                                                                                                                   |                |  |
| 9.1 Prepare Draft Leederville Activity Centre Plan.                                      | State Planning Policy 4.2 - Activity Centres.                                                                                                                                                                                                                                                                                                                               | Former CBP Item 6.1                                                      | Strategy & Development       | O         | C/F   | 158,565 |        |        | Design Leederville is underway, gathering a vision for the Leederville Activity Centre Plan and Place Plan.                                                                                                                       | ✓              |  |
| 9.2 Investigate a Planning Framework for each of the City's Town Centres and Clarebrook. | Local Planning Strategy, Action 1.4.2 - Economy and Employment: Appropriately zone and/or prepare structure plans for area specific plans for planned growth areas to facilitate a mix of compatible residential and commercial development opportunities.                                                                                                                  | Former CBP Item 6.7                                                      | Strategy & Development       | O         |       |         | 50,000 | 50,000 | Project scoping underway.                                                                                                                                                                                                         | ✓              |  |
| 9.3 Heritage Strategic Plan                                                              | Review and renew the City's Heritage Strategic Plan 2013-2017.                                                                                                                                                                                                                                                                                                              | Former CBP Item 6.11                                                     | Strategy & Development       | O         | C/F   | 15,000  |        |        | A review and audit of the heritage strategic plan has been undertaken.                                                                                                                                                            | ⚠              |  |
| 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 8.6.                                                                                                                                                                                                                                                                         | 2017/18 Community Budget Submission 8.6                                  | Infrastructure & Environment | O         |       | ✓       | 80,000 |        | Sustainability team reviewing and researching options in order to develop a plan for 2020/21.                                                                                                                                     | ✓              |  |
| 9.5 Character Retention and Precinct Planning                                            | Implement a proactive approach to character retention within Vincent: identifying high value/high risk areas, engaging/existing 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 8 January 2018 of response to 2018 AGM questions. | Strategy & Development       | O         |       | ✓       |        |        | Administration is reviewing the submissions received regarding the Mt Hawthorn character retention area. Next step is to clarify the boundary of the Mount Hawthorn precinct and draft provisions with Council and the community. | ⚠              |  |

| CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22 - 2019/20 UPDATE                     |                                                                                                                                                                                                                                                          |                         |                                           |           |       |         |           |         |                                                |                                                                                                                                                                                                                                                                                                                                                                             |   |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------|-----------|-------|---------|-----------|---------|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Title of works                                                                                 | Description of works                                                                                                                                                                                                                                     | Source                  | Responsible Area                          | Operating |       |         |           |         | COMMENTS Council Update (CMC 12 November 2019) | Overall Health                                                                                                                                                                                                                                                                                                                                                              |   |
|                                                                                                |                                                                                                                                                                                                                                                          | /                       |                                           | Capital   | 18/19 | 19/20   | 20/21     | 21/22   |                                                |                                                                                                                                                                                                                                                                                                                                                                             |   |
| 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         |       | ✓       |           |         |                                                | First meeting with Mayor and CEO for scoping. Independent communication auditor RFO being developed.                                                                                                                                                                                                                                                                        | ✓ |
| 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         |       | ✓       |           |         |                                                | The City Property Management Framework has been drafted and meetings have been held with all community and sporting club organisations that hold a lease or licence with the City. Following this, it is anticipated that this will be presented to Council in March 2020, be advertised for consultation in April and receive final endorsement from Council in June 2020. | ✓ |
| 6.3 Review and upgrade the City's Website, Councilor 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 Councilor portal and improved Administration intranet. | New Initiative          | Community & Business Services             | O         | ✓     |         |           |         |                                                | 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         | C/F   |         | 171,547   | 30,000  |                                                | Wi-Fi complete for Admin, Library and Depot. Beatty Park due in Nov internet link (bandwidth) upgrade in progress, to be completed Feb<br>Telephony system upgrade complete<br>Call flow for Beatty Park due in November<br>Network security upgrades to be complete in December<br>Business continuity site enablement due in March                                        | ⚠ |
| 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         | C/F   |         | 193,103   |         |                                                | Structural engineering consultants to complete condition assessment and adaptability assessment of 1982 portion of Beatty Park Leisure Centre in November 2019. Options to resolve identified issues, inclusive of heritage, structural and business model solution development, will be developed in the first quarter of 2020.                                            | ✓ |
| 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         | ✓     | ✓       |           |         |                                                | Phase 1 - internal processing complete.<br>Phase 2 - Development Applications and Design Review Panel processing online lodgement commenced.                                                                                                                                                                                                                                | ✓ |
| 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         |       | ✓       |           | 50,000  |                                                | RFO to be prepared in June 2020 for appointment early 2020/21. Loftus recreation Centre lease expires 31/12/2021.                                                                                                                                                                                                                                                           | - |
| 6.10 Ward Review                                                                               | Carry out a Ward Review as required by the Local Government Act 1995 (Schedule 2.2, Clause 6).                                                                                                                                                           | Legislative Requirement | CEO's Office                              | O         | ✓     |         |           |         |                                                | 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         | C/F   | 605,000 | 1,100,000 | 600,000 |                                                | Project Control Group established. Multiple vendors have been reviewed (preliminary market assessment) and several council reference sites contacted.                                                                                                                                                                                                                       | ⚠ |
| 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 |                                                | Minor review due in 2020.                                                                                                                                                                                                                                                                                                                                                   | ✓ |
| 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 will be received in 2019/20 for implementation in 2020/21.                                                                                                                                                                                                                                                                                                       | ✓ |
| 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         |       |         | 52,000    | ✓       |                                                | Consultant engaged and will commence workshops in late 2019/20. Delays due to change in priority focus.                                                                                                                                                                                                                                                                     | ⚠ |
| 6.15 Asset Rationalisation Plan                                                                | Develop and implement a plan for rationalisation of City building assets in accordance with Council's decision of 26 May 2018.                                                                                                                           | New Initiative          | Community & Business Services             | O         | ✓     |         | 60,000    | 60,000  | 60,000                                         | 19/20 program commenced in August 19. Birdwood Square demolished.                                                                                                                                                                                                                                                                                                           | ✓ |
| 6.16 Administration and Civic Centre Upgrade/Renewals                                          | Various upgrades/renewals to Administration and Civic Centre building.                                                                                                                                                                                   | Capital Works Program   | Infrastructure & Environment              | C         | ✓     | 450,000 |           | 450,000 | 450,000                                        | Community Hub and Admin Centre concept under development. Rangers re-located to Community Hub.                                                                                                                                                                                                                                                                              | ⚠ |
| 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         | ✓     | 10,000  |           | 60,000  | 60,000                                         | Developing costing and effort to digitise ALL hardcopy records<br>- Admin basement<br>- Depot records<br>- Historical Centre<br>- City of Perth                                                                                                                                                                                                                             | ✓ |




**12.6 APPOINTMENT OF COMMUNITY MEMBERS AND ELECTED MEMBERS TO THE CITY OF VINCENT AUDIT COMMITTEE AND AMENDMENT OF TERMS OF REFERENCE**

TRIM Ref: D19/127782

Author: Sharron Kent, Governance and Council Liaison Officer

Authoriser: Meluka Bancroft, Manager Governance, Property and Contracts

Attachments:

1.  **Audit Committee Terms of Reference (with proposed changes in mark up)**
2. **Audit Committee Nomination - Resume of Applicant 1 - Confidential**
3. **Audit Committee Nomination - Resume of Applicant 2 - Confidential**
4. **Audit Committee Nomination - Resume of Applicant 3 - Confidential**
5. **Assessment of submissions for external members of the City's Audit Committee 2019 - Confidential**

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

1. **ADOPTS** the revised Terms of Reference for the Audit Committee at Attachment 1, to increase the number of external independent members to up to three persons, and total members to seven persons;
2. In accordance with the provisions of sections 5.10 and 7.1A of the *Local Government Act 1995*, **APPROVES BY ABSOLUTE MAJORITY** the appointment of the following Elected Members to the Audit Committee for the term 12 November 2019 to the date of the next ordinary local government election, 16 October 2021:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

3. In accordance with the provisions of sections 5.10 and 7.1A of the *Local Government Act 1995*, **APPROVES BY ABSOLUTE MAJORITY** the appointment of the external independent members to the Audit Committee for the term 12 November 2019 to the date of the next ordinary local government election, 16 October 2021.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**PURPOSE OF REPORT:**

To appoint new members to the City's Audit Committee and vary the Terms of Reference to increase the membership to seven members, with a maximum of three external, independent members.

**BACKGROUND:**

The primary functions of the City's Audit Committee is to review the City's annual external audit and to liaise with the City's internal and external auditors to ensure that the City is appropriately managing its affairs. The objectives and powers of the Audit Committee are set out in its Terms of Reference, at **Attachment 1**.

The Audit Committee members for the period 24 October 2017 to 19 October 2019 were:

- Cr Dan Loden (Chair)
- Ms Elizabeth Hunt (Deputy Chair) (independent external member)
- Mayor Emma Cole
- Cr Susan Gontaszewski
- Cr Joshua Topelberg

- Mr Conley Manifis (independent external member)

In accordance with the Terms of Reference, the term of membership of the City's current Audit Committee members expired on the day of the ordinary local government election, 19 October 2019.

#### DETAILS:

The Audit Committee currently comprises of 6 members, with up to two external independent members.

Administration invited expressions of interest for suitably qualified persons to nominate for the external independent member positions from 3 September 2019. Advertisements were placed in the City's local papers, on the City's website and on the City's social media.

Nominees were requested to provide a current resume and a covering letter to demonstrate their knowledge and experience of:

- business or financial management/reporting;
- risk management systems and procedures;
- internal business controls; and
- legislative compliance programs.

A total of three submissions were received. The resumes of the nominees are at **Confidential Attachments 1, 2 and 3**. Administration has undertaken an assessment of the nominations in accordance with the selection criteria above. The calibre of all three nominees is strong, which each nominee having relevant but different expertise. Administration believes that together the three nominees will contribute positively to the effectiveness of the City's Audit Committee. It is therefore proposed that the Terms of Reference are varied to increase membership by one, to seven persons, with up to three external independent members.

The amended Terms of Reference, with the proposed amendments in mark up, are at **Attachment 1**.

Several administrative amendments to the Terms of Reference are also proposed, and shown in mark up in **Attachment 1**, to clarify that:

- The Audit Committee is required to meet with the City's auditor annually, but this does not satisfy the requirement in section 7.12(A)(2) of *the Local Government Act 1995*, for Council to meet with the auditor annually; and
- Council has not delegated any of its powers or duties to the Audit Committee.

The Audit Committee meetings are held approximately every two months, or more regularly as required. In 2019 there were 5 meetings. All nominees are available to attend meetings at 1pm on Tuesdays, either in person or by phone. The proposed meeting dates for 2020 will be presented to the Audit Committee meeting on 26 November 2019 for approval.

#### CONSULTATION/ADVERTISING:

Nil.

#### LEGAL/POLICY:

Division 7.1A of the *Local Government Act 1995* sets out the requirement for Local Governments to establish an Audit Committee and sets out a range of requirements applicable to Audit Committees. Importantly, an Audit Committee must have at least 3 members, and the majority of members are to be Elected Members.

The *Local Government (Audit) Regulations 1996* further prescribe the functions of an Audit Committee.

The Audit Committee Terms of Reference sets out in detail how the City's Audit Committee will function.

#### RISK MANAGEMENT IMPLICATIONS:

**Low:** The Audit Committee plays a key role in addressing the City's corporate risks and ensuring legislative compliance. Therefore the selection of appropriately skilled and qualified members of the Audit Committee is important in addressing organisational risk and ensuring good corporate governance.

**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.*

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

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

# AUDIT COMMITTEE TERMS OF REFERENCE



CITY OF VINCENT

## 1. OBJECTIVES

The primary objectives of the Audit Committee (**Committee**) are to:

- Accept responsibility for the annual external audit; and
- Liaise with the local government's internal and external auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

Reports from the Committee will assist Council in discharging its legislative responsibility of controlling the local government's affairs, determining the local government's policies and overseeing the allocation of the local government's finances and resources. The committee will ensure openness in the local government's financial reporting and will liaise with the CEO to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The Committee is to facilitate:

- The enhancement of the credibility and objectivity of internal and external financial reporting;
- Effective management of financial and other risks and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- The coordination of the internal audit function with the external audit; and
- The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council.

## 2. POWERS

- The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.
- The committee is a formally appointed committee of the Council and is responsible to the Council.
- The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.
- The committee does not have any management functions and cannot involve itself in management processes or procedures.

## 3. MEMBERSHIP

- The committee shall comprise **6 7** members, consisting of :
  - Up to **two three** external independent members; and
  - Elected Members from the City of Vincent.
- External independent members will be selected based on the following criteria:
  - A demonstrated high level of expertise and knowledge in financial management, reporting, governance and audit;
  - Relevant skills and experience in providing independent expert advice; and
  - They must be a resident or property owner within the City of Vincent.

- An external independent member will be a person with no operating responsibilities with the City of Vincent, nor will that person provide paid services to the City either directly or indirectly.
- Appointments of external independent persons will be made following a public advertisement. The evaluation of potential members will be reviewed by the CEO and appointments will be approved by Council.
- Council may terminate the appointment any member prior to the expiry of his/her term, if:
  - The Chairperson considers that the member is not making a positive contribution to the committee; or
  - The member is found to be in breach of the City of Vincent Code of Conduct or a serious contravention of the *Local Government Act 1995*; or
  - A member's conduct, action or comments brings the City of Vincent into disrepute.
- The CEO or his/her nominee is to attend all meetings to provide advice and guidance to the committee, however the CEO and employees are not members of the committee
- The City shall provide secretarial and administrative support to the committee.
- Membership shall be for a period of up to 2 years terminating on the day of the Ordinary Council elections.
- Members will be eligible for reappointment. Members will be entitled to receive reimbursement of reasonable expenses.
- Members will be provided with appropriate training and professional development to be determined by the committee and provided that adequate funds are available in the Council budget for this purpose.

#### 4. CHAIRPERSON

- The position of Chairperson shall be appointed by a vote of the committee following a call for nominations for the position;
- The Chairperson shall be appointed for a period of not more than 12 months, after which a new process of appointment shall occur;
- A Chairperson may be reappointed; and
- The Chairperson shall not be the Mayor.

#### 5. MEETINGS

- The committee shall meet every two months and more regularly as required at the discretion of the Chairperson.

#### 6. REPORTING

- Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

#### 7. DUTIES AND RESPONSIBILITIES

The duties and responsibilities of the Committee will be:

- provide guidance and assistance to Council as to the carrying out of the functions of the local government in relation to audits.
- meet with the auditor at least once in each year, ~~prior to the auditor meeting with Council in accordance with section 7.12(A)(2) of the Local Government Act 1995 and report to Council on the matters discussed and outcome of those discussions, to ensure that:~~
  - ~~the auditor is supported the auditor to conduct the audit and in carrying out his or her other duties under the Local Government Act 1995~~
  - ~~facilitate the audit is being conducted successfully and expeditiously.~~
- examine the reports of the auditor after receiving a report from the CEO on the matters and:
  - determine if any matters raised require action to be taken by the local government; and
  - ensure that appropriate action is taken in respect of those matters.

- 
- review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
  - monitor and advise the CEO on the scope of the internal audit plan and program and its effectiveness.
  - review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or CEO.
  - review the level of resources allocated to internal audit and the scope of its authority.
  - review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.
  - facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs.
  - review the local government's draft annual financial report, focusing on:
    - accounting policies and practices;
    - changes to accounting policies and practices;
    - the process used in making significant accounting estimates;
    - significant adjustments to the financial report (if any) arising from the audit process;
    - compliance with accounting standards and other reporting requirements; and
    - significant variances from prior years.
  - consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
  - address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
  - seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council.
  - review the annual Compliance Audit Return and report to the Council the results of that review.
  - to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under *Local Government (Audit) Regulations 1996* regulation 17(1) and the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
  - oversee the implementation of any action arising from an audit that the City is required to take; or has stated it has taken or intends to take; or has accepted should be taken.

## 8. DELEGATED AUTHORITY

In accordance with section 7.1B of the *Local Government Act 1995*, the only powers and duties that can be delegated to a committee are any of the powers and duties of the local government under Part 7 of the Act; that is, those relating to audit. The Committee cannot on-delegate the powers and duties delegated to it. **Council has not delegated any of its powers or duties to the Audit Committee.**

**12.7 APPOINTMENT OF AN ALTERNATE MEMBER FOR THE MINDARIE REGIONAL COUNCIL MEETING - 12 DECEMBER 2019**

**TRIM Ref:** D19/151566

**Author:** Meluka Bancroft, Manager Governance, Property and Contracts

**Authoriser:** David MacLennan, Chief Executive Officer

**Attachments:** Nil

**RECOMMENDATION:**

That Council **APPROVES BY ABSOLUTE MAJORITY** the appointment of Councillor \_\_\_\_\_ as its Alternate Member (Deputy) for the Mindarie Regional Council meeting to be held on 12 December 2019, due to the inability of Council's appointed Member, Mayor Emma Cole to attend on this occasion.

**PURPOSE OF REPORT:**

For the Council to appoint an Alternate Member (Deputy) to the Mindarie Regional Council Meeting on 12 December 2019.

**BACKGROUND:**

It is a requirement of the Mindarie Regional Council Establishment Agreement that Council carries a specific resolution to nominate an Alternate Member for each occasion that the approved Member is unable to act.

**DETAILS:**

At the Special Meeting of Council on 22 October 2019, Council appointed Mayor Emma Cole as its nominated representative to the Mindarie Regional Council for the period 22 October 2019 to 16 October 2021. The Mayor is unable to attend the meeting scheduled for 12 December 2019 and therefore an Alternate Member (Deputy) will need to be appointed to attend on that occasion.

**CONSULTATION/ADVERTISING:**

Nil.

**LEGAL/POLICY:**

Mindarie Regional Council Establishment Agreement.

**RISK MANAGEMENT IMPLICATIONS:**

**Medium:** Appointing an alternative member for the Mindarie Regional Council meeting on 12 December 2019 means the City is represented at this meeting.

**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. No fees are payable to alternate members.




**12.8 APPOINTMENT OF ELECTED MEMBERS TO CEO PERFORMANCE REVIEW PANEL**

TRIM Ref: D19/157120

Author: Sharron Kent, Governance and Council Liaison Officer

Authoriser: Meluka Bancroft, Manager Governance, Property and Contracts

Attachments: 1. Policy 4.2.16 - CEO Annual Performance Review [↓](#) 

**RECOMMENDATION:**

That Council APPOINTS the following Elected Members to the CEO Performance Review Panel for the term 12 November 2019 to the next ordinary local government election, 16 October 2021:

1. Mayor Emma Cole                      Chairperson
2. Cr \_\_\_\_\_;
3. Cr \_\_\_\_\_; and
4. Cr \_\_\_\_\_;

**PURPOSE OF REPORT:**

To appoint Elected Members to the CEO Performance Review Panel.

**BACKGROUND:**

The City's Policy 4.2.16 – *CEO Annual Performance Review* at **Attachment 1**, sets out the annual performance and remuneration review process for the City's Chief Executive Officer. In accordance with this policy Council shall establish a CEO Performance Review Panel (Panel) which comprises of the Mayor, as the Chairperson, and up to three other Elected Members. The membership term is two years, expiring at the next ordinary local government election.

**DETAILS:**

The City's current Panel members were appointed by Council at the 30 January 2019 meeting for a term expiring at the 19 October 2019 local government ordinary election. The current members are Mayor Emma Cole (Chairperson), Cr Gontaszewski, Cr Topelberg and Cr Loden.

**CONSULTATION/ADVERTISING:**

Nil.

**LEGAL/POLICY:**

Clause 1 of Policy No: 4.2.16 – *CEO Annual Performance Review* states that:

- “1.1 The Council shall establish a CEO Performance Review Panel (the Panel) to have carriage and oversight of the Annual Review Process.
- 1.2 The Panel shall be appointed by resolution of Council for a two year term ending on the date of the next ordinary local government election.
- 1.3 The Panel shall comprise up to four members, including the Mayor as Chairperson and at least two other Council Members.
- 1.4 The primary functions of the Panel are to:
- (a) Subject to clause 2.4, determine the scope of work to engage a consultant to assist with the conduct of the review process;
  - (b) Review quotations received from consultants to assist with the conduct of the review process;
  - (c) Provide a recommendation to Council on the appointment of a suitable consultant to assist with the conduct of the review process;

- (d) *Manage the consultant appointed by Council;*
- (e) *Review the results of the performance review process and remuneration review and provide a recommendation to Council on the same; and*
- (f) *Discuss possible KPIs and measurements with the CEO for reporting to Council arising from the performance review process."*

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** Appointment of Elected Members to the Panel will ensure the CEO's annual review process is conducted in accordance with Policy No. 4.2.16.

**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.*

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

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**POLICY NO. 4.2.16****CEO ANNUAL PERFORMANCE REVIEW****OBJECTIVE**

To guide Council's annual performance and remuneration review process for the City's Chief Executive Officer.

**BACKGROUND**

Section 5.38 of the *Local Government Act 1995* requires Council to review the performance of the Chief Executive Officer at least once each year. Conducting this review is an important function of Council because the CEO is Council's only employee and it is through this review process that Council can also review the performance of the organisation. At the same time, it is appropriate for Council to also conduct an annual review of the CEO's remuneration package.

The Salaries and Allowance Tribunal (SAT), established under the *Salaries and Allowances Act 1975* (the Act), has responsibility for determining and recommending rates of remuneration for local government CEO's in accordance with sections 7A and 8 of that Act. Rather than determine a specific remuneration package amount, SAT sets the minimum and maximum Total Reward Package (TRP) to be paid or provided to local government CEOs depending on a 'Band' classification structure established by the SAT. The SAT has classified the City of Vincent as a Band 2 local government.

**POLICY STATEMENT****1. Performance Review Panel**

- 1.1 The Council shall establish a CEO Performance Review Panel (the Panel) to have carriage and oversight of the Annual Review Process.
- 1.2 The Panel shall be appointed by resolution of Council for a two year term ending on the date of the next ordinary local government election.
- 1.3 The Panel shall comprise up to four members, including the Mayor as Chairperson and at least two other Council Members.
- 1.4 The primary functions of the Panel are to:
  - (a) Subject to clause 2.4, determine the scope of work to engage a consultant to assist with the conduct of the review process;
  - (b) Review quotations received from consultants to assist with the conduct of the review process;
  - (c) Provide a recommendation to Council on the appointment of a suitable consultant to assist with the conduct of the review process;
  - (d) Manage the consultant appointed by Council;
  - (e) Review the results of the performance review process and remuneration review and provide a recommendation to Council on the same; and
  - (f) Discuss possible KPIs and measurements with the CEO for reporting to Council arising from the performance review process.

**2. Appointment of Consultant**

- 2.1 Council shall have due regard to the advice of the Panel and shall appoint a suitably qualified and experienced consultant to assist with the conduct of the performance review process in an independent and equitable fashion.
- 2.2 Unless otherwise determined by Council, the selected consultant shall be appointed for a two year term to coincide with the membership term of the Panel.
- 2.3 To ensure the review process is commenced in a timely manner, Council will make the decision to appoint a consultant by no later than one month before the CEO's 12 month anniversary date falls due.
- 2.4 The appointed consultant shall, as a minimum, undertake the following as part of the performance review process:
  - (a) Prepare and distribute a questionnaire to all current Council Members on the extent to which the CEO is considered to have achieved the KPIs and measurements that applied during the review period;
  - (b) Provide all current Council Members with the opportunity to provide verbal feedback on:
    - (i) the extent to which the CEO is considered to have achieved the KPIs and measurements that applied during the review period;
    - (ii) the CEO's responsibilities during the review period; and
    - (iii) the organisation's performance during the review period.
  - (c) Prepare and distribute a confidential questionnaire to all Directors and Managers on the extent to which the CEO is considered to have modelled the desired leadership behaviours outlined in *The Vincent Way*;
  - (d) Conduct a review of the CEO's remuneration package;
  - (e) Convene and attend at least one meeting between the consultant and the CEO to discuss the feedback received;
  - (f) Convene and attend at least one meeting between the consultant and the Panel to discuss the feedback received;
  - (g) Convene and attend at least one meeting between the consultant, the Panel and the CEO to discuss the feedback received; and
  - (h) Provide to the Panel and the CEO an Annual Performance Review report incorporating the results of the review exercise.
  - (i) Conduct a review of the CEO's Key Performance Indicators (KPIs) and recommend draft KPIs and measurements for the upcoming review period in discussion with the CEO and the Panel.

### 3. Roles & Responsibilities

- 3.1 The Office of the Mayor will be responsible for:
  - (a) Coordinating the activities of the Panel throughout the review process; and
  - (b) Two months prior to the completion of the KPI review year falling due, initiating the Request for Quotation (RFQ) process to appoint a consultant in accordance with Council's Purchasing Policy and relevant corporate procedures.

- 3.3 No later than six weeks following the completion of the KPI review year, the CEO shall provide to Council's appointed consultant a written self-assessment of the CEO's own performance against the KPIs and measurements that applied during the review period.
- 3.4 Council's appointed consultant will be responsible for coordinating Council Member feedback on the CEO's self-assessment against KPIs and measurements, and the Director and Manager's feedback on the CEO's leadership behaviours.
- 3.5 The Panel is responsible for:
- (a) Presenting a report to Council to appoint a suitable consultant prior to the CEO's anniversary date falling due; and
  - (b) Overseeing the performance review process and ensuring that a final review report is presented to Council to conclude the process within 3 months of the completion of the former KPI review period. If a local government election, or another extraordinary event, falls within this 3 month period, the Panel shall establish revised timeframes for the review process in liaison with the CEO.
- 3.6 The Panel and the CEO shall be responsible for presenting the draft KPIs and measurements to Council for determination within 3 months of the completion of the former KPI review period.
- 3.7 It is incumbent upon Council Members and senior staff to actively participate in the CEO Performance Review process and to provide feedback in accordance with the provisions of this policy.

#### **4. KPI Review Period**

- 4.1 If the CEO's anniversary date does not align with the financial year, then over a period of time agreed between Council and the CEO, the CEO's KPI review period (inclusive of remuneration review) will be transitioned to align with the financial year.
- 4.2 To give effect to clause 4.1, Council and the CEO may agree to conduct a performance review(s) for a period of less than 12 months based on KPIs that align to that same duration of time.

|                             |                         |
|-----------------------------|-------------------------|
| <b>Date Adopted:</b>        | <b>14 November 2017</b> |
| <b>Date Amended:</b>        |                         |
| <b>Date Reviewed:</b>       |                         |
| <b>Date of Next Review:</b> | <b>November 2020</b>    |

**12.9 APPOINTMENT OF ELECTED MEMBERS TO THE METRO WEST JOINT DEVELOPMENT ASSESSMENT PANEL**

**TRIM Ref:** D19/163536

**Author:** Sharron Kent, Governance and Council Liaison Officer

**Authoriser:** Meluka Bancroft, Executive Manager Corporate Strategy and Governance

**Attachments:** 1. Development Assessment Panel request for nominations [↓](#) 

**RECOMMENDATION:**

That Council **APPOINTS** the following Elected Members to represent the City of Vincent on the Metro West Joint Development Assessment Panel (JDAP) for the period 27 January 2020 – 26 January 2022:

**Member:**

1. Cr \_\_\_\_\_;
2. Cr \_\_\_\_\_

**Alternate Members:**

1. Cr \_\_\_\_\_;
2. Cr \_\_\_\_\_

**PURPOSE OF REPORT:**

To appoint Elected Members to the Metro West Joint Development Assessment Panel for the period 27 January 2020 – 26 January 2022.

**BACKGROUND:**

Local governments may appoint up to four Elected Members to represent their local government on the relevant Development Assessment Panel. The City is part of the Metro West Joint Development Assessment Panel (JDAP).

The City received a letter from the Department of Planning, Lands and Heritage (**Attachment 1**) requesting that Council nominate new JDAP members for the period 27 January 2020 to 26 January 2022.

**DETAILS:**

The Council may appoint two members and two alternative members to the JDAP. The key details of the JDAP are as follows:

|                              |                                                                                                                                                                                                                                                                                                                                |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Meeting Occurrence:          | When required                                                                                                                                                                                                                                                                                                                  |
| Date of Meeting:             | When suitable                                                                                                                                                                                                                                                                                                                  |
| Time of Meeting:             | When suitable, usually commencing at 9.30am with a duration of 30 minutes to 2 hours                                                                                                                                                                                                                                           |
| Location of Meeting:         | City of Vincent Administration and Civic Centre; or<br>Department of Planning, Lands and Heritage; or<br>Other Metro West Local Government                                                                                                                                                                                     |
| No. of Meetings in 2019:     | 15 meetings to date (18 meetings in 2018)                                                                                                                                                                                                                                                                                      |
| Responsible Liaison Officer: | Executive Director Strategy and Development                                                                                                                                                                                                                                                                                    |
| Purpose of DAP:              | Determining development applications where the likely cost of the development exceeds a specified dollar value.<br>For any proposal between \$2 million to \$10 million the applicant may elect for the application to be determined by the JDAP and anything over \$10 million in value would be a mandatory JDAP application |
| Fees for DAP Members:        | <ol style="list-style-type: none"> <li>1. Fee for presiding member per meeting to determine development applications \$500</li> <li>2. Fee for any other member per meeting to determine development applications \$400</li> </ol>                                                                                             |

3. Fee per meeting for presiding member to determine applications to amend or cancel determination \$100
  4. Fee per meeting for any other member to determine applications to amend or cancel determination \$50
  5. Fee for presiding member attending proceeding in State Administrative Tribunal \$500
  6. Fee for any other member attending proceeding in State Administrative Tribunal \$400
  7. Fee for Training \$400
    - Please note that eligibility for payment of DAPs sitting fees is guided by the [Premier's Circular 2010-02](#)
    - Three (3) members with specialist knowledge in the areas of town planning, architecture, or other related disciplines.
- Other Membership:
- Executive Director Planning and Place
  - Manager Development and Design
  - Other City Officers (as required)

Current Elected Members

1. Cr Dan Loden
2. Cr Joshua Topelberg

Alternate Members

1. Cr Susan Gontaszewski
2. Mayor Emma Cole

More detailed information about [Development Assessment Panels](#) and the [Metro West JDAP](#) can be found on the website of the Department of Planning, Lands and Heritage.

**CONSULTATION/ADVERTISING:**

Nil.

**LEGAL/POLICY:**

Part 11A of the *Planning and Development Act 2005*

Regulation 24 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

**RISK MANAGEMENT IMPLICATIONS:**

**Low** The timely appointment of the City of Vincent representatives to the JDAP will enable the representatives to participate in decision-making that may impact the City.

**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:**

There are no budget implications for the City in appointing members to the JDAP, as the fees are paid by JDAP.



Government of Western Australia  
Development Assessment Panels

City Of Vincent Records  
RECEIVED

15 OCT 2019

CTN Ref: \_\_\_\_\_  
REC No: \_\_\_\_\_

Our Ref: DP/12/00609  
Enquiries: DAP Secretariat  
Telephone: 6551 9919

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

Dear Mr *David* MacLennan,

#### DEVELOPMENT ASSESSMENT PANELS – LOCAL GOVERNMENT NOMINATIONS

Following the upcoming local government elections to be held on 19 October 2019, there may be a change in your local government DAP membership if the composition of your council changes. In this instance, your local government will need to nominate replacement DAP members for appointment by the Minister for Planning.

Each DAP comprises of five members, being three specialist members and two local government members. All current local government DAP members were appointed on the 26 July 2018, for a term ending 26 January 2020.

Representation of local interests is a key aspect of the DAPs system. Under regulation 24 of the *Planning and Development (Development Assessment Panels) Regulations 2011* your local council is requested to nominate, as soon as possible following the elections, four elected council members to sit as DAP members for your local government. Using the attached form, nominations should be submitted via email to the DAPs Secretariat at [daps@dplh.wa.gov.au](mailto:daps@dplh.wa.gov.au).

All local government councils are requested to provide nominations for local government DAP members by Friday 8 November 2019, to ensure local interests are represented in future DAP determinations. If you are unable to provide nominations by the above date, please contact the DAPs Secretariat to discuss alternative arrangements and implications. If there is no change to your local government DAP representation following the local government elections, confirmation of this should be provided to the DAPs Secretariat as soon as possible. Once nominations are received, the Minister will appoint local government DAP members for the term ending 26 January 2022.

The McGowan Government launched OnBoardWA as part of its commitment to increase the diversity and backgrounds of Government board and committees along with the total number of women appointed to 50 per cent by 2019.

Postal address: Locked Bag 2506 Perth WA 6001 Street address: 140 William Street Perth WA 6000  
Tel: (08) 6551 8002 info@dplh.wa.gov.au [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)  
ABN 68 565 723 484  
wa.gov.au




I encourage you to consider diversity of representation when putting forward your local government nominations in supporting this important election commitment. Further information about OnBoardWA can be found at <http://www.onboardwa.jobs.wa.gov.au>.

The Action Plan for Planning Reform has been released to ensure the Western Australian planning system continues to deliver great outcomes and great places for Western Australians. Changes to the DAP system have been identified as part of the reform initiatives to provide a more robust DAP process that promotes consistency and transparency in decision-making. Please note that the local government membership configuration on the DAP will not be affected by the reform initiatives.

If you have any queries regarding this request for nominations, please contact the DAPs secretariat on (08) 6551 9919 or email [daps@dplh.wa.gov.au](mailto:daps@dplh.wa.gov.au). Further information is available online at <https://www.dplh.wa.gov.au/daps>.

Yours sincerely



Gail McGowan PSM  
Director General

10 October 2019



Government of Western Australia  
Development Assessment Panels

## DEVELOPMENT ASSESSMENT PANELS LOCAL GOVERNMENT MEMBER NOMINATION

Please complete the form and submit to [daps@dplh.wa.gov.au](mailto:daps@dplh.wa.gov.au).

|                         |  |
|-------------------------|--|
| <b>Local Government</b> |  |
| <b>DAP Name</b>         |  |


|                                 | Member 1  |                                              | Member 2  |                                              |
|---------------------------------|-----------|----------------------------------------------|-----------|----------------------------------------------|
| <b>Name</b>                     |           |                                              |           |                                              |
| <b>Address</b>                  |           |                                              |           |                                              |
| <b>Phone</b>                    |           |                                              |           |                                              |
| <b>Email</b>                    |           |                                              |           |                                              |
| <b>Date of Birth</b>            |           |                                              |           |                                              |
| <b>Sex</b>                      |           |                                              |           |                                              |
| <b>*Employer Name/s</b>         |           |                                              |           |                                              |
| <b>*Position/s</b>              |           |                                              |           |                                              |
| <b>*Employment Status</b>       | Full Time | Part Time/Casual -<br>Specify hours per week | Full Time | Part Time/Casual -<br>Specify hours per week |
| <b>*Eligibility for Payment</b> | Yes       | No                                           | Yes       | No                                           |

|                                 | Alternate Member 1 |                                              | Alternate Member 2 |                                              |
|---------------------------------|--------------------|----------------------------------------------|--------------------|----------------------------------------------|
| <b>Name</b>                     |                    |                                              |                    |                                              |
| <b>Address</b>                  |                    |                                              |                    |                                              |
| <b>Phone</b>                    |                    |                                              |                    |                                              |
| <b>Email</b>                    |                    |                                              |                    |                                              |
| <b>Date of Birth</b>            |                    |                                              |                    |                                              |
| <b>Sex</b>                      |                    |                                              |                    |                                              |
| <b>*Employer Name/s</b>         |                    |                                              |                    |                                              |
| <b>*Position/s</b>              |                    |                                              |                    |                                              |
| <b>*Employment Status</b>       | Full Time          | Part Time/Casual -<br>Specify hours per week | Full Time          | Part Time/Casual -<br>Specify hours per week |
| <b>*Eligibility for Payment</b> | Yes                | No                                           | Yes                | No                                           |

*\* The employment details refer only to external employment and does not include your role as a Local Government member. Eligibility for DAP sitting fees is determined in accordance with the [Premier's Circular 2017/18](#).*

| LOCAL GOVERNMENT CONTACT DETAILS – MINUTE TAKER |  |              |  |
|-------------------------------------------------|--|--------------|--|
| <b>Name</b>                                     |  |              |  |
| <b>Phone</b>                                    |  | <b>Email</b> |  |

**12.10 INFORMATION BULLETIN****TRIM Ref:** D19/126478**Author:** Sharron Kent, Governance and Council Liaison Officer**Authoriser:** Meluka Bancroft, Manager Governance, Property and Contracts

- Attachments:**
1. Minutes of the Children and Young People Advisory Group Meeting held on 2 September 2019 [↓](#) 
  2. Confirmed Minutes of the Design Review Panel Meeting held on 4 September 2019 [↓](#) 
  3. Confirmed Minutes of the Design Review Panel Meeting held on 18 September 2019 [↓](#) 
  4. Minutes of Tamala Park Regional Council Meeting held on 17 October 2019 [↓](#) 
  5. Street Tree Removal Information [↓](#) 
  6. Statistics for Development Applications as at October 2019 [↓](#) 
  7. Register of Legal Action and Prosecutions Monthly - Confidential
  8. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 24 October 2019 [↓](#) 
  9. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
  10. Register of Applications Referred to the Design Review Panel – Current [↓](#) 
  11. Register of Petitions - Progress Report - November 2019 [↓](#) 
  12. Register of Notices of Motion - Progress Report - November 2019 [↓](#) 
  13. Register of Reports to be Actioned - Progress Report - November 2019 [↓](#) 

**RECOMMENDATION:**

That Council RECEIVES the Information Bulletin dated November 2019.

# MINUTES



## CHILDREN AND YOUNG PEOPLE ADVISORY GROUP

Monday, 2 September 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

John Corbellini – A/Executive Director Community & Business Services (JC)  
Rossling Ellis – Manager Marketing and Partnerships (RE)  
Karen Balm – Senior Community Partner (KB)  
Kate Allen – Community Partner (KA)  
Greg Hire – Community Partner (GH)

### 1. Welcome / Declaration of Opening

The Chairperson opened the meeting at 6.05pm and delivered an Acknowledgement of Country on behalf of the group.

### 2. Apologies

David Reid, John Corbellini and Kate Allen.

### 3. Confirmation of Previous Minutes

The Minutes from the previous meeting held on 1 July 2019 were confirmed as a true and correct record.

### 4. Business

#### 4.1 Action Items Review

- RE advised that a 'mud play' pop-up space was being further explored.
- KB advised that the details of the three concept designs for Leederville Oval Master Plan will be distributed with the minutes
- AC advised that the contact details for the Piconeri Market organiser had been provided.
- MK provided information relating to the mud play space at Bold Park

**ACTION:** KA to distribute the three concept designs for Leederville Oval Master Plan with the minutes  
MK to provide contact details for the outdoor play at Bold Park

#### 4.2 Youth Action Plan and Youth Facilities Plan

- GH advised that he was currently organising a variety of youth events to ensure that the City is engaging with a diverse group and are not just targeting mainstream youth;
- The following events have been organised for the October school holidays and will provide an opportunity to consult with the youth and gain an insight into what activities they are interested in:
  - come 'n' try' sporting event;
  - yoga classes at Hyde Park;
  - photography class;
  - cooking class; and
  - Mental health workshops.
- A Youth Forum has been organised for 21 October 2019 that will be facilitated by the Vincent Youth Network (VYN). This forum will be attended by youth from Aranmore Catholic College, Mount Lawley and Churchlands Senior High Schools. The forum will be open to other youth via a social media campaign.
- It is anticipated that this would become an annual event with working groups being formed early next year so that schools will have an opportunity to have 4 sessions prior to the youth forum.
- The Kambarang Sports and Cultural Showcase has been scheduled for 31 November – 1 December 2019. Whilst this is one of the City's RAP deliverables, it is also being utilised as an opportunity to engage with youth.
- Consultation with youth will drive the Youth Action Plan along with incorporating the deliverables contained within the City's other plans such as the POS Strategy, Art Strategy etc

#### 4.3 Vincent Youth Network (VYN) – Update

- Barista Course was highly successful with positive feedback about the course and trainer. Another course will likely be held later in the year.
- Vincent Gold Rush is on 13 October at North Perth Common and planning is well underway. Ten businesses/community groups have agreed to take part.
- RE provided an update on the VYN's social media accounts. Members of the VYN will be having a photo shoot so that they can have a stock of photos when their accounts are launched. The VYN have had training on social media and the City will remain administrators and will monitor and update posts.
- RE advised that the North Perth Local are hosting Halloween on Angove along with the road being closed for activation. The City will have a stall on the night.
- North Perth Town Hall being transformed into a haunted house. This will be an interactive tour for ages 13+. This is a ticketed event with 130 children max. The house opens at 6.00pm with the last walk through being 8.45pm
- North Perth Common will come alive with bats being shone onto the ground.
- SG stated that it would be good to get City based mobile food vendors so that attendees could sit down and linger in a 'chill out' zone.
- MK recommended the Carad food truck which is staffed by refugees and asylum seekers.

#### 4.4 Spirit of Christmas and Student Citizenship Awards

- KB advised that contact had been made with all the schools in relation to the Spirit of Christmas Banners and the Student Citizenship Awards. The City has already received responses and it is hoped that by sending the EOI's earlier the process will be smoother this year.

#### 4.5 Other Business

- JT suggested having young people from the VYN represented on CYPAG as a meaningful way for young people to engage with the members along with gaining an understanding Council questions about how it functions;
- AC stated that it would be good for the City to work towards expanding the VYN to cater for the older youth (18 – 25) with the purpose, accountability and true representation of young people taken into consideration;
- AC advised that there will be a review of the roles and purpose of advisory groups. Members of these groups will be involved. The review will be completed later this year. An update will be provided to members following the expiration of their term;
- SG advised that members will need to vacate their positions and the City will advertise for nominations later in the year;
- KB showed a photo of the City's submission into this years 'Showcase in Pixels' competition. The City partnered with Aranmore Catholic College to deliver an impressive piece of art that was displayed in Yagan Square. KB thanked and acknowledged KA's dedication and committed with the students.
- SG advised that at a recent event at Aranmore, positive feedback and praise relating to KA's involvement was received;
- SG advised that Beaufort St books now has a BBQ tent which community groups can utilise for fundraiser activities such as bake sales and sausage sizzle
- RE advised that the City is working with Planet Books for the Puffin Youth Poetry Grant. The festival will incorporate youth and adults events in February 2020.
- RE will work with the young poets to create visual representations of the poems in the Lightbox laneway towards the end of the year.
- AC & SG advised that the pump track at Britannia Reserve had been successful with a second site opening up at Birdwood Square.
- SG advised that Highgate Primary School had recently visited the Loftus Pop up Play and really enjoyed the concept.
- SG enquired as to the process surrounding the Youth Action Plan and the Youth Facilities Plan and requested that information be provided and updates given throughout the process to ensure the direction setting is on target.

**ACTION:** KA to discuss representation with VYN at next meeting, understanding that this could be a rotation and different VYN members can attend.

#### 5. **Close / Next Meeting**

The Chairperson closed the meeting at 7.03pm. The next meeting date is TBC

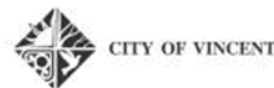
Signed \_\_\_\_\_  
Councillor Alex Castle (Chairperson)

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2019

MINUTES – CYAPG Meeting 2 September 2019

| Summary of Actions                                                                                                                       | Date            | Status     |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------|
| KA to distribute the three concept designs for Leederville Oval Master Plan with the minutes                                             | 25 October 2019 | Completed  |
| MK to provide contact details for the outdoor play at Bold Park                                                                          | 20 October 2019 | Incomplete |
| KA to discuss representation with VYN at next meeting, understanding that this could be a rotation and different VYN members can attend. | 2 October 2019  | Incomplete |

# MINUTES



## DESIGN REVIEW PANEL

Wednesday 4 September 2019 at 3.15pm

Venue: Function Room  
City of Vincent  
Administration and Civic Centre  
244 Vincent Street Leederville

### Attendees:

#### Design Review Panel Members

James Christou (Chairperson)  
Sid Thoo  
Tom Griffiths  
Anthony Duckworth-Smith

#### City of Vincent Officers

Jay Naidoo (Manager Development & Design)  
Joslin Colli (Coordinator Planning Services)  
Kate Miller (Senior Urban Planner)  
Karsen Reynolds (Senior Urban Planner)  
Roslyn Hill (Minutes Secretary)

#### Applicant – Item 3.1

Tony Watson MW Urban

#### Applicant – Item 3.2

Alicia Jones Woolworths  
Jonathon Jones Hames Sharley

#### Applicant – Item 3.3

Daniel Lomma  
Yorick Van Dommecken

### 1. Welcome/Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.05pm

### 2. Apologies

### 3. Business

#### 4.07pm–4.30pm – Applicant's Presentation – DA Lodged 5.2019.246

3.1 **Address:** 64 Cleaver Street, West Perth

**Proposal:** 12 Multiple Dwellings

**Applicant:** MW Urban

**Reason for Referral:** For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 8 May 2019

#### Recommendations & Comments by DRP on 8 May 2019:



|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Principle 1 –<br/>Context and Character</b>               | <ul style="list-style-type: none"> <li>• The top floor of the front façade sitting flush with the floor levels below should be reconsidered</li> <li>• The ground floor portion of the front façade needs further design consideration. Consider removing the thin element of brickwork running horizontal and consider bringing the brickwork element of the upper floors through to the ground</li> <li>• Include shadows to elevations to show depth and articulation of the facades, including treatment of roof eaves and fascia.</li> <li>• Reconsider the ground level articulation of the building to be more cohesive with the 'block' articulation of the upper floors</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Principle 2 –<br/>Landscape quality</b>                   | <ul style="list-style-type: none"> <li>• Landscape is generally as before so previous comments remain</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Principle 3 –<br/>Built form and scale</b>                | <ul style="list-style-type: none"> <li>• Consider breaking up the roof form and lowering the building roof heights above the store rooms to reduce the bulk of the building.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 4 –<br/>Functionality and<br/>build quality</b> | <ul style="list-style-type: none"> <li>• Further structural support may be required for the balconies below the "roof box"</li> <li>• Interior layouts of some the units to be reconsidered (specific reference to B5, B6, A4 and A5). The spaces between the kitchens and dining areas are tight and would result in poor functionality for residents.</li> <li>• Ensure all kitchens are provided with openable windows to achieve best cross ventilation.</li> <li>• The ratio of bedrooms to living space appears unbalanced (several bedrooms whilst the living space provided is relatively small).</li> <li>• Further design consideration needs to be given to addressing visual privacy concerns to the southern lot boundary. The use of screening devices is encouraged where appropriate</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Principle 5 –<br/>Sustainability</b>                      | <ul style="list-style-type: none"> <li>• The site and proposed development is challenging in regard to providing solar access and incorporating solar passive design principles, due to an existing 8-storey apartment building adjacent to the north boundary of the site. It is acknowledged that it would be very difficult to achieve an optimum solar passive design and/or incorporate opportunities for renewable energy generation eg. solar PV on roof</li> <li>• It is strongly recommended the applicant obtain preliminary energy ratings for some of the typical apartment layouts - this will help to determine what materials, colours and specification upgrades might be necessary to achieve compliant energy ratings for the proposed development</li> <li>• Recommend against the use of a dark colour for the upper portion of the building. While the intent of this proposed design change is to reduce the visual bulk and scale of the proposed development, the use of dark external wall and roof colours increases the absorption of solar radiation in summer - this is likely to result in overheating of these apartments, which will be detrimental to thermal comfort and energy rating. Consider instead the use of a contrasting material or colour, with a solar absorbance of around 0.5 or less</li> <li>• Large areas of roof such as found on Level 4 floor plan should have a solar absorbance of 0.4 or less</li> <li>• Look to have bedrooms with windows facing two different orientations, which can help to improve cross and natural ventilation opportunities. Ensure windows are fully openable. Eg. avoid use of awning windows which have a minimal ventilation opening. Consider installing ceiling fans to habitable rooms and bedrooms, which will in turn help to improve the energy rating and thermal performance</li> <li>• Cavity brickwork will likely require insulation installed to the cavity to meet energy efficiency compliance requirements</li> <li>• There is no protection for the openings on the west side and eastern side</li> </ul> |
| <b>Principle 6 –<br/>Amenity</b>                             | <ul style="list-style-type: none"> <li>• Consider incorporating a secure bike storage area to increase amenity and security for occupants</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | <ul style="list-style-type: none"> <li>• Good to see the incorporation of car charging stations in the development. Further, consider the logistics of charging stations will be accessed by all owners and/or visitors</li> </ul>                                                                                                                                                                                                                                                                                                                                  |
| <b>Principle 7 – Legibility</b>  | <ul style="list-style-type: none"> <li>• Consider ways in which the entrance into the apartments can be made more legible</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>• The design review panel (DRP) acknowledged that the plans presented were an improvement on the previously considered plans in terms of architectural language: <ul style="list-style-type: none"> <li>○ The simplification and purification of the building/front façade is good as it brings more focus on design detail;</li> <li>○ The reference to the Cleaver Court tower form and the use of façade brickwork element is considered to be a positive outcome from a contextual point of view.</li> </ul> </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>• Consider a flat roof in lieu of a sloped roof. The recess on the upper level which articulates the elevation and attempts to ameliorate the perception of bulk from the additional height appears to be more in the 3D image than what it actually is</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>• Consider setting the fourth storey back further to reduce the perception of bulk.</li> </ul>                                                                                                                                                                                                                                                                                                                       |
| <b>Principle 4 – Functionality and build quality</b> | <ul style="list-style-type: none"> <li>• Consider dropping a unit to accommodate site planning requirements</li> <li>• The balconies are undersized and needs to be reconsidered to be more useable for residents</li> </ul>                                                                                                                                                                                                                                |
| <b>Principle 5 – Sustainability</b>                  | <ul style="list-style-type: none"> <li>• Good to see change of external cladding colour to lower solar absorbance</li> <li>• Natural cross ventilation unlikely to work as shown in provided diagrams. For example, air flow is generally unlikely to change direction in the middle of a room at right-angles. However, it is commendable to see that most rooms have windows with at least two different orientations and/or in opposite walls</li> </ul> |
| <b>Principle 6 – Amenity</b>                         | <ul style="list-style-type: none"> <li>• The DRP and the City has serious concerns in relation to the residential amenity of the units particularly in terms of room dimensions and functionality. The proposal does not provide any communal open space and the balconies and living areas are insufficient dimensions.</li> <li>• Visual privacy for the adjoining northern properties needs further consideration</li> </ul>                             |
| <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>• Communal space falls short on Design WA principles. Look at creating a communal area on the roof</li> </ul>                                                                                                                                                                                                                                                                                                        |
| <b>Principle 10 – Aesthetics</b>                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| <b>Comments</b> | <ul style="list-style-type: none"> <li>The proposal needs to be considered against the element objectives of the R-Codes Volume 2. The proposal is not supported by the DRP or the City in its current form</li> </ul> |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Conclusion** To be returned to the DRP

The applicant needs to consider the following:

- Further refinement of the architecture, roof, walls and balconies.
- Creating meaningful community spaces (amenities).
- Balcony sizes need to be increased.
- Visual privacy to adjoining properties need to be considered.
- Re-design site planning and unit plans or reduction of unit/s may be required to achieve the desired outcomes outlined in recommendations and comments.

#### 4.35pm–5.00pm – Applicant Presentation – DA Lodged 5.2019.179.1

3.2 **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 3 July 2019

#### Recommendations & Comments by DRP on 3 July 2019:

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>Principle 1 – Context and Character</b>           | <ul style="list-style-type: none"> <li>The inclusion of additional landscaping and vegetation is also a positive inclusion, however this by itself may not be sufficient to mitigate the impact of the proposed development on the adjacent residential areas. Perhaps reconsider design of vehicular entry canopy to be less imposing on the north elevation - the breeze-block elements appear to be effective at helping to mitigate the bulk and scale of the northern elevation</li> <li>The development is pushing commercial intensity into the residential area. The increased setback of walls is a positive change and creates a positive Ground Floor interface. Consider continuing the transition around corner, to effectively break down the building bulk providing a finer grain detail</li> <li>The northern elevation interfacing with the residential areas has a concrete vehicle ramp running up with the side of the building. There needs to be some articulation to transition from this commercial scale and architectural language to the residential area. The perception of bulk resulting from this continuous commercial element is very high when viewed from the northern property. This has been done in other places around the building very well with the use of different materials and articulation vertically.</li> <li>The visibility of the ramp is the issue. Try and eliminate this as a single element so that the elevation does not present as a ramp / parking area. Look at layers of materials and elements to provide articulation to the ramp to break down the scale. Look at different materials and textures rather than concrete.</li> </ul> |
| <b>Principle 2 – Landscape quality</b>               | <ul style="list-style-type: none"> <li>How is the raised planter going to be maintained – ensure this is captured in the maintenance schedule due to its location</li> <li>It is a well thought out and sophisticated treatment to planting edge</li> <li>Support species chosen</li> <li>Consideration needed in relation to the tree size to ensure that screening is effective on installation.</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>                  | <ul style="list-style-type: none"> <li>Commendable to see the integration of renewable energy generation on the carpark canopies, optimising the amenity and functionality of these shade structures</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <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:** Amendments can be sent through to the DRP chair for consideration  
The DRP supports the landscaping intent, setback, planting and materials.

The applicant needs to address the interface of the driveway ramp and wall treatment facing the residential to the north.

The applicant should consider simple wall elements to transition the level changes, the inclined floors and link back to the entry of the driveway.

#### 5.05pm–5.55pm – Applicant Presentation – DA Lodged 5.2019.285.1

3.3 **Address:** 12 Florence Street, West Perth

**Proposal:** Four Grouped Dwellings

**Applicant:** Daniel Lomma Design

**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 –<br/>Context and Character</b> | <ul style="list-style-type: none"> <li>• There is insufficient information provided on surrounding context. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context. Show the outline of the neighbouring development to show the relationship</li> <li>• More consideration is needed for street activation. Look at reconfiguring the front dwelling to incorporate the entrance facing the street</li> <li>• Keeping the original façade is commended, however if the façade is going to be modernised then this will lose the intent. If you instead maintain and restore this could be a strong feature</li> <li>• Reconsider entry sequence to the dwelling; kept front façade should consider approach to the dwelling</li> <li>• More information is needed on the materials, colours etc</li> </ul> |
| <b>Principle 2 –<br/>Landscape quality</b>     | <ul style="list-style-type: none"> <li>• Please provide a landscaping plan and deep soil zone calculations</li> <li>• Work with a landscape architect to consider opportunities for landscaping and planting along vehicle access as this will have a significant impact on the outcome of the project.</li> <li>• The lower courtyards will receive minimal light due to being enclosed. Consideration is needed as to how this will work as it is thought of as a “focal point” on entry to the dwelling.</li> <li>• Consideration should be given to maintenance access to upper level planting.</li> </ul>                                                                                                                                                                                                                                       |
| <b>Principle 3 –<br/>Built form and scale</b>  | <ul style="list-style-type: none"> <li>• As the proposed design is for three-storey dwellings in an area with a maximum two-storey building height, it will be important to ascertain the overshadowing impact on adjoining lots, particularly the adjacent southern lot. If overshadowing does not meet the design principles or deemed to comply requirements under SPP 7.3 Part 5.4.2 it is unlikely the additional storey and building height can be supported</li> <li>• The roof pitch has been effectively used to reduce perception of bulk and stair location is well placed to mitigate the principle of bulk</li> </ul>                                                                                                                                                                                                                   |

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|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      | <ul style="list-style-type: none"> <li>• Presents as two storey with loft this has been well designed to reduce impact of additional height.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Principle 4 – Functionality and build quality</b> | <ul style="list-style-type: none"> <li>• Consider the different demographics the development may cater for, and whether there is a need for 2 parking bays for all units; perhaps this could be reduced to 1 car bay for some units given proximity to public transport and CBD. Reduction of some car bays could provide opportunities for increased landscape and other amenity.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Principle 5 – Sustainability</b>                  | <ul style="list-style-type: none"> <li>• The proposed floor plans, building location and boundary setbacks appear to facilitate good solar access and solar passive design to most main living areas and bedrooms, however it is difficult to confirm as the north elevation of the proposed design has not been provided</li> <li>• Ensure there is sufficient horizontal shading to north-facing windows to minimise excess direct solar gain in summer. Generally, an eaves overhang of around 600mm is sufficient to shade a north-facing wall up to 2.4m in height without adversely affecting winter solar gain</li> <li>• Consider the inclusion of solar PV on the north facing roof to take advantage of optimum solar access</li> <li>• Recommend light colours with low solar absorbance for external colours and finishes</li> <li>• Recommend dark coloured exposed thermal mass to living area floors to maximise solar passive performance</li> <li>• Consider inclusion of ceiling fans to habitable areas and bedrooms to reduce summer cooling loads and increase occupant thermal comfort</li> <li>• Recommend obtaining preliminary energy ratings to ascertain likely material and construction specification, and possible design changes that can improve thermal performance</li> <li>• For the perforated metal balcony floors proposed, recommend conducting solar/shading study to determine if adequate daylight will still reach lower outdoor levels.</li> </ul> |
| <b>Principle 6 – Amenity</b>                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Principle 7 – Legibility</b>                      | <ul style="list-style-type: none"> <li>• Pedestrian access needs to be separate and legible</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Principle 8 – Safety</b>                          | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Principle 9 – Community</b>                       | <ul style="list-style-type: none"> <li>• Reconsideration is needed for the visitor parking bay. Consider alternative locations that may not dominate the front setback also impacts on the approach to the dwelling</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Principle 10 – Aesthetics</b>                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Comments</b>                                      | <ul style="list-style-type: none"> <li>• When seeking additional height or concessions then consider other aspects that could compensate or offset those variations to the dwelling</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

**Conclusion:****To be returned to DRP**

The DRP are prepared to support the development but it requires the applicant to refine the design.

- Clarity from the part retained existing building and how the new building is inserted over it and around it.
- Street activation currently not well resolved.

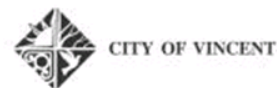
- Provide a landscape plan showing hard, soft and existing vegetation.
- Review how natural light can penetrate the ground level courtyards.
- Overshadowing diagrams.

**4. Close/Next Meeting**

The Chairperson closed the meeting at 5.55pm

The next meeting is scheduled to be held on Wednesday 18 September 2019

# MINUTES



## DESIGN REVIEW PANEL

Wednesday 18 September 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)  
Natasha Trefry (Urban Planner)  
Karsen Reynolds (Urban Planner)

#### Applicant – Item 3.1

|                |                        |
|----------------|------------------------|
| Jason Potalivo | Salacen                |
| Ben Tremlett   | Cameron Chisholm Nicol |
| Justin Carruk  | CAPA                   |
| Chris Formaor  | CCN                    |

#### Applicant – Item 3.2

|               |                |
|---------------|----------------|
| Bianca Sandri |                |
| Clement Liao  | Huirun Pty Ltd |

#### Applicant – Item 3.3

|                |              |
|----------------|--------------|
| Jarrold Ross   | TBB          |
| Mitch Edwards  | Hamlen Homes |
| Stephen Pelosi | Hamlen       |

### 1. Welcome/Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm

### 2. Apologies

### 3. Business

#### 4.00pm–4.30pm – Applicant's Presentation – Pre-Lodgement

3.1 **Address:** Nos. 318, 324, 330, 332, 334 Charles Street, North Perth

**Proposal:** Mixed Use Development

**Applicant:** Urbis / Saracen Properties Pty Ltd



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

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

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Principle 1 –<br/>Context and Character</b> | <ul style="list-style-type: none"> <li>• More information needs to be provided with regard to the proposed materials and colours.</li> <li>• Consider the locations of the garden centre and café. Both provide real opportunities to meet the city's requirements for street activation and also provide buffer between residential neighbours and commercial activities. Consider different proposals of garden centre and café at street level, to the rear of site (to enable buffer) or as a roof top experience to find which best enables activation and increased landscape opportunities for public.</li> <li>• Building facade is generally well articulated. Consider scaling down façade elements and introducing vertical elements or vertical brakes, to achieve a better form and visual relationship to the surrounding built form.</li> <li>• Consider 'sleeving' the carpark to the back of the site whilst placing and exposing public shopping spaces to the street and other options that offer active uses of the ground floor such as relocation of facilities from the roof area to the ground floor.</li> <li>• A glass façade alone to the multi-storey carpark is not considered sufficient as a device to establish an active relationship between the building occupants and the street.</li> </ul>                                                                                                                                                 |
| <b>Principle 2 –<br/>Landscape quality</b>     | <ul style="list-style-type: none"> <li>• Landscaping is mostly provided within the road widening zone; there will be little landscaping left once road widening takes place. Look at increasing landscaping by setting back the development further from the lot's future street boundary to ensure landscaping will not be taken away at a later stage</li> <li>• Laneway side – it is not compliant with the setback requirements; it is also short on landscaping. Consider providing a more positive buffer from the development to the adjoining residential properties. The development's interface with adjoining properties could be softened with landscaping As per note above one potential in relocating the garden centre to the rear of the site, is that this position allows for more stepping down of the development to tie in with the lower scale of the residential interface at the rear of the site</li> <li>• The proposal does not meet the city's requirements for deep soil and canopy cover. Consider ways to meet these requirements such as introducing rooftop gardens, and increasing activation landscaping to ground floor.</li> <li>• Could the garden centre come to the bottom/ ground floor to improve activation to the street</li> <li>• The front landscaping, albeit being too small, is well designed with good themes and well selected species</li> <li>• Consider further proposals for landscaping in the front façade</li> </ul> |
| <b>Principle 3 –<br/>Built form and scale</b>  | <ul style="list-style-type: none"> <li>• Look at incorporating additional vertical elements to increase articulation and introduce a finer grain/scale as the façade is currently feels very large</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                                      |                                                                                                                                                                                   |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      | <ul style="list-style-type: none"> <li>Look at stepping the building to the rear to reduce impacts to the adjoining residential 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>                     | Early presentation of intended signage, integration into the design, location and intended scale, as well as any use of bulk colour, for consideration by the DRP, is encouraged. |
| <b>Comments</b>                                      | N/A                                                                                                                                                                               |

**Conclusion** To be returned to the DRP

#### 4.30pm–5.00pm – Applicant Presentation – DA Lodged 5.2019.201.1

**3.2 Address:** Nos. 514 and 516 (Lots 14, 15 and 16) William Street Highgate

**Proposal:** Four Grouped Dwellings

**Applicant:** Urbanista Town Planning / Huirun Pty Ltd

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

#### **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>There appears to be a 'disconnect' between the language of this proposal and the general character of the adjoining properties and the street.</li> <li>The terrace houses nearby are a good reference, however referencing to this immediate neighbourhood requires further analysis, consideration and development. There is a heaviness and a strong classical motif that is not consistent with the street. Consider steering the design to a more Federation Style. Simplify the façade and refine the intensity of its current character so that it is more reconcilable with the surrounding context and reduces impacts of building bulk. There is a considerable amount of detail to the front facade (recesses, quoining, arches etc) – look at stripping this back a little bit to get some consistency across the elevation. Simplify the central elevations – pull the detailing back and put some time into the tones and colours.</li> <li>The development is imposing to the street. The peripheral units are a little closer to the mark as they are a little simpler in design.</li> </ul> |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      | <ul style="list-style-type: none"> <li>• Design between the front and rear appears disconnected. Look to better connect the design intent and character between the front to the rear, to achieve a good design outcome on both sides – there are some fundamentals that need to be drawn upon.</li> <li>• Consider how the elevation to the rear can engage more with the ROW - such as providing larger windows even 'French' balconies to ROW facing living areas.</li> <li>• Internal courtyard elevations – try to connect them to the front façade and achieve a design consistency throughout the development</li> <li>• Consider the use of single thin columns instead of heavy masonry piers - to the last two façade end balconies. to lighten the character of the façade, as a response to existing neighbourhood character and to make the form of the development appear more permeable</li> <li>• Fencing character is inconsistent with the façade. Look at incorporating detail that will better relate to the façade</li> </ul> |
| <b>Principle 2 – Landscape quality</b>               | <ul style="list-style-type: none"> <li>• The idea and development of central courtyards' landscaping, and the provision of deep soil, are commended.</li> <li>• Investigate opportunities to add more trees to the landscape to meet the city's canopy coverage expectations.</li> <li>• Look at incorporating landscaping as a buffer between the lots</li> <li>• Look at incorporating more species diversity across the site. Mass plantings are attractive but can be more vulnerable to complete loss if plant conditions change.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Principle 3 – Built form and scale</b>            | <ul style="list-style-type: none"> <li>• The top floor breaches height requirements. Look at setting in the top floor, min. 500mm, in from the side boundaries.</li> <li>• Provide articulation &amp; depth to facades, to side boundary elevations corresponding to front elevation - to achieve a cohesive built form whole.</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>• Consider the use of single thin columns instead of heavy masonry piers to the last two façade end balconies</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>                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Comments</b>                                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**Conclusion:** To be returned to DRP

**5.00pm–5.30pm – Applicant Presentation – DA Lodged 5.2019.263.1**

3.3 Address: 149 -153 Alma Road, North Perth

Proposal: Eight Grouped Dwellings

Applicant: Taylor Burrell Barnett

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 –<br/>Context and Character</b> | <ul style="list-style-type: none"> <li>Consider incorporating treatments that more directly reference the immediate streetscape and surrounding locality. Select character references that bring in but do not replicate, the neighbouring area. An analysis/investigation of the surrounding building-built character would assist in creating more meaningful interpretations and links to the street and retained dwelling</li> <li>Verandahs, fence, facebrick render is in contrast to the existing streetscape. Look at materials from the streetscape and reinterpret those elements into the development</li> <li>Look at the existing house (federation era house) – tie this simplified style form of this dwelling in with the proposed dwellings especially the roof form and pitch.</li> <li>Look at incorporating vertical articulation to front of dwelling</li> <li>Consider how the detail and materiality will work together</li> <li>Reconsider the render as it appears quite dark. Look at taking the red brick a bit further into the façade in terms of scale. Red brick is more consistent and appropriate with the surrounding areas.</li> <li>Access from Alma Road provides clear line of sight to the ROW at the rear – look at ways to soften this impact</li> <li>Look into introducing more timber detailing as a means to soften the character of the development.</li> <li>Provide a greater sense of identity for each dwelling</li> <li>Consider additional scale of colours and materials to break down the massing and repetitive elements</li> </ul> |
| <b>Principle 2 –<br/>Landscape quality</b>     | <ul style="list-style-type: none"> <li>Pedestrian access separate to road – it is important that the 'green space is unified and pedestrian zones are legible, perhaps by different surface treatments.</li> <li>Green spaces to driveway are broken and not consistent<br/>A public green space that can be accessed and used by multiple units is recommended.</li> <li>Review landscaping calculations – canopy coverage noted in the legend has discrepancies with the canopy annotated. Ensure space for trees planted will provide the intended and required canopy cover</li> <li>Further articulation of courtyards is needed. Look at the ratio of interactive and liveable spaces - sitting areas/planting/paving</li> <li>Consider introducing pergola 'horizontal landscape forms over the driveway to make the space more pedestrian friendly and encourage through car traffic to treat it the same.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Principle 3 –<br/>Built form and scale</b>  | <ul style="list-style-type: none"> <li>Box element Lot 2 – feels stuck on to front of dwelling</li> <li>Reconsider the upper floor setbacks. Lot 1, 2 in particular</li> <li>Provide a vertical element or different treatment to lot 1, lot 2 to provide defined separation between the 2 dwellings</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Principle 4 –</b>                           | <ul style="list-style-type: none"> <li>Reconsider proportions of living spaces upstairs. Consider to resizing balcony to be more useable</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                        |                                                                                                                                                                                                                                                                                                         |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Functionality and build quality</b> | <ul style="list-style-type: none"> <li>• The study near the entrance is considered too small as a liveable area</li> <li>• Improve interaction of internal dwellings to the common property</li> </ul>                                                                                                  |
| <b>Principle 5 – Sustainability</b>    | N/A                                                                                                                                                                                                                                                                                                     |
| <b>Principle 6 – Amenity</b>           | <ul style="list-style-type: none"> <li>• Enhance the experience between the dwellings and common property</li> <li>• Consider some semi-park spaces and a shared open space for all dwellings</li> <li>• Common property may become rat run – need to consider differentiation of this space</li> </ul> |
| <b>Principle 7 – Legibility</b>        | <ul style="list-style-type: none"> <li>• Consider elements (paving, surface treatment) to enhance and differentiate between the vehicle and pedestrian experience</li> </ul>                                                                                                                            |
| <b>Principle 8 – Safety</b>            | N/A                                                                                                                                                                                                                                                                                                     |
| <b>Principle 9 – Community</b>         | <ul style="list-style-type: none"> <li>• Look at creating a more comfortable walking space. Potentially 'bench' space</li> </ul>                                                                                                                                                                        |
| <b>Principle 10 – Aesthetics</b>       | N/A                                                                                                                                                                                                                                                                                                     |
| <b>Comments</b>                        | NA                                                                                                                                                                                                                                                                                                      |

**Conclusion:****To be returned to DRP****4. Close/Next Meeting**

The Chairperson closed the meeting at 5.30pm

The next meeting is scheduled to be held on Wednesday 2 October 2019



## **Ordinary Meeting of Council**

# **MINUTES**

**Thursday 17 October 2019, 6:00pm  
City of Vincent  
244 Vincent Street, Leederville**

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo  
Towns of Cambridge and Victoria Park

## Minutes TPRC Meeting of Council – 17 October 2019

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## Minutes TPRC Meeting of Council – 17 October 2019

## MEMBERSHIP

| OWNER COUNCIL         | MEMBER                                                                                   | ALTERNATE MEMBER                               |
|-----------------------|------------------------------------------------------------------------------------------|------------------------------------------------|
| Town of Cambridge     | Cr Andres Timmermanis                                                                    | Cr Jo McAllister                               |
| City of Joondalup     | Cr John Chester<br>Cr Nige Jones                                                         | Cr Sophie Dwyer<br>Cr Christine Hamilton-Prime |
| City of Perth         | Commissioner<br>Andrew Hammond                                                           | Commissioner<br>Gaye McMath                    |
| City of Stirling      | Cr Karen Caddy<br>Cr Joe Ferrante<br>Cr Giovanni Italiano<br>(CHAIR)<br>Cr Bianca Sandri | Cr Suzanne Migdale                             |
| Town of Victoria Park | Cr Claire Anderson                                                                       | Cr Ronnhda Potter                              |
| City of Vincent       | Mayor Emma Cole                                                                          | Cr Jimmy Murphy                                |
| City of Wanneroo      | Cr Samantha Fenn<br>Cr Brett Treby<br>(DEPUTY CHAIR)                                     | Cr Sonet Coetzee<br>Cr Domenic Zappa           |

## Minutes TPRC Meeting of Council – 17 October 2019

**PRESENT**

|                                                     |                                                                                                                                                                                                      |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chair</b>                                        | Cr Giovanni Italiano                                                                                                                                                                                 |
| <b>Councillors</b>                                  | Cr Claire Anderson<br>Cr Karen Caddy<br>Cr John Chester<br>Mayor Emma Cole<br>Cr Samantha Fenn<br>Cr Joe Ferrante<br>Cr Nige Jones<br>Cr Bianca Sandri (arrived 6:03pm)<br>Cr Brett Treby            |
| <b>Staff</b>                                        | Mr Ben Killigrew (Acting Chief Executive Officer)<br>Mr Simon O'Sullivan (Manager Project Coordination)<br>Ms Vickie Wesolowski (Executive Assistant)                                                |
| <b>Apologies Councillors</b>                        | Cmr Andrew Hammond<br>Cr Andres Timmermanis                                                                                                                                                          |
| <b>Leave of Absence</b>                             | Mr Tony Arias (Chief Executive Officer)                                                                                                                                                              |
| <b>Absent</b>                                       | Nil                                                                                                                                                                                                  |
| <b>Consultants</b>                                  | Mr Brenton Downing (Satterley Property Group)<br>Mr Charlie Lawlor (Satterley Property Group)<br>Ms Lauren Vidler (Satterley Property Group)                                                         |
| <b>Apologies Participant Councils' Advisers</b>     | Mr Daniel Simms (City of Wanneroo)<br>Mr Murray Jorgensen (City of Perth)<br>Mr Stuart Jardine (City of Stirling)<br>Mr Anthony Vuleta (Town of Victoria Park)<br>Mr John Giorgi (Town of Cambridge) |
| <b>In Attendance Participant Councils' Advisers</b> | Mr Garry Hunt (City of Joondalup)<br>Mr Ross Povey (City of Stirling)<br>Mr David MacLennan (City of Vincent)<br>Ms Noelene Jennings (City of Wanneroo)                                              |
| <b>Members of the Public</b>                        | Nil                                                                                                                                                                                                  |
| <b>Press</b>                                        | Nil                                                                                                                                                                                                  |

**1. OFFICIAL OPENING**

The Chair declared the meeting open at 6:02pm. The Chair welcomed Mr Ben Killigrew, Acting CEO to the meeting.

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Minutes TPRC Meeting of Council – 17 October 2019

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**DISCLOSURE OF INTERESTS**

Nil at opening of meeting. Cr Sandri confirmed a Disclosure of Interest – Impartial Interest in relation to Item 9.8 before the item.

**2. PUBLIC STATEMENT/QUESTION TIME**

Nil

**3. APOLOGIES AND LEAVE OF ABSENCE**

Cr Andres Timmermanis and Cmr Andrew Hammond

**4. PETITIONS**

Nil

**5. CONFIRMATION OF MINUTES**

*Ordinary Meeting of Council – 15 August 2019*

Moved Cr Caddy, Seconded Cr Jones.

**That the minutes of the Ordinary Meeting of Council of 15 August 2019 be confirmed, and signed by the Chair, as a true and correct record of proceedings.**

Cr Bianca Sandri arrived during discussion on this Item (6:03pm).

The Motion was put and declared CARRIED (10/0).

**5A BUSINESS ARISING FROM MINUTES**

Nil

**6. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)**

Nil

**7. MATTERS FOR WHICH MEETING MAY BE CLOSED**

9.17 *Development Manager's – Key Performance Indicators – FYE 2019 – Confidential*

9.18 *Development Management Agreement – Key People – Confidential*

**8. REPORTS OF COMMITTEES**

Audit Committee Meeting –19 September 2019

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Minutes TPRC Meeting of Council – 17 October 2019

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*Cr Sandri, Acting Chair, Audit Committee advised that the Committee had considered a number of reports in particular TPRC Annual Financial Report FYE 2019 and Auditor's Report FYE 2019 and had recommended Council's endorsement as detailed in the reports in Items 9.9 and 9.10.*

Management Committee Meeting – 19 September 2019

*Cr Treby, Chair, Management Committee advised that the Committee considered a number of Items listed in this Agenda and in particular the Built Form Tender and had recommended Council's endorsement as detailed in Item 9.8.*

#### **9.1 BUSINESS REPORT – PERIOD ENDING 3 OCTOBER 2019**

Moved Cr Chester, Seconded Cr Jones.

[The recommendation in the agenda]

**That the Council RECEIVES the Business Report to 3 October 2019.**

The Motion was put and declared CARRIED (10/0).

#### **9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JULY & AUGUST 2019**

Moved Cr Caddy, Seconded Cr Ferrante.

[The recommendation in the agenda]

**That the Council RECEIVES and NOTES the Statements of Financial Activity for the months ending:**

- 31 July 2019; and
- 31 August 2019.

The Motion was put and declared CARRIED (10/0).

#### **9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF JULY & AUGUST 2019**

Moved Cr Chester, Seconded Cr Jones.

[The recommendation in the agenda]

**That the Council RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for the months of July and August 2019:**

- Month ending 31 July 2019 (Total \$182,582.27)
- Month ending 31 August 2019 (Total \$909,145.30)
- Total Paid - \$1,091,727.57

The Motion was put and declared CARRIED (10/0).

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**9.4 PROJECT FINANCIAL REPORT – AUGUST 2019**

Moved Cr Treby, Seconded Cr Caddy.

[The recommendation in the agenda]

**That the Council RECEIVES the Project Financial Report (August 2019) submitted by the Satterley Property Group.**

The Motion was put and declared CARRIED (10/0).

**9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 3 OCTOBER 2019**

Moved Cr Fenn, Seconded Cr Treby.

[The recommendation in the agenda]

**That the Council RECEIVES the Sales and Settlement Report to 3 October 2019.**

The Motion was put and declared CARRIED (10/0).

**9.6 REVIEW OF CATALINA SALES OFFICE OPENING HOURS**

Moved Cr Sandri, Seconded Cr Cole.

[The recommendation in the agenda]

That the Council:

1. **RECEIVES** the Satterley Property Group correspondence (4 September 2019) relating to the Catalina Sales Office opening hours and resourcing.
2. **APPROVES** the Satterley Property Group proposal to modify the opening hours and staff resourcing of the Catalina Sales Office on a six-month trial basis, as detailed in Satterley Property Group correspondence (4 September 2019).
3. **REQUESTS** the Satterley Property Group provide a report on the approved trial of amended opening hours and staff resourcing of the Sales Office, including advice on northern corridor estates' sales office opening hours, sales against budget and feedback from the public and display builders by June 2020.

The Motion as amended was as follows:

**That the Council:**

1. **RECEIVES** the Satterley Property Group correspondence (4 September 2019) relating to the Catalina Sales Office opening hours and resourcing.
2. **APPROVES** the Satterley Property Group proposal to modify the opening hours and staff resourcing of the Catalina Sales Office on an eight-month trial basis, as detailed in Satterley Property Group correspondence (4 September 2019).

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Minutes TPRC Meeting of Council – 17 October 2019

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3. **REQUESTS** the Satterley Property Group provide a report on the approved trial of amended opening hours and staff resourcing of the Sales Office, including advice on northern corridor estates' sales office opening hours, sales against budget and feedback from the public and display builders by June 2020.

The Motion was put and declared CARRIED (10/0).

**9.7 SALES - MARKETING CAMPAIGN, OCTOBER 2019 – JANUARY 2020**

Moved Cr Caddy, Seconded Cr Ferrante.

[The recommendation in the agenda]

**That the Council:**

1. **RECEIVES** the Satterley Property Group correspondence (dated 12 August 2019) regarding a Sales and Marketing Campaign involving the offer of a \$10,000 rebate to purchasers who install a solar panels and battery storage system.
2. **APPROVES** participation in the Sales and Marketing Campaign, subject to the following conditions:
  - i) The campaign commencing on 18 October 2019 and concluding on 31 January 2020;
  - ii) The \$10,000 rebate applying to purchasers who install an approved solar panel and battery storage system;
  - iii) The \$10,000 rebate applying only to currently released lots;
  - iv) The \$10,000 rebate will replace the current Catalina solar rebate of \$2,000 for the campaign period, except where a purchaser elects to receive an \$8,000 cash incentive upon settlement in lieu of the solar panel and battery system rebate;
  - v) The Satterley Property Group detailing a satisfactory method for administration of the \$10,000 solar panel and battery system rebate, including the identification of systems that will be eligible and documentary evidence required to receive payment of the rebate; and management of the circumstances where an \$8,000 cash incentive is offered in lieu of the rebate;
  - vi) The rebate being subject to homes being constructed in accordance with the approved Catalina Design Guidelines within 18 months of settlement for single storey homes and 24 months of settlement for two storey homes.
3. **APPROVES** the use of a \$2,000 referral fee to the Builder's Sales Representative for providing a qualified sales lead that results in the settlement of a lot at Catalina and that this fee be paid directly by the TPRC for the period 18 October 2019 to 31 January 2020.

The Motion was put and declared CARRIED (10/0).

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Minutes TPRC Meeting of Council – 17 October 2019

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**9.8 BUILT FORM TENDER (TENDER 05/2019)**

Moved Cr Chester, Seconded Cr Cole.

[The recommendation in the agenda]

**That the Council:**

- 1. APPROVES** Now Living/Terrace (J Corp Pty Ltd) as the preferred tenderer for Tender 05/2019 (Built Form).
- 2. AUTHORISES** the CEO to progress a Project Agreement with Now Living/Terrace (J Corp Pty Ltd) in accordance with Tender 05/2019 (Built Form) and the Now Living/Terrace (J Corp Pty Ltd) Tender submission (dated September 2019).

The Motion was put and declared CARRIED 10/(0).

**9.9 TPRC ANNUAL FINANCIAL REPORT FOR THE YEAR 1 JULY 2018 TO 30 JUNE 2019**

Moved Cr Treby, Seconded Cr Jones.

[The recommendation in the agenda]

**That the Council RECEIVES** the Annual Financial Report for the year ended 30 June 2019 and that it be **INCLUDED** in the Annual Report.

The Motion was put and declared CARRIED (10/0).

**9.10 REVIEW OF THE AUDITOR'S REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019**

Moved Cr Sandri, Seconded Cr Treby.

[The recommendation in the agenda]

**That the Council:**

- 1. RECEIVES** the Auditor's Report for the financial year ended 30 June 2019.
- 2. NOTES** that the Audit Report does not note or make recommendations on any matter requiring attention from the Annual Audit for the year ended 30 June 2019.
- 3. NOTES** that the Council's Auditor (Butler Settineri) met with the Audit Committee at its meeting of 5 September 2019 to discharge the statutory obligation to meet with the Local Government at least once per annum.

The Motion was put and declared CARRIED 10/(0).

**9.11 COUNCIL MEETING SCHEDULE 2020**

Moved Cr Fenn, Seconded Cr Anderson.

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Minutes TPRC Meeting of Council – 17 October 2019

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[The recommendation in the agenda]

1. That the schedule of Ordinary Council meetings dates be APPROVED for 2020 as follows:
  - 20 February 2020 (Town of Cambridge)
  - 16 April 2020 (City of Joondalup)
  - 18 June 2020 (Town of Victoria Park)
  - 20 August 2020 (City of Stirling)
  - 8 October 2020 (City of Wanneroo)
  - 10 December 2020 (City of Vincent)
2. That the commencement time for Council meetings be 6:00pm.
3. That Council meetings be held on a rotational basis at participant Council premises.
4. That the schedule of Management Committee meetings dates be APPROVED for 2020 as follows:
  - 19 March 2020
  - 21 May 2020
  - 16 July 2020
  - 17 September 2020
  - 12 November 2020
5. That the Management Committee meetings be held at the City of Stirling and the commencement time be 5:00pm.
6. That the schedule of meeting dates be advertised as required by the *Local Government Act 1995*.

The Motion as amended was as follows:

1. **That the schedule of Ordinary Council meetings dates be APPROVED for 2020 as follows:**
  - 20 February 2020 (Town of Cambridge)
  - 16 April 2020 (City of Joondalup)
  - 18 June 2020 (Town of Victoria Park)
  - 20 August 2020 (City of Stirling)
  - 8 October 2020 (City of Wanneroo)
  - 10 December 2020 (City of Vincent)
2. **That the commencement time for Council meetings be 6:00pm.**
3. **That Council meetings be held on a rotational basis at participant Council premises.**
4. **That the schedule of Management Committee meetings dates be APPROVED for 2020 as follows:**
  - 19 March 2020
  - 21 May 2020
  - 16 July 2020
  - 17 September 2020
  - 12 November 2020



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Minutes TPRC Meeting of Council – 17 October 2019

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5. That the Management Committee meetings be held at the City of Stirling and the commencement time be 6:00pm.
6. That the schedule of meeting dates be advertised as required by the *Local Government Act 1995*.

The Motion was put and declared CARRIED (10/0).

**9.12 PAYMENT OF ACCOUNTS & SECURITY OF PAYMENT INSTRUMENTS POLICY REVIEW**

Moved Cr Treby, Seconded Cr Sandri.

[The recommendation in the agenda]

**That the Council APPROVES the Payment of Accounts & Security of Payment Instruments Policy (July 2019).**

The Motion was put and declared CARRIED (10/0).

**9.13 CREDIT CARD POLICY REVIEW**

Moved Cr Sandri, Seconded Cr Chester.

[The recommendation in the agenda]

**That the Council APPROVES the Credit Card Policy (July 2019).**

The Motion was put and declared CARRIED (10/0).

**9.14 PETTY CASH POLICY REVIEW**

Moved Cr Ferrante, Seconded Cr Sandri.

[The recommendation in the agenda]

**That the Council APPROVES the Petty Cash Policy (July 2019).**

The Motion was put and declared CARRIED (10/0).

**9.15 PROCUREMENT POLICY REVIEW**

Moved Cr Caddy, Seconded Cr Fenn.

[The recommendation in the agenda]

**That the Council APPROVES the Procurement Policy (July 2019).**

The Motion was put and declared CARRIED (10/0).

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Minutes TPRC Meeting of Council – 17 October 2019

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**9.16 FINANCIAL MANAGEMENT – SIGNIFICANT ACCOUNTING POLICIES REVIEW 2019**

Moved Cr Fenn, Seconded Cr Treby.

[The recommendation in the agenda]

**That the Council APPROVES the Financial Management – Significant Accounting Policies (August 2019).**

The Motion was put and declared CARRIED (10/0).

Moved Cr Treby, Seconded Cr Jones.

**That Standing Orders be suspended to allow Confidential Items 9.17 and 9.18 to be discussed behind closed doors.**

The Motion was put and declared CARRIED (10/0).

**9.17 DEVELOPMENT MANAGER'S – KEY PERFORMANCE INDICATORS – FYE 2019 -  
CONFIDENTIAL**

Moved Cr Caddy, Seconded Cr Fenn.

[The recommendation in the agenda]

**That the Council:**

- 1. RECEIVES the Satterley Property Group – Key Performance Indicators 2018/2019 Report.**
- 2. ACCEPTS that the Development Manager has satisfactorily performed and observed its obligations under the Development Management Agreement (2010) for FYE 2019 by the achievement of in excess of the 80% minimum achievement requirement set out in the Development Manager's Key Performance Indicators (2014), having regard to the residential market conditions and economic forces outside of the control of the Development Manager.**
- 3. ADVISES the Development Manager that the Council's acceptance of the impact of market conditions on KPI measures for FYE 2019 should not be construed as precedent and there is an expectation that the Development Manager will satisfactorily perform its obligations under the Development Management Agreement (2010) by the achievement of the Development Manager's Key Performance Indicators (2014) in the future.**

The Motion was put and declared CARRIED (10/0).

**9.18 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE – CONFIDENTIAL**

Moved Cr Caddy, Seconded Cr Treby.

[The recommendation in the agenda]

## Minutes TPRC Meeting of Council – 17 October 2019

That the Council **APPROVE** the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

| Name of Person | Position             |
|----------------|----------------------|
| Dominique Rain | Sales Representative |

| Name of Replacement Person | Position             |
|----------------------------|----------------------|
| Terry Warby                | Sales Representative |

The Motion was put and declared CARRIED 10/(0).

Moved Cr Treby, Seconded Cr Jones.

**That the Meeting be REOPENED to the public.**

The Motion was put and declared CARRIED (10/0).

*The recommendations for Confidential Items 9.17 and 9.18 were read out as follows:*

**9.17 DEVELOPMENT MANAGER'S – KEY PERFORMANCE INDICATORS – FYE 2019 - CONFIDENTIAL**

*That the Council:*

1. *RECEIVES the Satterley Property Group – Key Performance Indicators 2018/2019 Report.*
2. *ACCEPTS that the Development Manager has satisfactorily performed and observed its obligations under the Development Management Agreement (2010) for FYE 2019 by the achievement of in excess of the 80% minimum achievement requirement set out in the Development Manager's Key Performance Indicators (2014), having regard to the residential market conditions and economic forces outside of the control of the Development Manager.*
3. *ADVISES the Development Manager that the Council's acceptance of the impact of market conditions on KPI measures for FYE 2019 should not be construed as precedent and there is an expectation that the Development Manager will satisfactorily perform its obligations under the Development Management Agreement (2010) by the achievement of the Development Manager's Key Performance Indicators (2014) in the future.*

**9.18 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE – CONFIDENTIAL**

That the Council **APPROVE** the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

| Name of Person | Position             |
|----------------|----------------------|
| Dominique Rain | Sales Representative |

| Name of Replacement Person | Position             |
|----------------------------|----------------------|
| Terry Warby                | Sales Representative |

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Minutes TPRC Meeting of Council – 17 October 2019

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**10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

**11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

**12. URGENT BUSINESS APPROVED BY THE CHAIR**

Nil

**13. MATTERS BEHIND CLOSED DOORS**

9.17 *Development Manager's – Key Performance Indicators – FYE 2019 – Confidential*

9.18 *Development Management Agreement – Key People – Confidential*

**14. GENERAL BUSINESS**

The Chair thanked the Councillors for their efforts over the previous two years and expressed his pleasure in performing his role as Chairman of the TPRC. He thanked the TPRC and the Satterley Property Group for their support.

The Chair and Cr Fenn wished Councillors well with the upcoming local government election.

**15. FORMAL CLOSURE OF MEETING**

The Chair declared the meeting closed at 7:14pm.

These minutes were confirmed at a meeting on .....

SIGNED this ..... day of ..... 2019

as a true record of proceedings.

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CHAIR



CITY OF VINCENT

## INFORMATION BULLETIN

|                    |                                                                                       |
|--------------------|---------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>    | <b>Street Tree Removal Requests</b>                                                   |
| <b>DATE:</b>       | <b>5 November 2019</b>                                                                |
| <b>AUTHOR:</b>     | <b>Tracy Hutson, Executive Secretary<br/>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 26 August 2019 to 22 October 2019.



CITY OF VINCENT

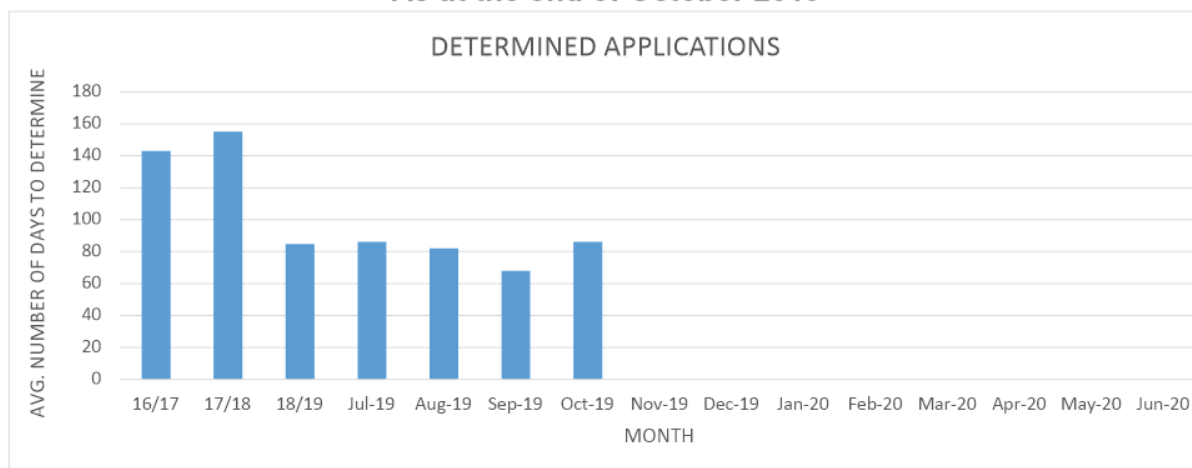
# INFORMATION BULLETIN

## CITY OF VINCENT - Street Tree Removal Requests to 22 October 2019

| Date       | Requested By | Location / Address                                   | Reason for Removal                                                                                          | Tree Species                            | Inspection Comments                                                                                                                              | Approved for Removal (Y/N) | Replacement Tree (Y/N - species) |
|------------|--------------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| 30/08/2019 | Resident     | Corner Wasley & Fitzgerald Streets, Nth Perth        | Please remove. Gutter cleaning Invoice sent to the City for payment                                         | <i>Erythrina indica</i>                 | No need for removal, the tree has been property line pruned well off the building and is a established streetscape tree                          | No                         | N/A                              |
| 02/09/2019 | Resident     | 6 Blackford Street, Mt Hawthorn                      | Please remove the verge tree                                                                                | <i>Melaleuca linarifolia</i>            | Tree is confirmed to be dead                                                                                                                     | Yes                        | <i>Melaleuca linarifolia</i>     |
| 03/09/2019 | Resident     | 120 Raglan Road, Nth Perth                           | Request to remove two olive trees on verge and replace with a native species                                | Olive                                   | Bad planting, to close to cross overs, planted by previous owner                                                                                 | Yes                        | <i>Melaleuca viridiflora</i>     |
| 09/09/2019 | Resident     | 11 Bruce Street, Leederville                         | Please remove the verge tree                                                                                | <i>Melaleuca quinquenervia</i>          | Installation of root barrier to stop the tree roots entering the front yard. The tree is healthy                                                 | No                         | N/A                              |
| 10/09/2019 | Resident     | 6 Kayle Street, Nth Perth                            | Please inspect tree again to be considered for removal                                                      | <i>Melaleuca lanceolata</i>             | Tree is healthy, resident claims it does not fit the street theme, however there are other existing trees of the same species in the streetscape | No                         | N/A                              |
|            | Resident     | 130 Coogee Street, Mt Hawthorn                       | Please remove tree or prune severely                                                                        | <i>Agonis flexuosa</i>                  | Rather small tree with exposed dead wood that will be pruned and shaped                                                                          | No                         | N/A                              |
| 25/09/2019 | Resident     | 1/4 Brentham Street, Leederville                     | Large limb from tree recently dropped and tree is dangerous                                                 | <i>Eucalyptus botrioides</i>            | Tree is an inappropriate species that is known to be dangerous. Trees were originally planted by the developer                                   | Yes                        | <i>Melaleuca linarifolia</i>     |
| 27/09/2019 | Resident     | 57 Shakespeare street, Mt Hawthorn                   | Tree has split in half and is structurally unsound                                                          | <i>Agonis flexuosa</i>                  | Tree requires removal because it had collapsed and was hazardous                                                                                 | Yes                        | <i>Agonis flexuosa</i>           |
| 02/10/2019 | Resident     | 20 Haynes Street, Nth Perth                          | Please remove and replace (Eton street side)                                                                | <i>Fraxinus raywoodii</i>               | Tree is confirmed to be dead                                                                                                                     | Yes                        | <i>Jacaranda mimosaeifolia</i>   |
| 02/10/2019 | Resident     | 231C Walcott Street, Nth Perth                       | Tree was recently pruned but is looking very sick and possibly dying. Can the tree be removed and replaced? | <i>Callistemon 'Kings Park Special'</i> | Tree is confirmed to be dead                                                                                                                     | Yes                        | <i>Melaleuca viridiflora</i>     |
| 08/10/2019 | Resident     | 126 Richmond Street, Leederville                     | Tree is suspected to be dead                                                                                | <i>Callistemon 'Kings Park Special'</i> | Tree is confirmed to be dead                                                                                                                     | Yes                        | <i>Melaleuca viridiflora</i>     |
| 08/10/2019 | Resident     | 53 The Boulevard, Mt Hawthorn (Asby Street frontage) | Tree has been looking unwell for about a month now and might be dead                                        | <i>Callistemon 'Kings Park Special'</i> | Tree is confirmed to be dead                                                                                                                     | Yes                        | <i>Melaleuca viridiflora</i>     |
| 14/10/2019 | Resident     | 129-131 Raglan Road, Nth Perth                       | Resident has reported tree is dead                                                                          | <i>Callistemon 'Kings Park Special'</i> | Tree is confirmed to be dead                                                                                                                     | Yes                        | <i>Melaleuca viridiflora</i>     |

|            |                     |                                                           |                                                                                                                                                                                   |                                             |                                                              |     |                                  |
|------------|---------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------|-----|----------------------------------|
| 18/10/2019 | Resident            | 73 Auckland Street,<br>Nth Perth                          | Resident believes verge tree is dying<br>and may need to be removed and<br>replaced                                                                                               | <i>Callistemon 'Kings<br/>Park Special'</i> | Tree is confirmed to be dead                                 | Yes | <i>Agonis flexuosa</i>           |
| 22/10/2019 | Resident            | 11 Norfolk Street,<br>Mt Lawley (Raglan<br>Road frontage) | Tree is in decline (30%) and due to<br>adjacent owner's ongoing health issues<br>allegedly due to this tree, following<br>advice from Parks staff the CEO has<br>approved removal | <i>Callistemon viminalis</i>                | Tree is confirmed as in the preliminary<br>stages of decline | Yes | No                               |
| 22/10/2019 | Supervisor<br>Parks | 119 & 121<br>Richmond Street,<br>Leederville              | Tree is dead                                                                                                                                                                      | <i>Callistemon 'Kings<br/>Park Special'</i> | Tree is confirmed to be dead                                 | Yes | <i>Melaleuca<br/>viridiflora</i> |

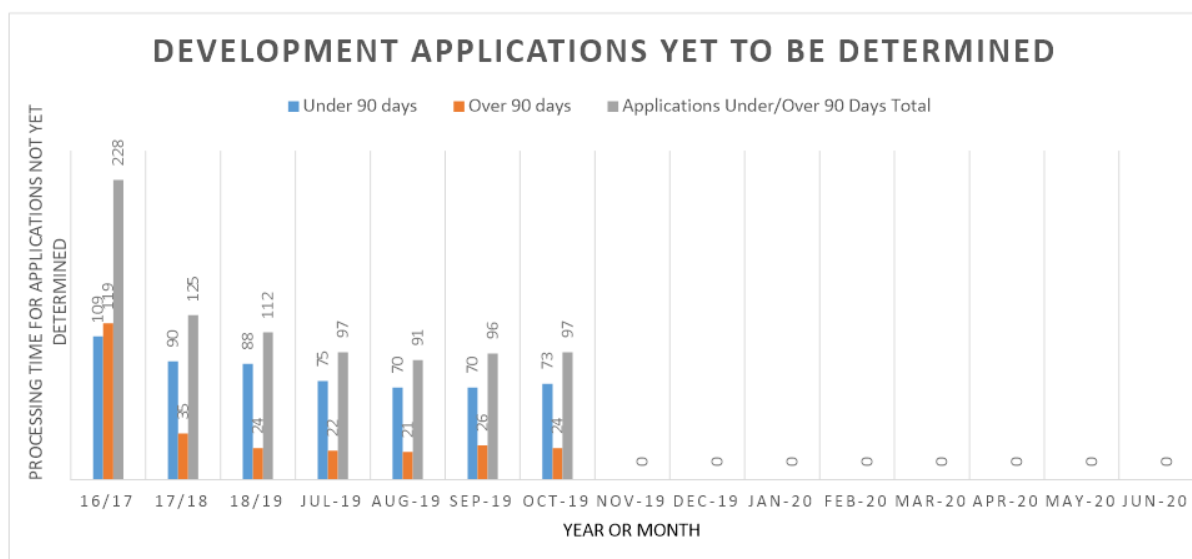
### Statistics for Development Applications As at the end of October 2019



**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     | 0      | 1       | 0      |        |        |        |        |        |        |        |        |
| Average         | 143   | 155   | 84.72 | 86     | 82     | 69      | 79     |        |        |        |        |        |        |        |        |
| Maximum         | 924   | 1008  | 787   | 321    | 230    | 236     | 251    |        |        |        |        |        |        |        |        |

|                                        | 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     | 36     | 28      | 40     |        |        |        |        |        |        |        |        |
| Value of Determined DA's (in millions) | 12.13  | 44.51  | 13.6    | 20.8   |        |        |        |        |        |        |        |        |



**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     | 32     | 38      | 42     |        |        |        |        |        |        |        |        |
| DA's to be Determined                        | 97     | 91     | 96      | 97     |        |        |        |        |        |        |        |        |
| Value of DA's to be Determined (in millions) | 89.93  | 52.8   | 53.6    | 59.5   |        |        |        |        |        |        |        |        |



**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS  
AS AT 6 NOVEMBER 2019**

| NO. | ADDRESS & SAT REVIEW NO.                                  | DATE RECEIVED   | APPLICANT   | REVIEW MATTER & COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|-----------------------------------------------------------|-----------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 540m<sup>2</sup> across both Nos. 120 and 122 Richmond St. The application for review of the Building Order and refusal of Development Application will be presented to a full hearing on 17 September 2019. Hearing vacated to go to a further mediation to allow applicant to provide more detailed and accurate plans, and to discuss building/planning issues. Applicant to provide plans by 1 November 2019 for review and mediation scheduled for 19 November 2019 on-site and then at the City of Vincent offices to determine how the matter will progress.</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>Directions Hearing held 30 November 2018. SAT issued orders advising the applicant to provide amended plans and a management plan by 31 January 2019 to enable Council to reconsider the application on or before 2 April 2019. Amended proposal reconsidered and refused at the 2 April 2019 OMC. City attended Directions Hearing held 9 April 2019. Matter scheduled for a full hearing to be held on the papers with submissions and evidence from the respondent and the applicant provided in writing only to Tribunal 21 June 2019. On 2 October 2019 SAT released their decision and upheld the City's recommendation. <b>Completed.</b></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>City attended 26 February 2019 mediation where SAT scheduled the applicant to provide amended plans on 29 March 2019. Mediation on-site followed by at City held on 12 April 2019. Orders received requesting the JDAP to reconsider the application under Section 31 of SAT Act on or before 31 May 2019. The application was reconsidered and approved by the JDAP 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 applicant to further consult with DRP. Applicant is currently liaising with landowners regarding recommendations provided by the DRP.</p> <p><i>Representation by: JDAP</i></p>                                                                                                                                                                                                           |

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**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS  
AS AT 6 NOVEMBER 2019**

| NO. | ADDRESS & SAT REVIEW NO.                              | DATE RECEIVED    | APPLICANT                        | REVIEW MATTER & COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|-------------------------------------------------------|------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.  | No. 131 Harold Street, Highgate<br>(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. An amended proposal was provided on 16 September 2019 in line with Administrations previous recommendation. Community consultation to commence on 24 September 2019 and application to be reconsidered in accordance with Section 31 of the State Administrative Tribunal at the Ordinary Meeting of Council on 10 December 2019.</p> <p><i>Representation by: McLeods Solicitors</i></p>         |
| 5.  | No. 13 Blake Street, North Perth<br>(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. Amended plans have been received and currently being assessed. DAP meeting scheduled for 7 October 2019 to reconsider its decision. At the DAP meeting held on 7 October 2019, the DAP resolved to approve the application. Awaiting orders from SAT.</p> <p><i>Representation by: JDAP</i></p> |
| 6.  | No. 48 Egina Street, Mount Hawthorn<br>(DR 168/2019)  | 21 August 2019   | Urbanista Town Panning           | <p>Application for review of Council decision to refuse the application for a Single House on 20 August 2019.</p> <p>*****</p> <p>Directions hearing held 13 September 2019 to list the matter for a final hearing. Hearing listed for 6 November 2019.</p> <p><i>Representation by: Allerding and Associates</i></p>                                                                                                                                                                                                                                                                                                                                                           |
| 7.  | No. 48A Egina Street, Mount Hawthorn<br>(DR 169/2019) | 21 August 2019   | Urbanista Town Panning           | <p>Application for review of Council decision to refuse the application for a Single House on 20 August 2019.</p> <p>*****</p> <p>Directions hearing held 13 September 2019 to list the matter for a final hearing. Hearing listed for 6 November 2019.</p> <p><i>Representation by: Allerding and Associates</i></p>                                                                                                                                                                                                                                                                                                                                                           |
| 8.  | No. 3 Bulwer Avenue, Perth<br>(DR 202/2019)           | 2 September 2019 | Justin Mortley                   | <p>Application for review of decision to give a direction under Section 214 of the <i>Planning and Development Act 2005</i> (Reinstatement of Façade).</p> <p>*****</p> <p>Directions hearing held on 25 October 2019, matter listed for single mediation only on 22 November 2019.</p> <p><i>Representation: Administration;</i></p>                                                                                                                                                                                                                                                                                                                                           |

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)  
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT  
AS AT 24 OCTOBER 2019**

| No. | ADDRESS                             | APPLICANT                                              | PROPOSAL                        | DATE APPLICATION RECEIVED | DAP MEETING DATE  | DAP DECISION                                                                                      |
|-----|-------------------------------------|--------------------------------------------------------|---------------------------------|---------------------------|-------------------|---------------------------------------------------------------------------------------------------|
| 1.  | No. 13 Blake Street, North Perth    | <b>Applicant:</b><br>Planning Solutions                | Form 1 – 10 Multiple Dwellings  | 29 January 2019           | 7 October 2019    | Application approved at 7 October 2019 meeting. Meeting minutes available <a href="#">here</a> .  |
| 2.  | Nos. 291-293 Stirling Street, Perth | <b>Applicant:</b><br>Woolworths C/O Urbis              | Form 1 – Mixed Use Development  | 16 May 2019               | 11 October 2019   | Application approved at 11 October 2019 meeting. Meeting minutes available <a href="#">here</a> . |
| 3.  | No. 29 Lindsay Street, Perth        | <b>Applicant:</b><br>Morningside Land Pty Ltd          | Form 1 – Commercial development | 24 June 2019              | 7 October 2019    | Application deferred at 7 October 2019 meeting. Meeting minutes available <a href="#">here</a> .  |
| 4   | Nos. 77-81 Scarborough Beach Road   | <b>Applicant:</b><br>Dynamic Planning and Developments | Form 1 – Child Care Premises    | 2 October 2019            | Not yet scheduled | RAR due 18 December 2019.                                                                         |

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)  
REGISTER OF APPLICATIONS CONSIDERED BY DRP  
AS AT 24 OCTOBER 2019**

| NO. | ADDRESS                                                        | APPLICANT                                 | PROPOSAL                                                                     | DRP MEETING DATE | REASON FOR REFERRAL                                                                                                                                        |
|-----|----------------------------------------------------------------|-------------------------------------------|------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | No. 379 (Lot 270 and 2) Beaufort Street, Perth                 | Altus Planning/Serneke                    | 7 storey mixed use development and associated parking                        | 2/10/2019        | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 14 August 2019. No DA lodged.    |
| 2.  | No. 12 Newcastle Street, Perth                                 | Adbrands Media                            | Billboard Signage (Third Party Advertising)                                  | 2/10/2019        | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 14 August 2019. DA lodged.       |
| 3.  | No. 17 Florence Street, West Perth                             | Ecologic Homes/Piller Family Trust        | Two Grouped Dwellings (Additional to Existing Multiple Dwelling Development) | 2/10/2019        | 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 lodged.    |
| 4.  | No. 12 (Lot 801) Smith Street, Perth                           | Planning Solutions/ Department of Housing | 21 Multiple Dwellings                                                        | 16/10/2019       | The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged. |
| 5.  | Nos. 514 and 516 (Lots 14, 15 and 16) William Street, Highgate | Urbanista Town Planning/ Huirun Pty Ltd   | Four Grouped Dwellings                                                       | 16/10/2019       | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 18 September 2019. DA lodged.    |
| 6.  | No. 40 Frame Court, Leederville                                | Roberts Day/Realm Studios                 | Local Development Plan                                                       | 16/10/2019       | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 3 July 2019. No DA lodged.       |



## INFORMATION BULLETIN

|                     |                                                                |
|---------------------|----------------------------------------------------------------|
| <b>TITLE:</b>       | <b>Register of Petitions – Progress Report – November 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.

#### Key Index:

|        |                                          |
|--------|------------------------------------------|
| CEO:   | Chief Executive Officer                  |
| DC&BS: | A/Director Community & Business Services |
| DI&E:  | Director Infrastructure & Environment    |
| DP&P:  | A/Director Planning & Place              |

**No outstanding Petitions as at 28 October 2019**



## INFORMATION BULLETIN

|                     |                                                                        |
|---------------------|------------------------------------------------------------------------|
| <b>TITLE:</b>       | <b>Register of Notices of Motion – Progress Report – November 2019</b> |
| <b>DIRECTORATE:</b> | <b>Chief Executive Officer</b>                                         |

### DETAILS:

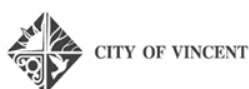
A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following Notices of Motion still require action or are in the process of being actioned.

#### Key Index:

|        |                                                    |
|--------|----------------------------------------------------|
| CEO:   | Chief Executive Officer                            |
| DC&BS: | A/Executive Director Community & Business Services |
| DI&E:  | Executive Director Infrastructure & Environment    |
| DP&P:  | A/Executive Director Planning & Place              |

| Details                                                                 | Action Officer | Comment                                                                                                                                                                               |
|-------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>20 August 2019 – Submitted by Cr Loden</b>                           |                |                                                                                                                                                                                       |
| Asbestos Awareness                                                      | EDP&P          | Notice of Motion requests noted and will be considered as part of the development of the Public Health Plan. The City will participate in Asbestos Awareness Week in November.        |
| <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. Expressions of Interest (EOI) and marketing campaign to commence. To develop Schedule of Events and activities for North Perth Common. |



# INFORMATION BULLETIN

|                     |                                                                             |
|---------------------|-----------------------------------------------------------------------------|
| <b>TITLE:</b>       | <b>Register of Reports to be Actioned – Progress Report – November 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: Office of the CEO  
 EDC&BS: A/Executive Director Community & Business Services  
 EDP&P: A/Executive Director Strategy & Development  
 EDI&E: Executive Director Infrastructure & Environment

| Item                                       | Report Details                                                                                                                                                                                                                                                         | Action Officer | Comments                                                                                                                                         |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Council Meeting – 15 October 2019</b>   |                                                                                                                                                                                                                                                                        |                |                                                                                                                                                  |
| 9.1                                        | No. 51 (Lot: 192; D/P: 56091) Albert Street, North Perth – Proposed Alterations and Additions to the Club Premises and Change of Use from Club Premises to Club Premises and Child Care Premises and Licence for Use of Car Park at No. 160 Albert Street, North Perth | CEO<br>EMCSG   | Car parking licence has been drafted and sent to applicant for review. Waiting on start date of child care centre to be determined.              |
| 9.2                                        | No. 48 (Lot: 60; D/P: 414285) and No. 50 (Lot: 61; D/P: 414285) Cowle Street, West Perth – Multiple Dwelling (Amendment to Approved)                                                                                                                                   | MDD            | Item to be presented to Council Meeting on 12 November 2019.                                                                                     |
| 11.1                                       | WA Treasury Corporation Local Government Master Lending Agreement                                                                                                                                                                                                      | MFS            | Agreement is awaiting execution by the City.                                                                                                     |
| 11.2                                       | Licence to PRIDEWA – Use of Portion of Lot 15 (No. 4) View Street, North Perth – 16 October 2019 – 2 December 2019                                                                                                                                                     | CEO<br>EMCSG   | Licence to be reviewed by PRIDEWA and signed prior to use commencing.                                                                            |
| 12.1                                       | Revocation of Power of Attorney and granting of new Power of Attorney to subdivide and sell land within the Tamala Park Regional Council.                                                                                                                              | CEO<br>EMCSG   | Revocation and new power of attorney to be finalised and signed by the City.                                                                     |
| 12.2                                       | Dedication of lots 889 and 890 as road – Corner Fitzgerald and Bulwer Streets, Perth and write-off of outstanding rates debt                                                                                                                                           | CEO<br>EMCSG   | Consultation process has commenced, due to close 13 December 2019                                                                                |
| 12.3                                       | Grant of section 91 licence to the City of Vincent – Summers Street Carpark and access road                                                                                                                                                                            | CEO<br>EMCSG   | Final terms of licence under negotiation.                                                                                                        |
| <b>Council Meeting – 17 September 2019</b> |                                                                                                                                                                                                                                                                        |                |                                                                                                                                                  |
| 9.6                                        | Environmental Health Australia National Conference 2019                                                                                                                                                                                                                | EDP&P          | Coordinator Environmental Health will report back to Council after the conference in accordance with Policy No. 4.1.15 – Conferences.            |
| 12.1                                       | Consideration of Submissions on Acquisition of Luce Lane, North Perth                                                                                                                                                                                                  | CEO            | Administration will make the request to the Department of Planning, Land and Heritage.                                                           |
| <b>Council Meeting – 20 August 2019</b>    |                                                                                                                                                                                                                                                                        |                |                                                                                                                                                  |
| 12.3                                       | Annual Corporate Business Plan Review and Update                                                                                                                                                                                                                       | CEO            | Text checking and CEO message being prepared, then draft is to be reformatted by City's Marketing & Communications section prior to publication. |
| <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.                           |

| Item                                     | Report Details                                                                                                                                                                                                                                                                                                                   | Action Officer | Comments                                                                                                                                                                                                                                                                             |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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>    |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                      |
| 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          | Public consultation to be undertaken on proposed traffic calming measures, with a further report to Council.                                                                                                                                                                         |
| 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 has been delayed and is expected to commence on 1 October in order to coincide with the commencement of the trial in the City of Perth. Progress report to be provided to Council by December 2019.                         |
| 11.7                                     | Floreat Athena Football Club Inc. – Litis Stadium Lease – Progress Report                                                                                                                                                                                                                                                        | EDC&BS         | A Working Group comprising of City of Vincent, Football West and FAFC Inc. representatives have met on several occasions to progress the tenure arrangements for Litis Stadium and options for the Federal funding. A further report is to be presented to Council in November 2019. |
| 12.2                                     | Community Budget Submissions 2019/20                                                                                                                                                                                                                                                                                             | CEO            | Submitters to be notified of Council's decision as per OMC report.                                                                                                                                                                                                                   |
| <b>Council Meeting – 28 May 2019</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 | CEO            | The subdivision process and scheme amendment is underway. The contract has been executed and is awaiting stamping by the Office of State Revenue.                                                                                                                                    |
| 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                                                                                                                                                         | CEO            | Administration has commenced the right of way dedication process. Joint submission prepared, signed and submitted to LG Advisory Board for consideration.                                                                                                                            |
| 11.7                                     | Public Open Space proposal for Sydney and Haynes Street site, North Perth                                                                                                                                                                                                                                                        | CEO            | Administration is preparing the development plan.                                                                                                                                                                                                                                    |
| <b>Council Meeting – 30 April 2019</b>   |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                      |
| 11.4                                     | Transfer and dedication of lots as road - Charles Street, North Perth                                                                                                                                                                                                                                                            | CEO            | Administration has commenced the transfer and dedication processes, which includes providing public notice.                                                                                                                                                                          |
| <b>Council Meeting – 2 April 2019</b>    |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                      |
| 11.4                                     | Amendments to the Trading in Public Places Local Law 2008 and Local Government Property Local Law 2008                                                                                                                                                                                                                           | CEO            | Administration is reviewing the Department of Local Government's comments on the amendment local laws.                                                                                                                                                                               |
| <b>Council Meeting – 5 March 2019</b>    |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                      |
| 10.1                                     | Business Case for the Adoption of a Three Bin Food Organic/Garden Organics System                                                                                                                                                                                                                                                | EDI&E          | 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>Council Meeting – 16 October 2018</b> |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                      |
| 12.1                                     | Management of Services at Weld Square for People Experiencing Homelessness                                                                                                                                                                                                                                                       | EDC&BS         | 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. A further report will be presented to Council in late 2019 outlining progress on the action plan by the   |



| Item                                      | Report Details                                                                                                                                                                         | Action Officer | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                           |                                                                                                                                                                                        |                | CHFC and the broader state-wide 10-year strategy by the state government. In addition to this, an update on Manna Inc's usage requirements moving forward will be included.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Council Meeting – 26 June 2018</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) | CEO            | London / Dunedin Street Right of Way (ROW) dedication completed.<br>Waiting on dedication of Colvin Lane.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Council Meeting – 29 May 2018</b>      |                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 18.1                                      | CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459                               | CEO            | 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>Council Meeting – 4 April 2018</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                               | CEO            | Clubs working with City's Community & Business Services Directorate to resolve some leasing issues.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Council Meeting – 27 June 2017</b>     |                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 9.5                                       | Submission to WALGA – Third Party Appeal Rights in Planning                                                                                                                            | EDP&P          | 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                                                                                                                          | CEO            | Department of Planning, Lands and Heritage (DPLH) has provided tenure options to City and Norwood Neighbourhood Association.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Council Meeting – 30 May 2017</b>      |                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 12.5                                      | Perth Parking Levy                                                                                                                                                                     | EDI&E          | Awaiting outcomes of the Perth CBD Transport Plan and specific recommendations regarding the Perth Parking Levy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Council Meeting – 7 March 2017</b>     |                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 9.3.5                                     | Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)                                                                                      | EDP&P          | The Health Local Law is being reviewed. Presentation to Council made at Council Workshop held on 20 November 2018.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Council Meeting – 18 October 2016</b>  |                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 9.2.1                                     | Proposed Safety Improvement at the Intersection of Walcott and Beaufort Streets, Mount Lawley (SC686, SC986)                                                                           | EDI&E          | The trial has been extended indefinitely at the recommendation of Main Roads, in consultation with the Cities of Vincent and Stirling. It is anticipated that a review will be conducted in 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Council Meeting – 27 October 2015</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)                                                          | CEO            | Men's Shed working with City's Community & Business Services Directorate to resolve some leasing issues / waiting on City's Property Management Framework.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Council Meeting – 18 November 2014</b> |                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 9.1.4                                     | Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)                                                                                                           | EDP&P / EDI&E  | 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.<br>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.<br>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.<br>The replacement of the CALE ticket machines throughout the City is complete.<br>Paid parking on William Street was approved by Council |

| Item                                       | Report Details                                                                                                                                                    | Action Officer | Comments                                                                                                                                                           |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                            |                                                                                                                                                                   |                | on 25 July 2017 (Item 10.2), ticket machines have been modified and signs installed 22 August 2017.                                                                |
| <b>Council Meeting – 7 October 2014</b>    |                                                                                                                                                                   |                |                                                                                                                                                                    |
| 9.3.2                                      | Lease for North Perth Tennis Club – Lease of Premises at Woodville Reserve, 10 Farmer Street, North Perth (SC351/SC621)                                           | CEO            | No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan and the City's Property Management Framework. |
| <b>Council Meeting – 23 September 2014</b> |                                                                                                                                                                   |                |                                                                                                                                                                    |
| 9.3.6                                      | Lease for Leederville Tennis Club – Lease of premises at 150 Richmond Street, Leederville (SC351 & PR25077)                                                       | CEO            | No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan and the City's Property Management Framework. |
| <b>Council Meeting – 27 May 2014</b>       |                                                                                                                                                                   |                |                                                                                                                                                                    |
| 9.3.4                                      | LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium                                                          | CEO            | Further discussions ongoing as part of broader discussions with Football Clubs.                                                                                    |
| <b>Council Meeting – 12 February 2013</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 | CEO            | Public advertising period has closed, and acquisition request presented to Department Planning, Lands and Heritage.                                                |

**13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****13.1 CR JOANNE FOTAKIS - REVIEW OF LOCAL GOVERNMENT PROPERTY LOCAL LAW****TRIM Ref:** D19/168159**Attachments:** Nil**That Council REQUESTS that Administration:**

1. considers the display of election signage on land controlled or owned by the City and land adjacent to thoroughfares controlled by the City, and the associated procedures and penalties for non-compliance as part of the City's current review of the Local Government Property Local Law; and
2. provides the draft new local law to Council for review for advertising by June 2020.

**REASON**

The need for a review has been triggered by recent experiences during the 2019 Local Government elections and concerns raised by the community regarding the proliferation of election signs throughout the City on public land and thoroughfares. This includes a large number of non-compliant signs adhered to trees and existing signs/posts within verges and road reserves with a number of signs remaining in place 10 days after election day.

Section 3.16 of the *Local Government Act 1995* requires that all of the local laws of local governments must be reviewed within an eight year period to:

- provide consideration to relevant High Court and WA Supreme Court judgements;
- remove any inconsistencies and ensure Local Laws do not impose requirements that are more restrictive than what is set out in the *Planning and Development (Local Planning Schemes) Regulations 2015 Deemed Provisions* 61(1)(g); and
- ensure there is proper rationale for restrictions, with health and safety risk reduction a priority in addition to amenity.

**ADMINISTRATION COMMENTS**

Administration undertook the statutory review of the City's Local Government Property Local Law between 2016 and 2018. At the Ordinary Meeting of Council held 2 April 2019 Council resolved to provide public notice of the proposed amendments to the City of Vincent Local Government Property Local Law. Public notice was provided for the period 7 June to 5 August 2019 and no public submissions were received.

In accordance with Section 3.12(3)(b) of the *Local Government Act 1995* a copy of the proposed local law was provided to the Minister for Local Government. The Department of Local Government recommended that the City repeal the existing local law and draft a new local law incorporating the proposed amendments.

Administration is in the process of drafting the new local law, taking into account the Department's comments and the City's current practices, policies and plans. The changes previously proposed in the amendment local laws will be included in the new local laws following consultation with the relevant technical officers as will the placement of election signage and penalties for non-compliance.

The proposed time line for the drafting of the new Local Government Property Local Law is as follows:

- Present the draft local law to Council for approve to advertise by June 2020;
- Advertise the local law for at least 6 weeks in June – July 2020;
- Present any comments to Council and recommend adoption of new local law.

**14 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN  
(WITHOUT DISCUSSION)**

Nil

**15 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES**

NIL

**16 URGENT BUSINESS**

Nil

**17 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED****17.1 LATE REPORT: MANAGEMENT OF THE LOFTUS COMMUNITY CENTRE**

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):**

- (e(iii)) a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government

**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**