



**CITY OF VINCENT**

# **AGENDA**

## **Council Briefing 7 September 2021**

**Time: 6.00pm**  
**Location: E-Meeting and at the Administration  
and Civic Centre,  
244 Vincent Street, Leederville**

**David MacLennan  
Chief Executive Officer**

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8. Questions/statements 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 an Elected Member or City Employee.
9. 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.
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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 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS****4 DECLARATIONS OF INTEREST**

- 4.1** Mayor Emma Cole declared an impartiality interest in Item 5.1 No. 173 (Lot: 7; D/P: 867) Oxford Street, Leederville - Alterations and Additions to Small Bar (Amendment to Approved). The extent of her interest is that she attended the official opening of Roberts on Oxford small bar in my role as Mayor.

## 5 STRATEGY & DEVELOPMENT

### 5.1 NO. 173 (LOT: 7; D/P: 867) OXFORD STREET, LEEDERVILLE - ALTERATIONS AND ADDITIONS TO SMALL BAR (AMENDMENT TO APPROVED)

Ward: South

- Attachments:
1. Location and Consultation Plan [↓](#) 
  2. Proposed Plans [↓](#) 
  3. Acoustic Report [↓](#) 
  4. Previous Development Approval - 24 July 2020 (5.2020.81.1) [↓](#) 
  5. Previous Development Approval - 18 August 2020 (5.2020.274.1) [↓](#) 
  6. Summary of Submissions - Administration Response [↓](#) 
  7. Summary of Submissions - Applicant Response [↓](#) 

#### Recommendation:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a proposed Alterations and Additions to Small Bar (Amendment to Approved) at No. 173 (Lot: 7; D/P: 867) Oxford Street, Leederville in accordance with the plans provided in Attachment 2, subject to the following conditions and associated advice notes:

1. All conditions, requirements and advice notes detailed on development approval 5.2020.81.1 dated 24 July 2020 and 5.2021.274.1 dated 18 August 2020 continue to apply to this approval, except as follows:

#### 1.1 Conditions 1.1 and 1.3 are amended to read as follows:

##### 1. Use of Premises

1.1 This approval relates to Alterations and Additions to Small Bar as indicated on the plans dated 2 June 2021, 4 August 2021 and 24 August 2021. It does not relate to any other development on the site;

1.3 A maximum of 127 persons shall occupy the Small Bar at any one time, including a maximum of 120 patrons;

#### 1.2 Condition 5 is amended to read as follows:

5. A minimum of six long-term bicycle bays shall be provided and designed in accordance with AS2890.3 prior to the occupation or use of the development the subject of this approval;

#### 1.3 Condition 7 is amended to read as follows:

7. The measures outlined approved acoustic report (Acoustic Engineering Solutions, dated 11 August 2021) shall be implemented prior to the occupation or use of the development the subject of this approval and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

#### 1.4 Condition 8 is amended read as follows:

8. Within 28 days of the date of this approval, an amended Venue Management Plan shall be provided to the City. The amended Venue Management Plan is to include management strategies for noise generated by the following, but not limited to:
  - Emptying of waste and bottles;
  - Timing and frequency of deliveries;
  - Timing and frequency of waste collections;

- Anti-social behaviour and patron noise outside the venue; and
- Set-up and set-down of alfresco dining area.

The approved Venue Management Plan shall be thereafter implemented to the satisfaction of the City;

**1.5 Condition 11 is updated to read as follows:**

- 11. Within 28 days of the date of this approval, an updated Waste Management Plan shall be provided to the City. The updated Waste Management Plan is to address the requirements associated with the increased capacity and floor space of the premises, to the satisfaction of the City shall be submitted. The approved Venue Management Plan shall be thereafter implemented to the satisfaction of the City;**

**1.6 A new Condition 12 is added read as follows:**

**12. Landscaping**

- 12.1 A detailed landscape and reticulation plan for the development site, to the satisfaction of the City, shall be lodged with and approved by the City prior to issuing a building permit. The plan shall address the following:**

- The provision trees to be located within the Alfresco Dining Area. The selection of tree species is to be consistent with the City's Tree Selection Tool and be located to maximise the provision of canopy coverage;
- The removal of artificial turf, to be replaced with turf or other suitable water permeable treatment; and
- Other suitable landscaping opportunities for the site, which may include planter boxes, in-ground or on-structure planting.

- 12.2 All works shown in the approved landscape and reticulation plan shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to the occupation or use of the development the subject of this approval, and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;**

**1.7 Advice Note 5 of 5.2021.81.1 read as follows:**

- 5. The measures of the approved acoustic report include the installation of a 3.8 metre high brick wall along the southern boundary of the site. Prior to the occupation or use of the development the subject of this approval, the applicant/landowner shall confirm in writing how the measures of the acoustic report have been implemented; and**

**1.8 Advice note 1 of 5.2020.281.1 is amended to read as follows:**

- 1. The use of the premises requires compliance with the *Health (Public Building) Regulations 1992* and would require the submission of a Public Building Application (Form 2) prior to occupancy. The food premises design and construction shall ensure compliance with the outcomes of the Food Standards Code and Australian Standard 4674-2004 'Design, construction and fit-out of food premises'.**

**PURPOSE OF REPORT:**

To consider an application for an amendment to a previous development approval for alterations and additions to a Small Bar at No. 173 Oxford Street, Leederville (subject site).

**PROPOSAL:**

The premises at the subject site is currently approved for use as a Single House and Small Bar, and operates as Roberts on Oxford.

The subject development application proposes to increase the capacity of the premises and to enable alterations and additions to the existing building. The premises would operate solely as a Small Bar, with the Single House component removed.

Details of the proposal include:

- Increasing the maximum number of patrons from 50 to 120, and the number of staff from five to seven;
- Undertaking works to the premises including:
  - Construction of a new façade to Oxford Street and roof cover over the existing outdoor seating area along the southern boundary of the property, referred to on the plans as Bar Dining Area. As part of this new façade, a new section of awning is proposed to the Oxford Street footpath. This section of awning has been designed integrate with the existing awning on the building in respect to its height and width;
  - Conversion of the existing covered area at the rear into a new kitchen and bar area. This area also proposes to accommodate the existing bin store. This is referred to on the plans as Kitchen / Bar Area;
  - Provision of a new central courtyard area. This area provides additional seating and proposes to consist of paving, artificial grass, and a pergola structure. This is referred to on the plans as Alfresco Dining Area; and
  - Construction of a 3.8 metre high acoustic wall along the length of the southern lot boundary to be constructed out of brick; and
- Internal modifications to convert the existing Single House which is located at the rear of the existing building into additional back of house area, and the construction of two unisex accessible toilets located behind the existing building. The Single House use is intended to no longer operate as part of this application.

The application does not propose any changes to the previously approved operating hours. These operating hours are:

- 6:00am to 12:00am Monday to Saturday;
- 6:00am to 10:00pm Sunday; and
- 6:00am to 12:00am Sunday where followed by a public holiday.

Plans of the proposal are included as **Attachment 2**. The supporting acoustic report provided by the applicant is included as **Attachment 3**.

**BACKGROUND:**

<b>Landowner:</b>	Colin Philip De Silva
<b>Applicant:</b>	Robert McNally
<b>Date of Application:</b>	2 June 2021
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Regional Centre
<b>Built Form Area:</b>	Town Centre
<b>Existing Land Use:</b>	Small Bar and Single House
<b>Proposed Use Class:</b>	Small Bar – 'D'
<b>Lot Area:</b>	405m <sup>2</sup>
<b>Right of Way (ROW):</b>	Not applicable
<b>Heritage List:</b>	Not applicable

The subject site is located at No. 173 Oxford Street, Leederville, as shown on the location plan included as **Attachment 1**.

The site is currently developed and operating as Roberts on Oxford, and consists of a single storey building accommodating a Small Bar to the front along with an unroofed outdoor area to the southern side of the building. The southern boundary of the site is utilised for servicing of the site, including accessing the rear bin store located at the rear.

The subject site is zoned Regional Centre under the City's Local Planning Scheme No. 2 (LPS2) and is located within the Town Centre Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The subject site is bound by Oxford Street to the east, Anna Vietnamese Restaurant and Cafe to the north, Luna Cinema to the south and a Multiple Dwelling development to the west. Adjoining properties to the north and south of the subject site along Oxford Street are zoned Regional Centre under LPS2. Adjoining properties to the west of the subject site are zoned Residential under LPS2 with a density coding of R80. The property across Oxford Street to the east of the subject site is reserved for Public Purposes – Primary School/High School and accommodates the School for Isolated and Distant Education (SIDE).

#### Existing Development Approvals

On 24 July 2020 Administration approved a development application for a change of use at the subject site. Details of this application included:

- Change of use from Shop House to Restaurant/Café and Single House;
- A maximum of 50 customers and five staff members are permitted to be on site at any one time;
- Façade upgrades and provision of an outdoor dining area within the existing driveway along the southern boundary of the site;
- No on-site parking for the Small Bar use;
- The provision of two on-site long-term bicycle bays for use by staff and customers; and
- Signage.

A copy of these approved development plans and approval notice is included in **Attachment 4**.

Council subsequently at its meeting on 18 August 2020 approved a change of use at the subject site from Restaurant/Café and Single House to Small Bar and Single House. No works were proposed as part of this application. The operating hours of the premises was restricted to Monday to Saturday from 6:00am – 12:00am and Sunday from 6:00am – 10:00pm (or until 12:00am where followed by a public holiday).

A copy of these approved development plans and approval notice is included in **Attachment 5**.

#### **DETAILS:**

##### Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the City's Built Form Policy and other applicable local planning policies. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Previously approved	Requires further Discretion
Land Use (only where required)		✓	
Street Setback	✓		
Building Setbacks/Boundary Wall	✓		
Building Height/Storeys	✓		
Roof Design	✓		
Landscaping			✓
Visual Privacy			✓
Car and Bicycle Parking			✓
Façade Design	✓		
Universal Access			✓
Sound Attenuation Policy	✓		
Advertising Signs	✓		
Hours of Operation		✓	



Detailed Assessment

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

Landscaping	
Deemed-to-Comply Standard	Proposal
<b>Built Form Policy Clause 1.5</b>  Deep Soil Areas: <ul style="list-style-type: none"> <li>12% of site area (48.6 square metres)</li> </ul>	The development provides for 7.7% (31.4 square metres) of areas which could be considered as deep soil.  A landscaping plan has not been provided.
Car and Bicycle Parking	
Deemed-to-Comply Standard	Proposal
<b>Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Parking Policy)</b>  <i>Car Parking</i>  19.05 parking bays required based on total number of persons of 127.	No on-site parking provided.  Previous shortfall of 9.25 bays approved, based on total number of persons of 55 and one bay for the Single House component.
<i>Bicycle Parking</i>  2.4 (3) short-term and 5.3 (6) long-term bicycle parking spaces required.	No short-term and two long-term bicycle parking spaces provided.  Previous shortfall of one short-term bicycle parking space approved.

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

The Built Form Policy does not include acceptable outcomes for Visual Privacy and Universal Design elements. Discretion is required to be exercised in considering their acceptability and this is also detailed in the Comments section below.

**CONSULTATION/ADVERTISING:**

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days from 6 August 2021 to 19 August 2021. The method of consultation included a notice on the City's website and 129 letters being mailed to all the owners and occupiers of the adjoining properties (as shown in **Attachment 1**), in accordance with the City's Policy No. 4.1.5 – Community Consultation (Consultation Policy).

The City received a total of 21 submissions, including 16 in support, one objecting to, and four which raised concerns with but not did specifically support or object to the proposal. The submissions received raised concerns largely related to noise and anti-social behaviour impacts from the proposed development and increased number of patrons.

A summary of submissions and Administration's response is included as **Attachment 6**. The applicant has provided a responses to submissions which is included as **Attachment 7**.

**Design Review Panel (DRP):**

Referred to DRP: No

The application was not referred to the DRP as it does not propose significant alterations and additions to the existing building. The proposed new façade and awning to Oxford Street has been designed to integrate with the existing façade of the building.

**LEGAL/POLICY:**

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Leederville Town Centre Masterplan & Built Form Guidelines;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.7 – Licensed Premises;
- Policy No. 7.5.21 – Sound Attenuation; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

**Planning and Development Act 2005**

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

**Delegation to Determine Applications:**

The application is required to be determined by Council as it is proposing an amendment to a previous Council determination that does not satisfy the deemed-to-comply standards set out in the City's local planning policies.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** 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:**

The City has assessed the application against the environmentally sustainable design provisions of the City's Policy No. 7.1.1 – Built Form. These provisions are informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, which requires new developments to demonstrate best practice in respect to reductions in energy, water and waste and improving urban greening.

**PUBLIC HEALTH IMPLICATIONS:**

This is not in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

***Reduced harmful alcohol use*****FINANCIAL/BUDGET IMPLICATIONS:**

There are no financial/budget implications from this application.

**COMMENTS:**Car and Bicycle Parking

The premises is proposed to have a maximum capacity of 127 persons, including 120 patrons and seven staff. Based on 127 persons, the premises would require a total of 19.05 on-site parking bays under the City's Parking Policy.

The previous development approval issued for the Small Bar and Single House accepted a shortfall of 9.25 parking bays. This was reflective of a maximum of 55 persons (including 50 patrons and five staff), as well as the one bay requirement for a Single House under the Residential Design Codes.

The subject application would result in a further shortfall of 9.8 bays car parking bays, totalling a total shortfall of 19.05 bays (due to the previous shortfall of 9.25 bays being approved).

Three short-term and six long-term bicycle parking spaces would be required under the City's Parking Policy for a maximum of 127 persons. The previous development approval issued for the Small Bar and Single House included a condition for two long-term bicycle parking spaces to be provided. This was consistent with the requirements of the Parking Policy. The previous approval accepted no on-site short-term bicycle parking being provided, in lieu of one which would otherwise be required. The subject application would result in a further shortfall of two short-term and four long-term bicycle parking spaces.

During the consultation period the City received comments raising concerns in relation to the general availability of parking in Leederville as a result of recent development within Leederville.

As part of the previous proposal the applicant submitted a Parking Management Plan (PMP). The applicant did not provide an updated PMP as part of this application, but had noted that the previous PMP was still relevant given its recency. This PMP outlined the following:

- There are a number of on-street car parking bays located within walking distance of the subject site. These are both ticketed parking and 2P;
- The subject site is located within very close proximity to the Leederville Town Centre and Entertainment Precinct and the proposal allows for multi-purpose trips for people visiting the site and the entertainment precinct;
- The subject site is located within very close proximity to high frequency public transport such as Leederville Train Station, and bus routes with stops within 20 metres of the subject site. The area has a high level of pedestrian amenity with weather protection along much of the immediate area;
- Two long-term bicycle spaces are to be provided on the site, with these available for use by staff; and
- A number of short term bicycle hoops are located at the immediate frontage of the subject site and further along Oxford Street for use by customers.

The proposed parking provision is suitable for the following reasons:

- The subject site has historically provided for limited vehicle access to the site, with this being provided from Oxford Street. The uses on the site had been approved on the basis that there was no on-site parking available given the vehicle access leg along the southern boundary of the site is utilised for serving and an outdoor area. The enclosure of this area and provision of a new façade to Oxford Street is consistent with the previous approvals in this regard;
- The nature of the Small Bar use, being for a licensed premises which serves alcohol is such that it is expected that a large number of patrons would choose not to drive to the venue in private vehicle and to opt for taxi, public transport, walking or alternate mode of travel;
- The subject site is located within a high amenity area being the Leederville Activity Centre. This location provides the most appropriate opportunity for reduced parking provision and to reduce dependence on single person private vehicle trips consistent with the Parking Policy objectives;
- The subject site is in close proximity to public transport. This includes the Leederville Train Station which is located approximately 350 metres from the subject site and located along Oxford Street which is a high frequency bus route;
- The following public car parking is available nearby to the subject site:
  - There are 83 bays within 400 metres of the site along Oxford Street between Bourke Street and Leederville Parade. The parking restrictions on these bays vary between paid parking from 7:00pm to midnight, and one hour parking between 8:00am and 7:00pm, 8:00am to 5:30pm Monday to Friday and 8:00am to 12noon on Saturday. The City's parking survey data from 2018 identifies that

there are on average 28 bays available at any one time. The busiest period was between 9am to 11am on Friday morning where 11 bays were available;

- There are 326 bays within 130 metres of the subject site in The Avenue car park. 174 of these bays are paid parking between the hours of 7:00am and midnight, and 152 of these bays are 2P between 7:00am and 7:00pm. The City's parking survey data from 2018 identifies that there are on average 179 bays available at any one time. The busiest period was between 12noon and 2:00pm on Wednesday afternoon where 109 bays were available; and
- There are 123 bays within 90 metres of the subject site as part of the ABN development at No. 301 Vincent Street. These bays are available for paid parking by the public between the hours of 5:30pm and 6:00am. This is operated as a private car park during these hours, and has recently opened to the public;
- There are 14 bicycle parking spaces located within the Oxford Street verge within 120 metres of the subject site. 10 of these are located on the western side of Oxford Street. A further four are located on the corner of Vincent Street and Oxford Street outside No. 156 Oxford Street. The close proximity and accessibility of these spaces are capable of use by patrons who may cycle to the premises, and would support a shift towards alternative transport modes consistent with the City's Parking Policy objectives. The shortfall of two on-site short-term bicycle spaces is supported on this basis; and
- In regards to the long-term bicycle spaces, two were conditioned as part of the previous development approval to be provided on-site. This was on the basis that these would be used by staff. The applicant has agreed to a condition being imposed for an additional four long-term bicycle spaces to be provided on-site. This would result in a total of six long-term bicycle parking spaces being provided. This would increase the availability of bicycle parking for staff and support cycling as an alternative to driving. The existing condition is proposed to be updated to reflect the provision of these additional bicycle spaces.

The demands for parking for staff and customers of the development as a result of the increased capacity would be sufficiently met through the availability of alternate modes of transport and public parking in the area to support the use, without the need for a cash-in-lieu contribution from the applicant.

#### Noise Management

The application proposes to increase the capacity of the venue from 55 persons to 127 persons. Of these there is proposed to be 120 patrons and seven staff. 120 patrons is the maximum permitted for a Small Bar under the *Liquor Control Act 1988*.

There is no intended change to the previously approved operating hours. These approved operating hours are Monday to Saturday from 6:00am – 12:00am and Sunday from 6:00am – 10:00pm (and 12:00am where followed by a public holiday).

During the consultation the City received comments raising concerns in relation to the impact of noise on surrounding residents and business from the expansion and increased capacity of the premises.

The applicant submitted an acoustic report prepared by a qualified acoustic consultant in support of the development. The acoustic report is included as **Attachment 3**. The acoustic report assesses noise generated from the proposed development and its impact on adjoining properties. The acoustic report considered the following elements as part of its operation scenarios:

- The premises would operate seven days per week, commencing from 6am with a maximum of 120 patrons;
- Exhaust fans provided for the kitchen and toilets, and air conditioning units;
- All windows and doors to be fully opened during the operating hours;
- Speakers would play low level background music. This would include two speakers in the indoor area, two speakers in the Bar Dining Area, and four speakers in the Alfresco Dining Area; and
- The provision of a 3.8 metre high brick wall built along the southern boundary.

The acoustic report confirms that noise levels generated from the premises during the proposed operating hours would comply with the relevant assigned noise levels under the *Environmental Protection (Noise) Regulations 1997*. The proposed use would not result in an adverse impact on the use and amenity of the surrounding area in relation to noise.

Condition 2 of the existing development approval requires the implementation of the measures of the acoustic report. It is recommended that this condition be updated to reflect the latest version of the acoustic report which has been submitted accompanying this application.

Condition 8 imposed as part of the initial development approval for a change of use to Restaurant/Café and Single House required the use to operate in accordance with an approved Venue Management Plan (VMP). This includes strategies to manage noise from noise sources such as patrons, kitchen equipment, sound system and mechanical equipment.

It is recommended that the VMP be updated to reflect the requirements of the City under Policy No. 7.5.7 – Licensed Premises (Licensed Premises Policy) for the Small Bar use, particularly given that the intensity of the operation would increase as part of this application. This was not reflected in the previous approval for the change of use to introduce the Small Bar use.

Condition 8 is recommended to be updated to require a modified VMP which would require the following matters to be addressed:

- Emptying of waste and bottles;
- Timing and frequency of deliveries;
- Timing and frequency of waste collections;
- Anti-social behaviour and patron noise outside the venue; and
- Set-up and set-down of alfresco dining area.

This would ensure the proposal is consistent with the Licenced Premises Policy.

Condition 11 is recommended to be updated to require a modified Waste Management Plan, which reflects the requirements associated with the increased floor space and capacity of the premises.

#### Landscaping

The Built Form Policy requires the development to provide 12 percent of the site area as deep soil zones, equivalent to 48.6 square metres. The development provides for 7.7 percent of the site area (31.4 square metres) which would meet the definition of deep soil zone within the Alfresco Dining Area.

The applicant has not provided a landscaping plan for this Alfresco Dining Area, however has advised that this area is not intended to be landscaped. Artificial grass and brick paving is intended to be provided, along with a pergola structure and seating.

The proposal is consistent with the local housing objectives of the Built Form Policy for the following reasons:

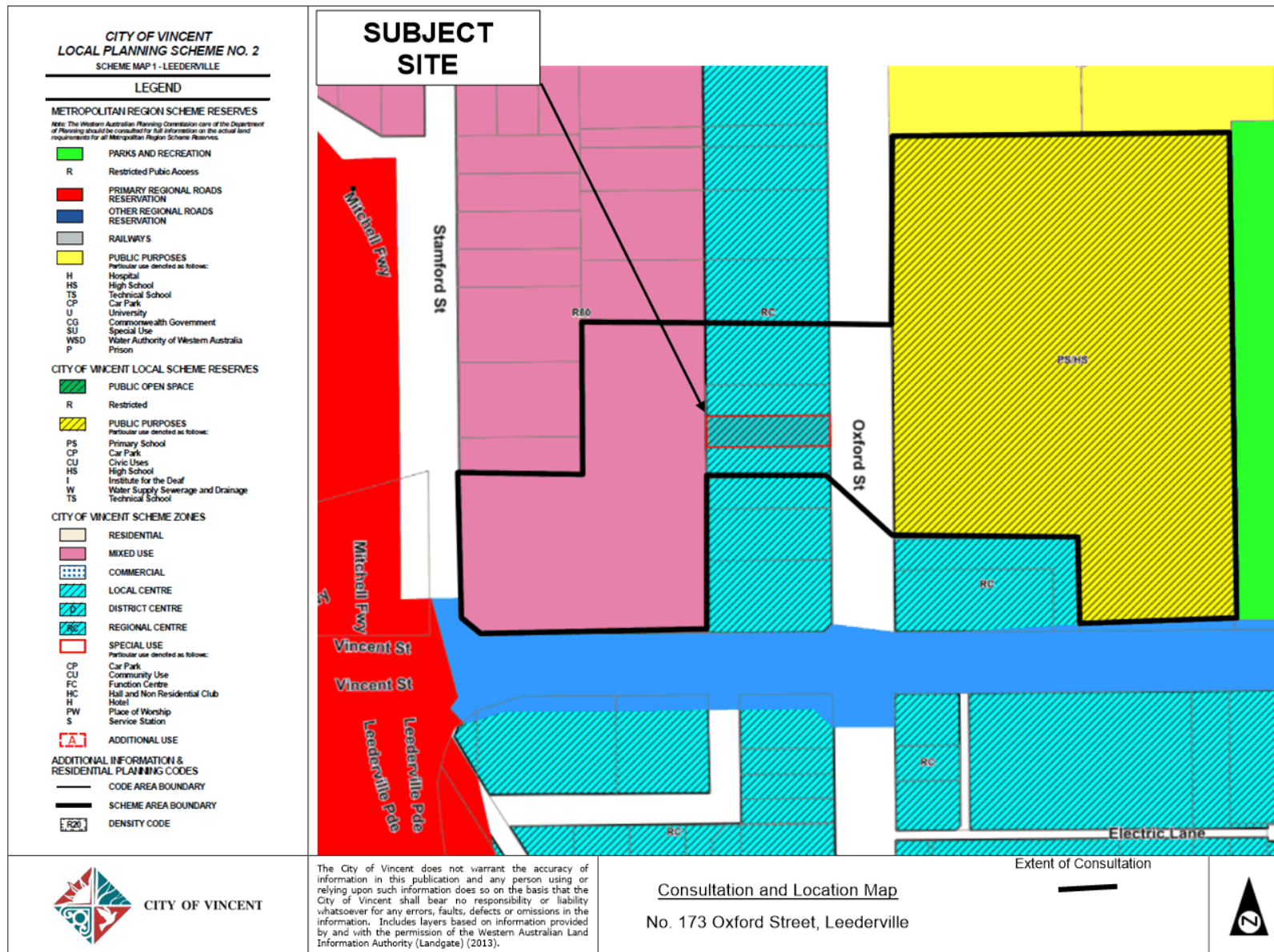
- There is limited ability to provide for substantial landscaping to be achieved on the site. This is because the application proposes rear additions to the existing Roberts development. The existing building has a nil setback to Oxford Street. The application proposes the provision of an active façade to Oxford Street as part of the enclosure of the Bar Dining Area that would replace existing service gates and provides for increased activation of the public realm;
- Landscaping and canopy coverage is not provided for on the site currently. The enclosure of the Bar Dining Area is consistent with the current use of this space for outdoor seating. The proposed development to the rear is largely contained within the footprint of the existing structures on the subject site. The proposed Alfresco Dining Area is intended to accommodate additional outdoor seating and provides for shade coverage through the provision of a pergola;
- The development provides the opportunity for 7.7 percent of deep soil/planting areas within the Alfresco Dining Area. Through the assessment of the application, the applicant has advised they would be open to providing some landscaping in the area. This would include providing some trees in the area, the removal of the artificial turf, as well as exploring opportunities for the provision of on-structure planting on the pergola. The provision of trees in this location would contribute towards canopy coverage and a sense of open space between buildings, and increase the amenity of this outdoor space of patrons. Administration has recommended a condition be imposed for a landscaping plan to be provided which addresses these opportunities;
- Having regard to the site's location within a town centre setting and the existing constraints of development on site, the provision of landscaping of this nature would be appropriate having regard to the function and use of the premises and the outdoor spaced complements the existing built form and is appropriate.

Visual Privacy and Universal Design

The Built Form Policy does not include acceptable outcomes related to Visual Privacy and Universal Design, with an assessment against the relevant local housing objectives required.

The proposal is consistent with these local housing objectives for the following reasons:

- In respect to Universal Design, the development retains existing floor levels of the Bar Dining Area which is proposed to be enclosed and a new façade provided to Oxford Street as part of the proposal. There are no modifications to the previously approved plans proposed which provide for minimal steps, a 3.0 metre wide area along the southern boundary and a ramp into the rear of the premises. These universal access opportunities are not proposed to be modified as part of the subject application; and
- In respect to Visual Privacy, the development would not contribute towards overlooking of adjoining properties. This is because the development and areas to accommodate patron use remain single storey. Boundary walls and fences to sides and the rear would ensure that the visual privacy of adjoining properties is maintained.











North →



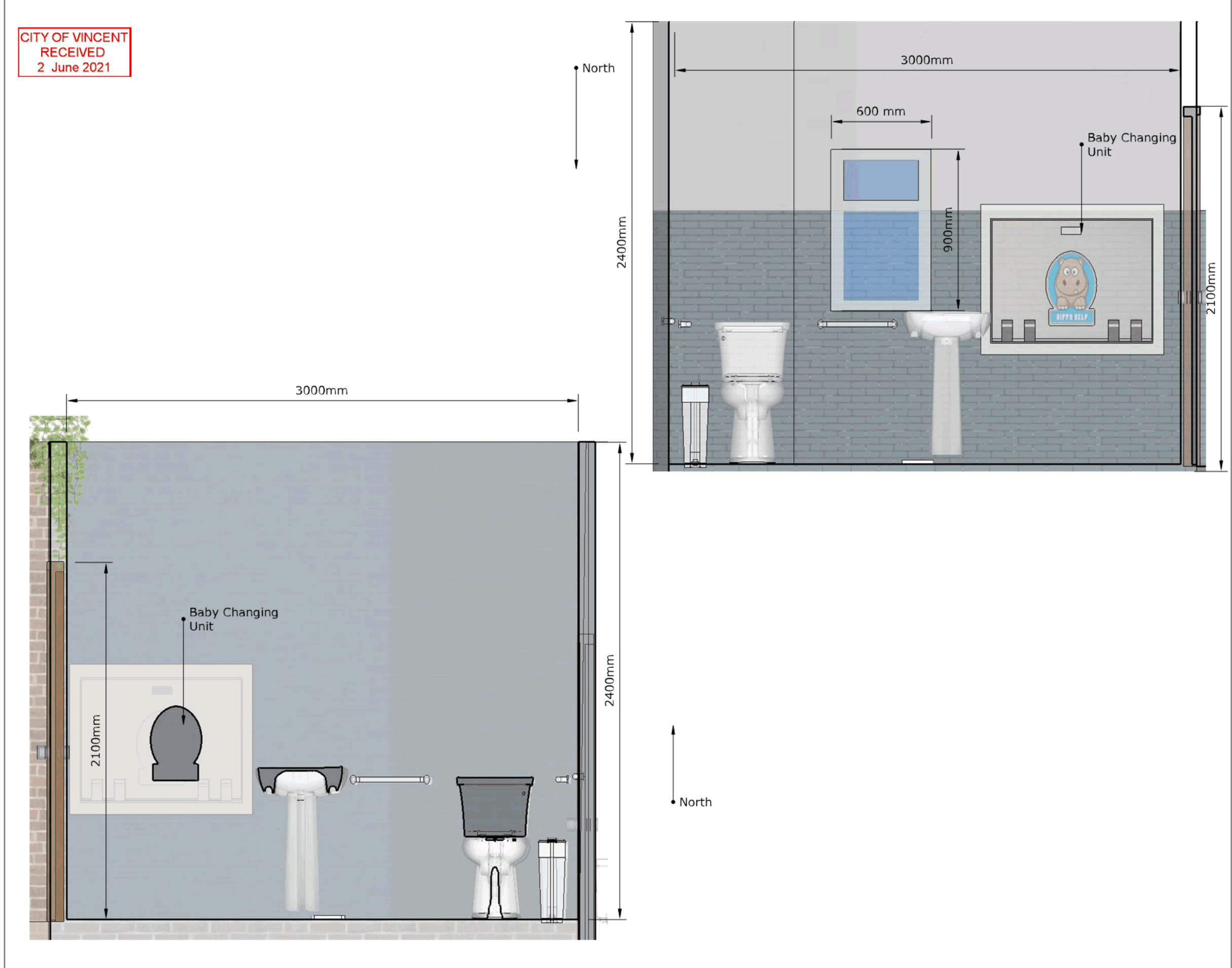
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24 August 2021

Floor Plan Proposed  
Bar Dining Area

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Address:  
173 Oxford Street, Leederville, WA 6007

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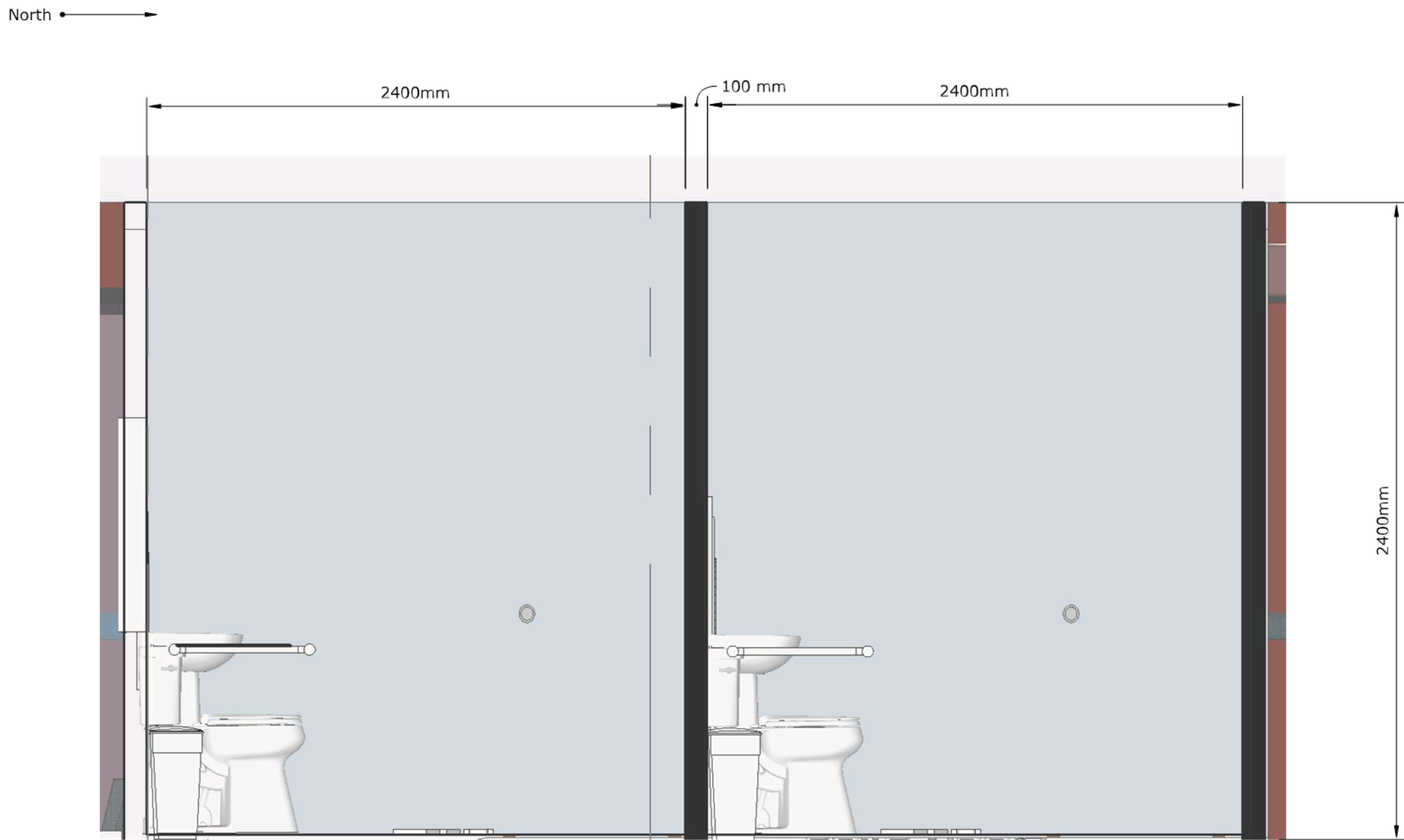
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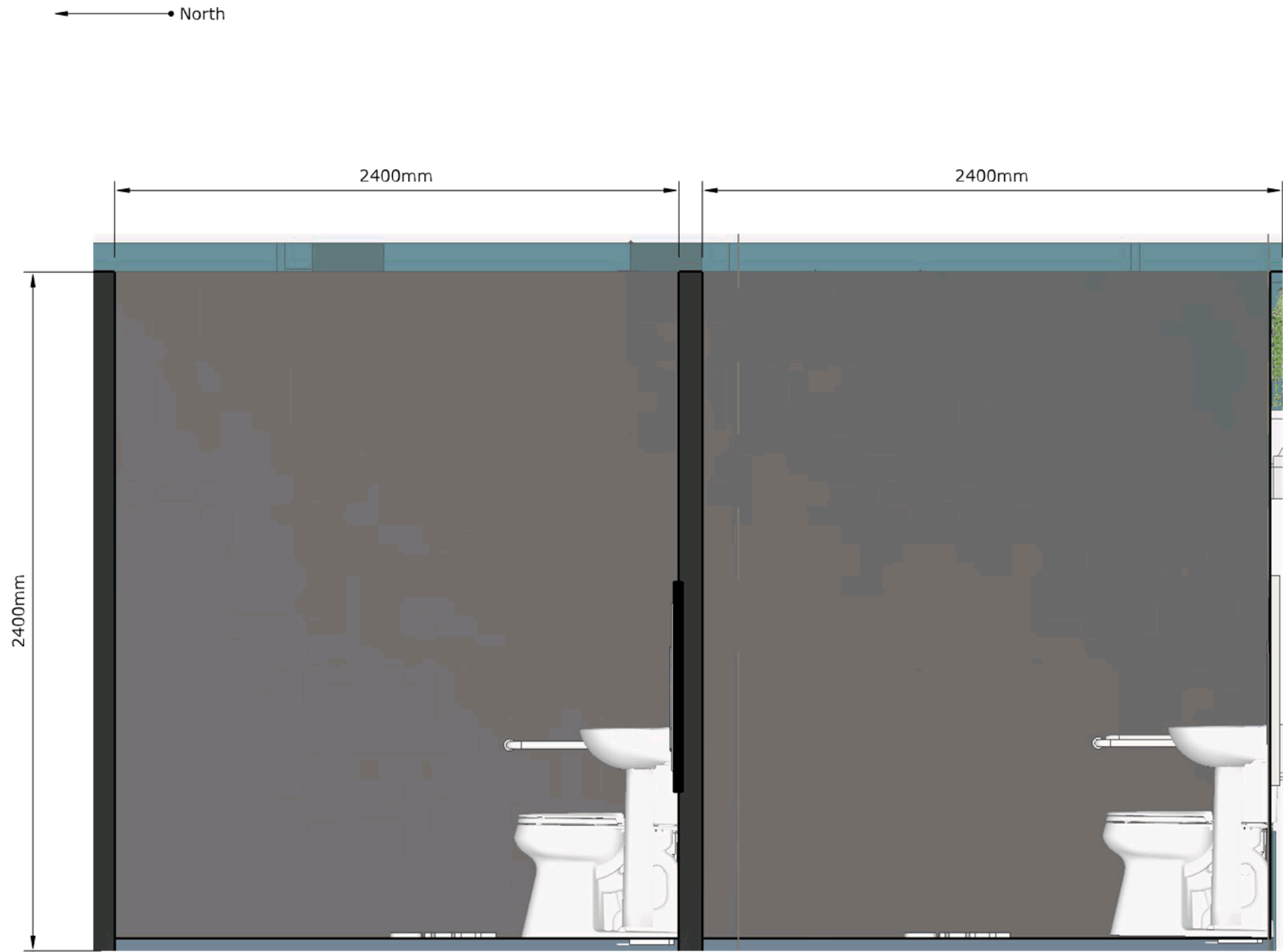
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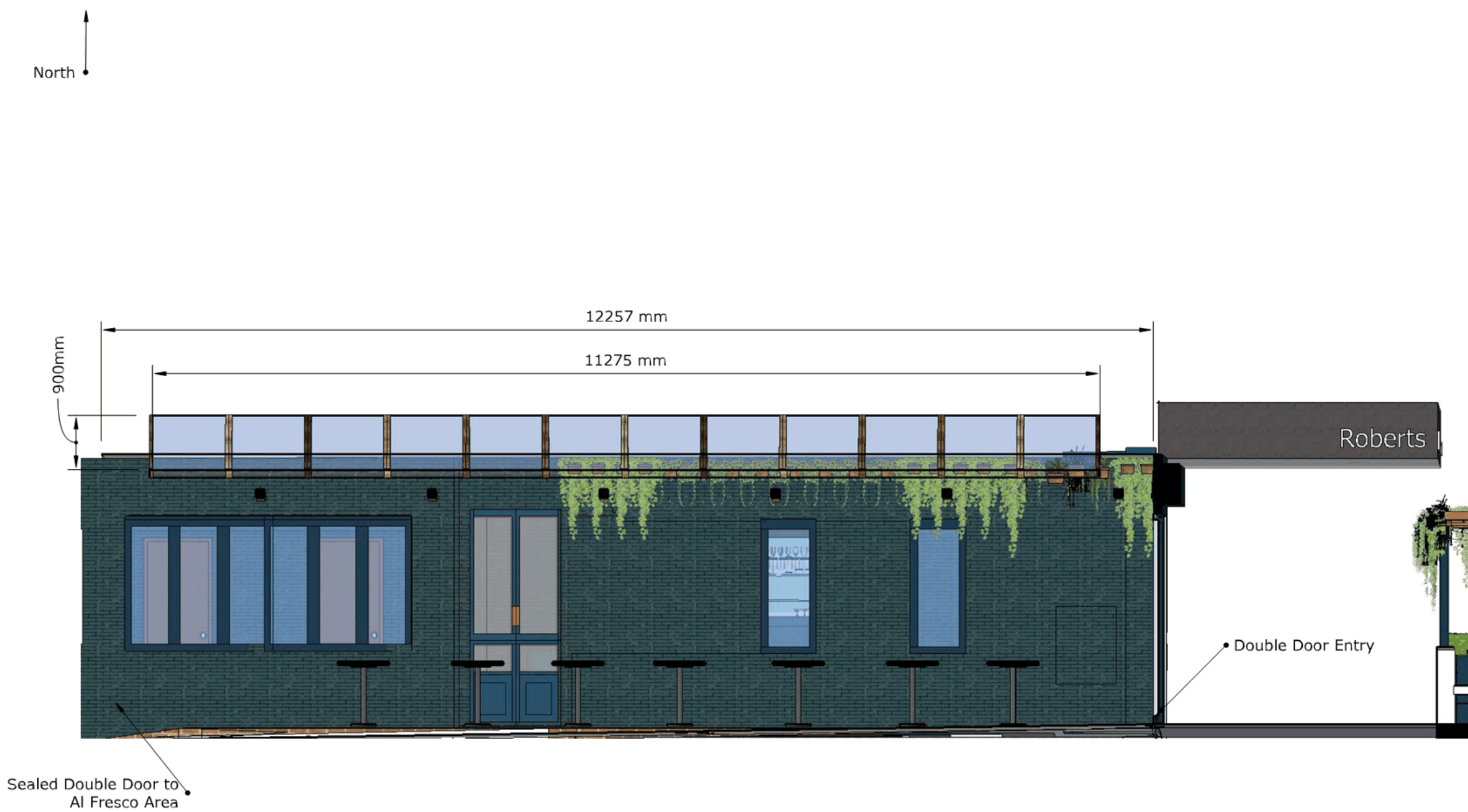
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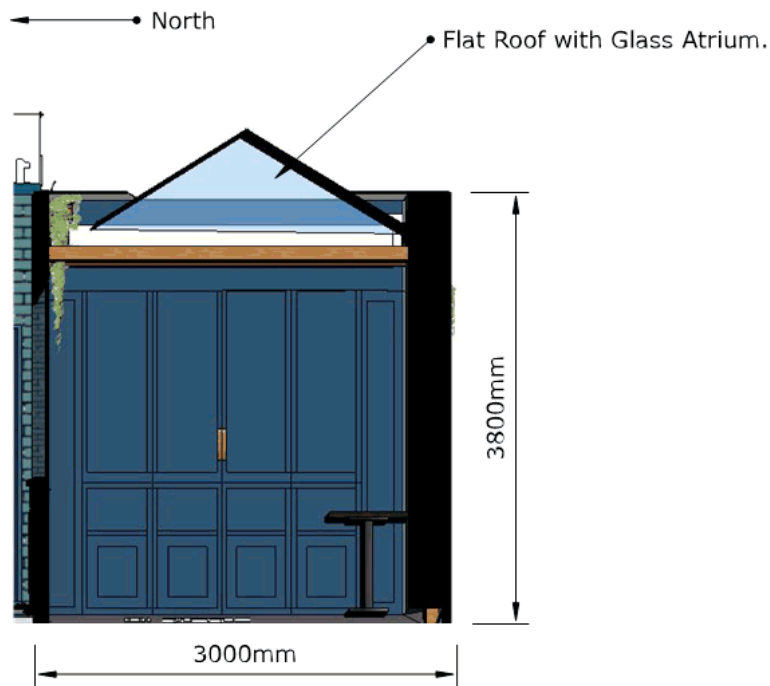
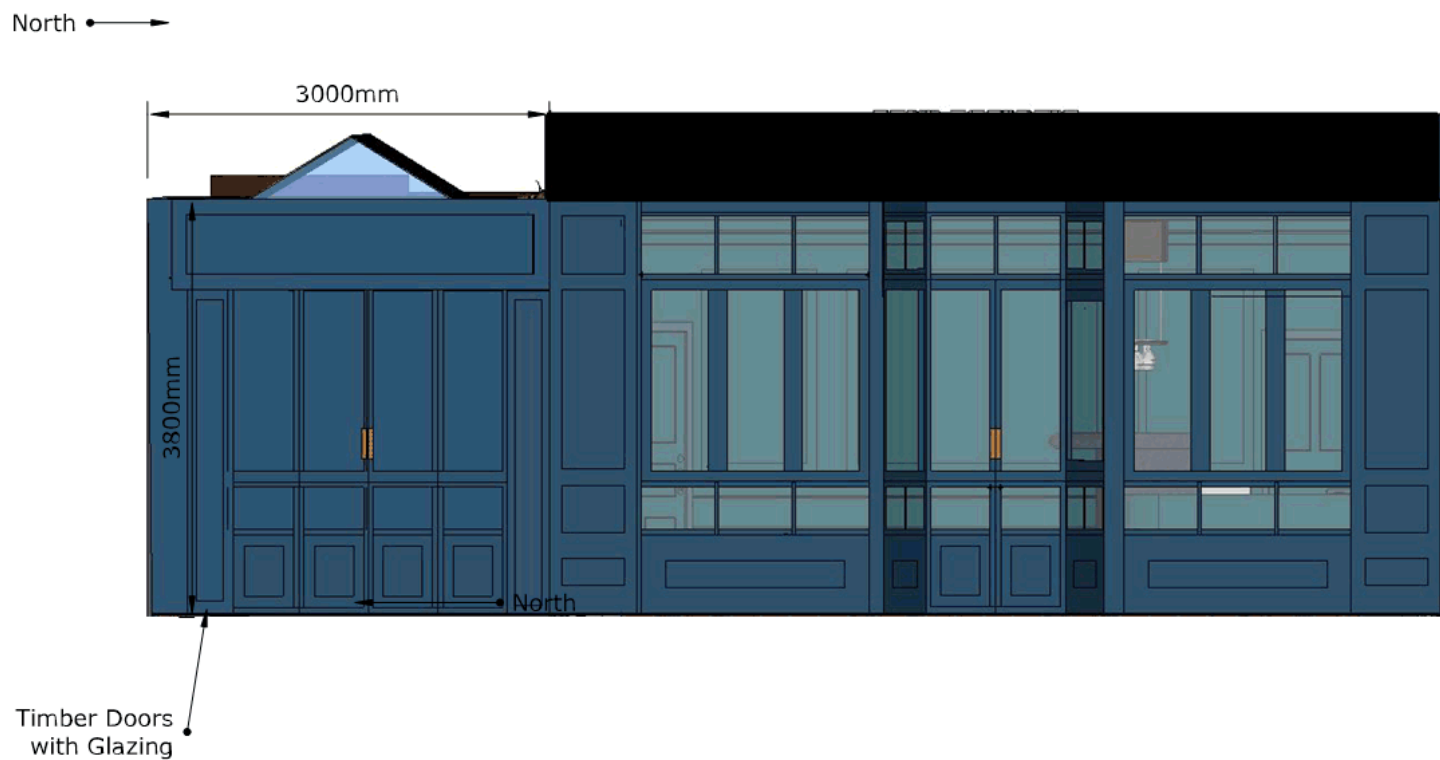
Floor Plan Proposed  
Bar Dining Area

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Address:  
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Floor Plan Proposed  
Bar Dining Area

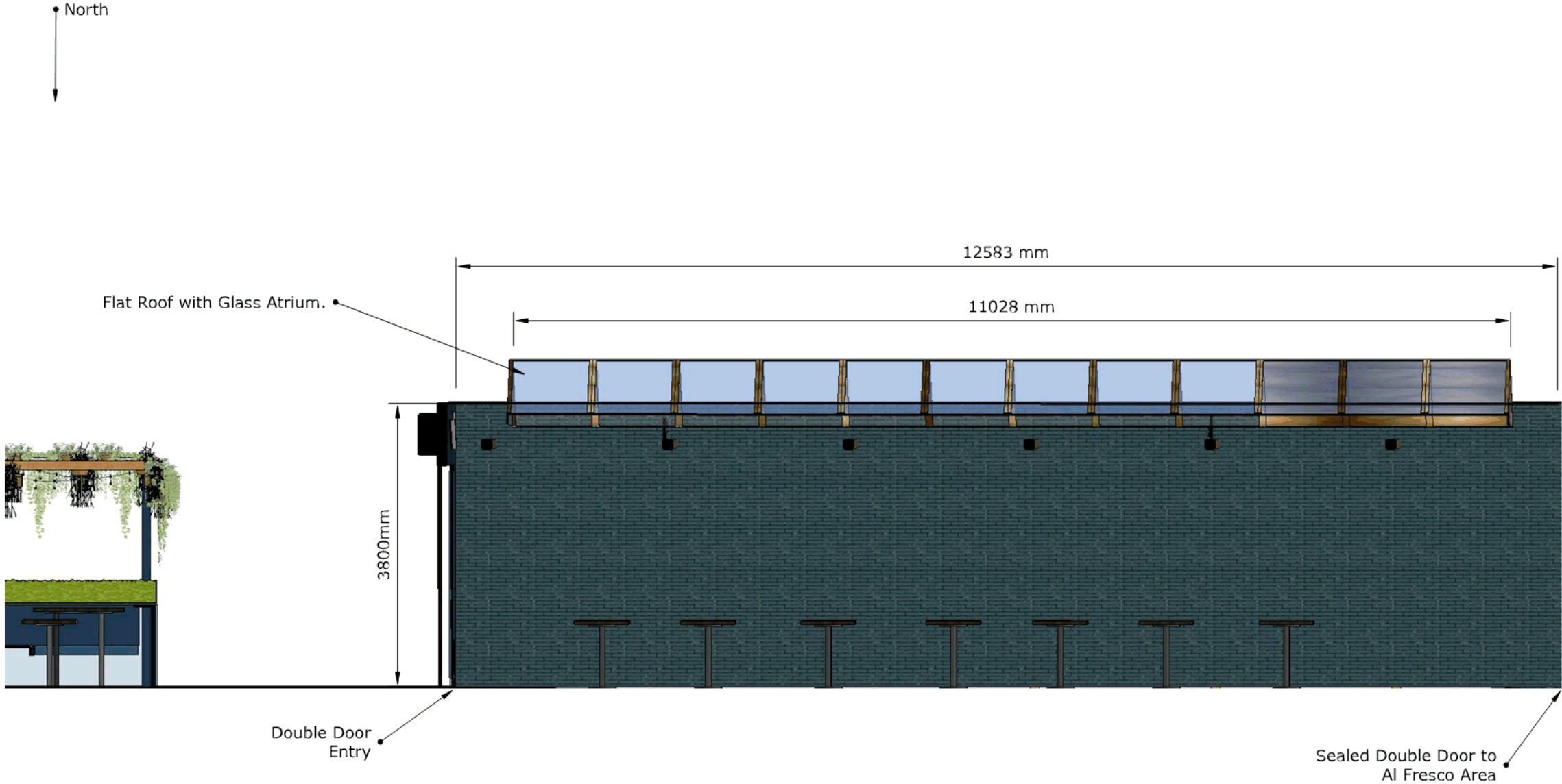
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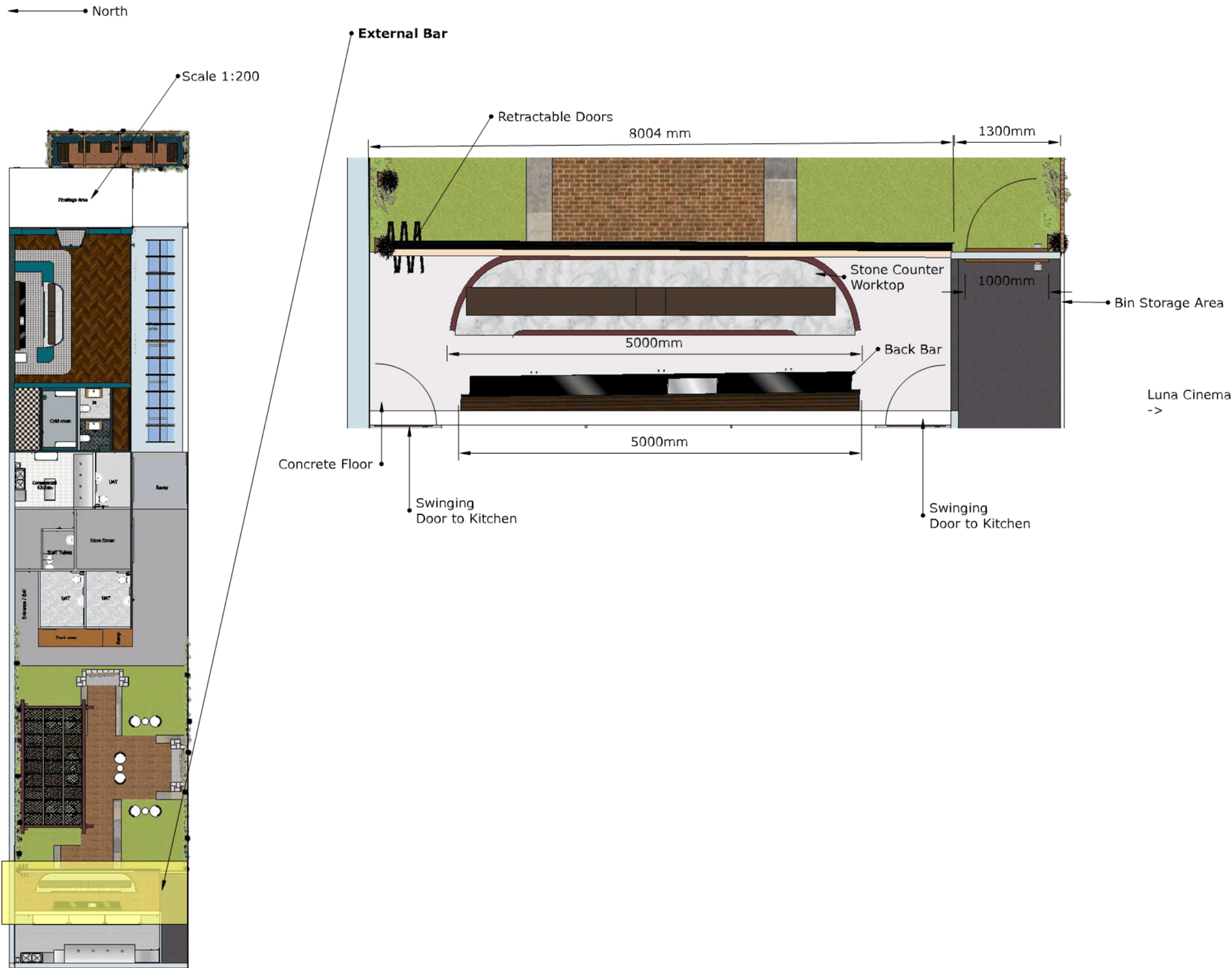
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Date:  
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Address:  
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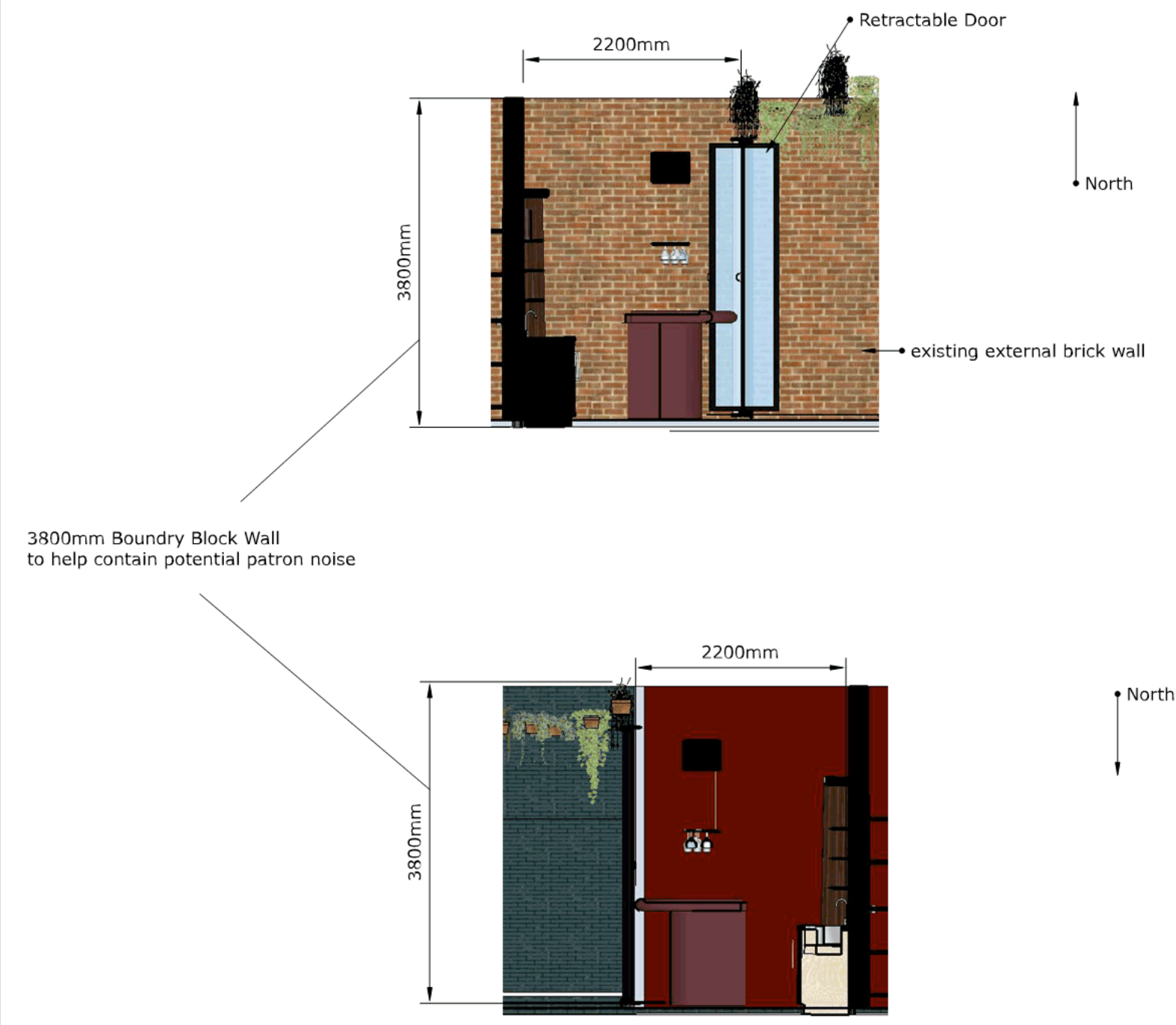
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Floor Plan Proposed  
Al Fresco Bar







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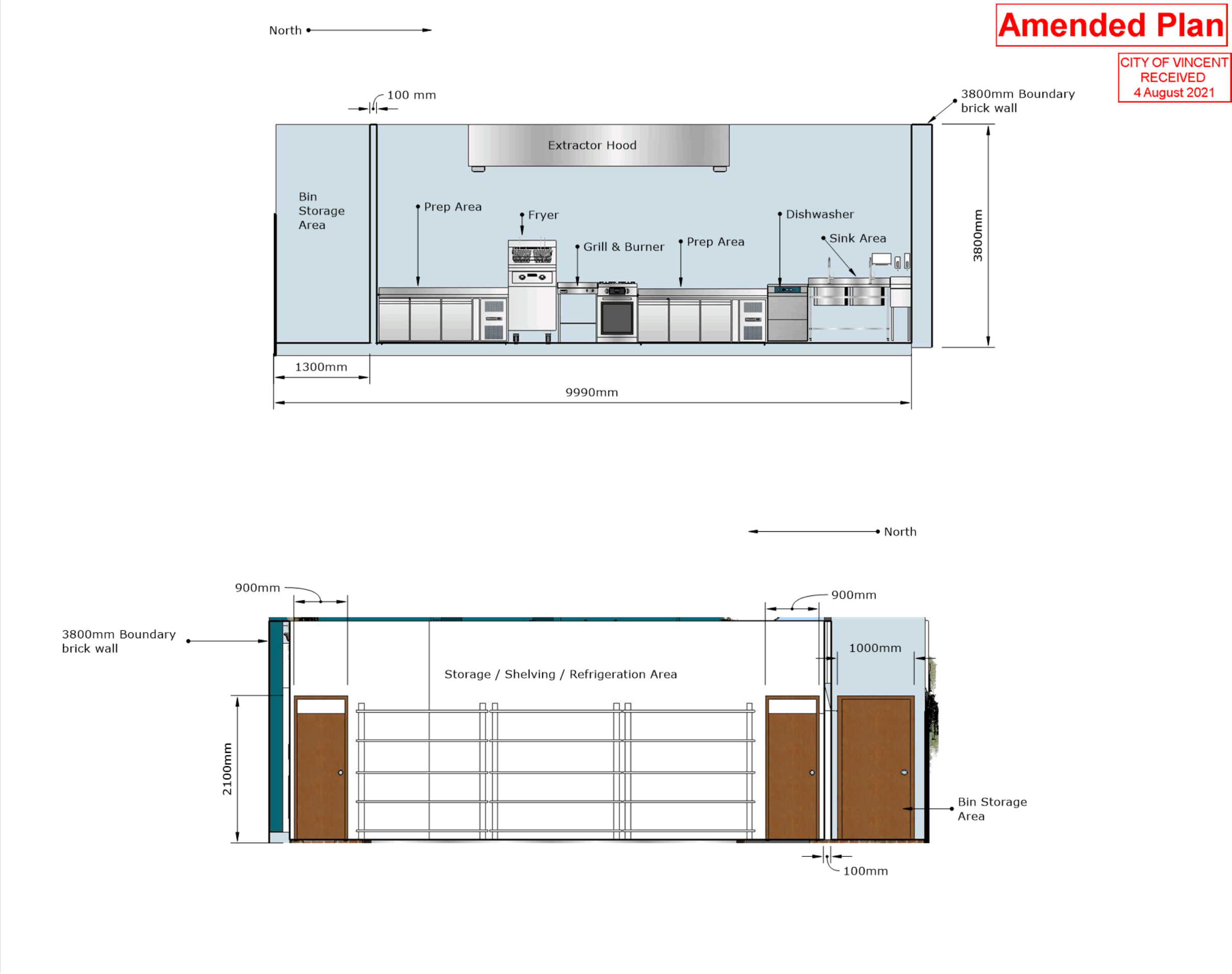
**Floor Plan Proposed  
Kitchen / Bar Area**

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Date: Aug 4th 2021

Address:  
173 Oxford Street, Leederville, WA 6007

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Floor Plan Proposed  
Kitchen / Bar Area

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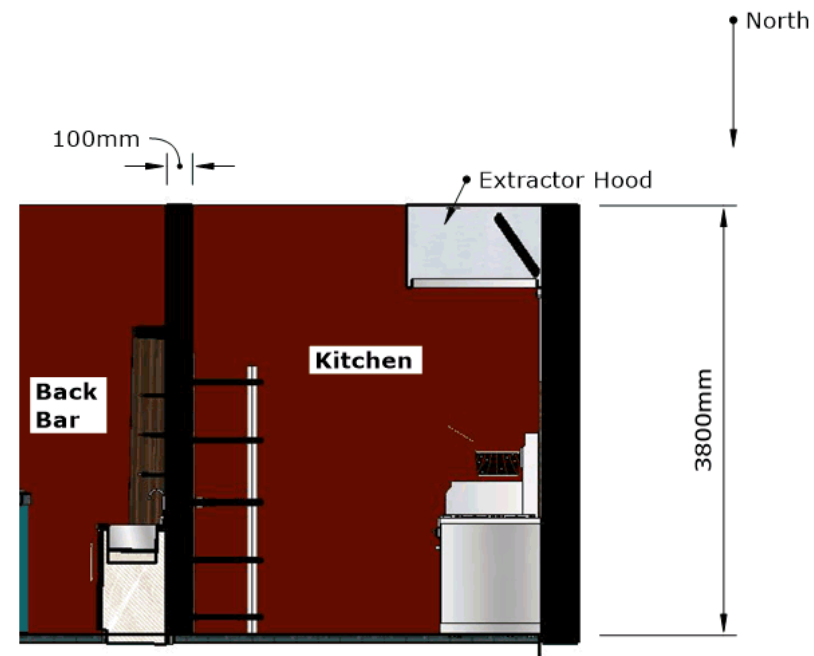
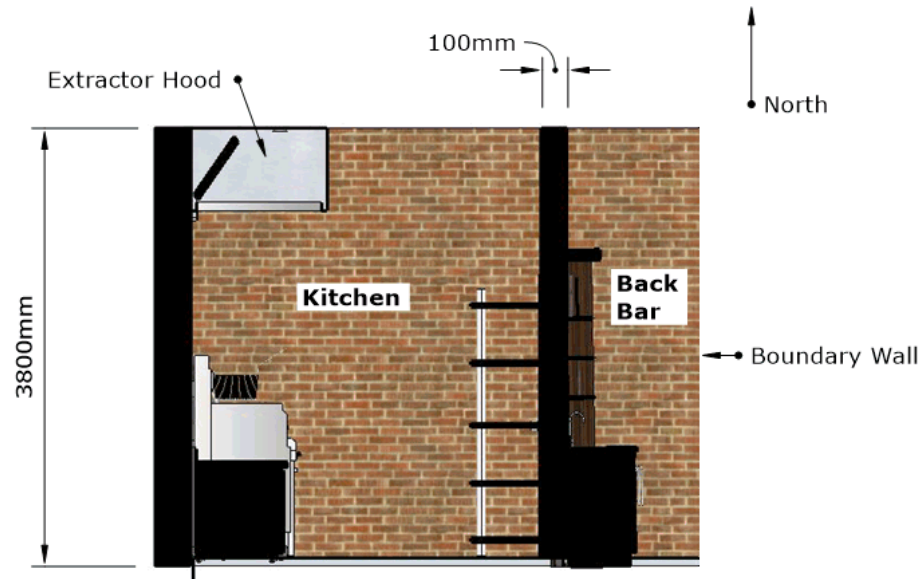
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Amended Plan

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Floor Plan Proposed  
Kitchen / Bar Area

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Date:  
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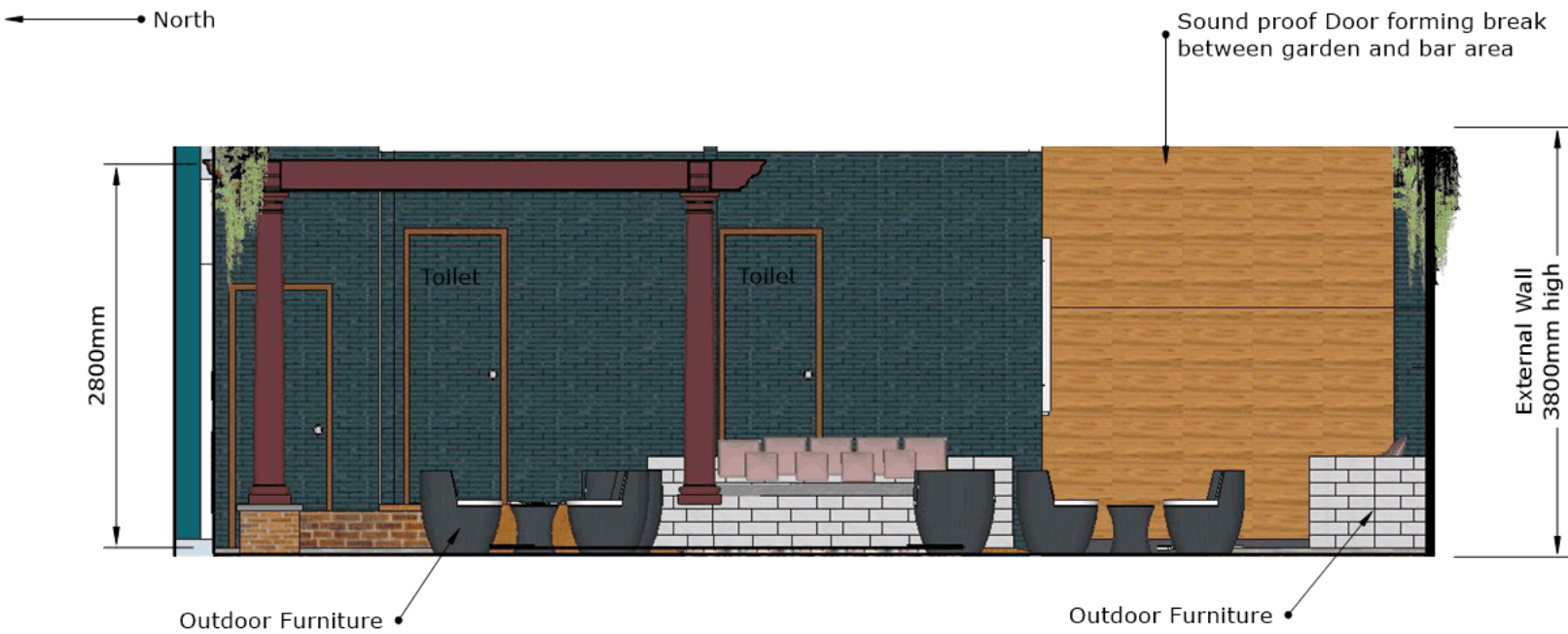
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Amended Plan

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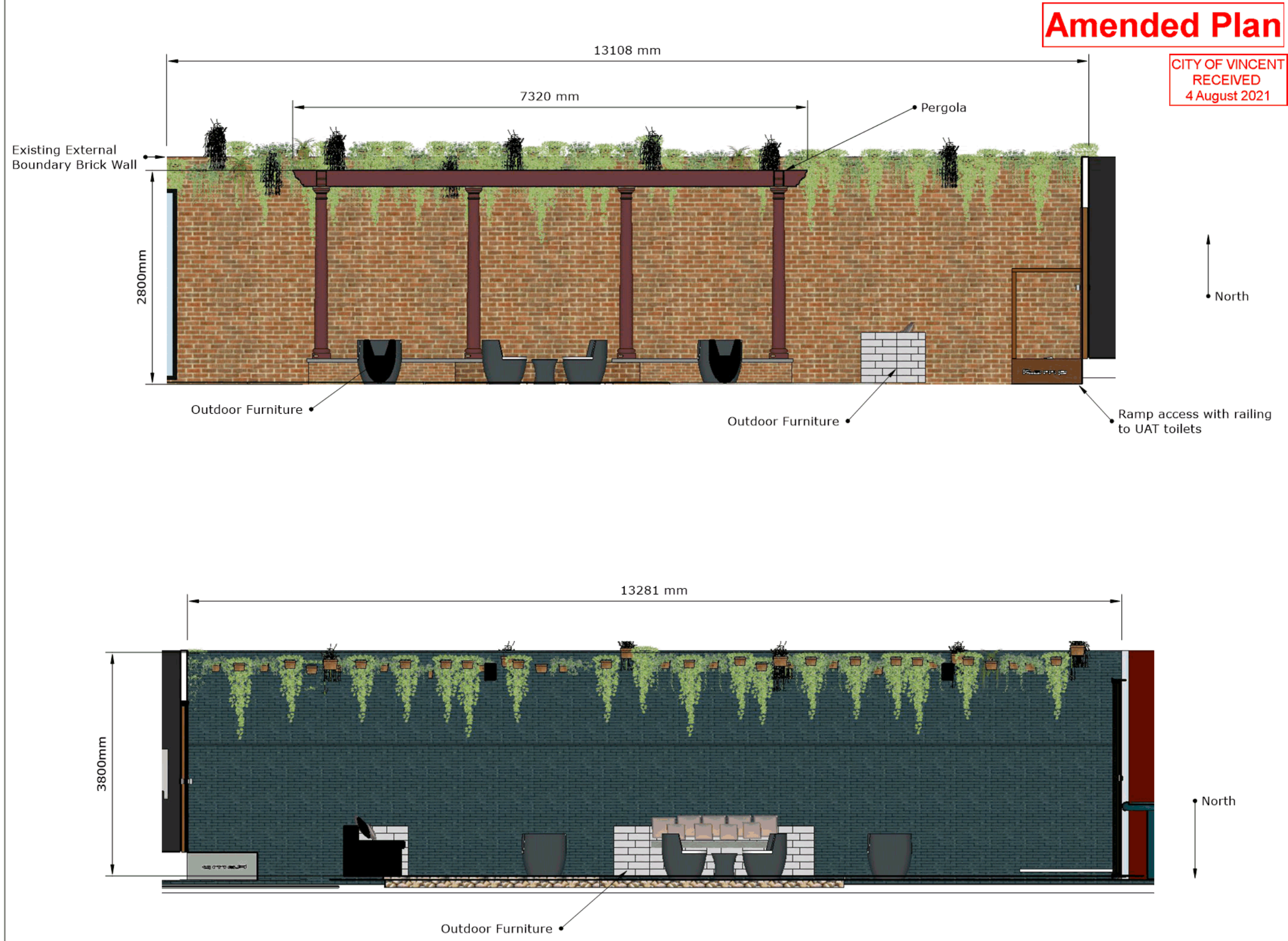
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Al Fresco Dining Area

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Date:  
May 29th 2021

Address:  
173 Oxford Street, Leederville, WA 6007

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Floor Plan Proposed  
AI Fresco Dining Area

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# **ACOUSTIC REPORT**

## **FOR**

## **SMALL BAR**

**11 August 2021**

**AES-890113-R01-2-11082021**

**Acoustic Engineering Solutions**  
[www.acousticengsolutions.com.au](http://www.acousticengsolutions.com.au)

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# DOCUMENT CONTROL

## Environmental Noise Impact Assessment

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**Revision:** 2

**Date:** 11 August 2021

**Doc NO:** AES-890113-R01-2-11082021

**Acoustic Engineering Solutions**

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## EXECUTIVE SUMMARY

Acoustic Engineering Solutions (AES) has been commissioned by Roberts to prepare an acoustic report for the proposed operations of a small bar at 173 Oxford Street Leederville. The small bar will have a maximum capacity of 120 patrons and open for 7 days a week. This report presents an environmental noise assessment of the small bar. The aim of this assessment is to determine whether or not the noise emission from the small bar would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

An acoustic model is created and two worst-case operational scenarios are modelled to represent the busiest operations with the maximum noise emissions from the small bar:

Scenario 1: All items of the mechanical plant including kitchenware operate simultaneously with 48 patron conversations in normal voices (40% of 120 patrons are talking) and low level background music.

Scenario 2: In scenario 1, 20% patrons are assumed to talk in normal voices while another 20% patrons are assumed to talk in raised voices after a few drinks.

The above scenarios may not occur for most of the opening hours.

Seven closest residential/school/commercial premises are selected for the detail assessment. Noise levels are predicted for the worst-case meteorological conditions. The predicted worst-case noise levels are adjusted to account for their dominant characteristics, and then assessed against the criteria set by the Regulations. The compliance assessment concludes that full compliance is achieved for the small bar.

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## 1.0 INTRODUCTION

Acoustic Engineering Solutions (AES) has been requested by Roberts to undertake an environmental noise impact assessment of the proposed operations of a small bar at 173 Oxford Street Leederville in accordance with the Environmental Protection (Noise) Regulations 1997.

In July 2020 an acoustic model was developed for the small bar<sup>1</sup>. After the successful operation, Roberts plans to upgrade the small bar and extend its operation. The acoustic model has accordingly been updated to reflect the small bar upgrade.

### 1.1 SUBJECT SITE

Figure 1 in APPENDIX A presents an aerial view<sup>2</sup> of the subject site and surrounding area, including seven closest noise-sensitive and commercial receivers.

Figure 2 to Figure 8 in APPENDIX A presents the site layout, front and side views of the small bar building. The small bar has three bar areas: front indoor bar, side alfresco bar and garden bar. The (south) side alfresco area has a roof with glass atrium and 3.8m high bifold doors installed in both the front and back. A 3.8m high and 200mm thick brick wall with piers will be built along the southern boundary.

The small bar building has a double brick external walls and metal roof. The roof is insulated with Earthwool insulation R2.7 SHD 90mm acoustic batt double layer plus plasterboard ceiling. The front of the small bar is covered by the entrance glass door and bifold windows while the south side has a bifold door to the alfresco bar area. All windows are glazed with 8mm laminated glasses. The bifold windows, the entrance and side bifold doors are open during the opening hours.

The small bar has two kitchens. Both kitchens are individual spaces, separated from the other areas or spaces by internal walls and doors, and have no external windows and doors. Both kitchens have similar equipment: an exhaust hood, a 6 ring burner with hot plate, an oil fryer, a convection oven, a dishwasher, two fridges and a microwave.

The garden bar area has a pergola with metal roof. Speakers are installed to play low level background music for the three bar areas during the hours of service.

The small bar will have a full capacity of 120 patrons. It opens 7 days a week:

- Between 6am and 10pm on Sunday to Thursday.
- Between 6am and 12 midnight on Friday and Saturday.

No car-parking bays are provided on the site and the weekly city waste collection service will be used in every Monday morning.

<sup>1</sup> Acoustic Report for Proposed Cafe. AES Report (AES-890113-R01-0-16072020).

<sup>2</sup> Aerial photo is obtained from Google Map.



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## 2.0 NOISE CRITERIA

Noise management in Western Australia is implemented through the Environmental Protection (Noise) Regulations 1997 (the Regulations). The Regulations set noise limits which are the highest noise levels that can be received at noise-sensitive (residential), commercial and industrial premises. These noise limits are defined as 'assigned noise levels' at receiver locations. Regulation 7 requires that "noise emitted from any premises or public place when received at other premises must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind".

Table 2-1 presents the assigned noise levels at various premises.

**Table 2-1: Assigned noise levels in dB(A)**

Type of Premises Receiving Noise	Time of Day	Assigned Noise Levels in dB(A) <sup>3</sup>		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + Influencing factor	55 + Influencing factor	65 + Influencing factor
	0900 to 1900 hours Sunday and public holidays	40 + Influencing factor	50 + Influencing factor	65 + Influencing factor
	1900 to 2200 hours all days	40 + Influencing factor	50 + Influencing factor	55 + Influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + Influencing factor	45 + Influencing factor	55 + Influencing factor
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80

For highly noise sensitive premises, an "influencing factor" is incorporated into the assigned noise levels. The influencing factor depends on road classification and land use zonings within circles of 100 metres and 450 metres radius from the noise receiver locations.

<sup>3</sup> Assigned level L<sub>A1</sub> is the A-weighted noise level not to be exceeded for 1% of a delegated assessment period.  
Assigned level L<sub>A10</sub> is the A-weighted noise level not to be exceeded for 10% of a delegated assessment period.  
Assigned level L<sub>Amax</sub> is the A-weighted noise level not to be exceeded at any time.

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## 2.1 CORRECTIONS FOR CHARACTERISTICS OF NOISE

Regulation 7 requires that that "noise emitted from any premises or public place when received at other premises must be free of:

- (i) tonality;
- (ii) impulsiveness; and
- (iii) modulation.

when assessed under Regulation 9".

If the noise exhibits intrusive or dominant characteristics, i.e. if the noise is impulsive, tonal, or modulating, noise levels at noise-sensitive premises must be adjusted. Table 2-2 presents the adjustments incurred for noise exhibiting dominant characteristics. That is, if the noise is assessed as having tonal, modulating or impulsive characteristics, the measured or predicted noise levels have to be adjusted by the amounts given in Table 2-2. Then the adjusted noise levels must comply with the assigned noise levels. Regulation 9 sets out objective tests to assess whether the noise is taken to be free of these characteristics.

**Table 2-2: Adjustments for dominant noise characteristics**

Adjustment where noise emission is not music. These adjustments are cumulative to a maximum of 15 dB.			Adjustment where noise emission is music	
Where tonality is present	Where Modulation is present	Where Impulsiveness is present	Where Impulsiveness is not present	Where Impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

## 2.2 INFLUENCING FACTORS

Seven (7) nearest noise-sensitive and commercial premises are selected for detailed assessment of noise impact, as shown in Figure 1 in APPENDIX A.

Influencing factor varies from residence to residence depending on the surrounding land use. Vincent Street is classified as a major road according to the published traffic flow data in the Main Roads (<https://trafficmap.mainroads.wa.gov.au/map>). All selected receivers are less than 100m from Vincent Street and therefore transport factor of 6 dB applies.

Figure 9 in APPENDIX A presents the planning scheme zone map 2 of the City of Vincent. It is shown that subject site and R1/R2/R4 are located within local/district centre zone while R3 and R7 are within a mixed zone. R5 and R6 are located within a Public Purpose zone. No industrial zone is present within 450m of the selected receivers. Actual land use is considered for the calculation of influencing factors. Existing shop/business premises are considered as

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commercial zone while residential and school premises are considered as residential zone. Table 2-3 presents the calculated influencing factors and Table 2-4 presents the calculated assigned noise levels.

**Table 2-3: Calculation of influencing factors.**

Closest Residents	Transport Factor in dB	Commercial Land		Influencing Factor in d(B)
		Within 100m Radius	Within 450m Radius	
R2	6	27%	30%	9
R3	6	24%	30%	9
R5	6	45%	30%	10
R6	6	33%	30%	9
R7	6	25%	30%	9

**Table 2-4: Calculated assigned noise levels in dB(A)**

Closest Residents	Assigned Noise levels in dB(A)			
	Day <sup>4</sup> Monday to Saturday	Day <sup>5</sup> Sunday and Public Holiday	Evening <sup>6</sup>	Nights <sup>7</sup>
R1 and R4	60	60	60	60
R2, R3, R6, R7	54	49	49	44
R5	55	50	50	45

<sup>4</sup> 0700 to 1900 hours for Monday to Saturday.

<sup>5</sup> 0900 to 1900 hours for Sunday and public holidays.

<sup>6</sup> 1900 to 2200 hours for all days.

<sup>7</sup> 2200 to 0700 hours for Monday to Saturday but to 0900 hours for Sunday and public holidays.

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## 3.0 NOISE MODELLING

### 3.1 METHODOLOGY

An acoustic model is developed using SoundPlan v8.0 program, and the CONCAWE<sup>8,9</sup> prediction algorithms are selected for this study. The acoustic model is used to predict noise levels at the closest noise-sensitive and commercial receiver locations and generate noise contours for surrounding area.

The acoustic model does not include noise emissions from any sources other than from the small bar. Therefore, noise emissions from road traffic, aircraft, neighbouring commercial premises, etc are excluded from the modelling.

### 3.2 INPUT DATA

#### 3.2.1 Topography

Roberts advised that the subject site and surrounding area are reasonable flat. Therefore, a flat ground is assumed in the acoustic model. The ground surface is assumed to have an averaged absorption of 0.6.

The small bar building and its surrounding buildings are digitised in the acoustic model together with some (1.8m) property boundary fences. The back kitchen/bar building and 3.8m brick wall along the southern site boundary are also considered.

#### 3.2.2 Noise Sensitive Premises

Seven nearest noise-sensitive (residential) and commercial receivers are selected for the assessment, as shown in Figure 1 in APPENDIX A.

- R1 and R4 represent the neighbouring commercial receivers (at entrances) at the ground level.
- R2, R3 & R7 represent the top floor receivers (at balconies) of three-storey apartment buildings.
- R5 and R6 represent the ground level receivers of the School of Isolated and Distance Education (SIDE). Commendation village operates inside the school.

<sup>8</sup> CONCAWE (Conservation of Clean Air and Water in Europe) was established in 1963 by a group of oil companies to carry out research on environmental issues relevant to the oil industry.

<sup>9</sup> The propagation of noise from petroleum and petrochemical complexes to neighbouring communities, CONCAWE Report 4/81, 1981.

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### 3.2.3 Source Sound Power Levels

Table 3-1 presents the source sound power levels, which are calculated from the information provided by Roberts. The spectrum shapes were obtained from the AES database for similar equipment. The sound power levels of patron conversations and coffee machine were measured in restaurants and bars for other AES projects. Music speaker is directional and assumed to generate music level of 60 dB(A) at 1m from its front.

**Table 3-1: Sound power levels**

Equipment	Number	Overall Sound Power Level in dB(A)
Speaker	8	68
Reverse cycle air-conditioning outdoor unit	1	65
Reverse cycle air-conditioning indoor outlet	6	52
Toilet exhaust outlet	2	62
Kitchen exhaust outlet 1	1	74
Kitchen exhaust outlet 2 with an Attenuator	1	63
Kitchen exhaust hood (inlet)	2	86
Fridge	4	60
6 ring burner with hot plate	2	64
Oil fryer for chips	2	68
Convection oven	2	60
Coffee machine	2	73 <sup>10</sup>
Microwave	2	59
Dish washer	2	73
Normal Patron Conversation		66
Raised Voice Conversation		70

<sup>10</sup> Averaged over a coffee making cycle including different actions.

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Roberts agrees to install an attenuator to the exhaust outlet of back kitchen. The attenuator should be designed to achieve the minimum noise reduction level shown in Table 3-2.

**Table 3-2: Minimum attenuation level of Attenuator.**

Attenuator for	Minimum Attenuation Levels in dB						
	63	125	250	500	1k	2k	4k
Back Kitchen Exhaust Outlet	4	5	9	11	13	20	20

### 3.3 METEOROLOGY

SoundPlan calculates noise levels for defined meteorological conditions. In particular, temperature, relative humidity, wind speed and direction data are required as input to the model. For this study the worst-case meteorological conditions<sup>11</sup> are assumed, as shown in Table 3-3. It is shown that the evening and the night have the same worst-case meteorological conditions. This means that the predicted worst-case evening and night-time noise levels are the same if the operational conditions are the same.

**Table 3-3: Worst-case meteorological conditions.**

Time of day	Temperature Celsius	Relative Humidity	Wind speed	Pasquill Stability Category
Day (0700 --- 1900)	20° Celsius	50%	4 m/s	E
Evening (1900 --- 2200)	15° Celsius	50%	3 m/s	F
Night (2200 --- 0700)	15° Celsius	50%	3 m/s	F

### 3.4 OPERATIONAL SCENARIOS

Roberts advised:

- The small bar opens 7 days a week starting at 6am.

<sup>11</sup> The worst case meteorological conditions were set by the EPA (Environmental Protection Act 1986) Guidance note No 8 for assessing noise impact from new developments as the upper limit of the meteorological conditions investigated.



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- A maximum capacity of 120 patrons is proposed.
- Food deliveries occur once a week at about 10am during Monday to Friday. Delivery van will park in the roadside (public) parking bay during the deliveries.
- Both kitchens are small units separating from the other areas/spaces with walls and doors. But kitchen doors are fully open during the opening hours.
- Each of the two kitchens has an exhaust fan and the exhaust outlets will be located above the kitchen roofs.
- The (male and female) toilet exhaust fans are ceiling mounted.
- A reverse cycle split air-conditioning system will be installed and its condenser will be located on the roof with its fan side facing south.
- All windows and the entrance/side doors are fully opened during the opening hours.
- Speakers are installed to play low level background music during opening hours for the three bar areas, as shown in Figure 2, Figure 4 and Figure 10 in APPENDIX A:
  - Two wall-mounted speakers are installed in the indoor bar area;
  - Two speakers are installed in the side alfresco bar area; and
  - Four speakers are installed in the garden bar area.
 All speakers are directional and towards the patron dining areas.
- A 3.8m brick wall with piers will be built along the southern boundary from the front to the back kitchen building.

Based on provided information, two worst-case operational scenarios are modelled:

Scenario 1: Maximum number of patrons (120) is assumed with 10 indoor conversations, 10 conversations in the side alfresco area and 28 conversations in the garden bar area (40% (120 X 40% = 48) patrons are assumed to talk in normal voices) simultaneously with:

- Two wall-mounted speakers playing low level background music in the indoor bar area;
- Two speakers playing low level background music in the side alfresco bar area;
- Four speakers playing low level background music in the garden bar area;
- A reverse cycle split air-conditioner (both inlets and outlet);
- Two ceiling-mounted toilet exhaust fans;
- A coffee machine in the indoor service area;
- A coffee machine in the back bar area;
- Two kitchen exhaust fans (both inlet and outlet);
- All kitchenware, listed in Table 3-1, operating in both kitchens;
- One staff conversation inside each of the Kitchens; and
- One staff conversation in each of the three bar areas.

Scenario 2: In scenario 1, 20% patrons are assumed to talk in normal voices while another 20% patrons are assumed to talk in raised voices after a few drinks.

The above scenarios represent the busiest (worst-case) operation with the maximum noise emission from the small bar. It may not happen for most of the opening hours.

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The followings are assumed in the noise model:

- The kitchen exhaust outlets are modelled as a point (Monopole) source at 0.4m above the kitchen roof, as shown in Figure 10 in APPENDIX A.
- The outdoor condenser of air-conditioner is modelled as a point source located at 0.5m above the indoor dining area roof, as shown in Figure 10 in APPENDIX A. The outdoor unit baffles the noise radiation resulting in a radiation directivity, i.e. most noise radiates towards south.
- Both indoor and outdoor speakers are modelled as point sources at 2.5m above the ground/floor. The speakers are directional speakers radiating most energy to their front spaces. All speakers face downwards the dining areas. The locations of indoor/outdoor speakers are shown in Figure 2, Figure 4 and Figure 10 in APPENDIX A.



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## 4.0 MODELLING RESULTS

### 4.1 POINT MODELLING RESULTS

Table 4-1 presents the predicted worst-case A-weighted noise levels. It is shown that for both scenarios the predicted day and evening/night-time noise levels are the same at each receiver. The highest noise level is predicted at R1.

**Table 4-1: Predicted worst-case noise levels in dB(A).**

Receivers	Scenario 1		Scenario 2	
	Day	Evening/Night	Day	Evening/Night
R1	47.7	47.7	51.2	51.2
R2	33.4	33.4	35.8	35.8
R3	41.4	41.4	43.1	43.1
R4	35.2	35.2	38.6	38.6
R5	37.4	37.4	39.9	39.9
R6	36.6	36.6	38.5	38.5
R7	42.7	42.7	44.3	44.3

For both scenarios, the predicted noise levels include the contributions of the mechanical plant (air-conditioner, kitchenware and exhaust fans), music (from the speakers) and patron conversations. The contributions of the mechanical plant and music are not changed for both scenarios. Table 4-2 presents a comparison between these contributions. It is shown that the patron conversations are the most dominant noise source at all of the receivers.

**Table 4-2: Noise Contributions.**

Receivers	Conversations		Music	Mechanical
	Scenario 1	Scenario 2		
R1	46.4	50.6	41.8	32.3
R2	29.9	34.2	25.1	29.3

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Receivers	Conversations		Music	Mechanical
	Scenario 1	Scenario 2		
R3	39.1	41.7	34.2	34.9
R4	33.7	38.0	29.1	22.2
R5	35.0	38.7	29.7	31.7
R6	34.1	37.1	29.4	30.5
R7	40.7	43.1	33.7	36.6

## 4.2 NOISE CONTOURS

Figure 11 and Figure 12 in APPENDIX B present the worst-case noise contours at 1.5m above the ground. These noise contours represent the worst-case noise propagation envelopes, i.e., worst-case propagation in all directions simultaneously.

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## 5.0 COMPLIANCE ASSESSMENT

### 5.1 ADJUSTED NOISE LEVELS

According to Table 2-2, the predicted noise levels shown in Table 4-1 should be adjusted by:

- 5 dB if the noise received exhibits tonality; or
- 10 dB if the noise received is music; or
- 10 dB if the noise received exhibits impulsiveness.

The noise radiation from mechanical plant will have tonal components but not exhibit impulsiveness. Patron conversations do not exhibit dominant characteristics.

Table 4-2 indicates that for both scenarios the patron conversations are the most dominant noise source at all of the receivers. Music and mechanical noise are much lower than the patron conversations and will be masked except at R2 for scenario 1 where mechanical noise is higher but at similar levels as the patron contributions. Tonality of the mechanical noise may possibly be audible at R2 for scenario 1. Therefore, a 5dB tonality adjustment applies to the predicted noise level at R2 for scenario 1 only.

Table 5-1 presents the adjusted worst-case A-weighted noise levels and rounded to integer numbers. The adjusted noise levels are expressed in ***Bold Italic***.

**Table 5-1: Adjusted worst-case noise levels in dB(A).**

Receivers	Scenario 1	Scenario 2
R1	48	51
R2	<b><i>38</i></b>	36
R3	41	43
R4	35	39
R5	37	40
R6	37	39
R7	43	44

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## 5.2 COMPLIANCE ASSESSMENT

Scenarios 1 and 2 generate continuous noise emissions, and therefore their noise emissions should be assessed against the assigned noise levels  $L_{A10}$ .

Table 5-2 presents a compliance assessment. It is shown that the adjusted worst-case noise levels do not exceed the assigned noise levels at all of the receivers. This demonstrates that full compliance is achieved for the small bar upgrade.

**Table 5-2: Compliance assessment.**

Receivers	Days for Monday to Saturday			Evening and Days for Sunday and Public Holidays			Nights		
	Assigned $L_{A10}$ in dB(A)	Adjusted Levels in dB(A)		Assigned $L_{A10}$ in dB(A)	Adjusted Levels in dB(A)		Assigned $L_{A10}$ in dB(A)	Adjusted Levels in dB(A)	
		S1	S2		S1	S2		S1	S2
R1	60	48	51	60	48	51	60	48	51
R2	54	38	36	49	38	36	44	38	36
R3	54	41	43	49	41	43	44	41	43
R4	60	35	39	60	35	39	60	35	39
R5	55	37	40	50	37	40	45	37	40
R6	54	37	39	49	37	39	44	37	39
R7	54	43	44	49	43	44	44	43	44

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## 6.0 DISCUSSIONS AND RECOMMENDATIONS

Full compliance with the Regulations is concluded in the above section. The compliance assessments are undertaken based on the modelling results shown in section 4.0, which are obtained based on the sound power levels given in Table 3-1. To achieve the compliance, noise emissions from the bar should not exceed the levels shown in Table 3-1.

Patron conversations on the outdoor (side alfresco and garden bar) areas are one of the major noise sources. The patron conversations should be properly managed:

- The bar staff are trained to manage noises. If a group of patrons start to vocalise too loudly, staff may approach them to give a polite reminder.
- In the outdoor (side alfresco and garden bar) areas, information and signs should be displayed to remind customers to:
  - Be quiet and respect the neighbors.
  - Maintain conversations at reasonable volumes at all times.
  - Do not tolerate any shouting and loud noise activities.

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## APPENDIX A AERIAL VIEW



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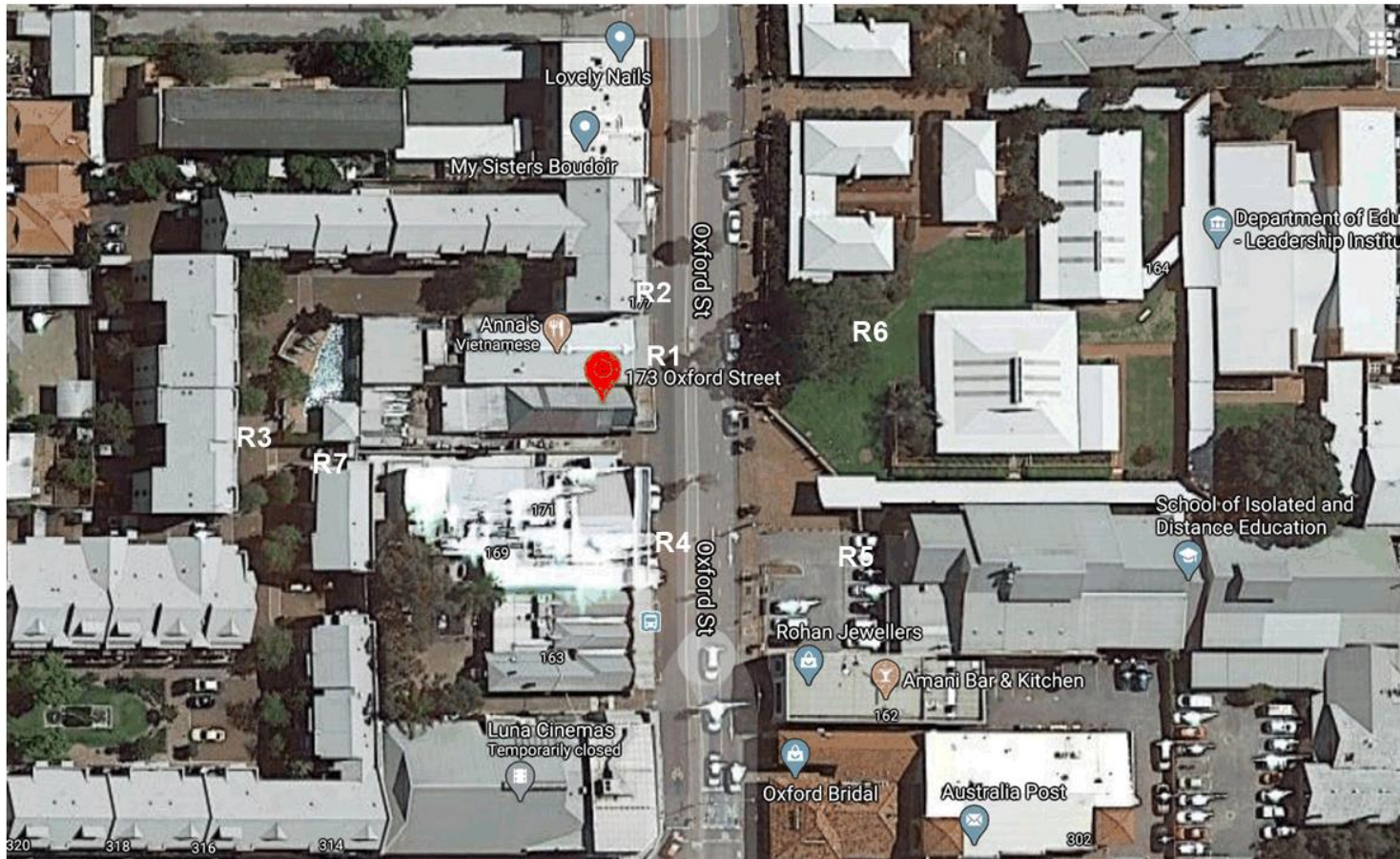


Figure 1: Aerial view of the proposed site and surrounding area.

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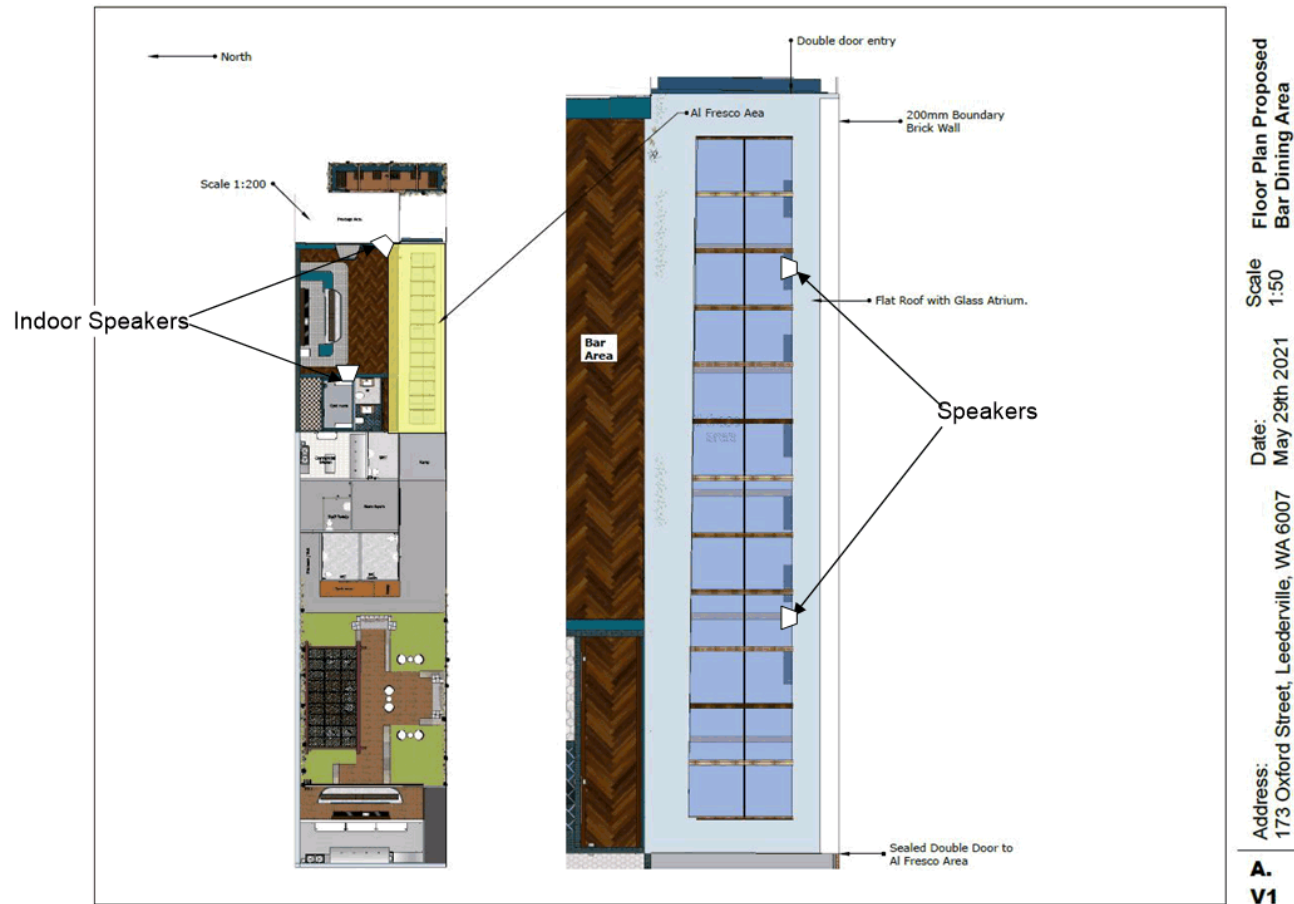


Figure 2: Site layout.

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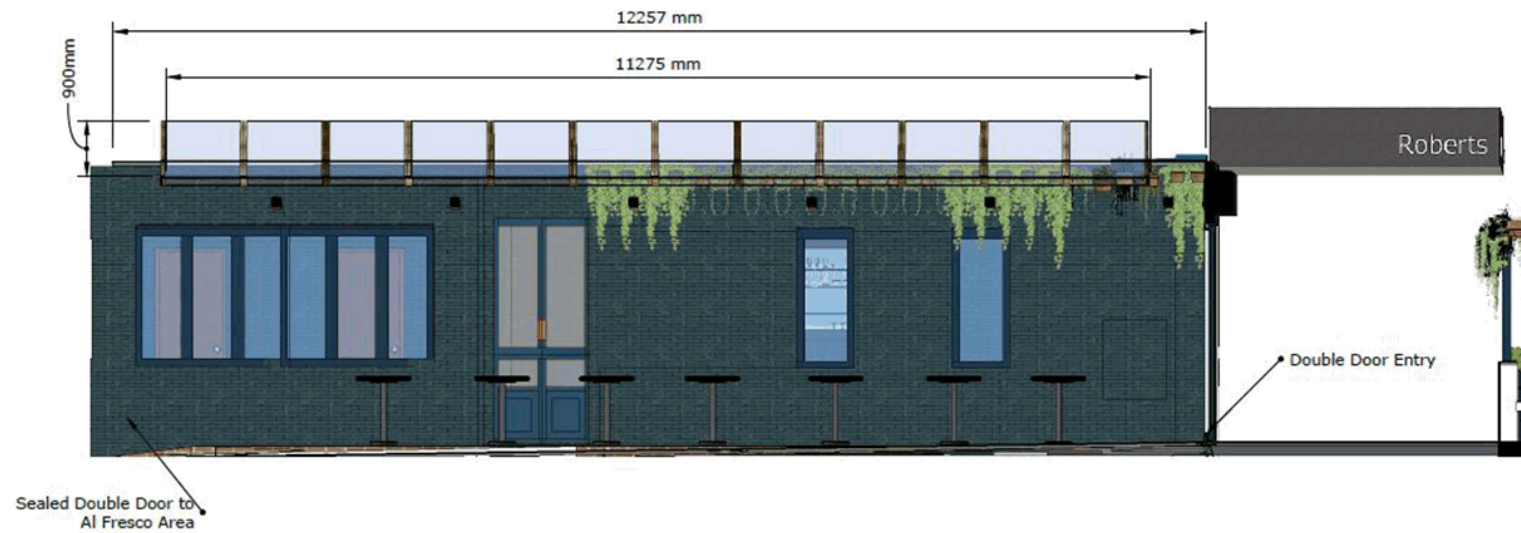


Figure 3: Side alfresco dining area.

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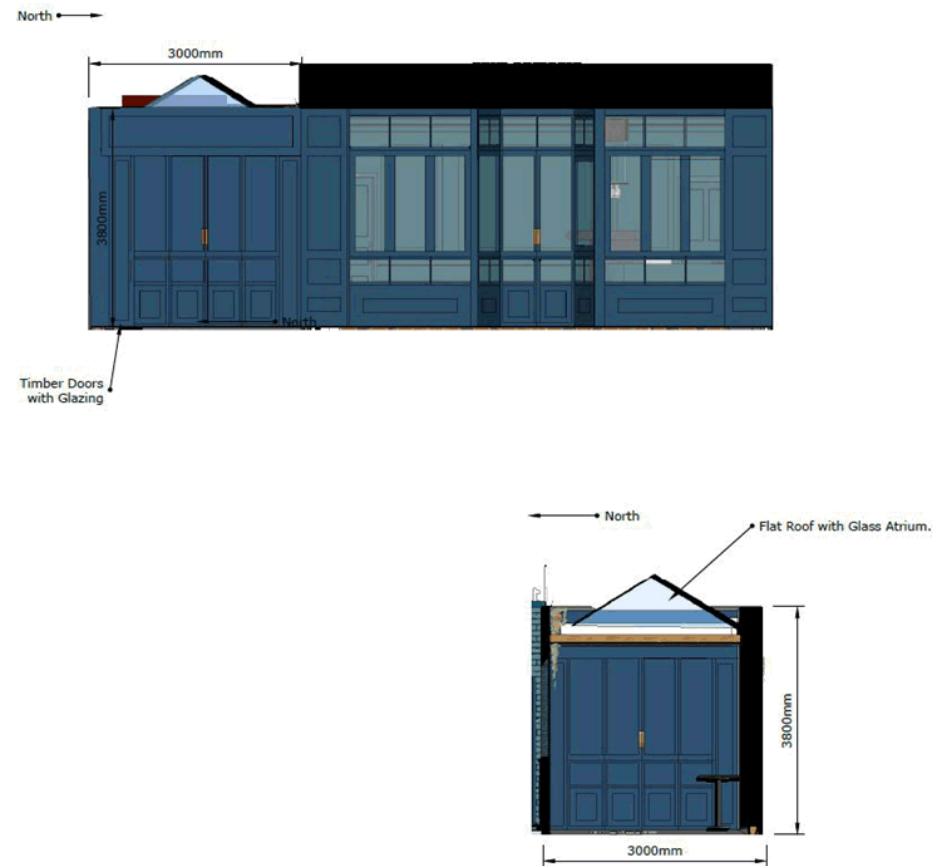


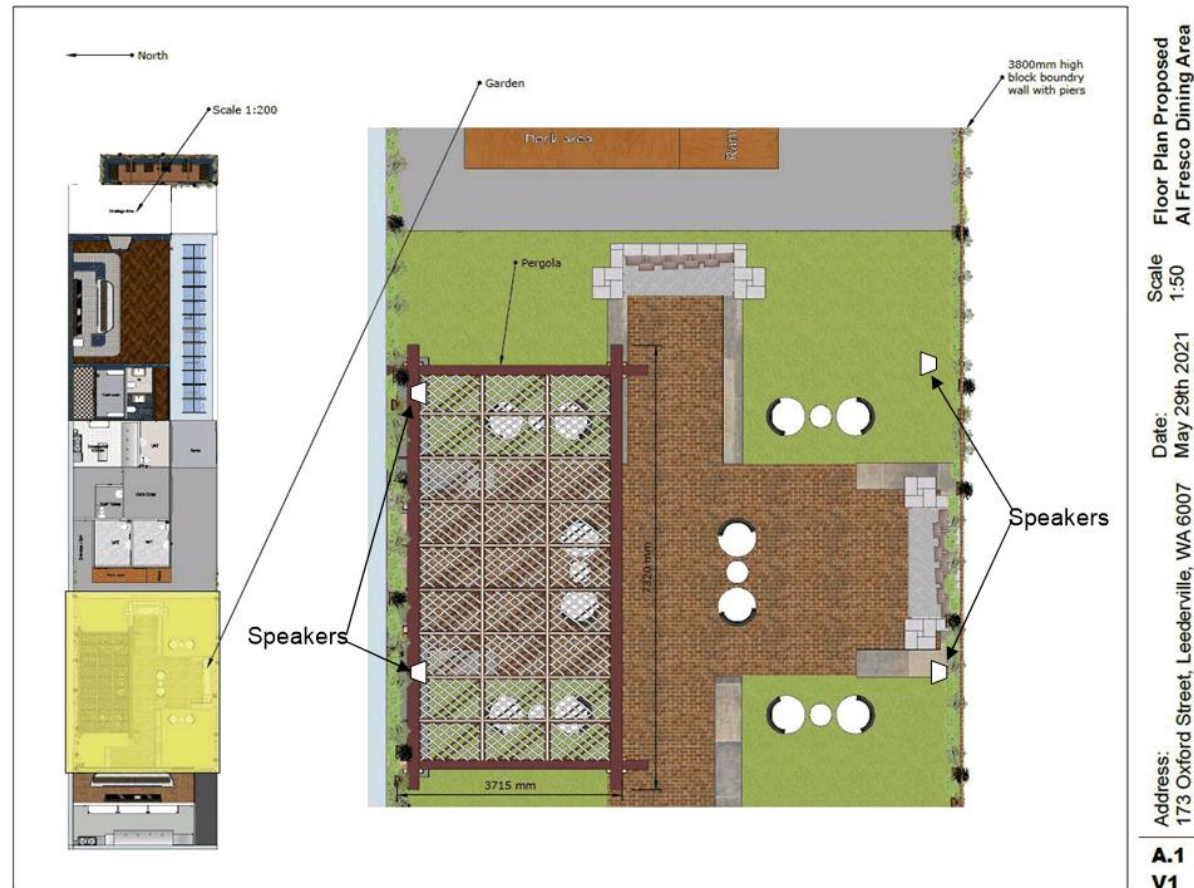
Figure 4: Front view.

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**Figure 5: Garden bar area.**

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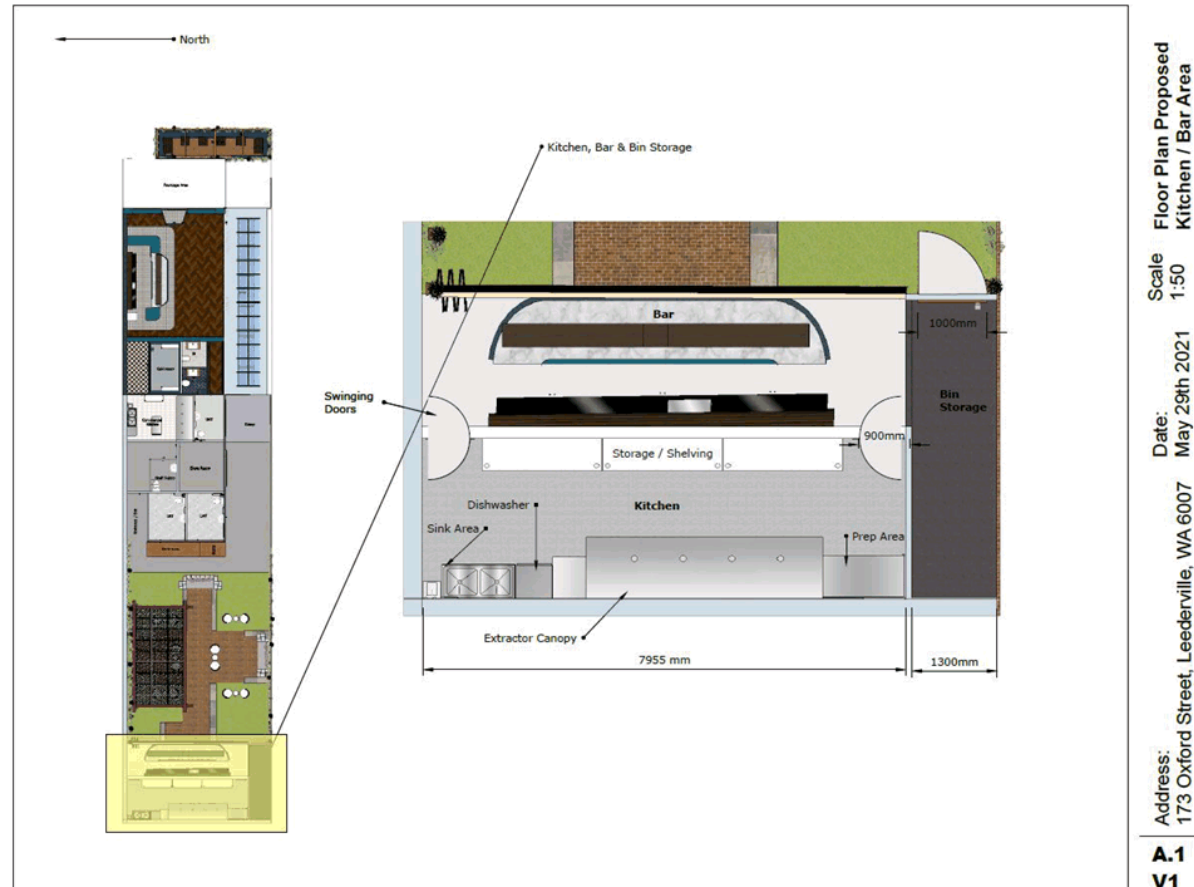


Figure 6: Back kitchen, bar and bin storage.

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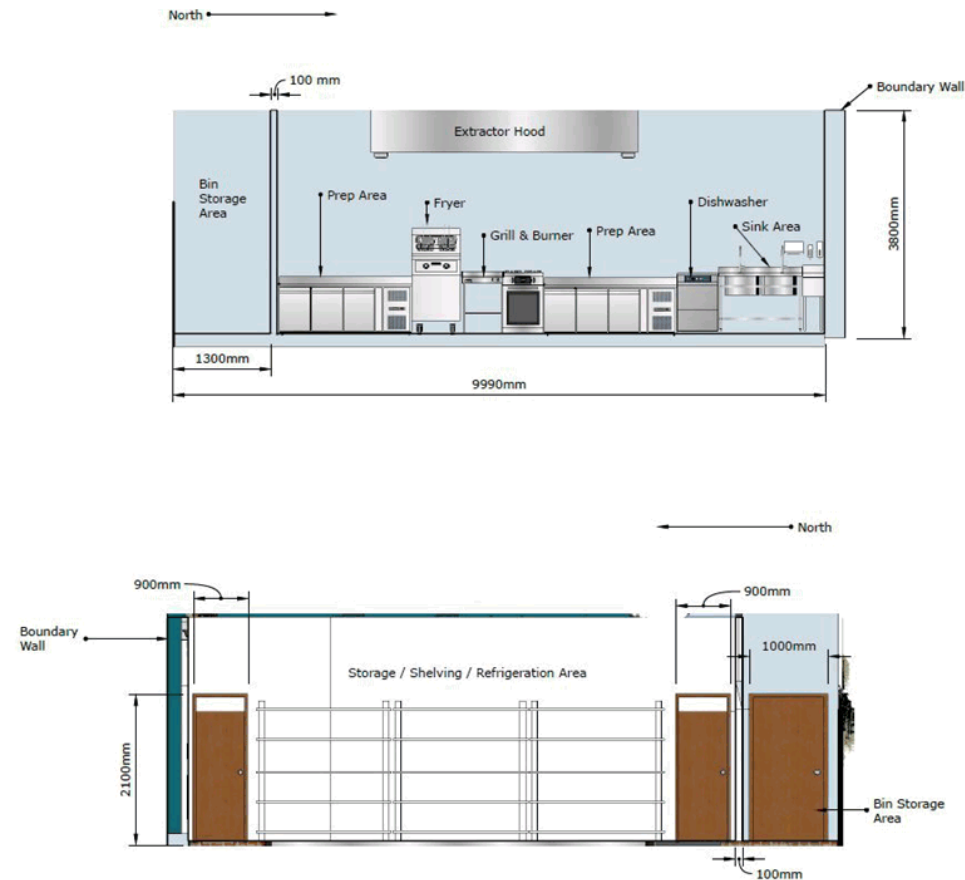


Figure 7: Front view of back kitchen.

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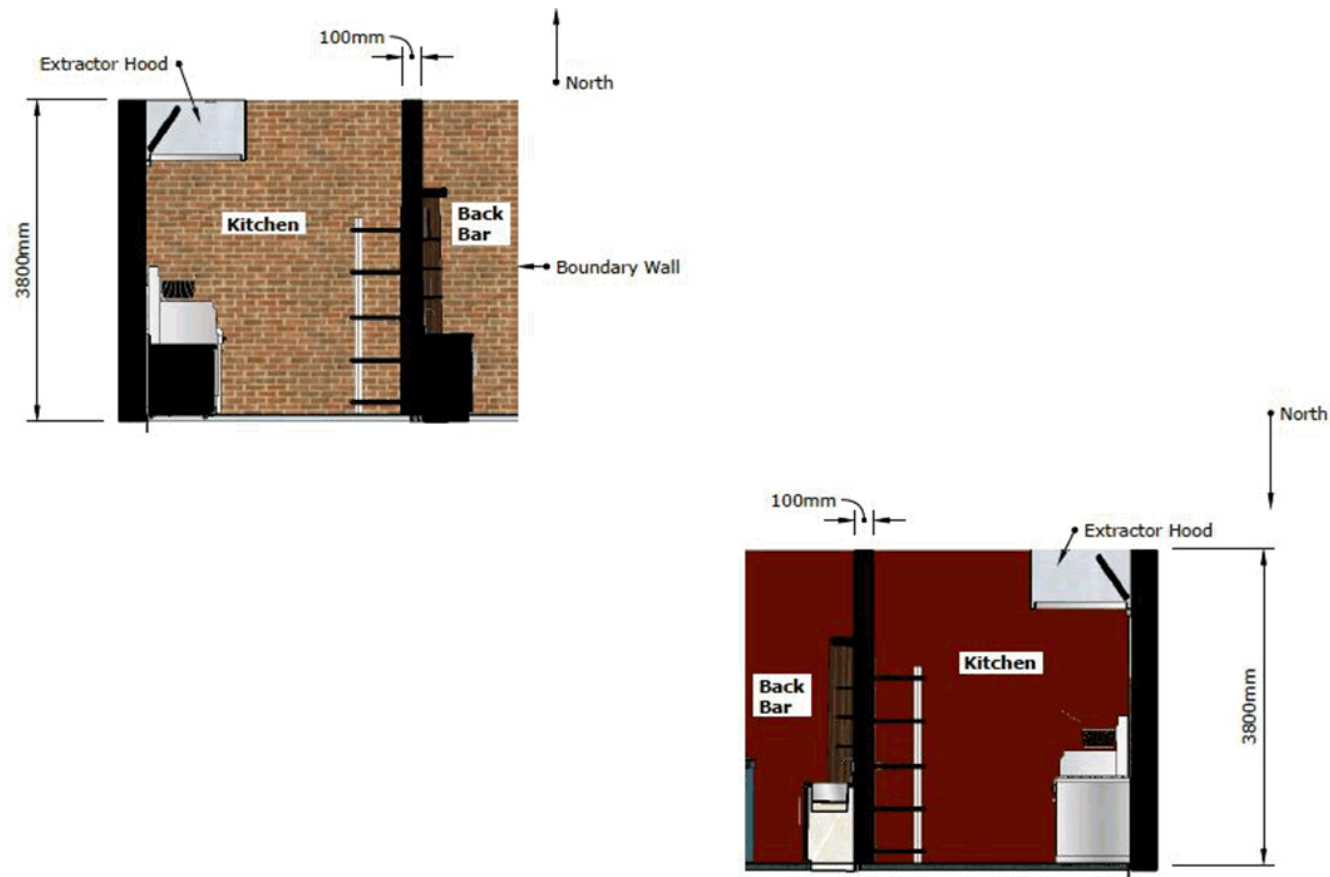


Figure 8: Side view of back bar and kitchen.

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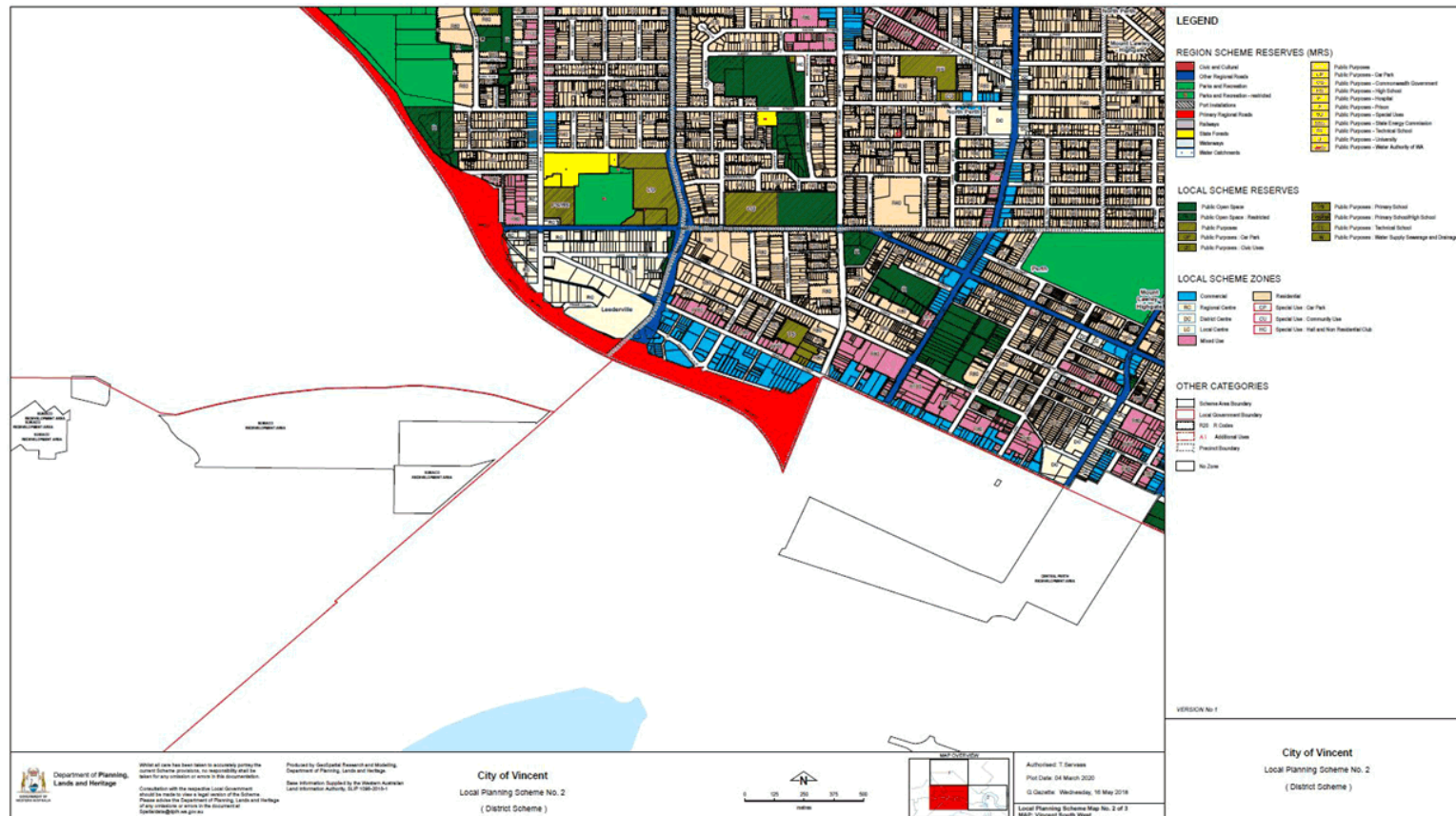


Figure 9: Zone map 2 of Vincent City planning scheme.

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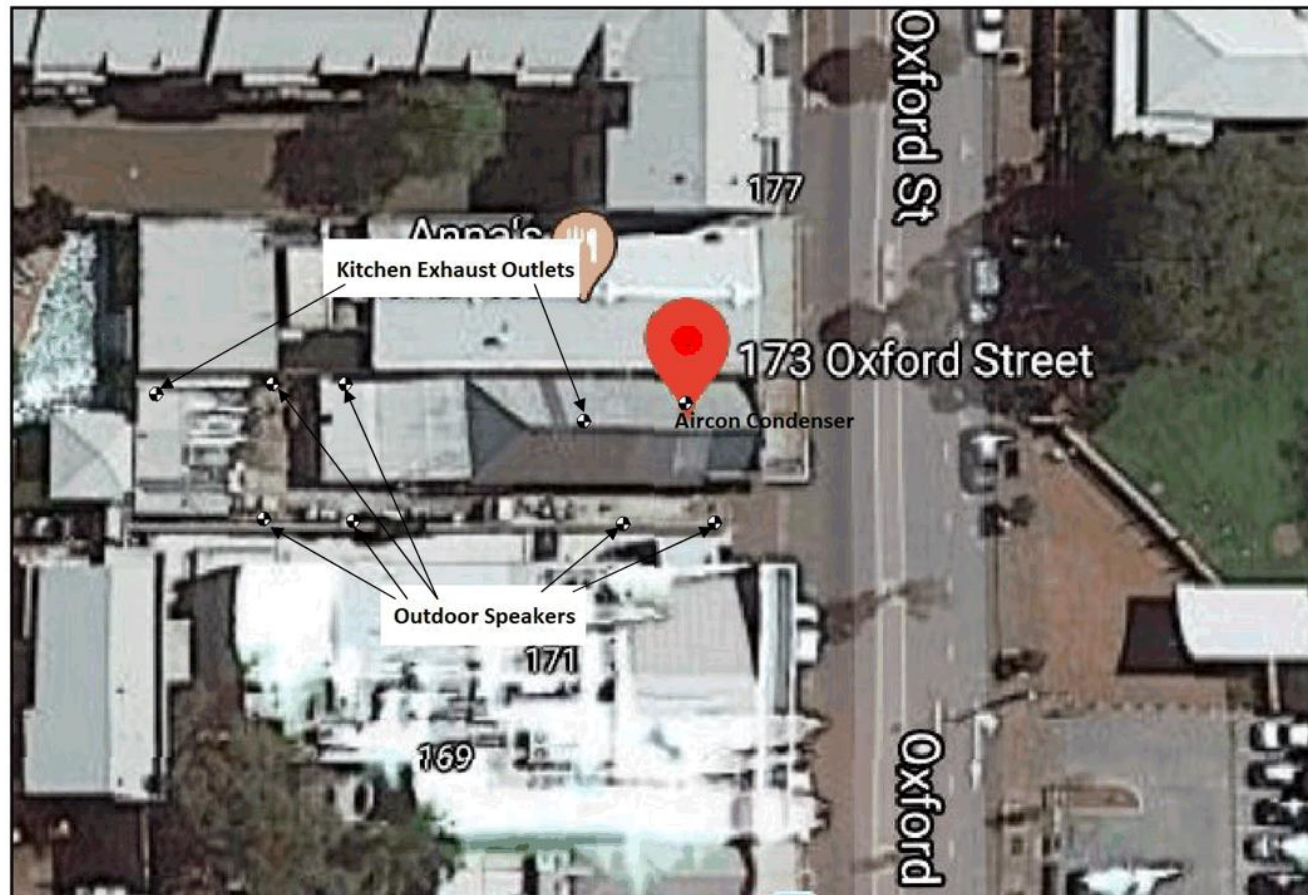


Figure 10: Location of outdoor noise sources.

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## APPENDIX B NOISE CONTOURS



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Figure 11: Worst-case noise contours of scenario 1 at 1.5m above the ground.

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Figure 12: Worst-case noise contours of scenario 2 at 1.5m above the ground.

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*Planning and Development Act 2005*

City of Vincent

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

Location: No. 173 Oxford Street LEEDERVILLE

Lot, Plan/Diagram: LOT: 7 D/P: 867

Vol. No: 963

Folio No: 34

Received on: 12 March 2020

Serial No: 5.2020.81.1

Description of proposed development: Change of Use from Shop House to Restaurant / Café and Single House

Plans dated: 16 July 2020

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

1. This approval relates to a Change of Use from Shop House to Restaurant / Café and Single House as shown on the plans dated 16 July 2020. It does not relate to any other development on the site.
2. A maximum of 55 persons are permitted within the Restaurant / Cafe at any one time.
3. Doors and windows and adjacent floor areas fronting Oxford Street shall maintain an active and interactive relationship with this street. Darkened obscured, mirrored or tinted glass or other similar materials as considered by the City are prohibited.
4. The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the occupation of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick; or material as otherwise approved; to the satisfaction of the City.
5. A minimum of two long term bicycle bays shall be provided and designed in accordance with AS2890.3 prior to the Restaurant / Cafe use commencing.
6. Deliveries to the premises shall occur no earlier than 7:00am and no later than 10:00pm on any given day, to the satisfaction of the City.
7. The measures outlined in the 'Operational Scenarios' of the approved acoustic report (Acoustic Engineering Solutions, July 2020) shall be implemented and maintained 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.
8. The use must operate in accordance with the approved Venue Management Plan at all times to the satisfaction of the City.

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9. All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and surrounding properties to the satisfaction of the City.
10. All stormwater produced on the subject land shall be retained on-site, by suitable means to the full satisfaction of the City.
11. A Waste Management Plan prepared to the satisfaction of the City shall be submitted and approved by the City prior to the use commencing on-site. Waste management for the development shall thereafter comply with the approved Waste Management Plan.

ADVICE NOTES:


1. This is a development approval only and is issued under the City of Vincent's Local Planning Scheme No. 2 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. 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 materials within the road reserve.
3. 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.
4. With respect to stormwater, should connection to the City's drainage infrastructure be required, this is to be in accordance with the City's Policy No. 2.2.10 – Stormwater Drainage Connections.
5. The submitted acoustic report demonstrates compliance with the *Environmental Protection (Noise) Regulations 1997* only with the installation of a 3 metre high brick wall on the southern boundary of the outdoor dining area to join the 3 metre high solid fence. These walls must be installed prior to occupation, to the City's satisfaction.
6. Two residential parking permits are available to allow for on-street parking for occupants of the Single House only. Please contact the City's Ranger and Community Safety Services Business Unit on 9273 6000 to arrange issue of these permits.

Date of determination: 24 July 2020

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: A further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency signed by the Minister for Planning on 8 April 2020. For further information regarding the Ministerial direction, please contact the City on 9273 6000.
- Note 3: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

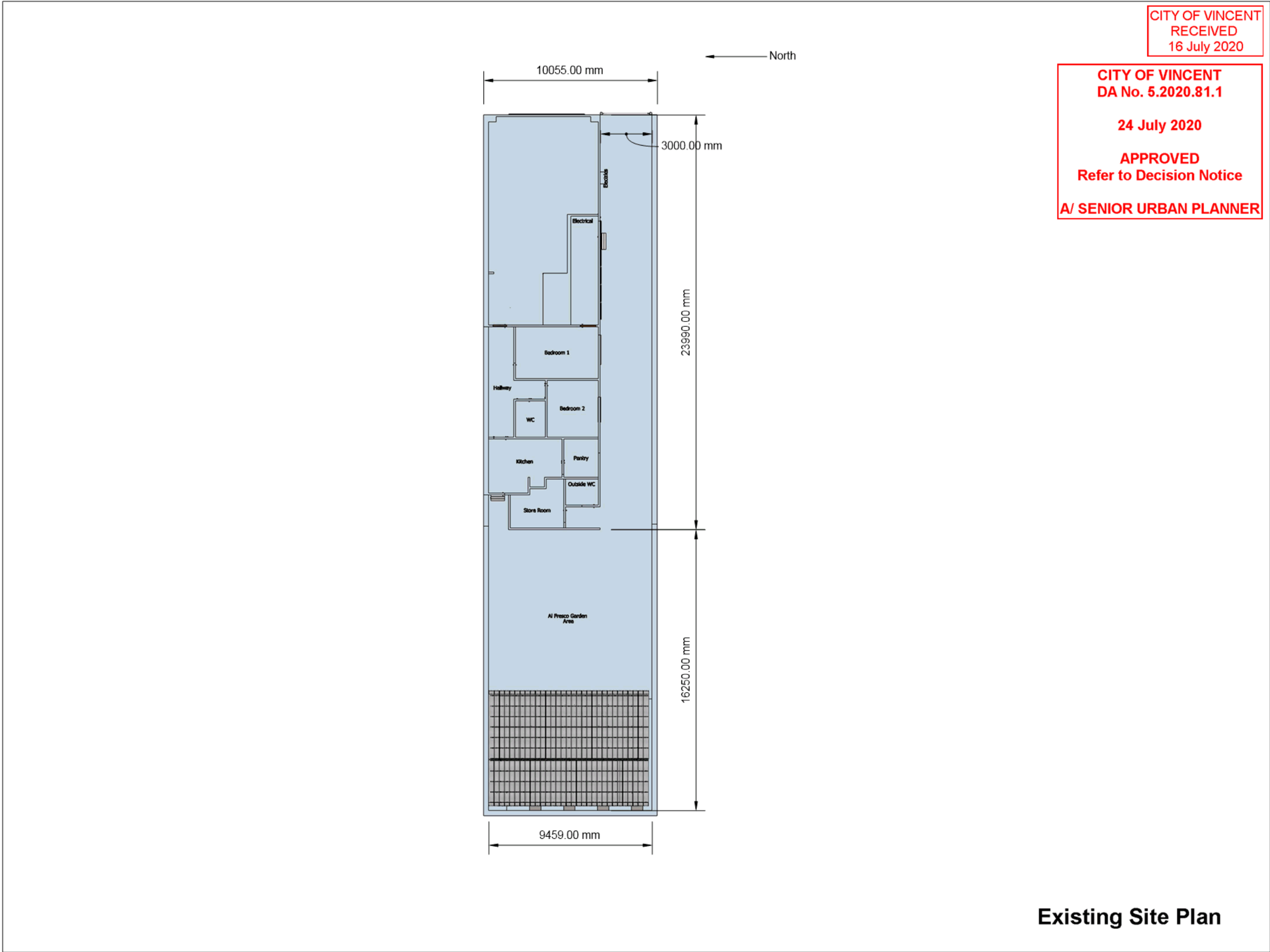
- 4 -

Note 4: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Signed:  Dated: 24 July 2020

**KARSEN REYNOLDS**  
**A/ SENIOR URBAN PLANNER**

for and on behalf of the City of Vincent



Address:  
173 Oxford Street, Leederville, WA 6007

Lot 7  
Plan 867

Date:  
March 6th 2020

Scale  
1:200

A.01

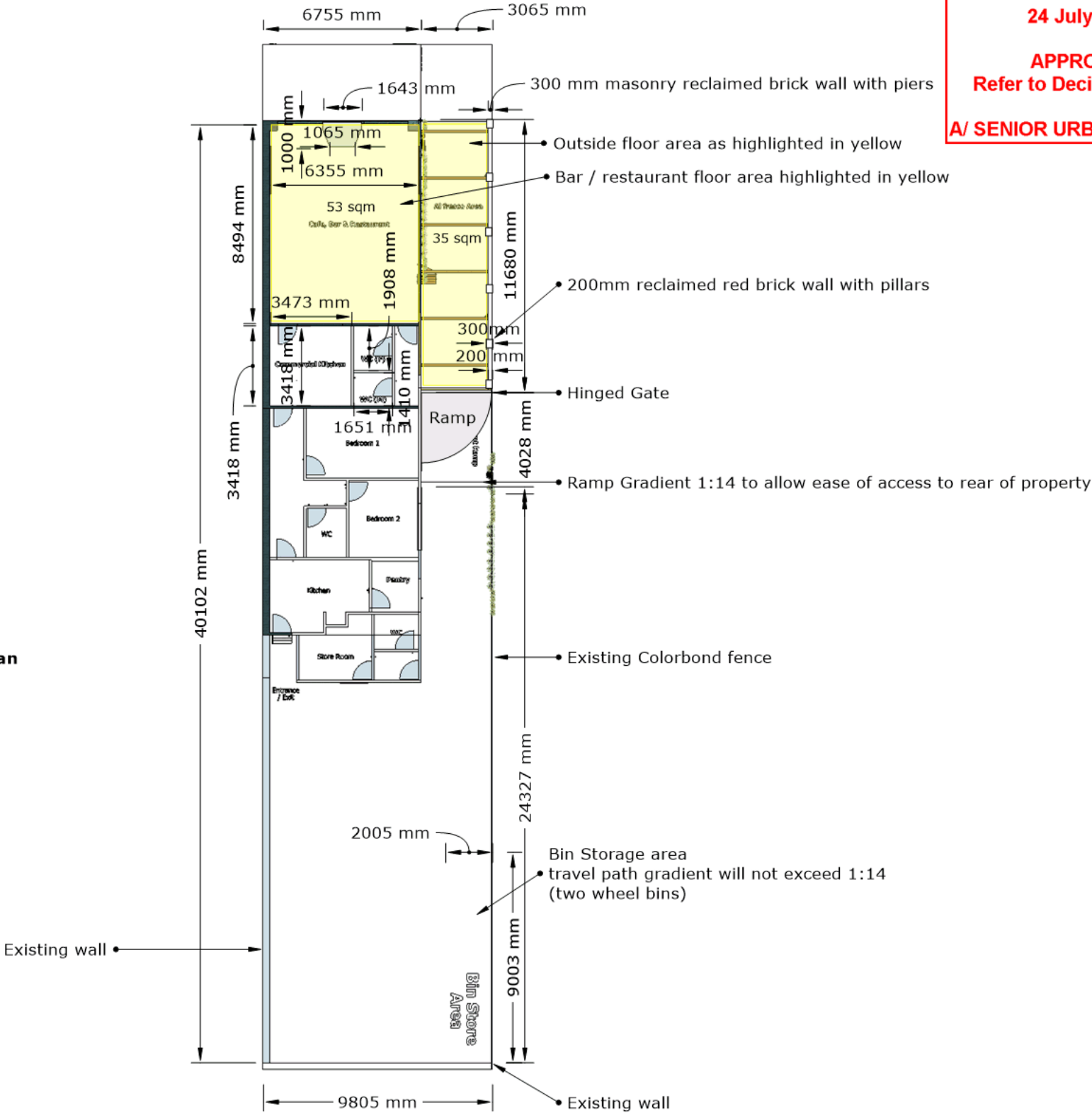


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16 July 2020



North

Proposed Floor Plan



CITY OF VINCENT  
DA No. 5.2020.81.1  
24 July 2020  
APPROVED  
Refer to Decision Notice  
A/ SENIOR URBAN PLANNER

Address: 173 Oxford Street, Leederville, WA 6007  
A.1  
V4  
Lot 7 Plan 867  
Date: July 15th 2020  
Scale 1:200  
Proposed



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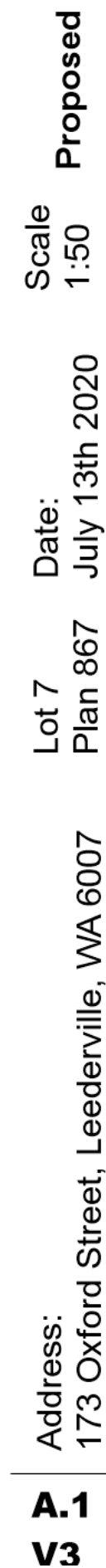
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Lot 7  
Plan 867  
Date: July 16th 2020

Address:  
173 Oxford Street, Leederville, WA 6007

**A.1**  
**VI**





DA No. 5.2020.81.1

24 July 2020

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A/ SENIOR URBAN PLANNER

**Venue Management Plan**

Roberts – Restaurant / Café and Small Bar

**Brief Summary of Proposed Business Vibe /Operations**

We aim to delivery an exceptional experience to all our patrons by creating a relaxed, unique and friendly environment.

**Morning:** Café vibe serving coffee and breakfast**Midday:** Café eatery**Afternoon/Evening:** Restaurant / Wine Bar**Hours of Operation**

Day	Hours
Monday – Saturday	6:00am – 12:00am
Sunday	6:00am – 10:00pm

**Number of Employees**

Max 5 on site per shift

**Number of Patrons**

Max 50 patrons at any time

**Car Parking**

0 car parking spaces proposed

We are willing and able to park our vehicle at the rear of the site when the furniture has been moved inside. Alternatively we have been advised that we have access to permit parking for Melrose street as required. We have one car for use between us and living so close to town and public transport our car is not frequently utilised/moved.

**Rubbish collection**

The rubbish enclosures are located on the site plan.

Rubbish will be collected by private collection on Mondays. We have designed the flooring of the outdoor dining area to have ramp gradient so large bins can be wheeled over and onto the street for collection.

**Patron Management**

Our business will be operated strictly in accordance with our liquor license requirements. Any anti-social behaviour will be addressed immediately and noisy or disorderly patrons

will be either asked to leave or relocated inside the premises as appropriate to reduce noise emissions.

We intend to attract lovers of good food and wines and it is our intention to maintain a relaxed vibe which will not tolerate drunkenness or disorderly behaviour. We will not be hosting live music or DJ's at the venue.

Patrons will not be permitted to drink on the street and will be encouraged to be seated while drinking where possible, in accordance with our liquor license.

**See overleaf for Noise Management Plan**

**CITY OF VINCENT**  
**DA No. 5.2020.81.1**

**24 July 2020**

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**AGENCIO URBAN PLANNING**

**Noise Management**

173 Oxford Street

We note that the business will emit environmental noise during operating times. We aim to minimize the effects of noise intrusion and noise emissions at the premises.

**Noise Sources**

- Patrons
- Kitchen Equipment eg Kitchen Extraction
- Sound System
- Mechanical (Air Conditioners)

**Noise Impact & Management Measures**

- Patrons

- Loud patrons will be addressed by staff to reduce level of sound emitting eg shouting, singing etc.

- Kitchen Equipment

- Kitchen location is contained within the building eg no external windows or doors facing towards residential areas.
- Kitchen will close at 10pm sharp therefore the extraction system will be switched off.

- Amplified music

- Management to monitor the output of volume and adjust accordingly.
- Adhere to the Australian Standard AS/NZS2107:

- Mechanical (Air Conditioners)

- Given the size of the internal area we plan to use standard air con units that shall emit noise no louder than the average household air con unit.
- Placement of the units are at the side of the building directly opposite our neighbours commercial grade air con units.

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**DA No. 5.2020.81.1**

**24 July 2020**

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**AL SENIOR URBAN PLANNER**



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[www.acousticengsolutions.com.au](http://www.acousticengsolutions.com.au)

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Client: Roberts  
Project: Acoustic Report



## Environmental Noise Impact Assessment

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DA No. 5.2020.81.1

24 July 2020

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A/ SENIOR URBAN PLANNER

**Prepared for:** Roberts  
1 Oxford Street  
Bedfordville WA 600  
**Contact:** Robert McCall

**Prepared by:** DR. Roy Ming  
Acoustic Engineering Solutions  
08 9451 3629  
[roy.ming@acousticengsolutions.com.au](mailto:roy.ming@acousticengsolutions.com.au)

**Revision:** 0

**Date:** 16 July 2020

**Doc NO:** A S- 011 -R01-0-160 2020

Acoustic Engineering Solutions

ABN: 64 451 362 914

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Acoustic Engineering Solutions (AES) has been commissioned by Roberts to prepare an acoustic report as a supporting document for the DA application of a proposed Cafe. The Cafe will have a maximum capacity of 50 seated patrons and open for 7 days a week. This report presents an environmental noise assessment of the proposed operations. The aim of this assessment is to determine whether or not the noise emission from the proposed operations would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

An acoustic model is created and the worst-case operational scenario is modelled to represent the busiest operation with the maximum noise emission from the Café:

Scenario 1: All items of the mechanical plant including kitchenware are operating simultaneously with 20 patron conversations (40% of patrons are talking).

This worst-case operational scenario may not happen in most of the opening hours.

Seven closest residential/school/commercial premises are selected for the detail assessment. Noise levels are predicted for the worst-case meteorological conditions. The predicted worst-case noise levels are adjusted for their dominant characteristics according to the Regulations, and then assessed against the assigned noise levels. The compliance assessment concludes that full compliance is achieved for the proposed café operations.

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DA No. 5.2020.81.1

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2.0	O S CR T R A .....	2
2.1	CORR CT O S ORC ARACT R ST CSO O S .....	
2.2	C ACTORS .....	
3.0	O S MOD .....	5
3.1	M T ODO O .....	5
3.2	P T DATA .....	5
3.2.1	Topography .....	5
3.2.2	oise Sensitive Premises .....	5
3.2	Source Sound Power evels .....	6
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A cafe is proposed to operate at 173 Oxford Street, Leederville. An acoustic report is required for undertaking an environmental noise impact assessment to determine whether or not the noise emission from the proposed Café would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

Acoustic Engineering Solutions (AES) has been requested by Roberts to prepare the acoustic report.

Figure 1 in APPENDIX A presents an aerial view<sup>1</sup> of the subject site and surrounding area, including seven closest noise-sensitive and commercial receivers.

Figure 2 in APPENDIX A presents the site layout while Figure 3 and Figure 4 present the front and side views of the café building. The cafe is located in the front part of the property and accessed from Oxford Street. The Café owner lives in the back part of the property. The southern yard will be an outdoor dining area. A 3m high solid fence with a hinged gate is installed in the west end of the outdoor dining area to separate from the backyard of the property. A 3m block/brick wall will be built along the southern boundary of the property to join the 3m high solid fence, as shown (as thick black lines) in Figure 3 in APPENDIX A.

The café building has a double brick external walls and metal roof. The roof is insulated with Earthwool insulation R2.7 SHD 90mm acoustic batt double layer plus plasterboard ceiling. The front of the café is covered by the entrance glass door and bifold windows while the south side has a bifold door to the outdoor dining area. All windows are glazed with 8mm laminated glasses. The bifold windows, the entrance and side bifold doors are open during the opening hours.

The café kitchen is separated from the indoor dining area by an internal wall and a single door. It has an insulated ceiling but does not have external windows and doors. The kitchenware includes an exhaust hood, a 6 ring burner with hot plate, an oil fryer, a convection oven, a dishwasher, two fridges and a microwave.

The cafe will have a full capacity of 50 seated patrons plus 5 staff. It opens 7 days a week:

- Between 6am and 10pm on Sunday to Thursday.
- Between 6am and 12 midnight on Friday and Saturday.

Two indoor and two outdoor speakers are installed, as shown in Figure 2 and Figure 3 in APPENDIX A, to provide low level background music during the hours of service.

No car-parking bays are provided on the site and the weekly city waste collection service will be used in every Monday morning.

<sup>1</sup> Aerial photo is obtained from Google Map.

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Noise management in Western Australia is implemented through the Environmental Protection (Noise) Regulations 1997 (the Regulations). The Regulations set noise limits which are the highest noise levels that can be received at noise-sensitive (residential), commercial and industrial premises. These noise limits are defined as 'assigned noise levels' at receiver locations. Regulation 7 requires that "noise emitted from any premises or public place when received at other premises must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind".

Table 2-1 presents the assigned noise levels at various premises.

**Table 2-1: Assigned noise levels in dB(A)**

Type of Premises Receiving Noise	Time of Day	Assigned Noise Levels in dB(A) <sup>2</sup>		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + Influencing factor	55 + Influencing factor	65 + Influencing factor
	0900 to 1900 hours Sunday and public holidays	40 + Influencing factor	50 + Influencing factor	65 + Influencing factor
	1900 to 2200 hours all days	40 + Influencing factor	50 + Influencing factor	55 + Influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + Influencing factor	45 + Influencing factor	55 + Influencing factor
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80

For highly noise sensitive premises, an "influencing factor" is incorporated into the assigned noise levels. The influencing factor depends on road classification and land use zonings within circles of 100 metres and 450 metres radius from the noise receiver locations.

<sup>2</sup> Assigned level L<sub>A1</sub> is the A-weighted noise level not to be exceeded for 1% of a delegated assessment period.  
Assigned level L<sub>A10</sub> is the A-weighted noise level not to be exceeded for 10% of a delegated assessment period.  
Assigned level L<sub>Amax</sub> is the A-weighted noise level not to be exceeded at any time.



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Regulation 7 requires that that "noise emitted from any premises or public place when received at other premises must be free of:

- (i) tonality;
- (ii) impulsiveness; and
- (iii) modulation.

when assessed under Regulation 9".

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If the noise exhibits intrusive or dominant characteristics, i.e. if the noise is impulsive, tonal, or modulating, noise levels at noise-sensitive premises must be adjusted. Table 2-2 presents the adjustments incurred for noise exhibiting dominant characteristics. That is, if the noise is assessed as having tonal, modulating or impulsive characteristics, the measured or predicted noise levels have to be adjusted by the amounts given in Table 2-2. Then the adjusted noise levels must comply with the assigned noise levels. Regulation 9 sets out objective tests to assess whether the noise is taken to be free of these characteristics.

**Table 2-2: Adjustments for dominant noise characteristics**

Adjustment where noise emission is not music. These adjustments are cumulative to a maximum of 15 dB.			Adjustment where noise emission is music	
Where tonality is present	Where Modulation is present	Where Impulsiveness is present	Where Impulsiveness is not present	Where Impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

Seven (7) nearest noise-sensitive and commercial premises are selected for detailed assessment of noise impact, as shown in Figure 1 in APPENDIX A.

Influencing factor varies from residence to residence depending on the surrounding land use. Vincent Street is classified as a major road according to the published traffic flow data in the Main Roads (<https://trafficmap.mainroads.wa.gov.au/map>). All selected receivers are less than 100m from Vincent Street and therefore transport factor of 6 dB applies.

Figure 5 in APPENDIX A presents the planning scheme zone map 2 of the City of Vincent. It is shown that subject site and R1/R2/R4 are located within local/district centre zone while R3 is within a mixed zone. R5 and R6 are located within a Public Purpose zone. No industrial zone is present within 450m of the selected receivers. Actual land use is considered for the calculation of influencing factors. Existing shop/business premises are considered as

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commercial zone while residential and school premises are considered as residential zone. Table 2-3 presents the calculated influencing factors and Table 2-4 presents the calculated assigned noise levels.

**Table 2-3: Calculation of influencing factors.**

Closest Residents	Transport Factor in dB	Commercial Land		Influencing Factor in d(B)
		Within 100m Radius	Within 450m Radius	
R2	6	27%	30%	9
R3	6	24%	30%	9
R5	6	45%	30%	10
R6	6	33%	30%	9
R7	6	25%	30%	9

**Table 2-4: Calculated assigned noise levels in dB(A)**

Closest Residents	Assigned Noise levels in dB(A)			
	Day <sup>3</sup> Monday to Saturday	Day <sup>4</sup> Sunday and Public Holiday	Evening <sup>5</sup>	Nights <sup>6</sup>
R1 and R4	60	60	60	60
R2, R3, R6, R7	54	49	49	44
R5	55	50	50	45

0700 to 1900 hours for Monday to Saturday.

0900 to 1900 hours for Sunday and public holidays.

<sup>5</sup> 1900 to 2200 hours for all days.

<sup>6</sup> 2200 to 0700 hours for Monday to Saturday but to 0900 hours for Sunday and public holidays.

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An acoustic model is developed using SoundPlan v8.0 program, and the CONCAWE<sup>7,8</sup> prediction algorithms are selected for this study. The acoustic model is used to predict noise levels at the closest noise-sensitive and commercial receiver locations and generate noise contours for surrounding area.

The acoustic model does not include noise emissions from any sources other than from the proposed cafe. Therefore, noise emissions from road traffic, aircrafts, neighbouring commercial premises, etc are excluded from the modelling.

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Roberts advised that the subject site and surrounding area are reasonable flat. Therefore, a flat ground is assumed in the acoustic model. The ground surface is assumed to have an averaged absorption of 0.6.

The cafe building and its surrounding buildings are digitised in the acoustic model together with (1.8m) property boundary fences. The 3m solid fence in the west of the outdoor dining area is also considered.

Seven nearest noise-sensitive (residential) and commercial receivers are selected for the assessment, as shown in Figure 1 in APPENDIX A.

- R1 and R4 represent the neighbouring commercial receivers (at entrances) at the ground level.
- R2 and R3 represent the top floor receivers (at balconies) of three-storey apartment buildings.
- R5 and R6 represent the ground level receivers of a school.
- R7 represents the backyard (ground) receiver of the adjoining house (café owner residence) to the rear of the café building.

School opens only during the day-time on Monday to Friday excluding public holidays.

CONCAWE (Conservation of Clean Air and Water in Europe) was established in 1963 by a group of oil companies to carry out research on environmental issues relevant to the oil industry.

The propagation of noise from petroleum and petrochemical complexes to neighbouring communities, CONCAWE Report 4/81, 1981.

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Table 3-1 presents the source sound power levels, which are calculated from the information provided by Roberts. The spectrum shapes were obtained from the AES database for similar equipment. The sound power levels of patron conversation and coffee machine were measured in restaurants for other AES projects. A speaker is assumed to generate music level of 62 dB(A) at 1m from its front.

**Table 3-1: Sound power levels**

Equipment	Number	Overall Sound Power Level in dB(A)
Speaker	4	70
Reverse cycle air-conditioning outdoor unit	1	65
Reverse cycle air-conditioning indoor outlet	6	52
Toilet exhaust outlet	2	62
Kitchen exhaust outlet	1	74
Kitchen exhaust hood	1	86
Fridge	2	60
6 ring burner with hot plate	1	64
Oil fryer for chips	1	68
Convection oven	1	60
Coffee machine	1	73 <sup>9</sup>
Microwave	1	59
Dish washer	1	73
Conversation		66

Averaged over a coffee making cycle including different actions.

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SoundPlan calculates noise levels for defined meteorological conditions. In particular, temperature, relative humidity, wind speed and direction data are required as input to the model. For this study the worst-case meteorological conditions<sup>10</sup> are assumed, as shown in Table 3-2. It is shown that the evening and the night have the same worst-case meteorological conditions. This means that the predicted worst-case evening and night-time noise levels are the same if the operational conditions are the same.

**Table 3-2: Worst-case meteorological conditions.**

Time of day	Temperature Celsius	Relative Humidity	Wind speed	Pasquill Stability Category
Day (0700 --- 1900)	20° Celsius	50%	4 m/s	E
Evening (1900 --- 2200)	15° Celsius	50%	3 m/s	F
Night (2200 --- 0700)	15° Celsius	50%	3 m/s	F

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Roberts advised:

- The cafe opens 7 days a week starting at 6am.
- A maximum 50 seated patrons plus 5 staff are proposed.
- Food deliveries occur once a week at about 10am during Monday to Friday. Delivery van will park in the roadside (public) parking bay during the deliveries.
- The kitchen is a small unit separating from the dining area with a wall and a single door. The single door is fully open during the opening hours.
- The kitchen exhaust fan will be located above the kitchen roof.
- The (male and female) toilet exhaust fans are ceiling mounted.
- A reverse cycle split air-conditioning system will be installed and its condenser will be located on the roof with its fan side facing south.
- Two wall-mounted indoor speakers and two outdoor speakers play music during opening hours.
- No live music is proposed.
- All windows and the entrance/side doors are fully opened during the opening hours.

<sup>10</sup> The worst case meteorological conditions were set by the EPA (Environmental Protection Act 1986) Guidance note No 8 for assessing noise impact from new developments as the upper limit of the meteorological conditions investigated.

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- A 3m high solid fence with a hinged gate is installed in the west end of the outdoor dining area to separate from the backyard of the property, as shown in Figure 3 in APPENDIX A.
- A 3m brick wall is built along the southern boundary of the outdoor dining area to join the 3m high solid fence, as shown in Figure 2 in APPENDIX A.

Based on provided information, a worst-case operational scenario is modelled:

Scenario 1: Maximum number of patrons (50) is assumed with 10 indoor conversations and 10 outdoor conversations (40% patrons are assumed to talk) simultaneously with:

- Two wall-mounted indoor speakers playing background music;
- A reverse cycle split air-conditioner (both inlets and outlet);
- Two ceiling-mounted toilet exhaust fans;
- A coffee machine in the indoor service area;
- Kitchen exhaust fan (both inlet and outlet);
- All kitchenware listed in Table 3-1;
- One staff conversation inside the Kitchen; and
- One staff conversation in the indoor service area.

This scenario represents the busiest (worst-case) operation with the maximum noise emission from the Café. It may not happen in most of the opening hours.

The followings are assumed in the noise model:

- The kitchen exhaust outlet is modelled as a point (Monopole) source at 0.4m above the kitchen roof, as shown in Figure 6 in APPENDIX A.
- The outdoor condenser of air-conditioner is modelled as a point source located at 0.5m above the Café indoor dining area roof, as shown in Figure 6 in APPENDIX A. The outdoor unit baffles the noise radiation resulting in a radiation directivity, ie. most noise radiates towards south.
- Both indoor and outdoor speakers are modelled as point sources at 2.5m above the ground. The speakers are directional speakers radiating most energy to their front spaces. All speakers face downwards the indoor/outdoor dining areas. The locations of indoor/outdoor speakers are shown in Figure 2, Figure 3 and Figure 6 in APPENDIX A.

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Table 4-1 presents the predicted worst-case A-weighted noise levels. It is shown that the predicted day and evening/night-time noise levels are the same at each receiver. The highest noise level is predicted at R1.

**Table 4-1: Predicted worst-case noise levels in dB(A).**

Receivers	Day	Evening/Night
R1	47.8	47.8
R2	34.3	34.3
R3	36.9	36.9
R4	36.3	36.3
R5	38.3	38.3
R6	37.7	37.7
R7	25.0	25.0

The predicted noise levels include the contributions of the mechanical plant (air-conditioner, kitchenware and exhaust fans), music (from the speakers) and patron conversations. Table 4-2 presents a comparison between these contributions. It is shown that the patron conversations are the most dominant noise source at most of the receivers except at R3 and R7 where the mechanical noise becomes dominant. Music level is much lower than either the patron conversations or mechanical noise.

**Table 4-2: Noise Contributions.**

Receivers	Conversations	Music	Mechanical
R1	46.4	41.9	32.3
R2	31.0	26.4	29.9
R3	29.3	30.6	34.6

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Receivers	Conversations	Music	Mechanical
R4	35.0	29.7	22.0
R5	36.2	30.8	31.4
R6	34.7	32.7	30.2
R7	19.8	17.4	22.1

Figure 7 in APPENDIX B presents the worst-case noise contours at 1.5m above the ground. These noise contours represent the worst-case noise propagation envelopes, i.e., worst-case propagation in all directions simultaneously.

Figure 7 indicates that the noise contours of 55dB(A) or above are kept within the property (Café) boundaries. This means that the worst-case noise level at any locations outside the Café property is below 55 dB(A).

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According to Table 2-2, the predicted noise levels shown in Table 4-1 should be adjusted by:

- 5 dB if the noise received exhibits tonality; or
- 10 dB if the noise received is music; or
- 10 dB if the noise received exhibits impulsiveness.

The noise radiation from mechanical plant will have tonal components but not exhibit impulsiveness. Patron conversations do not exhibit dominant characteristics.

Table 4-2 indicates that the patron conversations are the most dominant noise source at R1, R4 to R6. Mechanical noise becomes dominant at R3 and R7, and close to the level of patron contributions at R2. Music level is much lower than either the patron conversations or mechanical noise at all of the receivers. Therefore, a 5dB tonality adjustment should apply to the predicted noise levels at R2, R3 and R7.

Table 5-1 presents the adjusted worst-case A-weighted noise levels. The adjusted noise levels are expressed in ***Bold Italic***.

**Table 5-1: Adjusted worst-case noise levels in dB(A).**

Receivers	Day	Evening/Night
R1	47.8	47.8
R2	<b><i>39.3</i></b>	<b><i>39.3</i></b>
R3	<b><i>41.9</i></b>	<b><i>41.9</i></b>
R4	36.3	36.3
R5	38.3	38.3
R6	37.7	37.7
R7	<b><i>30.0</i></b>	<b><i>30.0</i></b>

Scenario 1 generates continuous noise emissions, and therefore its noise emissions should be assessed against the assigned noise levels  $L_{A10}$ .

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School opens only during the day-time on Monday to Friday excluding public holidays. Therefore, no compliance assessment is required at R5 and R6 for the evening/night and for the weekends and public holidays.

Table 5-2 presents a compliance assessment. It is shown that the adjusted worst-case noise levels are much lower than the assigned noise levels at all of the receivers. This demonstrates that compliance is achieved at the selected receiver locations.

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**Table 5-2: Compliance assessment.**

Receivers	Days for Monday to Saturday		Evening and Days for Sunday and Public Holidays		Nights	
	Assigned LA10 in dB(A)	Adjusted Levels in dB(A)	Assigned LA10 in dB(A)	Adjusted Levels in dB(A)	Assigned LA10 in dB(A)	Adjusted Levels in dB(A)
R1	60	47.8	60	47.8	60	47.8
R2	54	39.3	49	39.3	44	39.3
R3	54	41.9	49	41.9	44	41.9
R4	60	36.3	60	36.3	60	36.3
R5	55	38.3				
R6	54	37.7				
R7	54	30.0	49	30.0	44	30.0

Noise contours in Figure 7 in APPENDIX B shows:

- The noise level in the school site is less than 45 dB(A) (corresponding to the adjusted noise level of 50 dB(A), which is less than the day-time assigned noise level LA10). School opens during the day-time only. Compliance is achieved in the school.
- The noise levels in the (northern and southern) commercial neighbours are less than 55 dB(A) (corresponding to the adjusted noise level of 60 dB(A), which is less than the assigned noise level LA10 for commercial premises). Therefore, compliance is achieved in the neighbouring commercial areas.
- The noise levels in the neighboring residential areas are less than 35 dB(A) (corresponding to the adjusted noise level of 40 dB(A), which is less than the night-time assigned noise level LA10 for noise-sensitive premises if 6dB transport factor is included). Therefore, compliance is achieved in the neighboring residential areas.

It can be concluded from the above point and contour assessments that full compliance is achieved for the proposed Café operations.

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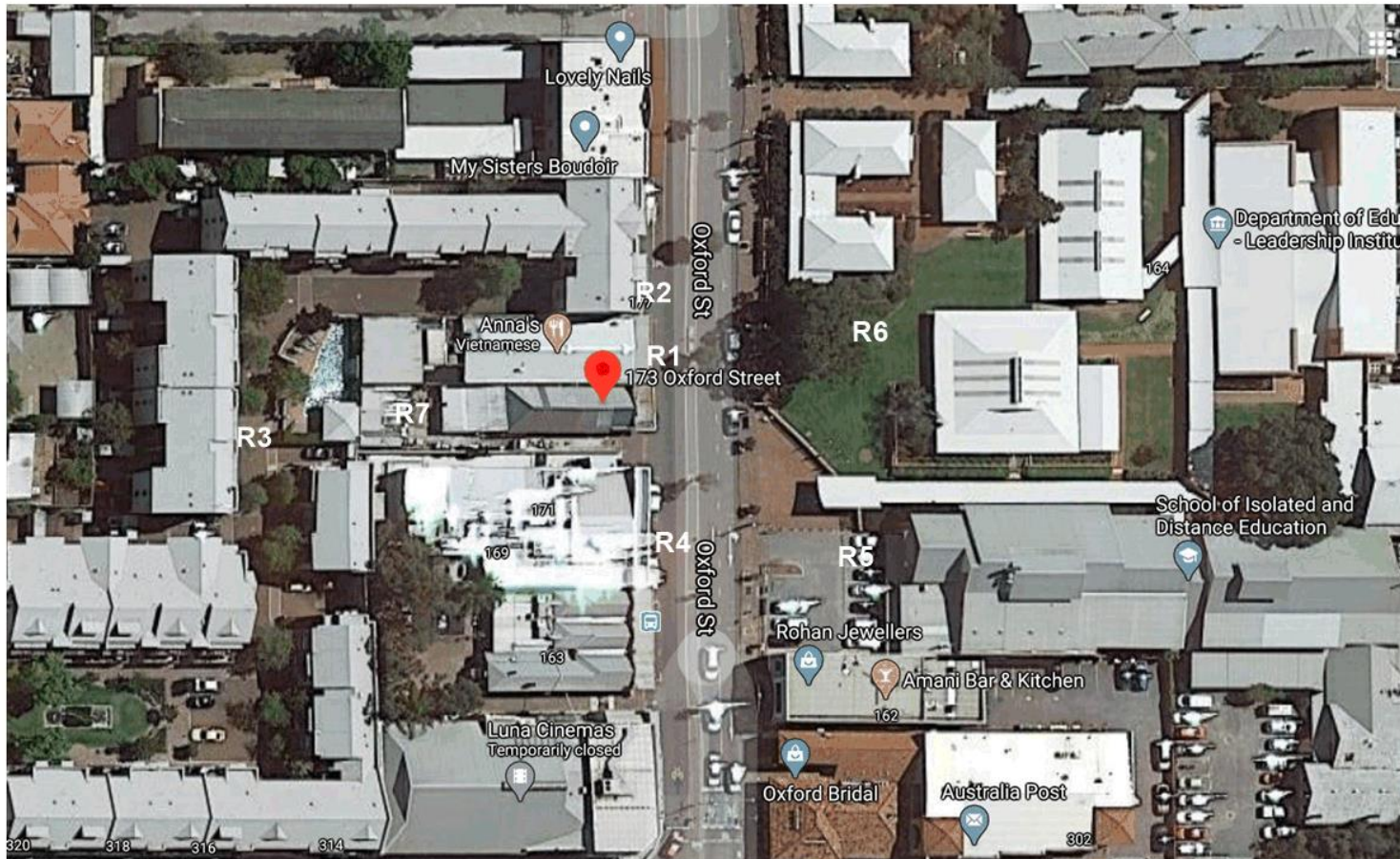


Figure 1: Aerial view of the proposed site and surrounding area.

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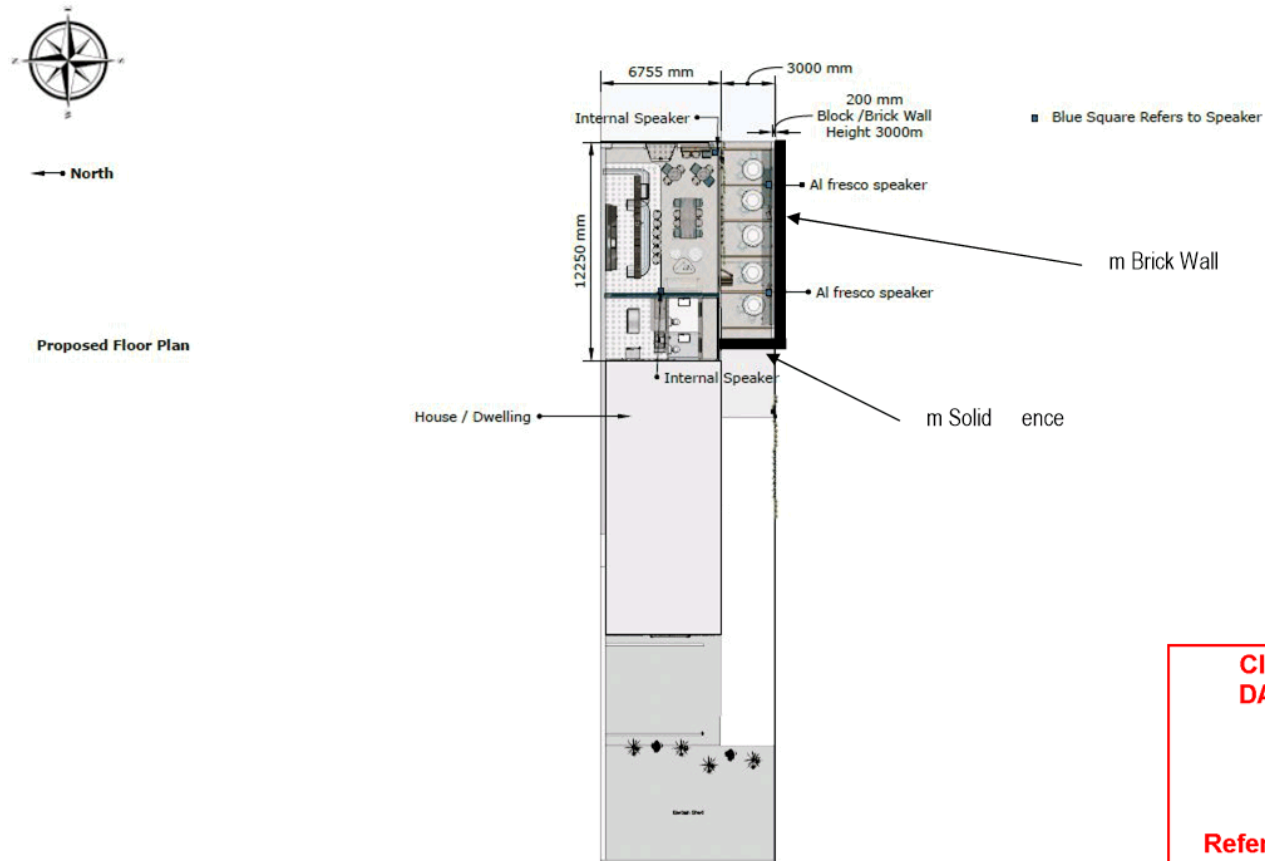
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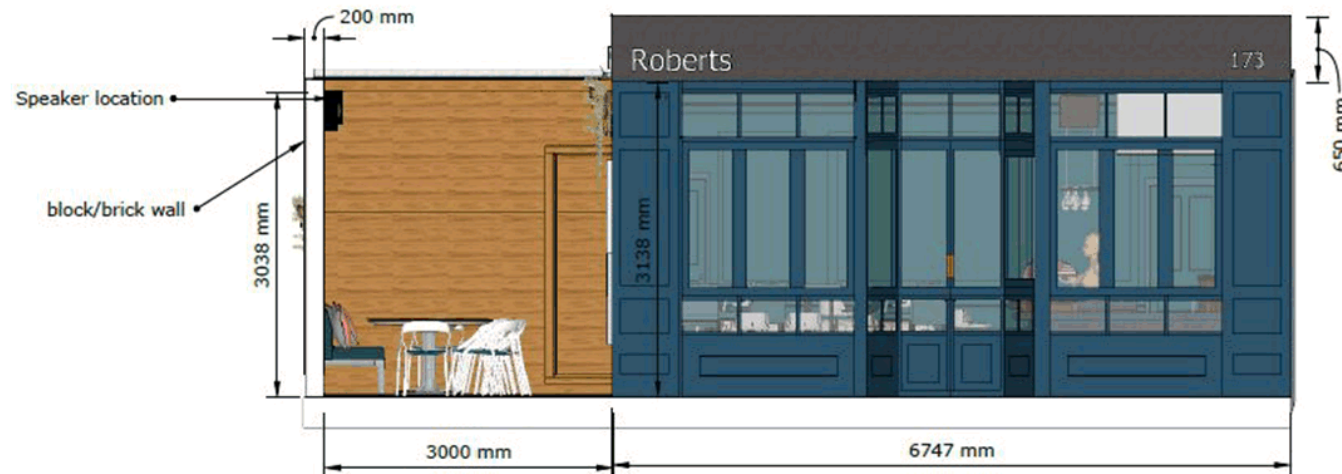
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Figure 2: Site layout.

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Retractable windows 70% transparency with non reflective glazing as per city requirements  
No Modification to existing canopy

Figure 3: Front view.

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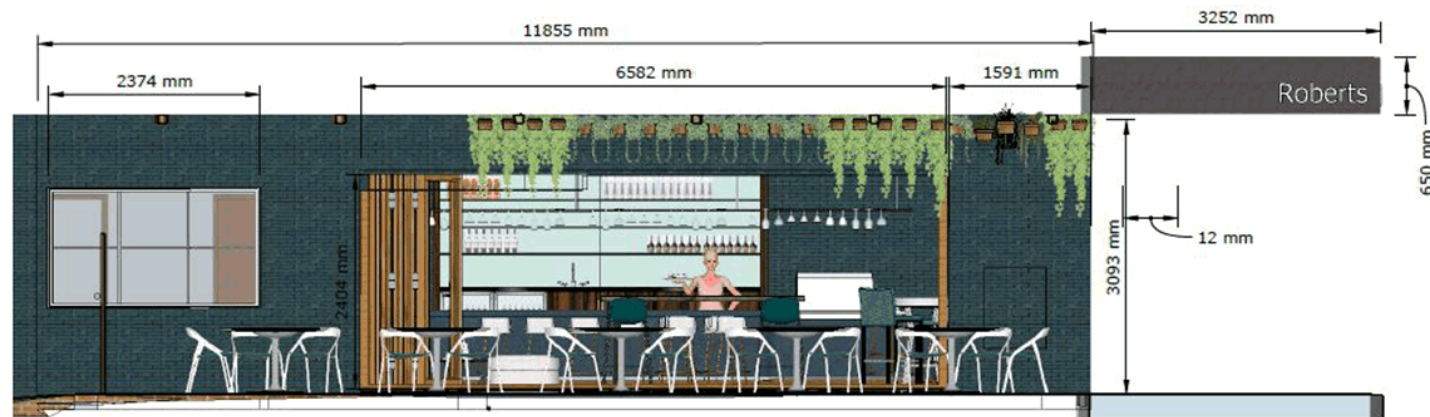
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Proposed side Elevation

Figure 4: Side view.

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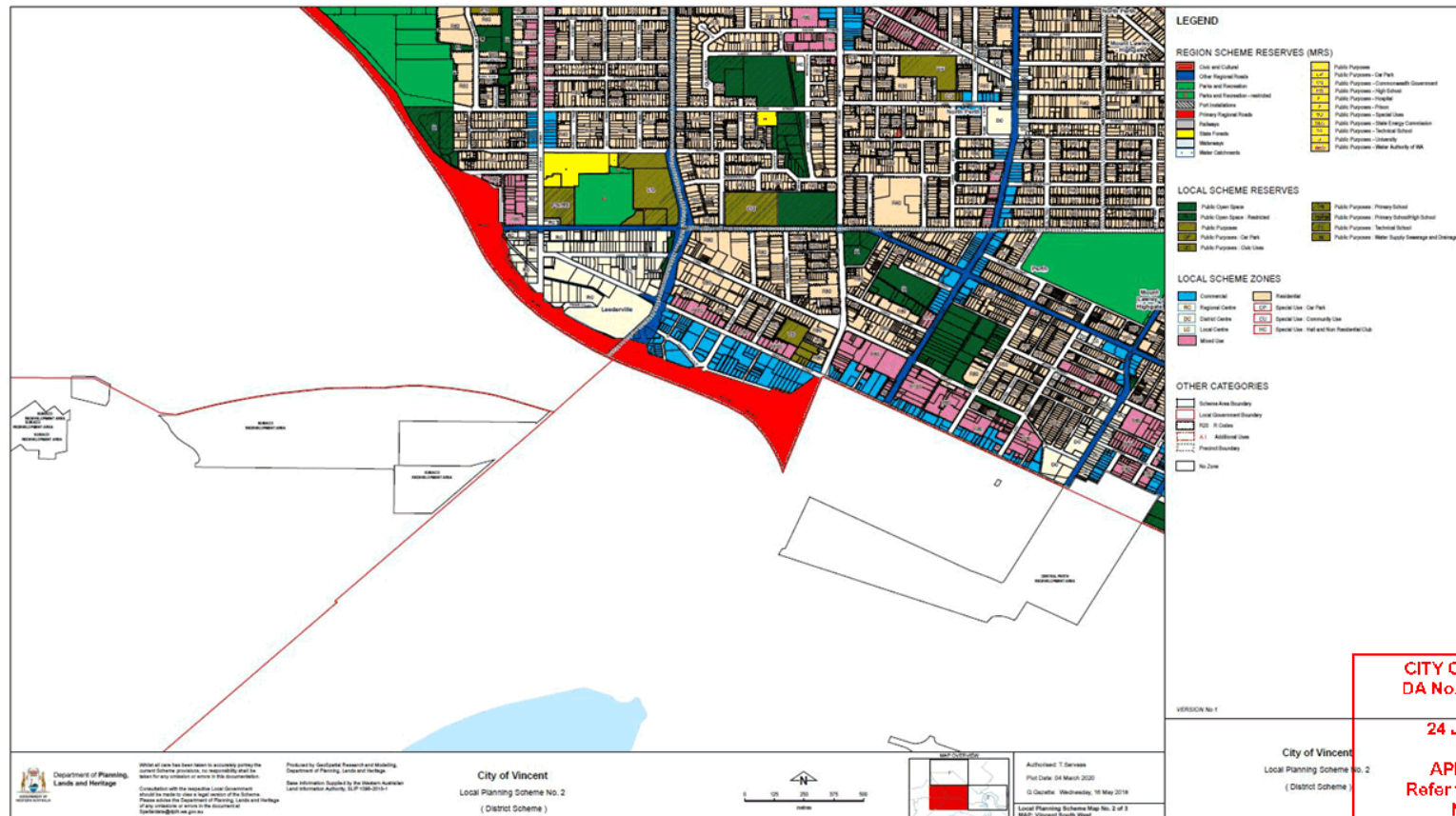


Figure 5: Zone map 2 of Vincent City planning scheme.

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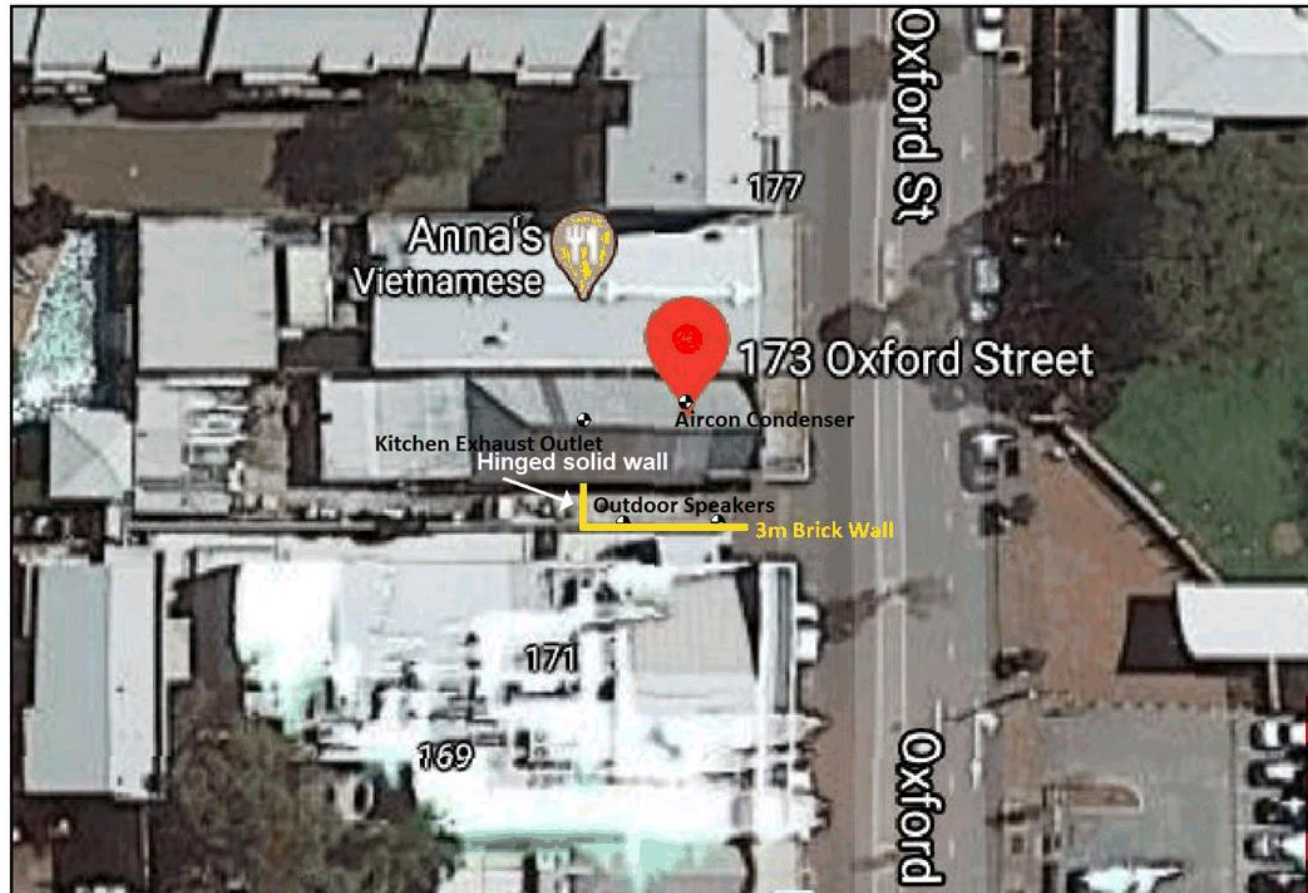


Figure 6: Location of outdoor noise sources.

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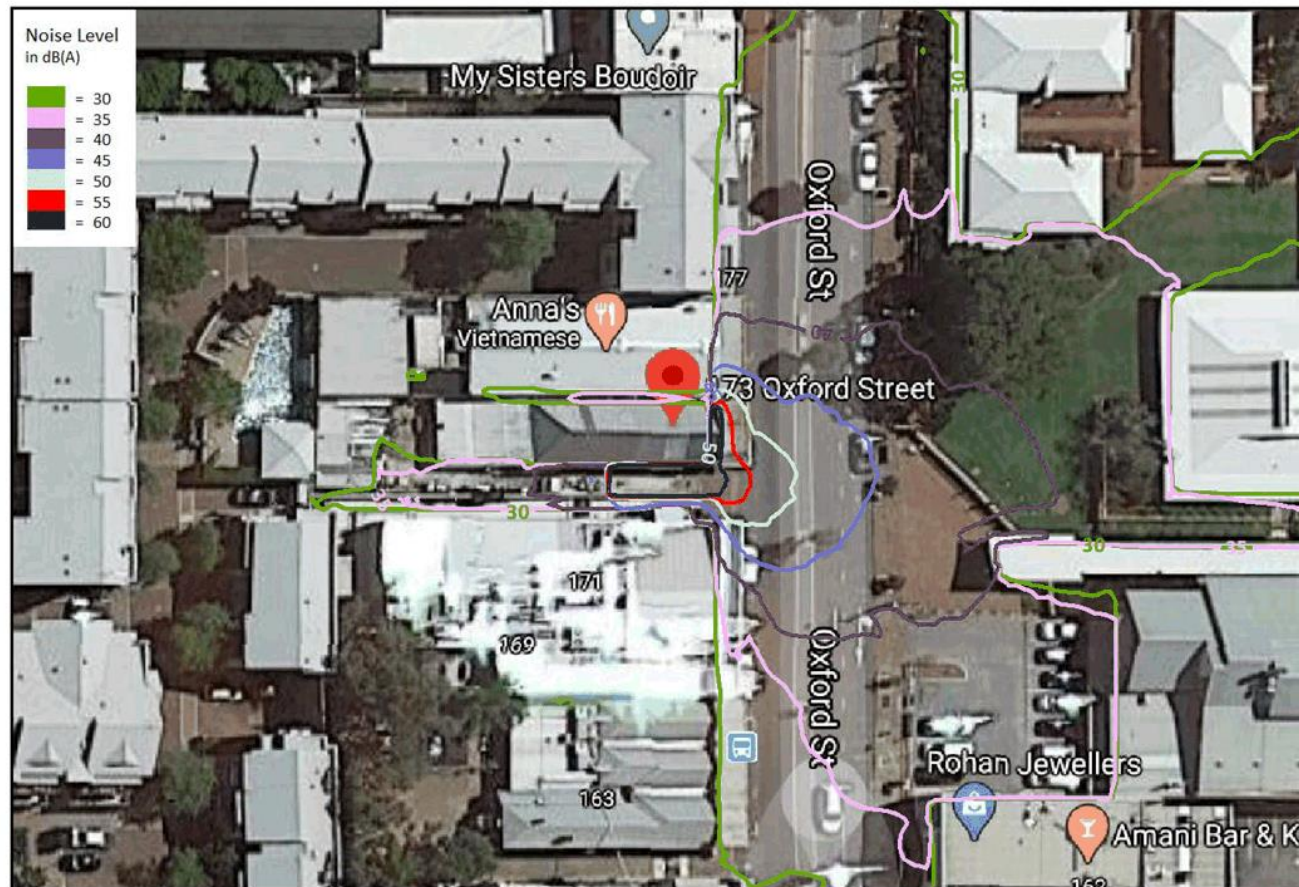
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Figure 7: Worst-case noise contours at 1.5m above the ground.

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*Planning and Development Act 2005*

City of Vincent

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

Location: No. 173 Oxford Street LEEDERVILLE

Lot, Plan/Diagram: LOT: 7 D/P: 867

Vol. No: 963

Folio No: 34

Application date

Received on: 23 July 2020

Serial No: 5.2020.274.1

Description of proposed development: Change of Use from a Restaurant/Café and Single House to a Small Bar and Single House

Plans dated: 16 July 2020

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

1. All conditions, requirements and advice notes detailed on development approval 5.2020.81.1 dated 24 July 2020 continue to apply to this approval, except as follows:
  - 1.1 Conditions 1 and 2 of the development approval are deleted and replaced with the following condition:
    1. Use of Premises
      - 1.1 This approval relates to a Change of Use from Restaurant/Café and Single House to Small Bar and Single House as depicted on the plans dated 16 July 2020. It does not relate to any other development on the site;
      - 1.2 The hours of operation shall be limited to:
        - 6:00am to 12:00am Monday to Saturday;
        - 6:00am to 10:00pm Sunday; and
        - 6:00am to 12:00am Sunday where followed by a public holiday; and
      - 1.3 A maximum of 55 persons shall occupy the Small Bar at any one time.

**ADVICE NOTES:**

1. The use of the premises as a Small Bar requires compliance with the *Health (Public Building) Regulations 1992* and submission of a Public Building Application (Form 1 & 2) to the City's Health Services for assessment prior to commencement of the new use.
2. The amended Venue Management Plan shall include management strategies for noise generated by the following, but not limited to:
  - Emptying of waste and bottles;
  - Timing and frequency of deliveries;

- 3 -

- Timing and frequency of waste collections;
  - Anti-social behaviour and patron noise outside the venue; and
  - Set-up and set-down of alfresco dining area at night.
4. 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.
  5. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
  6. 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.
  7. The obligation to comply with the requirements of the condition continues whilst the approved development exists.

Date of determination: - 20 August 2020

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- Note 4: In relation to Note 1 a further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency signed by the Minister for Planning on 8 April 2020. For further information regarding the Ministerial direction, please contact the assessing officer Rhianna Waugh on 9273 6572.

Signed:



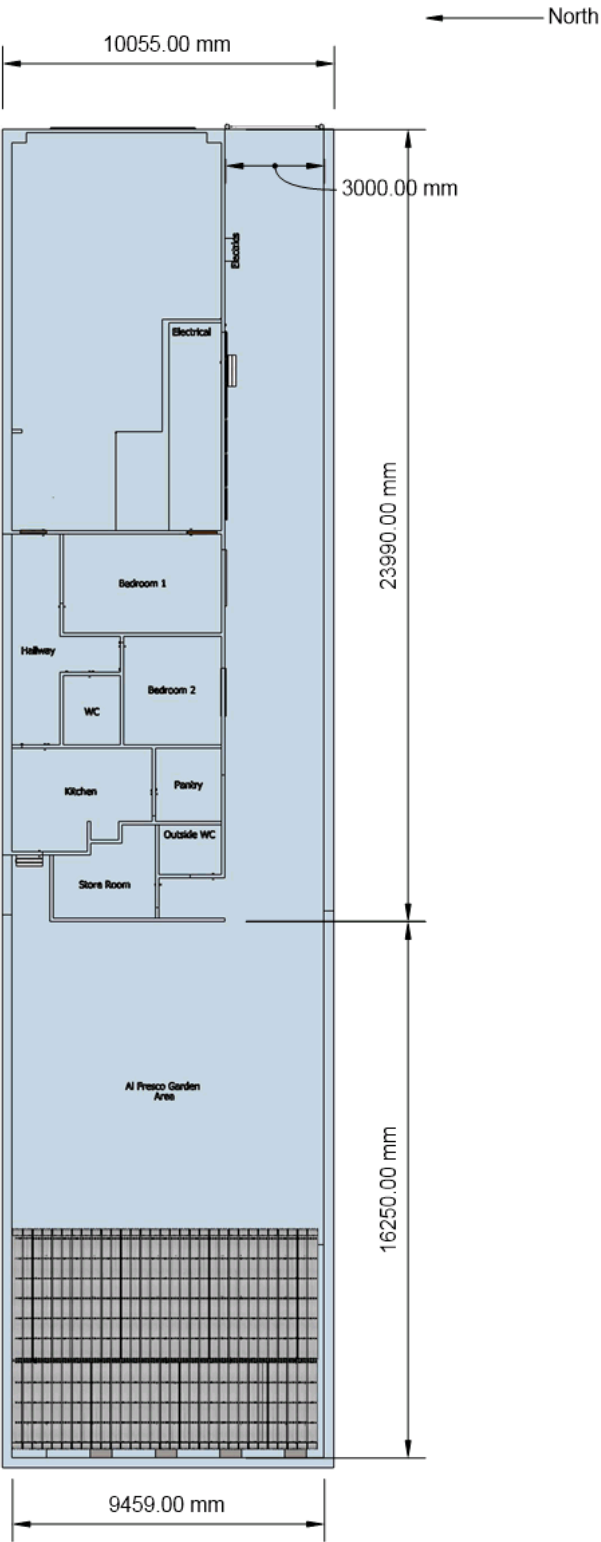
Dated: 20 August 2020

Karsen Reynolds  
**A/ SENIOR URBAN PLANNER**

for and on behalf of the City of Vincent

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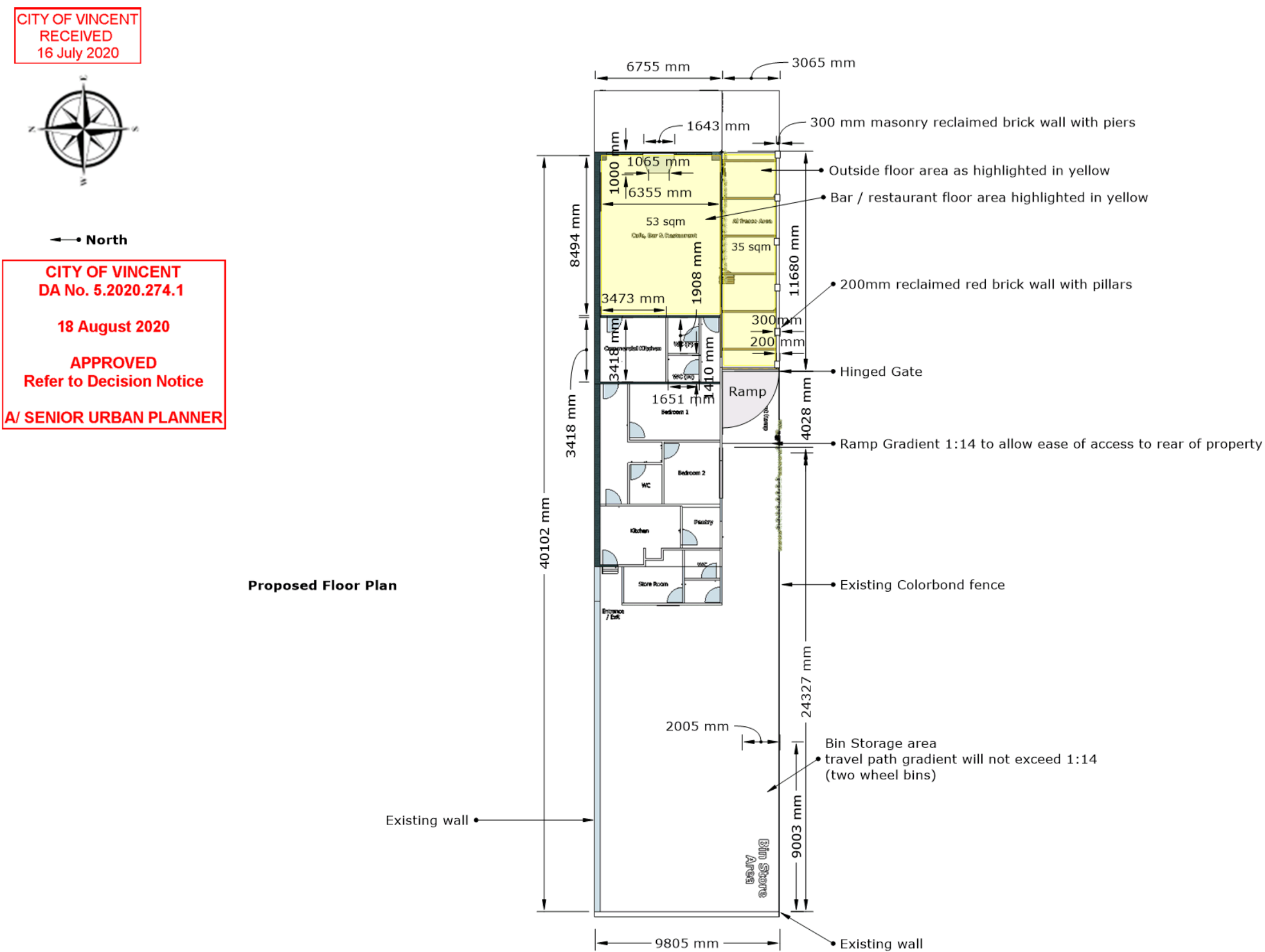
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Existing Site Plan

Address: 173 Oxford Street, Leederville, WA 6007  
Lot 7 Plan 867  
Date: March 6th 2020  
Scale 1:200

A.01



Address:  
173 Oxford Street, Leederville, WA 6007

Lot 7  
Plan 867

Date:  
July 15th 2020

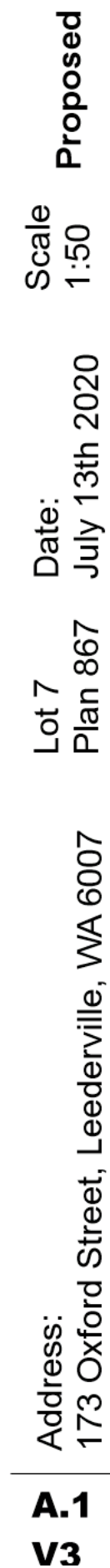
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Proposed

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## A.1 VG

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### **Venue Management Plan**

Roberts – Restaurant / Café and Small Bar

### **Brief Summary of Proposed Business Vibe /Operations**

We aim to delivery an exceptional experience to all our patrons by creating a relaxed, unique and friendly environment.

**Morning:** Café vibe serving coffee and breakfast

**Midday:** Café eatery

**Afternoon/Evening:** Restaurant / Wine Bar

### **Hours of Operation**

Day	Hours
Monday – Saturday	6:00am – 12:00am
Sunday	6:00am – 10:00pm

### **Number of Employees**

Max 5 on site per shift

### **Number of Patrons**

Max 50 patrons at any time

### **Car Parking**

0 car parking spaces proposed

We are willing and able to park our vehicle at the rear of the site when the furniture has been moved inside. Alternatively we have been advised that we have access to permit parking for Melrose street as required. We have one car for use between us and living so close to town and public transport our car is not frequently utilised/moved.

### **Rubbish collection**

The rubbish enclosures are located on the site plan.

Rubbish will be collected by private collection on Mondays. We have designed the flooring of the outdoor dining area to have ramp gradient so large bins can be wheeled over and onto the street for collection.

### **Patron Management**

Our business will be operated strictly in accordance with our liquor license requirements. Any anti-social behaviour will be addressed immediately and noisy or disorderly patrons

will be either asked to leave or relocated inside the premises as appropriate to reduce noise emissions.

We intend to attract lovers of good food and wines and it is our intention to maintain a relaxed vibe which will not tolerate drunkenness or disorderly behaviour. We will not be hosting live music or DJ's at the venue.

Patrons will not be permitted to drink on the street and will be encouraged to be seated while drinking where possible, in accordance with our liquor license.

**See overleaf for Noise Management Plan**

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**Noise Management**

173 Oxford Street

We note that the business will emit environmental noise during operating times. We aim to minimize the effects of noise intrusion and noise emissions at the premises.

**Noise Sources**

- Patrons
- Kitchen Equipment eg Kitchen Extraction
- Sound System
- Mechanical (Air Conditioners)

**Noise Impact & Management Measures**

- Patrons
  - Loud patrons will be addressed by staff to reduce level of sound emitting eg shouting, singing etc.
- Kitchen Equipment
  - Kitchen location is contained within the building eg no external windows or doors facing towards residential areas.
  - Kitchen will close at 10pm sharp therefore the extraction system will be switched off.
- Amplified music
  - Management to monitor the output of volume and adjust accordingly.
  - Adhere to the Australian Standard AS/NZS2107:
- Mechanical (Air Conditioners)
  - Given the size of the internal area we plan to use standard air con units that shall emit noise no louder than the average household air con unit.
  - Placement of the units are at the side of the building directly opposite our neighbours commercial grade air con units.

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**Acoustic Engineering Solutions**  
[www.acousticengsolutions.com.au](http://www.acousticengsolutions.com.au)

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## Environmental Noise Impact Assessment

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**Prepared for:** Roberts  
1 Oxford Street  
Bedfordville WA 600  
**Contact:** Robert Mc ally

**Prepared by:** DR. Roy Ming  
Acoustic Engineering Solutions  
00000002  
[roy.ming@acousticengsolutions.com.au](mailto:roy.ming@acousticengsolutions.com.au)

**Revision:** 0

**Date:** 16 July 2020

**Doc NO:** A S- 011 -R01-0-160 2020

Acoustic Engineering Solutions

ABN: 64 451 362 914

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Acoustic Engineering Solutions (AES) has been commissioned by Roberts to prepare an acoustic report as a supporting document for the DA application of a proposed Cafe. The Cafe will have a maximum capacity of 50 seated patrons and open for 7 days a week. This report presents an environmental noise assessment of the proposed operations. The aim of this assessment is to determine whether or not the noise emission from the proposed operations would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

An acoustic model is created and the worst-case operational scenario is modelled to represent the busiest operation with the maximum noise emission from the Café:

Scenario 1: All items of the mechanical plant including kitchenware are operating simultaneously with 20 patron conversations (40% of patrons are talking).

This worst-case operational scenario may not happen in most of the opening hours.

Seven closest residential/school/commercial premises are selected for the detail assessment. Noise levels are predicted for the worst-case meteorological conditions. The predicted worst-case noise levels are adjusted for their dominant characteristics according to the Regulations, and then assessed against the assigned noise levels. The compliance assessment concludes that full compliance is achieved for the proposed café operations.

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1.1 S BJ CT S T .....	1
2.0 O S CR T R A .....	2
2.1 CORR CT O S ORC ARACT R ST CSO O S .....	
2.2 C ACTORS .....	
.0 O S MOD .....	5
.1 M T ODO O .....	5
.2 P T DATA .....	5
.2.1 Topography .....	5
.2.2 Noise Sensitive Premises .....	5
.2. Source Sound Power Levels .....	6
. M T ORO O .....	
. OP RAT O A SC AR OS .....	
.0 MOD R S TS .....	
.1 PO T MOD R S TS .....	
.2 O S CO TO RS .....	10
5.0 COMP A C ASS SSM T .....	11
5.1 ADJ ST D O S S .....	11
5.2 COMP A C ASS SSM T .....	11
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APP D B O S CO TO RS .....	20

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A cafe is proposed to operate at 173 Oxford Street, Leederville. An acoustic report is required for undertaking an environmental noise impact assessment to determine whether or not the noise emission from the proposed Café would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

Acoustic Engineering Solutions (AES) has been requested by Roberts to prepare the acoustic report.

Figure 1 in APPENDIX A presents an aerial view<sup>1</sup> of the subject site and surrounding area, including seven closest noise-sensitive and commercial receivers.

Figure 2 in APPENDIX A presents the site layout while Figure 3 and Figure 4 present the front and side views of the café building. The cafe is located in the front part of the property and accessed from Oxford Street. The Café owner lives in the back part of the property. The southern yard will be an outdoor dining area. A 3m high solid fence with a hinged gate is installed in the west end of the outdoor dining area to separate from the backyard of the property. A 3m block/brick wall will be built along the southern boundary of the property to join the 3m high solid fence, as shown (as thick black lines) in Figure 3 in APPENDIX A.

The café building has a double brick external walls and metal roof. The roof is insulated with Earthwool insulation R2.7 SHD 90mm acoustic batt double layer plus plasterboard ceiling. The front of the café is covered by the entrance glass door and bifold windows while the south side has a bifold door to the outdoor dining area. All windows are glazed with 8mm laminated glasses. The bifold windows, the entrance and side bifold doors are open during the opening hours.

The café kitchen is separated from the indoor dining area by an internal wall and a single door. It has an insulated ceiling but does not have external windows and doors. The kitchenware includes an exhaust hood, a 6 ring burner with hot plate, an oil fryer, a convection oven, a dishwasher, two fridges and a microwave.


The cafe will have a full capacity of 50 seated patrons plus 5 staff. It opens 7 days a week:

- Between 6am and 10pm on Sunday to Thursday.
- Between 6am and 12 midnight on Friday and Saturday.

Two indoor and two outdoor speakers are installed, as shown in Figure 2 and Figure 3 in APPENDIX A, to provide low level background music during the hours of service.

No car-parking bays are provided on the site and the weekly city waste collection service will be used in every Monday morning.

<sup>1</sup> Aerial photo is obtained from Google Map.

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Noise management in Western Australia is implemented through the Environmental Protection (Noise) Regulations 1997 (the Regulations). The Regulations set noise limits which are the highest noise levels that can be received at noise-sensitive (residential), commercial and industrial premises. These noise limits are defined as 'assigned noise levels' at receiver locations. Regulation 7 requires that "noise emitted from any premises or public place when received at other premises must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind".

Table 2-1 presents the assigned noise levels at various premises.

**Table 2-1: Assigned noise levels in dB(A)**

Type of Premises Receiving Noise	Time of Day	Assigned Noise Levels in dB(A) <sup>2</sup>		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + Influencing factor	55 + Influencing factor	65 + Influencing factor
	0900 to 1900 hours Sunday and public holidays	40 + Influencing factor	50 + Influencing factor	65 + Influencing factor
	1900 to 2200 hours all days	40 + Influencing factor	50 + Influencing factor	55 + Influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + Influencing factor	45 + Influencing factor	55 + Influencing factor
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80

For highly noise sensitive premises, an "influencing factor" is incorporated into the assigned noise levels. The influencing factor depends on road classification and land use zonings within circles of 100 metres and 450 metres radius from the noise receiver locations.

<sup>2</sup> Assigned level L<sub>A1</sub> is the A-weighted noise level not to be exceeded for 1% of a delegated assessment period.  
Assigned level L<sub>A10</sub> is the A-weighted noise level not to be exceeded for 10% of a delegated assessment period.  
Assigned level L<sub>Amax</sub> is the A-weighted noise level not to be exceeded at any time.

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Regulation 7 requires that that "noise emitted from any premises or public place when received at other premises must be free of:

- (i) tonality;
- (ii) impulsiveness; and
- (iii) modulation.

when assessed under Regulation 9".

If the noise exhibits intrusive or dominant characteristics, i.e. if the noise is impulsive, tonal, or modulating, noise levels at noise-sensitive premises must be adjusted. Table 2-2 presents the adjustments incurred for noise exhibiting dominant characteristics. That is, if the noise is assessed as having tonal, modulating or impulsive characteristics, the measured or predicted noise levels have to be adjusted by the amounts given in Table 2-2. Then the adjusted noise levels must comply with the assigned noise levels. Regulation 9 sets out objective tests to assess whether the noise is taken to be free of these characteristics.

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**Table 2-2: Adjustments for dominant noise characteristics**

Adjustment where noise emission is not music. These adjustments are cumulative to a maximum of 15 dB.			Adjustment where noise emission is music	
Where tonality is present	Where Modulation is present	Where Impulsiveness is present	Where Impulsiveness is not present	Where Impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

Seven (7) nearest noise-sensitive and commercial premises are selected for detailed assessment of noise impact, as shown in Figure 1 in APPENDIX A.

Influencing factor varies from residence to residence depending on the surrounding land use. Vincent Street is classified as a major road according to the published traffic flow data in the Main Roads (<https://trafficmap.mainroads.wa.gov.au/map>). All selected receivers are less than 100m from Vincent Street and therefore transport factor of 6 dB applies.

Figure 5 in APPENDIX A presents the planning scheme zone map 2 of the City of Vincent. It is shown that subject site and R1/R2/R4 are located within local/district centre zone while R3 is within a mixed zone. R5 and R6 are located within a Public Purpose zone. No industrial zone is present within 450m of the selected receivers. Actual land use is considered for the calculation of influencing factors. Existing shop/business premises are considered as

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commercial zone while residential and school premises are considered as residential zone. Table 2-3 presents the calculated influencing factors and Table 2-4 presents the calculated assigned noise levels.

**Table 2-3: Calculation of influencing factors.**

Closest Residents	Transport Factor in dB	Commercial Land		Influencing Factor in d(B)
		Within 100m Radius	Within 450m Radius	
R2	6	27%	30%	9
R3	6	24%	30%	9
R5	6	45%	30%	10
R6	6	33%	30%	9
R7	6	25%	30%	9

**Table 2-4: Calculated assigned noise levels in dB(A)**

Closest Residents	Assigned Noise levels in dB(A)			
	Day <sup>3</sup> Monday to Saturday	Day <sup>4</sup> Sunday and Public Holiday	Evening <sup>5</sup>	Nights <sup>6</sup>
R1 and R4	60	60	60	60
R2, R3, R6, R7	54	49	49	44
R5	55	50	50	45

<sup>3</sup> 0700 to 1900 hours for Monday to Saturday.

<sup>4</sup> 0900 to 1900 hours for Sunday and public holidays.

<sup>5</sup> 1900 to 2200 hours for all days.

<sup>6</sup> 2200 to 0700 hours for Monday to Saturday but to 0900 hours for Sunday and public holidays.

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An acoustic model is developed using SoundPlan v8.0 program, and the CONCAWE prediction algorithms are selected for this study. The acoustic model is used to predict noise levels at the closest noise-sensitive and commercial receiver locations and generate noise contours for surrounding area.

The acoustic model does not include noise emissions from any sources other than from the proposed cafe. Therefore, noise emissions from road traffic, aircrafts, neighbouring commercial premises, etc are excluded from the modelling.

## M

Roberts advised that the subject site and surrounding area are reasonable flat. Therefore, a flat ground is assumed in the acoustic model. The ground surface is assumed to have an averaged absorption of 0.6.

The cafe building and its surrounding buildings are digitised in the acoustic model together with (1.8m) property boundary fences. The 3m solid fence in the west of the outdoor dining area is also considered.

Seven nearest noise-sensitive (residential) and commercial receivers are selected for the assessment, as shown in Figure 1 in APPENDIX A.

- R1 and R4 represent the neighbouring commercial receivers (at entrances) at the ground level.
- R2 and R3 represent the top floor receivers (at balconies) of three-storey apartment buildings.
- R5 and R6 represent the ground level receivers of a school.
- R7 represents the backyard (ground) receiver of the adjoining house (café owner residence) to the rear of the café building.

School opens only during the day-time on Monday to Friday excluding public holidays.

CONCAWE (Conservation of Clean Air and Water in Europe) was established in 1963 by a group of oil companies to carry out research on environmental issues relevant to the oil industry.

The propagation of noise from petroleum and petrochemical complexes to neighbouring communities, CONCAWE Report 4/81, 1981.

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Table 3-1 presents the source sound power levels, which are calculated from the information provided by Roberts. The spectrum shapes were obtained from the AES database for similar equipment. The sound power levels of patron conversation and coffee machine were measured in restaurants for other AES projects. A speaker is assumed to generate music level of 62 dB(A) at 1m from its front.

**Table 3-1: Sound power levels**

Equipment	Number	Overall Sound Power Level in dB(A)
Speaker	4	70
Reverse cycle air-conditioning outdoor unit	1	65
Reverse cycle air-conditioning indoor outlet	6	52
Toilet exhaust outlet	2	62
Kitchen exhaust outlet	1	74
Kitchen exhaust hood	1	86
Fridge	2	60
6 ring burner with hot plate	1	64
Oil fryer for chips	1	68
Convection oven	1	60
Coffee machine	1	73 <sup>9</sup>
Microwave	1	59
Dish washer	1	73
Conversation		66

Averaged over a coffee making cycle including different actions.

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SoundPlan calculates noise levels for defined meteorological conditions. In particular, temperature, relative humidity, wind speed and direction data are required as input to the model. For this study the worst-case meteorological conditions<sup>10</sup> are assumed, as shown in Table 3-2. It is shown that the evening and the night have the same worst-case meteorological conditions. This means that the predicted worst-case evening and night-time noise levels are the same if the operational conditions are the same.

**Table 3-2: Worst-case meteorological conditions.**

Time of day	Temperature Celsius	Relative Humidity	Wind speed	Pasquill Stability Category
Day (0700 --- 1900)	20° Celsius	50%	4 m/s	E
Evening (1900 --- 2200)	15° Celsius	50%	3 m/s	F
Night (2200 --- 0700)	15° Celsius	50%	3 m/s	F

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Roberts advised:

- The cafe opens 7 days a week starting at 6am.
- A maximum 50 seated patrons plus 5 staff are proposed.
- Food deliveries occur once a week at about 10am during Monday to Friday. Delivery van will park in the roadside (public) parking bay during the deliveries.
- The kitchen is a small unit separating from the dining area with a wall and a single door. The single door is fully open during the opening hours.
- The kitchen exhaust fan will be located above the kitchen roof.
- The (male and female) toilet exhaust fans are ceiling mounted.
- A reverse cycle split air-conditioning system will be installed and its condenser will be located on the roof with its fan side facing south.
- Two wall-mounted indoor speakers and two outdoor speakers play music during opening hours.
- No live music is proposed.
- All windows and the entrance/side doors are fully opened during the opening hours.

<sup>10</sup> The worst case meteorological conditions were set by the EPA (Environmental Protection Act 1986) Guidance note No 8 for assessing noise impact from new developments as the upper limit of the meteorological conditions investigated.

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- A 3m high solid fence with a hinged gate is installed in the west end of the outdoor dining area to separate from the backyard of the property, as shown in Figure 3 in APPENDIX A.
- A 3m brick wall is built along the southern boundary of the outdoor dining area to join the 3m high solid fence, as shown in Figure 2 in APPENDIX A.

Based on provided information, a worst-case operational scenario is modelled:

Scenario 1: Maximum number of patrons (50) is assumed with 10 indoor conversations and 10 outdoor conversations (40% patrons are assumed to talk) simultaneously with:

- Two wall-mounted indoor speakers playing background music;
- A reverse cycle split air-conditioner (both inlets and outlet);
- Two ceiling-mounted toilet exhaust fans;
- A coffee machine in the indoor service area;
- Kitchen exhaust fan (both inlet and outlet);
- All kitchenware listed in Table 3-1;
- One staff conversation inside the Kitchen; and
- One staff conversation in the indoor service area.

This scenario represents the busiest (worst-case) operation with the maximum noise emission from the Café. It may not happen in most of the opening hours.

The followings are assumed in the noise model:

- The kitchen exhaust outlet is modelled as a point (Monopole) source at 0.4m above the kitchen roof, as shown in Figure 6 in APPENDIX A.
- The outdoor condenser of air-conditioner is modelled as a point source located at 0.5m above the Café indoor dining area roof, as shown in Figure 6 in APPENDIX A. The outdoor unit baffles the noise radiation resulting in a radiation directivity, ie. most noise radiates towards south.
- Both indoor and outdoor speakers are modelled as point sources at 2.5m above the ground. The speakers are directional speakers radiating most energy to their front spaces. All speakers face downwards the indoor/outdoor dining areas. The locations of indoor/outdoor speakers are shown in Figure 2, Figure 3 and Figure 6 in APPENDIX A.

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Table 4-1 presents the predicted worst-case A-weighted noise levels. It is shown that the predicted day and evening/night-time noise levels are the same at each receiver. The highest noise level is predicted at R1.

**Table 4-1: Predicted worst-case noise levels in dB(A).**

Receivers	Day	Evening/Night
R1	47.8	47.8
R2	34.3	34.3
R3	36.9	36.9
R4	36.3	36.3
R5	38.3	38.3
R6	37.7	37.7
R7	25.0	25.0

The predicted noise levels include the contributions of the mechanical plant (air-conditioner, kitchenware and exhaust fans), music (from the speakers) and patron conversations. Table 4-2 presents a comparison between these contributions. It is shown that the patron conversations are the most dominant noise source at most of the receivers except at R3 and R7 where the mechanical noise becomes dominant. Music level is much lower than either the patron conversations or mechanical noise.

**Table 4-2: Noise Contributions.**

Receivers	Conversations	Music	Mechanical
R1	46.4	41.9	32.3
R2	31.0	26.4	29.9
R3	29.3	30.6	34.6

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Receivers	Conversations	Music	Mechanical
R4	35.0	29.7	22.0
R5	36.2	30.8	31.4
R6	34.7	32.7	30.2
R7	19.8	17.4	22.1

Figure 7 in APPENDIX B presents the worst-case noise contours at 1.5m above the ground. These noise contours represent the worst-case noise propagation envelopes, i.e., worst-case propagation in all directions simultaneously.

Figure 7 indicates that the noise contours of 55dB(A) or above are kept within the property (Café) boundaries. This means that the worst-case noise level at any locations outside the Café property is below 55 dB(A).

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According to Table 2-2, the predicted noise levels shown in Table 4-1 should be adjusted by:

- 5 dB if the noise received exhibits tonality; or
- 10 dB if the noise received is music; or
- 10 dB if the noise received exhibits impulsiveness.

The noise radiation from mechanical plant will have tonal components but not exhibit impulsiveness. Patron conversations do not exhibit dominant characteristics.

Table 4-2 indicates that the patron conversations are the most dominant noise source at R1, R4 to R6. Mechanical noise becomes dominant at R3 and R7, and close to the level of patron contributions at R2. Music level is much lower than either the patron conversations or mechanical noise at all of the receivers. Therefore, a 5dB tonality adjustment should apply to the predicted noise levels at R2, R3 and R7.

Table 5-1 presents the adjusted worst-case A-weighted noise levels. The adjusted noise levels are expressed in ***Bold Italic***.

**Table 5-1: Adjusted worst-case noise levels in dB(A).**

Receivers	Day	Evening/Night
R1	47.8	47.8
R2	<b><i>39.3</i></b>	<b><i>39.3</i></b>
R3	<b><i>41.9</i></b>	<b><i>41.9</i></b>
R4	36.3	36.3
R5	38.3	38.3
R6	37.7	37.7
R7	<b><i>30.0</i></b>	<b><i>30.0</i></b>

Scenario 1 generates continuous noise emissions, and therefore its noise emissions should be assessed against the assigned noise levels  $L_{A10}$ .

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School opens only during the day-time on Monday to Friday excluding public holidays. Therefore, no compliance assessment is required at R5 and R6 for the evening/night and for the weekends and public holidays.

Table 5-2 presents a compliance assessment. It is shown that the adjusted worst-case noise levels are much lower than the assigned noise levels at all of the receivers. This demonstrates that compliance is achieved at the selected receiver locations.

**Table 5-2: Compliance assessment.**

Receivers	Days for Monday to Saturday		Evening and Days for Sunday and Public Holidays		Nights	
	Assigned LA10 in dB(A)	Adjusted Levels in dB(A)	Assigned LA10 in dB(A)	Adjusted Levels in dB(A)	Assigned LA10 in dB(A)	Adjusted Levels in dB(A)
R1	60	47.8	60	47.8	60	47.8
R2	54	39.3	49	39.3	44	39.3
R3	54	41.9	49	41.9	44	41.9
R4	60	36.3	60	36.3	60	36.3
R5	55	38.3				
R6	54	37.7				
R7	54	30.0	49	30.0	44	30.0

Noise contours in Figure 7 in APPENDIX B shows:

- The noise level in the school site is less than 45 dB(A) (corresponding to the adjusted noise level of 50 dB(A), which is less than the day-time assigned noise level LA10). School opens during the day-time only. Compliance is achieved in the school.
- The noise levels in the (northern and southern) commercial neighbours are less than 55 dB(A) (corresponding to the adjusted noise level of 60 dB(A), which is less than the assigned noise level LA10 for commercial premises). Therefore, compliance is achieved in the neighbouring commercial areas.
- The noise levels in the neighboring residential areas are less than 35 dB(A) (corresponding to the adjusted noise level of 40 dB(A), which is less than the night-time assigned noise level LA10 for noise-sensitive premises if 6dB transport factor is included). Therefore, compliance is achieved in the neighboring residential areas.

It can be concluded from the above point and contour assessments that full compliance is achieved for the proposed Café operations.

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AES

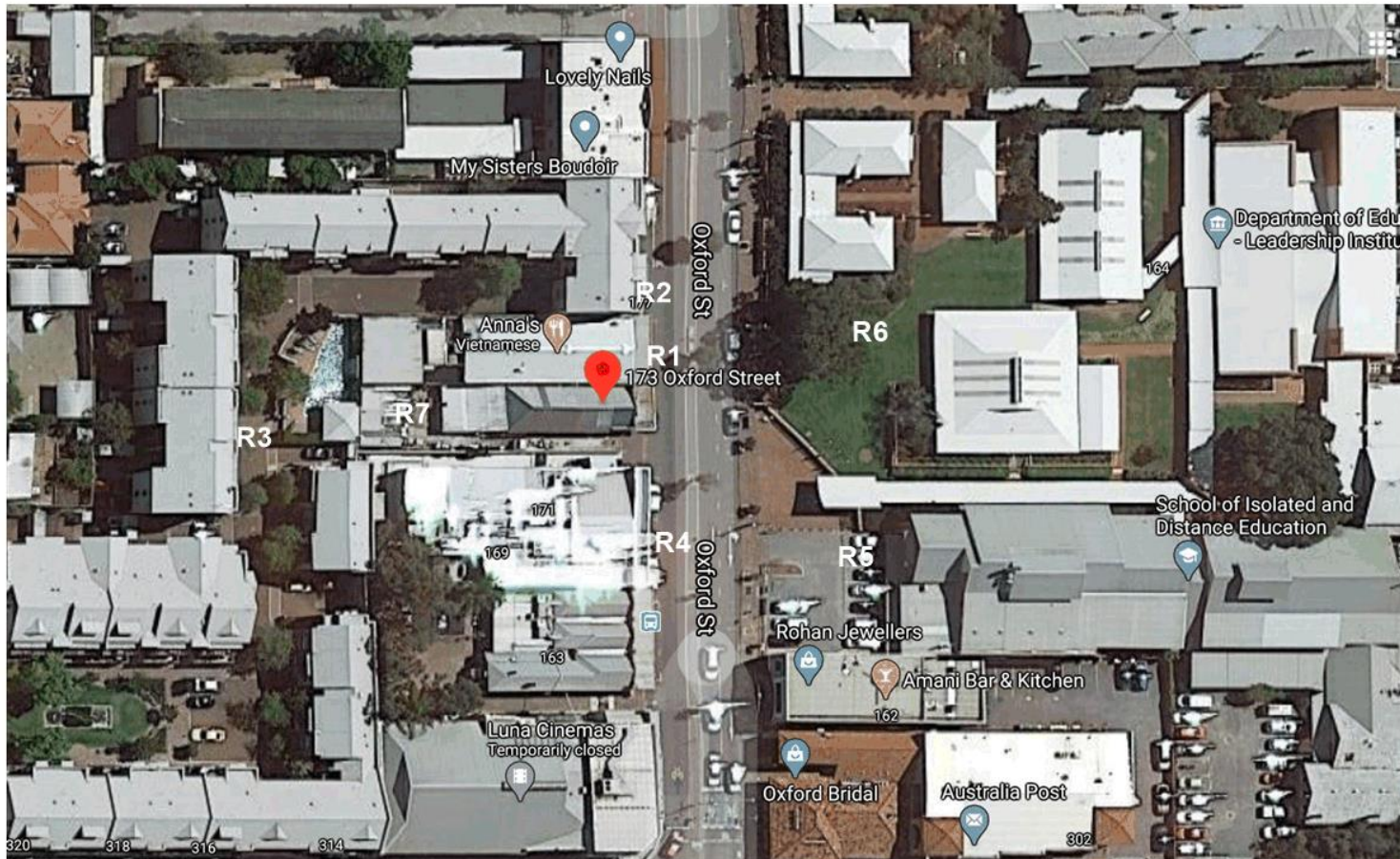


Figure 1: Aerial view of the proposed site and surrounding area.

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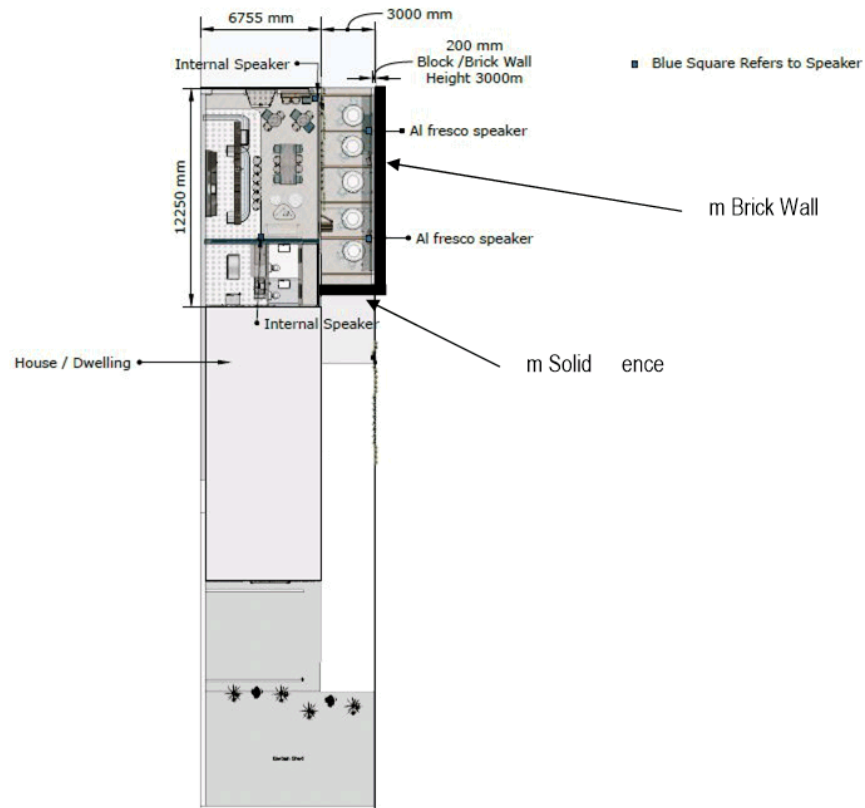
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**AES**



North

Proposed Floor Plan



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Figure 2: Site layout.

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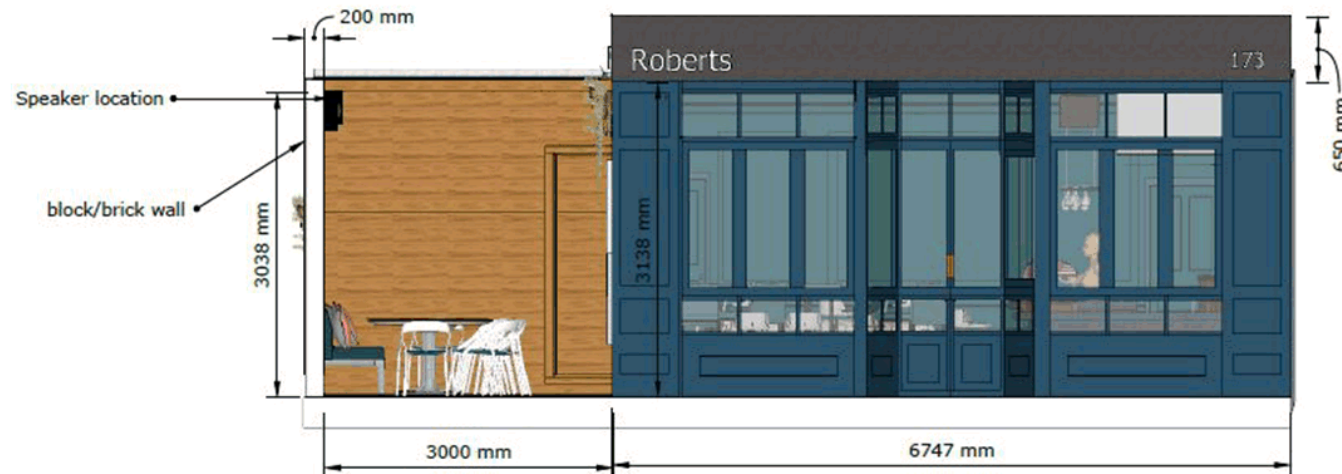
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Retractable windows 70% transparency with non reflective glazing as per city requirements  
No Modification to existing canopy

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Figure 3: Front view.



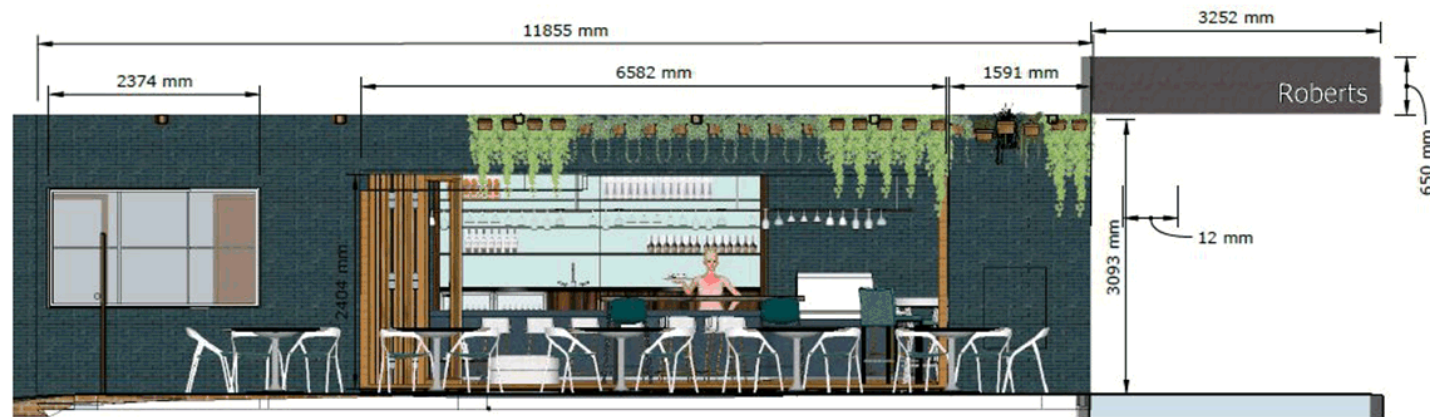
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← West

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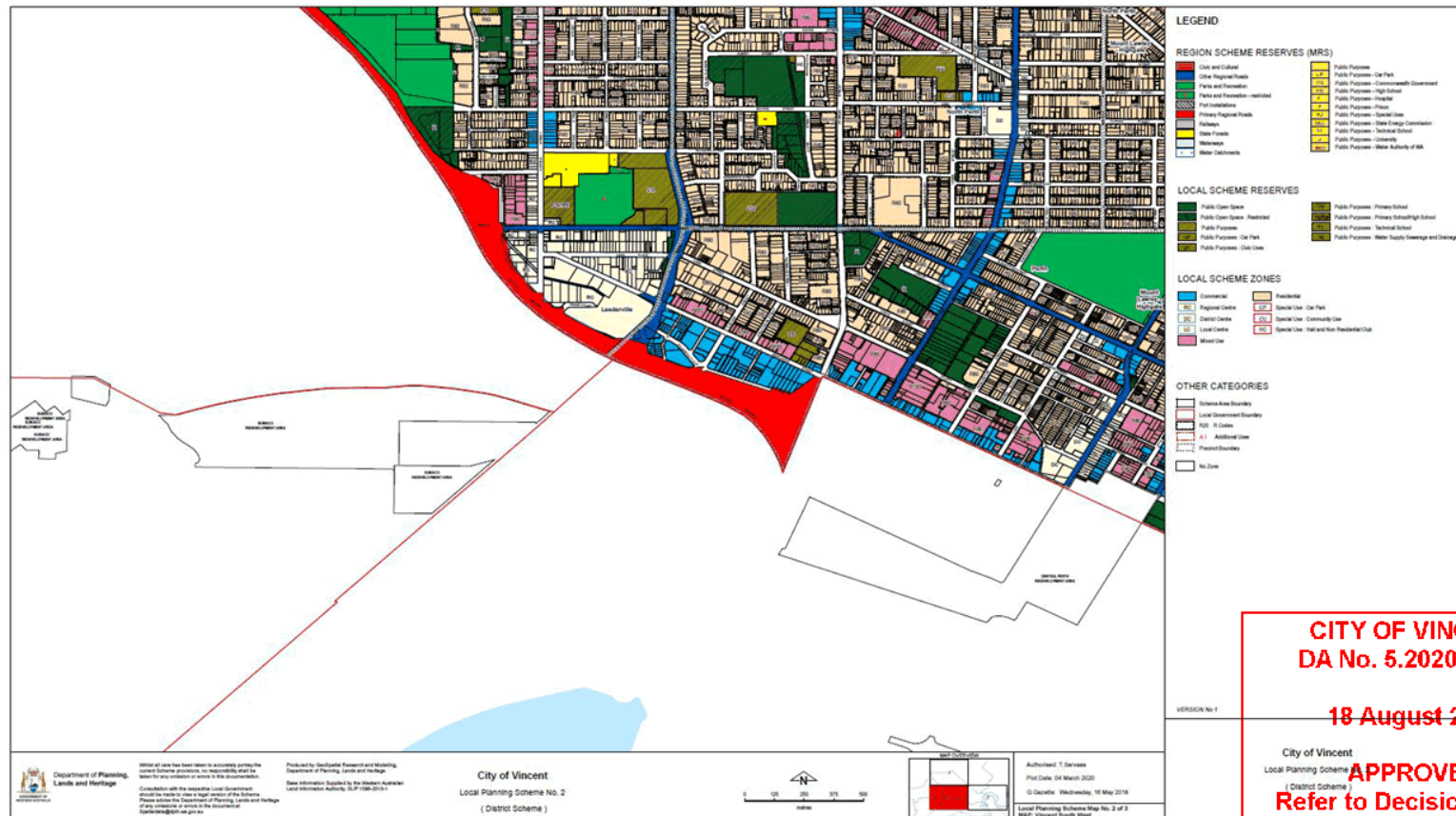


Proposed side Elevation

Figure 4: Side view.

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**Figure 5: Zone map 2 of Vincent City planning scheme.**

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Figure 6: Location of outdoor noise sources.

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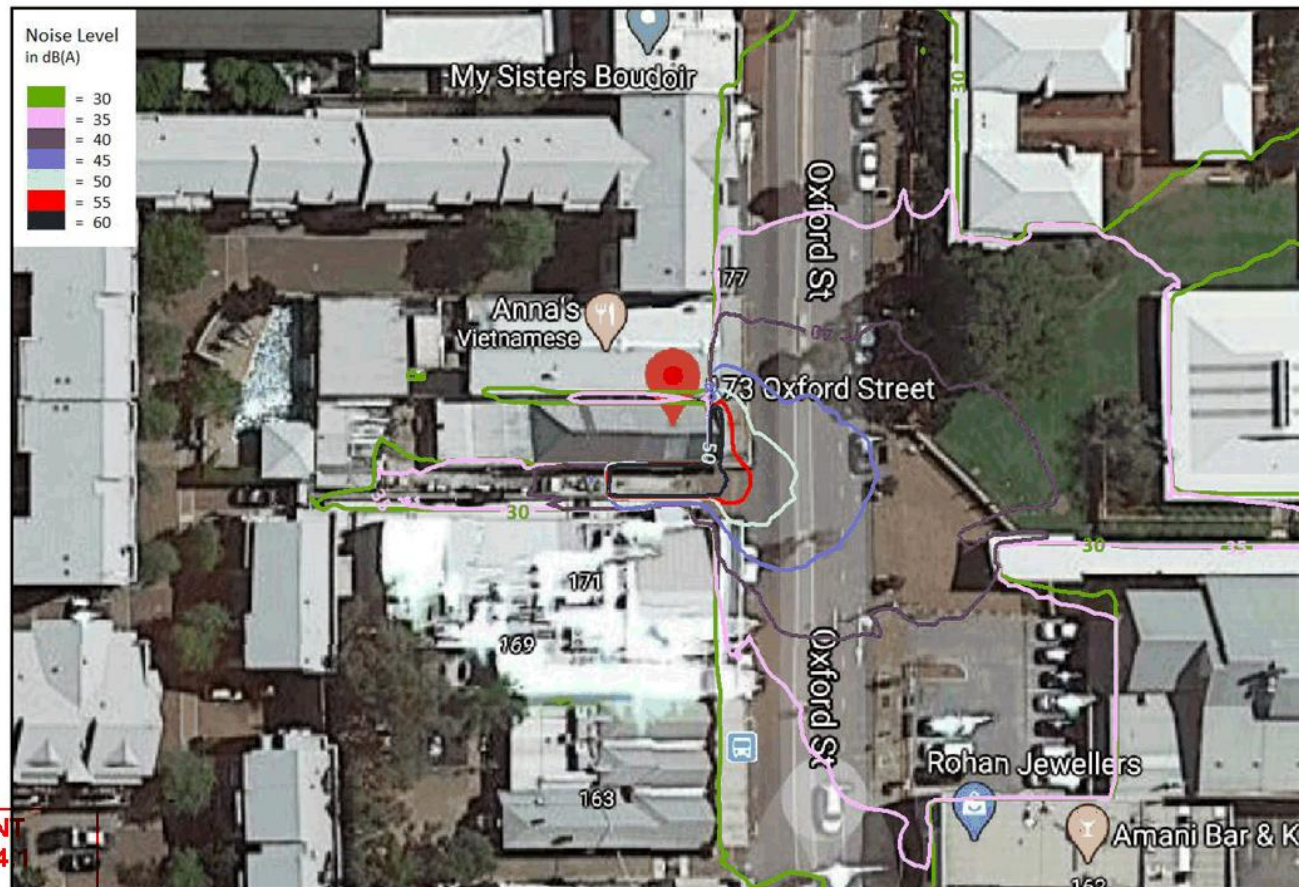
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Figure 7: Worst-case noise contours at 1.5m above the ground.

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**Summary of Submissions:**

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

<b>Comments Received in Support:</b>	<b>Administration Comment:</b>
<ul style="list-style-type: none"> <li>The development would be great for the area and would benefit the community and other small businesses.</li> <li>Important to increase capacity in existing bars to cater for the increased population.</li> <li>The development would add to the vibrancy of Leederville and add diversity to hospitality offerings in the area.</li> </ul>	<ul style="list-style-type: none"> <li>Comments in support are noted.</li> </ul>
<b>Comments Received in Objection:</b>	<b>Administration Comment:</b>
<u>Noise and Antisocial Behaviour</u> <ul style="list-style-type: none"> <li>Concerned about the impact from added noise late in the evening on surrounding residents. A licenced premises of this scale would bring extra noise year round and until much later in the evening.</li> <li>There is already anti-social behaviour experienced and this would be further increased as a result of the proposed greater capacity.</li> </ul>	<ul style="list-style-type: none"> <li>The premises is not proposing to increase the previously approved operating hours. The applicant has submitted an acoustic report which concludes that subject to the implementation of recommendations, the increased capacity would comply with the requirements of the <i>Environmental Protection (Noise) Regulations 1997</i>. Administration is satisfied that the proposal would not adversely impact on the amenity of surrounding residents subject to the measures of this acoustic report.</li> <li>In regards to anti-social behaviour, Administration recommends a condition requiring an updated Venue Management Plan to be provided. This would be consistent with the requirements of the City's Licenced Premises Policy and would include measures related to the management of anti-social behaviour.</li> </ul>
<u>Other</u> <p>Query if the development is approved, would this result in the parklet being removed.</p>	<p>The existing parklet on Oxford Street is not proposed to be removed as part of the subject development application.</p>
<b>Comments Received Expressing Concern:</b>	<b>Administration Comment:</b>
<u>Noise and Antisocial Behaviour</u> <ul style="list-style-type: none"> <li>Concerned about the impact from noise in the alfresco impacting on the adjoining Luna Cinemas. In addition to this there is also concern over noise generated from patrons and emptying bottles and the negative impact this may have. The existing dividing fence has been removed between the properties, and would request that a wall be constructed to absorb these noise impacts and to increase security.</li> <li>Concerned about anti-social behaviour increasing as a result of expanding the capacity of the bar.</li> </ul>	<ul style="list-style-type: none"> <li>As noted above, the applicant has submitted an acoustic report with the application. This outlines a number of recommendations to be implemented. One of these recommendations relates to the provision of a 3.8 metre high masonry wall along the southern boundary of the subject site, to mitigate noise impacts on the Luna Cinema's. Administration recommends a condition to require these measures of the acoustic report to be implemented, which would ensure that this wall is provided.</li> <li>As noted above, Administration recommends a condition be imposed which requires an updated Venue Management Plan be provided which addressed measures to manage instances of anti-social behaviour.</li> </ul>



**Summary of Submissions:**

Comments Received Expressing Concern:	Administration Comment:
<u>Car Parking</u>  Concerned about the availability of parking being reduced as a result of recent developments in the area. Specifically along Melrose Street where additional bays were installed in 2018, which now always seem occupied.	Administration is satisfied that there is adequate alternative transport methods and public parking in the locality to meet the demands for the premises, including along Oxford Street as well as The Avenue car park and the bays available outside of business hours as part of the ABN development. The City most recently made changes to the on-street parking provided along Melrose Street earlier this year. These reconfigured existing parallel bays into 90 degree bays, and result in an additional four on-street being provided. The City does not have any current occupancy data for these bays.
<u>Other</u>  Concerned that furniture is being placed within the footpath area, which should remain clear and unobstructed.	The City's <i>Trading in Public Places Local Law 2008</i> permits furniture to be placed on the footpath for outdoor eating, provided that a 1.5 metre continuous pathway is provided to pedestrian access.

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

**Summary of Submissions:**

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

Comments Received in Support:	Applicant Comment:
<ul style="list-style-type: none"> <li>The development would be great for the area and would benefit the community and other small businesses.</li> <li>Important to increase capacity in existing bars to cater for the increased population.</li> <li>The development would add to the vibrancy of Leederville and add diversity to hospitality offerings in the area.</li> </ul>	<ul style="list-style-type: none"> <li>We agree with the supportive comments, our aim is to also provide more employment opportunities to locals and the hospitality industry.</li> </ul>
Comments Received in Objection:	Applicant Comment:
<u>Noise and Antisocial Behaviour</u> <ul style="list-style-type: none"> <li>Concerned about the impact from added noise late in the evening on surrounding residents. A licenced premises of this scale would bring extra noise year round and until much later in the evening.</li> <li>There is already anti-social behaviour experienced and this would be further increased as a result of the proposed greater capacity.</li> </ul>	<ul style="list-style-type: none"> <li>Robert's is renowned by the locals at how professionally it is operated in relation to patron noise control and dealing with any anti-social behaviour. In fact we have never received a formal complaint from neighbouring businesses or residents.</li> <li>In our design, we have taken into consideration the potential impact to local businesses and residents, such as the construction of a 3.8 metre surrounding walls, with some closed in areas, roof area to the rear, along with engaging a acoustic engineer to do a full report based on the design that complied with the councils policy requirements. With the added patron numbers we plan to engage security professionals on key nights when required.</li> </ul>
<u>Other</u> <ul style="list-style-type: none"> <li>Query if the development is approved, would this result in the parklet being removed.</li> </ul>	<ul style="list-style-type: none"> <li>We do plan to keep the parklet as we have invested into the construction of this and it is also favoured by our patrons.</li> </ul>





**Summary of Submissions:**

Comments Received Expressing Concern:	Applicant Comment:
<u>Noise and Antisocial Behaviour</u> <ul style="list-style-type: none"><li>Concerned about the impact from noise in the alfresco impacting on the adjoining Luna Cinemas. In addition to this there is also concern over noise generated from patrons and emptying bottles and the negative impact this may have. The existing dividing fence has been removed between the properties, and would request that a wall be constructed to absorb these noise impacts and to increase security.</li><li>Concerned about anti-social behaviour increasing as a result of expanding the capacity of the bar.</li></ul>	<ul style="list-style-type: none"><li>As detailed in the design a 3.8 metre wall will be constructed. The emptying of bottles is done by the owner, which has never before 9am in the morning or 6pm in the evening. We are very strict on the noise pollution omitted, and have also been very conscious of the surrounding businesses and residents which clearly reflects in both the supporting and negative submissions by locals.</li></ul>
<u>Car Parking</u> <ul style="list-style-type: none"><li>Concerned about the availability of parking being reduced as a result of recent developments in the area. Specifically along Melrose Street where additional bays were installed in 2018, which now always seem occupied.</li></ul>	<ul style="list-style-type: none"><li>We dont feel that the business has impacted the parking around Leederville at all. The majority of our patrons are local who would walk to the premises and other patrons use public transport such as uber.</li></ul>
<u>Other</u> <ul style="list-style-type: none"><li>Concerned that furniture is being placed within the footpath area, which should remain clear and unobstructed.</li></ul>	<ul style="list-style-type: none"><li>At times the footpath can get congested with patrons pulling the chair to the outside of the table, which is not the correct placement. We do our best to control this. We have become conscious of this and are making extra effort to manage it.</li></ul>

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

**5.2 NO. 10 (LOT: 37; D/P 4576) MOIR STREET, PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE**

**Ward:** South

- Attachments:**
1. Location Map [↓](#) 
  2. Development Plans [↓](#) 
  3. Heritage Impact Statement [↓](#) 
  4. Determination Advice Notes [↓](#) 

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for Alterations and Additions to existing Single House at No. 10 (Lot: 37; D/P: 4576) Moir Street, Perth, in accordance with the plans shown in Attachment 2 dated 9 June 2021, subject to the following conditions, with the associated determination advice notes in Attachment 4:

**1. Development Plans**

This approval is for Alterations and Additions to existing Single House as shown on the approved plans dated 9 June 2021. No other development forms part of this approval;

**2. Boundary Walls**

The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City;

**3. 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 to the satisfaction of the City;

**4. Colours and Materials**

The colours, materials and finishes of the development shall be in accordance with the approved schedule of finishes which forms part of this approval; and

**5. 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.

**PURPOSE OF REPORT:**

To consider an application for development approval for alterations and additions to a single house at No. 10 Moir Street, Perth (subject site) that is listed on the State Register of Heritage Places.

**PROPOSAL:**

The subject site is located at No. 10 Moir Street, Perth as shown on the location plan included as **Attachment 1**.

The application proposes to remove an existing outbuilding and construct a 12 square metre, single storey addition at the rear of the subject site which would be detached from the existing dwelling. The addition would not be visible from the street as it would be located behind the existing dwelling. The application does not propose any modifications or changes to the original dwelling.

The proposed development plans are included as **Attachment 2**. The applicant's supporting information including a Heritage Impact Statement is included as **Attachment 3**.

#### BACKGROUND:

<b>Landowner:</b>	Timothy Newton
<b>Applicant:</b>	Stephen Carrick Architects
<b>Date of Application:</b>	13 April 2021
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Residential R Code: R25
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Dwelling (Single)
<b>Proposed Use Class:</b>	Dwelling (Single)
<b>Lot Area:</b>	299m <sup>2</sup>
<b>Right of Way (ROW):</b>	No
<b>Heritage List:</b>	The subject site and all adjoining properties are listed as Management Category A on the City's Municipal Heritage Inventory and included on the State Heritage Register.

#### Site Context

The subject site is bound by Moir Street to the north west and single storey single houses to the north east, south east and south west.

The subject site and adjoining properties are zoned Residential R25 under the City's Local Planning Scheme No. 2 (LPS2) and are located within the Residential built form area with a permitted building height of two storeys under Policy No. 7.1.1 – Built Form (Built Form Policy).

The subject site and all adjoining properties are subject to Clause 32(1) of the LPS2 which states that multiple dwellings are not permitted. This clause does not have any implications on the proposed development which would retain the existing single house.

#### Heritage Listing

The subject site and all adjoining properties are listed as Management Category A on the City's Municipal Heritage Inventory and included on the State Heritage Register. The proposal is subject to assessment against the provisions of the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy).

The subject site and all adjoining properties are located within the City's Brookman and Moir Streets Development Guidelines area. The proposal is subject to assessment against the provisions of the City's Appendix No. 6. Brookman and Moir Street Development Guidelines (Brookman Moir Guidelines).

#### Brookman and Moir Street Precinct

The Brookman and Moir Street Precinct is a State Heritage listed precinct for its intact, nineteenth century streetscape made up of Federation Queen Anne style residential buildings. The streets have 58 similarly constructed semi-detached dwellings that were used as rental accommodation for the working class in the late nineteenth to early twentieth centuries to service the Western Australian Gold Boom demand.

The residential buildings visually homogenous design, materials and colours provides a concentrated landmark area that provide a historically unique streetscape that are no longer constructed in inner-city residential areas.

**DETAILS:**Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the LPS2, the State Government's Residential Design Codes, the City's Built Form Policy, the City's Heritage Management Policy and the City's Brookman Moir Guidelines. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Street Setback	✓	
Lot Boundary Setback	✓	
Building Height	✓	
Open Space	✓	
Street Surveillance	✓	
Outdoor Living Areas	✓	
Visual Privacy	✓	
Solar Access for Adjoining Properties	✓	
External Fixtures, Utilities and Facilities	✓	
Heritage Management	✓	
Brookman Moir Guidelines	✓	

Detailed Assessment

Although the proposal satisfies all of the deemed-to-comply standards of the applicable planning framework, planning approval is required because the subject site is included on the State Register of Heritage Places.

The acceptability of the proposal is discussed in the Comments section below.

**CONSULTATION/ADVERTISING:**

Community consultation is not required in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and Policy No. 4.1.5 – Community Consultation. This is because the proposal is fully compliant with the deemed-to-comply equivalent of the applicable policies.

Although formal community consultation is not required, on 5 August 2021 the City sent 77 notification letters to all owners and occupiers of properties within the Brookman and Moir Streets Design Guidelines area. The purpose of the notification letters was to inform the residents that a development application had been received, outline details of the proposal and that the application was intended to be determined at the September Ordinary Meeting of Council.

The letters invited the residents to contact the assessing officer for further details regarding the proposal. The City did not receive any verbal or written correspondence from owners or occupiers.

Heritage Council of Western Australia (HCWA)

The application was referred to the HCWA in accordance with Section 73 of the *Heritage Act 2018* for review and consideration. The HCWA advised that it is supportive of the proposal for the following reasons:

- The additions are proposed to be structurally independent from the existing dwelling and do not propose to modify the existing dwelling in any way;
- The additions would be setback sufficiently from the existing water closet at the rear of the site which is proposed to be retained;
- The existing shed at the rear of the site that is proposed to be demolished does not contribute to the significance of the heritage place; and
- The additions would not have any negative impact to the identified cultural significance of the registered precinct.



**Design Review Panel (DRP):**

Referred to DRP: Yes

The proposal was referred to the City's DRP Chairperson for comments. The comments provided were in respect to the development plans and heritage impact statement included in **Attachment 2** and **Attachment 3** respectively.

The DRP Chairperson advised that they are supportive of the proposal for the following reasons:

- The proposal is for a sensitive addition to the existing residence with a clearly defined outdoor area;
- The proposed addition is designed to respond to the rear of the home and the scale of the existing pergola; and
- The scale and proportion of the addition is acceptable given the existing rear yard setting.

**LEGAL/POLICY:**

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form;
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties; and
- Appendix 6 - Brookman and Moir Streets Development Guidelines.

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

**Delegation to Determine Applications:**

The application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments because the application proposes additions to a place that is included on the State Register of Heritage Places.

**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:**

There are no sustainability implications from this report.

**PUBLIC HEALTH IMPLICATIONS:**

This report has no implication on the priority health outcomes of the City's *Public Health Plan 2020-2025*.

**FINANCIAL/BUDGET IMPLICATIONS:**

There are no finance or budget implications from this report.

**COMMENTS:**Heritage Management

The subject site is listed as Management Category A on the City's Municipal Heritage Inventory (MHI) and forms part of the Brookman and Moir Streets precinct which is included on the State Register of Heritage Places.

The application proposes the construction of a 12 square metre single storey addition at the rear of the subject site which would be detached from the existing dwelling and would not be visible from the street.

*Brookman Moir Guidelines and Heritage Management Policy*

The City's Brookman Moir Guidelines and Heritage Management Policy provides acceptable development standards that apply to any works to existing dwellings as well as any new additions. The proposed development would satisfy all of these acceptable development standards.

The City's Heritage Management Policy outlines that additions to a place listed as Management Category A on the City's MHI are required to obtain development approval even when they are fully compliant with the relevant provisions of the planning framework.

The statement of heritage significance for the Brookman and Moir Streets precinct is summarised as follows:

- The precinct is an example of two late nineteenth century streets comprising of Federation Queen Anne style, architectural, residential buildings;
- The buildings were constructed between 1897 and 1898, in the wake of the rapid population growth following the Western Australian gold boom;
- Almost all of the buildings within the two streets were constructed with a single basic design representative of the working class rental accommodation in the late nineteenth and early twentieth centuries;
- The originally one-way thoroughfares and modest lot sizes of the semi-detached dwellings provides character and a sense of enclosure;
- The fact that the buildings share a similar design, creates a visually striking precinct within an inner city residential area; and
- The historic precinct was developed by the Colonial Finance Corporation who named Brookman and Moir Streets after two of the principal investors in the company who were prominent Western Australians.

The applicant has submitted a heritage impact statement which is included in **Attachment 3** and outlines the following:

- The proposed single storey addition does not propose any alterations or additions to the existing dwelling and therefore has little impact on the aesthetic value of the place;
- All of the physical features that contribute to the heritage value of the site are found when viewed from the streetscape. As the proposed addition is located to the rear of the lot, the existing house will obstruct views from the street and therefore not impact the cultural heritage value;
- The proposed demolition of the existing outbuilding will not negatively affect the overall cultural heritage value of the place as it does not contribute to the historical significance of the place; and
- The proposed materials (masonry, render, weatherboard profile and corrugated steel) are sympathetic to the existing materials and colours of the heritage place.

The key design features of the proposal that result in its compliance with the relevant planning framework are as follows:

- The development does not propose any modifications or changes to the existing house;
- The development would be at the rear of the lot and not visible from the street;
- The development is single storey and does not protrude above the existing dwelling roof line;
- The development incorporates differentiating materials and colours to the existing dwelling which ensures the development is readily identifiable as new work;
- The existing shed is noted in the Heritage Council's recommendation as having no cultural significance to the heritage place and is therefore acceptable to be demolished; and

- The development satisfies the deemed-to-comply standards of the Residential Design Codes Volume 1 and the City's Built Form Policy.

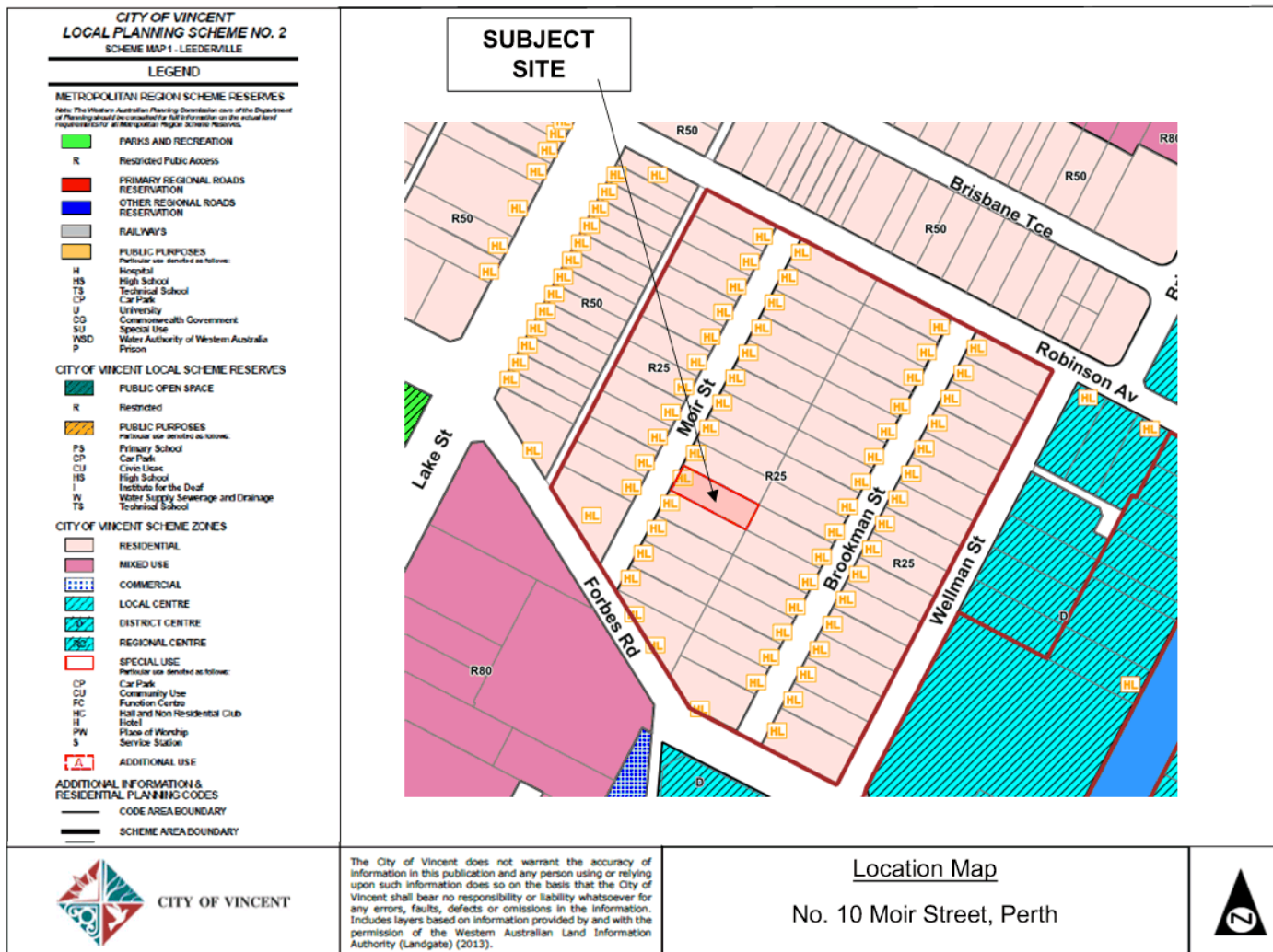
The application has been referred to the Heritage Council and the Chairperson of the City's DRP who have provided comments in support of the proposal.

#### *Burra Charter*

The *Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013* (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting bulk, form, scale, character, colour, texture and material. The proposed addition is located at the rear of the dwelling with a maximum height of one storey high. As the works are located out of view from the streetscape and behind the existing dwelling, the development proposed does not obscure the cultural significance of the place when viewed from the street.

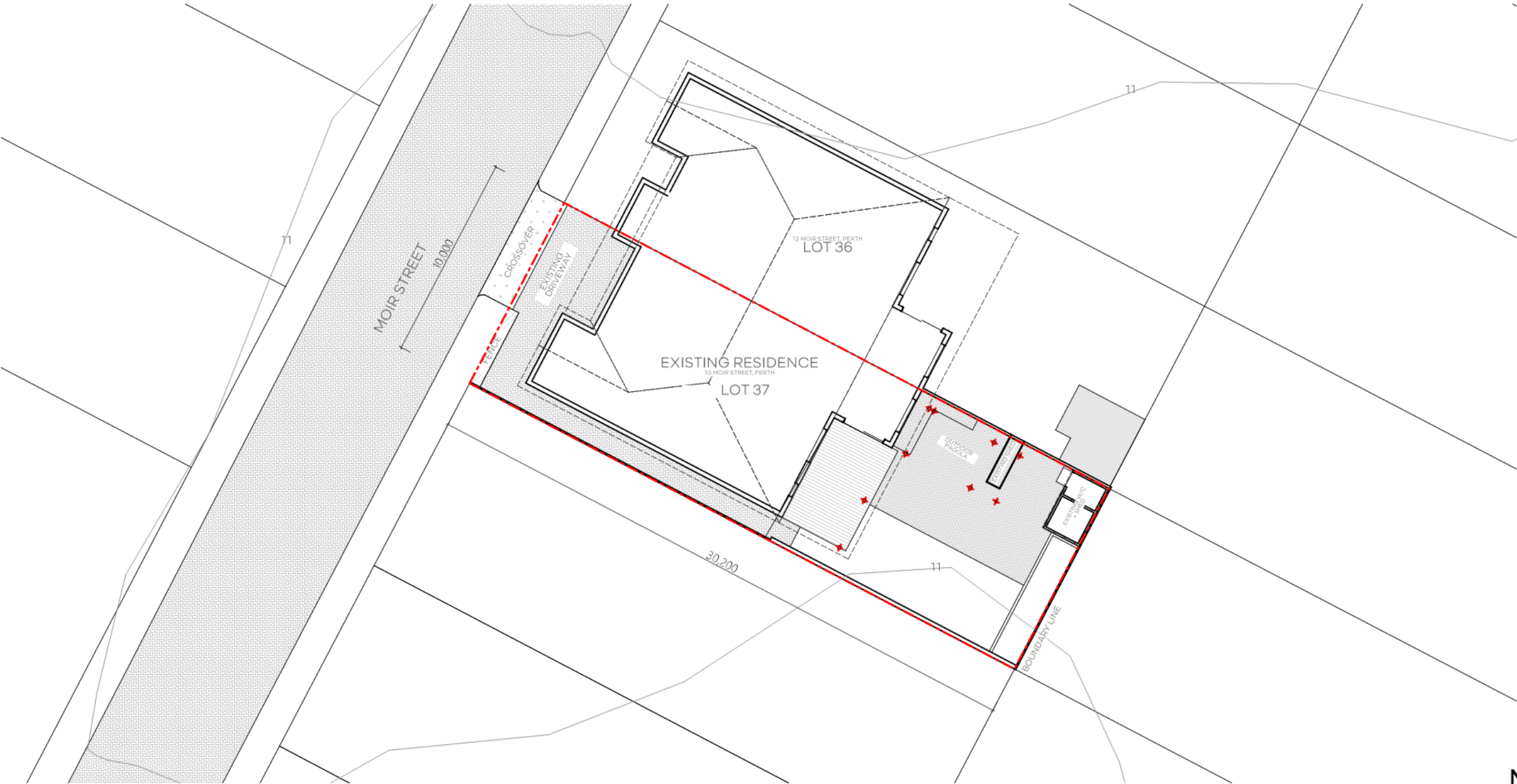
In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place. As the proposed addition is constructed from high quality materials and colours that are identifiable as new works, it would have minimal impact on the cultural significance of the heritage place.







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1. 1:200



NOTES - GENERAL

G.1 DRAWINGS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS

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G.5 DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SCHEDULES AND SPECIFICATIONS

10 MOIR STREET, PERTH  
WA6000

Project No. 7289

10 MOIR STREET, PERTH, CITY OF VINCENT,  
WA6000

RevID	Change Name	Date

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

Site Plan

**A1.2**

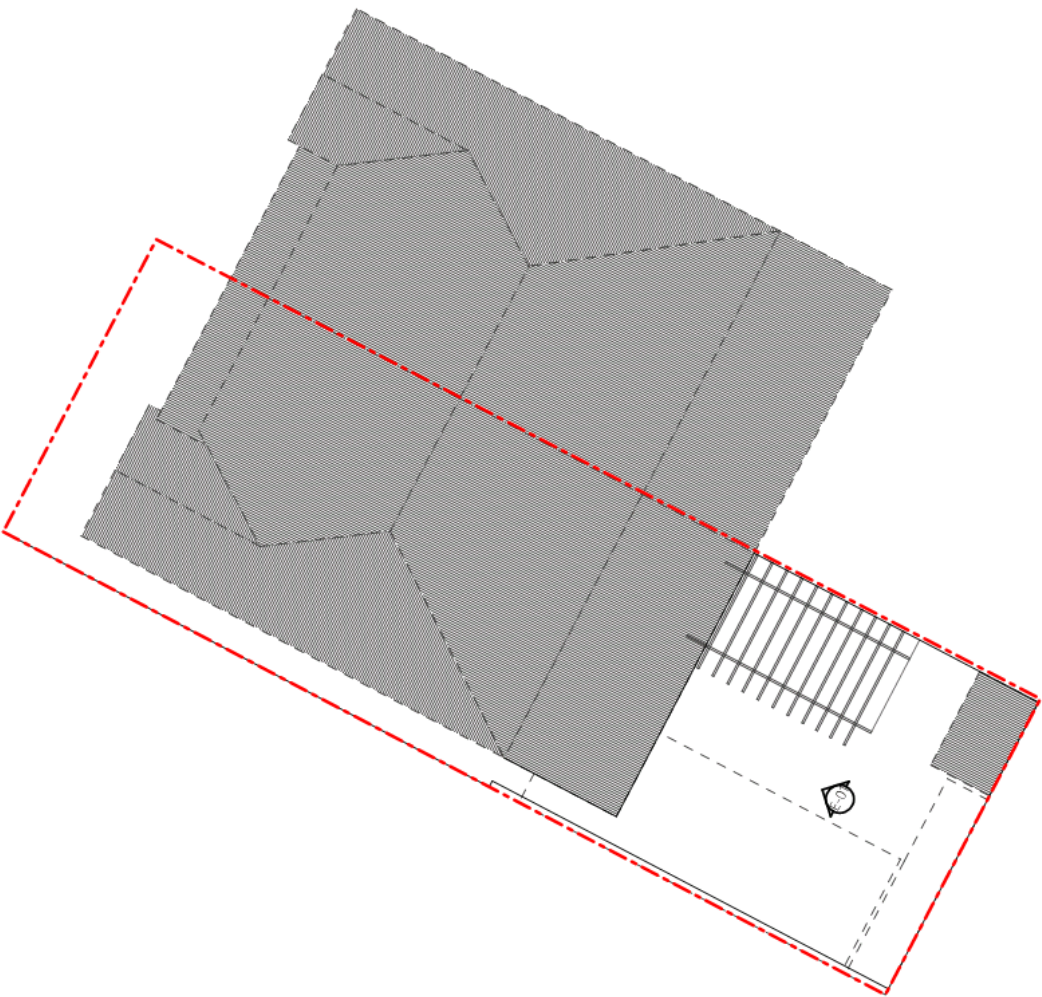
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9 June 2021



2.

Roof  
1:200



NOTES - GENERAL

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WA6000

Project No. 7289

10 MOIR STREET, PERTH, CITY OF VINCENT,  
WA6000

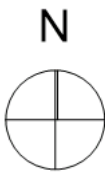
RevID	Change Name	Date

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

Roof Plan

A1.3

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E-01 EAST ELEVATION  
1:50



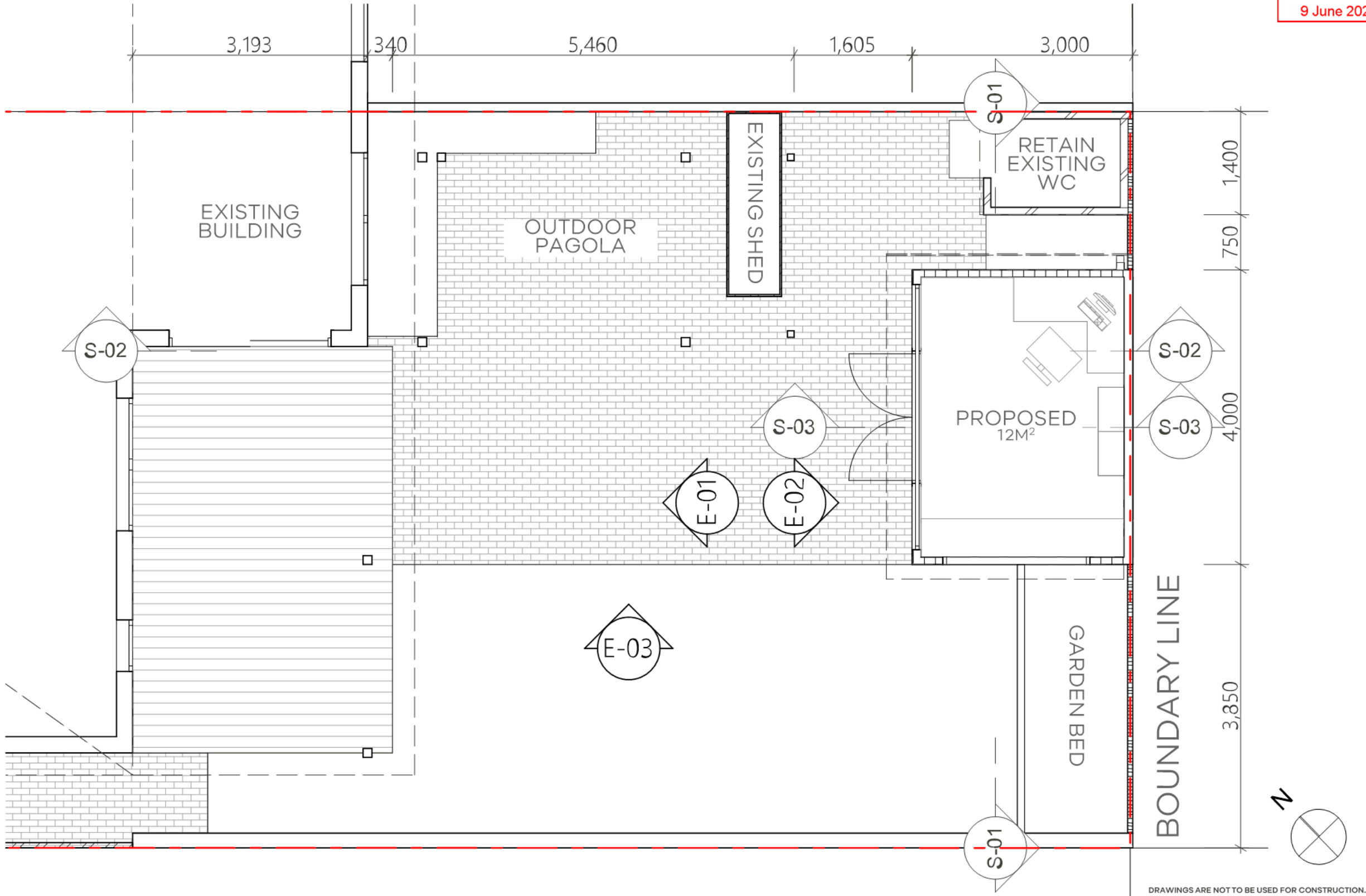
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10 MOIR STREET, PERTH WA6000
Project No. 7289
10 MOIR STREET, PERTH, CITY OF VINCENT, WA6000

RevID	Change Name	Date

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.
East Elevation
A1.5
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NOTES - GENERAL

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10 MOIR STREET, PERTH  
WA6000

Project No. 7289

10 MOIR STREET, PERTH, CITY OF VINCENT,  
WA6000

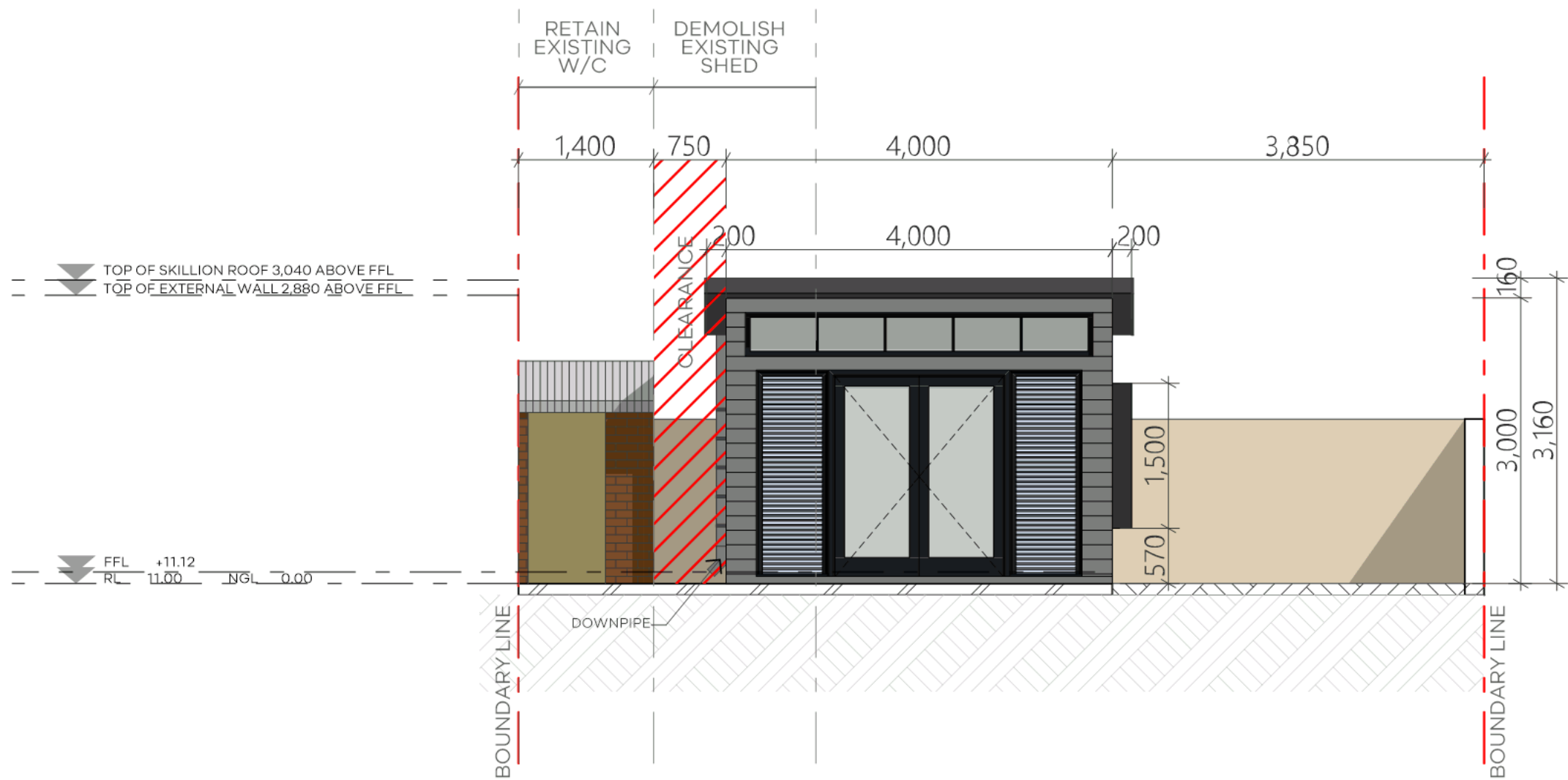
RevID	Change Name	Date

Proposed Floor Plan

**A1.6**

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E-02 PROPOSED WEST ELEVATION  
1:50



NOTES - GENERAL

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10 MOIR STREET, PERTH  
WA6000

Project No. 7289

10 MOIR STREET, PERTH, CITY OF VINCENT,  
WA6000

RevID	Change Name	Date

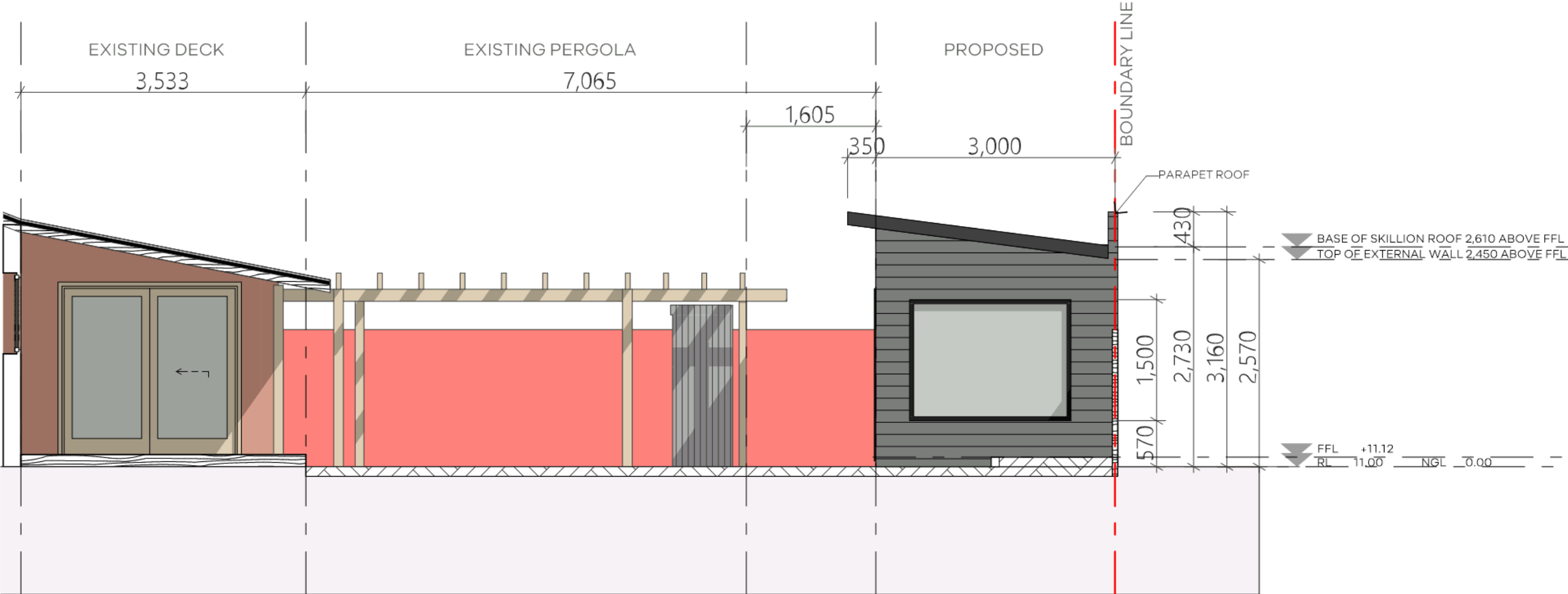
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Proposed West Elevation

**A1.7**

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E-03 PROPOSED SOUTH ELEVATION  
1:50



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10 MOIR STREET, PERTH  
WA6000

Project No. 7289

10 MOIR STREET, PERTH, CITY OF VINCENT,  
WA6000

RevID	Change Name	Date

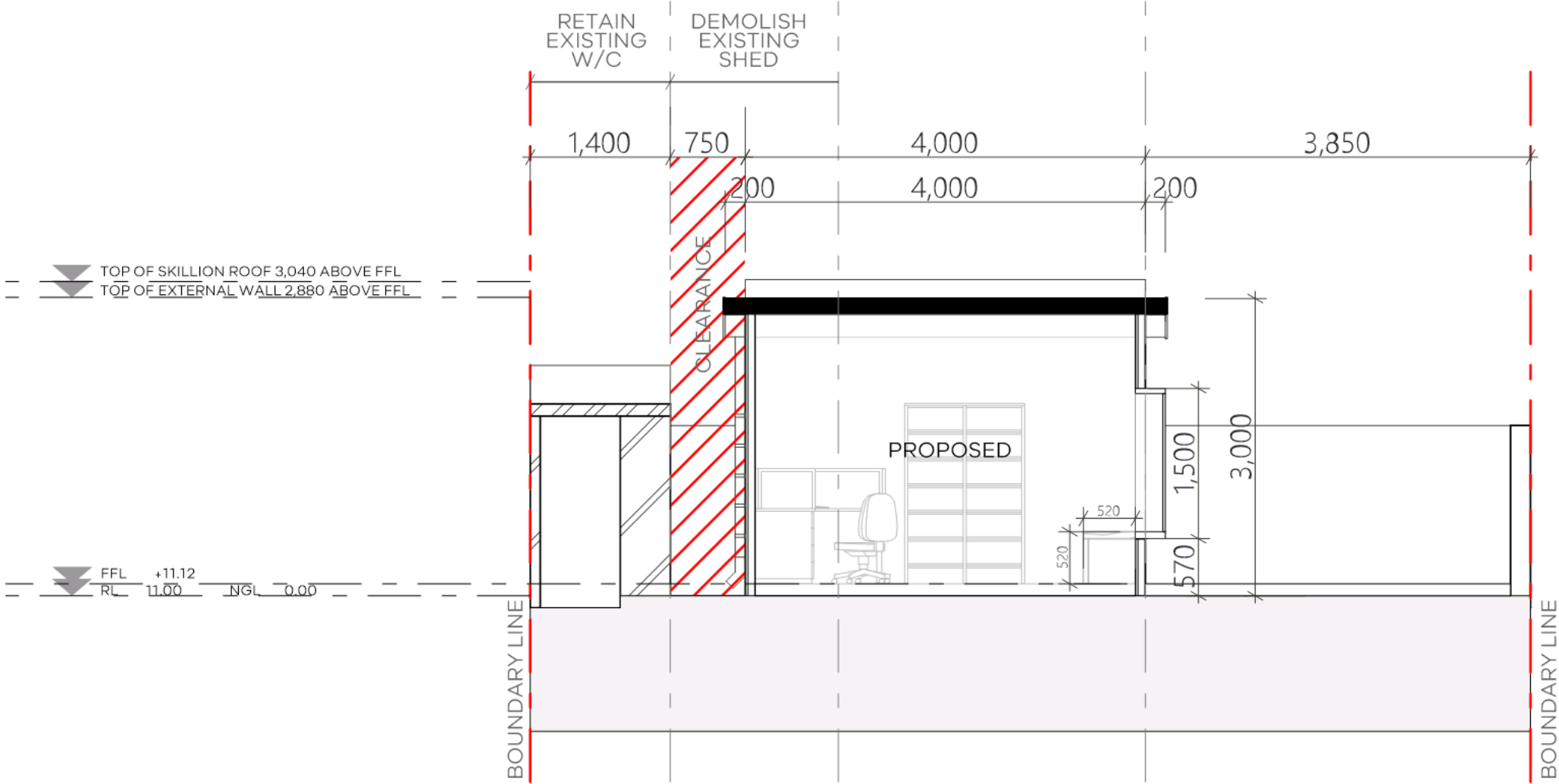
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

Proposed South Elevation

**A1.8**

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S-01 SECTION  
1:50



NOTES - GENERAL

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10 MOIR STREET, PERTH  
WA6000

Project No. 7289

10 MOIR STREET, PERTH, CITY OF VINCENT,  
WA6000

RevID	Change Name	Date

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

Section 01

**A1.9**

Scale : 1:50 @ A3



Architectural section drawing showing existing and proposed building elements. The drawing includes dimensions for horizontal and vertical measurements.

**Horizontal Dimensions:**

- EXISTING DECK: 3,533
- EXISTING PERGOLA: 5,460
- PROPOSED: 1,605
- PROPOSED: 350
- PROPOSED: 3,000

**Vertical Dimensions:**

- PROPOSED: 2,570
- PROPOSED: 2,730
- PROPOSED: 3,160
- PROPOSED: 430

**Labels and Notes:**

- EXISTING DECK
- EXISTING PERGOLA
- PROPOSED
- BOUNDARY LINE
- EXISTING SHED
- PROPOSED
- BASE OF SKILLION ROOF 2,610 ABOVE FFL
- TOP OF EXTERNAL WALL 2,450 ABOVE FFL
- FFL +11.12
- RL 11.00
- NGF 0.00



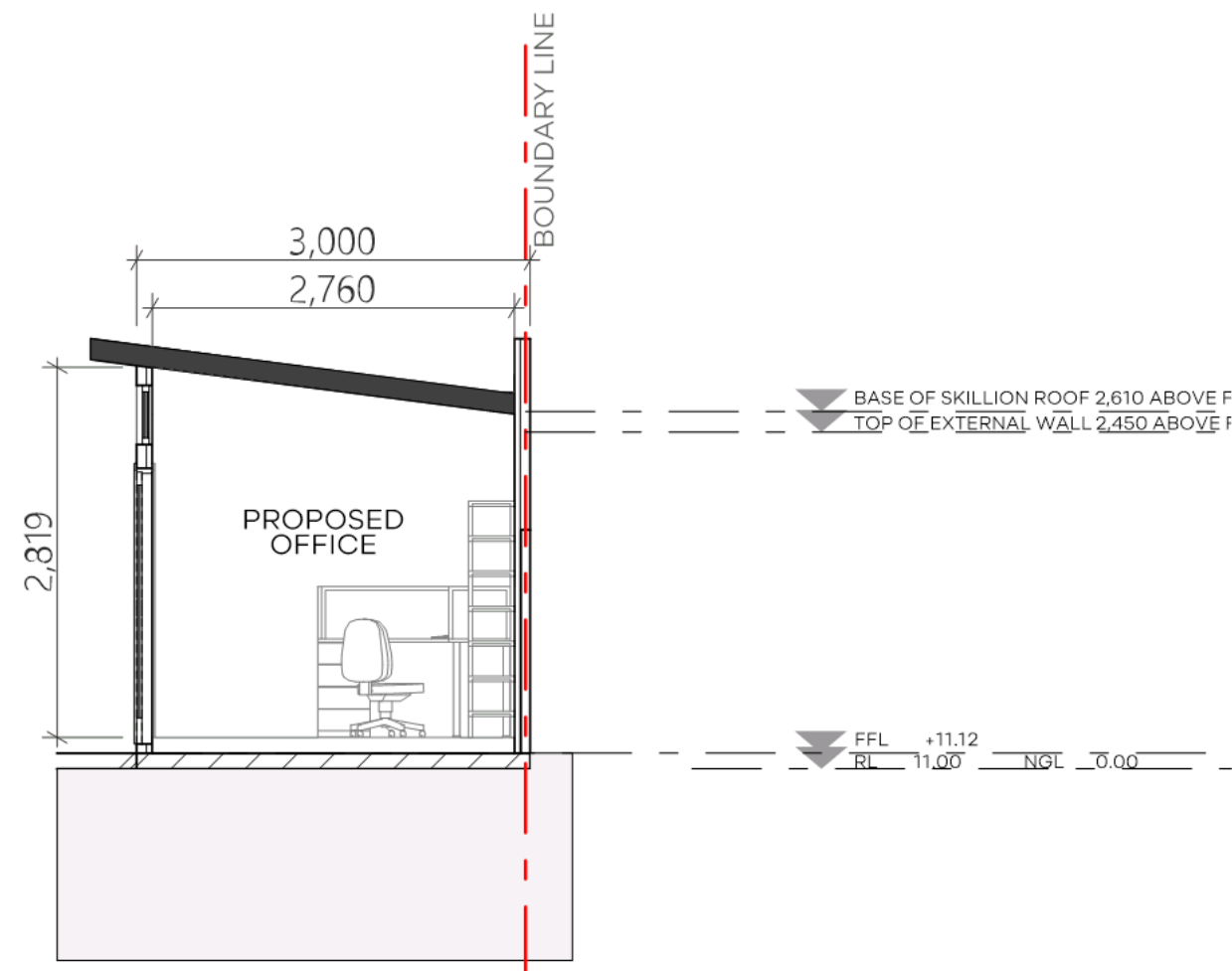
stephen  
carrick  
architects

Section 02

**A1.10**

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S-03 SECTION  
1:50



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10 MOIR STREET, PERTH  
WA6000

Project No. 7289

10 MOIR STREET, PERTH, CITY OF VINCENT,  
WA6000

RevID	Change Name	Date

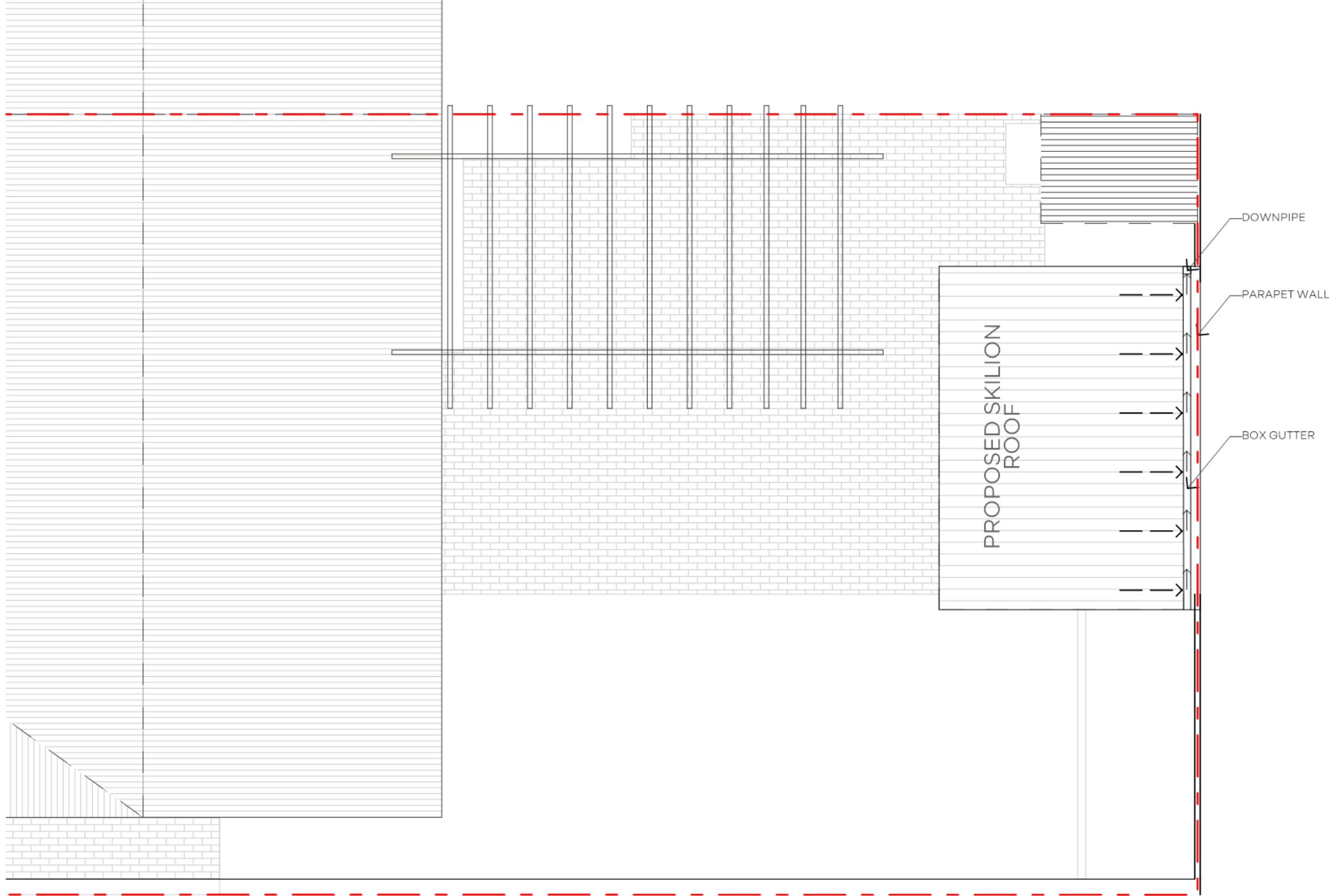
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

Section 03

A1.11

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ROOF PLAN  
1:50



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WA6000

Project No. 7289

10 MOIR STREET, PERTH, CITY OF VINCENT,  
WA6000

RevID	Change Name	Date

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

Proposed Roof Plan

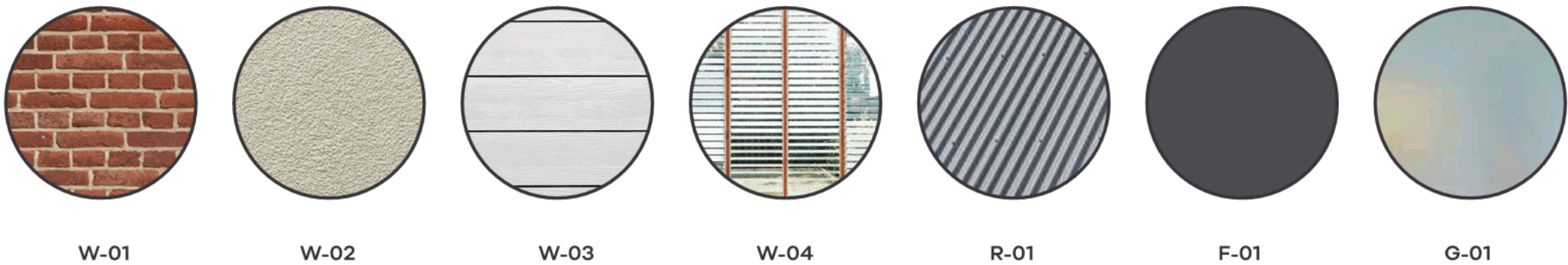
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ID.	Material	Location	Notes:
W-01	Masonry Double Brick	External walls	FRL of 60/60/60. To be constructed to BCA standards - minimum cavity width of 50mm
W-02	Render	North and East external walls	Finish to match existing render of fence - colour: terra cotta
W-03	Weatherboard Profile	South and West external walls	Compressed fibre cement board
W-04	Louvre Wall	West Elevation	Glazing to be tinted
R-01	Corrugated Galvanised (Z600) Steel	Roof Plan	-
F-01	Aluminium framed Windows and Doors		Colour: Grey
G-01	Double Glazing	To all openings - excl. louvred wall	Glazing to be tinted



NOTES - GENERAL

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10 MOIR STREET, PERTH  
WA6000

Project No. 7289

10 MOIR STREET, PERTH, CITY OF VINCENT,  
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RevID	Change Name	Date

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

Material/Colour

A1.13

Scale : @ A3

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16 March 2021



8 March 2021

Chief Executive Officer  
City of Vincent  
PO BOX 82  
LEEDERVILLE WA 6902

Dear Sir,

**HERITAGE IMPACT STATEMENT  
PROPOSED ANCILLARY DWELLING  
10 MOIR STREET, PERTH WA**

Following is a Heritage Impact Statement regarding the proposed Development Application for an Ancillary Dwelling to the rear of the property at 10 Moir Street, Perth.

**Background**

10 Moir Street, Perth is a residential semi-detached house located on a 299 square metre site.

The development application is for a simple single storey ancillary dwelling proposed to the rear of the property in the north-east corner along the boundary.

At present, an existing brick and corrugated roof WC and shed is sited at the proposed location of the ancillary dwelling. An existing timber framed pagola is located to the west of the existing W/C and shed. Adjacent to the WC and shed to the east is a garden bed and children's play area. The rear of the property is predominantly brick and grass. The site is level.

We understand that the semi-detached House at 10 Moir Street is located within the Brookman and Moir Streets Precinct.

The Brookman and Moir Streets Precinct is a State Registered Place (Place No. 03992) and is included on the City of Vincent's Local Heritage Inventory (formerly Municipal Heritage Inventory) and has been allocated a Management Category A - Conservation Essential. This Management Category means that the proposed development requires planning approval from the City and is to be carried out in accordance with that approval.

Stephen Carrick Architects discussed the proposed Development Application with the Duty Planner on Tuesday, 16 February 2021.

**Experience**

Stephen Carrick Architects is an award winning architectural firm that has completed a variety of projects across Western Australia.

Our practice specialises in all aspects of heritage and conservation architecture, residential architecture with specific expertise in conservation works, conservation planning (including



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16 March 2021  
Stephen Carrick Architects

heritage assessments and conservation plans), heritage impact statements, adaptive reuse of buildings and structures and infill in heritage streetscapes.

Stephen Carrick Architects has been commissioned by Tim Newton, owner of the property at 10 Moir Street, Perth to assist with the proposed development application. This includes the preparation of a brief Heritage Impact Statement to be submitted with the application.

#### **Significance**

10 Moir Street, Perth is located within the State Registered Brookman and Moir Streets Precinct.

This extract is sourced from the Heritage Council of Western Australia's Register Entry for P03992.

The Brookman and Moir Streets Precinct has cultural heritage significance for the following reasons:

- The Brookman and Moir Streets Group is a complete and intact residential development of 1897, undertaken by prominent citizens under William Brookman.
- The intact working class semi detached houses were constructed in the Federation Queen Anne Style.
- It demonstrates the social mores and way of life in the developing area north of Perth, at the commencement of the Gold Boom period.
- It provides a notable example of a late 19th century townscape with its repetitive building forms and development patterns.
- It is a unique example of a housing estate that includes: The scale of the subdivision and development by a speculative development company notable to the historic and social event of its time.
- Duplex, 2-4 Brookman Street are integral elements of the Brookman and Mori Streets Group. The form and scale of the typical Federation Queen Anne workers housing was varied in the case of this duplex, with the introduction of the bay windows. This differentiated the duplex pair from the other semi-detached workers housing within the development. It demonstrated the possibility of personalising properties without disturbing the consistent development patterning of the whole development.

#### **Proposal**

The development application proposal is for a simple single storey skillion roof ancillary dwelling to the rear of the property at 10 Moir Street, Perth. The proposed dwelling is to be 18 square meters in total floor area and will include a bathroom and flexible space.

The design proposes no alterations or additions to the existing semi-detached house.

Demolition to the existing WC and shed to the north-east corner of the site is proposed. Existing plumbing to the site of the proposed ancillary dwelling is to be retained and integrated with the design for a future bathroom.

A short summary from the client, Tim Newton has been provided to describe the use of the proposed:

*The proposed ancillary dwelling is primarily a home-office that will enable working from home in a suitable environment and without undue disturbances. It will also provide some extra living space and function as a second TV / reading room or a music room. Occasionally, it may be used as a guest room for visitors to stay. The second bathroom will also be convenient during the morning rush.*



**Consideration**

The City of Vincent's Development Guidelines for Heritage and Adjacent Properties include objectives of the guidelines. There are 5 objectives. All 5 objectives have been listed below:

1. Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.
2. Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.
3. Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.
4. Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.
5. Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.

**Impact**

The following summary of comments and potential impacts are provided in consideration of the City of Vincent's Guidelines for Heritage and Adjacent Properties and the State Register Entry P03992 Statement of Significance:

- The existing residential building at 10 Moir Street is located within the Brookman and Moir Streets Precinct. The building is a representative example of a working semi-detached house constructed in the Federation Queen Anne Style within the Precinct. The proposed single storey ancillary dwelling does not propose any alterations or additions to the existing building and therefore, is considered to have little impact on the aesthetic value of the place;
- Residential development within the Brookman and Moir Streets Precinct is notable for the repetitive building forms and development patterns. The predominantly single storey developments within the area feature tuck-pointed red brick and stucco banding, pairs of windows on the gable fronted projections, chimneys and decorative cornices under the eaves line. All of these physical features contribute to the streetscape aesthetic which reinforces the character of the Brookman and Moir Streets Precinct. The proposed ancillary dwelling is to be located to the rear of the property at 10 Moir Street. The dwelling will not be visible from the street and therefore will not impact upon this cultural heritage value;
- The proposed ancillary dwelling will support and enhance the current liveability of the place for the client;
- The proposed ancillary dwelling is structurally independent from the existing house and will not impose any physical changes to the existing residential building;
- The proposed demolition works to the existing outbuildings will not impact negatively upon the overall cultural heritage values of the place. The existing structure does not contribute to the historical significance of the place;
- The proposed materials (masonry, render, weatherboard profile and corrugated steel) are sympathetic towards the existing material palette and colour of the existing place.

Based on the cultural heritage values of the Brookman and Moir Streets Precinct the proposed ancillary dwelling in our professional opinion, will have little impact on the existing building and precinct. The proposed ancillary building is a sympathetic, yet contemporary structure that will not be confused as part of the original building and will provide required space to supplement the existing modest semi-detached house.

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Please do not hesitate to contact me on 0457 309 201 or email (stephen@stephencarrickarchitects.com.au) if any clarification of this proposal or any additional information is required.

Yours Sincerely,










**Stephen Carrick**  
Director

**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 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.
3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
4. 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.
5. In relation to Advice Note 2 a further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency signed by the Minister for Planning on 8 April 2020.
6. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
7. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
8. No verge trees shall be REMOVED. The verge trees shall be RETAINED and PROTECTED from any damage including unauthorized pruning.
9. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to commencement of all building/development works, and shall be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond must be made in writing. This bond is non-transferable.
10. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
11. With reference to Condition 2, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
12. In regards to Condition 5, all storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.

**5.3 NO. 374 (LOT: 801; D/P: 29435) NEWCASTLE STREET, PERTH - PROPOSED AMENDMENT TO APPROVED UNLISTED USE (BILLBOARD SIGNAGE)**

**Ward:** South

- Attachments:**
1. Consultation and Location Map [↓](#) 
  2. Development Plans [↓](#) 
  3. Previous Council Minutes [↓](#) 
  4. Previously Approved Plans [↓](#) 
  5. Applicant's Written Justification [↓](#) 
  6. Site Photo of Existing Billboard Signs [↓](#) 
  7. Summary of Submissions - Administration's Response [↓](#) 
  8. Summary of Submissions - Applicant's Response [↓](#) 
  9. Determination Advice Notes [↓](#) 

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for an Amendment to Approved Unlisted Use (Billboard Signage) at No. 374 (Lot: 801; D/P: 29435) Newcastle Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 9:

**1. Time Limited Approval**

This approval is valid for a period of three (3) years from the date of this approval. After this period, the use shall cease to operate unless a further approval is obtained prior to the expiration of this period (refer to advice note 4).

**2. Sign Management**

- 2.1 This approval is for an Unlisted Use (Billboard Signage) as shown on the Development Plans dated 27 May 2021, included as Attachment 2. No other development forms part of this approval;
- 2.2 The signage shall not have flashing, intermittent or running lighting;
- 2.3 The applicant/owner shall maintain adequate setback from motorists' line of sight through the traffic signals to the nearest edge of the billboards, to the satisfaction of the City;
- 2.4 The billboards shall not display advertising material which by virtue of colour or content may confuse the motorist or imitate the traffic signals or road signs, to the satisfaction of the City; and
- 2.5 Advertising content shall not contain material (by reasonable definition) that may be offensive to the public or cause unacceptable levels of distraction, to the satisfaction of the City; and

**3. Site Amenities**

- 3.1 Appropriate seating and a drinking fountain shall be conveniently located within the site, to the satisfaction of the City; and
- 3.2 The site shall be appropriately landscaped using waterwise plants with a preference for local Australian plants, to the satisfaction of the City. The landscaping shall be planted and maintained thereafter to the satisfaction of the City, at the expense of the owner(s)/occupiers.

**PURPOSE OF REPORT:**

To consider an application for development approval to amend a previous development approval for an Unlisted Use (Billboard Signage) at No. 374 Newcastle Street, Perth (the subject site).

**PROPOSAL:**

The application proposes to extend the validity of the previous development approval which expired on 28 June 2021 to allow the two existing billboard signs to continue being displayed at the subject site for a further five years.

The existing sign facing Fitzgerald Street has dimensions of 12.66 metres by 3.35 metres and the existing sign facing Newcastle Street has dimensions of 8.3 metres by 2.2 metres. The application does not propose any change to the previously approved size or locations of the signs.

The development plans are included in **Attachment 2**.

**BACKGROUND:**

<b>Landowner:</b>	S & K Investments Pty Ltd
<b>Applicant:</b>	S & K Investments Pty Ltd
<b>Date of Application:</b>	27 May 2021
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Commercial R Code: N/A
<b>Built Form Area:</b>	Activity Corridor
<b>Existing Land Use:</b>	Billboard Signage (Unlisted Use)
<b>Proposed Use Class:</b>	Billboard Signage (Unlisted Use)
<b>Lot Area:</b>	261.6m <sup>2</sup>
<b>Right of Way (ROW):</b>	No
<b>Heritage List:</b>	No

Site Context

The subject site is bound by Newcastle Street to the south west, Fitzgerald Street to the north west and vacant sites to the north east and south east. The subject site abuts the boundary between the City of Vincent and the City of Perth to the south.

The subject site and the adjoining property to the south east are zoned Commercial under the City's Local Planning Scheme No. 2 (LPS2). The adjoining properties to the north east are zoned Mixed Use R160 under LPS2.

The subject site and all adjoining properties are within the Activity Corridor built form area and have a building height limit of four storeys under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

One of the existing billboards at the subject site faces Newcastle Street and the other faces Fitzgerald Street. The remainder of the site includes extensive landscaping, seating and a water fountain. A site photograph is included in **Attachment 6**.

Previous Development Applications

At its Ordinary Meeting on 23 August 2005, in line with Administration's recommendation, Council resolved to refuse a development application for two billboard signs and a piazza with three bench seats, a ground plaque, reticulated lawn and landscaping at the subject site for the following reasons:

- *The signs would not be consistent with the orderly and proper planning and the preservation of the amenities of the locality with respect to the protection and enhancement of the social, physical and cultural environment of Newcastle Street, Fitzgerald Street and the Beaufort Precinct; and*
- *Due to non-compliance with the Signage Policy and Beaufort Precinct Statement.*

At its Ordinary Meeting on 14 June 2011, Council resolved to approve a development application for the two existing billboard signs and associated landscaping at the subject site. This was contrary to Administration's recommendation of refusal. Council's reasons for approval were:

- *Difficulty of developing the site;*
- *The temporary proposal provides a social dividend to the community; and*
- *The proposal is of a temporary nature (i.e. 5 years).*

At its Ordinary Meeting on 28 June 2016, Council resolved to approve a development application, in line with Administration's recommendation, to extend the validity of the 2011 approval for a further five years until 28 June 2021.

The minutes of the 28 June 2016 and 14 June 2011 Ordinary Council Meetings are included as **Attachment 3**, and the previously approved plans from 2016 are included as **Attachment 4**.

#### DETAILS:

The buildings that previously occupied the adjoining vacant sites to the north east and south east (No. 372 Newcastle Street, No. 120 Fitzgerald Street and No.126-128 Fitzgerald Street) were demolished in October 2018 and the City has not received any applications for redevelopment on these adjoining sites.

These three adjoining sites are currently advertised as being for sale under one listing. This listing does not include the subject site.

#### Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the Built Form Policy and the City's Policy No. 7.5.2 – Signs and Advertising (Signage Policy). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Signage		✓

#### Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
'P' use	Unlisted use. The proposed billboard signage is not a use that is referred to within LPS2.
Signage	
Deemed-to-Comply Standard	Proposal
<b>Policy No. 7.5.2 – Signs and Advertising</b>  <i>Part 3(iiii) – Bill Posting and Billboards</i>  Bill Posting, Billboards and the structures of a similar or identical type are not permitted within the City of Vincent.	The application proposes to retain the two existing billboard signs on the subject site for a further five years.  The signage is not related to a business on site and seeks to advertise third-party content.

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

#### CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days commencing on 13 July 2021 and concluding on 26 July 2021. Community consultation was undertaken by way of written notification with 21 letters being



sent to surrounding landowners and occupiers, of which 19 were located in the City of Vincent and two were located in the City of Perth, as shown in **Attachment 1**. A notice was also published in the Perth Voice and on the City's website in accordance with the City's Policy No. 4.1.5 – Community Consultation.

During the community consultation period, the City received a total of five submissions, four in objection and one in support of the proposal. The submissions received in objection raised the following concerns:

- The existing billboards have an adverse impact on the visual amenity of this section of the City;
- The City's prohibition of billboard signs under the Signage Policy is well founded. Over-scaled, commercialised billboard signs are at odds with the aim of this Policy;
- The billboard signage does not contribute any services to the local area, undermines walkability in the area does not provide any sustainable water or power infrastructure;
- The billboards do not fit the scale, height, style, materials, street alignment and design of facades along Newcastle and Fitzgerald Streets;
- The billboard signage is not consistent with the City's long term planning for development along Newcastle Street;
- The billboard signage should not be justified by the provision of the pocket park which does not provide any shade planting, is uncomfortable and does not appear to be well utilised by members of the public; and
- The existing billboards are a major disincentive to the redevelopment of the properties around the billboard site.

A summary of the submissions received and Administration's response to these is provided in **Attachment 7**. The applicant's response to the summary of submissions is included in **Attachment 8**.

#### Main Roads WA (MRWA)

The development application was not required to be referred to MRWA because the existing billboard signage is not adjacent to a Primary Regional Road or visible from the Graham Farmer Freeway. The proposal was still referred to MRWA for consistency because the previous development applications were referred. MRWA responded advising that it had no comments in relation to the proposal.

#### Department of Planning Lands and Heritage (DPLH)

The proposal was referred to the DPLH for comments in accordance with the Western Australian Planning Commission's (WAPC) Notice of Delegation dated 30 May 2017 as the subject site abuts Fitzgerald Street which is an Other Regional Road (ORR) under the Metropolitan Region Scheme (MRS). DPLH advised that it had no objection to the proposal on ORR planning grounds.

#### **Design Review Panel (DRP):**

Referred to DRP: No

The application was not referred to the City's DRP because the billboard signs are existing and the built form is not proposed to change from what was previously approved.

#### **LEGAL/POLICY:**

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form; and
- Policy No. 7.5.2 – Signs and Advertising.

#### City of Vincent Local Planning Scheme No. 2

The objectives of the Commercial zone under LPS2 are as follows:

- *To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.*

- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.*
- *To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*
- *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.*

#### Policy No. 7.5.2 – Signs and Advertising

The objective of the Signage Policy is *“to ensure that the display of advertisements on properties does not adversely impact upon the amenity of the surrounding areas while providing appropriate exposure of activities or services”*.

There is a deemed-to-comply provision in the Signage Policy that sets out that billboards are not permitted within the City of Vincent. This provision has remained unchanged since the billboard signage on the subject site was previously approved.

At its Ordinary Meeting on 20 October 2020, Council moved a Notice of Motion and adopted a recommendation to:

- Amend the Signage Policy to clarify that variations to the deemed-to-comply provision which prohibits billboards within the City shall not be assessed against the performance criteria (design principles) listed under Clause 5 of the Policy; and
- Request that Administration investigate the suitability of billboards through community consultation and a review of the Signage Policy by December 2021.

A review of the City's Signage Policy is currently ongoing and it is intended to be presented to Council at its October 2021 Ordinary Council Meeting for consideration to advertise.

#### **Delegation to Determine Applications:**

The application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments because:

- The application proposes to amend a development approval previously determined by Council that does not satisfy the deemed-to-comply standards of the City's Signage Policy and would impact the conditions imposed; and
- The application proposes the approval of billboard signage.

#### **RISK MANAGEMENT IMPLICATIONS:**

Low: 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:**

The Environmentally Sustainable Design Provisions of the City's Built Form Policy, which is informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024 is not applicable to this proposal. This is because the application does not propose to modify the existing building on site.

#### **PUBLIC HEALTH IMPLICATIONS:**

This report has no implication on the priority health outcomes of the City's *Public Health Plan 2020-2025*.

**FINANCIAL/BUDGET IMPLICATIONS:**

There are no finance or budget implications from this report.

**COMMENTS:**Billboard Signage

The City's Signage Policy states that billboard signage advertising products or services which are not being offered on the site (third party content) are not permitted within the City.

The City's Signage Policy also states that variations to the deemed-to-comply provision which prohibits billboards within the City shall not be assessed against the performance criteria (design principles) listed under Clause 5 of the Policy.

The provisions of a local planning policy is one of a number of matters that the City is required have due regard for under Clause 67(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) in determining an application.

In determining the application, the City is required to consider the extent that the proposal satisfies the objective of the Signage Policy, the objectives of the Commercial zone under LPS2 and the relevant matters to be considered under Clause 67(2) of the Regulations. This means that it would be possible for the City to exercise its discretion and approve a development application that proposes billboard signage where these considerations have been deemed to be met.

The proposed billboard signage would satisfy these objectives and matters to be considered for the following reasons:

- The application does not propose any changes to the size or location of the existing billboard signs;
- The applicant has consistently maintained the existing billboard signage as well as the associated landscaping and amenities to the satisfaction of the City since 2011;
- The City has not received any complaints regarding the billboard signs or the subject site since 2011;
- The individual subject site continues to have limited development potential due to the constrained nature of the site. The site has an area of 262 square metres, is located on the corner of two district distributor roads and has limited vehicle access options. Future development of the site would be viable through amalgamation with adjoining properties. The existing signs are considered to be a suitable use for the site until this more desirable development opportunity arise; and
- It is recommended that the previous approval for the existing billboard signage be renewed subject to a condition stipulating a time limitation. This would ensure that the long term use of the site does not remain for the use of displaying billboard signage.

Time Limited Approval

The applicant is proposing to extend the validity of the previous development approval for a further five years, expiring on 14 September 2026.

The applicant has provided written justification in support of the proposed five year renewal which is included in **Attachment 5** and summarised as follows:

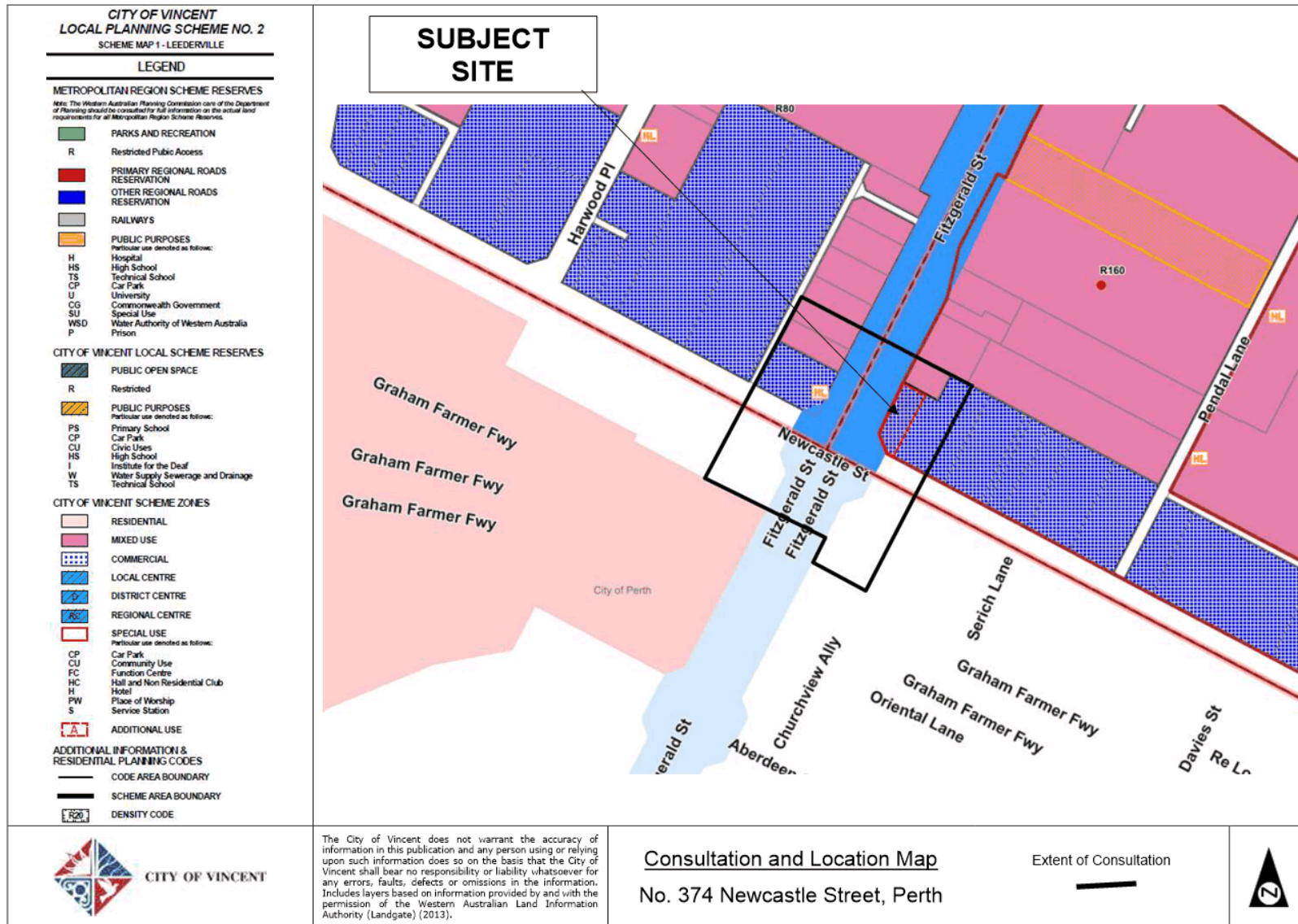
- Prior to the installation of the billboards in 2011, the subject site was poorly maintained and used as an informal car park. The installation of the billboards, landscaping, public seating and water fountain provided an improved streetscape outcome for the community. The proposed five year extension of time would ensure that this social dividend continues to be provided by the subject site; and
- The billboards were approved by the City in 2011 and renewed in 2016 because the subject site was constrained and would be difficult to develop without being amalgamated with adjoining properties to the north east and south east. These adjoining properties have been on the market since 2018 and are yet to be sold which indicates that amalgamation and redevelopment is not imminent or likely to occur for at least several more years; and
- Whilst the subject site has not been included on the listing for sale of the adjoining properties, the applicant has indicated that they would be prepared to sell the subject site into a larger development if and when a suitable opportunity arises.

The applicant has separately advised that any approval for a renewal that is less than five years would result in difficulties securing clients to fill the ad space and reduce the commercial viability of the billboards. The applicant has suggested that in the instance that Administration were to recommend a three year renewal, an additional Condition be imposed triggering a further two year approval in the instance that no development application is lodged for the surrounding sites during the next three years.

Although Administration is recommending that the previous approval for the existing billboard signage be renewed, it is not of the view that the proposed five year extension is appropriate given that the circumstances surrounding the subject site have changed since the previous decision made on 26 July 2016.

Administration recommends that the previous approval for the existing billboard signage be renewed for a further three years for the following reasons:

- Since the 2016 approval, there has been progress with respect to the redevelopment opportunities at the subject site. The adjoining properties to the north east and south east have been cleared and listed for sale;
- It is possible that the continued existence of the billboard signage and omission of the subject site from the real estate listing could be perceived by prospective buyers as a barrier to purchase and development;
- In the instance that the subject site and adjoining properties were to be purchased in the near future, it is not considered unreasonable that a development could commence, or be close to commencing, within a three year period. The recommended three year renewal would ensure that the applicant is able to continue to utilise the subject site for the current purpose of displaying billboard signage in the interim period;
- Administration is not supportive of the applicant's recommendation to impose a Condition triggering a further two year approval in the instance that no development application is lodged for the surrounding sites during the next three years. A Condition of this nature would be contrary to the intent of Administration's recommended three year renewal timeframe as it would dis-incentivise the applicant from progressing with decommissioning the billboard signs and selling, amalgamating or redeveloping the subject site and this is because ultimately, the decision to progress with sale, amalgamation or redevelopment of the subject site sits with the applicant rather than the City;
- In the instance that amalgamation and development of the subject site and adjoining properties does not progress within the next three years, it would be open to the applicant at that time to submit another development application for renewal of the billboard signage and this would be considered on its merits; and
- At its Ordinary Meeting on 20 October 2020, Council moved a Notice of Motion and adopted a recommendation requesting that Administration investigate the suitability of billboards through community consultation and a review of the Signage Policy by December 2021. This Policy review should be concluded prior to the expiration of the three year development approval and would be able to provide clear direction for any future applications for renewal of the billboard signage.











Total Project Consultants

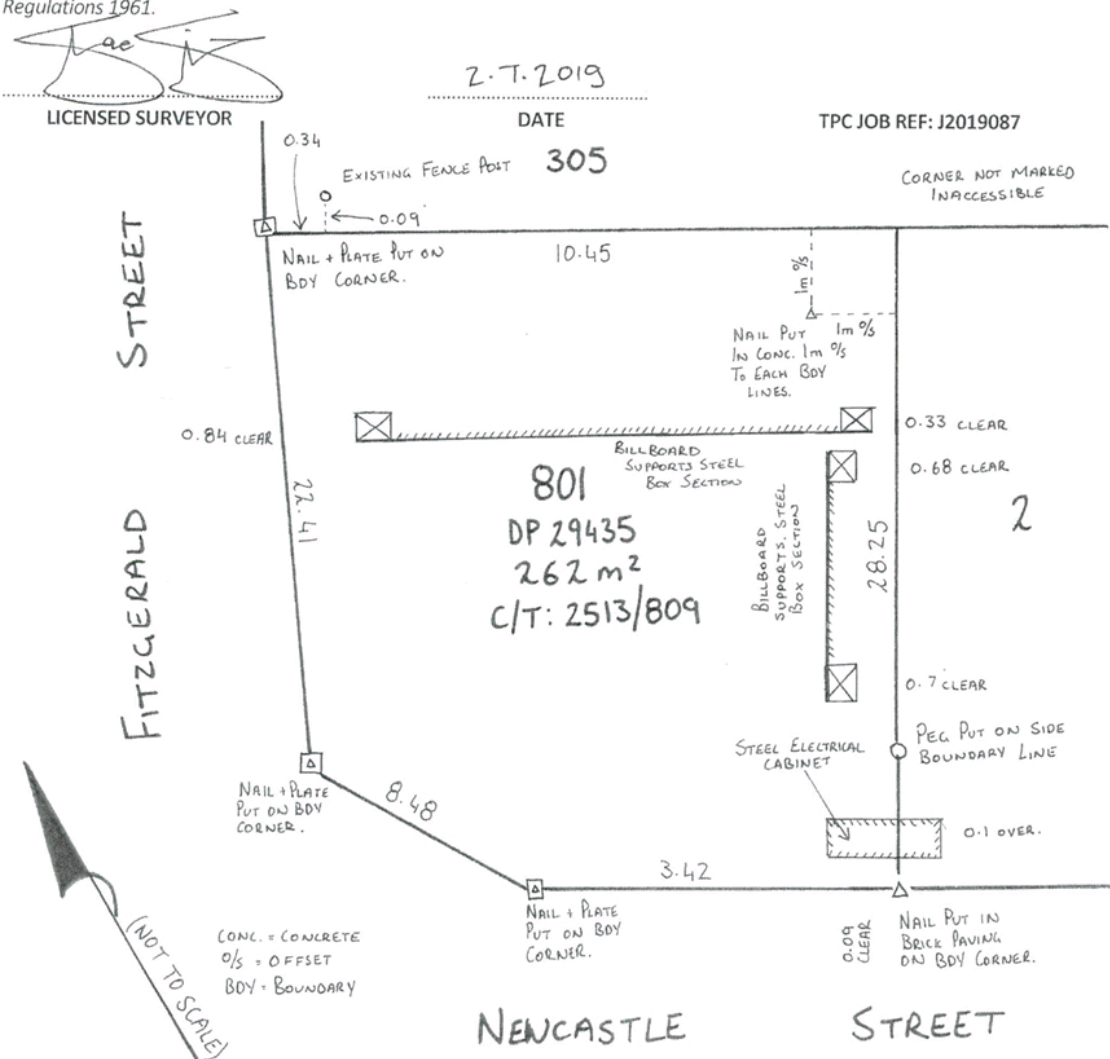
CITY OF VINCENT  
RECEIVED  
27 May 2021

Perth  
t: (08) 6141 3154  
f: (08) 6141 3101  
PO Box 5034  
SOUTH LAKE WA 6164

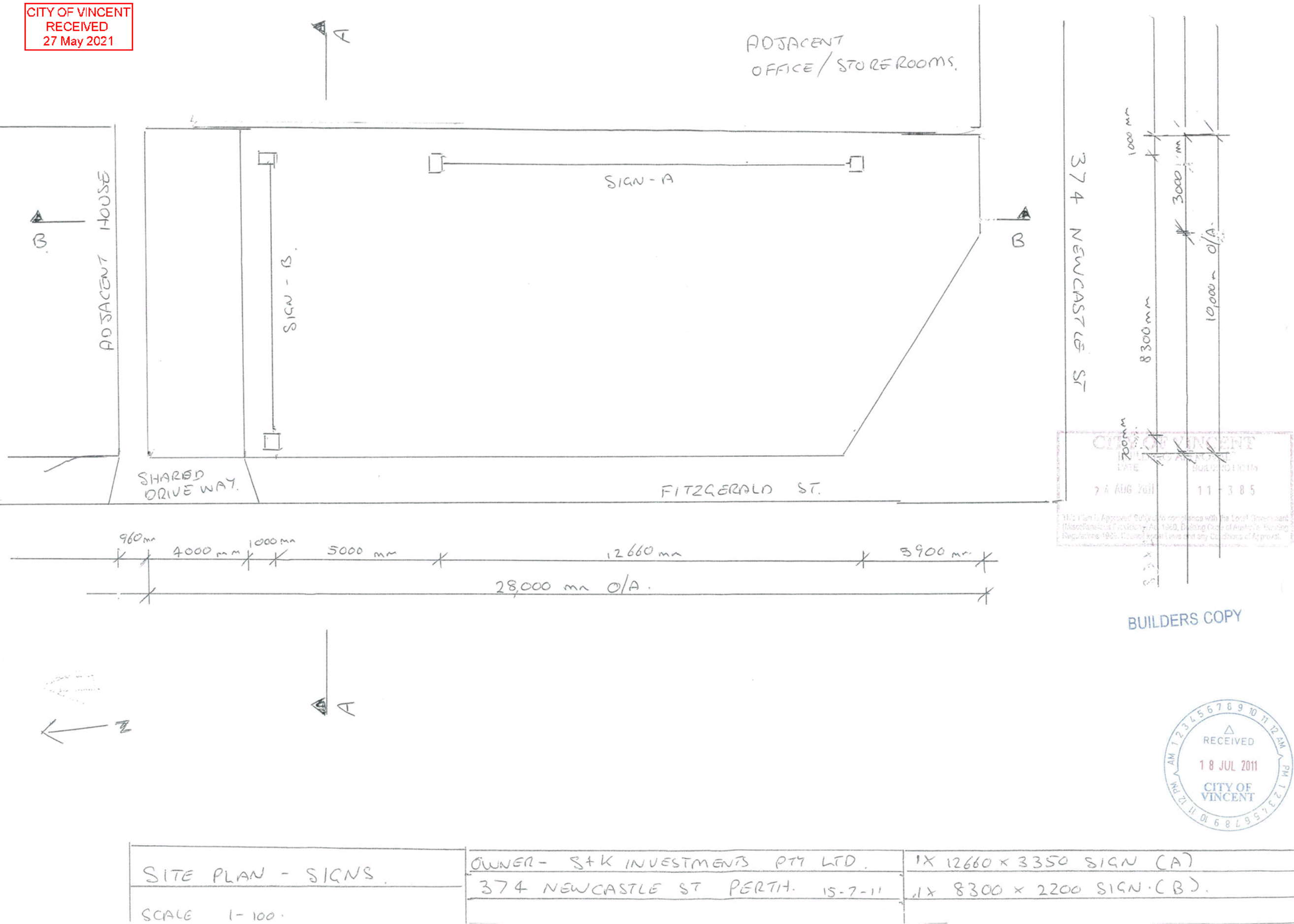
e: admin@totalprojectconsultants.com.au  
www.totalprojectconsultants.com.au

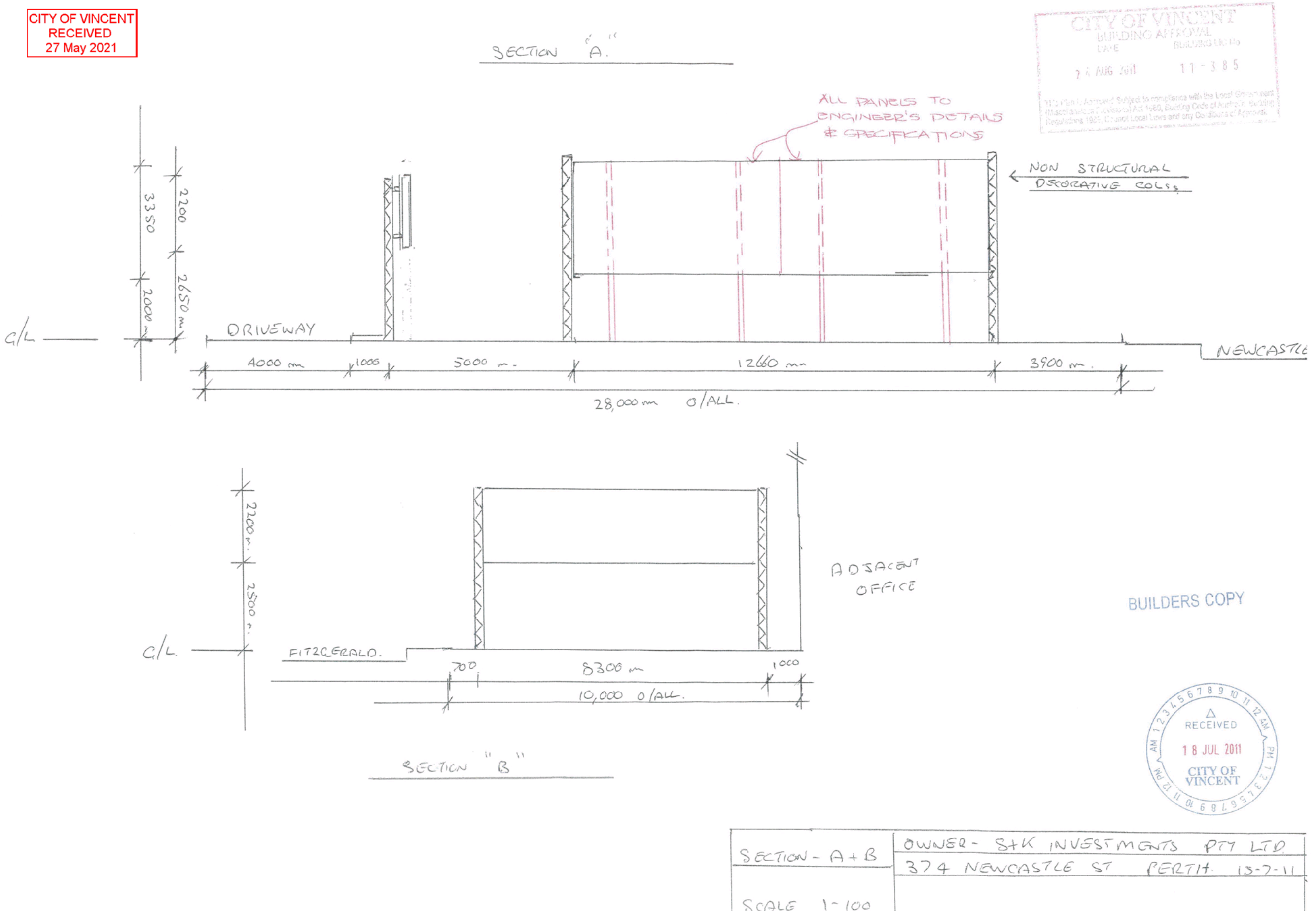
REGULATION 25A  
RE-SURVEY CERTIFICATE  
LICENSED SURVEYORS ACT 1909  
SURVEYOR'S CERTIFICATE

I, Shane Bruce Simons, Licensed Surveyor, certify that on the 24<sup>th</sup> day of June 2019, the boundaries of Lot 801 on DP 29435 No 374 Newcastle Street, Perth as shown on the sketch (below) were re-established in accordance with the provisions of the *Licensed Surveyors (Guidance of Surveyors) Regulations 1961* and the *Licensed Surveyors (Transfer of Land Act 1893) Regulations 1961*.



Total Project Consultants Pty Ltd ACN 150 414 270 ATF TPC Trust ABN 66 574 011 665





ORDINARY MEETING OF COUNCIL  
14 JUNE 2011

48

TOWN OF VINCENT  
MINUTES

**9.1.9 No. 374 (Lot 801; D/P: 29435) Newcastle Street, corner of Fitzgerald Street, Perth - Proposed Signage Addition (Billboard) and Associated Landscaping**

<b>Ward:</b>	South	<b>Date:</b>	31 May 2011
<b>Precinct:</b>	Beaufort; P13	<b>File Ref:</b>	PRO0776; 5.2011.185.1
<b>Attachments:</b>	001 – Property Information Report, Development Application and Plans		
<b>Tabled Items</b>	Applicants submission and associated documentation including a proposed alternative signage elevation		
<b>Reporting Officer:</b>	T Cappellucci, Planning Officer (Statutory)		
<b>Responsible Officer:</b>	R Boardman, Director Development Services		

**OFFICER RECOMMENDATION:**

*That the Council;*

*in accordance with the provisions of the Town of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, REFUSES the application submitted by WA Billboards on behalf of the owner Zhens Australia Pty Ltd for proposed Signage Addition (Billboard) to Existing Bank, at No. 374 (Lot 801; D/P 29435) Newcastle Street, corner of Fitzgerald Street, Perth, and as shown on plans stamp-dated 12 April 2011, for the following reasons:*

- (i) the development is not consistent with the orderly and proper planning and the preservation of the amenities of the locality;*
- (ii) the non-compliance with the requirements of the Town's Policy No. 3.5.2 relating to Signs and Advertising; and*
- (iii) consideration of the objection received.*

**Moved Cr Maier, Seconded Cr Topelberg**

*That the recommendation be adopted.*

**Debate ensued.**

**MOTION PUT AND LOST UNANIMOUSLY (0-7)**

**(Cr Farrell had not yet arrived to the meeting. Cr Burns was an apology for the meeting.)**

Reasons:

1. Difficulty of developing the site;
2. The temporary proposal provides a social dividend to the community; and
3. The proposal is of a temporary nature (i.e. 5 years).

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MINUTES OF MEETING HELD ON 14 JUNE 2011 TO BE CONFIRMED ON 28 JUNE 2011

ORDINARY MEETING OF COUNCIL  
14 JUNE 2011

49

TOWN OF VINCENT  
MINUTES

**ALTERNATIVE RECOMMENDATION – COUNCIL DECISION ITEM 9.1.9**

**Moved Cr Maier, Seconded Cr McGrath**

*That the Council;*

*in accordance with the provisions of the Town of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by WA Billboards on behalf of the owner Zhens Australia Pty Ltd for proposed Signage Addition (Billboards) and Associated Landscaping, at No. 374 (Lot 801; D/P 29435) Newcastle Street, corner of Fitzgerald Street, Perth, and as shown on amended plans stamp-dated 27 April 2011, subject to the following conditions:*

- (i) the application is considered a special case and the approval should not be considered a precedent for allowing billboards within the Town of Vincent;*
- (ii) this approval for billboards (2) (signage) is for a period of 5 years only and should the applicant wish to continue the use after that period, it shall be necessary to reapply to and obtain approval from the Town prior to the continuation of use;*
- (iii) the signage shall not have flashing or intermittent lighting;*
- (iv) the applicant/owner shall maintain adequate setback from the motorists' line of sight through the traffic signals to the nearest edge of the billboards to the satisfaction of Main Roads Western Australia and the Town;*
- (v) the billboards (2) shall not display advertising which by virtue of colour or content may confuse the motorist or imitate the traffic signals or road signs to the satisfaction of Main Roads Western Australia and the Town;*
- (vi) advertising content shall not contain material (by reasonable definition) that may be offensive to the public or cause unacceptable levels of distraction to the satisfaction of Main Roads Western Australia and the Town;*
- (vii) billboard sizes shall be in keeping with standard industry sizes and are found by Main Roads and the Town to be suitable for this site to the satisfaction of Main Roads Western Australia and the Town;*
- (viii) the provision of appropriate seating and a drinking fountain shall be conveniently located within the site to the satisfaction of the Chief Executive Officer;*
- (ix) provision and maintenance of landscaping using waterwise plants with a preference for local Australian plants to the satisfaction of the Chief Executive Officer on advice from the Manager Parks and Property Services and the Co-ordinator Safer Vincent. The landscaping shall be planted and maintained thereafter by the owner(s)/occupiers at their own expense; and*
- (x) the owner(s), or the applicant on behalf of the owner(s), shall:*
  - (a) within twenty eight (28) days of the issue date of this 'Approval to Commence Development', elect to either undertake a Public Art Project (Option 1) or pay a Cash-in-Lieu Contribution, of \$5,000 (Option 2); and*

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MINUTES OF MEETING HELD ON 14 JUNE 2011 TO BE CONFIRMED ON 28 JUNE 2011

ORDINARY MEETING OF COUNCIL  
14 JUNE 2011

50

TOWN OF VINCENT  
MINUTES

(b) *in conjunction with the above chosen option;*

(1) *Option 1 –*

*prior to the approval and subsequent issue of a Building Licence for the development, obtain approval for the Public Art Project and associated Artist; and*

*prior to the first occupation of the development, install the approved public art project, and thereafter maintain the art work;*

**OR**

(2) *Option 2 –*

*prior to the approval and subsequent issue of a Building Licence for the development or prior to the due date specified in the invoice issued by the Town for the payment (whichever occurs first), pay the above cash-in-lieu contribution amount.*

Debate ensued.

**ALTERNATIVE MOTION PUT AND CARRIED UNANIMOUSLY (7-0)**

(Cr Farrell had not yet arrived to the meeting. Cr Burns was an apology for the meeting.)

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MINUTES OF MEETING HELD ON 14 JUNE 2011 TO BE CONFIRMED ON 28 JUNE 2011



ORDINARY MEETING OF COUNCIL  
28 June 2016

27

CITY OF VINCENT  
MINUTES

**9.1.2 No. 374 (Lot: 801; D/P: 29435) Newcastle Street, Corner of Fitzgerald Street, Perth – Extension of the Term of Approval: Billboard Signage and Associated Landscaping (Unlisted Use)**

<b>Ward:</b>	South	<b>Date:</b>	10 June 2016
<b>Precinct:</b>	Precinct 13, Beaufort	<b>File Ref:</b>	PR24084; 5.2016.112.1
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1 – Consultation Map</li> <li>2 – Development Application Plans</li> <li>3 – Copy of Original Planning Approval and Plans granted on 14 June 2011</li> </ol>		
<b>Tabled Items:</b>	Nil		
<b>Reporting Officer:</b>	A Dyson, Statutory Planning Officer		
<b>Responsible Officer:</b>	G Poezyn, Director Development Services		

**RECOMMENDATION:**

That Council, in accordance with Schedule 2, Part 9, Clause 77(4)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, APPROVES BY ABSOLUTE MAJORITY the application for an extension of the term of the existing planning approval granted on 14 June 2011 numbered 5.2011.185.1 for an Existing Billboard and Associated Landscaping (Unlisted Use) at No. 374 (Lot: 801; D/P: 29435) Newcastle Street, Corner of Fitzgerald Street, Perth in accordance with plans date stamped 29 March 2016 as shown on Attachment 2, subject to the following conditions:

1. Compliance with the conditions as detailed on the previous approval dated 14 June 2011 numbered 5.2011.185.1 with the exception of Conditions (i) and (x).

**ADVICE NOTES:**

1. The signage is to have due regard to the Main Roads *"Policy and Application Guidelines for Advertising Signs"*.

**COUNCIL DECISION ITEM 9.1.2**

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

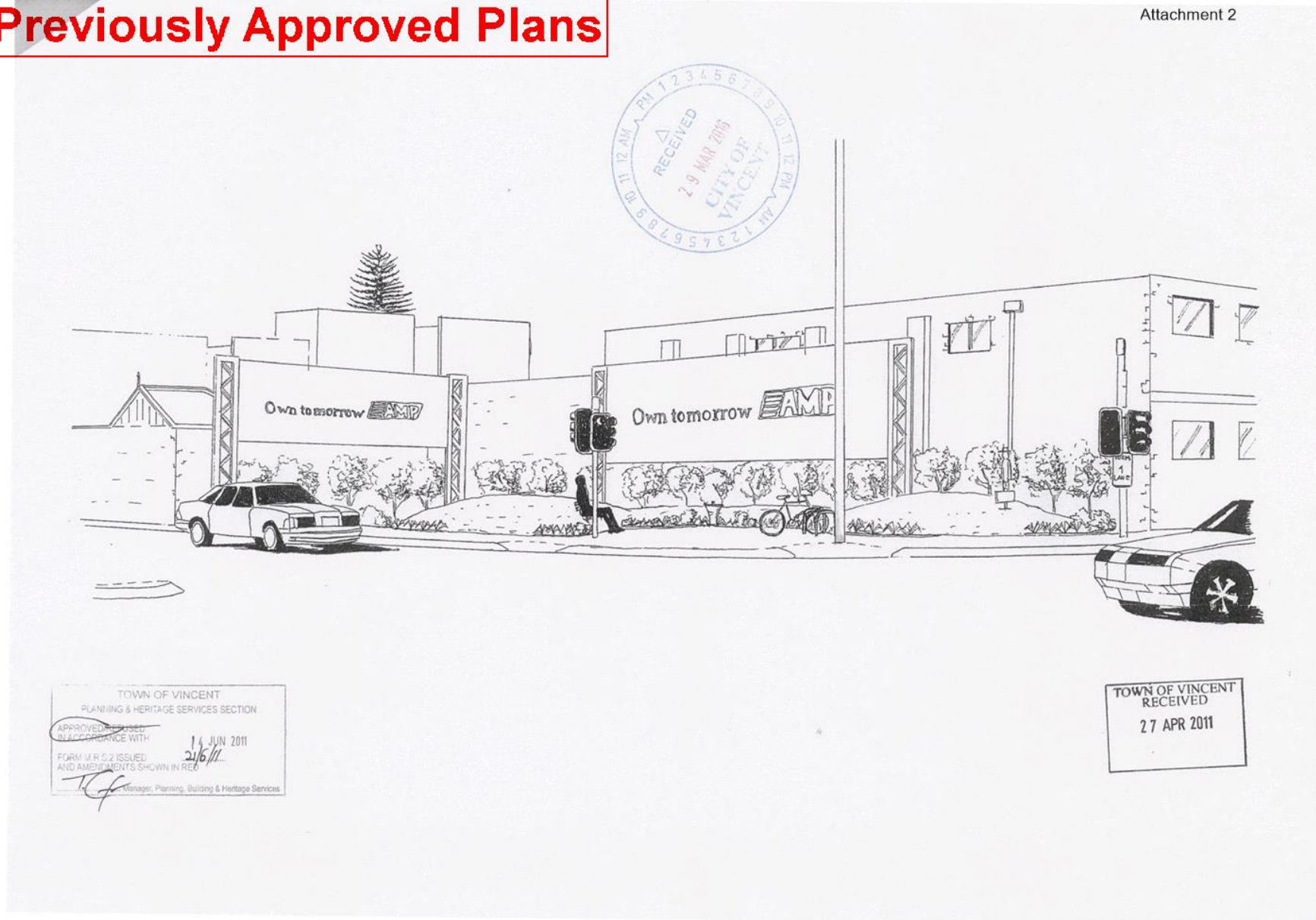
That the recommendation be adopted.

*Debate ensued.*

**MOTION PUT AND CARRIED UNANIMOUSLY (9-0)**  
**BY AN ABSOLUTE MAJORITY**

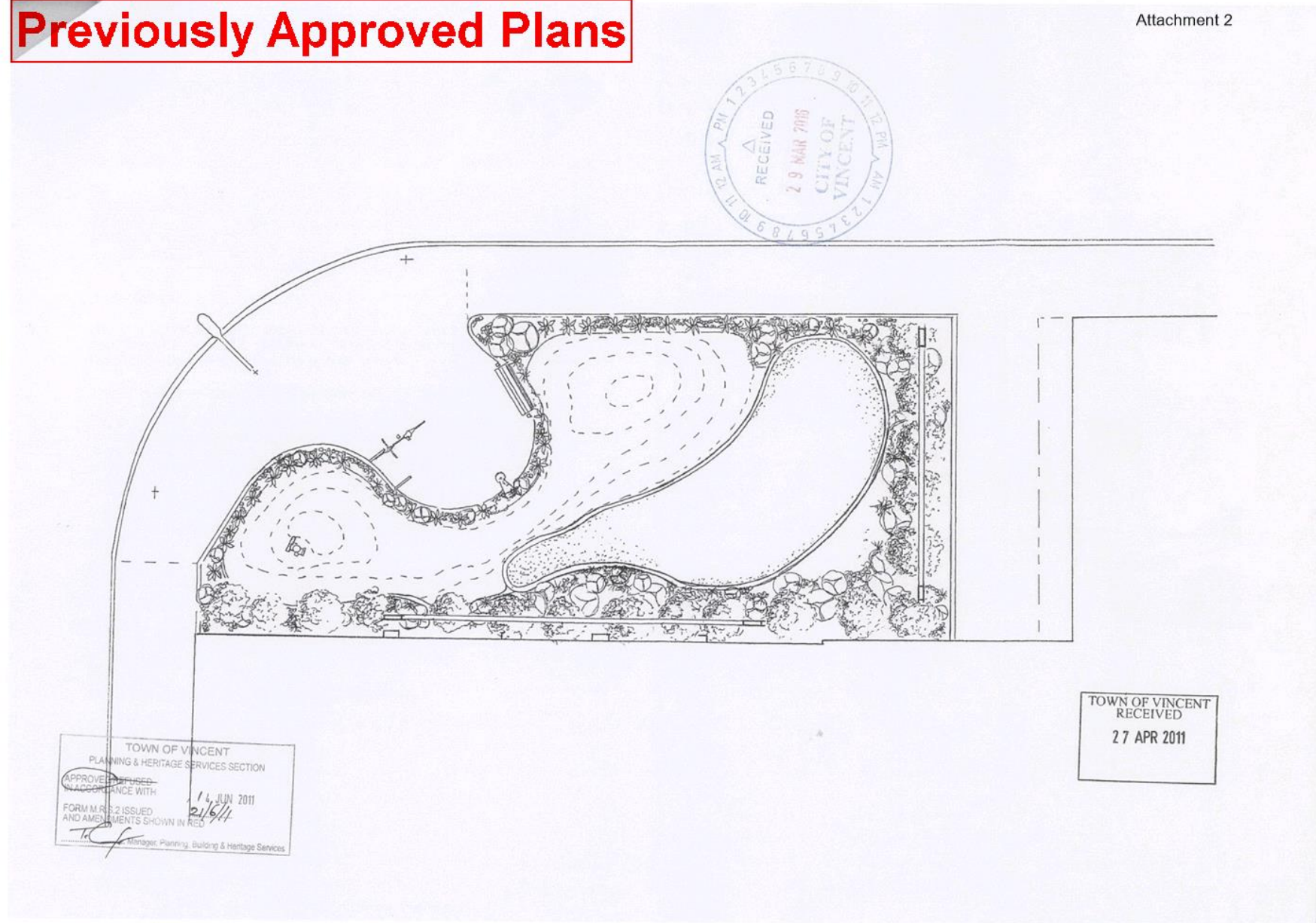
## Previously Approved Plans

Attachment 2



## Previously Approved Plans

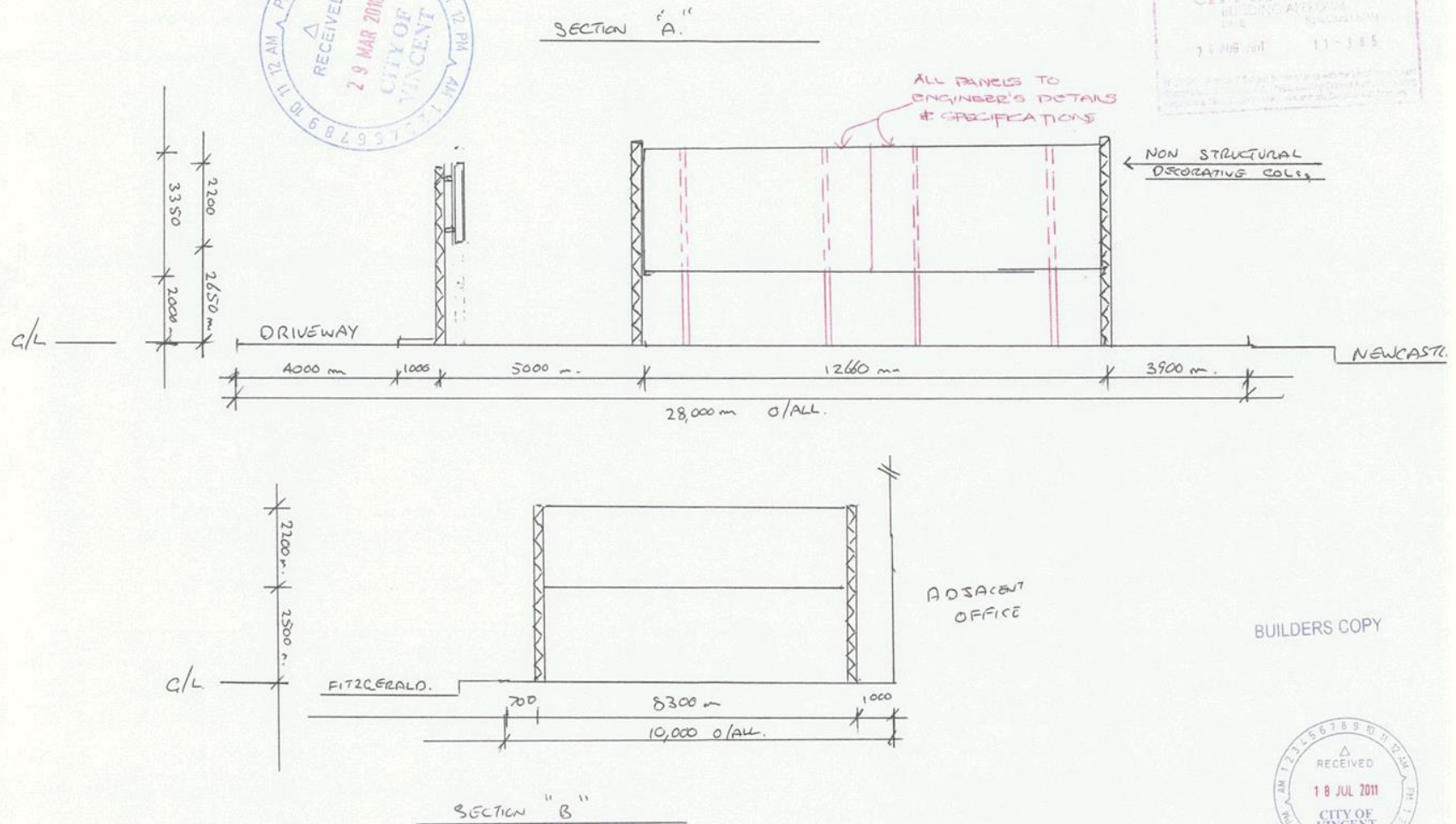
Attachment 2





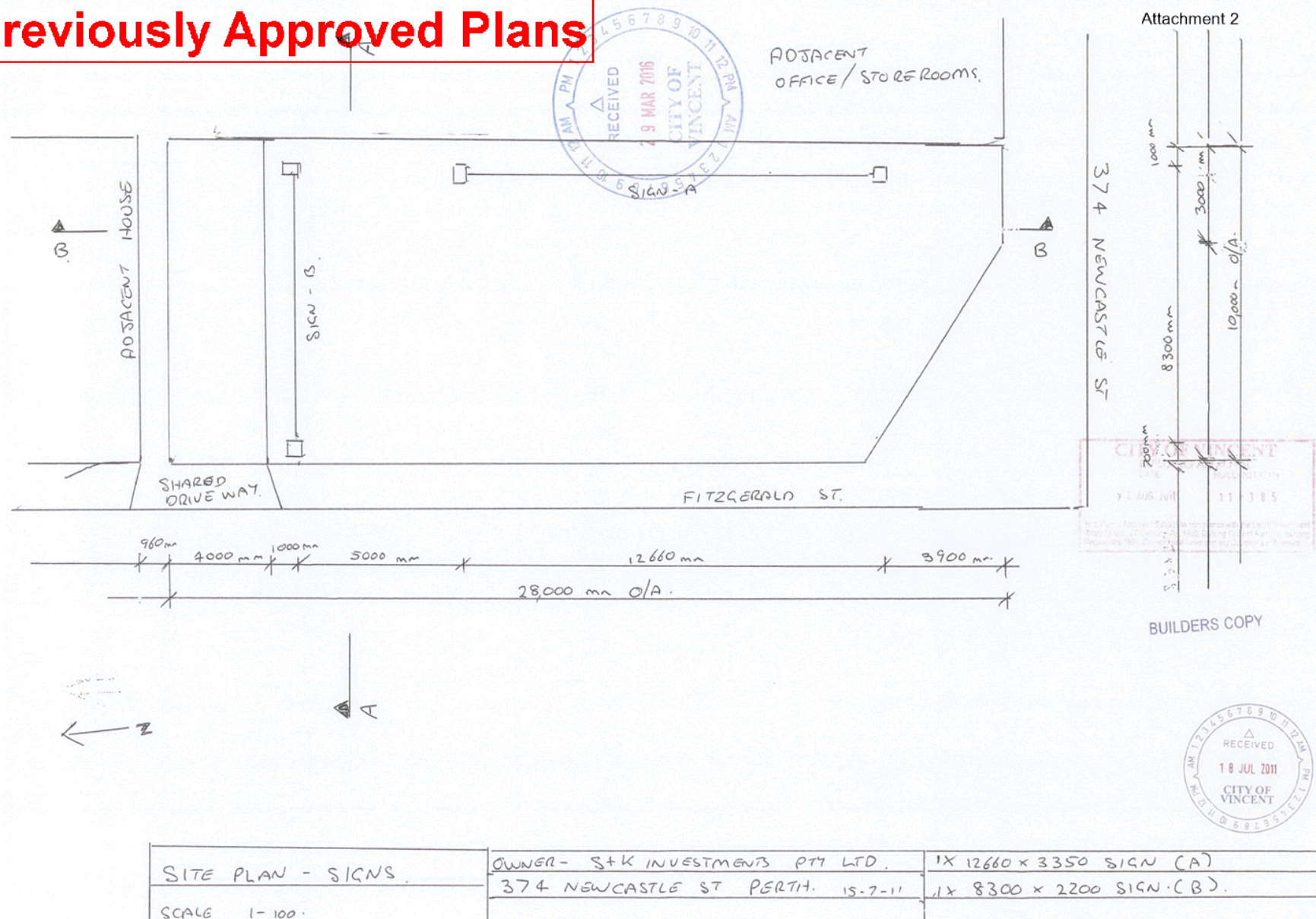
# Previously Approved Plans

Attachment 2



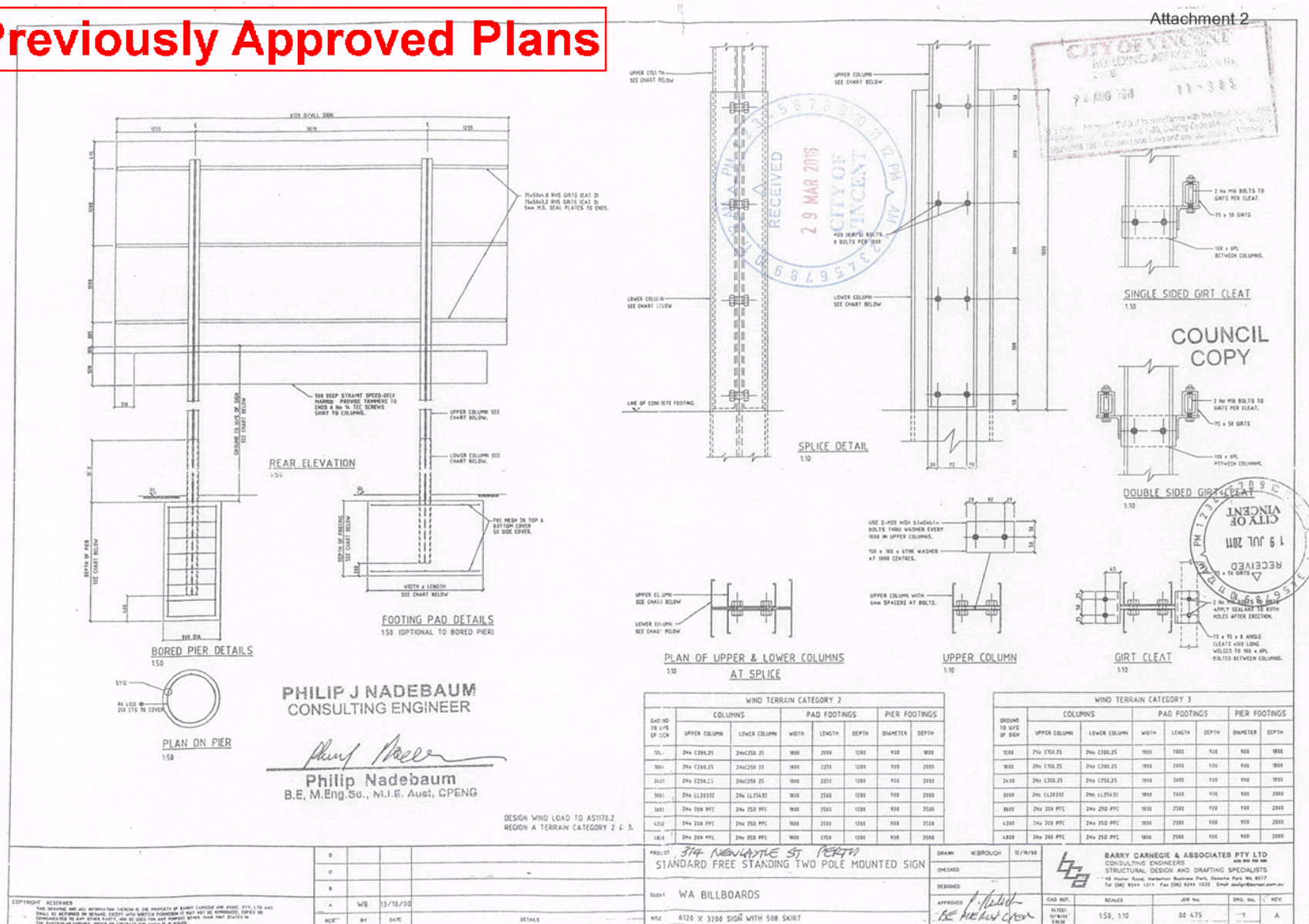
SECTION - A+B	OWNER - S+K INVESTMENTS PTY LTD
	374 NEWCASTLE ST PERTH. 13-7-11
SCALE 1-100	

# Previously Approved Plans





## Previously Approved Plans





**HISTORY**

In 2011 WA Billboards entered into a contract to buy the Lot 801 subject to an approval being granted by the Town of Vincent to redevelop the site, from an uncared for area used for illegal parking, to a development that included 2 advertising signs, grassed and paved areas, public seating, drinking water fountain and pet water bowl.

The advertising signs provide the revenue to fund and maintain the infrastructure, which is provided for the local community to use at no cost.

The land had previously passed through several owners who had attempted to develop the lot. However the lot is only 10.45m deep and 28m long, with total area of 262 sqm meters with restricted vehicle access to the site.

Further, the pedestrian walkway along Fitzgerald Street infringes into the lot some 300 mm at the Northeast corner and nearly 1m at the Southeast of the lot. Reclaiming these areas would leave a narrow footpath on a heavy traffic and bus route.

On the Southwest corner of the lot, a Western Power distribution board has encroached on the lot by 100mm along with its associated underground cabling.

These restrictions and encroachments led to previous attempts to develop the Lot, in a conventional sense being unworkable and abandoned.

The land was bordered by a small house to the north, Lot 305, owned by Redacted, which had no driveway but he for many years used our driveway to access his property.

On the eastern boundary was a large two story commercial warehouse style of building on Lot 2, owned by Redacted

In consideration of these impediments with the Lot 801 -the Town saw fit to grant a 5 year approval pending redevelopment of the adjacent lots when it would be envisaged that Lot 801 would, in time, be amalgamated with the adjacent lots owned by Redacted

**2016.**

In 2016 the first 5 year approval was extended for a further 5 years at which time WA Billboards refurbished the public use facilities, lawns and landscaping.

**2018**

In 2018 Redacted advised WA Billboards that they intended to demolish their respective buildings and look to sell to a developer who would amalgamate the lots and redevelop the entire corner.

WA Billboards was approached by their selling agents to enquire if we would amalgamate with Redacted so the total land parcel could be offered for sale. We agreed to this, subject to normal commercial conditions.

**CURRENT.**

The adjacent land parcels, Lots 2 and 305, have not yet been amalgamated by Redacted. The 2 respective parcels have been vacant since 2018 and are on the market to be sold.

In 2019 WA Billboards at its own cost installed a timber lap boundary fence to screen the often overgrown and unsightly adjacent vacant lots as they were in our opinion an eyesore and detracted from what we were trying to achieve.

The timber was treated to enhance its appearance and to prevent graffiti vandalism.

On the 30th of April 2021, I was contacted by Redacted who is also acting for Redacted and we discussed progress of the land sales.

As of that date that they had received no offers or any level of interest from any party to purchase either parcels of land.

WA Billboards continues to explore options for this site which would add value to the local community however its small size and difficult street access makes most concepts impractical.

It is clear that redevelopment or any amalgamation is not imminent and probably won't be for at least several more years.

**FURTHER COMMENTS**

Our current approval expires in July 2021 and we now ask the City to renew the use approval for a further 5 years.

WA Billboards appreciates the special consideration granted by the City of Vincent in this matter and degree of trust placed in us.

We believe the area makes a valuable "green space" contribution to the immediate local environment with seating, water fountains and grassed areas. The dusk to dawn illumination provides a sense of security in an otherwise poorly lit area.

We take pride in the small contribution we make to the community through this project and work to ensure the City's trust is well placed by keeping the area clean, free of graffiti and that the public use infrastructure remains in good working order.

We assure Council of this ongoing commitment.

CITY OF VINCENT  
RECEIVED  
27 May 2021



**Summary of Submissions:**

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

<b>Comments Received in Support:</b>	<b>Administration Comment:</b>
<ul style="list-style-type: none"> <li>No comments provided.</li> </ul>	Not applicable.
<b>Comments Received in Objection:</b>	<b>Administration Comment:</b>
<u>Billboard Signage</u> <ul style="list-style-type: none"> <li>The existing billboards have an adverse impact on the visual amenity of this section of the City.</li> <li>The billboard signage does not contribute any services to the local area, undermines walkability in the area does not provide any sustainable water or power infrastructure.</li> <li>The billboard signage should not be justified by the provision of the pocket park which does not provide any shade planting, is uncomfortable and does not appear to be well utilised by members of the public.</li> <li>The City's prohibition of billboard signs under the Signage Policy is well founded and over-scaled, commercialised billboard signs are at odds with the aim of this Policy.</li> <li>The billboards do not fit the scale, height, style, materials, street alignment and design of facades along Newcastle and Fitzgerald Streets.</li> <li>The billboard signage is not consistent with the City's long term planning for development along Newcastle Street.</li> <li>The existing billboards are a major disincentive to the redevelopment of the properties around the billboard site.</li> </ul>	<p>Prior to the installation of the billboards in 2011, the subject site was poorly maintained. The installation of the billboards, landscaping, public seating and water fountain has provided an improved streetscape outcome for the community in the interim until the site is redeveloped. The applicant has consistently maintained the existing billboard signage as well as the associated landscaping and amenities since 2011.</p> <p>The City's stance on billboard signage is acknowledged and reflected in the recommendation for a three year renewal of the previous approval.</p> <p>It is acknowledged that the existing billboards do not represent the intended future built form outcomes for the site and reflected in the recommendation for a three year renewal of the previous approval.</p> <p>It is plausible that the continued existence of the billboard signage and omission of the subject site from the real estate listing could be perceived by prospective buyers as a barrier to purchase and development.</p> <p>In the instance that the subject site and adjoining properties were to be purchased in the near future, it is not considered unreasonable that a development could commence, or be close to commencing, within a three year period.</p> <p>The recommended three year renewal would ensure that the applicant is able to continue to utilise the subject site for the current purposes during the applicable approval processes.</p>

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 Administration's response to each comment.

Comments Received in Support:	Applicant Comment
<ul style="list-style-type: none"> <li>No comments provided</li> </ul>	
Comments Received in Objection:	Applicant Comment
<p><u>Billboard Signage</u></p> <ul style="list-style-type: none"> <li>The existing billboards have an adverse impact on the visual amenity of this section of the City.</li> <li>The City's prohibition of billboard signs under the Signage Policy is well founded and over-scaled, commercialised billboard signs are at odds with the aim of this Policy.</li> </ul>	<p>The point raised in regard to the visual amenity of the billboards seems a bit strange. When considering the visual amenity of the entirety of the area, the lot at 374 Newcastle Street makes a stark difference from the neighbouring lots.</p> <p>120 Fitzgerald Street and 372 Newcastle Street exist as vacant lots with temporary chain-link fencing and, due to lack of maintenance from owners, has become a dumping ground collecting rubbish and debris.</p> <p>By comparison, WA Billboards maintains 374 Newcastle Street with a maintenance team that visits weekly to clean up rubbish, ensure the amenities are in order and to maintain the green space offered by the Pocket Park. The pine fencing which has been graffiti coated to deter vandalism and anti-social behaviour was an initiative WA Billboards undertook to ensure the visual amenity of the site.</p> <p>Considering the amenity of the entire landscape and not just 374 Newcastle Street in isolation, the visual amenity afforded from the Billboard/Pocket Park far exceeds that of the alternative which is aptly demonstrated by the neighbouring lots.</p> <p>The point regarding the prohibition of billboard signs according to the City's Signage Policy is similarly confusing. Whilst WA Billboards recognises that the City's Signage Policy is quite clear in its opposition to signs, 374 Newcastle Street is not the only example of where the City has taken a justified and considered approach which reconciles these types of developments with the intent of the policy.</p> <p>235 Fitzgerald Street, West Perth and 480 Newcastle Street, West Perth are two examples where the City has obviously seen it fit to approve and continue to allow third party advertising despite the prohibition outlined in the policy.</p> <p>Contrasted with these examples, the development at 374 Newcastle Street looks to work cohesively with the City by offering amenities such as the seating area, the water station with drink fountain and dog bowl, and the green space offered by the lawn and olive trees.</p>

Comments Received in Objection:	Applicant Comment
<ul style="list-style-type: none"> <li>The billboard signage does not contribute any services to the local area, undermines walkability in the area does not provide any sustainable water or power infrastructure.</li> </ul>	<p>Given the complimentary benefits the development provides, the City's prohibition was justified in being softened in 2016. Further, as the commercial landscape for the area has not changed, the understandable softening of the policy in response to the development is both reasonable and appropriate.</p> <p>With regard to the claim that the billboards do not provide a service to the local area, this is simply not the case.</p> <p>From the point of view of the signs themselves, WA Billboards offers this signage space at competitive market prices and is available to businesses to purchase advertising space as they wish. Awareness of a brand or product is vital for businesses irrespective of the economic climate, and the opportunity afforded by the signage at 374 Newcastle is something which is often taken up by businesses such as RAC (located a short distance down the road from the site) as well as Toyota who are similarly placed along Newcastle Street but not necessarily in a position where they would be visible to high volume customers. Therefore, with respect to the commercial entities in the vicinity, the signs at 374 Newcastle Street provide the valuable service of allowing awareness.</p> <p>It's only fair that we mention that commercial entities are not the exclusive purchasers of the space at 374 Newcastle Street. The volume of traffic passing through the adjacent intersection means that the site is a prime location for government and safety messages. Two examples of these types of messages are the Western Power 'Stay 8 Metres Away' Campaign, as well as the recent Road Safety Council messages regarding the more severe penalties implemented to crack down on drunk and dangerous driving.</p> <p>Given the signs at 374 Newcastle Street are able to display messages of commercial and safety relevance for local businesses and the local residents; on these points alone the signs can be seen to provide a valuable service for the local area.</p> <p>To address the point of walkability, I think a comparison of the surrounding cityscape needs to be considered. The site as it exists currently is in fact an example of improving inner-city walkability and green space integration. The two major green areas in the vicinity are Robertson Park and Russell Square, which are separated by almost a kilometre of built up commercial and residential allocations.</p> <p>Considering residents of the Newcastle Street area would more than likely be travelling on foot between green spaces, or for a trip to Northbridge for dinner or to the RAC Arena for an event; the Pocket Park in fact permits greater walkability to the city and surrounding areas. In the interest of an interconnected city space which encourages walking and exploration of the what is on offer, the Pocket Park assists in connecting disconnected areas with a rest stop featuring the seat and the water facility. Furthermore, in the evenings the site is illuminated and the light spill has been carefully managed to illuminate the signs and provide essential lighting ambience for the immediate seating space, providing pedestrians with a</p>

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Comments Received in Objection:	Applicant Comment
<ul style="list-style-type: none"> <li>The billboards do not fit the scale, height, style, materials, street alignment and design of facades along Newcastle and Fitzgerald Streets.</li> <li>The billboard signage is not consistent with the City's long term planning for development</li> </ul>	<p>sense of security and discouraging vandalism and disorderly behaviour.</p> <p>To lastly address the claim that the site doesn't provide ongoing sustainable water or power infrastructure I'll put some more context into how the site has evolved over time. Specifically, recalling back to the site before it was developed, 374 Newcastle existed as a dilapidated illegal parking facility. This parking facility had no power infrastructure and no water infrastructure. WA Billboard's redevelopment plans featuring the signs and Pocket Park therefore had to bring in to the corner lot sufficient power and water upgrades to facilitate the illumination requirements and to adequately water the green space.</p> <p>With the above in mind, it's fair to say that the development at 374 Newcastle Street not only provides a local service, but also has integrated power and water infrastructure for use into the future and in fact improves the walkability of this particular area.</p> <p>While it could be claimed that the scale, height, style, materials and design of the structures is inconsistent with the streetscape, this has only been a recent occurrence and was at the prerogative of the adjacent landowners.</p> <p>The proposed development design was specifically tailored to integrate with the adjacent lots. For example, archival images of the corner-scape will show that the front and rear of both signs at 374 Newcastle Street were painted in the same palette as the adjacent buildings. Further, the height and scale of the signs were never peaking or infringing on the surrounding buildings. The result of this considered sign was an integration into the building facades which nestled the structures into the space, integrated the facades and creating an innovative 'levitation' illusion for the signs which was both safe, unique for this type of development and a captivating use of the space.</p> <p>When the adjacent landowners approached us in late 2019 indicated they would be demolishing the infrastructure on their respective lots to decrease maintenance costs, we were understandably disappointed. Although the demolishing of the surrounding buildings has drastically altered the scale of the site, WA Billboards has endeavoured to do all it can to maintain the amenity of the site irrespective of the unsightly adjacent lots.</p> <p>For example, to maintain the site's street-level integration until the surrounding lots are redeveloped, WA Billboards elected to build and maintain a pine fence. This fence has been graffiti coated to subdue vandalism attempts and our maintenance teams visit on a weekly basis to check and clear graffiti on both the fence and the sign structures themselves.</p> <p>In a similar vein point two, the long-term planning for development of the Newcastle Street area is a process which works with all stakeholders to nurture a unique, functional and bespoke landscape for all</p>

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Comments Received in Objection:	Applicant Comment
<p>along Newcastle Street.</p> <ul style="list-style-type: none"> <li>The billboard signage should not be justified by the provision of the pocket park which does not provide any shade planting, is uncomfortable and does not appear to be well utilised by members of the public.</li> </ul>	<p>parties to enjoy.</p> <p>Although the City will maintain its prohibition on signage, the variations which it does account for in its policy should be in the interest of the community, the liveability of the space, with regard also being given to the nature of the space; in this case, much of the Newcastle Street strip is providing commercial services to the area.</p> <p>Hence, in allowing for the long-term planning of facilitating the commercial services in the area as well as the liveability of the space; the development at 374 Newcastle Street can be seen to be contributing to both. As outlined in point three, the signs provide a valuable advertising service for local enterprises and for government messages, and the nature of the Pocket Park increases walkability, inner-city connectedness and green space allocation.</p> <p>This objection stating the Pocket Park appears to be underutilised is misinformed. In addition to our maintenance teams which visit on the weekly basis, by the nature of our work we are often commuting to Northbridge to meet with industry design firms. Our commutes take us past the site often and we can report the space sees significant utilisation. The majority of utilisation is primarily in the mornings when local residents are out walking or walking with their pets (around the same time our maintenance teams visit the area), then also some further utilisation in mid-morning.</p> <p>These utilisation times we suspect link to the cooler temperatures and the need to exercise pets before work, but the mid-morning utilisation seems connected to the shade which is cast by the signs in the morning hours. Casting shade over the lot, the bench and the grass; the space is generally considerably cooler compared to other nearby plaza spaces where hot concrete pavement radiates heat upwards to pedestrians.</p> <p>This also addressing the point of the shade, so although the site doesn't feature any shade planting or canopy, the artificial shade offered by the signs themselves is contributing to utilisation and cooling of that particular space. Meanwhile in the winter months the signs, trees and now the pine fencing, act as wind barriers breaking the harsh cold winds which move over and through the adjacent vacant lots.</p> <p>Further, while the bench seating provided may be claimed to be uncomfortable, the featured seating was elected for its relative comfort as a short-stay space. In the consideration of space design we consulted the City of Vincent for recommendations on the street furniture used in other areas (to further integrate the space with other areas of the City) and decided on what is currently installed there.</p> <p>To address the other component of this objection, WA Billboards understands the City's position on signage yet also believes strongly that a development should be considered on the basis of all its</p>

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Comments Received in Objection:	Applicant Comment
<ul style="list-style-type: none"> <li>The existing billboards are a major disincentive to the redevelopment of the properties around the billboard site.</li> </ul>	<p>offerings. In this case, notwithstanding the prohibition on signage, the Pocket Park has been and continues to offer complimentary community benefits. These benefits are broad and widely applicable to not just residents but to citizens working, commuting and making a living in the City and specifically along the Newcastle Street, Fitzgerald Street area.</p> <p>So, as the City has always done and as it allows for in many of its policy documents, the consideration of all facets of an application or proposal should be accounted for, and given the lot at 374 Newcastle Street offers a range of services and community benefits, the Pocket Park should be considered. More so given it does indeed have a track record of utilisation and provision of services.</p> <p>Lastly, WA Billboards stands by its openness to the redevelopment of the adjacent spaces. In the same way that WA Billboards designed and integrated our lot to suit the adjacent buildings around us, there is no reason that the new developments could not take a similar approach and collaborate with ourselves to create an integrated and bespoke corner space.</p> <p>Our dealings with the neighbouring owners has however indicated that there is no interest in purchase or redevelopment of the lots. In turn meaning that to make the best of the current circumstances, the Pocket Park and Co-Operative Billboards remain a viable option for the continued development and maintenance for the amenity and service of the space at 374 Newcastle Street.</p>

















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

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**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. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
3. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
4. In reference to Condition 1, the applicant is advised that at its Ordinary Meeting on 20 October 2020, Council moved a Notice of Motion and adopted a recommendation requesting that Administration investigate the suitability of billboards through community consultation and a review of the Signage Policy by December 2021. This Policy review should be concluded prior to the expiration of the three year development approval. Any further applications for renewal of the billboard signage would be subject to assessment against the applicable planning framework at that time and it cannot be guaranteed that any such applications would receive a favourable determination by the City.
5. In reference to Condition 2, the applicant is reminded that the letter size and legibility of text should accord with the guidelines set out in Austroads' Guide to Traffic Management Part 10 – Traffic Control and Communication Devices and shall not include website and social media email addresses or text messaging instructions.

**5.4 COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY AND POLICY - OUTCOMES OF ADVERTISING & VINCENT COMMUNICATIONS PLAN**

- Attachments:**
1. **Community and Stakeholder Engagement Strategy**  
  2. **Community and Stakeholder Engagement Policy**  
  3. **Policy No. 4.1.5 - Community Consultation**  
  4. **Summary of Submissions**  
  5. **Verbatim Comments Received**  
  6. **Community and Stakeholder Engagement Strategy - Marked up**  
  7. **Community and Stakeholder Engagement Policy - Marked up**  
  8. **Vincent Communications Plan 2021-2023**  

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

1. **NOTES** the conclusion of the public notice period where 34 public submissions were received in relation to the Community and Stakeholder Engagement Strategy and Community and Stakeholder Engagement Policy;
2. **ADOPTS** the:
  - 2.1 **Community and Stakeholder Engagement Strategy**, included as **Attachment 1**, in accordance with Schedule 2, Part 2 Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
  - 2.2 **Community and Stakeholder Engagement Policy**, included as **Attachment 2**; and
  - 2.3 **Vincent Communications Plan**, included as **Attachment 8**; and
3. **REPEALS** Policy No. 4.1.5 – Community Consultation and associated Appendices 1 – 5, included as **Attachment 3**.

**PURPOSE OF REPORT:**

To present the outcome of public consultation and seek adoption of the Community and Stakeholder Engagement Strategy, included as **Attachment 1**, the Community and Stakeholder Engagement Policy, included as **Attachment 2** and Vincent Communications Plan, included as **Attachment 8**. Due to this repeal of Policy No. 4.1.5 – Community Consultation (Consultation Policy) and associated Appendices 1 – 5, included as **Attachment 3**.

**BACKGROUND:**

The City of Vincent Strategic Community Plan 2018 – 2028 (SCP) has prioritised the need to create a connected community that is diverse, welcoming and engaged.

To achieve the SCP, a project to prepare a Community Engagement Framework that guides how we speak with and listen to our community was included at #10 within the Strategic Project listing of the City's Corporate Business Plan 2020/21 – 2023/24 which was adopted by Council at its Ordinary Meeting on 15 September 2020. A marketing plan to guide how we promote City activities was included at #26. As marketing and communications represents an inform level of engagement, this plan is attached as a sub-plan to the Community and Stakeholder Engagement Strategy.

At its 27 April 2021 Meeting, Council approved the public advertising of the Community and Stakeholder Engagement Strategy (Strategy) and the Community and Stakeholder Engagement Policy (Policy).

The public notice period commenced on 10 May 2021 and was due to conclude on 7 June 2021. The public notice period was extended until 25 June 2021 to provide additional time and opportunity for community members to provide their feedback.

Administration received 34 submissions. A summary of the submissions is included at **Attachment 4** and the verbatim comments with officer responses is included at **Attachment 5**.

## DETAILS:

### Outcomes of Advertising

A series of baseline questions were asked to understand how participants felt about previous community engagement practices. The results were varied and demonstrated the need for improvement in our community engagement activities.

The survey asked questions regarding the level of support for elements within the Strategy and Policy, as well as the overall support for these documents. The comments received were generally supportive. Negative comments generally identified concern based on previous experiences.

A key theme identified throughout the survey comments was the concern around the City's culture relating to community engagement practices, and the City's ability to implement the documents. To address this, the action items of the Strategy all seek to support its implementation, and a regular review of the documents are intended to measure if performance is improving and how to promote this improvement. This demonstrates the commitment to continuous improvement in the City's community engagement activities.

The survey responses and comments identified the need for several changes to the documents. A marked-up version of the Strategy and Policy to highlight these changes is included at **Attachment 6** and **7**, respectively. The changes are summarised as follows:

1. Action Item 4.3 of the Strategy has been modified to require an annual survey to track the community's satisfaction with the City's engagement activities. This will demonstrate the level of effectiveness and whether the community's perception of the City's culture around engagement has changed.
2. Review of Strategy and Policy, using 'writing in plain English' principles. These principles are also included in the draft Toolkit and draft Vincent Communications Plan.

As a result of this review, Guiding Principle 1 of the Strategy was amended and removed the term 'robust' as it is not viewed as being a simple or common word.

3. The Policy (**Attachment 2**) has been refined to be a high-level document that provides guidance on what the organisation is seeking to achieve. The process driven information is now included as appendices as follows:
  - Appendix 1 – How the City Engages
  - Appendix 2 – Statutory and Strategic Planning

The objectives were also modified to align with the intended outcomes of the Policy. The changes are intended to represent the City's commitment to improved community engagement outcomes from an internal and external perspective.

4. Appendix 2 now includes advertising requirements for statutory and strategic planning applications. The advertised policy included the statutory planning requirements only. This change was made to demonstrate transparency for all planning proposals. Other modifications made to this section are as follows:
  - Clarification that all adjoining and adjacent properties should be advertised to, where appropriate.
  - When an application within a design guideline area is received, advertising would only be required when the development does not satisfy the deemed-to-comply criteria.
  - Inclusion of notes 8 to 10 to provide additional guidance for the minimum advertising requirements specified.

Advertising requirements for statutory and strategic planning are determined by the *Planning and Development (Local Planning Schemes) Regulations 2015*. There is no ability to extend the minimum timeframes of statutory planning applications without the approval of the applicant, however the methods and extent of advertising can be adapted by the City. The timeframes, methods and extent of



advertising set for the strategic planning application types are minimums only and can be extended at the discretion of the City or the Department of Planning, Lands and Heritage.

5. Other minor changes included:

- The addition of 'Citizen's Panels' as a method of consultation within Section 6.3.2 of the Policy;
- Guiding Principle 'Meaningfully include the community in the decision making process' was relocated to position 2;
- Section 4 (iii) of Policy No. 4.1.5 - Community Consultation was included in the Policy under Section 7 'Authority to vary the extent of consultation'. This was simplified to reflect the parameters and tone of the Policy.

Community and Stakeholder Engagement Toolkit

A draft Toolkit has been developed to support the application of the Strategy and the Policy. The toolkit would operate as a management practice and could be amended as necessary.

The toolkit provides additional information, points of consideration and templates to be used when developing community engagement plans. The Toolkit would be further developed in consultation with Elected Members and administration staff upon adoption of the framework and completion of the community engagement training.

Key learnings from Community and Stakeholder engagement process

*Developing the community engagement plan*

The communications plan for the engagement process would be better utilised and would assist staff in understanding the project and what the intent of community engagement is by considering the items contained within the draft Toolkit. This would result in a more thought-out and transparent approach.

*The survey*

The survey was developed to understand the level of support for the draft framework, and to provide opportunity for open responses. This was to ensure the City could receive specific and usable data, whilst providing opportunity for other comments and suggestions to be included in participants' responses. The survey data obtained captured meaningful responses that clearly identified the level of support for the proposed framework.

Most of the responses received during the consultation period was through face-to-face engagements (Open House and Kyilla Markets). Whilst the survey produced meaningful and usable data that has informed changes to the framework, a second shorter survey that was easier and less time consuming could have also been used for the face-to-face engagements. This may have removed a barrier for participants to participate.

The draft Toolkit provides tips and strategies for different survey types. The City's Community Engagement Officer would also be able to assist in developing surveys that are user friendly whilst still able to collect meaningful and usable data.

*How have our engagement practices changed over the years?*

A review of engagement response rates for different projects has been undertaken. The engagement for the Vincent Bike Network (2015) and the Review of Planning Policy Framework (2016) all demonstrate that participation rates were greater when the engagement activities were targeted towards specific groups of the community.

The proposed Community Engagement Framework seeks to build upon the existing Consultation Policy by reinforcing the need for more targeted and specific community engagement activities. This is specifically set out within the guiding principles of the Strategy and the Policy process. The Policy process is an adaptation of the International Association of Public Participation (IAP2) process that seeks to design, plan, and manage engagement activities to meet organisational goals.

*Location based engagement*

Location based engagement has proved itself as an effective method of consultation as demonstrated by this project (27 of 34 submissions were received through face-to-face engagement). The draft Toolkit details how location-based engagement is effective and acknowledges that face-to-face engagement may not always be possible but provides suggestions of how other location-based engagements could be used.

**CONSULTATION/ADVERTISING:**

Consultation methods of the Strategy and Policy are listed below:

- Notifications on the City's website;
- Social media posts;
- Engagement HQ website page;
- Flyer distributed to all residential properties;
- Direct emails to all who previously registered their interest in the project and those on the City's Engagement HQ database; and
- Individual e-news notification.

Community members were also able to speak to City staff at the following pop-up events:

- Open day at City of Vincent Administration Building on 29 May 2021; and
- Pop-up stall at the Kyilla Farmers Markets on 5 June 2021.

During the additional consultation time provided between 7 June 2021 to 25 June 2021, direct emails were sent to community members who had previously registered their interest in the project, and additional social media posts were delivered.

Upon adoption of the Strategy and Policy, notice of the documents would be given in accordance with Schedule 2, Part 12, Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This would include the documents being published on the City's website and in the local newspaper.

**LEGAL/POLICY:**

Section 2.7(2)(b) of the Act provides Council with the power to determine policies.

The City's [Policy Development and Review Policy](#) sets out the process for repealing and adopting policies.

Other relevant statutory frameworks include:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- Policy No. 4.1.5 – Community Consultation.

**RISK MANAGEMENT IMPLICATIONS**

Low: Adopting the proposed Strategy and Policy is low risk.

**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.*

Innovative and Accountable

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

**SUSTAINABILITY IMPLICATIONS:**

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*, however effective community engagement would assist in achieving the desired outcomes of the Strategy.

**PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any priority health outcomes of the *City's Public Health Plan 2020-2025*.

**FINANCIAL/BUDGET IMPLICATIONS:**

Action Item 2.1 of the Strategy recommends a training and development plan, to be implemented to assist City staff and Elected Members in achieving the outcomes of the Strategy and Policy. The *IAP2 Engagement Essentials* training is recommended.

The training session duration is one day and can accommodate a maximum of 25 persons per session. The cost of the training is \$3,500 per session, plus \$70 per person. The total cost would be \$5,250 per session. These funds are not currently included in the 2021/22 budget and would need to be requested as part at the quarterly budget review.

A focus group, representing every business unit across the City has been convened to ensure there is a community engagement 'champion' within each team. It is recommended that each focus group member is included in this training session. Directorates would be required to request additional training budget in future years to ensure continual training and upskilling of additional staff.

The Vincent Communications Plan has budget implications of \$15,000 per year for an annual satisfaction survey of communications and engagement and \$20,000 for a brand project in early 2023. The budget for the first survey is included in the 2021/22 budget.

**COMMENTS:**

The outcomes of advertising demonstrated a high level of support for the IAP2 approach, which is recognised internationally as best practices. Amendments to the draft Community and Stakeholder Engagement Strategy and Policy and Vincent Communications Plan, as described above, are proposed based on the outcomes of advertising.

The Strategy sets out guiding principles to be considered for each engagement activity, and action items that would support the implementation. The Policy provides guidance for the way the City would engage with its community and other stakeholders, using an adapted version of the IAP2 process. The Vincent Communications Plan outlines how we will keep our community informed of our activities. This would result in improved community engagement outcomes across various different project types.

# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

## OUR VISION:

*TO BE A CONNECTED AND ENGAGED COMMUNITY THROUGH GREATER PARTICIPATION IN DECISION MAKING.*

(CITY OF VINCENT STRATEGIC COMMUNITY PLAN 2018 – 2028)

This vision will be achieved through application of the guiding principles, completion of the action items identified within the Strategy, and through our commitment to continually learn from our experiences and improve our practices.

## INTRODUCTION

The City of Vincent (the City) is committed to continuously improving the way we engage with our community and stakeholders and providing the greatest opportunity available for our community to be involved in our decision-making process. Community and stakeholder engagement is invaluable in its ability to enhance Council's capacity to make well-informed and sustainable decisions.

Under the Local Government Act 1995, every Local Government in Western Australia must develop a Strategic Community Plan (SCP), as part of an Integrated Planning and Reporting Framework. The SCP represents the community's long-term vision, values, aspirations, and priorities and what the City will do to help achieve them. This Strategy aims to support the SCP by becoming a connected and engaged community through meaningful and smarter community engagement activities.

### LOCAL GOVERNMENT DECISION MAKING HIERARCHY



The SCP 2018 – 2028 was informed by the *Imagine Vincent* campaign and has been the City's biggest ever community engagement initiative. The campaign asked the community what was important to them before starting the consultation and then took the consultation to places people actually wanted to go. This process included focused meetings, community conversations, social and traditional media, quick

# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

polls, surveys, on-going pop-up meetings (at the footy, coffee shops, bars, pubs, and schools), direct contacts, and creation and use of a Community Engagement Panel.

The City of Vincent and the *Imagine Vincent* campaign was recognised and awarded the 2018 International Association Public Participation (IAP2) Australasia Core Values Award for Community Development. The *Imagine Vincent* campaign highlighted the importance of connecting with and involving the community wherever possible. It meant rethinking the way we engage, looking for new ways to remove barriers and being as accessible as possible.

The Community and Stakeholder Engagement Strategy (Strategy) and the Community and Stakeholder Engagement Policy (Policy) are designed to guide the way the City engages with its community and stakeholders to ensure that the community's views and aspirations are continually represented and help to inform the decisions made.

The Strategy is supported by the Community and Stakeholder Engagement Policy. The Policy considers the guiding principles identified below and details the process for developing community engagement activities. The Strategy and Policy will be used as the platform to guide and foster a commitment to working together so decisions are evidence-based and reflect the views of the people of Vincent.

## IAP2 SPECTRUM OF PUBLIC PARTICIPATION

The IAP2 Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's roles in any public participation process (IAP2 International Federation 2018). This approach has informed the City's Strategy and Policy and will be considered in all engagement activities.

## WHO WILL USE THE STRATEGY?

The Strategy will be used by the City's Administration staff, Mayor and Elected Members, and will be available to the community for transparency and shared responsibility.

The Strategy will be continually reviewed and updated to ensure it reflects the City and community's views in relation to community engagement practices. A minor and major review of the Strategy will be undertaken every two and four years, respectively.

## GUIDING PRINCIPLES

# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

Public participation practices will be guided by the following principles. These principles have been developed from engagement with the Elected Members, administration and community members and are based on the IAP2 Core Values.

**Make well informed decisions that are supported by evidence, aligned with strategic direction, and based on the needs and interests of everyone involved.**

Hearing and understanding what is important to the community is essential in making well-informed decisions. The community are most affected by decisions made, highlighting the need to listen to and understand their opinions and experiences.

Before a decision is made, decisions makers should feel confident they have access to all relevant information, including but not limited to technical information, evidence, existing strategic direction and community views. This information will allow evidence-based decisions to be made that reflect the needs and interests of everyone (the community, stakeholders, and the City) involved.

The ability to make well informed decisions will ensure the City is accountable for its decisions and can easily explain the reasons behind them.

**Hear and understand our community.**

Communication is a core function of what we do and is vital to the success of delivering our services. Effective communication will ensure that the community have an opportunity to be involved, to be heard and to be understood. No matter who makes the first contact, we will take the time to hear and understand what our community has to say and use this information to inform our decisions.

Hearing and understanding what is important to our community also helps us to advocate for the community when the City is not the decision maker.

**Meaningfully include the community in the decision-making process.**

Involving the community as early as possible maximises their ability to influence decisions that affect them and helps to make better informed decisions, for the greater good of the community. It also creates a sense of ownership and belonging for the community.

We will understand who should be involved and engage them as early as possible, ensuring they are aware of the strategic intent of the project. Participants will be aware of how their influence aligns with the IAP2 Spectrum of Public Participation, how their participation will influence the outcomes of the subject project, and any



# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

future projects or outcomes that may be delivered thereafter. The engagement activities will be targeted and inclusive to encourage both widespread, but specific participation. For example, when a project will have a greater impact on the community, engagement activities will be designed to provide opportunity for maximum participation by removing as many barriers as possible. We will also be mindful of engagement fatigue and seek opportunities for joint engagement activities or designing activities that are targeted to those who are interested or affected. In each situation when we receive feedback, we will actively listen to what is being said.

## **Engage in a way that facilitates the involvement of impacted communities.**

We know that different methods of engagement will reach different people and groups within our community. Through careful consideration of the engagement methods we use, we will make ourselves easily accessible to all members of the community who would like to connect with us. This includes identifying who might be hard to reach and understanding lifestyle constraints. We can then take action to remove barriers and plan engagement activities that allow the City to personally connect with the community.

Projects will be planned and aligned with the IAP2 Spectrum of Public Participation. This will increase the community's ability to be involved early and have ability to influence the direction and outcome of the project. We will go to the affected community and engage on site to ensure that interested, impacted and hard to reach groups are able to participate in decision making. Engagement activities will include the information needed so those who want to, can participate in a meaningful way. The information that is shared will be relevant, accurate and transparent. We will do our best to ensure everyone involved will understand what is being discussed, why it is important and what we can do about it. As a result, we will have mutually respectful dialogue and work together to achieve the best possible outcome.

## **Communicate before, during and after a decision is made.**

We manage many different projects and programs and deliver a large range of services to our community every day. All the projects, programs and services are aligned to the priorities in the Strategic Community Plan. We will work to ensure that community members are aware of any projects or works which may be of interest or affect them directly.

Different engagement methods will be used depending on the stage of the project and the purpose of the engagement activity. For example, a new project that has maximum level of influence available may use engagement methods that encourage comprehensive and open dialogue to seek solutions. As the project progresses,

# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

engagement methods may become more specific and seek direct feedback using surveys or written feedback.

No matter the stage of a project, engagement activities will occur as necessary to ensure the community is informed of how the project is progressing, how they can participate and how their input will be used. Lastly, when a decision is made the community will have access to the decision and the reasons for it. Those who provided feedback will be informed of how their input was considered as part of the decision-making process.

## VINCENT AT A GLANCE

Age (ABS 2016)	Diversity (ABS 2016)
<ul style="list-style-type: none"> <li>Vincent has a lower proportion of young people, being 13% who are 0 – 14 years old and 10% who are 15 – 24 years old, compared to Greater Perth which has 19% and 13%, respectively.</li> <li>The largest proportion (39%) of Vincent's population is aged 25 – 44 years old. This age range makes up 30% of the Greater Perth population.</li> <li>Vincent has a greater proportion of persons aged 65+, being 17% of the population compared to 14% of Greater Perth.</li> </ul> <p><i>Because of our broad range of ages, we will provide a range of ways for people to engage with the City.</i></p>	<p>3.9% of the population within the City of Vincent and Greater Perth require assistance for core activities.</p> <p><i>To ensure that everyone can engage with us and participate in the decision-making process, engagement activities should be as accessible and inclusive as possible.</i></p> <p>When compared to Greater Perth (2%), the City of Vincent (0.9%) has a slightly lower proportion of persons who are Aboriginal or Torres Strait Islanders.</p> <p><i>The City of Vincent acknowledges the traditional lands of the Whadjuk Noongar people. We will strengthen our relationship with persons who are Aboriginal or Torres Strait Islanders by continuing to have conversations and seeking input from the Whadjuk Working Group.</i></p>
Education (ABS 2016)	Languages other than English (ABS 2016)
<p>Vincent has 40.8% of people with a bachelor's degree or above, compared to 22.9% in Greater Perth.</p> <p><i>Although Vincent has a highly educated community, engagement activities</i></p>	<p>25.9% of the households in Vincent speak a language other than English. Other languages spoken includes, but is not limited to Italian, Mandarin, Vietnamese, Cantonese, and Spanish.</p>

# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

<p><i>should be designed so that everyone can participate if they want to.</i></p>	<p>Of those who speak a language other than English, 18.2% speak English well or very well and 3.7% do not speak English well or not at all.</p> <p><i>Plain English will be used and translation services will be available so that everyone can understand what is being said.</i></p>
<p><b>Employment Status</b> (ABS 2016)</p> <p>Of the people living in Vincent who are employed, 61.5% work full-time and 31% work part-time.</p> <p><b>LINK WITH FAMILY COMPOSITION IN DESIGNED DOCUMENT.</b></p>	<p><b>Unpaid Work</b> (ABS 2016)</p> <p>Vincent has a large population that undertakes unpaid work, being:</p> <ul style="list-style-type: none"> <li>• 21.6% of the population have reported doing some form of voluntary work;</li> <li>• 8.5% of the population provided unpaid assistance to a person with a disability, long term illness or old aged persons; and</li> <li>• 21.7% of people aged 15+ provided unpaid care to children.</li> </ul> <p><i>The City of Vincent acknowledges and values unpaid work that supports home and community life. Understanding our community's commitments will help to plan suitable engagement activities around the needs of the community members.</i></p>
<p><b>Family composition</b> (ABS 2016)</p> <p>Within Vincent, 48% of households are made up of a couple family without children and 49.4% of households include children.</p> <p><i>Lifestyle constraints often affect people's ability to participate in engagement activities. Understanding typical lifestyles will help to plan suitable engagement activities around the needs of the community members.</i></p>	<p><b>Dwelling Types:</b> (ABS 2016)</p> <p>Vincent has a higher proportion of flats or apartments (26.6%) and lower proportion of separate houses (51.2%), compared to Greater Perth which comprises 6.6% flats or apartments and 76.9% separate houses.</p> <p><i>Vincent is more densely populated than Greater Perth. Engagement activities should be targeted, but accessible. Opportunities to minimise engagement fatigue should also be investigated.</i></p>
<p><b>Preferred methods of engagement</b> (City of Vincent Community Workshop, 2020)</p>	

# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

Community members have identified the preferred methods of engagement include email, social media, local newspaper, website, letters, newsletters and personal contact (City of Vincent Community Workshop, 2020).

*These preferred methods will be considered when selecting appropriate engagement activities to suit the needs of the project.*

## Our Stakeholders

- Community members - residents, rate payers, customers, visitors
- Businesses - local businesses, suppliers, contractors, service providers
- Government – other LG's, state government, federal government
- Industry associations and peak bodies – i.e. Western Australian Local Government Association
- Community interest groups – Town teams, community groups, sporting associations, schools
- Inclusion groups – people with disabilities, culturally and linguistically diverse, Aboriginal and Torres Strait Islander Peoples, Seniors, Youth and Young People, LGBTIQ+
- Internal – Mayor and Councillors, Administration Staff

*Understanding who our stakeholders are allows us to better understand how we can build relationships and engage with them.*

## WHAT IS COMMUNITY AND STAKEHOLDER ENGAGEMENT?

*Community engagement is an intentional process with the specific purpose of working across organisations, stakeholders and communities to shape the decisions or actions of the members of the community, stakeholders or organisation in relation to a problem, opportunity or outcome (International Association for Public Participation (IAP2) Australasia 2020).*

The word '**community**' includes individuals and groups of people; stakeholders, interest groups and citizen groups (IAP2 Australasia 2020). This includes our residents, ratepayers, business owners, community groups, customers, employees and visitors in Vincent.

The word '**stakeholder**' defines individuals, a group of individuals, organisations or a political entity with a specific stake in the outcome of the City's decisions.

The word '**engagement**' describes the interaction we have with our community and stakeholders and includes terms such as communication, participation, consultation and customer service.



# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

## WHY WE ENGAGE?

We live in a complex environment. Our population is ageing and becoming increasingly urbanised, technology is advancing rapidly, and people can access information quicker than ever before. To adapt to these changes the City must understand and be more responsive to environmental impacts, financial constraints, and the needs of its community members. This ensures it can act in the best interest of everyone and be accountable to all decisions made.

To be responsive to our changing environment, the City relies on the community to understand what is most important to them. Community and stakeholder engagement are the driving force that enable the City to lead change, helping to:

- Make better decisions.
- Decisions are consistent with community interests and values.
- Increase community ownership of decision making.
- Build advocates for decisions in the community.
- Keep our community informed of what we are doing.
- Keep the City informed of key themes within the community.
- Meet statutory obligations.

## WHERE DO WE WANT TO BE?

When we engage meaningfully, we maximise the opportunity to understand what is important to the community and stakeholders. This helps us to make informed decisions that are aligned with the key priorities of the Strategic Community Plan 2018 - 2028.

Our stakeholders can contribute significantly to the decision-making and problem-solving process. People who are interested and/or affected by a project can help us as they will:

- Be aware and understand key issues or potential improvements within the community.
- Understand the context, issues and potential impacts.
- Establish whether further research is needed into the problem.
- Assist us with creative solutions that can address the concerns of the Council and the community.

When the community is confident that their opinions will be heard and will influence the decision or result in an action, they are more likely to participate in the process, leading the decision-makers to be more confident in the decisions they are making.

# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

When we engage effectively, the community and the Council will benefit in the following ways:

Community	Council
Improved participation in Council's decisions	The process provides the ability for interested and affected community members to participate
Feelings of inclusion and confidence that opinions will be heard	Increased understanding of community issues
Shared vision and a better understanding of Council strategies, policies, projects and decisions	Decisions are informed by an understanding of community values, feelings, opinions and aspirations
The information included for consultation is accurate, and it is understood why comments are being sought	Projects can be prioritised to meet the needs and wants of the community
Increased ownership of projects within the City	Gains early buy-in and strengthened trust
Strengthened relationship with the City	Better project and service delivery outcomes
Better understanding of the perspectives of others in the community	Build more resilient relationships with the community
Increased confidence in one's ability to participate in community engagement activities.	Increased opportunity for community participation by excluding technical jargon and ensuring information shared is user friendly and accessible.

## HOW WILL WE GET THERE?

Action Items	Responsibility
<b>Implementation of the Strategy</b>	
<b>Comment:</b> The City's Policy No. 4.1.5 Consultation Policy was formally adopted in 2014. A major review has not been undertaken since then. This presents opportunity to review the existing Consultation Policy and our practices to ensure our community engagement activities align with the vision and principles of the Strategy.	
<b>Action 1.1:</b> Develop a Community and Stakeholder Engagement Policy to guide how the City will engage with its community, taking into consideration the guiding principles of the Strategy.	
<b>Timeframe:</b> 2020/21	



# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

**Action 1.2:** Develop a Community and Stakeholder Engagement Toolkit (comprising of guidelines, information sheets and templates) to assist staff in delivering community engagement plans.

**Policy & Place**

**Timeframe:** 2021

**Action 1.3:** Review internal processes for community consultation as part of the Promapp process.

**Marketing & Partnerships**

**Timeframe:** 2021/22

**Action 1.4:** Develop a Marketing and Communications Plan, including a live community and stakeholder engagement calendar to help strategic planning of engagement activities and avoid engagement fatigue.

**Marketing & Partnerships**

**Timeframe:** 2020/21

## Training and development

**Comment:** The Strategy adopts the IAP2 approach to community engagement. Training in community and stakeholder engagement would improve the City's success in delivering the vision of the Strategy and improve our engagement practices.

**Action 2.1:** Develop and implement a training and development plan for City staff and Elected Members to achieve the guiding principles and outcomes outlined within the Strategy.

**Human Resources**

**Timeframe:** 2021/22

## Improved information sharing

**Comment:** The Strategic Community Plan 2018 – 2028 identifies the need to improve access to information on all that we offer to our community and to provide a single location for all information sharing. This presents an opportunity to review our existing resources (such as the City of Vincent website). Connecting with our community groups and researching other best practice efforts locally, nationally and internationally will inform how we can improve how we share information.

# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

<b>Action 3.1:</b> Review and update the City of Vincent website and other digital platforms, considering the quality and effectiveness of information provided.  <b>Timeframe:</b> 2022	Marketing & Partnerships
<b>Action 3.2:</b> Investigate ways to remove barriers of sharing information and participating in engagement activities and implement more effective ways to engage with our community and stakeholders.  <b>Timeframe:</b> 2022	Marketing & Partnerships
<b>Action 3.3:</b> Develop information sheets for connecting and engaging with minority and other hard to reach groups.  <b>Timeframe:</b> 2022	Marketing & Partnerships
<b>Action 3.4:</b> Review the City's practices for targeted engagement with professionals and skilled community members to ensure most effective use of these resources.  <b>Timeframe:</b> 2022	Marketing & Partnerships
<b>Action 3.5:</b> Establish a Community Engagement Panel  <b>Timeframe:</b> 2021/22	Marketing & Partnerships
<b>Action 3.6:</b> Develop a guide to support planning location-based engagement activities for significant projects.  <b>Timeframe:</b> 2022	Marketing & Partnerships
<b>Reviewing and reporting</b>	
<b>Comment:</b> Understanding the results of our community engagement practice will inform the decisions we make. Similarly, regular review and report of the Strategy will ensure our engagement activities align with the community's views and aspirations.	
<b>Action 4.1:</b> Develop a consistent approach to reporting on community engagement outcomes to Council so they are provided with the relevant information to make an informed decision.	Marketing & Partnerships  Governance

# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

<b>Timeframe:</b> 2022	
<b>Action 4.2:</b> Research and implement ways to seek feedback on community engagement activities and outcomes.  <b>Timeframe:</b> 2022	<b>Marketing &amp; Partnerships</b>
<b>Action 4.3:</b> Undertake a minor and major review of the Strategy every two and four years, respectively. This should include yearly surveys to understand community perceptions and review of whether engagement activities and practices are achieving the desired outcomes of the Guiding Principles, and improvements implemented.  <b>Timeframe:</b> Next minor review 2022/23	<b>Policy &amp; Place</b>  <b>Marketing &amp; Partnerships</b>

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# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



<b>Legislation / local law requirements</b>	<i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
<b>Relevant delegations</b>	
<b>Related policy procedures and supporting documentation</b>	<p>&lt;&lt;Insert all relevant procedures, guidelines and supporting documents. Please include CM reference number and provide these as PDF documents to Governance&gt;&gt;.</p> <p><i>Please note that all documents with an external focus will be hyperlinked for publication to the City's website. Documents with internal and external focus will be hyperlinked for publication to the City's Vintranet.</i></p>

## PART 1 – PRELIMINARY

### PURPOSE

Community engagement is an essential practice that allows the City to deliver its services in a way that reflects the community's vision by involving them in the decision-making process. This Policy has been developed in conjunction with the Community and Stakeholder Engagement Strategy, which details the principles on how we engage with our community.

### OBJECTIVE

The objectives of this policy are to:

- Facilitate informed decision making
- Enable a proactive approach to community engagement and achieve inclusive and meaningful outcomes
- Improve consistency of community engagement practices across the organisation
- Ensure information is effectively and efficiently communicated internally and externally
- Promote an accountable, transparent, and accessible approach to engagement

### SCOPE

This Policy applies to elected members, City staff, and external stakeholders working on any corporate documents (strategies, policies, and action plans), programs, projects or services that are delivered by, or on behalf of the City and have an impact on its community.

## PART 2 – POLICY PROVISIONS

### 1. DEFINITIONS

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# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



**Community** means individuals and groups of people; stakeholders, interest groups and citizen groups (IAP2 Australasia 2020). This includes our residents, ratepayers, business owners, community groups, customers, employees, and visitors in Vincent.

**Stakeholder** means individuals, a group of individuals, organisations, or a political entity with a specific stake in the outcome of the City's decisions.

**Engagement** means the interaction we have with our community and stakeholders and includes terms such as communication, participation, consultation, and customer service.

Other terms specific to statutory and strategic planning are included within Appendix 2 of this Policy.

## 2. GUIDING PRINCIPLES

The following principles have been adopted by the City and will guide community engagement activities. This policy should be read in conjunction with the Community and Stakeholder Engagement Strategy which describes the intent, intended outcomes and how we will measure performance for each of the principles below.

1. Make decisions based on the needs and interests of everyone involved.
2. Hear and understand our community.
3. Meaningfully include the community in the decision-making process.
4. Engage in a way that facilitates involvement of impacted communities.
5. Communicate before, during and after a decision is made.

## 3. PUBLIC ENGAGEMENT SPECTRUM

The International Association for Public Participation (IAP2) has developed a spectrum that outlines the increasing levels of participation the community can have in a decision-making process.

This spectrum has been adapted and adopted by the City of Vincent and is embedded in the processes and guidelines (Appendix 1) that inform the way the City will engage with its community and stakeholders. The level of participation will be clearly outlined in each project, ensuring the community and stakeholders are aware of how their feedback will influence the decisions being made.

The levels of participation are:

- |          |  |
|----------|--|
| Inform:  | The City will keep the community and stakeholders informed of decisions, actions or for educational purposes.  |
| Consult: | The City will consult with the community and its stakeholders for the purpose of obtaining opinions and feedback and provide opportunity for the community to share their knowledge before a decision is made. |
| Involve: | The City will work with the community to ensure concerns and aspirations are reflected in alternatives developed and provide feedback on how public input influenced the decision.                             |



# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



**Collaborate:** The City will collaborate with the community to develop and build solutions. Input will be reflected in the decisions to the maximum extent possible.

## 4. WHEN THE CITY WILL ENGAGE

The City will engage with the community:

- When the City is required to make a decision that would affect the community or where the community may be interested and/or affected by this decision, and there is the ability for the community to influence the decision.
- To satisfy statutory obligations.
- To obtain input for strategic projects being delivered by the City.
- To notify a participant of a decision made.

## 5. WHEN THE CITY MAY NOT ENGAGE

There may be instances when it is impractical for the City to engage, such as when a decision must be made quickly in the interest of the City (e.g., public safety); there are legal, commercial or legislative constraints; when the City is not the determining authority; or when the decision relates to a minor operational matter that would have minimal impact on the community or stakeholders.

In these instances, the City will inform affected community members and stakeholders about the decision and the reasons for it.

## 6. EXCLUDED ADVERTISING PERIODS

Advertising periods are to be amended in accordance with the following requirements:

Holiday	Comment
Public Holiday	Where consultation falls on a public holiday, the consultation period shall be extended by the number of public holiday days.
Easter Holiday (a period of seven (7) days commencing on Good Friday)	Where consultation falls within this period, the number of days within this period shall be added onto the consultation period.
Christmas and New Year (18 December to 8 January)	Where consultation falls within this period, the number of days within this period shall be added onto the consultation period.

The engagement period may also need to be amended when a specific stakeholder group needs to be reached and/or the engagement activities planned conflict with a holiday period that is specific to that stakeholder group (e.g., school holidays, Chinese New Year, etc.).



# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



## 7. AUTHORITY TO VARY THE EXTENT OF CONSULTATION

Where a proposal/significant development may be of a complex nature, affect a broader area, or be of considerable interest to the community, the Chief Executive Officer has the discretion to require the Applicant to hold one or more public meetings/forums. The meetings will be at no cost to the City and will be to explain the proposal/development to the community.

The type, location and timing of the meeting shall be organised and communicated to the satisfaction of the Chief Executive Officer.

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Office use only	
Responsible Officer	<<Please add position title>>
Initial Council adoption	DATE: <APPROVAL DATE>, REF# <TRIM REF>
Reviewed / Amended	DATE: <APPROVAL DATE>, REF#: <TRIM REF>
Next Review Date	DATE: <REVIEW DATE>,

# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

## Appendix 1 – How the City Engages



### 1. HOW THE CITY ENGAGES

To achieve best practice in community engagement, the engagement methods and sequence which form the engagement plan needs to be tailored to the specific requirements of the project. The following table outlines the process involved and seeks to meet each of the guiding principles identified within Section 2 of the Policy.

The following method is to be followed for all engagement activities undertaken by the City.

Phase	Actions
<b>Determine if community and stakeholder engagement is required</b>	<p>If the project does not align with a reason identified within Section 5 of the Policy 'When the City may not engage', community and stakeholder engagement is required, following the process below.</p> <p>If the project aligns with a reason within Section 5, affected community members should be informed of the decision, using the process below.</p> <p>Note: When there is no ability to influence a decision, 'Informing' the community and stakeholders of the decision may be the appropriate engagement activity.</p>
<b>Design</b>	<ol style="list-style-type: none"> <li>1. Consider and understand the context and scope of the project.</li> <li>2. Consider and understand who might be interested and/or affected.</li> <li>3. Consider and understand the risks that may be involved for the community, Council, and Administration.</li> <li>4. Consider and understand the purpose of the engagement.</li> <li>5. Consider any statutory requirements that must be complied with as part of the engagement plan.</li> <li>6. Identify key milestones or other opportunities to provide updates or other important information to the community.</li> </ol>
<b>Plan</b>	<p>Determine the level of community participation and select activities appropriate and aligned to achieve those outcomes.</p> <p>The activities selected should consider and reflect the most effective way to connect with the community and stakeholders. Consideration of location-based activities or other ways that facilitate personal connection are encouraged.</p> <p><u>Note:</u></p> <ul style="list-style-type: none"> <li>• The table outlined within the <i>guide to establish level of participation</i> below provides guidance on typical levels of participation for different types of projects.</li> </ul>

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 1 – How the City Engages



	<ul style="list-style-type: none"> <li>• The wider the scope of the project, the higher the level of participation should be available to the community. This will result in a stronger level of community influence over the decisions being made.</li> <li>• The planning should consider the life of the project and how the different engagement activities can be used depending on the phase of the project and the purpose of the engagement. It is likely the level of involvement will require more than one level of involvement as identified within the IAP2 spectrum.</li> <li>• Minimum advertising requirements for development applications are included in Appendix 2 '<i>Statutory and Strategic Planning</i>'.</li> </ul>
<b>Implement and manage</b>	<p>Prior to implementation, review the design and planning phase and consider if the steps and actions will:</p> <ul style="list-style-type: none"> <li>• Reach the right people.</li> <li>• Ask the right questions.</li> <li>• Be delivered in a timely and meaningful way.</li> <li>• Inform decision making.</li> <li>• Consider the potential risks and contain appropriate solutions.</li> <li>• Be flexible enough to manage change if necessary.</li> </ul> <p>Once satisfied, it is time to draw upon resources available to deliver the consultation project.</p> <p>While consultation is occurring, it is necessary to be available to respond to community enquiries as they arise. Providing support will assist in providing a better experience for the community, as well as building trust and developing relationships.</p>
<b>Review and respond</b>	<p>The process for reviewing and responding to submissions is to:</p> <ol style="list-style-type: none"> <li>1. Analyse the submissions received to understand who responded, why they are interested or affected and if anyone is missing from the conversation.</li> <li>2. Prepare responses, including further assessment and engagement and make changes to the project to address the issue(s) raised.</li> <li>3. Document the responses to be included in a report or provided as a direct response to the participants.</li> <li>4. When subject to determination at an Ordinary Meeting of Council, inform participants of the meeting date, providing as much notice as possible.</li> <li>5. Publish the decision/project update on the City's website and send decision/project update to participants.</li> </ol>

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 1 – How the City Engages



	<p>When responding to submitters, consider how their input influenced the decision and what the best method to deliver this message is.</p> <p>It is also necessary to review and evaluate how effective the engagement was. This includes consideration of the overall engagement sequence and the engagement methods, including whether they aligned with the scope of the project and the purpose of the engagement.</p> <p>This review should determine if enough information is available to make an informed decision, or if further consultation is required.</p> <p><i>See section 1.1 Principles for responding to submissions below.</i></p>
<b>Reflect and report</b>	<p>Consider the effectiveness of the engagement plan and report on the findings so that others can learn from this practice. Reflecting on and reviewing the engagement process will assist in improving practices and efficiency in community consultation.</p>

#### 1.1 Principles for responding to submissions

The following principles should be considered when responding to submissions:

- Respond to all questions within the submission prior to the decision being made.
- When required, contact submitters to clarify comments within the submission before the decision is made.
- The summary of submissions report should provide sufficient context and detail to enable responses to be understood. Submission can be included verbatim if deemed necessary and the submitter has provided consent to do so.
- Responses should be supported with evidence.
- Provide justification for not supporting suggestions, such as those that are beyond the project's scope.
- Provide reasons if a suggested change to the project has not been adopted.
- Provide a direct update to participants and publish information on the City's website if the project process is required to change.
- Responses are to be provided as soon as reasonably possible.
- Consider whether marketing/media communication is required.

#### 1.2 Guide to establish level of participation

The following matrix guides the level of participation that would generally be expected for different project types. The level of participation can be varied and is to be determined by following the process within Section 1 (How the City Engages)

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 1 – How the City Engages



above. If the project type is not listed below, consider the most similar project type in relation to community investment and impact.

	<b>Inform</b>	<b>Consult</b>	<b>Involve</b>	<b>Collaborate</b>
<b>Ability to influence</b>	<i>There is no ability to influence the decision.</i>	<i>There is some ability to influence the decision.</i>	<i>There is medium ability to influence the decision.</i>	<i>There is high ability to influence the decision.</i>
<b>Our commitment</b>	Information is circulated to assist in understanding a deliverable or decision that is going to happen or has already happened.	To seek input, feedback or advice before the project is progressed or a decision is made.	To seek input, gather ideas, identify preferred options or alternatives.	To find collective solutions or to obtain a deeper understanding of what is important to help shape the projects future.
<b>Project</b>	<ul style="list-style-type: none"> <li>When a decision has already been made</li> <li>Implementation updates</li> <li>Development applications (notification of changes/ determinations)</li> <li>For a reason detailed in Section 5 of the Policy</li> </ul>	<ul style="list-style-type: none"> <li>Infrastructure locations i.e., pop-up play, verge trees</li> <li>Strategic planning documents phase 2 (understanding what we heard)</li> <li>Minor amendments to policies and strategies</li> <li>Implementation of actions created within strategies or other corporate documents</li> <li>Development applications (when there are departures to the statutory framework and the community or stakeholders may be affected)</li> </ul>	<ul style="list-style-type: none"> <li>Strategic planning documents phase 1 (visioning)</li> <li>Major amendments to strategic documents</li> </ul>	<ul style="list-style-type: none"> <li>Master planning and design</li> <li>Strategic community vision documents i.e., Strategic Community Plan</li> <li>Place Plans</li> <li>New major strategic plans</li> </ul>

## 2. MINIMUM ADVERTISING PERIODS

The timeframe engagement activities should be guided by any relevant statutory requirements but determined based on its individual merits and requirements.

The following identifies minimum advertising periods for engagement activities:



## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 1 – How the City Engages



Project type	Minimum timeframe
Informing of project updates, notifications of decisions, etc	Ad hoc
<ul style="list-style-type: none"> <li>Informing of upcoming maintenance works (including but not limited to traffic management, road works, street upgrade, change to parking conditions, etc) in a local context.</li> </ul> <p><i>Note: Where schedules of maintenance works are available, the schedule shall be published on the City's website.</i></p> <ul style="list-style-type: none"> <li>Consultations that are targeted and specific (i.e., implementation actions created from other strategies, verge tree locations)</li> </ul>	14 days
<ul style="list-style-type: none"> <li>Strategic documents (i.e., strategies, policies, and plans, including amendments)</li> <li>Projects that would affect large community groups (i.e., lighting or park infrastructure, changes to parking restrictions)</li> </ul>	21 days

*Note: Timeframes for development applications are included in Appendix 2.*

### 3. CONSULTATION METHODS

#### 3.1 Mandatory requirements

All engagement activities must be published on the City's website.

#### 3.2 Other consultation methods

Each community engagement plan will be different and depend on the information being sought and who the target audience is. The following non-exhaustive list provides some suggestions for appropriate methods of consultation.

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>Advisory group</li> <li>Citizens jury</li> <li>Community education program</li> <li>Community panel</li> <li>Conversation cafe</li> <li>Door knocking</li> <li>E-newsletter</li> <li>Flyer</li> <li>Information sheets /</li> </ul> | <ul style="list-style-type: none"> <li>FAQ's</li> <li>Interactive mobile app/ online tool</li> <li>Letter</li> <li>Local newspaper advertisement</li> <li>Location based engagement</li> <li>Online discussion forum</li> </ul> | <ul style="list-style-type: none"> <li>Open house</li> <li>Phone calls</li> <li>Public display</li> <li>Social media post</li> <li>Sign on site</li> <li>Specific and targeted site visits (e.g. schools, aged care, etc)</li> <li>Survey</li> </ul> |
|--|---|--|



## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 1 – How the City Engages



- Voting
- Webinar
- Website
- Workshop

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 2 – Statutory & Strategic Planning



Development assessment or 'statutory planning' involves the assessment of development applications to use land or undertake building works against planning controls.

Development applications are assessed against the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City's Local Planning Scheme (as amended), the Residential Design Codes and relevant Local Planning Policies.

Consultation for development applications is to occur in accordance with the minimum standards set out below to ensure a consistent approach to consultation on development applications.

#### 1. Definitions

**Complex development application** means a development application which proposes or is of the type:

- Telecommunications infrastructure
- Development on City owned and managed land
- Mandatory or Optional Development Assessment Panel Form 1 applications as defined by the *Planning and Development (Development Assessment Panel) Regulations 2015*

**Directly adjoining properties** means only the properties with a boundary directly abutting to where the departure is proposed.

**Adjoining property** is as per State Planning Policy 7.3 Residential Design Codes.

**Adjacent property** means properties that would otherwise be adjoining to the subject site or property if not for being separated by a public road (*Refer Figure 1 and 2*).

#### 2. Minimum Advertising Requirements

##### 2.1. Statutory Planning

Description	Minimum comment period (Calendar days) <sup>(1) (2)</sup>	Website	Extent of consultation <sup>(3) (9) (10)</sup>	Sign on site	Newspaper
<b>Uses and/or associated works</b> <sup>(4)</sup>					
"P" and "D" uses that require the exercise of discretion	14 days	Yes	All adjoining and adjacent properties	No	No

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 2 – Statutory & Strategic Planning



Description	Minimum comment period (Calendar days) <sup>(1) (2)</sup>	Website	Extent of consultation <sup>(3) (9) (10)</sup>	Sign on site	Newspaper
"A" uses which have not previously been approved by the City	14 days	Yes	All adjoining and adjacent properties	Yes	No
Unlisted uses	28 days	Yes	200 metres radius	Yes	Yes
Non-conforming uses	14 days	Yes	All adjoining and adjacent properties	Yes	Yes
"A" uses and Unlisted uses which have previously been approved and do not significantly increase the intensity of the site	14 days	Yes	All adjoining and adjacent properties	No	No
"X" uses	Will not be considered by the City				
Residential Development					
All residential development subject to State Planning Policy 7.3 Residential Design Codes	14 days	Yes	All adjoining and adjacent properties <sup>(5)</sup>	No	No
Heritage Development					
Demolition of any structure/ building on a heritage protected place, unless: <ul style="list-style-type: none"><li>written notification is provided by the City confirming the proposed structure/ building to be demolished does not contribute to the significance of the heritage place; and/ or</li></ul>	14 days	Yes	All adjoining and adjacent properties	No	No

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 2 – Statutory & Strategic Planning



Description	Minimum comment period (Calendar days) <sup>(1) (2)</sup>	Website	Extent of consultation <sup>(3) (9) (10)</sup>	Sign on site	Newspaper
<ul style="list-style-type: none"> <li>the works are exempt by a local planning policy.</li> </ul>					
Any development application within a design guideline area, character retention area or heritage area adopted by Council through a local planning policy that does not meet all deemed-to-comply criteria <sup>(6)</sup>	14 days	Yes	All owners and occupiers located within that design guideline area, character retention area or heritage area	No	No
<b>Complex development applications</b>					
Telecommunications infrastructure Development on City owned and managed land Mandatory or Optional Form 1 DAP applications	28 days	Yes	200 metres radius	Yes	Yes
<b>Form 2 DAP Application <sup>(7)</sup></b>					
Amendment to a DAP application where: discretion is required; and works may have an impact on the amenity of nearby properties	14 days OR 28 days	Yes	All adjoining and adjacent properties OR 200 metres radius	No OR Yes	No OR Yes
<b>Public Works or Applications of State Significance or when the City is not the decision maker</b>					
All applications where the City is not the decision maker	Owners and occupiers are to be notified of the proposal as though it was a development application being determined by the City. Submitters are to provide their comments directly to the determining authority as per the information provided on the notification letter.				

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 2 – Statutory & Strategic Planning



#### 2.2. Strategic Planning

Description	Minimum comment period (Calendar days) <sup>(1)</sup> <sup>(2) (8)</sup>	Website	Extent of consultation <sup>(3) (9)</sup> <sup>(10)</sup>	Sign on site	Newspaper
<b>Local Planning Strategy (Strategy)</b>					
Local Planning Strategy	21 days	Yes	Stakeholder analysis	N/A	Yes
Amendment to Strategy	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
<b>Local Planning Scheme (Scheme)</b>					
New Scheme	90 days	Yes	Stakeholder analysis	N/A	Yes
Modification to new Scheme	60 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
<b>Amendments to a Local Planning Scheme (LPS)</b>					
Complex amendment	60 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Modifications to complex amendment	42 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Standard amendment	42 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Modification to standard amendment	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
<b>Local Planning Framework</b>					
Structure Plan (new or amendment)	42 days	Yes	Stakeholder analysis	Yes	Yes

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 2 – Statutory & Strategic Planning



Description	Minimum commen t period (Calenda r days) <sup>(1)</sup> <sub>(2) (8)</sub>	Website	Extent of consulta tion <sup>(3) (9)</sup> <sub>(10)</sub>	Sign on site	Newspap er
Local Planning Policy (new and amendment)	21 days	Yes	Stakehol der analysis	If it affects a specific site	Yes
Local Development Plans (new or amendment)	14 days	Yes	Stakehol der analysis	Yes	Yes

#### Notes:

- (1) With exception of those time periods as outlined in the Community and Stakeholder Engagement Policy in relation to advertising over weekends and holiday periods.
- (2) The advertising period commences on the date the notification letters are sent by the City and where applicable, the sign on site is erected.
- (3) The extent or radius of advertising may be extended at the discretion of the City.
- (4) Land use classifications are in accordance with Clause 18 of the City's Local Planning Scheme No. 2.
- (5) Where a departure may have an adverse impact on a specific property/ies, the City may reduce the extent of advertising to only those who may be affected.
- (6) Does not include the William Street Design Guideline Area and structures above or adjacent to the Graham Farmer Freeway Tunnel Northbridge Design Guideline Area.
- (7) Advertising requirement options specified is dependent on the extent of discretion sought and the extent of potential impact on the amenity of nearby properties, in the opinion of the City.
- (8) In accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015* the local government may decide not to advertise an amendment if, in the opinion of the local government and the Commission, the amendment is of a minor nature.
- (9) Includes owners and occupiers of a property.
- (10) The Policy process detailed under Appendix 1 'How the City engages' shall be followed to determine interested and affected stakeholders, and the most appropriate way to engage with them.



## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 2 – Statutory & Strategic Planning



Figure 1 – Example of the extent of consultation to adjacent properties where there are varying lot layouts.

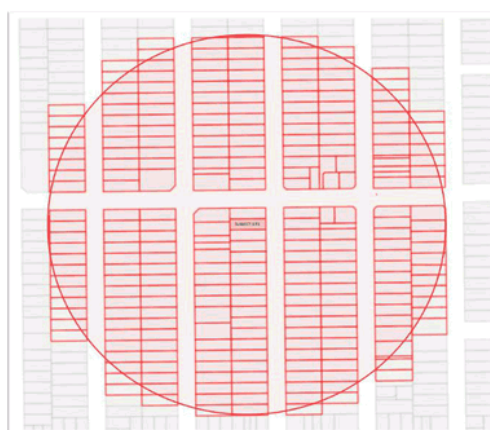


Figure 2 – Example of extent of consultation based on a radius from the boundary of a subject site.

### 3. Readvertising

Where a development application has been previously advertised and the City receives amended plans following the community consultation period, the application would be subject to a further consultation period where, in the opinion of the City:

- The amended plans propose new or greater departures to the deemed-to-comply or acceptable outcome (or equivalent) standard specified in the planning framework than that previously advertised and those departures may have an impact on the amenity of an adjoining property or the street; or
- The amended plans result in a significantly different proposal to that which was previously advertised; or
- Where a proposal has received opposition during advertising and subsequently significant amendments are made, the application shall be re-advertised for a minimum of 7 days. This will involve emailing or writing to all authors of previous submissions.

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 2 – Statutory & Strategic Planning



Where the City is satisfied the development would not have an impact on the amenity of adjoining properties and/or streetscape, community consultation may not be necessary.

Notwithstanding the above, any re-advertising may only be undertaken where it does not compromise the City's statutory obligations to comply with the timeframes and processes prescribed by the Planning and Development (Local Planning Scheme) Regulations 2015. In the instance the City is unable to readvertise the proposal, the previous submitters are to be notified of the proposed changes to the development application only.

#### 4. Variations to advertising

There may be need to vary the advertising requirements of this Policy due to details of a particular development application. These development applications will be considered on a case-by-case basis. The City may increase the length of the advertising period or require additional methods of advertising where it is deemed to be in the public interest, and relevant to the consideration of a proposal.

The City may increase the length of the advertising period or require additional methods of advertising where, in the opinion of the City, owners and/or occupiers of properties in the vicinity of the proposed development are likely to be affected by the granting of development approval.

Variations to the requirements of this Policy may only be possible where they do not compromise the City's statutory obligations to comply with the timeframes prescribed by the *Planning and Development (Local Planning Scheme) Regulations 2015*.

#### 5. Other requirements

- Development plans, other supporting documentation and a summary of the proposal are to be available on the City's website and at the Administration and Civic Centre, and Library and Local History Centre during the comment period.
- In instances where the applicant submits to the City written documentary evidence that the owner(s) and occupier(s) of all or some adjacent affected properties have no objection to their proposal, the City will still undertake consultation in accordance with this Policy. If the applicant does submit such documentary evidence, then this evidence will be considered together with the public submissions.
- Where the extent of consultation includes properties within another local government area, the City will obtain the owner and occupant details from the adjoining local government and advertise the proposal in accordance with the requirements of this Policy.
- Where a subject or an adjacent affected property contains between one (1) unit and twenty (20) units, inclusive, the owner(s) and occupier(s) of all units on that property, are to be notified in writing.

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 2 – Statutory & Strategic Planning



- Where a subject or an adjacent affected property contains more than twenty (20) units, the body corporate/strata company and the owner(s) and occupier(s) of the directly affected units, as determined by the City, are to be notified in writing.
- The City will rely on its rate records for the purpose of notifying owner(s) and occupier(s) of the adjacent affected properties. The onus is on the owner(s) and occupier(s) of a property within Vincent to inform the City in writing of any changes in their address details as and when this occurs. The *Planning and Development (Local Planning Schemes) Regulations 2015* permits costs and expenses incurred by the City in advertising a proposal, in addition to any fees paid for the application, to be payable by the applicant.



## **CITY OF VINCENT**

### **COMMUNITY CONSULTATION POLICY NO. 4.1.5**

**Adopted by Council on 22 July 2014**

## COMMUNITY CONSULTATION OBJECTIVES

The City of Vincent will ensure

- That members of the community are informed of matters that affect them;
- That members of the community are provided with sufficient information to enable them to make informed comment on those matters;
- That it is easy for members of the community to comment;
- That all comments received are given due consideration by decision makers; and
- That all members of the community who provide comments are informed of the outcome.

## INTRODUCTION

### 1. WHEN WILL COMMUNITY CONSULTATION BE UNDERTAKEN?

1.1 The City of Vincent will undertake formal community consultation when:

- (i) a decision is likely to have significant impact on a particular individual or group in the community;
- (ii) there is, or is likely to be, strong community concern or interest in the issue;
- (iii) the proposals before the Council are anticipated to have a significant impact on the economy, lifestyle, amenity and/or environment of the City or its residents;
- (iv) government agencies, other than the Council, have a stated interest in any policy or plans being considered;
- (v) the resolution of an issue or implementation of a proposal is likely to require a substantial redirection of ratepayer funds either by up-front or ongoing costs;
- (vi) the future use of a significant area of land within the City is being decided;
- (vii) information is needed by Council Members or Officers about community needs, priorities or values to ensure planning is appropriate and responsive;
- (viii) the Council has statutory obligations to consult with the community; or
- (ix) the Council wishes to ensure that minority or disadvantaged groups have information about, and access to, the Council's services and programmes.

1.2 While the Council will consult with the community wherever possible, it may not be practicable where:

- (i) The Council must make a decision quickly in the interests of the City (e.g. public safety);
- (ii) the Council is bound by legal, commercial or legislative constraints; and
- (iii) the decisions concern minor "day-to-day" matters.

## 2. KEY PRINCIPLES

### 2.1 The Council will make decisions based on the views and needs of the Vincent community by:

- (i) ensuring the Vincent community is involved in the review of policy, planning and service development and has ownership of the outcomes;
- (ii) taking into account the issue, community interest and needs, and cost; and
- (iii) ensuring that Council is responsive and accountable in its decision-making, resource management and expenditure.

### 2.2 The Council will work towards maximum community participation by:

- (i) making participation as easy and accessible as possible by considering people's different needs;
- (ii) ensuring public consultations are widely advertised in a range of media;
- (iii) ensuring a wide range of consultation strategies are provided to meet individual needs.
- (iv) ensuring public consultation venues are consistent with Disability Service Commission Guidelines.
- (v) ensuring everyone who is affected by or interested in a particular issue has the opportunity to have their say;
- (vi) allowing sufficient time for maximum participation of interested parties;
- (vii) encouraging groups to select their own representative(s) to work with Council;
- (viii) providing an environment where people feel safe to express their views;
- (ix) providing the necessary information so that people can determine if the issue affects them and to enable them to make an informed comment; and
- (x) employ staff with appropriate skills and/or ensure staff who participate in community consultation are adequately trained or where required, receive adequate training.
- (xi) consultations are evaluated for accessibility for broad representation where possible.

### 2.3 The Council where possible will demonstrate a clear focus and purpose by:

- (i) advising the community of the reason for the consultation and what it aims to achieve;
- (ii) explaining Council's role in the consultation, and that of the other participants;
- (iii) making available relevant, accurate, accessible, easy-to-understand background information in sufficient time for people to be well informed, while giving due consideration to commercially sensitive or personal information;
- (iv) where possible working towards outcomes that have broad community support;
- (v) advising people how their feedback and comment will be incorporated into the decision making process; and
- (vi) using information only for the stated purpose, unless the community or individual has given prior approval.



**2.4 The Council will listen and respond to participants by:**

- (i) respecting and valuing Vincent's diverse community and the wide-ranging views and interests that may be represented;
- (ii) being receptive and responsive to new ideas;
- (iii) making all reasonable attempts to resolve conflicts and reach acceptable solutions;
- (iv) allowing sufficient time to debate and investigate any unexpected and important issues that arise;
- (v) advising participants of Council decisions (where practicable); and
- (vi) informing participants of the decision making process where possible.

**2.5 The Council will be efficient, responsible and accountable by:**

- (i) balancing the commitment to engage effectively with the need to manage ratepayers' monies and community interests prudently; and
- (ii) evaluating feedback from participants and decision-making process is documented where appropriate, to assist with planning for future consultations.

**3. RESTRICTION ON CONSULTATION AND ADVERTISING**

- (i) Consultation to avoid mid-December to mid-January period

In recognition of the special nature of the holiday period of Easter and between mid-December and mid-January, advertising or consultation required for any Planning proposal other than development applications, will not be undertaken during this period. Any such advertising or consultation shall be timed so as to conclude prior to mid-December or alternatively, not to commence until mid-January.

For development applications, an extended duration of consultation is prescribed for the period between 18 December and 8 January, as shown in the following Table:

HOLIDAY PERIOD	COMMENT PERIOD
Weekends	Comment period includes weekend days
Public Holidays	Comment period excludes public holidays. Where a consultation period prescribed by this Policy includes declared public holidays, the consultation period shall be extended by the number of public holidays
Easter Festive Period	Comment period excludes the weekend days and public holidays during this period
Period from 18 December to 8 January inclusive (including Christmas-New Year Festive Period)	No consultation or advertising is to be carried out in the period from 18 December to 8 January inclusive. Where advertising has commenced, but has not completed been prior to this period, the portion (days) of the comment period that falls within this period is to be added from 9 January, excluding any public holidays

**4 AUTHORITY TO VARY THE EXTENT OF CONSULTATION**

The Chief Executive Officer;

- (i) shall determine the type and extent of community consultation, in liaison with the Mayor, where it has not been prescribed in the Policy, Guidelines and Procedures.
- (ii) has the discretion to increase the extent, method or duration of the consultation provisions of this policy, due to specific exceptional circumstances relating to a matter, including, but not limited to:
  - the unique scale and nature of a proposal or significant development;
  - where the existing proposal or significant development has received substantial opposition, concerns or complaints; or
  - the proposed significant development has a substantially greater potential to cause undue impact on the locality compared to a similar 'standard' development; or
  - where a Local Planning Policy may have significant implications on a specific sector of the community.
- (iii) has the discretion to require an Applicant for a proposal/significant development to hold one or more public meetings/forums, at no cost to the City, to explain the proposal to the community where in the opinion of the Chief Executive Officer the proposal/significant development may be of a complex nature, or may affect a broader area or be of considerable interest to the community.

Any such meetings/forums should be:

- held prior to or in the very early part of the proposal or significant development being advertised for public comment;
- held in a convenient location (preferably within the local community that is most likely to be impacted by the proposal);
- held at a convenient time; and
- adequately promoted or advertised to the community, including through a combination of:
  - the use of leaflets/flyers;
  - letters;
  - a prominent sign on the site; or
  - advertisements in the media, to the satisfaction of the Chief Executive Officer.

<b>Date Adopted:</b>	<b>25 September 2001, 22 July 2014</b>
<b>Date Amended:</b>	<b>November 2010, 22 March 2011, 26 February 2013, 22 July 2014</b>
<b>Date Reviewed:</b>	<b>13 September 2005, 7 December 2010, 22 March 2011, 26 February 2013, 22 July 2014</b>
<b>Date of Next Review:</b>	<b>March 2016</b>

### Appendix 1: Statutory Consultation

No	Subject	Legislation	Minimum Requirement	Additional Consultation or Notification
1.	LOCAL LAW – Making of New	s.3.12.(3) s.3.12.(3a)	State-wide Public Notice Local Public Notice	Council Website Letter to Business & Community Groups
2.	LOCAL LAW – Publishing of New	s.3.12.(5)	Publish in the Government Gazette	Council Website
3.	LOCAL LAW – Notice After Making New	s.3.12.(6)	State-wide Public Notice	Council Website
4.	LOCAL LAW – Review of Existing	s.3.16.(2) s.3.16.(2a)	State-wide Public Notice Local Public Notice	Council Website Letter to Business & Community Groups
5.	LOCAL LAW – Decision Whether to Repeal or Amend	s.3.16.(5)	State-wide Public Notice Local Public Notice	Council Website Letter to Business & Community Groups
6.	ROAD (Thoroughfare) CLOSURES – To Vehicles	s.3.50.(4) Local Govt. (Functions & General) Regulation 4.  s.3.50.(5)	Local Public Notice (reasonable time) – not less than 28 days • All public utility services • St John's Ambulance • Fire & Emergency Services Authority • Occupier of land that will lose access Main Roads Commissioner	Council Website Newsletter (if close to next regular publication) Letter to residents and business proprietors
7.	ROAD (Thoroughfare) CLOSURES – To Vehicles and Council (or Minister) decides to Revoke	s.3.50.(6)	Local Public Notice	Council Website Newsletter (if close to next regular publication) Letter to residents and business proprietors Letter to local businesses and community groups (as applicable)
8.	ROAD (Thoroughfare) CLOSURES – To Vehicles, Without Formal Prior Notice (e.g. Emergency)	s.3.50.(8)	Local Public Notice as soon as practicable after the closure	Council Website Newsletter (if close to next regular publication) Letter to residents and business proprietors
9.	ROAD (Thoroughfare) CLOSURES – For Repairs and Maintenance	s.3.50A.	No notification required if no significant adverse effect on users	Signs to be erected and local residents to be informed in writing unless closure is during normal working hours only
10.	ROADS – Altering Level and Alignment of	s.3.51.(3) Local Govt. (Functions & General) Regulation 5.	Owner(s) and occupier(s) of land adversely affected (in writing and not less than 14 days prior notice)	-

CITY OF VINCENT POLICY MANUAL  
CHIEF EXECUTIVE OFFICER  
POLICY NO: 4.1.5  
COMMUNITY CONSULTATION – APPENDIX 1

No	Subject	Legislation	Minimum Requirement	Additional Consultation or Notification
11.	ROADS – Draining Water from a Road or other Public Place onto Adjoining Land	s.3.51.(3) Local Govt. (Functions & General) Regulation 5.	Owner(s) and occupier(s) of land adversely affected (in writing and not less than 14 days prior notice)	-
12.	TENDERS – For Goods and Services	s.3.57. Local Govt. (Functions & General) Regulations 14.(1), 21.(3)	State-wide Public Notice (at least 14 days)	Council Website
13.	PROPERTY Major Land Transactions (Council Owned) – Disposing of	s.3.58.(3) Local Govt. (Functions & General) Regulation 30	Local Public Notice (at least 14 days)	Council Website Local Public Notice Letter to Business & Community Groups
14.	COMMERCIAL ENTERPRISES – Proposed by Council	s.3.59.(4)	State-wide Public Notice (at least 6 weeks) Local Public Notice (at least 6 weeks)	Council Website Local Public Notice Letter to Business & Community Groups
15.	ENROLMENTS – Close of Electoral Roll	s.4.39.(2)	State-wide Public Notice (at least 56 days – but not more than 70 days – before Election Day)	Council Website
16.	NOMINATIONS – Call for Candidates for Election	s.4.47.(1)	State-wide Public Notice (at least 45 days – but not more than 56 days – before Election Day)	Council Website
17.	ELECTIONS – How, When, Where Conducted and Who Candidates are (Election Notice)	s.4.64.	State-wide Public Notice (as soon as practicable but no later than 19 days before Election Day)	Council Website
18.	COUNCIL MEETINGS – Dates, Times and Place Where Held in Next 12 Months	s.5.25.(g) Local Govt. (Admin.) Regulation 12.(1)	Local Public Notice (at least once a year) Display in Administration Centre & Library & Local History Centre	Council Website Letter to Business & Community Groups Newsletter
19.	COUNCIL MEETINGS – Changes to Previous Notification	s.5.25.(g) Local Govt. (Admin.) Regulation 12.(2)	Local Public Notice	Council Website Newsletter (if close to next regular publication)
20.	SPECIAL COUNCIL MEETINGS – Date, Time, Place and Purpose (not required if meeting not open to the public)	s.5.25.(g) Local Govt. (Admin.) Regulations 12.(3) & 12.(4)	Local Public Notice or, if not practicable, in a manner and extent decided by the CEO	Council Website Letter to Business & Community Groups

CITY OF VINCENT POLICY MANUAL  
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 POLICY NO: 4.1.5  
 COMMUNITY CONSULTATION – APPENDIX 1

No	Subject	Legislation	Minimum Requirement	Additional Consultation or Notification
21.	ELECTORS' MEETINGS – Date, Time, Place and Purpose	s.5.29.(1)	Local Public Notice (at least 14 days) Each Council Member (at least 14 days)	Council Website Letter to Business & Community Groups
22.	GRATUITY PAYMENTS – To Employees who are Retiring or Finishing	s.5.50.	Local Public Notice	-
23.	GRATUITY PAYMENTS – If More than the Amount Previously Determined by Policy	s.5.50.(2)	Local Public Notice	-
24.	ANNUAL REPORT – Availability of	s.5.55.	Local Public Notice (as soon as practicable after acceptance by Council)	Council Website CEO to determine list including Business & Community Groups, Govt Ministers and Dept of Local Govt & Regional Services
25.	PLAN FOR THE FUTURE – Where and When May be Inspected	s.5.56.	Local Public Notice (42 days submission period)	Council Website Letter to Business & Community Groups
26.	RESERVE ACCOUNTS – Changing Purpose of or if Using for Another Purpose	s.6.11.(2) Local Govt. (Financial Management) Regulation 18.	Local Public Notice (one month's notice) NOTE: No notice required if: <ul style="list-style-type: none"> <li>• Disclosed in budget or</li> <li>• Amount does not exceed \$5000 or</li> <li>• Authorised in advance by Mayor in an emergency</li> </ul>	Council Website Letter to Business & Community Groups
27.	FEES and CHARGES – Intention to Impose and Date From Which They Apply	s.6.19.	Local Public Notice	Council Website Letter to Business & Community Groups
28.	BORROWING MONEY or OBTAINING CREDIT	s.6.20.(2) Local Govt. (Financial Management) Regulation 20.	Local Public Notice (one month's notice) NOTE: No notice required if: <ul style="list-style-type: none"> <li>• Included in budget or</li> <li>• Re-financing a loan or another accommodation except if a major variation</li> </ul>	Council Website Letter to Business & Community Groups

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No	Subject	Legislation	Minimum Requirement	Additional Consultation or Notification
29.	BORROWING MONEY – Not Proceeding With or Using Unexpended Part for Other Purpose	s.6.20.(3)&(4) Local Govt. (Financial Management) Regulation 21.	Local Public Notice (one month's notice) NOTE: No notice required if: <ul style="list-style-type: none"> <li>Amount does not exceed \$5000 or</li> <li>Authorised in advance by Mayor in an emergency</li> </ul>	Council Website Letter to Business & Community Groups
30.	DIFFERENTIAL RATES and ASSOCIATED MINIMUM PAYMENT	s.6.36.	Local Public Notice (within two months prior to the financial year – not less than 21 days submission period) NOTE: No notice required if: <ul style="list-style-type: none"> <li>Supplementary rate or</li> <li>Specified area rate or</li> <li>Proposed rates or minimum payment is modified after having considered submissions</li> </ul>	Council Website Letter to Business & Community Groups
31.	REVESTMENT OF LAND – For Non-payment of Rates etc	s.6.74. Local Govt. (Financial Management) Regulation 77.	Publish in the Government Gazette (not less than 30 days from notice to parties nominated in the Regulation)	-
32.	WARD BOUNDARIES REVIEW – At least once in every eight (8) years	s.2.2.(3) Schedule 2.2 – Clause 7.(1)	Local Public Notice (not less than six weeks' notice)	Council Website Letter to Business & Community Groups
33.	SALE OF LAND - For Unpaid Rates etc	s.6.68.(3) Schedule 6.3 – Clause 1.(1) and 1.(3)	Official Notice Board (not less than 35 days) and/or Local Public Notice	-
34.	SALE OF LAND (For Unpaid Rates, etc) - ADVERTISING	s.6.68.(3) Schedule 6.3 – Clause 2.(1) and 2.(2)	State-wide Public Notice	-



## 6.2 LAND ADMINISTRATION ACT 1997

No	Subject	Legislation	Minimum Requirement	Additional Consultation or Notification
35.	REQUEST TO MINISTER TO DEDICATE PRIVATE ROAD AS PUBLIC ROAD	s.56.	No requirement if public has had uninterrupted use for not less than 10 years	Owner of the private road, adjoining property owners and public utilities
36.	REQUEST TO MINISTER TO ACQUIRE PRIVATE ROAD AS CROWN LAND	s.52.(3)	State-wide Public Notice Notice to owner of the road, adjoining property owners and public utilities	-
37.	REQUEST TO MINISTER TO PERMANENTLY CLOSE A ROAD	s.58.(3)	State-wide Public Notice	Adjoining property owners and public utilities
38.	REQUEST TO MINISTER TO ACQUIRE AS CROWN LAND ANY ALIENATED LAND FOR A PUBLIC PURPOSE	s.52.(1)(a)	State-wide Public Notice Notice to owner of the land, adjoining property owners and public utilities	-

## 6.3 BUSH FIRES ACT 1954

No	Subject	Legislation	Minimum Requirement	Additional Consultation or Notification
39.	FIREBREAK – Notice to Plough or Clear	s.33.(1)	Publish in the Government Gazette. State-wide Public Notice	Council Website

## Appendix 2: General Consultation

In addition to the information being placed on the City's website, the following will be carried out:

No	Subject	Minimum Requirement
1.	ANNUAL BUDGET – Draft	Local Public Notice – Advertise for <b>14 days</b> . Letter and draft document to Business & Community Groups.
2.	COMMUNITY NEEDS SURVEY	Consultation with owners and/or occupiers selected at random or from selected land-use zones, age groups, stakeholders etc, depending on what needs are being sought, or as recommended by consultant (if used).
3.	COMMUNITY SATISFACTION SURVEY	Consultation with owners and/or occupiers selected at random or from selected land-use zones, age groups, stakeholders etc, depending on what information is being sought, or as recommended by consultant.
4.	COUNCIL NEWSLETTER	Delivered to letter boxes – unless the property owner has opted to receive electronic mail only. Website. Library and Administration Centre Service Counters.
5.	JOB VACANCIES	Internal- Advertisement on Intranet email to all Employees and Staff Notice Board. External- State-wide notice.
6.	LOCAL AREA TRAFFIC MANAGEMENT SCHEME (LATM) – Proposal to Conduct	Notice delivered or mailed to all owner(s) and occupier(s) within the designated area and those on both sides of the perimeter roads giving them <b>14 days</b> to provide comment, excluding "Black Spot" projects. CEO can determine Local Public Notice – if required. "Black Spot" Projects A "Black Spot" is defined as a location whereby there have been more than five (5) accidents over a five (5) year period. <ul style="list-style-type: none"> <li>• Provide the community with an enhanced 'Information Bulletin' at the time prior to construction outlining the background and rationale for the project; and</li> <li>• Provide potentially affected residents (upon request) with all the relevant information including, but not limited to, the approved design, accident information and posts this information on the City's website.</li> </ul>
7.	MAJOR TOWN PLANNING PROPOSALS/STUDIES MAJOR ROAD PROPOSALS MAJOR RESERVE DEVELOPMENT PROPOSALS	Regular or Special edition of Newsletter to all owners/residents of selected target area, with or without pre-addressed and pre-paid mail-back response form. Newsletter also mailed to all non-resident owners. Local Public Notice.
8.	PARKING RESTRICTIONS – Amending Existing or Introducing New	Notice delivered or mailed to all owner(s) and occupier(s) within the designated area and those on both sides of the perimeter roads providing them <b>14 days</b> to provide comment prior to implementation or amendment (extent of consultation at the discretion of the Director). Further letter sent prior to actual enforcement, giving <b>seven (7) days</b> moratorium on issuing Infringement Notices.

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No	Subject	Minimum Requirement
9.	PARKS AND RESERVES UPGRADES AND ENHANCEMENTS	<b>Significant Works:</b> Consultation will be carried out to an area of not less than 500m surrounding the park or reserve for at least <b>fourteen (14) days</b> . Local Public Notice (if required at the discretion of the Chief Executive Officer/Director).
10.	POLICIES - New and significant amendments	Local Public Notice for <b>21 days</b> . Letter to local Businesses & Community Groups.
11.	ROADWORKS/FOOTPATH UPGRADES/APPROVED INFRASTRUCTURE IMPROVEMENTS Including "Black Spot" Projects	Information Bulletin delivered at least <b>seven (7) days</b> prior to the commencement of works to all owner(s) and occupier(s) adjoining the proposal street and affected properties on the side streets of the proposal street. Local Public Notice (if required at the discretion of the Chief Executive Officer/Director).
12.	STREETSCAPE ENHANCEMENT SCHEME – Proposal to Initiate	Notice delivered or mailed to all owner(s) and occupier(s) adjoining the proposal street and affected properties on the side streets of the proposal street providing them <b>14 days</b> to provide comment. Local Public Notice.
13.	UNDERGROUND POWER SCHEME - Proposal	Notice delivered or mailed, to all affected owner(s) and occupier(s) in the proposal precinct Local Public Notice

### Appendix 3: Nature and Extent of Consultation

In addition to the provisions of community consultation listed in the table below:

- Council Members and Precinct Groups are to be e-mailed weekly with a list of Planning, Building and Heritage matters which commenced advertising for public comment in that week. This list will be placed on the City's internet website for the benefit of interested members of the community; and
- Plans and documentation relating to the Planning, Building and Heritage matters are to be displayed in the Administration and Civic Centre, and Library and Local History Centre during the comment period. This is to be accompanied by the relevant City of Vincent Community Consultation Submission Form - Planning, Building and Heritage Matters and notice.

No.	Description	Comment Period <sup>(1)</sup>	Written Notification <sup>(2)</sup>	Signs on Site <sup>(3)</sup>	Newspaper <sup>(3)</sup>
1	<b>Development Applications – Uses and Demolition</b>				
1.1	"X" Uses <sup>(4)</sup>	Will not be processed	-	-	-
1.2	Minor Nature Development (as defined in Policy No. 7.5.1 – <i>Minor Nature Development</i> )	Not required	-	-	-
1.3	"P", "IP" and "AA" Uses <sup>(4)</sup> that involve the exercise of discretion	14 days	Diagram A or Diagram B.	No	No
1.4	"SA" and Unlisted Uses <sup>(4)</sup> – Not previously an approved use; or significantly increases the intensity of an approved use	21 days	Diagram A or Diagram B.	Yes	Local Newspaper
1.5	"SA" and Unlisted Uses <sup>(4)</sup> – Alterations and additions proposed to the existing approved use which does not significantly increase the intensity	14 days	Diagram A or Diagram B.	Yes for Taverns, Hotels, Night Clubs and the like. No to other uses.	Local Newspaper
1.6	Applications for Licensed Premises <sup>(5)</sup>	21 days	150 metre radius <sup>(6)</sup>	No	No
1.7	Renewals and Applications for Variations of Existing Licensed Premises <sup>(5)</sup>	14 days	150 metre radius <sup>(6)</sup>	No	No
1.8	Non-Conforming Use	21 days	Diagram A or Diagram B.	Yes	Local Newspaper
1.9	Change of Use for Home Business and Home Store	14 days	Diagram A or Diagram B.	No	No
1.10	Demolition of Existing Place/Building	14 days	Diagram A or Diagram B.	Yes for places on the City's Municipal Heritage Inventory or State Register of Heritage Places	No

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No.	Description	Comment Period <sup>(1)</sup>	Written Notification <sup>(2)</sup>	Signs on Site <sup>(3)</sup>	Newspaper <sup>(3)</sup>
<b>2</b>	<b>Development Applications – Residential Development</b>				
2.1	Minimum Advertising for Residential Development	14 days	Diagram A or Diagram B.	No	No
2.2	Single Dwelling – Three Storey	14 days	Diagram A or Diagram B.	No	No
2.3	Grouped Dwelling or Two Storey Multiple Dwelling Involving Four or More Dwellings	14 days	75 metre radius <sup>(6)</sup>	No	No
2.4	Three Storey Multiple Dwelling	21 days	100 metre radius <sup>(6)</sup>	Yes	Local Newspaper
2.5	Development Assessment Panel Applications or Four Storey or More Multiple Dwellings	21 days	150 metre radius <sup>(6)</sup>	Yes	Local Newspaper

No.	Description	Comment Period <sup>(1)</sup>	Written Notification <sup>(2)</sup>	Signs on Site <sup>(3)</sup>	Newspaper <sup>(3)</sup>
<b>3</b>	<b>DEVELOPMENT APPLICATIONS – NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT</b>				
3.1	Minimum Advertising for Non-Residential and Mixed-Use Development	14 days	Diagram A or Diagram B.	No	No
3.2	Three Storey Non-Residential or Mixed-Use Development	14 days	100 metre radius <sup>(6)</sup>	Yes	No
3.3	Four Storey Non-Residential or Mixed-Use Development	21 days	150 metre radius <sup>(6)</sup>	Yes	Local Newspaper
3.4	Telecommunication Facilities – Low Impact	Notification Only	In accordance with the procedure outlined within the: Tele-communication Code of Practice; Tele-communication Act; Draft Industry Code-Deployment of Radio-communication Infrastructure.	No	No
3.5	Telecommunication Facilities – Other	21 days	In accordance with the procedure outlined within the: Tele-communication Code of Practice; Tele-communication Act; Draft Industry Code-Deployment of Radio-communication Infrastructure.	Yes	Local Newspaper



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No.	Description	Comment Period <sup>(1)</sup>	Written Notification <sup>(2)</sup>	Signs on Site <sup>(3)</sup>	Newspaper <sup>(3)</sup>
4	<b>STRATEGIC PLANNING AND HERITAGE MANAGEMENT</b>				
4.1	Amendments to the Town Planning Scheme	In accordance with Town Planning Regulations	To owner(s) and occupier(s) of adjacent affected properties in accordance with the Town Planning Regulations as determined by the City of Vincent.	Yes if it affects a specific property	Local and State Newspaper
4.2	New and Amendments to Planning Policies	28 days	To owner(s) and occupier(s) of adjacent affected properties as determined by the City of Vincent. To Western Australian Planning Commission, and other appropriate government agencies as determined by the City of Vincent.	Yes if it affects a specific property	Once a week for four consecutive weeks in a local newspaper
4.3	New and Significant Amendments to Structure Plans and Associated Plans	28 days	To owner(s) and occupier(s) of adjacent affected properties as determined by the City of Vincent. To Western Australian Planning Commission, and other appropriate government agencies as determined by the City of Vincent.	Yes if it affects a specific property	Local Newspaper
4.4	Planning and Heritage Projects and Initiatives	28 days	To owner(s) and occupier(s) of adjacent affected properties as determined by the City of Vincent. To Western Australian Planning Commission, and other appropriate government agencies as determined by the City of Vincent.	Yes if it affects a specific property	Local Newspaper

## 5. Notes

- (1) The number of days in the Comment Period excludes public holidays, and Easter and Christmas-New Year Festive Periods as per the Table shown in Clause 5 – Holiday Periods.
- (2) In instances where the applicant submits to the City written documentary evidence that the owner(s) and occupier(s) of all or some adjacent affected properties have no objection to their proposal, the City will still undertake consultation in accordance with this policy. If the applicant does submit such documentary evidence, then this evidence will be considered together with the public submissions.

The owner(s) and occupier(s) of adjacent affected properties include those properties in an adjoining local government where that municipality readily provides the address of the affected properties and the name and address of the affected owners(s) and occupier(s).

Where a subject or an adjacent affected property contains between one (1) unit and twenty (20) units, inclusive, the owner(s) and occupier(s) of all units on that property, are to be notified in writing.

Where a subject or an adjacent affected property contains more than twenty (20) units, the body corporate/strata company and the owner(s) and occupier(s) of the directly affected units, as determined by the City, are to be notified in writing.

If a right-of-way exists between the proposed development site and an adjacent affected property, the owner and occupier of that affected property will still be sent written notification by the City.

The City will rely on its rate records for the purpose of notifying owner(s) and occupier(s) of the adjacent affected properties. The onus is on the owner(s) and occupier(s) of a property within Vincent to inform the City in writing of any changes in their address details as and when this occurs.

- (3) Details of the Written Notification Letters, Signs and Newspaper Notices are addressed in Clause 9 – Written Notification Letters and Clause 10 – Consultation Signs and Newspaper Notices of Policy No. 4.1.5 relating to Community Consultation.

- (4) Clause 13 of the City of Vincent Town Planning Scheme No. 1 classifies land uses for each scheme area using the following codes and meanings:
- X - means a use that is not permitted by the Scheme;
  - P - means that the use is permitted by the Scheme;
  - IP - means a use that is not permitted unless such use is incidental to the predominant use as decided and approved by the Council;
  - AA - means that the use is not permitted unless the Council has exercised its discretion by granting planning approval; and
  - SA - means that the use is not permitted unless the Council has exercised its discretion and has granted planning approval after giving special notice in accordance with Clause 37.
- Clause 15 of the City of Vincent Town Planning Scheme No. 1 defines Unlisted Uses. These are uses which are not listed in the Zone table of Town Planning Scheme No. 1.
- (5) Licensed Premises include any proposal for a use for which a liquor license is to be applied in accordance with the Department of Racing Gaming and Liquor.
- (6) To owner(s) and occupier(s) of adjacent affected properties within the prescribed radius of the site. This may be extended at the discretion of the City.

### 6. Extent of Consultation – Diagrams

Applied to: 1.3                      2.1                      3.1  
                   1.4                      2.2  
                   1.5  
                   1.8  
                   1.9  
                   1.10





Diagram A - Development Located Mid-Block Site				
	Proposed development site			
✓	Adjacent affected property			
		Road		
	✓		✓	✓
	✓		 ✓	✓
	✓		✓	✓

Diagram B - Development Located Corner Site				
	Proposed development site			
✓	Adjacent affected property			
		Road		
	✓		✓	✓
	✓		 ✓	✓
	Road		Road	
	✓		✓	✓

### Frequently Asked Questions

#### SHOULDN'T A DEVELOPMENT COMPLY WITH THE REQUIREMENTS?

Proposed developments within the City are assessed under the City of Vincent Town Planning Scheme, relevant planning policies or the Residential Design Codes which:

- aims to control and guide development and growth in a responsible manner and
- accommodate and respond to change.

Whilst the Town Planning Scheme and relevant planning policies aim to respond to best practice planning principles, they can not cater for all development scenarios. For this reason they have been developed with a focus on what they are trying to achieve rather than on how to achieve it. This is more clearly explained in the next section. This approach, which is called a 'performance based approach', may require the City to exercise some discretion. Where discretion is required the application will be advertised, generally for a minimum of 14 days, in accordance with Policy No. 4.1.5 relating to Community Consultation.

Following the period of consultation, the City's Officers will consider the merits of the application to ensure that the proposal is appropriate and will not have an undue impact on the amenity of the area. All comments or submissions received by the City will be considered when determining any development application/proposal, in the context of the City's legal responsibilities, the interests of the affected community and the reasonable expectations and rights of the applicant.

#### HOW CAN THE COUNCIL APPROVE A NON-COMPLYING APPLICATION?

A planning application for residential development is generally assessed against the Residential Design Codes and the City's Residential Design Elements Policy. Both the Codes and the City's Policy comprise two approaches for assessing and determining a planning application:

1. Design Principles/Design Solution and
2. Deemed-to-Comply Provisions.

'Design Principles/Design Solution' describe the outcome that is sought rather than the way that it can be achieved. For example, when considering privacy requirements the Performance Criteria Design Principles/Design Solution state that the direct overlooking of active habitable spaces (e.g. bedrooms, living areas) should be minimised through building layout, location of major openings and screening. No hard and fast rule is defined. By focussing on the desired outcome rather than providing a prescriptive rule creative designs are not stifled and a wide range of designs can be contemplated.

Deemed-to-Comply' illustrate one way of satisfactorily meeting the Design Principles/Design Solution. This provides some certainty to an applicant by defining one of the ways to meet the Design Principles/Design Solution, but it is not necessarily the only way. If an application does not meet the Deemed-to-Comply Provisions the Council needs to determine if the application still meets the Design Principles/Design Solution (i.e. does it achieve the desired outcome). It is in situations like this that the Council needs to exercise discretion in deciding whether the Design Principles/Design Solution have been met.

The City is not allowed to refuse an application for a particular element if the application meets the Deemed-to-Comply Provisions for that element. City Officers assess each application to identify where the Deemed-to-Comply Provisions have been met and therefore must be accepted. Those elements that do not meet the Deemed-to-Comply Provisions, and therefore must be assessed against the Design Principles/Design Solution, are identified and are listed for consideration by the neighbours and affected parties, and ultimately for assessment by the City.

For further information on assessing a planning application, including definitions of common planning terminology, visit our website [www.vincent.wa.gov.au/communityconsultation](http://www.vincent.wa.gov.au/communityconsultation) (scroll down to Definitions of Planning Terminology)

#### **CAN I OBTAIN MORE INFORMATION ABOUT THE PROPOSAL?**

Yes. Large scale site plans, plans, elevations and other relevant information is available for public viewing at the Administration and Civic Centre, 244 Vincent Street (cnr Loftus Street), Leederville between 8.00am and 5.00pm, Monday to Friday (excluding public holidays) or at the Library and Local History Centre during opening hours as follows:

Monday	9.00am to 6.00pm
Tuesday	9.00am to 8.00pm
Wednesday	9.00am to 6.00pm
Thursday	9.00am to 8.00pm
Friday	9.00am to 5.00pm
Saturday	9.00am to 1.00pm
Sunday	1.00pm to 4.00pm
Public Holidays	Closed

You may also contact the Planning Officer, whose name appears on the consultation letter, if you have any questions or visit the City of Vincent website [www.vincent.wa.gov.au](http://www.vincent.wa.gov.au) under "Community Consultation".



### WHAT SHOULD MY SUBMISSION SAY?

A submission should be made on the enclosed '*Community Consultation Submission Form*'; (the form may also be downloaded from [www.vincent.wa.gov.au](http://www.vincent.wa.gov.au)). If you wish to provide further comments regarding an application you can attach a separate page/letter to the '*Community Consultation Submission Form*'.

Your submission should clearly state the reasons why you object to, or support the development proposal and should relate directly to the variations proposed by the development to the standards of the Scheme, the Codes or any relevant planning policies as identified in the referral letter. Typical variations that may arise include privacy; overshadowing; height, bulk and scale; streetscape and character; and car parking.

A good submission is:

- **Brief and to the point:** If your submission needs to be lengthy because of the issues involved or a number of grounds for objection, then it is a good idea to include a single page summary sheet for easy reference.
- **Supported by reason and facts:** Take the time to gather the facts. Talk to the Planning Officer who is dealing with the application prior to writing your submission and make sure that you understand what is proposed. Base your submission on the facts, not on hearsay. Once you are sure of the facts, prepare your submission based on how the proposal will affect you and the enjoyment of your property.

As the responsible planning authority, the City is not authorised to consider 'non-planning' matters. Therefore, submissions which are based on civil or non-planning matters will not be considered. Examples of such matters include possible impact on property values, vistas or dividing fences.

### WHAT IF I AM SATISFIED WITH THE PROPOSED DEVELOPMENT APPLICATION? DO I HAVE TO MAKE A SUBMISSION?

No. You should judge whether or not the proposal will affect you. This may involve some discussion with the Planning Officer handling the application. If you are satisfied with the proposed development, there is no need to make a submission (however, you may wish to do so). In any case, a Planning Officer will make an assessment of the proposal. This includes matters such as overshadowing, privacy, noise, traffic and building design.

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**WHAT WILL HAPPEN TO MY SUBMISSION?**

Your submission, along with others received, will be considered as part of an overall assessment. In some cases the concerns raised in submissions may be forwarded to the applicant for their response (your personal details will not be disclosed). Sometimes this leads to a redesign of the development.

The submissions received form part of the assessment of an application and must be balanced with the City's statutory obligations.

The City is obliged to determine a development application within 60 days. Given this timeframe, it is not usually possible to have a second community consultation period for a redesigned development application. However, if you make a submission and elect to be kept informed on the Community Consultation Form, the contact officer will advise you if and when the matter is to be determined by Council. You are welcome to attend the Council meeting and may wish to take the opportunity to address Council on the development application during public question time, where you have the opportunity to speak for up to 3 minutes. You may also wish to contact the Mayor or Councillors by email or telephone. Council member contact details available on our website – just search 'mayor and council' or visit: [www.vincent.wa.gov.au/Your\\_Council/About\\_Your\\_Mayor\\_Councillors](http://www.vincent.wa.gov.au/Your_Council/About_Your_Mayor_Councillors)

You can also contact the Planning Officer handling the application for information on any changes to the proposed development following on the community consultation process.

**WILL THE APPLICANT OR ANYONE ELSE KNOW THAT I HAVE MADE A SUBMISSION?**

The Council has a policy relating to Privacy Management and will not disclose names and other personal information to a third party, without your prior consent. The Council is subject to the Freedom of Information laws and does not publish the names or addresses of those who make submissions. However, in some circumstances the applicant may be advised of the source and issues raised in the submissions to enable them to resolve any problems raised. You will be advised in such cases.

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### **SHOULD I SIGN A PETITION?**

You may find that someone has started a petition to object or support a development proposal. Someone may also ask you to sign a proforma letter (this is a standard letter signed by various people). The City will consider any petitions or letters which are received. However, an individual letter about how the proposal will affect you gives the City a much clearer picture of the likely effects.

### **WILL THE APPLICATION BE REPORTED TO THE COUNCIL FOR DETERMINATION?**

Primary responsibility for making decisions rests with the elected Council, at a Council Meeting. However, for some development applications, the Council has also delegated some decision-making responsibility to the Chief Executive Officer.

Details on what is required to be reported to the Council are outlined in the Delegated Authority Register, which is available on the City's website. Generally, it is only larger applications which are determined by the Council (e.g. a patio or addition to a dwelling would generally not require the Council's determination).

However, if there are more than five (5) written objections received for an application, the application must be reported to the Council for determination.

### **CAN A DECISION BE APPEALED?**

Once a decision has been made, the applicant can appeal that decision or any element of the decision to the State Administrative Tribunal (SAT) if they are dissatisfied with the outcome.

### **THIRD PARTY PARTICIPATION IN PLANNING APPEALS**

Generally there are no third party appeal rights in relation to planning decisions in Western Australia, however, in certain circumstances it may be possible for a third party to participate in a planning appeal. The usual way is for a third party to provide a witness statement to the City and, if required, to give evidence at the hearing.

In certain circumstances (e.g. a legal or some other direct, material or special interest), the SAT may allow a third party who has a sufficient interest in a matter to make a submission – it should be noted that generally, it is not sufficient that the third party holds genuine and strong views or has taken an active interest in relation to the matter even when the third party is a body such as a community group or association. A third party who wishes to make a submission should write a letter to the SAT, to explain their position.

Further information may be obtained by visiting the SAT website [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au) or by telephoning (08) 9219 3111.

[insert officer given name] [insert officer surname] ([insert officer phone])  
 [insert Section]  
 [document reference]

[document field1] [document type].[document year].[document number].[document part]

[DATE]

[fmt\_nm1][fmt\_nm2]  
 [fmt\_ad1]  
 [fmt\_ad2]  
 [fmt\_ad3]

Dear Vincent resident/ratepayer

## INVITATION TO COMMENT » Have your say

To help us in our decision-making, we are writing to you today to encourage you to comment on the below proposal, as we'd appreciate your time and feedback:

<b>Proposal:</b>	<b>[insert item our for comment]</b>
<b>Consultation Period:</b>	[5 June – 3 July 2012] <i>**alter date but keep this format</i>

### What is happening?

*\*\* Please refer to the Community Consultation Engagement Guidelines before writing this letter.*

*Add brief synopsis of what is happening, who it may affect and why it might be important to them – this and the above table is the most important part – must be effective and straight-forward, eg:*

The purpose of the Draft Masterplan is to provide an overarching document that provides the conceptual and strategic direction for the future development of the North Perth Town Centre, as a key location for revitalisation in Vincent. *The Masterplan may affect you if you are a property owner or landlord.*

*Add further headings (in bold – see some examples below) to separate relevant information into digestible chunks – the pertinent points must appear here on the front page – think about it -tailor this section to suit the item you're consulting on – don't just cut and paste.*

### What is the process?

### What area does this affect?

### Why is this important?

### Where can I find further information?

*Tailor this section to suit the item you're consulting on – don't just cut and paste.*

An Information Sheet on the proposal is attached. You can also visit the Community Consultation section of our website to explore the relevant information and documents – [www.vincent.wa.gov.au/communityconsultation](http://www.vincent.wa.gov.au/communityconsultation)

You may also view a hardcopy at the City's Administration and Civic Centre, and at the Vincent Library and Local History Centre. Should you require any further information or, please contact Strategic Planning Officer, on 9273 6000 or via email: [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

**How do I submit my comments?**

*Tailor this section to suit the item you're consulting on – don't just cut and paste.*

Please note that we do require written feedback via the avenues below. We do also need your personal details but note that these will never be disclosed or published (eg: in Council Agendas) without your expressed consent.

*Via post* – handwrite your comments on the attached Submission Form and post it to the City's Chief Executive Officer.

*Via email* - comments may also be sent to us within an email addressed to the City's Chief Executive Officer at: [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

*Via our website's online form* - Visit the 'Community Consultation' section of our website and then scroll down to the relevant item – click and submit your comments using the form.

*In person* - visit our Administration and Civic Centre during office hours and write your comments on a Submission Form.

**Please note that all comments are to be:**

- > Addressed to the Chief Executive Officer
- > Submitted with a reference to the **[insert item]**
- > Received no later than **5.00pm Tuesday 3 July 2014** *\*\*alter date but keep formatting*

**What happens after the consultation?**

*Add details of what action will occur, eg:*

The responsible officer will be in contact with everyone who provided feedback to advise of the outcome. The results will also be published in the 'News & Public Notices' section of our website.

Thank you for taking the time to provide us with your comments on this proposal.

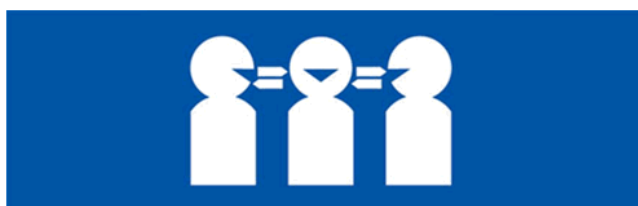
Yours sincerely

CHIEF EXECUTIVE OFFICER

Encl.

**Please note:**

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CITY OF VINCENT

## INFORMATION SHEET

[insert item out for comment]

*[Insert a brief summary about the proposal. Refer to the Community Consultation Engagement Guidelines  
(available in the main Policy and on the Intranet)]*

Add info here

CHIEF EXECUTIVE OFFICER





CITY OF VINCENT

**COMMUNITY CONSULTATION SUBMISSION FORM » Have your say**

<b>File No:</b>	[insert]
<b>LOCATION OF PROPOSAL:</b>	[insert]
<b>PROPOSAL:</b>	[insert]
<b>REASONS FOR THE PROPOSAL:</b> [insert]	
<b>COMMENT PERIOD:</b>	[insert date; keep formatting]
<b>CONTACT OFFICER</b> (if you require further information):	[insert full name, title] Tel: 08 9273 6000 Email: mail@vincent.wa.gov.au

**» Please tick the appropriate box:**

<input type="checkbox"/> I <b>SUPPORT</b> the proposal <i>[Or tailor to what you need, eg: Option 1 or Option 2]</i>	<input type="checkbox"/> I <b>OBJECT</b> to the proposal	<input type="checkbox"/> I <b>NEITHER</b> support or object the proposal - but I do wish to provide feedback
---	--	--

**» Your personal details**

<b>Full Name:</b>			
<b>Affected Address:</b>			
<b>Postal address:</b> (if different to above)			
<b>Contact number(s):</b>		<b>Email:</b>	
<b>Signature:</b>		<b>Date:</b>	
In accordance with the City of Vincent <i>Privacy Management Policy No. 4.1.31</i> , your personal information will <b>not</b> be disclosed, made public or included in any agenda report - unless your consent is provided.			

☐ I am an OWNER and OCCUPIER☐ I am an OWNER☐ I am an OCCUPIER

## » YOUR COMMENTS PLEASE

[illegible]

*Feel free to subscribe to the Vincent e-newsletter via our website, 'like' the City of Vincent Facebook page or follow us on Twitter to keep abreast of community news and events near you.*



[insert officer given name] [insert officer surname] ([insert officer phone])  
 [insert Section]  
 [document reference]

[document field1] [document type].[document year].[document number].[document part]

[DATE]

[fmt\_nm1][fmt\_nm2]  
 [fmt\_ad1]  
 [fmt\_ad2]  
 [fmt\_ad3]

Dear Vincent resident/ratepayer

*\*\*alter the below according to your consultation item.*

*\*\* Refer to the Community Consultation Engagement Guidelines before you begin consultation.*

### INVITATION TO COMMENT » Have your say

No. [Related Property Address] [Related Property Title]

We recognise that what's happening in your neighbourhood is important to you. When your neighbours submit plans to develop, or in some way alter their property, we understand that those plans may affect you. With this in mind, we strive to inform locals about these proposals and provide an opportunity for feedback - this helps us in our decision-making.

We are writing to you today to let you know that we have received an application for planning approval at the above address - we invite you to comment on the proposal:

<b>Applicant:</b>	<b>[applicant name]</b>
<b>Proposal:</b>	<b>[insert item our for comment]</b>
<b>Consultation Period:</b>	[5 June – 3 July 2012] <i>**alter date but keep this format</i>

The application requires the Council to exercise discretion in accordance with the City's Town Planning Scheme No. 1, Residential Design Codes and/or associated Policies we are seeking input from nearby or adjoining landowners and residents.

### Where can I find further information?

*Tailor this section to suit the item you're consulting on – don't just cut and paste.*

The application, plans and documentation for this proposal are available for viewing at the following locations:

1. On the City's website: [www.vincent.wa.gov.au/communityconsultation](http://www.vincent.wa.gov.au/communityconsultation)
2. Administration & Civic Centre: weekdays, 8.00am-5.00pm, (excluding public holidays)
3. Library and Local History Centre during opening hours

Please note: in order to comply with copyright legislation, plans are not able to be photocopied or sent to you. Should you require any further information or, please contact Strategic Planning Officer, on 9273 6000 or via email: [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

**How do I submit my comments?**

*Tailor this section – give as many options as possible (for access and inclusion).*

Please note that we do require written feedback. We also need your personal details but these will never be disclosed or published (eg: council agenda) without your expressed consent.

*Via post* – handwrite your comments on the attached Submission Form and post it to the City's Chief Executive Officer.

*Via email* - comments may also be sent to us within an email addressed to the City's Chief Executive Officer at: [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

*Via our website's online form* - Visit the 'Community Consultation' section of our website and then scroll down to the relevant item – click and submit your comments using the form.

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**Please note that all comments are to be:**

- > Addressed to the Chief Executive Officer
- > Submitted with a reference to the **[insert item]**
- > Received no later than **5.00pm Tuesday 3 July 2012** *\*\*alter date but keep formatting*

**What happens after the consultation?**

*Add details of what action will occur, eg:*

The responsible officer will be in contact with everyone who provided feedback to advise of the outcome. The results will also be published in the 'News & Public Notices' section of our website.

Thank you for taking the time to provide us with your comments on this planning application.

Yours sincerely

CHIEF EXECUTIVE OFFICER

*Encl.*

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**STAY IN TOUCH**





CITY OF VINCENT

**COMMUNITY CONSULTATION SUBMISSION FORM » Have your say**

<b>File No:</b> [insert]	<b>Serial No:</b> [insert]
<b>LOCATION OF PROPOSED DEVELOPMENT:</b>	[insert]
<b>PROPOSED DEVELOPMENT:</b>	[insert]
<b>COMMENT PERIOD:</b>	5 JUNE 2012 – 3 JULY 2012 ** [insert date; keep formatting]
<b>CONTACT OFFICER</b> (if you require further information):	[insert full name, title] <b>Tel:</b> 08 9273 6000 <b>Email:</b> mail@vincent.wa.gov.au

**» Please tick the appropriate box:**

<input type="checkbox"/> I <b>SUPPORT</b> the proposal <i>[Or tailor to what you need, eg: Option 1 or Option 2]</i>	<input type="checkbox"/> I <b>OBJECT</b> to the proposal	<input type="checkbox"/> I <b>NEITHER</b> support or object the proposal - but I do wish to provide feedback
---	--	--

**» Your personal details**

<b>Full Name:</b>			
<b>Affected Address:</b>			
<b>Postal address:</b> (if different to above)			
<b>Contact number(s):</b>		<b>Email:</b>	
<b>Signature:</b>		<b>Date:</b>	
In accordance with the City of Vincent <i>Privacy Management Policy No. 4.1.31</i> , your personal information will <b>not</b> be disclosed, made public or included in any agenda report - unless your consent is provided.			
<input type="checkbox"/> I am an OWNER and OCCUPIER	<input type="checkbox"/> I am an OWNER	<input type="checkbox"/> I am an OCCUPIER	

**» Please Note**

If you need further information on this process or how to submit your comments, feel free to read the enclosed Frequently Asked Questions, contact the Officer above. You can also read the City's *Community Consultation Policy 4.1.5* by visiting this link on the Vincent website: [www.vincent.wa.gov.au/communityconsultation](http://www.vincent.wa.gov.au/communityconsultation)

**» Your comments**

Feel free to provide your general comments below (or attach a separate page). You can also comment on the specific features of the development on the attached form.

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CITY OF VINCENT POLICY MANUAL  
CHIEF EXECUTIVE OFFICER  
POLICY NO: 4.1.5  
COMMUNITY CONSULTATION – APPENDIX 4



<b>File No:</b> [document field1]	<b>Serial No:</b> [document type].[document year].[document number].[document part]	
<b>Location of Proposed Development:</b>	NO. [RELATED PROPERTY ADDRESS] ([RELATED PROPERTY TITLE])	
<b>Proposed Development:</b>	PROPOSED [PROPOSAL]	
<b>Comment Period:</b>	<<INSERT COMMENT PERIOD DATES>>	
<b>Contact Officer:</b>	[DOCUMENT OFFICER GIVEN NAME] [DOCUMENT OFFICER SURNAME]	
	<b>Tel:</b> 9273 6000	<b>EMAIL:</b> mail@vincent.wa.gov.au

**YOUR COMMENTS ON THE ASPECTS REQUIRING LOCAL AUTHORITY DISCRETION:**

The below table outlines which features of the development the City (as a local government) is able to make judgement upon. We therefore welcome your comments on the individual aspects to assist us in making our decision. If you wish to provide further comments, please attach a separate page to this form.

Planning Element	Applicable Rule	Design Principle	Deemed-to-Comply	Proposed	Your comment

**Deemed-to-Comply Standards** > these are criteria that provide a straightforward pathway for assessment and approval.

**Design Principles/Design Solution** > these are general statements which define the different ways of achieving a desired development outcome, rather than specifying a prescriptive way of achieving it.

For further information on how planning applications are assessed, including definitions of planning terminology, visit our website [www.vincent.wa.gov.au/communityconsultation](http://www.vincent.wa.gov.au/communityconsultation) (scroll down to Definitions of Planning Terminology).

*Thank you for your feedback.*





## CITY OF VINCENT

## COMMUNITY CONSULTATION INFORMATION – TOWN PLANNING

The following information is provided to assist you with making a submission to the City of Vincent (“the City”).

The term “*Community Consultation*” covers the range of activities that the City utilises to support the involvement of residents, non-residents, business proprietors, stakeholders, general public and other members of the community in the decision-making process.

The City is committed to seeking the views of affected stakeholders for all applications where the City is required to exercise discretion in accordance with the City of Vincent Town Planning Scheme, related planning policies or Residential Design Codes.

Community consultation is an important component of the City’s planning application process. It provides an opportunity for everyone who is potentially affected by a particular matter to have their say and enables the decisions of the City to be informed by the views and knowledge of the community. Further information can be found in Policy 4.1.5 - Community Consultation, which can be found on the City of Vincent website under Public Documents.

**Principles Of Consultation**

1. *Consultation with adjoining owners/occupiers and affected stakeholders should commence prior to formally lodging a planning application with the City. It is usually more **productive**, as well as **courteous**, to advise neighbours of development proposals as far in advance as possible and, where necessary, **negotiate outcomes** that are mutually acceptable before a formal application is lodged.*
2. *Formal community consultation of a development application is only undertaken by the City when the Council is called upon to exercise discretion to determine proposals that seek variation to the City of Vincent Town Planning Scheme, relevant planning policies or the Residential Design Codes. If a development complies with the development requirements, then it will not be advertised.*
3. *Whilst any comments or submissions received by the City will be taken into account during the assessment and consideration of any development application or other proposal, such comments or submissions are not binding on the Council in the determination of the proposal.*

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## Community Engagement > Communication Guidelines

### Purpose

To improve the communications efforts for all community engagement projects.

These guidelines are designed to be read once and kept as a resource for all engagement activities. They aim to ensure that aspects such as our language, tone, formatting (etc) are consistent across all communications. The onus is on everyone to get the basics right. The Marketing and Communications Officer (MCO) can assist if required.

### The City's engagement language

- Our overall tone should be friendly and approachable – but remember we are a local government authority
- Language should be professional but not bureaucratic – proficient but not technical
- Where applicable, make it interesting and engaging – this will garner a better response (this doesn't suit all consultation, eg: simple planning apps or road closures). Make it fluent in the least.
- You can refer to the organisation as 'the City' – but feel free to also use 'we' or 'our' to convey approachability/friendliness, eg: "We're introducing new landscaping in this area..."
- Refer to the various departments as a 'team', eg: contact the City's Strategic Planning team or Planning Services team – much more approachable and personable
- Use your job title, not your full name, eg: Contact our TravelSmart Officer on 9273 6000...
- Use the main Vincent switch number (as opposed to direct lines) so that a team member can pick up if you are not there, or take a message for you if you are busy.
- You may also wish to use the main Vincent email address ([mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)), or a generic one you have created for your department (eg: [travelsmart@vincent.wa.gov.au](mailto:travelsmart@vincent.wa.gov.au)) – up to you

### Overall communication guidelines

*Have you...?*

- Thought about what info you need to communicate
- Made it clear, put thought into it, allowed time to write the information
- Catered to today's (usually) time-poor audience – you have a few seconds to engage someone
- Written it as if the audience knows nothing about the project (to cater for/reach a wide audience)
- Put the important information at the start (front page), then flowed nicely into the pertinent points
- Included all the relevant info – do people have everything they *need* to make a comment? What else would they *appreciate* knowing? Put yourself in their shoes
- Provided various methods for them to access the full details (website, foyer, library, etc)
- Written it in Word first - and spell and grammar checked it (before it goes on the website too)
- Had it checked and proofread *thoroughly* by a team member – or two (for serious/complex matters)
- Given Marketing a heads-up about items that are high-profile/interesting/newsworthy/contentious (for further promotion via media, e-news or social media)

### Key engagement essentials not to be missed

*Have you...?*

- Clarified with your superiors whether or not you need to actually consult the public on the item
- Allowed yourself and the public enough time to garner a good response
- Used the standard letter and form templates (and hence followed the City's overall style/branding)
- Included any relevant Council Policies (the title) – and explained briefly what it means to people
- Incorporated clear headings for nice, digestible chunks of information
- Refrained from using long, cumbersome sentences
- Refrained from using bureaucratic language (unless a statutory requirement)
- Tailored the info to that specific item, rather than a cut and paste job
- Used bullet points/lists where applicable (for clarity)
- Clearly outlined the closing date for submissions, who to address comments to (CEO) and if they should include a reference number, etc.

*In addition to the above, have you also done this for the **website** (onscreen reading must be treated differently to reading off paper – onscreen is harder, must be clearer and more digestible):*

- Not just cut and pasted the info from a letter or advertisement (eg) – ensure that it suits the web context (eg: many put “plans can be accessed at our website”- on the actual web page!)
- Used clean hyperlinks (to docs/ web pages) on the website by hiding ugly/long URLs
- Used white space to separate/arrange information clearly
- Used the templates available (see IT or Marketing)
- Clearly convey what documents are available for download – and why we have provided them
- Are the maps and plans you have included readable, labelled, clear, logical, quick to download
- Ensured all documents are presented professionally and are clear (no low-resolution images, scribbled on pages, old/skewed/pixelated logos, etc)
- IT or Marketing can assist you

### Accessibility and information for all

- Always ensure you offer a *variety of methods* for people to both *access* the information and also *submit* their feedback
- Always provide a contact at the City for further information
- Always include the language/translation information (on letter templates in Policy) below. Displayed is the word ‘translate’ in our five most spoken (non-English) languages. The blue symbol is an internationally recognised symbol for translation, so please include this text/image below and ensure it is big enough to read:

#### Please note:

This document is available in other formats and languages.



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[www.vincent.wa.gov.au/translate](http://www.vincent.wa.gov.au/translate)

**Post-consultation communication**

- After consultation is over, the Responsible Officer must ensure that respondents are contacted with the results and thanked for their contribution
- For high-profile or significant matters (especially those with a great deal of community interest or impact), the results are to be also published on the City's website (usually under the 'News & Public Notices' section).
- This link can then be (depending on the nature of the project – ask your Manager and Marketing) published to social media, sent to the media, all staff, community stakeholders, and so on. Reporting the results is important.

**Keeping a record of your efforts**

- Record keeping should be kept for significant, high-profile or extensive consultation projects – as deemed by a Director (or above) by using Appendix 3 - Community Engagement Action Plan template. This can then be used for reporting (if required) to the Mayor, Council, CEO, Director, the public and so on.

## Community Consultation > Engagement Action Plan template

\* To be filled out for all high-profile or extensive consultation projects – as deemed by your Director (or above).

### 1. Who is responsible?

Contact person

### 2. Outline the project you wish to communicate/consult on

Project/initiative, plan, etc

### 3. What level of consultation is required?

Low – inform only (one-way), Medium – consult (two-way) OR High – collaborate (two-way)?

### 4. Identify target audiences / stakeholders

*You could outline this as your 'primary', 'secondary' and even 'tertiary' audience if you wish.  
 Remember: if everyone is your target audience, then nobody is.*

Target audience(s)

### 5. Identify your key engagement objectives

*Stick to 2-3 key goals – stay focused. Ensure they are SMART: (Specific, Measurable, Achievable, Realistic, Timely).  
 State these now – and stay focused during the project. Make sure you know what you want to get out of consultation.  
 MCO (Marketing & Communications Officer) can assist you with this if you need. Some examples below.*

<b>Project objective 1:</b> EG Get at least 30 responses to the letter
Results (did this occur? fill this in after project is complete):

<b>Project objective 2:</b> EG Positive feedback for the project from a wide range of sources, including experts in this field
Results (did this occur? fill this in after project is complete):

<b>Project objective 3</b> EG Gain at least one local newspaper story. A radio interview featuring the Mayor would also be a major plus
Results (did this occur? Fill this in after project is complete):

<b>Project objective 4:</b> EG Ensure the consultation packs are hand delivered to key streets surrounding the site
Results (did this occur? fill this in after project is complete):

### 6. Record your efforts on the below Engagement Action Plan

Identify communications activities and channels you'll utilise to achieve your engagement objectives.

*Forge a way to reach your audience and spend your budget well. Plan this now and get organised/schedule everything, using Outlook calendar reminders. Add the dates/activity as you action them throughout your project. Leave any tables blank if your project doesn't require that activity. Ensure you have enough budget/time to reach your engagement objectives.*

**Paid Marketing – everything you pay for**

Activity	Details	Cost	Dates
Advertising (newspaper or otherwise)			
Promotional material (flyer, poster, brochure, banner etc)			

**Unpaid Marketing – 'unpaid' activities**

Take full advantage of our 'free' / low-cost communication channels. Leave any tables blank if your project doesn't require that activity. Schedule Outlook reminders when planning your campaign so you don't miss opportunities, eg: facebook posts, booking newspaper adverts, request MCO to include in e-news, or write a media release, etc. If MCO is responsible for any of the below, please highlight in **red** and send this plan so activity can be scheduled.

Activity	Details (EG size, publication, type, etc)	Date completed and initials
<b>Media</b> (EG official release, simple media alert via MCO, photo shoot, etc)		
<b>Web page</b> (EG Maybe also add to home page 'slider' or promo panel, etc)		
<b>Facebook</b> (EG Create a facebook event, post to our wall, post to other pages' wall to spread the word, schedule in posts to update your audience on when it starts/ends, ask MCO to boost post, pin to top of page, etc)		
<b>Twitter</b> (EG alert MCO and ask MCO to Tweet at different stages, ie: consultation open, now closed, thank you, etc)		
<b>e-News item</b> (EG main COV e-news only or also youth, green?)		
<b>Promotion at COV venues</b> (EG Beatty Park – brochures/posters; Library display or brochures; COV foyer TV, etc)		
<b>Internal communications</b> (EG working group meeting, email, poster on staff noticeboard, etc)		
<b>Other activities</b> (EG email to local service suppliers, Mayor's speech at an event, add image to your email signature, hold a public meeting, display info at our festival stall, display at local market or shops, etc)		
<b>Post-project engagement activities</b> (EG email to service suppliers, post-event online survey, thank you post on facebook/Twitter /e-news, report to Council, etc)		



7. **Implement your above Action Plan**

Follow the relevant processes and procedures (eg Ad Request Form, Graphic Design Brief, Media Release Policy and Procedure, etc) to bring your Action Plan to life. **\*\* Note:** If the MCO is a Responsible Officer for any of the above, then email this to the MCO now (for scheduling activity/Outlook reminders, etc).

***\*\* This section below is to be completed after the project is finished \*\****

8. **Results and evaluation**

Did you achieve your engagement objectives, as per point 5 above? Has your consultation been successful?

If so, why?

If not, why not?

What should be done better for next time?

Responsible Officer's evaluation:

Please send this completed Action Plan document to your Manager for evaluation.

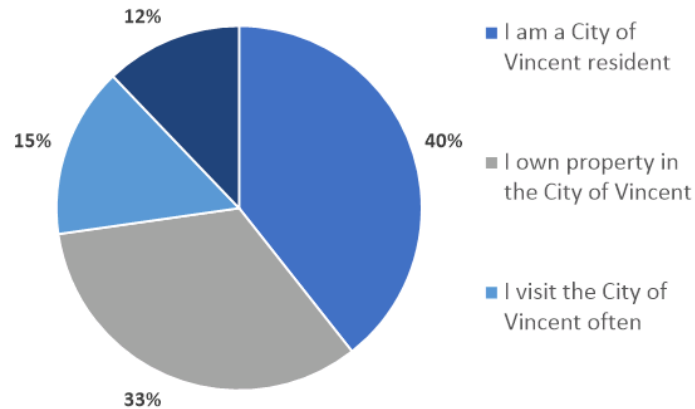
Manager's evaluation:

9. **Marketing and Communications Officer evaluation**

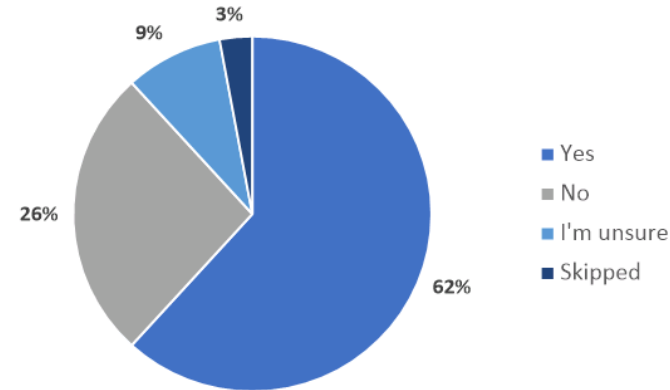
After all of the above steps are completed, please send to MCO for evaluation who will suggest possible improvements for future consultation projects.

## COMMUNITY ENGAGEMENT FRAMEWORK SUBMISSION REPORT

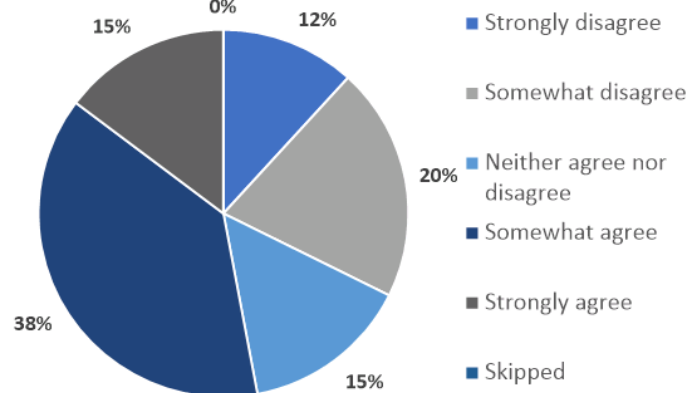
Who participated?



Has the City of Vincent ever asked you for feedback or input before?



Have you ever submitted feedback to the City in response to community engagement activities?



### Survey analysis

These questions were asked to understand who participated, and what their previous level of engagement was.

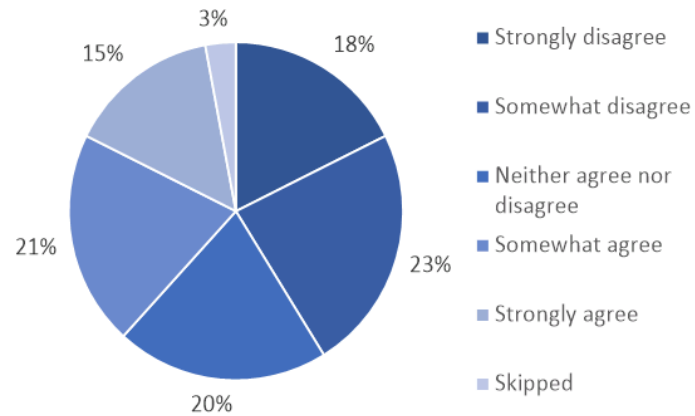
These survey results demonstrate that the City was able to capture owners and residents of properties within the City, as well as people who do not live in the City and/or have not previously participated in a community engagement activity run by the City. This means the results are representative of a broad spectrum of community members.

Over half of the responses were received through face-to-face interactions. Whilst this is an effective method, it was also labour intensive and would not be feasible for every project.

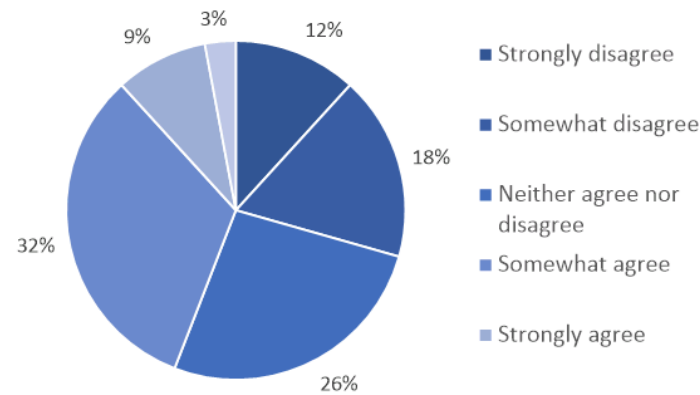
### Baseline research

These survey results measure how well the City is currently performing based on previous community engagement activities. These survey questions will also be used to measure our performance in the future, based on the new community engagement framework.

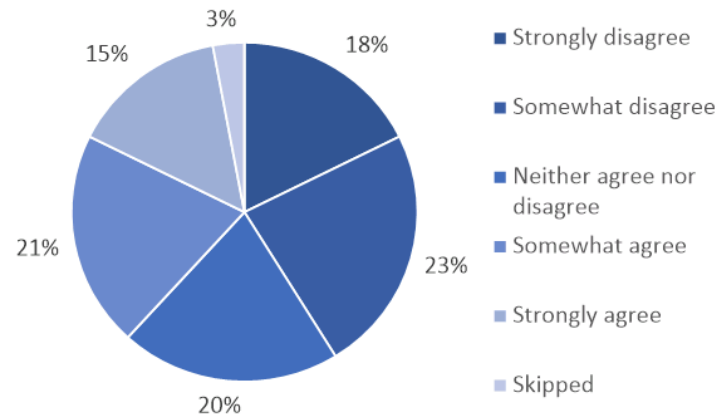
**I feel as though I'm appropriately involved in the decisions that affect me**



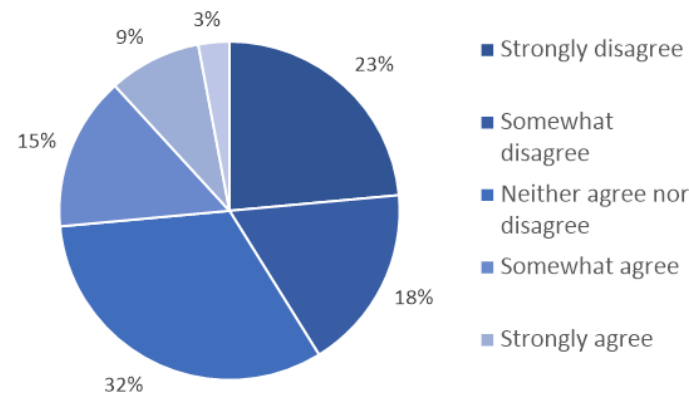
**When I provide feedback to the City, I am appropriately informed of how the project progresses**



**When I provide feedback to the City, I understand how my input contributes to the decision making process**

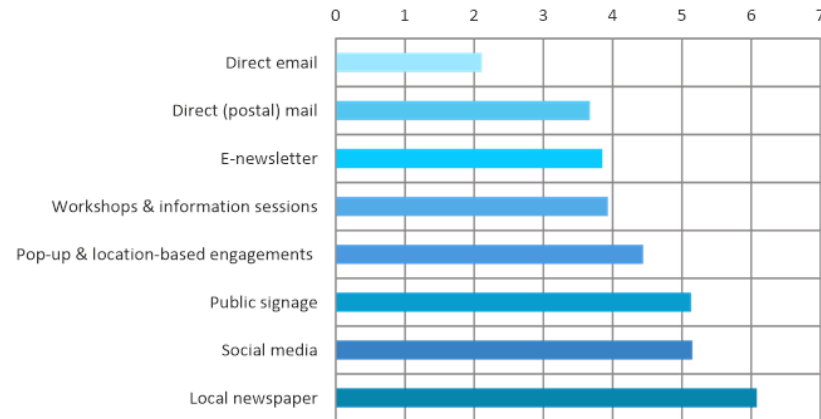


**I am appropriately informed of how my feedback contributes to the decision that was made**



### Preferred methods of engagement

(1 most preferred)



#### Do you experience any barriers to engagement?

- Lack of awareness.
- Language and cultural barriers.
- Negative assumptions or incorrect perceptions relating to government.
- Lack of on-going communication.
- Computer illiteracy.

#### Are there any other engagement methods you would like the City to use more of?

- Email and other electronic methods/tools.
- Personal correspondence such as postal letters.
- Face-to-face engagement activities (e.g. location based, open house)
- Flyer's and other informational materials delivered to letter boxes.
- A variety of methods to capture as many audiences as possible.
- Citizens juries.

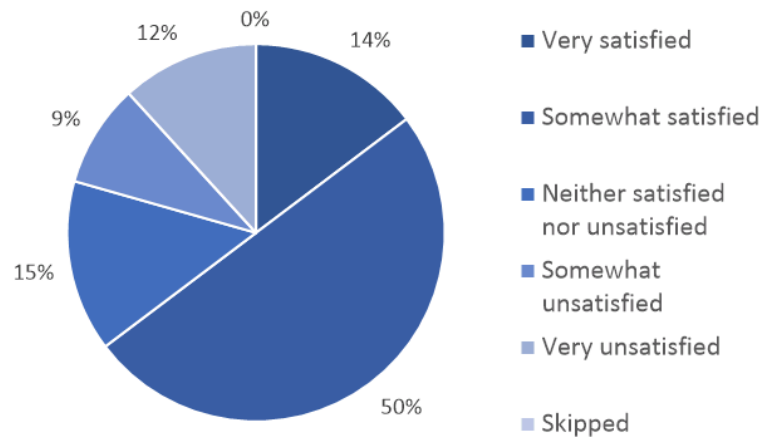
#### Survey analysis

Direct email was the number one preference for 47% of participants, demonstrating it as an effective tool for community engagement. The main constraint of this method is that the City does not have a complete database of owner and occupier details.

The survey data and supporting comments also demonstrated multiple and varied engagement methods are preferred. The use of multiple tools is recommended within the Strategy and Policy.

Several of the comments suggested the use of more face-to-face interactions, including the use of a citizens jury. Although these methods of consultation are resource intensive, they are recommended to be used where possible.

### Satisfaction with the City's community engagement practices



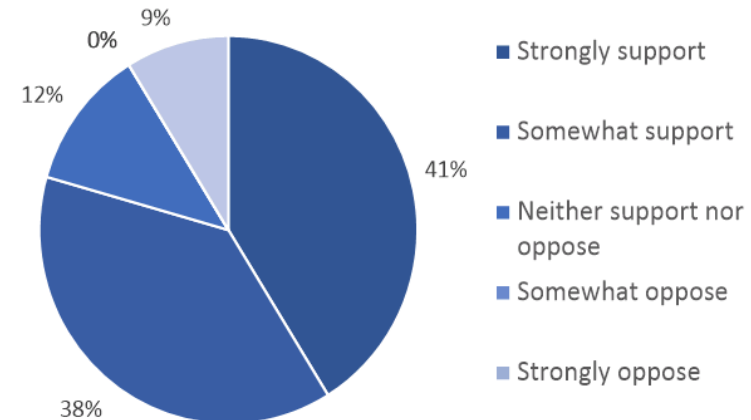
#### Supporting comments:

- Face-to-face engagement (e.g. Open Day and access to Elected Members)

#### Suggestions for improvement:

- Be more consistent, genuine and engage with purpose.
- Provide more detail on projects (i.e. what is the background, why is it being done, how will feedback affect the outcome)
- Review and monitor outsourced engagement plans.
- Improve communication at all stages of projects, including the delivery of outcomes.
- Acknowledge, listen and understand the feedback being received.
- Engage with diverse groups that represent the community.
- Consider ways to improve Imagine Vincent.
- Improve surveys.
- Be more interactive.

### Support for the International Association for Public Participation approach



#### Supporting comments:

- The IAP2 approach is supported.
- Tools and commitment is needed to support the approach.

#### General comments:

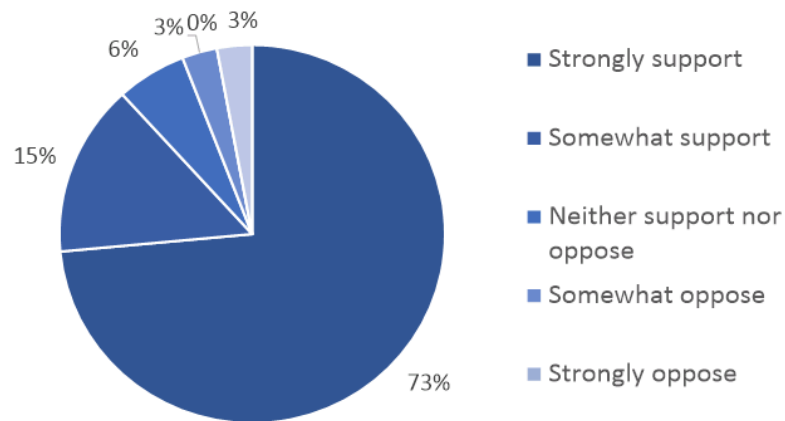
- The approach may influence the role of Council.
- Only as effective as its implementation.
- A coordinated and consistent approach is needed to support the framework.

#### Survey analysis

Although 50% of participants are somewhat satisfied and a further 14% are very satisfied with the City's community engagement practices, there is opportunity for improvement. The level of satisfaction would be reevaluated in accordance with Action 4.3 of the Strategy.

There is overwhelming support for the framework being aligned to the IAP2 approach for community engagement.

### Support for the guiding principles within the Strategy



#### Survey analysis

73% of participants strongly support and a further 15% somewhat support the guiding principles included within the Strategy.

There have been no major changes to the guiding principles as a result of this feedback.

The whole framework was reviewed using the 'writing in plain English' guide, included within the Toolkit (Attachment 3).

#### Supporting comments

- Promotes inclusiveness.
- All results should be published.
- These are strong and logical principles.

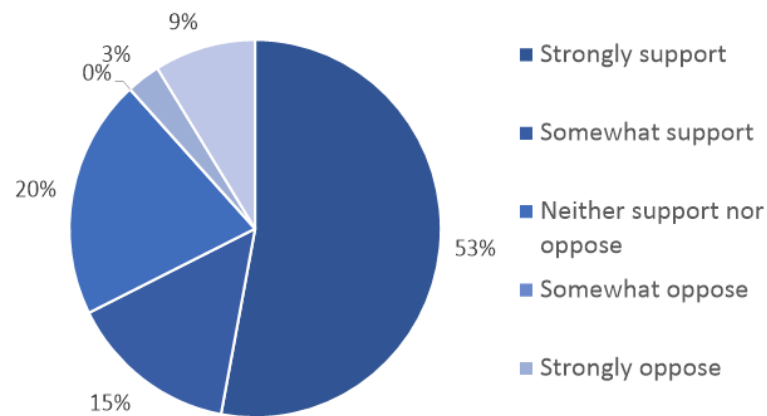
#### Concerns raised

- The principles do not match the culture of the organisation.
- Community members may be adverse to change.
- Use plain English.
- The principles should be measurable.

#### General comments

- Comprehensive and transparent information is required for the community to meaningfully participate.
- Be clear on how participants can influence the decision being made.
- Recommendation to list 'meaningfully include the community in the decision making process' as the first principle.
- Effective implementation is required for the principles to be effective.



**Support for Action Items 1.1 - 1.4 - Implementation****Supporting comments**

- The Marketing and Communications Plan is supported.
- The review of internal processes is supported.
- Perception that requests and submissions are acknowledged.

**Suggestions for improvement**

- Traditional methods are preferred.
- The documents are too long.
- Staff training is recommended.
- External parties/consultants may not follow the same process.
- Organisational values and behaviours need to be reviewed and improved upon.

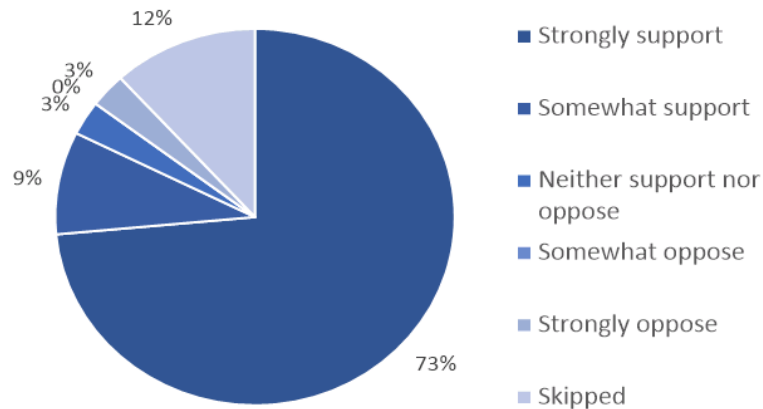
**General comments**

- The framework needs to be implemented and not ignored.
- Don't be afraid of making decisions.
- Effective implementation needs to be demonstrated before providing support.

**Survey analysis**

Although 53% of participants strongly support Action items 1.1 - 1.4, and a further 15% of participants somewhat support the action items, some changes are recommended.

1. Action 4.3 was amended to require yearly surveys to be undertaken. This would help to understand if and how community perceptions are changing in relation to the City's community engagement activities. The data collected would further help the minor and major reviews to be undertaken every two and four years, respectively.
2. The Policy has been refined to be a high-level document and all procedural information is now contained within appendices as follows:
  - How the City Engages
  - Statutory and Strategic Planning

**Support for action item 2.1 - Training and development****Supporting comments**

- Community engagement training is supported as it would promote consistency and improve processes.
- Elected Members and City staff should all receive the training.

**Suggestions for improvement**

- Nil.

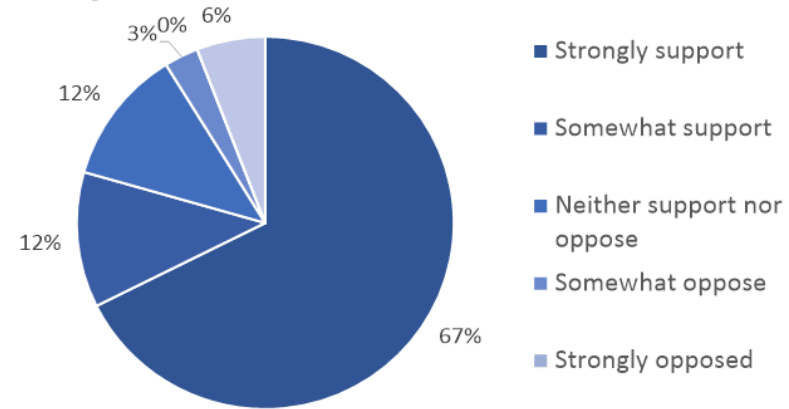
**General comments**

- Concern about investment and staff turnover.

**Survey analysis**

82% of participants either strongly support or somewhat support action item 2.1, which relates to training and development.

No modification to the framework is recommended.

**Support for action item 3.1 - 3.6 - Improved information sharing****Supporting comments**

- Location-based engagement is strongly supported.
- Improved information sharing is supported as it would result in genuine and responsive engagement activities.

**Suggestions for improvement**

- Engagement activities should be led by the City, not consultants.

**General comments**

- Suggestion to provide technology training to residents.
- Reduce paper use.
- These points are very aspirational and would require a comprehensive, long-term, cultural shift within the CoV at council and staff level.

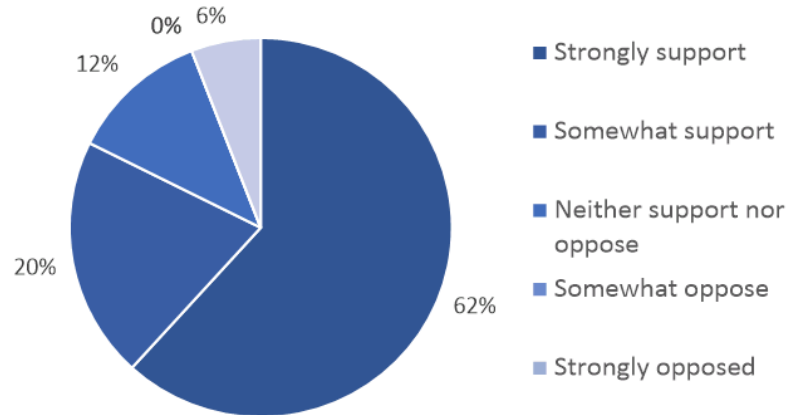
**Survey analysis**

79% of participants either strongly support or somewhat support action items 3.1 - 3.6, which relates to improved information sharing.

Community engagement training would support the implementation of the framework, and to result in improved community engagement outcomes.

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### Support for action items 4.1 - 4.3 - Reviewing and reporting



#### Supporting comments

- Seek opportunities for continual improvement.

#### Suggestions for improvement

- Verbatim responses should be provided in reports to Council. Summarised and edited feedback can alter the meaning of the submission.
- Develop a consistent approach for reporting on community engagement outcomes.

#### General comments

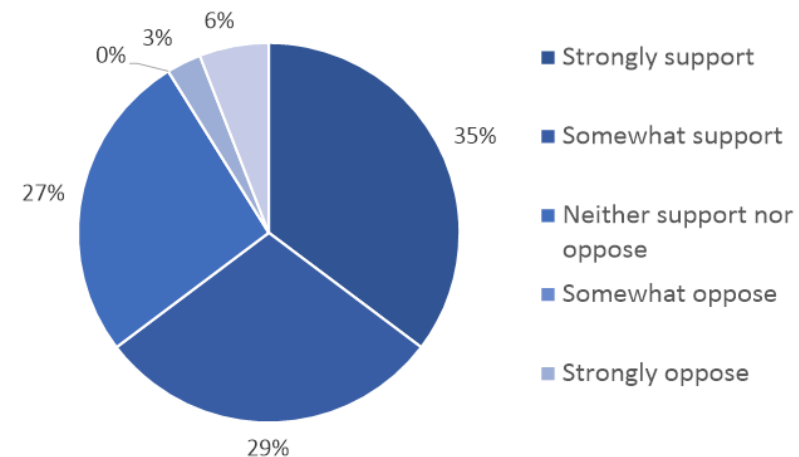
- The new policy need to be implemented, not ignored.
- Measuring performance is important to understand effectiveness.

#### Survey analysis

82% of participants either strongly support or somewhat support action item 4.1 - 4.3, which relates to reviewing and reporting.

Action item 4.3 has been modified to require yearly surveys to be undertaken. This would help to understand how community perceptions relating to community engagement have changed.

### Support for Statutory Planning provisions



#### Suggestions for improvement

- More on site signage, QR codes and visual presentation of the building are recommended.
- Prelodgement engagement is recommended.
- Host more on-site meetings with the developer and the community.
- Include Clause 4 (iii) of Policy No. 4.1.5 in the new Policy.
- The definition of Adjacent property does not include properties which are separated by a Right of Way (ROW).

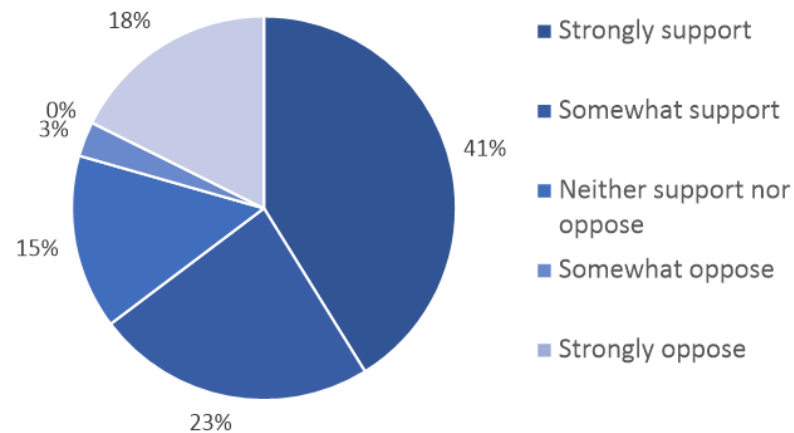
#### Survey analysis

64% of participants either strongly support or somewhat support the Statutory Planning provisions. The submitters request additional ways to be notified of developments. The following modification is recommended as a result:

1. Section 4 of Policy No. 4.1.5 Community Consultation was included in the Policy under section 7 to allow the CEO to require applicants to hold on-site meetings, when deemed necessary.
  2. Appendix 2, section 2.1 was modified to ensure adjoining and adjacent properties would be consulted with, when applicable.
- Additional advertising methods are also being investigated (i.e. use of QR Codes).

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### Support for the draft Community and Stakeholder Engagement Strategy



#### Survey analysis

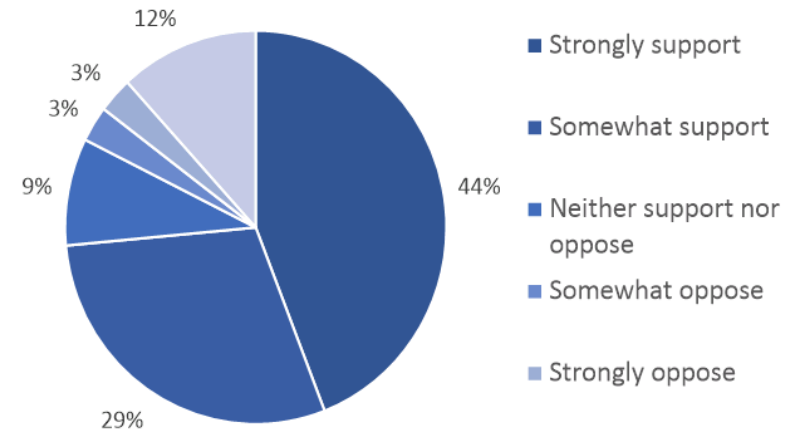
41% of participants strongly support and 23% of participants somewhat support the draft Community and Stakeholder Engagement Strategy. A further 15% of respondents are neutral.

The approach adopted is based off IAP2, which is internationally recognised as best practice. The guiding principles and action items proposed all gained strong support.

The 'Final Comments', included verbatim in Attachment 5, raise concerns relating to the length of the documents, the City's perceived culture and its ability to implement the framework.

All of the action items included within the Strategy seek to support the implementation of the framework, including the recommendation for staff training. This would improve knowledge and lead to improved outcomes. Regular review of community engagement practices, as required within Action Items 4.1 - 4.3 would also result in continual improvement.

### Support for the draft Community and Stakeholder Engagement Policy



#### Survey analysis

There was strong support for the Policy, with 73% of participants either strongly or somewhat supporting the document.

An opportunity was identified to simplify the body of the Policy and relocate any process driven sections to an appendices. As a result of this review, the objectives of the Policy were also amended to reflect the intent of the policy.

Q5. Do you experience any barriers to engagement?		
Submission No.	Comment	Administration's response
1.	Lack of awareness i.e., not finding out about consultations unless logged into Imagine Vincent.	The Strategy and Policy recommend a variety of consultation methods are used and interested and/or affected people are targeted. This should increase awareness of projects, plans and initiatives being delivered by the City.
2.	Personally I experience no barriers. However people i work with do. people who have English as an additional language, and/or who come from cultural backgrounds where politics and government is corrupt and not trusted, often experience barriers because of assumptions and incorrect perceptions.	Noted. The Strategy and Policy promote inclusiveness and recommend a variety of consultation methods are used and interested and/or affected people are targeted. This should increase awareness of projects, plans and initiatives being delivered by the City.
3.	Best to come to Council offices in person.	Noted.
4.	I do not experience barriers in engaging with the city i.e. difficulties i.e. reading, limited ability to use computers etc, but as mentioned in our conversation, I find the difficulties being lack of response from Council staff when leaving phone messages and them not getting back to me. On rare occasions this can apply to councillors as well. Good example - I am still awaiting response to my query as to when the cycle path/Blvd. from Beatty Park along Florence, Strathcona and Golding Streets is scheduled to starting operating. This is needs so we ratepayer residents can warn the vehicles using Colvin Lane into Strathcona Street on a daily basis, to be on the lookout for cyclists using Strathcona Street when they turn out of Colvin Lane into Strathcona Street. Would be helpful if Council would take on this role instead of leaving it to us. And I am waiting to learn what council staff are going to do re the large problem currently looming outside and inside my front gate re the sinking of paving i.e., this situation could involve engineering, gardens and water board. Decision will be required to determine the cause of the problem, especially since it is likely to cause pedestrians to trip over.	Noted. All phone calls, emails or other forms of correspondence should be acknowledged and responded to. In the instances when a request cannot be met, a reason why should also be provided.
5.	No problems	Noted.

6.	I don't but I have neighbours who do. They are not computer literate, and as a result are actively discouraged from, and denied the opportunity to contribute and/or being kept informed about what's happening in Vincent. Given these are the people who've lived here the longest and paid the most in rates and time to volunteering, they should have more respect.	The Strategy and Policy recommend a variety of consultation methods are used and interested and/or affected people are targeted. This should increase awareness of projects, plans and initiatives being delivered by the City.
<b>Question 7 – Are there any other engagement methods that you'd like the City to use, or use more of?</b>		
1.	Email	Email is an effective method of consultation that is used where possible to contact community members directly. Community members are recommended to register themselves on the City's Imagine Vincent website.
2.	Electronic is best followed by mail as its most personal methods	Noted. A variety of methods are recommended to suit the needs of individual projects.
3.	At the counter. Face to face/shop front	Noted. A variety of methods are recommended to suit the needs of individual projects.
4.	The Community Engagement Session that was held on Saturday 30.05.2021	Noted. A variety of methods are recommended to suit the needs of individual projects.  Location-based engagements are encouraged by the Strategy and Policy.
5.	Site signage with QR codes to website with more detailed information.	Noted. A variety of methods are recommended to suit the needs of individual projects.  The City is currently investigating how the use of QR codes could be integrated with marketing materials (i.e., letters, signs, post card, etc.).
6.	Face to face, more discussion based.	Noted. A variety of methods are recommended to suit the needs of individual projects.  Location-based and face-to-face engagements are encouraged by the Strategy and Policy.
7.	web based tools	Noted. A variety of methods are recommended to suit the needs of individual projects.



8.	consultation with special groups - i.e., senior citizens of COV	Noted. The Policy process requires a stakeholder analysis to better understand who might be impacted or affected.
9.	YOU GUYS DO OK	Noted.
10.	Flyers/information in letterbox	Noted. A variety of methods are recommended to suit the needs of individual projects.
11.	Yes, get the mayor and councillors to actually respond to emails! Until they return to their previous, but deceptively removed, commitment to do so you won't have an authentic Engagement Framework.	Noted.
12.	This ranking system makes it appear that I don't like public signage, social media or the local paper for these methods: I do it is just that you need to use ALL of these in order to reach as many people as possible. Public Signage in parks and at Shopping strips/centre etc is important, not everyone goes to the library.	Noted. A variety of methods are recommended to suit the needs of individual projects.
13.	Citizen juries where community representatives are informed before they participate. This is much better than the current practice of having workshops where people are supposed to just come up with responses without firstly, having all the information, and secondly, without time to provide considered answers.	Noted. Since commencement of this project, a community panel has been established.  The use of a Citizen's Jury for upcoming projects is also being investigated.  'Citizen's Jury' has been included within Section 6.3.2 'Other consultation methods' within the Policy.
<b>Question 9 - Do you have any comments about the City's current community engagement practices that you would like to share?</b>		
1.	Not all Town Teams are as efficient, effective or engaging with the community.	Noted. The Community and Stakeholder Engagement Framework seeks to provide further guidance on how and when to engage with the community and other stakeholders.
2.	I have had too many cynically operated consultation processes that are nothing more than ticking a box for the final report to council. Consultation for Robertson Park State Tennis Centre was outsourced to the proponent, and the city did not test the truthfulness of the outrageous claims of the proponent. Council needs to vet and steer such proposals like any other Development Application before putting them out to the community for	Noted. The Community and Stakeholder Engagement Strategy includes principles to guide engagement practices. These principles seek to ensure inclusiveness and transparency.

	comment. The current draft Robertson Park Development Plan was formulated without any consultation with a key stakeholder - The Friends of Robertson Park -- in complete defiance of its own consultation plan, and then claimed in public statements that it had followed the consultation plan.	
3.	I love the signage and emails: signage gives many people the opportunity to engage. emails give me more time to follow up online.	Noted.
4.	Face to face engagement at city office but around the town would be best for sense of community and guaranteed access for all residents/visitors.	Noted. A variety of methods are recommended to suit the needs of individual projects.  Location-based and face-to-face engagements are encouraged by the Strategy and Policy.
5.	It all takes too long Barlee Street carpark compulsorily return the 2 lots it does not own.	Noted. The Policy does not set timeframes for different project types to allow flexibility based on the needs of individual projects and engagement initiatives.  The Policy process does require updates to be provided so that those who are interested or affected can be informed of how a project (or the like) is progressing, particularly if there is a delay.
6.	Good information at start of process. Lacking update/progress. Work on improving comms.	Noted. The framework promotes increased communications through the guiding principles of the Strategy, and the process within the Policy.
7.	I would like to see some action come out of the community engagement. e.g., Nothing has happened with pedestrian amenity; cars are still parked over the footpath, shrubs are still growing over the paths and no paths have been widened.	Noted. The following action items seek to improve following up and reporting on advertising and project outcomes: <ul style="list-style-type: none"> <li>• Action 3.1: Review and update the City of Vincent website and other digital platforms, considering the quality and effectiveness of information provided.</li> <li>• Action 4.2: Research and implement ways to seek feedback on community engagement activities and outcomes.</li> </ul>
8.	Current engagement is either absent, lacking or not genuine. When I have provided feedback in the past it is not acknowledged, it does not seem to be listened to, I get no	Noted. It is the City's intention, through the Community Engagement Framework to improve communication and transparency so that

	feedback and even when I demonstrate a decision has an adverse outcome the COV proceeds regardless. Engagement only works if the COV genuinely listens, otherwise it is a waste of time.	community members are aware of how their input could influence decisions being made.
9.	The City has a really difficult job engaging with the community. Everyone is so busy and things are easily missed by residents. Early heads-up communication - short and sharp on anything that the City wants feedback on that is coming up may be a good start. Tell the community a couple of times that it is coming, may be a good option to get more constructive feedback.	Noted.
10.	Visually everywhere. There is a lot of information out there. Would like it to be more interactive. Digital is reliant on the consumer to respond individually rather than a community discussion.	Noted. Face-to-face engagement is labour intensive and could not be used for all project types however it is encouraged to be used where appropriate.
11.	Following the Council community consultation held last Saturday week at COV, I believe this first action is a step in the right direction to letting the community be heard and then hopefully more sound communication between ratepayers and Council will follow with less need for council money to be spent on contractors being hired (especially when they are not familiar with our local COV communities.	Noted.
12.	IGNORE THE NEGATIVE & NAY SAYERS!	Noted.
13.	I was able to enlist the help of the Mayor with a problem that has now been resolved to my satisfaction and that of my neighbours.	Noted.
14.	Yes, they favour the few who agree with every expensive woke idea this cookie-cutter council comes up with. If you are 'one of them' you will get what you want - developers included. Where is the diversity of people and ideas that make up a successful council? Anyone who is not a member of the Labor Party won't even bother to run for council.	Councillors are elected by the community members. More information on the process is available here: <a href="https://www.vincent.wa.gov.au/council/council-committees/local-government-elections.aspx">https://www.vincent.wa.gov.au/council/council-committees/local-government-elections.aspx</a>
15.	I find the current IMAGINE process not useful in contributing to community engagement. It is too superficial' it leaves out many people who are not users of social media and don't hear about	Noted. Action 3.1 requires 'Review and update the City of Vincent website and other digital platforms, considering the quality and effectiveness of information provided.'

	these calls for comment. The feedback sheet is often to closed and just seeks answers which the Council want.	The Strategy and Policy seek to ensure engagement activities are inclusive so that those who want to be involved, can be involved. This would be achieved through the use of multiple engagement activities to ensure a variety of stakeholders are reached.
16.	Appalling. Are generally just token exercises where no real consideration is given to the responses. Staff essentially just publish and defend. There is no real engagement. Questionnaires are often poorly thought out and are inconsistent in their structure. It would be better having one person, with the right level of training and experience to develop the questionnaires. Very little information is provided about the background and reasons for making a decision. Just saying that people should look at the report to Council is not good enough - they are hard to find for the novice, and reports are generally very poor in explaining why a proposal is being made - the justification seems to be made verbally at council workshops	<p>The City is seeking to develop a consistent approach for community engagement activities, including responding to submissions.</p> <p>The process developed is based off the International Association of Public Participation, which represents best practice. This process involves understanding the scope of the project and the reason for engaging. This should result in more transparency in community engagement activities.</p> <p>Section 1.2 of Appendix 1 of the Policy provides guidance on the expected level of participation for different projects delivered by the City. A set of principles have also been developed to guide responses to submissions.</p> <p>Regular surveys and reviews of the framework would assist the City to understand whether perceptions of its community engagement practice have changed.</p>
<b>Question 11 – Do you have any comments about this approach (IAP2)?</b>		
1.	I think it's good to adopt best practice.	Noted.
2.	An approach is only as good as the reality of its implementation. The City of Vincent's must carry through with what it proposes.	Noted. The Strategy's action plan and the Policy's process seek to support the vision of the Strategy and improve community engagement outcomes.
3.	You the Council should make most decisions	The Council and Administration would continue to make decisions, in line with council Delegations, available here: <a href="https://www.vincent.wa.gov.au/documents/1258/register-of-delegations-authorisations-and-appointments">https://www.vincent.wa.gov.au/documents/1258/register-of-delegations-authorisations-and-appointments</a>
4.	This is so cool. International practices sound great. I'm definitely going to follow this up.	Noted.

5.	I know only a bit about the approach - it seems good. Don't know enough to strongly support.	The IAP2 approach was discussed with the community member at the Open Day held on 29 May 2021. Information was also provided on where the details could be found.  To reconfirm, more information on the IAP2 is available here: <a href="https://iap2.org.au/about-us/">https://iap2.org.au/about-us/</a>
6.	Yes, better interaction and two-way discussion.	Noted.
7.	I do not like aligning our Council stakeholder and community framework engagement practices being tied to the International Association of Public participation. We should retain our own rights to not be guided by outside influences taking over our own Council roles.	The International Association of Public Participation is a not-for-profit organisation that seeks to educate users on how to achieve effective community and stakeholder engagement.  The approach would not affect any roles or responsibilities of the Council.
8.	It will only work if it is genuinely embraced by Vincent councillors. They are at the forefront of decision-making yet are voiceless and unresponsive.	Noted. The framework seeks to ensure Elected Members are provided with all the relevant information needed so they can make informed, and evident based decisions. This would help improve transparency in the decision-making process.
9.	My reluctance is fuelled by the concern that Council Officers need to be fully in agreement and understanding of what a Comm Engagement Strategy is and what it asks of them to do and how they must approach this.	Action 2.1 of the Strategy recommends training be provided for City staff and Elected Members. This would assist in achieving the guiding principles and outcomes of the Strategy.
10.	Seems logical. It is the actual tools that are used and the commitment that is more important.	Noted.
<b>Question 13 – Do you have any comments about the guiding principles?</b>		
1.	The city must also ensure that the information before the public is truthful and complete, so that the community is equipped to make accurate comment.	Noted. The Policy process seeks to produce all relevant information to be relayed to the community, so they are able to make an informed submission.
2.	Like the inclusiveness	Noted.
3.	Publish all results, not only those to be realised.	Action 4.2 of the Strategy requires the City to 'research and implement ways to seek feedback on community engagement activities and outcomes.'

		This action seeks to report on the effectiveness of strategies, plans and other initiatives so the key learnings can be integrated with future projects.
4.	They are principles only. They will only work if the culture within COV also changes from an US vs THEM approach. Currently COV admin appear to treat residents as the enemy, the toxic culture needs to change in order to achieve real success.	Noted.
5.	My only concern is that many in the community do not like change. This is my personal view, however there always seems to be lots of negative feedback to new ideas.	Noted.
6.	Be super clear how the community can impact decision making, that is are they consulted or empowered as part of the engagement process :)	The Policy process requires City staff to understand the purpose of the engagement, and to determine the level of participation available. This would then inform the engagement activities that are selected.
7.	<p>I strongly support</p> <p>2. Hear and understand our community (without hiring contractors and large costs to do the work of staff and councillors.</p> <p>3, Meaningfully include the community by getting feedback before making decisions</p> <p>4. Engage in a way that facilitates involvement of impacted communities (COV used to do that when we had our very effective ratepayer Precinct groups)</p> <p>5. Communicate before during and after a decision is made.</p> <p>1. I somewhat support this item</p>	Noted.
8.	I'd like to see 'Meaningfully include the community in the decision-making process' as number one. I dislike the use of the word 'robust' in number one.	<p>'Make robust decisions that are supported by evidence, aligned with strategic direction, and based on the needs and interests of everyone involved' represents the City's core function and is recommended to remain as the first principle. However, the word 'robust' does not meet the principles for writing in plain English and is recommended to be removed.</p> <p>The following changes have been made:</p>



		<ul style="list-style-type: none"> <li>• ‘Meaningfully include the community in the decision-making process’ is equally important and has been relocated to position no. 2.</li> <li>• Reword guiding principle: ‘Make <del>robust</del> decisions that are supported by evidence, aligned with strategic direction, and based on the needs and interests of everyone involved.’</li> <li>• Reposition ‘Meaningfully include the community in the decision-making process’ to guiding principle 2.</li> </ul>
9.	How can you possibly "Make robust decisions based on the needs and interests of everyone involved"? That is a fluffy statement and not achievable Please define "meaningfully" in "Meaningfully include the community in the decision-making process." How are any of the key principles evaluated?	<p>‘Make robust decisions that are supported by evidence, aligned with strategic direction, and based on the needs and interests of everyone involved’ represents the City’s core function and is recommended to remain as the first principle. However, the word ‘robust’ does not meet the principles for writing in plain English and is recommended to be removed.</p> <p>The survey developed includes baseline questions which seek to understand how community members feel about community engagement practices. It is recommended for these questions to be re-asked when reviewing the framework as per action item 4.3 of the Strategy.</p>
10.	Yes if followed they are very strong principles	Noted.
11.	Again, the principles are logical and nothing new, but are nothing more than 'motherhood' statements if there is no commitment to actually follow through. There are no points for just listing them - it's the way that they are implemented that is important.	Noted.
Question 14 – Action Item 1.1 – 1.4		
1.	This policy needs to be followed, not ignored as in the past.	Noted.
2.	Don't be afraid of making decisions.	Noted.
3.	Yes the traditional approach is best. "Engagement fatigue" what a load of “profanity” (nonsense). Seriously you are writing to Australians.	Noted.

4.	Process needs to be shortened	<p>The process has been designed considering the IAP2 approach to community engagement. The approach seeks to improve community engagement by designing community engagement activities that are based on the needs of the individual project.</p> <p>The purpose of a policy is to provide high level guidance on the practices seeking to be achieved. The process functions as a management practice and should not sit within the main policy document.</p> <p>The following change has been made:</p> <ul style="list-style-type: none"> <li>Relocate Section 'How the City Engages' and Section 8 'Statutory Planning' to sit as appendices to the Policy.</li> </ul>
5.	Too much detail. These strategies seem a bit overwhelming for someone who has retired and worked in health at a high level.	<p>The purpose of a policy to provide high level guidance on the practices seeking to be achieved. The process functions as a management practice and should not sit within the main policy document.</p> <p>The following change has been made:</p> <ul style="list-style-type: none"> <li>Relocate Section 'How the City Engages' and Section 8 'Statutory Planning' to sit as appendices to the Policy.</li> </ul>
6.	There needs to be customer service training and training to change the culture within the organisation to become more customer focussed. There needs to be an emphasis on cooperation and working together which this plan does not seem to address.	Noted. The framework seeks to address and guide the way the City would communicate with the community. The process in which this occurs has been considered through this process.
7.	I really like the calendar idea as this can be the one place to go for everything community and stakeholder engagement.	Noted. This would be an internal document only to assist with developing a strategic approach to community engagement.
8.	Like the community panel, in depth understanding and opportunity to understand context and deliberate over a longer period of time.	Noted. This panel has been established and is now in operation.
9.	consider how external parties/consultants are required to adopt at least minimum requirements	Proponent led engagement should be done in consultation with the City. The draft framework should be used as a guide for developing these engagement plans.

10.	Generally get impression that requests, submissions are taken notice of	Noted.
11.	KEEP ON KEEPING ON!	Noted.
12.	Particularly like 1.3	Noted.
13.	I would need to know how it is actually working, rather than how the City would like it to work, before I supported it.	The City has been previously guided by Policy No. 4.1.05 – Community Consultation. There has been no analysis on how the City is performing from the community's perspective. For this reason, the survey included baseline questions to understand how the community currently feels about the City's engagement practices. The results are included in <b>Attachment 4</b> .
14.	Just do it. The fact that it is suggested that the staff / council needs training just highlights how far off the mark Vincent is in all of this. This isn't rocket science or anything new. If people don't adopt the correct sort of behaviours as a matter of course then you really are in a bad place. It's like having 'being a better person' training.	A training program allows staff to strengthen the skills that are needed to improve. Training and development are proven to increase knowledge, productivity and efficiency of employees, whilst also improving morale and job satisfaction.
Question 16 – Action Item 2.1		
1.	I think this is very important, to ensure consistency across staff - you don't want to feel like the information you receive is dependent upon who you communicate with in the City.	Noted.
2.	Providing staff are permanent and stay in the job for a minimum of 2 years.	The City is unable to control how long an employee stays with the organisation. However, a training program allows staff to strengthen the skills that are needed to improve. Training and development are proven to increase knowledge, productivity and efficiency of employees, whilst also improving morale and job satisfaction.
3.	Training is good so long as it is not just training in the administrative aspects. It MUST encompass culture and a customer and community first approach.	The training that is recommended to be provided is based off the IAP2 best practice principles. The IAP2 seeks to lead the national conversation on authentic community and stakeholder engagement, and advocates for genuine community and stakeholder engagement. More information is available here: <a href="https://iap2.org.au/about-us/">https://iap2.org.au/about-us/</a>
4.	To be honest I would think a lot of this is common sense	Noted.
5.	All staff from CEO to customer service need to understand and communicate the vision. Everyone should know and support it.	The need for improved consultation was highlighted through the creation of the City's Strategic Community Plan 2018 – 2028 (SCP). The

		<p>SCP identified the need for a new framework to be created. The framework was created in conjunction with Elected Members, administration staff and the community.</p> <p>Once adopted, the framework will be implemented by Administration. Community engagement training will be provided to further support the implementation of the framework, and to assist the staff in developing better community engagement outcomes.</p>
6.	Yes, Councillors should receive training which they pay for themselves before they are elected as Councillors so that they just don't get elected and start learning on the job - making mistakes as they go. They also need to read up on the history of Vincent Council - there are record files in the COV Library, so they don't make repeat mistakes.	Noted.
7.	I support the 'idea' of this but given the consistent churn of new staff through the CoV the training component would have to be delivered at least once a month!	Noted.
Question 18 - Action Item 3.1 – 3.6		
1.	Yes, especially 3.6	Noted.
2.	I would have thought these steps have already been implemented.	The City is seeking to review and continually improve its practices.
3.	Ensure community has access/training/know how to use computers/social media etc if utilising these channels. Maybe organise training sessions for community members who are not tech savvy.	The framework encourages use of multiple methods to remove as many barriers as possible.
4.	Make sure we do not use paper!	Although reducing paper would help the environment, there are many community members who rely on letters from the City as a way of being informed of what is happening. At this point in time, the City would continue to use this method of consultation.
5.	Engagement is great if it works. The COV must be prepared to listen to residents and ACT on their concerns. Currently they simply tell residents why they are proceeding despite protests. Engagement must be genuine and not just an exercise to tick a	Noted.

	box. The COV must be prepared to change, act and adapt based on feedback. This is essential and is NOT happening currently.	
6.	That Council and staff actually listen to the needs of the Ratepayers and use less contractors to do the consultation work they have been elected to do.	Noted.
7.	These points are very aspirational and would require a comprehensive, long-term, cultural shift within the CoV at council and staff level. A good place to start would be the infamous blackhole that is the Engineering Dept's executive (except of course for the fabulous dedicated Parks and Gardens teams - they could teach the rest about professional stakeholder engagement)	Noted.
Question 20 - Action Item 4.1 – 4.3		
1.	The new policy needs to be implemented, not ignored.	Noted.
2.	Again, surely to already do this.	The City is seeking to review and improve current practices, noting the existing Policy No 4.1.5 has not been reviewed since its adoption in 2014.
3.	Feedback to council is currently summarised and edited. When this happens a lot of important feedback from residents is diluted or left out. The council then makes decisions based on skewed feedback. This needs to STOP. All feedback should be included for councils to make an informed decision.	Reporting to Council on feedback provided is determined on a case-by-case basis. This is due to the different types of projects, survey types, questions asked, number of responses and method of delivery. Where key themes are identified, Administration considers it reasonable for these to be grouped together.  The reviewing and reporting of data would continue to be investigated to develop a more consistent approach.
4.	Looking at ways for continual improvement should be highly desired out of this process. The information that comes out of this can in time help the community want to be engaged as well, if done right.	Regular review of the framework, and the City's practices is recommended to ensure continual improvement of community engagement activities. Reusing the 'baseline' questions (see <b>Attachment 4</b> ) would assist in understanding of how perceptions of the City's community engagement activities have changed since the implementation of the framework.

		Action item 4.3 has been amended to require yearly review of the City's community engagement practices.
5.	have a standardized approach to compiling engagement outcomes, inclusive of how the feedback will inform the relevant project and/or reasons for why not	<p>Reporting to Council on feedback provided is determined on a case-by-case basis. This is due to the different types of projects, survey types, questions asked, number of responses and method of delivery. Where key themes are identified, Administration considers it reasonable for these to be grouped together.</p> <p>The reviewing and reporting of data would continue to be investigated to develop a more consistent approach.</p>
6.	Pretty much what I already commented on, but add in the past Vincent Council has had a very successful run overall. The breakdown now seems to be more than anything, the belief that digital connection connects people more effectively. Having been the first ratepayer to ever address Vincent Council at its inception, I know how effective communication can be when it is FACE to FACE - i.e., small group consultation. It works out far less expensive in the long run and avoids the waste of money of hiring contractors who do not know our special Council.	Noted. The framework requires a variety of methods to be used based on the need of the project. More location-based and face-to-face interactions are also encouraged.
7.	Again, only time will tell how effective the above will be. If these reports end up like the deliberately vague and obscure financial reports no one will have any idea of what's really going on.	Noted.
Question 21 – Do you support the requirements for Statutory Planning		
1.	Only if it is important - 40kph	Different projects are important to different people. The framework seeks to be adaptable so that those who are affected can be involved.
2.	You have not provided an easy to find link for this strategy. I tried to find it but could not.	<p>This response was provided by an anonymous user and the document was not able to be provided for their consideration.</p> <p>The Statutory Planning section was located under Section 8 of the Policy.</p>
3.	On site signage important. Use QR codes. Visual presentation of what the building will look like.	The City includes perspective drawings of the development where possible. The City is currently investigating how use of QR codes could



		be integrated with marketing materials (i.e., letters, signs, post card, etc.).
4.	consider the inclusion of pre-DA engagement	<p>The City cannot enforce pre-lodgement engagement. Further, many pre-lodgement applications do not translate to a development application being lodged. This would cause uncertainty for the community.</p> <p>Notwithstanding, proponent led pre-engagement activities are encouraged.</p>
5.	Adverting allows the affected party to have voice to protect their homes from powerful developers and also the affected community. Ratepayers have a right to have their voices heard. Also, Council would save precious hours of back and forth at council meeting, if it made arrangements for Councillors and staff to attend ON SITE meetings so that affected homeowners and others could visibly see exactly how a development would impact on the person/s to be affected. This worked so successfully in North Sydney Council area.	<p>Section 4 of Policy No. 4.1.5 Community Consultation included a number of instances when the Chief Executive Officer had the authority to vary the extent of consultation. This included the ability to require proponent led meetings where an application was complex in nature or was of considerable interest to the community.</p> <p>It is recommended this section be reapplied to the Policy.</p>
6.	Given the failure of previous 'consultation' regarding demolitions/developments, in particular the limited number of residents who are notified, there should always be a sign at the front of the property regarding applications.	Clause 61 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> exempts the need for development approval for the demolition of single houses and associated minor structures (i.e., patio, deck, etc), unless it is heritage protected. The City therefore cannot require a development application nor require community consultation for the works.
7.	The definition of Adjacent property is too narrow: "Adjacent property means properties that would otherwise be adjoining to the subject site or property if not for being separated by a public road (Refer Figure 1 and 2)." This is leaving out properties which are separated by a Right of Way (ROW) which at times across Vincent are sometimes not deemed "public roads". Therefore, residents on the other side of these ROW may not be provided with the opportunity to comment but yet may be negatively affected by the development.	<p>The term 'adjoining property' defined by the Residential Design Codes refer to:</p> <p><i>Any lot... which shares a boundary or portion of boundary with a lot on which there is a proposed residential development site or is separated from that lot by a right-of-way, vehicle access way, pedestrian access way, access leg of a battle-axe lot or the equivalent not more than 6m in width'.</i></p> <p>The term 'right-of-way' include 'private streets.'</p>

		<p>The terms adjoining and adjacent property seek to accommodate all situations where properties are separated by a road of some sort.</p> <p>Appendix 1, section 2.1 was modified to ensure adjoining and affected properties were correctly referenced.</p>
8.	There was provision in the existing policy for the CEO to require a proponent to have community workshops for possibly contentious proposals. (See 4 (iii) of policy 4.1.5). This should be retained - it puts the onus on a proponent to sell the proposal to the community rather than just leaving it to the city to defend it at some later stage.	This clause is recommended to be placed back into the Policy.
<b>Question 22 – Final comments</b>		
1.	It is apparent when reading local Facebook groups that there are a number of very vocal residents (whose opinions I often don't agree with). I think it's important to have an effective and robust engagement framework to ensure that it's not just these outspoken voices who are heard.	Noted. The framework requires a variety of consultation methods be used so that the engagement practices are inclusive.
2.	This policy needs to be followed, not ignored as in the past.	The Strategy recommended training be provided to City staff and elected members. This training would support the framework and lead to improved community engagement outcomes.
3.	Seems like some long documents to over complicate what Vincent does quite well if it's in your suburb or your council you should get an email or a letter about it. Run a local newspaper ad and update website. Easy as that doesn't require 3 documents of 60 odd pages	<p>An investigation of community engagement response rates identified most community members participated when a variety of consultation methods were used, and the engagement activities were targeted to those who would most likely be interested or affected. When traditional methods were used (i.e., website and newspaper notification), participation rates were much lower.</p> <p>Opportunities have been sought to simplify the framework. Other changes include:</p> <ul style="list-style-type: none"> <li>• Relocating the Policy process as an appendix.</li> <li>• General review of framework, considering the writing in plain English principles.</li> </ul>

4.	"Often there is too much ""Waffle"" Concise and direct messaging is best - it takes less time to create and implement"	A general review of the framework has been undertaken, considering the 'writing in plain English' principles.
5.	We have a mixed community in Vincent who likely consume information in different ways. Ensure everyone is brought on the journey. Don't forget those who can get out/don't have tech.	Noted. The framework requires a variety of methods be used to capture those who would be interested or affected.
6.	Would like more updates about the city via email [email removed for privacy reasons]	Email sent to community members with link to register for City's newsletter.
7.	This appears to be creating more paper and more non-productive work without any action on the needs of the community.	<p>The City is seeking to review and improve current practices, noting the existing Policy No 4.1.5 Community Consultation has not been reviewed since its adoption in 2014.</p> <p>It is intended that the refined policy will result in more targeted and meaningful community engagement activities.</p>
8.	<p>'Engagement will only ever be successful if it is genuine. There have been many instances with the COV in the past where they have ignored my input, disagreed with my input, refused to adapt based on my input and more.</p> <p>There have even been occasions where the engagement period is still open, and works have already commenced.</p> <p>It is essential that the following takes place:</p> <ul style="list-style-type: none"> <li>• acknowledgement of resident feedback</li> <li>• response to resident concerns</li> <li>• inform residents of plans and changes to plans based on feedback from others.</li> <li>• project plans and timeframes</li> <li>• impact assessment and risk assessment of projects is undertaken and shared</li> <li>• culture within COV changes to customer first, community first - we are NOT the enemy</li> <li>• genuine listening to feedback and not just engaging to tick a box</li> <li>• genuinely being prepared to make changes based on engagement</li> </ul>	<p>All submissions and input should be considered as part of the decision-making process. There may be instances where a person's suggestion cannot be accommodated however the City should be providing a response which outlines why the suggestion would not be included as part of the project. Further, works should not commence while community engagement is still occurring.</p> <p>The proposed framework seeks to achieve genuine community engagement practices by understanding and communicating what the level of influence is from the beginning of the project. The Policy process also sets out the steps to be followed to facilitate a more consistent approach to community engagement.</p> <p>The process identifies the need to acknowledge feedback, respond to concerns raised, and identify the changes made. The consultation planning also requires consideration of risks involved so that where appropriate, they can be communicated accordingly. Key dates and timeframes are often provided on the consultation page. Key dates are also considered as part of the 'Design' phase of the Policy process.</p>

	<ul style="list-style-type: none"> <li>proper information provided to council and NOT summarised and edited info</li> <li>COV leadership to embrace culture change and lead from the front. Current COV admin has shown hostility to residents and a lack of caring and empathy. This needs to change.</li> </ul>	
9.	This has to be done, however I believe there will be some pain out of this for the City before we get to utopia. I wish us all luck.	Noted.
10.	Greater involvement of the community, refreshing the community panel to give more people an opportunity.	A new community panel has been recently established comprising a Vincent resident that reflect the demographic and geographic composition of the City according to most recent data available. The panel members are new members, not related to the Imagine Vincent panel previously established.
11.	Yes, would be great if new staff and Councillors would acquaint themselves with what COV has done since its inception and where previous mistakes occurred so they don't occur again. The request below re file attachment are sitting in the COV Library as three large Binder files. The Librarian knows where they are.	Noted.
12.	IMPRESSED BY THE COMMUNITY COMMUNICATIONS SUSTAINED ATTEMPT	Noted.
13.	While I greatly appreciate the efforts, ideas and time going into this process, and yes it will tick a few boxes, while we have the situation where councillors can simply choose to ignore residents and ratepayers, I don't hold much hope for its implementation over the longer term Best wishes	Noted. The baseline survey questions are recommended to be re-asked at each review to understand whether community engagement practices have improved.
14.	The engagement framework is OK. Action 3.1 (web site) is sorely overdue. The last 'refresh' was a disaster and resulted in a pretty useless web site.  The strategy (or policy) should have an explicit statement that says that the City will not just rely on 'social media' as the main	Noted.  An investigation of community engagement response rates identified most community members participated when a variety of consultation methods were used, and the engagement activities were targeted to those who would most likely be interested or affected. When

<p>form of communication. All engagement/communication should be based on 'open' technologies that do not require the use of any proprietary software, particularly as social media platforms go in and out of style. You should not force anybody to use any proprietary system. Where the city does provide information on any particular platform it should ensure that the same information is available on all platforms – don't just put it on Facebook and think every everybody knows what is going on.</p> <p>The Engagement policy is poor. A mixture of motherhood statements mixed with procedural instructions, all written in a very bureaucratic manner. A Policy should be a simple document that answers the question "what is your policy on xyz". It should be written in simple language. This policy does not do that. Refer to appendix 5 of the current policy for some guidelines about 'engagement language' – it applies equally as well to policies as well as communication with the community.</p> <p>I particularly object to the way that, apart from statutory planning matters, there are no specific timeframes defined which will hold the staff to account. I particularly think that the statement that the City will not engage "when the decision relates to a minor operational matter that would have minimal impact on the community or stakeholders". I think this is a vague loophole that will be used by staff, particularly in the Infrastructure and Environment Directorate, to avoid engaging the community. The specific requirements to engage are included in the current policy as Appendices and should be reinstated.</p> <p>Also, why are some statutory planning consultation areas defined as 'adjoining and adjacent', and others just 'adjoining'.</p>	<p>traditional methods were used (i.e., website and newspaper notification), participation rates were much lower. The framework requires the use of multiple methods of engagement.</p> <p>The Policy has been simplified and the process / procedural section have been relocated to sit as an appendix.</p> <p>The framework has also been reviewed considering the writing in plain English principles. The writing in plain English principles is included within the Toolkit (<b>Attachment 8</b>).</p> <p>The Policy has been amended to provide recommended timeframes based on different project types. These timeframes are a guide only and should be adapted to suit the needs of the project.</p> <p>Policy No. 4.1.5 Community Consultation identifies consultation may not occur when the decisions concern minor "day-to-day" matters. The proposed policy seeks to provide additional guidance by requiring consideration of what the impact may be. It is administrations view that the Policy would ensure community consultation would occur when there would be an impact on the community.</p> <p>The Policy has been updated to refer to 'adjoining and adjacent properties' in all instances.</p>
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	I did start to make notes about specific issues with the policy but history has taught me that it is a waste of time putting pen to paper. The policy needs a complete re-write and I don't have the time or energy.	
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# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

## OUR VISION:

*TO BE A CONNECTED AND ENGAGED COMMUNITY THROUGH GREATER PARTICIPATION IN DECISION MAKING.*

(CITY OF VINCENT STRATEGIC COMMUNITY PLAN 2018 – 2028)

This vision will be achieved through application of the guiding principles, completion of the action items identified within the Strategy, and through our commitment to continually learn from our experiences and improve our practices.

## INTRODUCTION

The City of Vincent (the City) is committed to continuously improving the way we engage with our community and stakeholders and providing the greatest opportunity available for our community to be involved in our decision-making process. Community and stakeholder engagement is invaluable in its ability to enhance Council's capacity to make well-informed and sustainable decisions.

Under the Local Government Act 1995, every Local Government in Western Australia must develop a Strategic Community Plan (SCP), as part of an Integrated Planning and Reporting Framework. The SCP represents the community's long-term vision, values, aspirations, and priorities and what the City will do to help achieve them. This Strategy aims to support the SCP by becoming a connected and engaged community through meaningful and smarter community engagement activities.

### LOCAL GOVERNMENT DECISION MAKING HIERARCHY



The SCP 2018 – 2028 was informed by the *Imagine Vincent* campaign and has been the City's biggest ever community engagement initiative. The campaign asked the community what was important to them before starting the consultation and then took the consultation to places people actually wanted to go. This process included focused meetings, community conversations, social and traditional media, quick

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polls, surveys, on-going pop-up meetings (at the footy, coffee shops, bars, pubs, and schools), direct contacts, and creation and use of a Community Engagement Panel.

The City of Vincent and the *Imagine Vincent* campaign was recognised and awarded the 2018 International Association Public Participation (IAP2) Australasia Core Values Award for Community Development. The *Imagine Vincent* campaign highlighted the importance of connecting with and involving the community wherever possible. It meant rethinking the way we engage, looking for new ways to remove barriers and being as accessible as possible.

The Community and Stakeholder Engagement Strategy (Strategy) and the Community and Stakeholder Engagement Policy (Policy) are designed to guide the way the City engages with its community and stakeholders to ensure that the community's sentiments and aspirations are continually represented and help to inform the decisions made.

The Strategy is supported by the Community and Stakeholder Engagement Policy. The Policy considers the guiding principles identified below and details the process for developing community engagement activities. The Strategy and Policy will be used as the platform to guide and foster a commitment to working together so decisions are evidence-based and reflect the views of the people of Vincent.

### IAP2 SPECTRUM OF PUBLIC PARTICIPATION

The IAP2 Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's roles in any public participation process (IAP2 International Federation 2018). This approach has informed the City's Strategy and Policy and will be considered in all engagement activities.

### WHO WILL USE THE STRATEGY?

The Strategy will be used by the City's Administration staff, Mayor and Elected Members, and will be available to the community for transparency and shared responsibility.

The Strategy will be continually reviewed and updated to ensure it reflects the City and community's sentiments in relation to community engagement practices. A minor and major review of the Strategy will be undertaken every two and four years, respectively.

### GUIDING PRINCIPLES

## COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

Public participation practices will be guided by the following principles. These principles have been developed from engagement with the Elected Members, administration and community members and are based on the IAP2 Core Values.

**Make robust-well informed decisions that are supported by evidence, aligned with strategic direction, and based on the needs and interests of everyone involved.**

Hearing and understanding what is important to the community is essential in making robust-well-informed decisions. The community are most affected by decisions made, highlighting the need to listen to and understand their opinions and experiences.

Before a decision is made, decisions makers should feel confident they have access to all relevant information, including but not limited to technical information, evidence, existing strategic direction and community sentimentsviews. This information will allow evidence-based decisions to be made that reflect the needs and interests of everyone (the community, stakeholders, and the City) involved.

The ability to make robust-well informed decisions will ensure the City is accountable for its decisions and can easily explain the reasons behind them.

**Hear and understand our community.**

Communication is a core function of what we do and is vital to the success of delivering our services. Effective communication will ensure that the community have an opportunity to be involved, to be heard and to be understood. No matter who makes the first contact, we will take the time to hear and understand what our community has to say and use this information to inform our decisions.

Hearing and understanding what is important to our community also helps us to advocate for the community when the City is not the decision maker.

**Meaningfully include the community in the decision-making process.**

Involving the community as early as possible maximises their ability to influence decisions that affect them and helps to make better informed decisions, for the greater good of the community. It also creates a sense of ownership and belonging for the community.

We will understand who should be involved and engage them as early as possible, ensuring they are aware of the strategic intent of the project. Participants will be aware of how their influence aligns with the IAP2 Spectrum of Public Participation,

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how their participation will influence the outcomes of the subject project, and any future projects or outcomes that may be delivered thereafter. The engagement activities will be targeted and inclusive to encourage both widespread, but specific participation. For example, when a project will have a greater impact on the community, engagement activities will be designed to provide opportunity for maximum participation by removing as many barriers as possible. We will also be **cognisant** of engagement fatigue and seek opportunities for joint engagement activities or designing activities that are targeted to those who are interested or affected. In each situation when we receive feedback, we will actively listen to what is being said.

### **Engage in a way that facilitates the involvement of impacted communities.**

We know that different methods of engagement will reach different people and groups within our community. Through careful consideration of the engagement methods we use, we will make ourselves easily accessible to all members of the community who would like to connect with us. This includes identifying who might be hard to reach and understanding lifestyle constraints. We can then take action to remove barriers and plan engagement activities that allow the City to personally connect with the community.

Projects will be planned and aligned with the IAP2 Spectrum of Public Participation. This will increase the community's ability to be involved early and have ability to influence the direction and outcome of the project. We will go to the affected community and engage on site to ensure that interested, impacted and hard to reach groups are able to participate in decision making. Engagement activities will include the information needed so those who want to, can participate in a meaningful way. The information that is shared will be relevant, accurate and transparent. We will do our best to ensure everyone involved will understand what is being discussed, why it is important and what we can do about it. As a result, we will have mutually respectful dialogue and work together to achieve the best possible outcome.

### **Communicate before, during and after a decision is made.**

We manage many different projects and programs and deliver a large range of services to our community every day. All the projects, programs and services are aligned to the priorities in the Strategic Community Plan. We will work to ensure that community members are aware of any projects or works which may be of interest or affect them directly.

Different engagement methods will be used depending on the stage of the project and the purpose of the engagement activity. For example, a new project that has

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maximum level of influence available may use engagement methods that encourage comprehensive and open dialogue to seek solutions. As the project progresses, engagement methods may become more specific and seek direct feedback using surveys or written feedback.

No matter the stage of a project, engagement activities will occur as necessary to ensure the community is informed of how the project is progressing, how they can participate and how their input will be used. Lastly, when a decision is made the community will have access to the decision and the reasons for it. Those who provided feedback will be informed of how their input was considered as part of the decision-making process.

### VINCENT AT A GLANCE

Age (ABS 2016)	Diversity (ABS 2016)
<ul style="list-style-type: none"> <li>Vincent has a lower proportion of young people, being 13% who are 0 – 14 years old and 10% who are 15 – 24 years old, compared to Greater Perth which has 19% and 13%, respectively.</li> <li>The largest proportion (39%) of Vincent's population is aged 25 – 44 years old. This age range makes up 30% of the Greater Perth population.</li> <li>Vincent has a greater proportion of persons aged 65+, being 17% of the population compared to 14% of Greater Perth.</li> </ul> <p><i>Because of our broad range of ages, we will provide a range of ways for people to engage with the City.</i></p>	<p>3.9% of the population within the City of Vincent and Greater Perth require assistance for core activities.</p> <p><i>To ensure that everyone can engage with us and participate in the decision-making process, engagement activities should be as accessible and inclusive as possible.</i></p> <p>When compared to Greater Perth (2%), the City of Vincent (0.9%) has a slightly lower proportion of persons who are Aboriginal or Torres Strait Islanders.</p> <p><i>The City of Vincent acknowledges the traditional lands of the Whadjuk Noongar people. We will strengthen our relationship with persons who are Aboriginal or Torres Strait Islanders by continuing to have conversations and seeking input from the Whadjuk Working Group.</i></p>
Education (ABS 2016)	Languages other than English (ABS 2016)
Vincent has 40.8% of people with a bachelor's degree or above, compared to 22.9% in Greater Perth.	25.9% of the households in Vincent speak a language other than English. Other languages spoken includes, but is



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<p><i>Although Vincent has a highly educated community, engagement activities should be designed so that everyone can participate if they want to.</i></p>	<p>not limited to Italian, Mandarin, Vietnamese, Cantonese, and Spanish.</p> <p>Of those who speak a language other than English, 18.2% speak English well or very well and 3.7% do not speak English well or not at all.</p> <p><i>Plain English will be used and translation services will be available so that everyone can understand what is being said.</i></p>
<p><b>Employment Status</b> (ABS 2016)</p> <p>Of the people living in Vincent who are employed, 61.5% work full-time and 31% work part-time.</p> <p><b>LINK WITH FAMILY COMPOSITION IN DESIGNED DOCUMENT.</b></p>	<p><b>Unpaid Work</b> (ABS 2016)</p> <p>Vincent has a large population that undertakes unpaid work, being:</p> <ul style="list-style-type: none"> <li>• 21.6% of the population have reported doing some form of voluntary work;</li> <li>• 8.5% of the population provided unpaid assistance to a person with a disability, long term illness or old aged persons; and</li> <li>• 21.7% of people aged 15+ provided unpaid care to children.</li> </ul> <p><i>The City of Vincent acknowledges and values unpaid work that supports home and community life. Understanding our community's commitments will help to plan suitable engagement activities around the needs of the community members.</i></p>
<p><b>Family composition</b> (ABS 2016)</p> <p>Within Vincent, 48% of households are made up of a couple family without children and 49.4% of households include children.</p> <p><i>Lifestyle constraints often affect people's ability to participate in engagement activities. Understanding typical lifestyles will help to plan suitable engagement activities around the needs of the community members.</i></p>	<p><b>Dwelling Types:</b> (ABS 2016)</p> <p>Vincent has a higher proportion of flats or apartments (26.6%) and lower proportion of separate houses (51.2%), compared to Greater Perth which comprises 6.6% flats or apartments and 76.9% separate houses.</p> <p><i>Vincent is more densely populated than Greater Perth. Engagement activities should be targeted, but accessible. Opportunities to minimise engagement fatigue should also be investigated.</i></p>



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### Preferred methods of engagement (City of Vincent Community Workshop, 2020)

Community members have identified the preferred methods of engagement include email, social media, local newspaper, website, letters, newsletters and personal contact (City of Vincent Community Workshop, 2020).

*These preferred methods will be considered when selecting appropriate engagement activities to suit the needs of the project.*

### Our Stakeholders

- Community members - residents, rate payers, customers, visitors
- Businesses - local businesses, suppliers, contractors, service providers
- Government – other LG's, state government, federal government
- Industry associations and peak bodies – i.e. Western Australian Local Government Association
- Community interest groups – Town teams, community groups, sporting associations, schools
- Inclusion groups – people with disabilities, culturally and linguistically diverse, Aboriginal and Torres Strait Islander Peoples, Seniors, Youth and Young People, LGBTIQ+
- Internal – Mayor and Councillors, Administration Staff

*Understanding who our stakeholders are allows us to better understand how we can build relationships and engage with them.*

## WHAT IS COMMUNITY AND STAKEHOLDER ENGAGEMENT?

*Community engagement is an intentional process with the specific purpose of working across organisations, stakeholders and communities to shape the decisions or actions of the members of the community, stakeholders or organisation in relation to a problem, opportunity or outcome (International Association for Public Participation (IAP2) Australasia 2020).*

The word '**community**' includes individuals and groups of people; stakeholders, interest groups and citizen groups (IAP2 Australasia 2020). This includes our residents, ratepayers, business owners, community groups, customers, employees and visitors in Vincent.

The word '**stakeholder**' defines individuals, a group of individuals, organisations or a political entity with a specific stake in the outcome of the City's decisions.

## COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

The word **'engagement'** describes the interaction we have with our community and stakeholders and includes terms such as communication, participation, consultation and customer service.

### WHY WE ENGAGE?

We live in a complex environment. Our population is ageing and becoming increasingly urbanised, technology is advancing rapidly, and people can access information quicker than ever before. To adapt to these changes the City must understand and be more responsive to environmental impacts, financial constraints, and the needs of its community members. This ensures it can act in the best interest of everyone and be accountable to all decisions made.

To be responsive to our changing environment, the City relies on the community to understand what is most important to them. Community and stakeholder engagement are the driving force that enable the City to lead change, helping to:

- Make better decisions.
- Decisions are consistent with community interests and values.
- Increase community ownership of decision making.
- Build advocates for decisions in the community.
- Keep our community informed of what we are doing.
- Keep the City informed of key themes within the community.
- Meet statutory obligations.

### WHERE DO WE WANT TO BE?

When we engage meaningfully, we maximise the opportunity to understand what is important to the community and stakeholders. This helps us to make informed decisions that are aligned with the key priorities of the Strategic Community Plan 2018 - 2028.

Our stakeholders can contribute significantly to the decision-making and problem-solving process. People who are interested and/or affected by a project can help us as they will:

- Be aware and understand key issues or potential improvements within the community.
- Understand the context, issues and potential impacts.
- Establish whether further research is needed into the problem.
- Assist us with creative solutions that can address the concerns of the Council and the community.

## COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

When the community is confident that their opinions will be heard and will influence the decision or result in an action, they are more likely to participate in the process, leading the decision-makers to be more confident in the decisions they are making. When we engage effectively, the community and the Council will benefit in the following ways:

Community	Council
Improved participation in Council's decisions	The process provides the ability for interested and affected community members to participate
Feelings of inclusion and confidence that opinions will be heard	Increased understanding of community issues
Shared vision and a better understanding of Council strategies, policies, projects and decisions	Decisions are informed by an understanding of community values, feelings, opinions and aspirations
The information included for consultation is accurate, and it is understood why comments are being sought	Projects can be prioritised to meet the needs and wants of the community
Increased ownership of projects within the City	Gains early buy-in and strengthened trust
Strengthened relationship with the City	Better project and service delivery outcomes
Better understanding of the perspectives of others in the community	Build more resilient relationships with the community
Increased confidence in one's ability to participate in community engagement activities.	Increased opportunity for community participation by excluding technical jargon and ensuring information shared is user friendly and accessible.

### HOW WILL WE GET THERE?

Action Items	Responsibility
<b>Implementation of the Strategy</b>	
<b>Comment:</b> The City's Policy No. 4.1.5 Consultation Policy was formally adopted in 2014. A major review has not been undertaken since then. This presents opportunity to review the existing Consultation Policy and our practices to ensure our community engagement activities align with the vision and principles of the Strategy.	

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

**Action 1.1:** Develop a Community and Stakeholder Engagement Policy to guide how the City will engage with its community, taking into consideration the guiding principles of the Strategy.

[Policy & Place](#)

**Timeframe:** 2020/21

**Action 1.2:** Develop a Community and Stakeholder Engagement Toolkit (comprising of guidelines, information sheets and templates) to assist staff in delivering community engagement plans.

[Policy & Place](#)

**Timeframe:** ~~June~~ 2021

**Action 1.3:** Review internal processes for community consultation as part of the Promapp process.

[Marketing & Partnerships](#)

**Timeframe:** 2021/22

**Action 1.4:** Develop a Marketing and Communications Plan, including a live community and stakeholder engagement calendar to help strategic planning of engagement activities and avoid engagement fatigue.

[Marketing & Partnerships](#)

**Timeframe:** 2020/21

### Training and development

**Comment:** The Strategy adopts the IAP2 approach to community engagement. Training in community and stakeholder engagement would improve the City's success in delivering the vision of the Strategy and improve our engagement practices.

**Action 2.1:** Develop and implement a training and development plan for City staff and Elected Members to achieve the guiding principles and outcomes outlined within the Strategy.

[Marketing & Partnerships](#)

**Timeframe:** 2021/22

[Human Resources](#)

### Improved information sharing

**Comment:** The Strategic Community Plan 2018 – 2028 identifies the need to improve access to information on all that we offer to our community and to provide a single location for all information sharing. This presents an opportunity to review our existing resources (such as the City of Vincent website). Connecting with our

## COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

community groups and researching other best practice efforts locally, nationally and internationally will inform how we can improve how we share information.

**Action 3.1:** Review and update the City of Vincent website and other digital platforms, considering the quality and effectiveness of information provided.

[Marketing & Partnerships](#)

**Timeframe:** 2021/22

**Action 3.2:** Investigate ways to remove barriers of sharing information and participating in engagement activities and implement more effective ways to engage with our community and stakeholders.

[Marketing & Partnerships](#)

**Timeframe:** 2021/22

**Action 3.3:** Develop information sheets for connecting and engaging with minority and other hard to reach groups.

[Marketing & Partnerships](#)

**Timeframe:** 2021/22

**Action 3.4:** Review the City's practices for targeted engagement with professionals and skilled community members to ensure most effective use of these resources.

[Marketing & Partnerships](#)

**Timeframe:** 2021/22

**Action 3.5:** Establish a Community Engagement Panel

[Marketing & Partnerships](#)

**Timeframe:** 2021/22

**Action 3.6:** Develop a guide to support planning location-based engagement activities for significant projects.

[Marketing & Partnerships](#)

**Timeframe:** 2021/22

### Reviewing and reporting

**Comment:** Understanding the results of our community engagement practice will inform the decisions we make. Similarly, regular review and report of the Strategy will ensure our engagement activities align with the community's [sentiments](#) [views](#) and aspirations.

## COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

<p><b>Action 4.1:</b> Develop a consistent approach to reporting on <u>community engagement outcomes individual items</u> to Council so they are provided with the relevant information to make an informed decision.</p> <p><b>Timeframe:</b> 2021/22</p>	<p><u>Marketing &amp; Partnerships</u></p> <p><u>Governance</u></p>
<p><b>Action 4.2:</b> Research and implement ways to seek feedback on community engagement activities and outcomes.</p> <p><b>Timeframe:</b> 2021/22</p>	<p><u>Marketing &amp; Partnerships</u></p>
<p><b>Action 4.3:</b> Undertake a minor and major review of the Strategy every two and four years, respectively. This should include <u>yearly surveys to understand community perceptions and</u> review of whether engagement activities and practices are achieving the desired outcomes of the Guiding Principles, and improvements implemented.</p> <p><b>Timeframe:</b> <u>Next minor review 2022/23</u> <u>Ongoing</u></p>	<p><u>Policy &amp; Place</u></p> <p><u>Marketing &amp; Partnerships</u></p>

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# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



Legislation / local law requirements	<<Insert any legislation or local law that is relevant to the policy>>
Relevant delegations	<<Insert any delegations that are relevant to the policy>>
Related policy procedures and supporting documentation	<p>&lt;&lt;Insert all relevant procedures, guidelines and supporting documents. Please include CM reference number and provide these as PDF documents to Governance&gt;&gt;.</p> <p><i>Please note that all documents with an external focus will be hyperlinked for publication to the City's website. Documents with internal and external focus will be hyperlinked for publication to the City's Vintranet.</i></p>

## PART 1 – PRELIMINARY

### PURPOSE

Community engagement is an essential practice that allows the City to deliver its services in a way that reflects the community's vision by involving them in the decision-making process. This Policy has been developed in conjunction with the Community and Stakeholder Engagement Strategy, which details the principles that will guide the way on how we engage with our community.

### OBJECTIVE

The objectives of this policy are to:

- ~~F~~Facilitate informed decision making
- ~~D~~Enable a proactive approach to community engagement and achieve inclusive and meaningful outcomes ~~detail the City's commitment to effective and relevant community and stakeholder engagement~~
- ~~D~~etail the process for community and stakeholder engagement ~~Improve consistency of community engagement practices across the organisation~~
- ~~E~~nsure information is effectively and efficiently communicated ~~Improve information delivery and sharing internally and externally~~
- ~~P~~Promote an ~~consistent, inclusive,~~ accountable, transparent, and accessible approach to engagement

### SCOPE

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# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



This Policy applies to elected members, City staff, and external stakeholders working on any -to-all corporate documents (strategies, policies, and action plans), programs, projects and-or services that are delivered by ,or on behalf of the City and have an impact on its community.

## PART 2 – POLICY PROVISIONS

### 1. DEFINITIONS

**Community** means individuals and groups of people; stakeholders, interest groups and citizen groups (IAP2 Australasia 2020). This includes our residents, ratepayers, business owners, community groups, customers, employees, and visitors in Vincent.

**Stakeholder** means individuals, a group of individuals, organisations, or a political entity with a specific stake in the outcome of the City's decisions.

**Engagement** means the interaction we have with our community and stakeholders and includes terms such as communication, participation, consultation, and customer service.

Other terms specific to statutory and strategic planning are included within Section 8Appendix 2 of this Policy.

### 2. GUIDING PRINCIPLES

The following principles have been adopted by the City and will guide community engagement activities. This policy should be read in conjunction with the Community and Stakeholder Engagement Strategy, which describes the intent, intended outcomes and how we will measure our performance for each of the principles below.

1. Make robust decisions based on the needs and interests of everyone involved.
2. Hear and understand our community.
3. Meaningfully include the community in the decision-making process.
4. Engage in a way that facilitates involvement of impacted communities.
5. Communicate before, during and after a decision is made.

### 3. PUBLIC ENGAGEMENT SPECTRUM

The International Association for Public Participation (IAP2) has developed a spectrum that outlines the increasing levels of participation the public-community can have in a decision-making process.

This spectrum has been adapted and adopted by the City of Vincent City and is embedded in the processes and guidelines (Appendix 1) that inform the way the City will engage with its community and stakeholders. The level of participation will be clearly outlined in each project, ensuring the community and stakeholders are aware of how their feedback will influence the decisions being made.

The levels of participation are:

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



- Inform:** The City will keep the community and stakeholders informed of decisions, actions or for educational purposes.
- Consult:** The City will consult with the community and its stakeholders for the purpose of obtaining opinions and feedback and provide opportunity for the community to share their knowledge before a decision is made.
- Involve:** The City will work with the community to ensure concerns and aspirations are reflected in alternatives developed and provide feedback on how public input influenced the decision.
- Collaborate:** The City will collaborate with the community to develop and build solutions. Input will be reflected in the decisions to the maximum extent possible.

### 4. WHEN THE CITY WILL ENGAGE

The City will engage with the community:

- When the City is required to make a decision that would affect the community or where the community may be interested and/or affected by this decision, and there is the ability for the community to influence the decision.
- To satisfy statutory obligations.
- To obtain input for strategic projects being delivered by the City.
- To notify a participant of a decision made.

### 5. WHEN THE CITY MAY NOT ENGAGE

There may be instances when it is impractical for the City to engage, such as when a decision must be made quickly in the interest of the City (e.g., public safety); there are legal, commercial or legislative constraints; when the City is not the determining authority; or when the decision relates to a minor operational matter that would have minimal impact on the community or stakeholders.

In these instances, the City will inform affected community members and stakeholders about the decision and the reasons for it.

### 6. EXCLUDED ADVERTISING PERIODS

Advertising periods are to be amended in accordance with the following requirements:

Holiday	Comment
Public Holiday	Where consultation falls on a public holiday, the consultation period shall be extended by the number of public holiday days.

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



<u>Easter Holiday (a period of seven (7) days commencing on Good Friday)</u>	<u>Where consultation falls within this period, the number of days within this period shall be added onto the consultation period.</u>
<u>Christmas and New Year (18 December to 8 January)</u>	<u>Where consultation falls within this period, the number of days within this period shall be added onto the consultation period.</u>

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The engagement period may also need to be amended when a specific stakeholder group needs to be reached and/or the engagement activities planned conflict with a holiday period that is specific to that stakeholder group (e.g. school holidays, Chinese New Year, etc.).

### 7. AUTHORITY TO VARY THE EXTENT OF CONSULTATION

Where a proposal/significant development may be of a complex nature, affect a broader area, or be of considerable interest to the community, the Chief Executive Officer has the discretion to require the Applicant to hold one or more public meetings/forums. The meetings will be at no cost to the City, and will be to explain the proposal/development to the community.

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The type, location and timing of the meeting shall be organised and communicated to the satisfaction of the Chief Executive Officer.

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



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RESPONSIBLE OFFICER	<<Please add position title>>
INITIAL COUNCIL ADOPTION	Date: <Approval Date>, Ref# <TRIM Ref>
REVIEWED / AMENDED	Date: <approval Date>, Ref#: <TRIM Ref>
RESPONSIBLE OFFICER	Date: <review Date>,

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 1 – How the City Engages



#### 1. HOW THE CITY ENGAGES

To achieve best practice in community engagement, the engagement methods and sequence which form the engagement plan needs to be tailored to the specific requirements of the project. The following table outlines the process involved and seeks to meet each of the guiding principles identified within Section 2 of the Policy.

The following method is to be followed for all engagement activities undertaken by the City.

Phase	Actions
<b>Determine if community and stakeholder engagement is required</b>	<p><del>To determine if community and stakeholder engagement is required, consider if the decision would have any impact on the community.</del></p> <p><del>If 'yes', community and stakeholder engagement is required, following the process below.</del></p> <p><del>If 'no', does the reason not to engage align with a reason identified in Section 5 'When the City may not engage' of the Policy?</del></p> <p>If the project does not align with a reason identified within Section 5 <del>of the Policy 'When the City may not engage'</del>, community and stakeholder engagement is required, following the process below.</p> <p>If the project aligns with a reason within Section 5, affected community members should be informed of the decision, using the process below.</p> <p>Note: When there is no ability to influence a decision, 'Informing' the community and stakeholders of the decision may be the appropriate engagement activity.</p>
<b>Design</b>	<ol style="list-style-type: none"> <li>1. Consider and understand the context and scope of the project.</li> <li>2. Consider and understand who might be interested and/or affected.</li> <li>3. Consider and understand the risks that may be involved for the community, Council, and <del>a</del>Administration.</li> <li>4. Consider and understand the purpose of the engagement.</li> <li>5. Consider any statutory requirements that must be complied with as part of the engagement plan.</li> <li>6. Identify key milestones or other opportunities to provide updates or other important information to the community.</li> </ol>
<b>Plan</b>	Determine the level of community participation and select activities appropriate and aligned to achieve those outcomes.



## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 1 – How the City Engages



	<p>The activities selected should consider and reflect the most effective way to connect with the community and stakeholders. Consideration of location-based activities or other ways that facilitate personal connection are encouraged.</p> <p><u>Note:</u></p> <ul style="list-style-type: none"> <li>• <u>Table 1</u> The table outlined within the <u>guide to establish level of participation</u> below provides guidance on typical levels of participation for different types of projects.</li> <li>• The wider the scope of the project, the higher the level of participation should be available to the community. This will result in a stronger level of community influence over the decisions being made.</li> <li>• The planning should consider the life of the project and how the different engagement activities can be used depending on the phase of the project and the purpose of the engagement. It is likely the level of involvement will require more than one level of involvement as identified within the IAP2 spectrum.</li> <li>• Minimum advertising requirements for development applications are included in Appendix 2 '<i>Statutory and Strategic Planning</i>'.</li> </ul>
<b>Implement and manage</b>	<p>Prior to implementation, review the design and planning phase and consider if the steps and actions will:</p> <ul style="list-style-type: none"> <li>• Reach the right people.</li> <li>• Ask the right questions.</li> <li>• Be delivered in a timely and meaningful way.</li> <li>• Inform decision making.</li> <li>• Consider the potential risks and contain appropriate solutions.</li> <li>• Be flexible enough to manage change if necessary.</li> </ul> <p>Once satisfied, it is time to draw upon resources available to deliver the consultation project.</p> <p>While consultation is occurring, it is necessary to be available to respond to community enquiries as they arise. Providing support will assist in providing a better experience for the community, as well as building trust and developing relationships.</p>
<b>Review and respond</b>	<p>The process for reviewing and responding to submissions is to:</p> <ol style="list-style-type: none"> <li>1. Analyse the submissions received <del>(to</del> understand who responded, why they are interested or affected and if anyone is missing from the conversation).</li> </ol>

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



## Appendix 1 – How the City Engages

	<ol style="list-style-type: none"> <li>2. Prepare responses (including further assessment and engagement and make changes to the project to address the issue(s) raised).</li> <li>3. Document the responses (to be included in a report or provided as a direct response to the participants).</li> <li>4. When subject to determination at an Ordinary Meeting of Council, inform participants of the meeting date, providing as much notice as possible.</li> <li>5. Publish the decision/project update on the City's website and send decision/project update to participants.</li> </ol> <p>When responding to submitters, consider how their input influenced the decision and what the best method to deliver this message is.</p> <p>It is also necessary to review and evaluate how effective the engagement was. This includes consideration of the overall engagement sequence and the engagement methods, including whether they aligned with the scope of the project and the purpose of the engagement.</p> <p>This review should determine if enough information is available to make an informed decision, or if further consultation is required.</p> <p>See section 1.1 <i>Guidelines-Principles</i> for responding to submissions below.</p>
<b>Reflect and report</b>	<p>Consider the effectiveness of the engagement plan and report on the findings so that others can learn from this practice. Reflecting on and reviewing the engagement process will assist in improving practices and efficiency in community consultation.</p>

## 1.1 Principles for responding to submissions

The following principles should be considered when responding to submissions:

- Respond to all questions within the submission prior to the decision being made.
- When required, contact submitters to clarify comments within the submission before the decision is made.
- The summary of submissions report should provide sufficient context and detail to enable responses to be understood. Submission can be included verbatim if deemed necessary and the submitter has provided consent to do so.
- Responses should be supported with evidence.
- Provide justification for not supporting suggestions, such as those that are beyond the project's scope.
- Provide reasons if a suggested change to the project has not been adopted.

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



## Appendix 1 – How the City Engages

- Provide a direct update to participants and publish information on the City's website if the project process is required to change.
- Responses are to be provided as soon as reasonably possible.
- Consider whether marketing/media communication is required.

## 1.2 Guide to establish level of participation

The following matrix guides the level of participation that would generally be expected for different project types. The level of participation can be varied and is to be determined by following the process within Section 1 (How the City Engages) above. The guide does not cover all projects and activities undertaken by the City. If the project type is not listed below, consider the most similar project type in relation to community investment and impact.

	Inform	Consult	Involve	Collaborate
<b>Ability to influence</b>	<i>There is no ability to influence the decision.</i>	<i>There is some ability to influence the decision.</i>	<i>There is medium ability to influence the decision.</i>	<i>There is high ability to influence the decision.</i>
<b>Our commitment</b>	Information is circulated to assist in understanding a deliverable or decision that is going to happen or has already happened.	To seek input, feedback or advice before the project is progressed or a decision is made.	To seek input, gather ideas, identify preferred options or alternatives.	To find collective solutions or to obtain a deeper understanding of what is important to help shape the projects future.
<b>Project</b>	<ul style="list-style-type: none"> <li>• When a decision has already been made</li> <li>• Implementation updates</li> <li>• Development applications (notification of changes/ determinations)</li> <li>• For a reason detailed in Section 5 of the Policy</li> </ul>	<ul style="list-style-type: none"> <li>• <u>When there is some ability to influence the decision (i.e. Infrastructure verge tree locations i.e., pop-up play, verge trees)</u></li> <li>• Strategic planning documents phase 2 (understanding what we heard)</li> <li>• Minor amendments to policies and strategies</li> <li>• Implementation of actions created within strategies or other corporate documents</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic planning documents phase 1 (visioning)</li> <li>• Major amendments to strategic documents</li> </ul>	<ul style="list-style-type: none"> <li>• Master planning and design</li> <li>• Strategic community vision documents i.e., Strategic Community Plan</li> <li>• Place Plans</li> <li>• New major strategic plans</li> </ul>

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 1 – How the City Engages



		<ul style="list-style-type: none"> <li>Development applications (when there are departures to the statutory framework and the community or stakeholders may be affected)</li> </ul>		
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## 2. MINIMUM ADVERTISING PERIODS

The timeframe engagement activities should be guided by any relevant statutory requirements but determined based on its individual merits and requirements.

The following identifies minimum advertising periods for engagement activities:

Project type	Minimum timeframe
Informing of project updates, notifications of decisions, etc	Ad hoc
<ul style="list-style-type: none"> <li>Informing of upcoming maintenance works (including but not limited to traffic management, road works, street upgrade, change to parking conditions, etc) in a local context.</li> </ul> <p><i>Note: Where schedules of maintenance works are available, the schedule shall be published on the City's website.</i></p> <ul style="list-style-type: none"> <li>Consultations that are targeted and specific (i.e., implementation actions created from other strategies, verge tree locations)</li> </ul>	14 days
<ul style="list-style-type: none"> <li>Strategic documents (i.e., strategies, policies, and plans, including amendments)</li> <li>Projects that would affect large community groups (i.e., lighting or park infrastructure, changes to parking restrictions)</li> </ul>	21 days

*Note: Timeframes for development applications are included in Appendix 2.*

## 3. CONSULTATION METHODS

### a- 3.1 Mandatory requirements

All engagement activities must be published on the City's website.

### b- 3.2 Other consultation methods

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 1 – How the City Engages



Each community engagement plan will be different and depend on the information being sought and who the target audience is. The following non-exhaustive list provides some suggestions for appropriate methods of consultation.

- Advisory group
- Citizen's jury
- Community education program
- Community panel
- Conversation cafe
- Door knocking
- E-newsletter
- Flyer
- Information sheets / FAQ's
- Interactive mobile
- app/ online tool
- Letter
- Local newspaper advertisement
- Location based engagement
- Online discussion forum
- Open house
- Phone calls
- Public display
- Social media post
- Sign on site
- Specific and targeted site visits (e.g. schools, aged care, etc)
- Survey
- Voting
- Webinar
- Website
- Workshop

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



## Appendix 2 – Statutory &amp; Strategic Planning

Development assessment or 'statutory planning' involves the assessment of development applications to use land or undertake building works against planning controls.

Development applications are assessed against the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City's Local Planning Scheme (as amended), the Residential Design Codes and relevant Local Planning Policies.

Consultation for development applications is to occur in accordance with the minimum standards set out below to ensure a consistent approach to consultation on development applications.

## 1. Definitions

**Complex development application** means a development application which proposes or is of the type:

- Telecommunications infrastructure
- Development on City owned and managed land
- Mandatory or Optional Development Assessment Panel Form 1 applications as defined by the *Planning and Development (Development Assessment Panel) Regulations 2015*

**Directly adjoining properties** means only the properties with a boundary directly abutting to where the departure is proposed.

**Adjoining property** is as per State Planning Policy 7.3 Residential Design Codes.

**Adjacent property** means properties that would otherwise be adjoining to the subject site or property if not for being separated by a public road (Refer Figure 1 and 2).

## 2. Minimum Advertising Requirements

### 2.1. Statutory Planning

Description	Minimum comment period (Calendar days) <sup>(1) (2)</sup>	Website	Extent of consultation <sup>(3)</sup> <sup>(9) (10)</sup>	Sign on site	Newspaper
<b>Uses and/or associated works <sup>(4)</sup></b>					
"P" and "D" uses that require the exercise of discretion	14 days	Yes	All adjoining and adjacent properties	No	No
"A" uses which have not previously been approved by the City	14 days	Yes	All adjoining and adjacent properties	Yes	No
Unlisted uses	28 days	Yes	200 metres radius	Yes	Yes



# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

## Appendix 2 – Statutory & Strategic Planning



Description	Minimum comment period (Calendar days) <sup>(1) (2)</sup>	Website	Extent of consultation <sup>(3)</sup> <sub>(9) (10)</sub>	Sign on site	Newspaper
Non-conforming uses	14 days	Yes	All adjoining and adjacent properties	Yes	Yes
"A" uses and Unlisted uses which have previously been approved and do not significantly increase the intensity of the site	14 days	Yes	All adjoining <u>and adjacent</u> properties	No	No
"X" uses	Will not be considered by the City				
Residential Development					
All residential development subject to State Planning Policy 7.3 Residential Design Codes	14 days	Yes	All adjoining and adjacent properties <sup>(5)</sup>	No	No
Heritage Development					
Demolition of any structure/ building on a heritage protected place, unless: <ul style="list-style-type: none"><li>• written notification is provided by the City confirming the proposed structure/ building to be demolished does not contribute to the significance of the heritage place; and/ or</li><li>• the works are exempt by a local planning policy.</li></ul>	14 days	Yes	All adjoining and adjacent properties	No	No
<u>Any development application within a design guideline area, character retention area or</u>	14 days	Yes	All owners and occupiers located within that design guideline area,	No	No

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



## Appendix 2 – Statutory &amp; Strategic Planning

Description	Minimum comment period (Calendar days) <sup>(1)</sup> <sup>(2)</sup>	Website	Extent of consultation <sup>(3)</sup> <sup>(9)</sup> <sup>(10)</sup>	Sign on site	Newspaper
heritage area adopted by Council through a local planning policy that does not meet all deemed-to-comply criteria <sup>(6)</sup> Any development application within a design guideline area, character retention area or heritage area adopted by Council through a local planning policy <sup>(6)</sup>			character retention area or heritage area		
<b>Complex development applications</b>					
Telecommunications infrastructure Development on City owned and managed land Mandatory or Optional Form 1 DAP applications	28 days	Yes	200 metres radius	Yes	Yes
<b>Form 2 DAP Application <sup>(7)</sup></b>					
Amendment to a DAP application where: discretion is required; and works may have an impact on the amenity of nearby properties	14 days OR 28 days	Yes	All adjoining and adjacent properties OR 200 metres radius	No OR Yes	No OR Yes
<b>Public Works or Applications of State Significance or when the City is not the decision maker</b>					
All applications where the City is not the decision maker	Owners and occupiers are to be notified of the proposal as though it was a development application being determined by the City. Submitters are to provide their comments directly to the determining authority as per the information provided on the notification letter.				

## 2.2. Strategic Planning

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY

### Appendix 2 – Statutory & Strategic Planning



Description	Minimum comment period (Calendar days) <sup>(1) (2)</sup> <sub>(8)</sub>	Website	Extent of consultation <sup>(3) (9) (10)</sup>	Sign on site	Newspaper
<b>Local Planning Strategy (Strategy)</b>					
Local Planning Strategy	21 days	Yes	Stakeholder analysis	N/A	Yes
Amendment to Strategy	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
<b>Local Planning Scheme (Scheme)</b>					
New Scheme	90 days	Yes	Stakeholder analysis	N/A	Yes
Modification to new Scheme	60 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
<b>Amendments to a Local Planning Scheme (LPS)</b>					
Complex amendment	60 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Modifications to complex amendment	42 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Standard amendment	42 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Modification to standard amendment	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
<b>Local Planning Framework</b>					
Structure Plan (new or amendment)	42 days	Yes	Stakeholder analysis	Yes	Yes
Local Planning Policy (new and amendment)	21 days	Yes	Stakeholder analysis	If it affects a specific site	Yes
Local Development Plans (new or amendment)	14 days	Yes	Stakeholder analysis	Yes	Yes

#### Notes:

- (1) With exception of those time periods as outlined in Section 7 of this Policy in relation to advertising over weekends and holiday periods.
- (2) The advertising period commences on the date the notification letters are sent by the City and where applicable, the sign on site is erected.
- (3) The extent or radius of advertising may be extended at the discretion of the City.

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



## Appendix 2 – Statutory &amp; Strategic Planning

- (4) Land use classifications are in accordance with Clause 18 of the City's Local Planning Scheme No. 2.
- (5) Where a departure may have an adverse impact on a specific property/ies, the City may reduce the extent of advertising to only those who may be affected.
- (6) Does not include the William Street Design Guideline Area and structures above or adjacent to the Graham Farmer Freeway Tunnel Northbridge Design Guideline Area.
- (7) Advertising requirement options specified is dependent on the extent of discretion sought and the extent of potential impact on the amenity of nearby properties, in the opinion of the City.
- (8) In accordance with the Planning and Development (Local Planning Scheme) Regulations 2015 the local government may decide not to advertise an amendment if, in the opinion of the local government and the Commission, the amendment is of a minor nature.
- (9) Includes owners and occupiers of a property.
- (7)(10) The Policy process detailed under Appendix 1 'How the City engages' shall be followed to determine interested and affected stakeholders, and the most appropriate way to engage with them.

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Figure 1 – Example of the extent of consultation to adjacent properties where there are varying lot layouts.

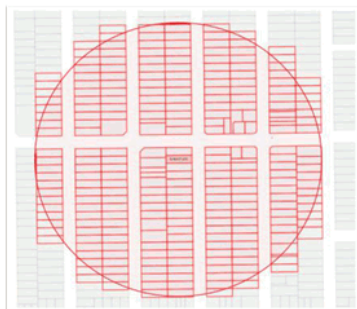


Figure 2 – Example of extent of consultation based on a radius from the boundary of a subject site.

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



## Appendix 2 – Statutory &amp; Strategic Planning

**3. Readvertising**

Where a development application has been previously advertised and the City receives amended plans following the community consultation period, the application would be subject to a further consultation period where, in the opinion of the City:

- a) The amended plans propose new or greater departures to the deemed-to-comply or acceptable outcome (or equivalent) standard specified in the planning framework than that previously advertised and those departures may have an impact on the amenity of an adjoining property or the street; or
- b) The amended plans result in a significantly different proposal to that which was previously advertised; or
- c) Where a proposal has received opposition during advertising and subsequently significant amendments are made, the application shall be re-advertised for a minimum of 7 days. This will involve emailing or writing to all authors of previous submissions.

Where the City is satisfied the development would not have an impact on the amenity of adjoining properties and/or streetscape, community consultation may not be necessary.

Notwithstanding the above, any re-advertising may only be undertaken where it does not compromise the City's statutory obligations to comply with the timeframes and processes prescribed by the Planning and Development (Local Planning Scheme) Regulations 2015. In the instance the City is unable to readvertise the proposal, the previous submitters are to be notified of the proposed changes to the development application only.

**4. Variations to advertising**

There may be need to vary the advertising requirements of this Policy due to details of a particular development application. These development applications will be considered on a case-by-case basis. The City may increase the length of the advertising period or require additional methods of advertising where it is deemed to be in the public interest, and relevant to the consideration of a proposal.

The City may increase the length of the advertising period or require additional methods of advertising where, in the opinion of the City, owners and/or occupiers of properties in the vicinity of the proposed development are likely to be affected by the granting of development approval.

Variations to the requirements of this Policy may only be possible where they do not compromise the City's statutory obligations to comply with the timeframes prescribed by the *Planning and Development (Local Planning Scheme) Regulations 2015*.

**5. Other requirements**

- Development plans, other supporting documentation and a summary of the proposal are to be available on the City's website and at the Administration and Civic Centre, and Library and Local History Centre during the comment period.
- In instances where the applicant submits to the City written documentary evidence that the owner(s) and occupier(s) of all or some adjacent affected properties have no objection to their proposal, the City

## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY



## Appendix 2 – Statutory &amp; Strategic Planning

will still undertake consultation in accordance with this Policy. If the applicant does submit such documentary evidence, then this evidence will be considered together with the public submissions.

- Where the extent of consultation includes properties within another local government area, the City will obtain the owner and occupant details from the adjoining local government and advertise the proposal in accordance with the requirements of this Policy.
- Where a subject or an adjacent affected property contains between one (1) unit and twenty (20) units, inclusive, the owner(s) and occupier(s) of all units on that property, are to be notified in writing.
- Where a subject or an adjacent affected property contains more than twenty (20) units, the body corporate/strata company and the owner(s) and occupier(s) of the directly affected units, as determined by the City, are to be notified in writing.
- The City will rely on its rate records for the purpose of notifying owner(s) and occupier(s) of the adjacent affected properties. The onus is on the owner(s) and occupier(s) of a property within Vincent to inform the City in writing of any changes in their address details as and when this occurs. The *Planning and Development (Local Planning Schemes) Regulations 2015* permits costs and expenses incurred by the City in advertising a proposal, in addition to any fees paid for the application, to be payable by the applicant.



**Draft Vincent Communications Plan 2021-2023****1. INTRODUCTION**

This plan aims to deliver goals, structure and priorities for Vincent's strategic marketing and communication activities.

The key focus areas for this plan are:

**Collaborate**

- Support the Mayor and CEO in fulfilling their roles as spokespeople for Vincent.
- Work effectively with stakeholders, internal and external, to keep our community informed of our activities, ensuring we are transparent and accountable.
- Be guided by the Strategic Community Plan, Corporate Business Plan, the Community and Stakeholder Engagement Strategy, the Annual Budget and other strategic plans.

**Community voices**

- Foster pride in a connected community, and promote community activities, events and achievements.
- Keep our community informed about City of Vincent projects, initiatives and services that may interest or impact them.
- Encourage two way communication, inviting community opinion and feedback to support informed decision making.
- Our communications represent our community. They are easily accessible by and include and represent diverse groups within our community.

**Communication channels**

- Be contemporary, efficient, effective and represent value for money.
- Be proactively planned as well as allow some level of reactivity and responsiveness to current events and opportunities.

## Draft Vincent Communications Plan 2021-2023

## 2. STRATEGIC ALIGNMENT

**Strategic Community Plan**

Effective marketing and communications activities will help achieve our SCP priorities.

SCP Priority: Connected Community

Strategic Outcome: We are creating a culturally rich and vibrant community by embedding creativity into everything we do. We will inform and develop community partnerships to seek input into decision making. We make sure that facilities and groups have the support and infrastructure to grow.

SCP Priority: Innovative and Accountable

Strategic outcome: The City of Vincent has a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously

**Corporate Business Plan 2020/21 – 2023/24**

An action in our Corporate Business Plan (CBP No.26) outlines the creation Marketing Plan that defines expectations of Council and supports resource requirements. Positive media story targets. Engagement with the City of Vincent's communication tools.

**Community and Stakeholder Engagement Strategy**

Action 1.4: Develop a Marketing and Communications Plan, including a live community and stakeholder engagement calendar to help strategic planning of engagement activities and avoid engagement fatigue.

## Draft Vincent Communications Plan 2021-2023

### IAP2 Framework

The Community and Stakeholder Engagement Strategy aligns to the IAP2 Framework which identifies different levels of public participation.

Strategic marketing and communication tactics traditionally align to the inform level of participation, they also help promote deeper engagement levels.



## 3. FOCUS AREAS

Collaborate	Community Voices	Communication channels
Supporting our stakeholders	Our stories	Continuous improvement
Strategic approach	Accessible & Inclusive	Our brand
Measure & Report		

## Draft Vincent Communications Plan 2021-2023

## 4. ACTION PLAN

Goal	Action	Responsible
<b>Collaborate</b>		
Support the Mayor and CEO in fulfilling their role as media spokespersons.	Provide high level communications, PR and crisis communications support to the Office of the Mayor and where required, the CEO.  Timeframe: ongoing  Provide regular media training for the Mayor, and CEO as required.  Timeframe: annually	Marketing & Partnerships
Projects have a strategic communications approach	Major projects have a well-developed communications plan developed in consultation with internal stakeholders.  Timeframe: ongoing  We will promote the breadth of services we provide.  Timeframe: ongoing  Communication and engagement planning templates will ensure a consistent approach to our communications.  Timeframe: October 2021	Marketing & Partnerships  All project managers    Marketing & Partnerships  Policy & Place
Messaging is in line with our priorities and reflects Council decisions.	Develop key messages for major projects in consultation with internal stakeholders, including our media spokespeople if required.  Timeframe: ongoing	Marketing & Partnerships  Mayor/CEO
Staff and Elected Members aware of planned marketing & communications activities.	Share our planned campaigns with Elected Members and internal stakeholders.  Timeframe: quarterly	Marketing & Partnerships
Collaborate with other local governments to improve outcomes in the sector	Work with the Inner City Group to collaborate on the Visit Perth Website and joint advocacy projects for marketing and communications.  Timeframe: ongoing	Marketing & Partnerships  Mayor/CEO
<b>Community voices</b>		

## Draft Vincent Communications Plan 2021-2023

Keep our community regularly informed on our projects.	<p>We will keep our community aware of upcoming projects, particularly when they might be affected by them.</p> <p>We will communicate before, during and after a major project is delivered.</p> <p>Consultation projects will include a final phase to close the loop and outline how community input has influenced decision making.</p> <p>Timeframe: ongoing</p>	<p>Marketing &amp; Partnerships</p> <p>Project managers</p> <p>All staff</p>
Let our community shine	<p>Celebrate our community champions and local stories on our communication channels.</p> <p>Timeframe: ongoing</p>	Marketing & Partnerships
Consider the needs of diverse audiences in channel selection, language and design.	<p>Use a range of communication channels to communicate with our diverse audiences.</p> <p>Timeframe: ongoing</p> <p>Increase the number of diverse community stories on our social channels.</p> <p>Timeframe: ongoing</p> <p>Photoshoots will include a good mix of people to ensure our visual assets are representative of our community.</p> <p>Timeframe: ongoing</p> <p>Use inclusive language and strive to have all communications written in clear and simple English, in line with our Writing Style Guide.</p> <p>Timeframe: ongoing</p> <p>Continue to promote that our documents are available in alternate languages and formats.</p> <p>Timeframe: ongoing</p>	Marketing & Partnerships
A local first approach to marketing and communication activities	<p>Marketing and communication activities will focus firstly on the needs of our Vincent community and take a limited role in broader destination marketing.</p> <p>Timeframe: ongoing</p>	Marketing & Partnerships
Communication Channels		

## Draft Vincent Communications Plan 2021-2023

Drive improvements in all communication channels	<p>Set performance targets for marketing and communication channels and regularly review performance to drive improvement.</p> <p>Timeframe: ongoing</p> <p>Use our communication channels strategically to ensure the best use of resources for priority projects and initiatives.</p> <p>Timeframe: ongoing</p>	Marketing & Partnerships
Maintain high community satisfaction with communication channels.	<p>Seek feedback from our community on our communication channels and ensure they remain relevant to the needs of our community.</p> <p>Timeframe: annually</p> <p>Budget: \$15,000 per annum</p>	Marketing & Partnerships
Encourage positive sentiment in the media.	<p>Maintain high response rate to media requests, engage in more proactive media and highlight positive stories of interest.</p> <p>Timeframe: ongoing</p>	Marketing & Partnerships
Maintain high engagement with social media channels.	<p>Social media guidelines reviewed and updated to include content strategies for different social media channels.</p> <p>Timeframe: March 2022</p>	Marketing & Partnerships
Work in partnership with community, staff and Council representatives to champion the City of Vincent Brand.	<p>Undertake a City of Vincent Brand Project to inform future reviews of tone, image selection and writing style guide.</p> <p>Timeframe: June 2023</p> <p>Budget: \$20,000</p>	Marketing & Partnerships
We will be responsive to current events and opportunities.	<p>Work with internal stakeholders and Elected Members to find opportunities to communicate with our audiences.</p> <p>Timeframe: ongoing</p>	Marketing & Partnerships
Reporting		



## Draft Vincent Communications Plan 2021-2023

Share the results of our marketing and communications activities with internal stakeholders and Elected Members.	<p>Monthly snapshots of high level results.</p> <p>Timeframe: monthly</p> <p>Quarterly reports on marketing &amp; communications projects and a calendar of planned activities.</p> <p>Timeframe: quarterly</p>	Marketing & Partnerships
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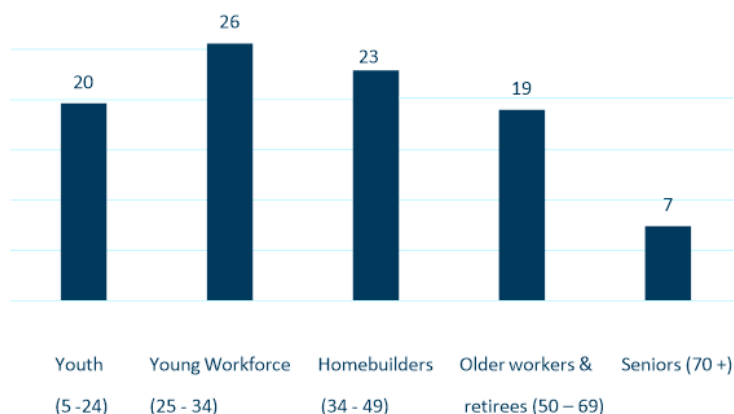
## 5. PRIMARY AUDIENCE

Our primary audience for communications are our residents and ratepayers. Noting that individual marketing and communications campaigns may have their own distinct target audiences.

When we speak to Vincent residents and ratepayers we note the demographics, but aim for inclusion.

We remember our residents include:

- 7% who are seniors and elderly,
- 22% who speak another language, 4% who don't speak English well, and
- 54% of households have no children.



## 6. TOOLS AND CHANNELS

Strategic marketing and communications can take many forms and utilise a variety of communication channels for both internal and external audiences.

**Tools and channels include (but are not limited to):**

**Draft Vincent Communications Plan 2021-2023****One-way:**

- printed materials
- signage and displays
- outdoor advertising including banners and ecosigns
- print and digital advertising
- public relations
- crisis communications
- direct mail
- newsletters including Budget News
- e-newsletters & electronic direct mail
- phone messages on hold
- website content
- social media posts and stories
- SMS notifications

**Two-way:**

- Social media comments
- Forms (digital and traditional)
- Surveys and polls
- Online consultation elements
- In person consultation elements

This plan does not include customer service touchpoints nor day to day correspondence between the City of Vincent administration and residents.

**Websites under management include:**

- City of Vincent
- City of Vincent Library
- Beatty Park Leisure Centre
- Imagine Vincent (Consultation Portal)
- Microsites if required (ie- Seasonal Events)

**5.5 ROBERTSON PARK DEVELOPMENT PLAN**

- Attachments:**
1. **Robertson Park Development Plan**  
  2. **Community Consultation Summary**  
  3. **Draft Robertson Park Development Plan**  

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

1. **ENDORSES** the Robertson Park Development Plan, included as Attachment 1; and
2. **NOTES** the:
  - 2.1 **submissions received during the community consultation period and Administration's response, included as Attachment 2 in relation to the Draft Robertson Park Development Plan, included as Attachment 3; and**
  - 2.2 **unfunded items of the Robertson Development Plan will be implemented subject to external funding and/or adjustment to the Long Term Financial Plan, unsuccessful funding by 2027 will result in revision of the plan.**

**PURPOSE OF REPORT:**

To seek Council's endorsement of the Robertson Park Development Plan (**Attachment 1**) and note the submissions received during the community consultation period (**Attachment 2**) on the draft Robertson Park Development Plan (**Attachment 3**).

**BACKGROUND:**

Robertson Park comprises multiple individual lots owned in freehold by the City of Vincent (City). These were Crown Land granted to the City of Perth in 1942 to be held "in trust for the purpose of recreation".

Robertson Park is classified as District Open Space in the City's Public Open Space Strategy (POS Strategy) whose purpose is to accommodate a variety of uses. It is a well-used park by the community with rich culture and history.

The public open space and its associated Archaeological sites are included in the Heritage Council of Western Australia's State Register of Heritage Places as Place Number 08705. The Place is also included in the City's Heritage List and Local Heritage Survey (Municipal Inventory) as Management Category A.

The City's POS Strategy was adopted by Council in December 2018 and includes a key action to investigate and consider a Robertson Park Development Plan (Development Plan) in partnership with the State Government and Tennis West. The POS Strategy set out the following tasks:

- Consider community accessibility to high quality tennis court infrastructure;
- Retention and where possible improvement to existing tree canopy and shade; and
- Addressing Aboriginal and non-Aboriginal cultural history associated with the site.

At the Annual General Meeting of Electors on 29 January 2019, a motion was carried that the City initiate a Development Plan for Robertson Park. Following this, at the Ordinary Council Meeting on 5 March 2019, Council requested that the Chief Executive Officer consider timing and funding options for the proposed Development Plan within the City's Corporate Business Plan, Annual Budget, and Long Term Financial Plan.

On 12 November 2019, after the Tennis Seniors' Association of WA terminated its lease at the Robertson Park Tennis Centre, Council approved an Interim Management Arrangement (Agreement) with Tennis West. The intent of the Agreement is to ensure tennis can continue on the site while the City assesses the condition of the site through the Development Plan.

On 15 September 2020 at its Ordinary Meeting, Council adopted the City of Vincent Corporate Business Plan 2020/21 – 2023/24. The Robertson Park Development Plan was included within the Strategic Project Listing #17.

On 27 April 2021 at its Ordinary Meeting, Council approved the draft Robertson Park Development Plan for community consultation.

On 18 August 2021 at its Ordinary Meeting, Council adopted the City of Vincent Corporate Business Plan 2021/22 – 2024/25. The Robertson Park Development Plan was included within the Strategic Project Listing #6.3. The Development Plan is intended to guide future use, management and development at Robertson Park.

#### DETAILS:

An outline of the community consultation is included in the consultation/advertising section of this report. All submissions and Administration's response has been included as **Attachment 2**. A summary of the level of support of the draft Robertson Park Development Plan, is outlined below;

Strongly Support	Somewhat Support	Neither support nor oppose	Somewhat oppose	Strongly oppose
53.8%	30.3%	3.8%	7.1%	5%

The submissions included a variety of feedback, both positive and negative, that has been assessed by Administration. There were a series of changes made to the draft Development Plan as a result of the comments received, the key changes are:

- Relocation of the public toilet;
- Enhancing and opening the Tennis Centre entrance and boundaries;
- Removing the proposed enclosed dog exercise area, extending current fence lines and including community lighting;
- Improved foot paths;
- Relocation of the community garden;
- Improved community lighting for safety; and
- Dual use tennis hit up wall.

The draft Development Plan that was advertised for community consultation has been included as **Attachment 3**. A revised Development Plan (Plan) was prepared and included as **Attachment 1**, to incorporate feedback received during the consultation process.

#### Tennis Precinct

##### *Tennis*

The submissions received outlined that the community are happy to see a much needed upgrade to the courts and lighting. However, the main concerns are the number of courts which are being removed, the type of court surfaces, the removal of shade, and the entrance to the facility.

Whilst Administration understands the community's concerns over the number of courts being removed at the facility, Administration has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable. The minimum level of tennis courts recommended is 18, while the ideal number is 20 – 22 courts. The Plan has 18 tennis courts and 4 multi sports courts, which will still be available for tennis.

There were comments received to retain the grass and synthetic grass courts and add clay courts. Both clay and grass surfaces require a high level of maintenance and can be a financial burden to operators. Grass courts also limit usage as lighting on grass courts is not recommended. Given this, the proposal to upgrade the courts to acrylic hard court will remain to reduce ongoing maintenance costs and extend the usage time. The current shade huts are in poor condition and hindering the tennis courts optimum layout to meet Tennis Australia guidelines. The shade huts are part of the history at Robertson Park and shade is a preferred amenity for tennis. Administration has included shade in the Plan and where feasible the new shade structures will interpret and reflect the original design.

There were comments relating to the entrance and access to the facility to make this more open. Administration agree it would benefit the centre by enhancing the entrance and access. This has been included in the Plan. Providing an enhanced and legible entrance has resulted in a reduction to the total number of tennis courts to the minimum requirement of 18. The location of the northern tennis courts has been adjusted to open the space immediately north of the tennis centre to allow for a passive recreation, spectating space and storm water drainage. With the added hard court surfaces it is important to allow for the water drainage with space between the courts. This space will also reduce the impact of heat.

#### *Multi Sports Courts*

There is support from the community for the multi sports courts including netball and basketball. Initial concerns of introducing the multi sports courts were that people wanted the facility to remain solely tennis, there may be increased pressure on parking, and additional noise may occur.

There is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclist, then public transport users above people who choose to drive. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have been included in the Plan to improve access to existing car parking.

#### Turf Area

##### *New public open space*

The community would like to see a balance of turf and eco zoning in the new public open space area. It is recommended that, at the detailed design phase, the City work closely with Traditional Land Owners and the Claisebrook Catchment Group to create the new space.

##### *Community garden*

While the idea of the community garden is supported, there were concerns over the ongoing management of the facility. Administration recommends retaining a space for a community garden in the revised location. This would provide suitable time for a community group to be formed to ensure the sustained success of the space. The City would assess the proposal and need for a Community Garden at that time.

#### Dog and Leisure

##### *Dog exercise area*

The submissions outline a divided opinion on the fenced dog exercise area. The main views relate to the safety between both the dogs and other park users. The community did not want to exclude passive recreation from the area. Given this, the Plan shows that the fence lines have been extended and a retaining wall has been introduced to serve as both a barrier and seat.

##### *Playground*

The upgrade to the playground is supported, with the majority of submitters wanting to see a nature playground and exercise equipment. Play elements would be determined throughout the detailed design phase.

##### *Footpath extension*

The community were in support of a walking track around the park. Where feasible the Plan has shown improved footpath connections to allow for enhanced movement around the park.

##### *Hit up wall*

A hit up wall was a popular suggestion to service both the tennis centre and the community. This has been included in the Plan near the entrance to the tennis pavilion to allow use by the community and the tennis centre.

*Public toilet*

Changes to the public toilet are supported by the community however there was concern over the location and anti-social behaviour. Given this, the toilet location has been revised. The new location is in a more visible area reducing opportunities for anti-social behaviour.

*Public art*

There was feedback supporting Indigenous artwork and sculptures on site. It is recommended that public art upgrades also be used as interpretative signage for the Wetlands Heritage Trail upgrade. Artwork designs should reference the native flora and fauna of the wetlands, the shape and contours of the wetlands, and the Noongar stories and cultural significance associated with the wetlands.

There is also opportunity to include artwork onto the public toilet and within the new playground.

The WA Aids Council requested the installation of a red ribbon at the AIDS memorial. The request is supported and would be installed prior to world AIDS day on 1 December 2021.

*Dual naming*

The consultation shows that the community is in support of the City investigating the opportunity for dual naming at the park. This would form part of the City's Reconciliation Action Plan (RAP) implementation.

It is recommended that Council endorse the Plan based on the amendments made in response to the community consultation.

**CONSULTATION/ADVERTISING:**

The draft Robertson Park Development Plan was advertised from 12 May 2021 to 8 June 2021.

The following consultation methods were used to raise community awareness during the community engagement period:

- Letter to owners and occupiers within a 500m radius (2406 letters);
- City wide letter box drop outlining the City's projects available for consultation including Robertson Park;
- Email to previous respondents and other interested stakeholders;
- Dedicated project page on Imagine Vincent, providing opportunity to comment;
- Notices at the City's Administration Centre and Library;
- Notices on the City's website and social media posts; and
- On site signage.

The following consultation methods were used to seek the communities input:

- Online survey;
- Two pop up engagement sessions (20 May and 24 May 2021);
- One Community Workshop (23 May 2021);
- Two site visits to the dog exercise area (21 May and 22 May 2021); and
- City of Vincent Community Consultation Open Day (29 May 2021).

The City also engaged with Gordon Cole, City of Vincent RAP working group member, and Wadjuk representative, Karen Jacobs.

The reach of the online community consultation submissions are as follows:

- Survey participants – 245;
- Email submissions – 10;
- Total page visits – 1003; and
- Document downloads – 333.

Future consultation with the traditional owners and the community would be undertaken throughout detailed design.



**LEGAL/POLICY:**

The following City Strategies relate to, and have been considered in the preparation of the Plan:

- Public Open Space Strategy;
- Reconciliation Action Plan;
- Heritage Act 2018;
- Heritage Regulations 2019;
- Tennis Australia National Court Surface Policy; and
- Tennis Infrastructure Planning (Planning, design and delivery resource).

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to endorse the Plan for detailed design. The implementation of the Robertson Park Development Plan is subject to external funding, unsuccessful funding by 2027 will result in revision of the plan.

**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.*

*Our urban forest/canopy is maintained and increased.*

*We have improved resource efficiency and waste management.*

*Accessible City*

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.*

*Connected Community*

*We have enhanced opportunities for our community to build relationships and connections with each other and the City.*

*Our community facilities and spaces are well known and well used.*

*Thriving Places*

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

*Sensitive Design*

*Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.*

*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.*

**SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Urban Greening and Biodiversity***PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Increased mental health and wellbeing*

*Increased physical activity***FINANCIAL/BUDGET IMPLICATIONS:**

The proposed budget is shown in the tables below. Staging of the plan would be dependent on detailed design outcomes and grant funding opportunities. The estimated unfunded portion is recommended to be implemented only following obtaining additional grant funding and/or the review of the City's Long Term Financial Plan. This will be addressed through detailed design when the exact costings are determined.

The following budget is allocated for the project;

- 4 year Capital Works Program: \$1,478,000
- Anticipated Grant Funding: \$691,000
- Operating Budget / Infrastructure project: \$834,454
- Estimated unfunded portion: \$620,530
- Total project cost \$3,623,984

**Multi-Sport Courts:**

Item	Cost	External Confirmed	External Opportunities	Total Cost to City	Budget Stream	Stage
Court resurfacing	\$75,700	\$75,700				2022/23
Lighting	\$156,000	\$24,300	\$52,000	\$79,700	2022/23 project	
<b>TOTAL</b>	<b>\$231,700</b>	<b>\$100,000</b>	<b>\$52,000</b>	<b>\$79,700</b>		

**Tennis:**

Item	Total Cost	External Opportunities	Total Cost to City	Budget Stream	Stage
Court resurfacing	\$109,825	\$100,000	\$9,825	2022/23 project	2022/23
Convert grass to hard court courts	\$613,910	\$123,000	\$490,910	2022/23 project	
Lighting upgrade	\$620,000	\$206,000	\$414,000	2022/23 project	
Fencing	\$210,000	\$100,000	\$110,000	Infrastructure program	
Entrance and footpath	\$260,350		\$260,350	Infrastructure program	
Shade (new)	\$88,500		\$88,500	Unfunded	
Trees and landscaping	\$20,000		\$20,000	Infrastructure program	
Hit up wall	\$7,500		\$7,500	Infrastructure program	
Verandah Extension	\$158,270		\$158,270	Unfunded	
<b>TOTAL</b>	<b>\$2,088,355</b>	<b>\$529,000</b>	<b>\$1,559,355</b>		

**Turf/Eco Area:**

Item	Total Cost	External Opportunities	Total Cost to City	Budget Stream	Stage
Removal of existing surfaces	\$33,038		\$33,038	Infrastructure program	2023/24
Turf and Native landscaped areas	\$264,300		\$264,300	2023/24 project	
Footpath and lighting	\$83,480		\$83,480	Infrastructure program	
Trees	\$37,500		\$37,500	Infrastructure program	
Rain garden	\$124,650		\$124,650	2023/24 project	

Item	Total Cost	External Opportunities	Total Cost to City	Budget Stream	Stage
Amenities (bench seat, lighting)	\$34,500		\$34,500	Infrastructure program	
<b>TOTAL</b>	<b>\$577,468</b>		<b>\$577,468</b>		

**Dog and Leisure Park:**Leisure Park

Item	Total Cost	External Opportunities	Total Cost to City	Budget Stream	Stage
Site Clearance	\$10,000		\$10,000	Infrastructure program	2023/24
Wetland Heritage Signage	\$20,000	\$10,000	\$10,000	Unfunded	
Playground & exercise equipment (inc. removal of existing)	\$150,000		\$150,000	Infrastructure program	
Footpath extension	\$18,560		\$18,560	2022/23 project budget	
New concrete wall/bench (seating)	\$55,500		\$55,500	2023/24 project	
Public multi-sports half court	\$21,700		\$21,700	Infrastructure program	
Community Garden	\$22,500		\$22,500	Unfunded	
<b>TOTAL</b>	<b>\$298,260</b>		<b>\$288,260</b>		

Dog Park

Item	Total Cost	External Opportunities	Total Cost to City	Budget Stream	Stage
Low level fence extension	\$3,600		\$3,600	Unfunded	2024/25
Footpath and concrete space	\$13,040		\$13,040	Unfunded	
Retaining wall/bench	\$49,500		\$49,500	Unfunded	
Fence relocation	\$4,480		\$4,480	Unfunded	
Footpath extension along Stuart Street	\$20,640		\$20,640	Unfunded	
<b>TOTAL</b>	<b>\$91,260</b>		<b>\$91,260</b>		

Other

Item	Total Cost	External Opportunities	Total Cost to City	Budget Stream	Stage
Amenities (bench seat/picnic table)	\$23,000		\$23,000	Infrastructure program	2024/25
Public Toilet	\$250,000		\$250,000	Unfunded	
Public lighting	\$15,000		\$15,000	Infrastructure program	
Percent for Public Art	\$41,816		\$41,816	Percent for art funding	
Fitzgerald Street Crossing	\$7,125		\$7,125	Infrastructure program	
<b>TOTAL</b>	<b>\$336,941</b>		<b>\$336,941</b>		

Tennis West currently hold the lease of the Tennis Centre and the lease expires 30 September 2021. Tennis West would like to continue the lease of the facility to cover the implementation of the plan. A lease extension report will be presented to a future Council Meeting for consideration.

It is recommended that the lease of the Tennis Centre be advertised towards the end of implementation. The lease of the Tennis Centre is recommended to be a category 3 tenancy as per the Property Management Framework. The City would be responsible for maintenance of roofing, mechanical services and main structure (unless damaged by the tenant) and the capital renewal of existing assets would be at the City's discretion. The rent for Category 3 tenants should be negotiated between the parties based on the gross rental value (GRV) of the Premises. Currently the GRV is at \$88,000 and it is suggested the rent sits at 20 - 30 percent of the GRV. Administration does not anticipate a large variance to the GRV rate following redevelopment. This would mean that the City would receive approximately \$17,600 – \$26,400 per annum from the lease.

**COMMENTS:**

Robertson Park is a vital community asset in providing sufficient community recreational and sporting opportunities. There is a need to retain and improve the quality of open space and sporting facilities in the local area to meet the growing community needs.

It is recommended that Council endorse the plan based on the amendments made in response to the community consultation.



CITY OF VINCENT

# ROBERTSON PARK DEVELOPMENT PLAN

AUGUST 2021

VINCENT.WA.GOV.AU



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# PROJECT OVERVIEW

## Summary of Robertson Park Development Plan

Robertson Park is classified as District Open Space in the City's Public Open Space Strategy (POS Strategy) with the purpose of accommodating a variety of uses. Currently this includes a tennis centre (32 courts), wetlands, Lee Hops Cottage, Halvorsen Hall, walking paths, play and exercise equipment and an AIDS memorial. These assets facilitate recreational tennis, children's play, picnicking, dog exercise, social gatherings, and individual activities. It is a well-used park by the community with rich culture and history.

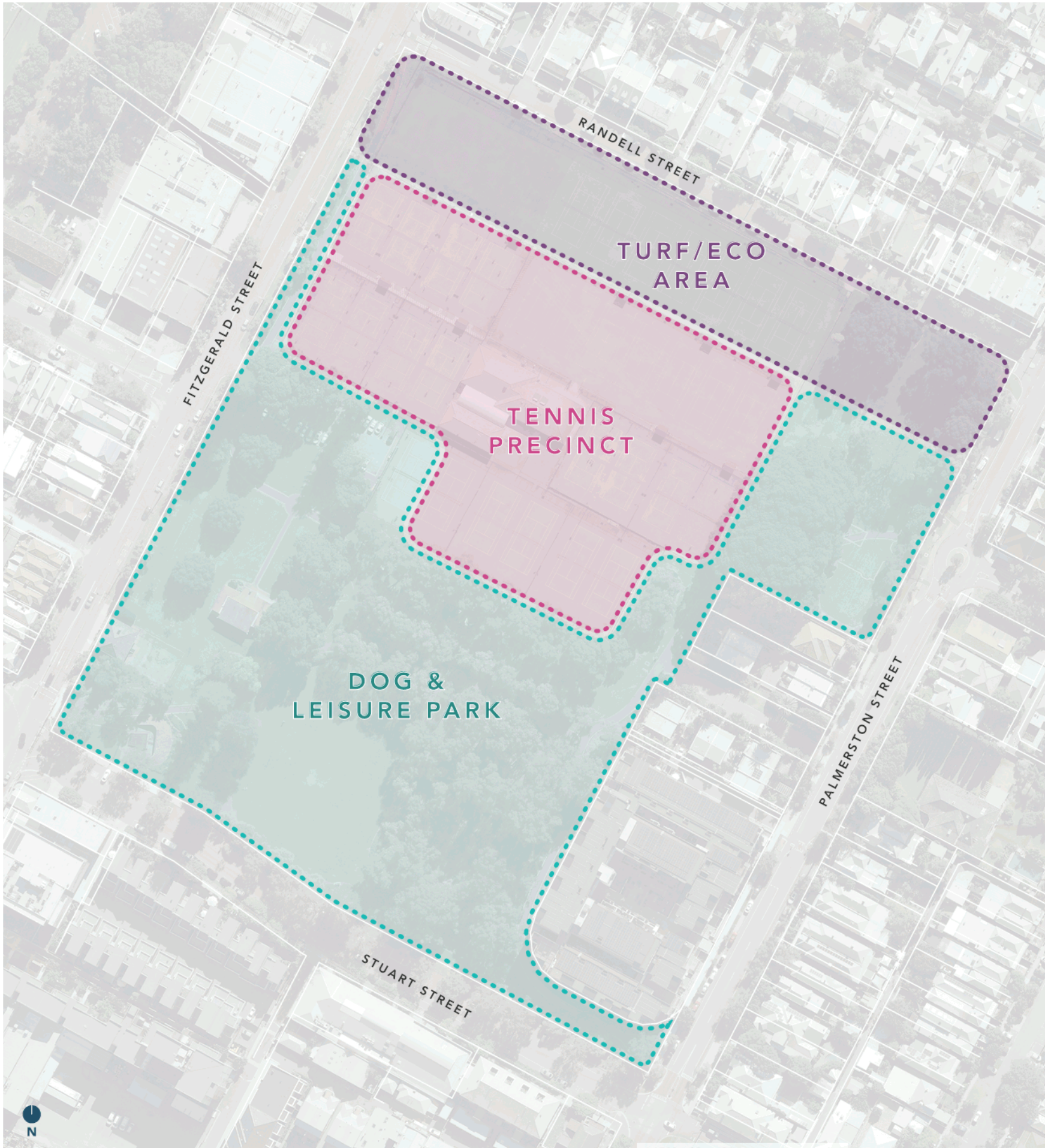
The City's POS Strategy, adopted by Council in December 2018, includes a key action to investigate and consider a Robertson Park Development Plan (Development Plan) in partnership with the State Government and Tennis West. The purpose of the Development Plan is to outline the direction for improvements to Robertson Park, identifying infrastructure upgrades which respond to community needs, whilst maximising land use and improving community accessibility to recreation and leisure activities.

Building on the community consultation findings on the draft Development Plan from engagement activities in May 2021, this report presents infrastructure upgrades and associated delivery costs for the Robertson Park Development Plan.

## Project Zones

For communication and costing purposes, the site is described as three distinct zones as depicted in figure 1. These zones are based on the primary use and function of each area, however, do overlap in their function at the edge of each zone. The recommended upgrades are documented across each project zone in the following pages.

Project Zones





Reason for the Development Plan

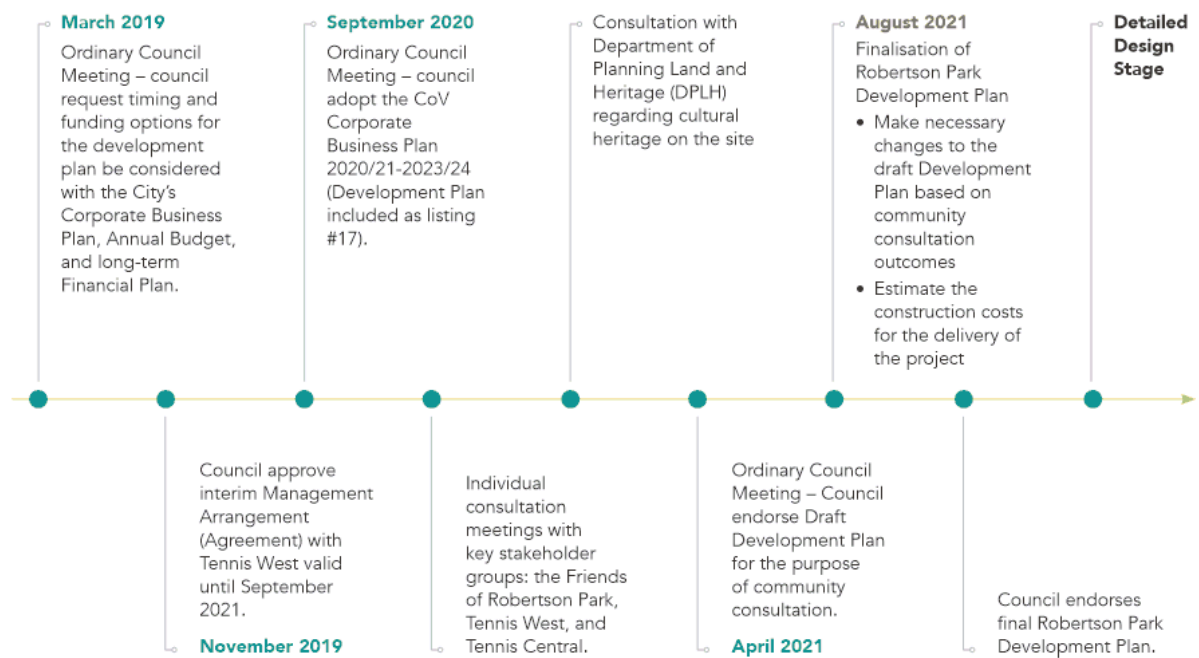
The increasing density and population within the area emphasises the importance for public open spaces to encourage recreation, social inclusion, and interaction. There is a current need to retain and improve the quality of open space in the local area and meet growing trends for flexible and informal recreational opportunities, whilst also recognising the rich heritage and history of the locality. There is also a need for the City of Vincent to forward-plan for upgrades to the space through budget and costings to provide for a sustainable and staged approach to these changes.

Tennis Area:

The clubrooms are in reasonable condition and are compliant to be leased in their current state. However, the 18 hard court surfaces are nearing end of life and are not compliant with current Tennis Australia standards. Through upgrading these courts, there is an opportunity to attract a self-sustaining lease holder of the tennis facilities that enables greater community use and access. This future lease holder could proactively manage the venue, meet all the site’s ongoing maintenance and renewal costs, and allow for tennis to continue, with additional community facilities to be provided in a financially viable model.


Process Undertaken


The following timeline demonstrates the project background, the engagement process undertaken to date, the steps taken in the preparation of the Development Plan and ‘next steps’ for the project going forward.





PARK UPGRADES

Dog and leisure park

-  2x new bench seats

 4x new picnic tables

 1 x new public rest room at the car park entry



2 x new public lights in the dog park area
- |    |   |
|----|---|
| 1  | Wetland heritage trail signage upgrade  |
| 2  | Remove existing playground and exercise equipment and replace with new nature playground  |
| 3  | New outdoor gym equipment   |
| 4  | Footpath extension (approx. 60m)  |
| 5  | Concrete retaining wall/bench (approx. 30m)   |
| 6  | Public multi-sports half court (converted from tennis hard court)   |
| 7  | Repurposed original tennis shelter  |
| 8  | Hitting wall (soccer/multipurpose)  |
| 9  | Community garden (approx. 500m²)  |
| 10 | Extend low level fence  |
| 11 | New footpath and concrete space (path approx. 60m)  |
| 12 | Concrete retaining wall/bench (approx. 20m)   |
| 13 | Relocate fence 0.5m north to provide space for footpath   |
| 14 | Extend footpath along Stuart Street (1.5m wide   approx. 172m long) <ul style="list-style-type: none"><li>• retain existing vegetation where possible</li><li>• will likely result in the loss of 5 - 6 car bays (1 - 2 90-degree bays and 4 parallel bays)</li></ul> |



**Cost breakdown**

<b>DOG AND LEISURE PARK</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate (\$)</b>	<b>Total (\$)</b>
Allowance for Site Clearance	1	Sum	10,000	10,000
Allowance for wetland heritage trial signage upgrade	1	Provisional Sum	20,000	20,000
Allowance for removal of existing playground and exercise equipment	1	Sum	15,000	15,000
Allowance for replacing a new nature playground and outdoor gym equipment	1	Provisional Sum	135,000	135,000
Allowance for footpath extension	232	m <sup>2</sup>	80	18,560
Allowance for new concrete wall/bench (seating)	37	m	1,500	55,500
Allowance for public multi-sports half court	140	m <sup>2</sup>	155	21,700
Allowance for tennis shade hut repurpose and relocation		Provisional Sum		25,000
Allowance for soccer/multipurpose hitting wall (allowance included in Tennis Precinct cost breakdown)	-	-	-	-
Allowance for community garden	500	m <sup>2</sup>	45	22,500
<b>Dog Park</b>				
Allowance for low level fence extension	24	m	150	3,600
Allowance for new footpath and concrete space	163	m <sup>2</sup>	80	13,040
Allowance for concrete retaining wall/bench (seating)	33	m	1,500	49,500
Allowance for fence relocation	56	m	80	4,480
Allowance for footpath extension along Stuart Street	258	m <sup>2</sup>	80	20,640
<b>TOTAL (\$)</b>				<b>414,520</b>
<b>OTHER ITEMS</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate (\$)</b>	<b>Total (\$)</b>
Allowance for new bench seat	2	No	4,000	8,000
Allowance for new picnic table	4	No	5,000	15,000
Allowance for new public rest room (no size or details)*	1	Provisional Sum	250,000	250,000
Allowance for new public lighting	2	No	7,500	15,000
<b>TOTAL (\$)</b>				<b>\$293,000</b>







Tennis Precinct  
CONCEPT

- 1

Tennis courts – 18 Acrylic Green Hard Courts:
  - Resurface 12 tennis courts (approx. 6,290m<sup>2</sup>)
  - Convert (7) existing grass courts to 6 hard courts (approx. 5,000m<sup>2</sup>)
- 2

Multipurpose courts – 4 Acrylic Green Hard Courts:
  - Resurface existing tennis courts to 4 multipurpose courts (approx. 3,042m<sup>2</sup>)
- 3

New thoroughfare between tennis courts (10m wide and includes landscaped elements and shade structures from point 7 below)
- 4

Renew tennis court fencing
  - ■ Perimeter fencing: Chainwire mesh (height 3,600mm)
  - ● Court divider fencing: Chainwire mesh (height 1,500mm at lowest point)
- 5

LED lighting for tennis and multi courts:
  - Upgrade tennis courts No. 1-8 (34 x 350 LUX | 28 x 7.6m poles)
  - New lighting tennis courts No. 9-18 (40 x 350 LUX | 32 x 7.6m poles)
  - New lighting multipurpose courts No. 1-4 (13 X 250 LUX | 13 x 7.6m poles)
  - Utilise / relocate existing light poles where possible
- 6

Remove all existing shade huts (total 9 huts) and replace with the following:
  - 5 medium shade structures in new thoroughfare (7m x 4m)
  - Verandah extension to existing tennis building (approx. 150m<sup>2</sup>)
- 7

Trees and landscaping
- 8

Hitting wall (tennis)





Cost breakdown

TENNIS PRECINCT	Quantity	Unit	Rate (\$)	Total (\$)
Allowance for Acrylic Green Hard Tennis Courts - Resurface existing; assume sub base remains (8 No)	4,393	m <sup>2</sup>	25	109,825
Allowance for Acrylic Green Hard Tennis Courts - Convert grass - full sub base build up (10 No)	5,581	m <sup>3</sup>	110	613,910
Allowance for Acrylic Multi-Purpose Courts - resurface existing; assume sub base remains	3,042	m <sup>2</sup>	25	76,050
Allowance for Entrance Upgrade (Provisional allowance)	1	Provisional Sum	62,500	62,500
Allowance for new thoroughfare	1,319	m <sup>2</sup>	150	197,850
Allowance for tennis court perimeter fencing (3600m high)	892	m	200	178,400
Allowance for tennis court divider fencing (1500m high)	240	m	130	31,200
Allowance for shade hut removal	9	No	1,500	13,500
Allowance for LED lighting upgrade to tennis courts 1-8	28	No	5,000	140,000
Allowance for new lighting to tennis courts 9-18	32	No	15,000	480,000
Allowance for new lighting to multipurpose courts 1-4	13	No	12,000	156,000
Allowance for new medium shade structure (7m x 4m)	5	No	15,000	75,000
Allowance for verandah extension	158	m <sup>2</sup>	1,000	158,270
Allowance for trees and landscaping	1	Provisional Sum	20,000	20,000
Allowance for tennis hitting wall	38	m <sup>2</sup>	200	7,500
			TOTAL (\$)	\$2,320,005





Large Tennis Shelter



Landscaping and natural shading



Medium Tennis shelter



Small Tennis Shelter



Tubular Tennis Court Fencing



350 LUX LED Tennis Court Lighting



Acrylic Green Tennis Courts





Multipurpose Courts - Tennis and Netball





Turf / Eco Area


CONCEPT


- 

3x new bench seats
- 

3 x new public lights
- 

Converting 7 existing grass courts to turf and native landscaped areas (approx. 0.8 hectares)
- 

New trees - natives (approx.15) (tree species not identified)
- 

New footpath (approx. 220m)
- 

Rain Garden (native landscaped area used to capture stormwater runoff, treat water pollutants, and allow infiltration back into the ground).





Cost breakdown

TURF / ECO AREA (OPTION 2)	Quantity	Unit	Rate (\$)	Total (\$)
Allowance for removal of grass courts including subbase (Details not clear)	4,405	m²	8	33,038
Allowance for turf and native landscaped areas (assume 50/50 split); laid to site falls	4,405	m²	50	220,250
Allowance for reticulation to above	4,405	m²	10	44,050
Allowance for low level lighting	1	Sum	25,000	25,000
Allowance for new trees	15	No	2,500	37,500
Allowance for new footpath	731	m²	80	58,480
Allowance for rain garden	1,662	m²	75	124,650
TOTAL (\$)				\$542,968

OTHER ITEMS	Quantity	Unit	Rate (\$)	Total (\$)
Allowance for new bench seat	3	No	4,000	12,000
Allowance for new public lighting	3	No	7,500	22,500
TOTAL (\$)				\$34,500





PARK UPGRADES – OTHER CONSIDERATIONS

Public Art Upgrade

Public art upgrades should double as interpretative signage for the Wetlands Heritage Trail. Current signage in Robertson Park is dilapidated and in urgent need of replacing. Making this a public artwork opportunity would increase the quality, aesthetic amenity and public appeal of the signage and allow for innovative, eye-catching signage that sits beautifully within the park environment as well as providing an educational function.

Artwork designs should reference the native flora and fauna of the wetlands, the shape and contours of the wetlands, and the Noongar stories and cultural significance associated with the wetlands.

Artwork opportunities include:

- Metal panels with interpretive information on one panel, artwork on others
- Sculptural works integrating the interpretive signage panel
- Use of laser-cutting to create shadow play and imagery
- Interpretive pathway artwork

Cost breakdown

Public Art Upgrade	Quantity	Unit	Rate (\$)	Total (\$)
Percent for Public Art	1.00%			42,611





Fitzgerald Street Crossing

There is ample car parking available to the west of the site across Fitzgerald Street which is accessible via a laneway between Nos. 209 & 217 Fitzgerald Street. There is currently a pedestrian crossover aligned with the laneway which can facilitate accessibility, however further opportunities to improve and strengthen this connection should be investigated.

The laneway also delineates a pedestrian zone through a line painted on the ground (similar to a cycle lane), however, given the narrow width of the lane and limited sight lines, painting the existing pedestrian strip would assist with clearer delineation of the space.

Additional signage should also be considered in Robertson Park and the car park to assist with way-finding between the two points.

Cost breakdown

Fitzgerald Street Crossing	Quantity	Unit	Rate (\$)	Total (\$)
Allowance for painting existing pedestrian pathway	85	m2	25	2,125
Allowance for additional signage delineating the location of car park	1	Sum	5,000	5,000
TOTAL (\$)				\$7,125



- 1 Paint existing pedestrian pathway along the laneway to help with its delineation
- 2 Include additional signage delineating the location of public car park



Laneway painted pedestrian path



Directional signage







ROBERTSON PARK DEVELOPMENT PLAN

PROPOSED UPGRADES

- New bench seat
- New picnic table
- New public rest room
- New public lighting
- Improved access to public car park
- 1 Paint existing pedestrian pathway along the laneway to help with its delineation
- 2 Include additional signage delineating the location of public car park

TENNIS PRECINCT

- 1 Tennis courts – 18 Acrylic Green Hard Courts:
  - Resurface 12 tennis courts (approx. 6,290m<sup>2</sup>)
  - Convert 7 existing grass courts to 6 hard courts (approx. 5,000m<sup>2</sup>)
- 2 Multipurpose courts – 4 Acrylic Green Hard Courts:
  - Resurface existing tennis courts to 4 multipurpose courts (approx. 3,042m<sup>2</sup>)
  - Entrance upgrade (pathway and landscaping)
- 3 New thoroughfare between tennis courts (10m wide and includes landscaped elements and shade structures from point 7 below)
- 4 Renew tennis court fencing
  - Perimeter fencing: Chainwire mesh (height 3,600mm)
  - Court divider fencing: Chainwire mesh (height 1,500mm at lowest point)
- 5 LED lighting for tennis and multi courts
  - Upgrade tennis courts No. 1-8 (34 x 350 LUX | 28 x 7.6m poles)
  - New lighting tennis courts No. 9-18 (40 x 350 LUX | 32 x 7.6m poles)
  - New lighting multipurpose courts No. 1-4 (13 X 250 LUX | 13 x 7.6m poles)
  - Utilise / relocate existing light poles where possible
- 6 Remove all existing shade huts (total 9 huts) and replace with the following:
  - 5 medium shade structures in new thoroughfare (7m x 4m)
  - Verandah extension to existing tennis building (approx. 150m<sup>2</sup>)
- 7 Trees and landscaping
- 8 Hitting wall (tennis)

TURF/ECO AREA

- 1 Converting 7 existing grass courts to turf and native landscaped areas (approx. 0.8 hectares)
- 2 New trees - natives (approx.15) (tree species not identified)
- 3 New footpath (approx. 220m)
- 4 Rain Garden (native landscaped area used to capture stormwater runoff, treat water pollutants, and allow infiltration back into the ground).

DOG AND LEISURE PARK

- 1 Wetland heritage trial signage upgrade
- 2 Remove existing playground and exercise equipment and replace with new nature playground
- 3 New outdoor gym equipment
- 4 Footpath extension (approx. 60m)
- 5 Concrete retaining wall/bench (approx. 30m)
- 6 Public multi-sports half court (converted from tennis hard court)
- 7 Repurposed original tennis shelter
- 8 Hitting wall (soccer/multipurpose)
- 9 Community garden
- 10 Extend low level fence
- 11 New footpath and concrete space (path approx. 60m)
- 12 Concrete retaining wall/bench (approx. 20m)
- 13 Relocate fence 0.5m north to provide space for footpath
- 14 Extend footpath along Stuart Street (1.5m wide | approx. 172m long)
  - retain existing vegetation where possible
  - will likely result in the loss of 5 - 6 car bays (1 - 2 90-degree bays and 4 parallel bays)

Robertson Park Development Plan  
176 Fitzgerald Street, Perth WA



The cover image features a photograph of a paved path in a park, with two people walking away from the camera. The path is flanked by green grass and trees. The image is framed by large, overlapping green geometric shapes. The title 'ROBERTSON PARK DEVELOPMENT PLAN' is overlaid in large, bold, green capital letters.

# ROBERTSON PARK DEVELOPMENT PLAN

## COMMUNITY CONSULTATION SUMMARY

2021



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## Overview

Throughout the community consultation the City was able to engage a variety of community members to help shape the future of the park.

The results of the online community consultation submissions are as follows:

- Survey participants – 245
- Email submissions – 10
- Total page visits – 1003
- Document downloads – 333

The draft Robertson Park Development Plan was advertised from 12 May 2021 to 8 of June 2021.

The following consultation methods were used to raise community awareness during public comment period:

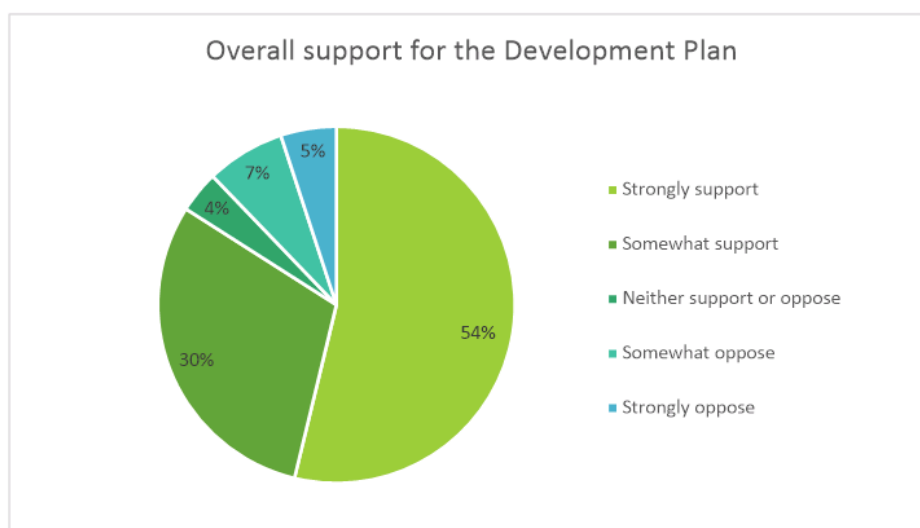
- Letter mail out to owners and occupiers within a 500m radius (2406 letters)
- City wide letter box drop outlining the City's projects available for consultation
- Email to previous respondents and other interested stakeholders
- Dedicated project page on Imagine Vincent, providing opportunity to comment
- Notices at the City's Administration Centre and Library
- Notices on the City's website and social media posts
- On site signage

The following consultation methods were used to seek the communities input:

- Online survey
- Two pop up engagement sessions (20 May and 24 May 2021)
- One Community Workshop (23 May 2021)
- Two site visits to the dog exercise area (21 May and 22 May 2021)
- City of Vincent Community Consultation Open Day (29 May 2021)

The City also engaged with Gordon Cole, City of Vincent RAP working group member, and Wadjuk representative, Karen Jacobs.

A summary of the overall level of support for the draft Development Plan is below;



All online submissions have been included in this summary. Email submissions have been included in the comments section under the relevant category.

#### How people currently use Robertson Park

The majority of submitters use the park weekly. 40% of submitters live within a 5 minute walk to Robertson Park. 16% of submitters visit from outside of the City of Vincent. The summary is below:

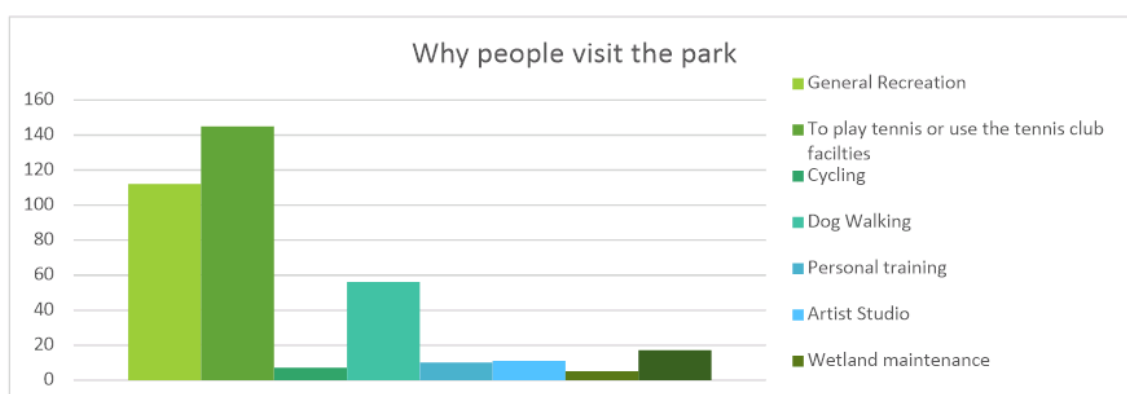
I Live close to Robertson Park (within 5min Walk)	117
I work close to Robertson Park	43
I am a City of Vincent Resident	83
Other	45

Daily	65
Weekly	149
Monthly	16
Yearly	8
Less than yearly	6

The submissions were provided by a variety of age groups as you can see below:

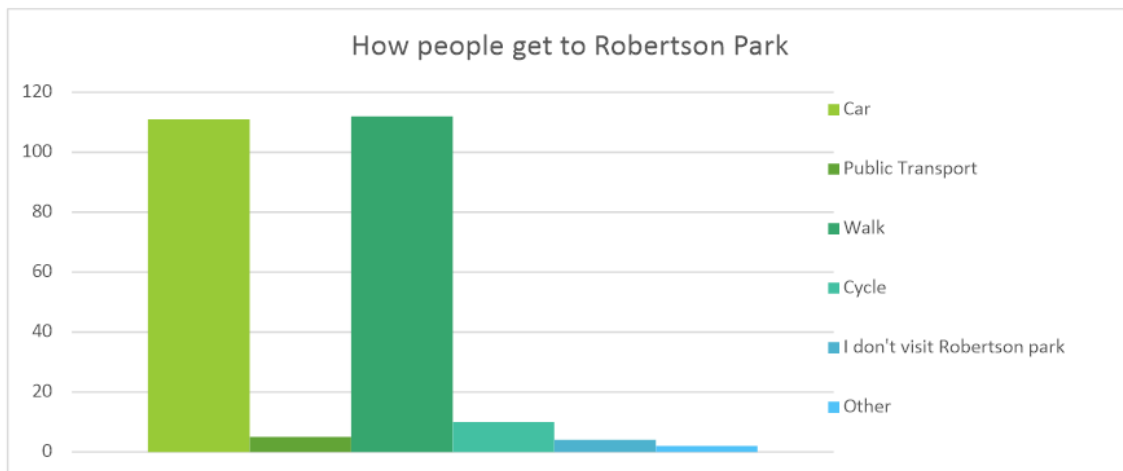
0 – 24	25 -34	35 - 49	50 +	Prefer not to say
8%	19%	41%	31%	1%

The below graph outlines why submitters visit Robertson Park. The top 3 reasons are: general recreation, tennis, and dog walking.





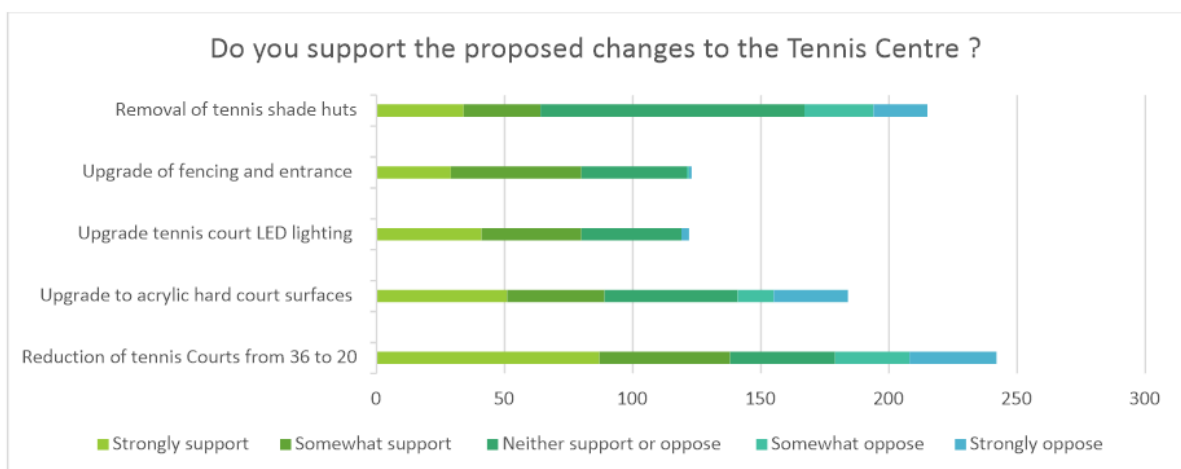
The majority of submitters walk and drive to the park. Of the 111 submitters who drive to the park, 87 of them visit the park for tennis.



### Draft Proposal

The survey asked a series of questions relating to proposed changes and gave opportunity for submitters to give suggestions.

### Tennis Centre



	Strongly support		Somewhat support		Neither support or oppose		Somewhat oppose		Strongly oppose	
	%	#	%	#	%	#	%	#	%	#
Reduction of tennis Courts from 36 to 20	35.80%	87	21%	51	16.90%	41	11.90%	29	14%	34
Upgrade to acrylic hard court surfaces	44.90%	109	15.60%	38	21.40%	52	5.80%	14	11.90%	29
Upgrade tennis court LED lighting	65.50%	160	16.00%	39	16%	39			1.20%	3
Upgrade of fencing and entrance	60.50%	147	21%	51	16.90%	41	0.40%	1	0.40%	1
Removal of tennis shade huts	23.90%	58	12.30%	30	42.40%	103	11.10%	27	8.60%	21

#### Reduction of Courts:

The above table outlines that 64% of submitters somewhat or strongly support the reduction of tennis courts. There were concerns within the comments that the City reduced number of courts was inadequate and the ideal number would be 22 – 26, given the venue is already at capacity on week nights using 18 courts. There was also a single comment suggesting the courts reduce further to 10. There was support for Tennis Central to remain on site and concerns on how the reduced number of courts would impact the viability of Tennis Central to stay.

The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable now and into the future. The multi sports courts will continue to be available for tennis, but it is understood the multi sports court cannot be used for competitions.

#### Upgrade to acrylic hard court surfaces:

While the community welcomed the much needed upgrade to the facility there were comments regarding the removal of grass courts and synthetic grass courts, with preference for a mix of court surfaces (hard, clay, grass, synthetic). 60.5% of submitters supported or somewhat supported the upgrade to acrylic hard court surfaces.

18 submitters suggested introducing clay courts to the facility, 21 submitters wanted to see an upgrade to the synthetic grass courts and 21 submitters wanted the grass courts to remain.

Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. Clay courts do allow for more flexibility and are able to be lit but they can be a financial burden to maintain and are expensive to install. All court surfaces need to be the same surface to allow for tournaments.

The upgrade to acrylic hard court surfaces will remain in the plan as proposed.

#### Lighting:

There is 81.5% support for the upgrade to the current lighting. There were many comments regarding the quality of the current lighting and that the upgrade would attract users back to the facility. The new lights will have minimal

impact to the residents. The new public open space area proposed along Randal Street will assist in reducing any impact. The proposed lighting upgrade to LED is energy efficient, controls light spillage, and has a lower operating temperature.

#### Fencing and Entrance:

There is 81.5% support for the upgrade to the fencing and entrance to the tennis centre. There were comments relating to the entrance of the facility and Administration agree it would benefit the centre by enhancing the entrance. This has been included in the revised plan. Providing an enhanced and legible entrance has resulted in a reduction to the total number of tennis courts to the minimum requirement of 18.

#### Removal of tennis shade huts:

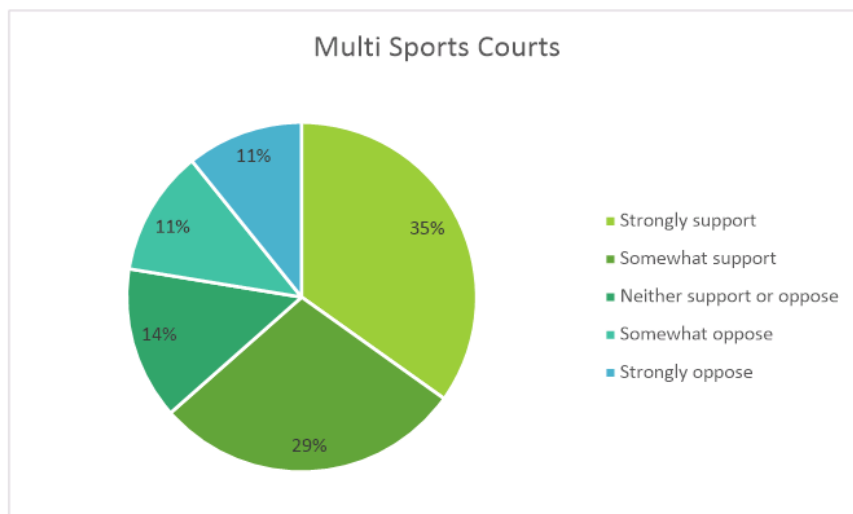
36.2% of submitters were in support of removing the shade huts, while 19.7% were opposed to the removal. There were comments surrounding the huts being part of the parks history and the need to ensure shade is at the facility.

It is understood the shade huts are part of the history at Robertson Park and shade is a preferred amenity for tennis. Shade is not a required amenity when planning a tennis centre, however, it is a preferred amenity. Administration have included shade in the revised plan and where feasible the new shade structures will interpret and reflect the original design.

#### Other:

There were 17 submissions requesting a hit up wall and this has been incorporated into the revised plan.

### Multi Sports Courts



The above chart outlines 64% of submitters somewhat or strongly support the introduction of multi sports courts. While only 22% strongly or somewhat oppose to the changes. Initial concerns of introducing the multi sports courts were that the facility should remain as solely tennis, there may be increased pressure on parking, and additional noise may occur.

There was great feedback on the types of sports wanted and this has been broken down below:

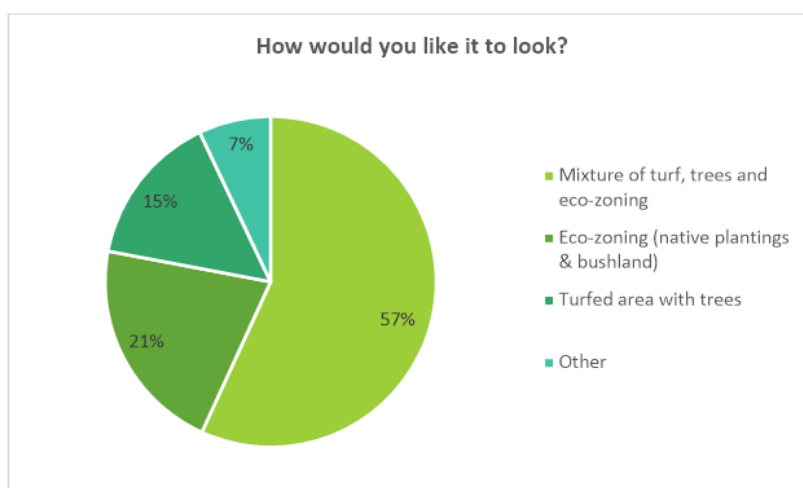
Sport	Basketball	Netball	Volleyball	Futsal
Number of submissions	39	46	43	38

Other suggestions included pickle ball and padel tennis.

There is adequate parking in close proximity to Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have been included in the revised plan to improve access to existing car parking. There is ample car parking available to the west of the site across Fitzgerald Street which is accessible via a laneway between Nos. 209 & 217 Fitzgerald Street. There is currently a pedestrian crossover aligned with the laneway which can facilitate accessibility, however further opportunities to improve and strengthen this connection will be investigated.

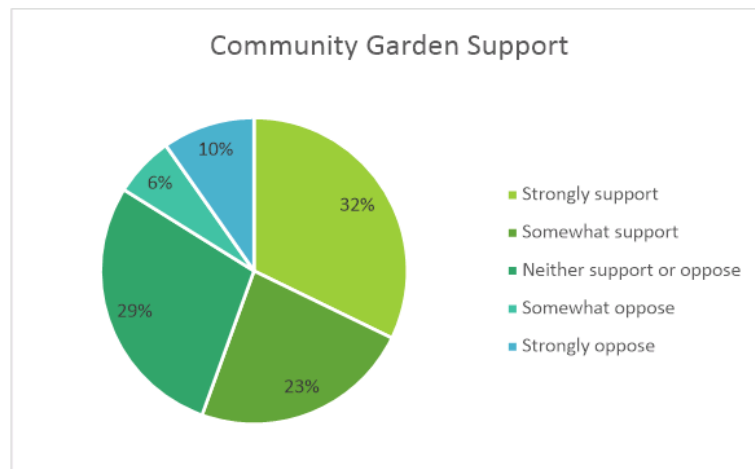
### New Open Space Area

Submitters supported using the new area for passive leisure and recreation activities. Passive recreation including; walking, exercise, dog walking, reading a book, picnics, watching tennis, informal sporting activities (kicking the ball), play and meditation. While a small percentage wanted the area to remain tennis.



57% of submitters wanted the space to be a mixture of turf, trees and eco-zoning. Of the 16 submitters who selected other, the comments related to tennis remaining in the space, additional car parking or grassing the area without native plants. A few comments related to a need for a water retention basin to assist with the occasional flooding on Randell St. A Rain Garden including native landscaped area is proposed to capture stormwater runoff, treat water pollutants, and allow infiltration back into the ground. In the revised plan also includes a storm water catchment in the middle of the tennis centre to capture the stormwater runoff, given the additional hard court surfaces.

## Community Garden



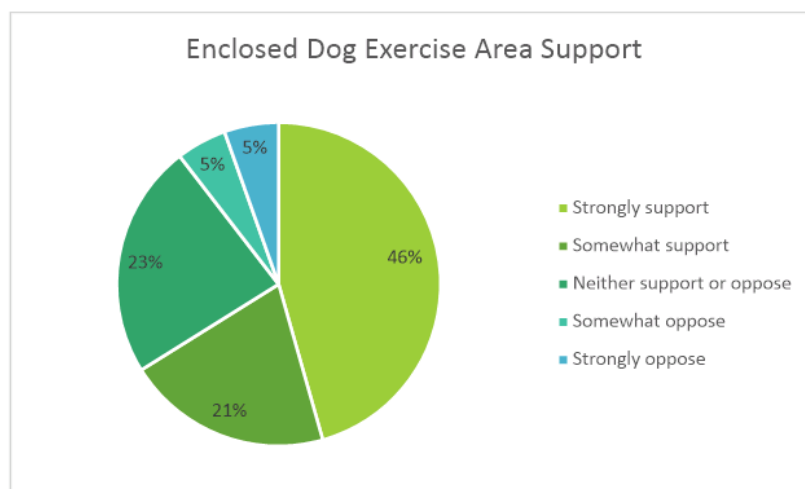
The above chart outlines that 55% of submitters somewhat or strongly support the introduction of a Community Garden. When asked the question "Would you use the Community Garden" only 22.9% of people said yes. The results are below:

Would you use the Community Garden?		
Yes	Maybe	No
22.9% (55 people)	24.6% (59 people)	52.5% (126 people)

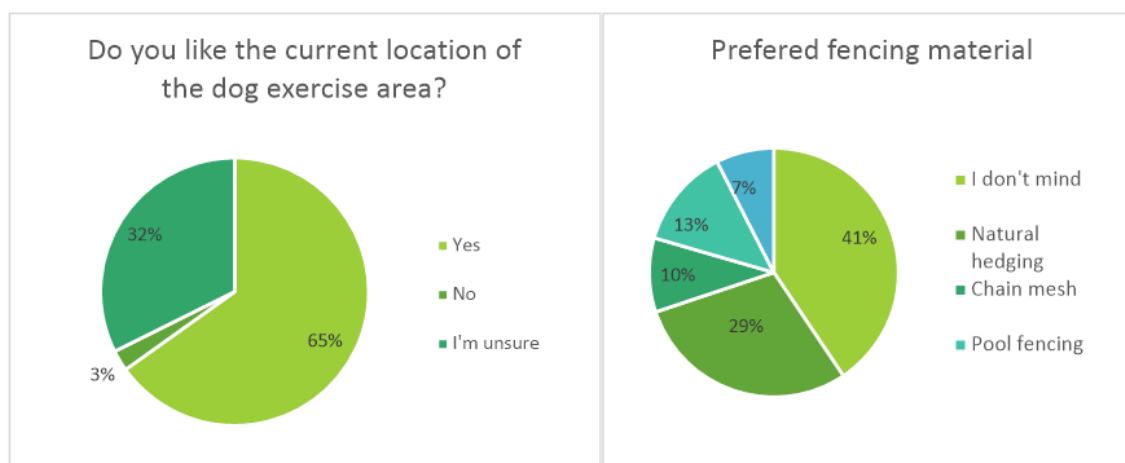
The community were mainly concerned over the management, usage and safety of the garden.

As the idea is supported by 55% of submitters however only 22.9% of submitter would use the garden, it is recommended to retain a space for a community garden in the plan. If there is increased desire from the community resulting in the formation of a group to manage the garden, the City will assess the proposal and need for a Community Garden at that time.

## Dog exercise area



The dog exercise area is currently a popular off leash dog exercise space. The online survey shows 67% support for the enclosed dog exercise area.



Administration spent time on site speaking with dog walkers. Throughout the discussions it was clear an enclosed dog exercise area was not fully supported. However, improved fence lines were.

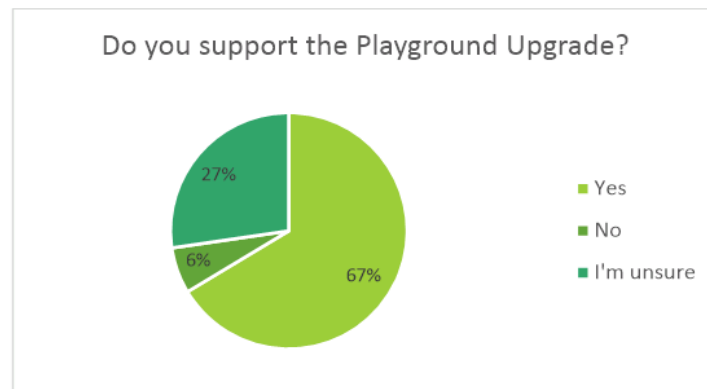
The main views related to the safety of both the dogs and park users. Other concerns were excluding passive recreation from the space if the dog exercise area was to be enclosed.

Given the community comments, the dog exercise area was further investigated by Administration. In the revised plan the City proposes to extend the fence line and put in a low retaining wall that serves as a small fence and seat. This will help to improve the safety of both park users and dogs.

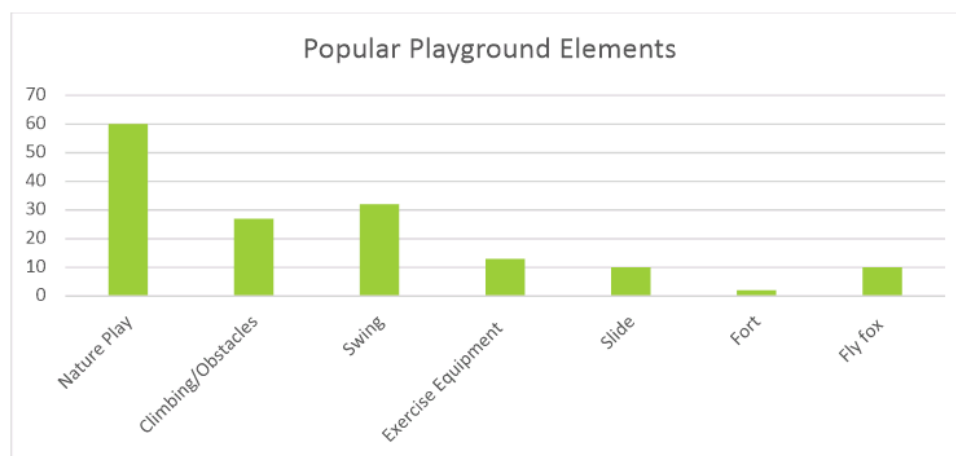
The submitters did not want to see intrusive fence lines throughout the dog area, pool fencing with natural hedging was preferred. In the survey results natural hedging was also a popular fencing material. After seeking advice from our parks team, natural hedging has been attempted at Robertson Park in previous years and was never able to grow successfully. Given this, the fence line extension is proposed as low pool fencing with natural hedging.



## Playground



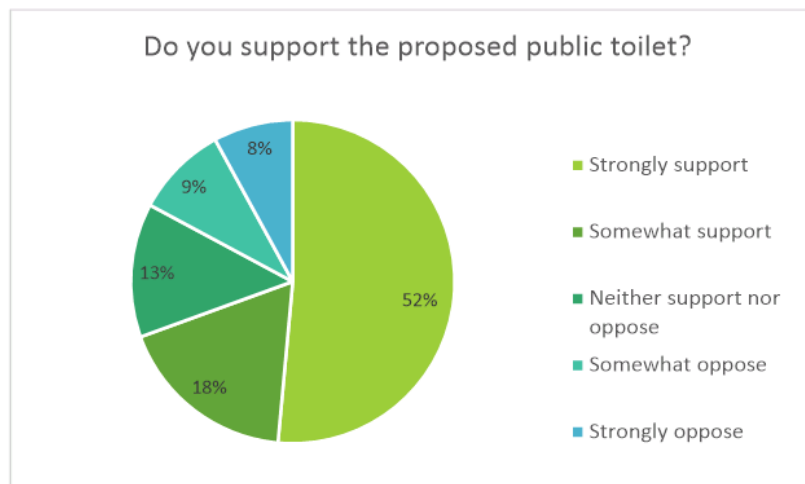
67% are in support of the playground being upgraded. 60 of 113 comments wanted to see a Nature Play area.



Nature play and exercise equipment have been included in the revised plan.

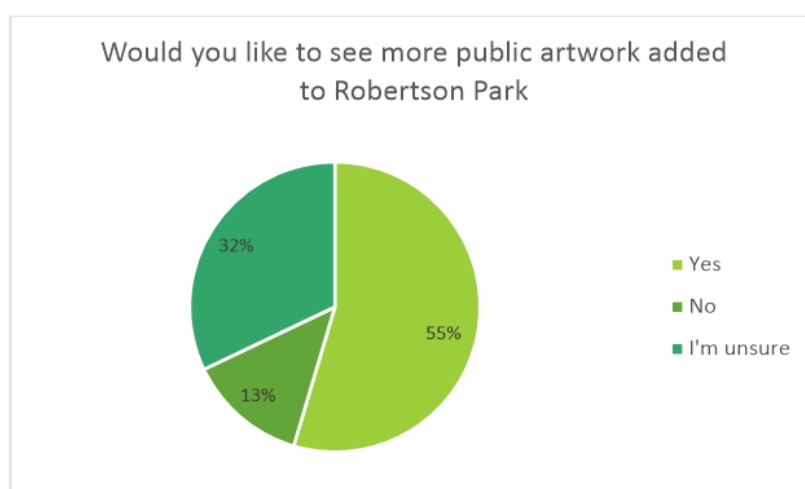
Other:

#### Public Toilet



70% were supportive of a public toilet. There is concern over the location and anti-social behaviour. Given this, the toilet location has been revised. The new location is in a more visible area reducing opportunities for anti-social behaviour.

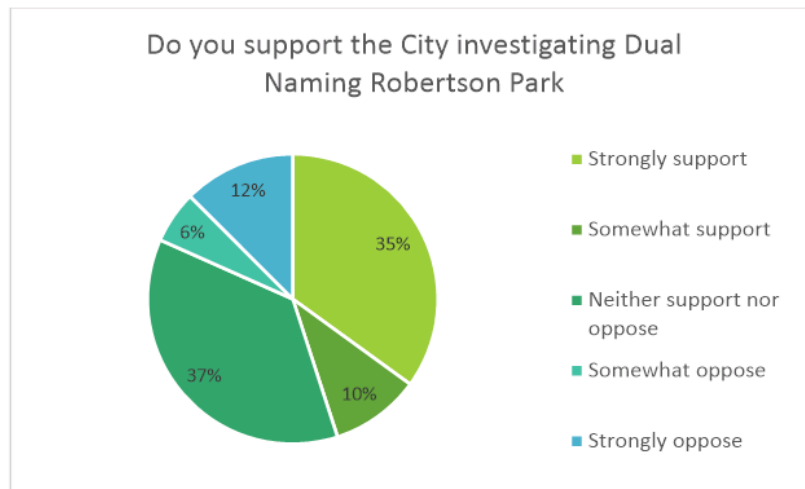
#### Public Art



55% were supportive of introducing Public artwork at Robertson Park.

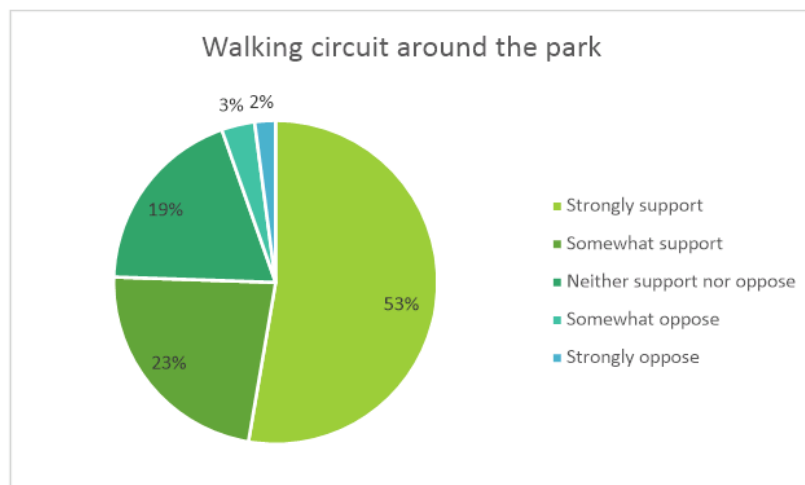
There was feedback supporting Aboriginal art work and sculptures on site. 23 people suggested Aboriginal art, 15 people suggested murals and 21 people suggested sculptures. It is recommended that Public Art upgrades also be used as interpretative signage for the Wetlands Heritage Trail Upgrade. Artwork designs should reference the native flora and fauna of the wetlands, the shape and contours of the wetlands, and the Noongar stories and cultural significance associated with the wetlands. There is also opportunity to include Art work onto the public toilet and within the new playground.

## Dual naming



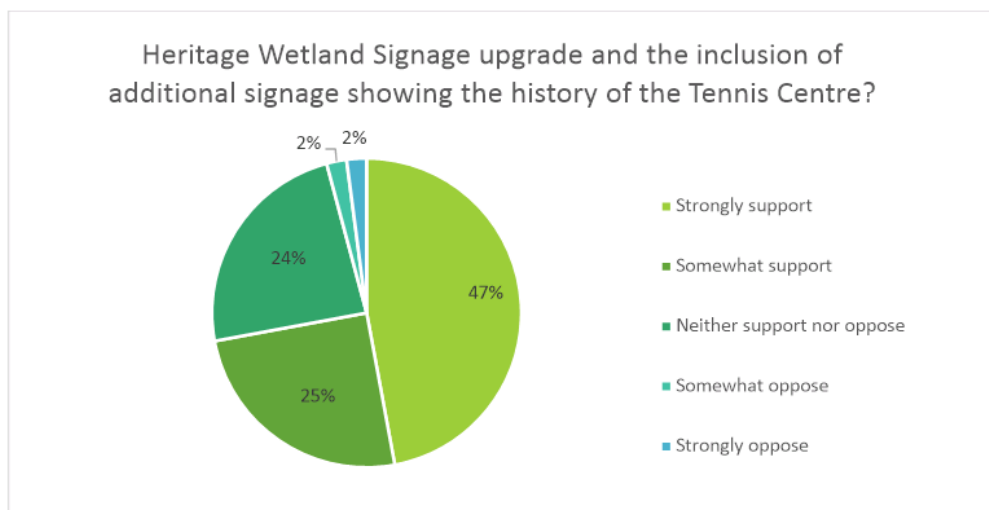
There is support of the dual naming of Robertson Park. Dual naming of the park will be part of a City wide project.

## Walking Circuit



76% of people were in support of having a walking circuit around the park. This has been included in the revised plan.

## Heritage Wetland Signage Trial



72% support the upgrade to the Wetland Heritage signage. The community expressed their desire to have more information around the park explaining the rich history and culture of the site, including the changes to the tennis centre. When the signs are renewed a review of the content will occur. It is recommended that the interpretative signage be provided as public art.

## Traditional Land Owner Consultation

The City engaged with Gordon Cole, City of Vincent RAP working group member, and Wadjuk representative, Karen Jacobs. They were supportive of the plans and provided the following feedback:

- Native plantings, six season plantings, native plantings of bush tucker/native medicine to work in with the community garden;
- Traditional land owner plaque;
- Integrate art work within the new POS, playground, public toilet, footpaths, on seating;
- Story lines of pathway; and
- Story telling and history on bench seating.

Future consultation with the traditional land owners will occur at the detailed design phase of the project

The City also consulted with Nyoongar Outreach Services. They had the following feedback:

- Safety is an issue in the dimly lit areas and when no one is around;
- Community garden is a good idea;
- Netball and other sports which bring people and family is good as that makes the area safer;
- Anti-social behaviour occurs when there is a lack of people around;
- More people and crowded areas deters anti-social behaviour;
- Open and visible spaces are good;
- Access for the Nyoongar Outreach vehicles and Emergency vehicles needs be considered
- Turf for spectators is suitable in the Northern portion of the Park;
- Consider having something cooling for children playing in summer;
- The proximity of Dan Murphys adds to the anti-social behaviour;
- Aboriginal art and naming should be considered in the redevelopment;
- Lighting underneath large canopy fig trees should be considered to increase light; and
- Improving sight lines improves safety.

## Community Comments

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
1.	Make the playground the spongy turf stuff not chip wood or sand	Noted.
2.	I really look forward to these exciting changes.	Noted.
3.	A loop walk around the park.	Considered in revised plan
4.	Any potential to renovate/rebuild the aging clubhouse/change room facilities	The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program.
5.	Appreciate your work to date 😊	Noted.
6.	Have played tennis at Robertson Park for many years, very well run by Tennis Central with an enjoyable social competition. The courts are starting to show their age and would greatly benefit from the redevelopment.	Noted.
7.	As a COV ratepayer, I strongly agree to the proposed Robertson Park Development Plan. I would like to see the tennis centre stay as a tennis centre as it is an iconic and well renowned venue amongst the tennis community in Perth. I strongly agree with upgrading the kids play area. I think the addition of food will attract more people to the park and encourage bad behaviour out of the park (because there is more people around). I don't think the community garden will work because it will get damaged by people such as drunk people leaving the Hyde park Hotel. Overall, I am very pleased the COV is looking at upgrading Robertson Park Tennis Centre and the park area! Well done! :)	Noted.
8.	As a member of the North Perth Tennis Club I believe the development of Robertson Park as a hard court centre will benefit my club which will offer an alternative grass court venue.	Noted.
9.	BBQ area and maybe a bathroom, but one that deters drug users etc.	Public toilet are included in the plan.
10.	By definition a park is public open space for shared recreation. Robertson Park is an historic part of the neighbourhood  A large part of the park will continue to be fenced for tennis and mixed-use courts. Owners don't exercise their dogs all day and fencing a further area for their exclusive use reduces the volume of the park available for general use.	Noted. Changes are proposed to remove the enclosed dog exercise area in the revised plan.
11.	Clasie brook catchment group strongly support the FORP submission. CBCG will not make a separate submission since it would be merely repeating that of the FoRP but we would like to let the city know support for the Friends' proposals.	Noted.
12.	Concerns about the proposed public toilets and potential for people loitering, drug use and graffiti.	Noted. The toilet location has been amended in the revised plan.
13.	Consider public toilets	Public toilet are included in the plan.
14.	Definitely public toilets	Public toilets are included in plan.
15.	Do not change dog exercise area, keep it as is but fence all around	Noted.
16.	Don't reduce the number of tennis courts by as much as is proposed	The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
		of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable.
17.	Don't waste money on extra/upgraded signage - its unnecessary. Spend money on more useful upgrades like lighting, footpaths & playground equipment.	Noted. However, the current signage in Robertson Park is dilapidated and in urgent need of replacing.
18.	Fantastic. Preserving the wonderful open spaces is paramount. Getting better engagement around the grass area near the art building/bbq could be targeted somehow? A second toilet block could also be considered.	Noted. Only one public toilet location is required on site.
19.	Focus should remain on tennis - not other sports	The main focus is remaining tennis, whilst improving community access to the facility.
20.	Good quality detailing and implementation is essential. Good park maintenance, especially graffiti control needs to be an integral part of the plan. Better crossing of Fitzgerald St carpark, the bus stop and the Wetlands Heritage Trail is essential.	Noted.
21.	Good!	Noted.
22.	Grass courts must stay on northern side	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to



No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
		maintain and can put financial strain on the operators. The City has three alternative tennis facilities offering grass tennis courts.
23.	I am a home owner on Randell Street I think the proposal overall will be great for the neighbourhood	Noted.
24.	I am concerned about the length of time the park will be unavailable for due to construction work, and would like to see that minimised if possible	Noted and will be investigated by our Rangers team.
25.	I am looking forward to the upgrade. Thanks for asking the community for input.	Noted.
26.	I appreciate that the tennis club will find it difficult to survive unless changes are made and the proposed plan seems a very sensible way forward for everyone.	Noted.
27.	I believe this upgrade will significantly benefit the community both socially and in terms of public safety. I would also like to see a subsequent plan to upgrade the playground at Stuart Reserve	Stuart St Reserve will be addressed in the City's playground upgrade program.
28.	I have played tennis at Robertson for 15 years. The courts and park have slowly worn down over that time so it's great to see some upgrade works being done. The tennis club there is one of the best in Perth and they deserve good facilities	Noted.
29.	I hope changes don't effect the management of the tennis facility.	The current tennis operator and Tennis West have been consulted with throughout the process.
30.	I hope to see some synthetic courts retained for physical safety purpose.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park.

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
31.	I mainly use the Tennis facilities at Robinson Park and would like to see better parking options at or near the park. Also some general maintenance or a one off fix up of some of the tennis buildings and changerooms. The club is well managed and the main reasons my family stays with Robinson Park tennis club. Very much looking forward to the implementation of the new development plan.	There is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have been included in the revised plan to improve access to existing car parking.
32.	I strongly support the continued presence of the tennis club in Robertson Park. The new surfaces and lighting will provide a better experience for tennis players. The other proposed improvements provide more opportunities for non-tennis players to enjoy the park.	Noted.
33.	I strongly support the proposed development. I have viewed the diagram and I think it looks great. The park is in need of development.	Noted.
34.	I support the development as long it does not remove the tennis centre which is a key part of the community	The Tennis Centre is a key part of the community and is remaining.
35.	I think that it's very good idea. I use all facilities and is very nice watch people doing sports such as tennis or walking around.	Noted.
36.	I think it would be great to have a skate ramp/pump track. We always seem to consider small children and older people, but, not older children. We need infrastructure for them.	Noted and considered. Was not seen as a suitable location for a skate/pump track facility.
37.	I would like Robertson Park Artists Studio to have some maintenance done to it. It's a very valuable asset to the community and is very well supported by budding artists from all around Perth.	The Artist studio is out of the project scope and the maintenance comments have been forwarded onto the relevant department within the City.
38.	Idea of a hitting wall. <a href="https://www.pmsports.com.au/sports/tennis/tennis-practice-wall/">https://www.pmsports.com.au/sports/tennis/tennis-practice-wall/</a>	A hit up wall has been included in the revised plan.

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
39.	It is necessary to promote health and well-being and Robertson Park should remain a sporting recreation facility focussed on court sports. Being near the city is very handy for a lot of city living residents and a relief to run around whilst living a modern city apartment style lifestyle.	Noted.
40.	It looks like there are some exciting changes going on , but may we please request that the artist studio in the park is not affected or closed down . There are so many community activities there and we get so much joy from going to art / pottery etc . Especially for my almost 80 year old mom who likes it so much	Noted. The studio won't be effected.
41.	It will be a shame for the centre not to remain a full tennis centre but nevertheless, great to see the council spending some money to upgrade the facility. Looking forward to seeing development take shape! Good luck :)	Noted.
42.	It's great to see this space being used better and multi purpose	Noted.
43.	It's very exciting to see the proposed investment and community engagement, involvement in making a great space better and more accessible	Noted.
44.	Keep 4 grass courts!	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City has three alternative tennis facilities with grass courts
45.	Leaf blowers need to be electric as the noise pollution caused by the petrol blowers is very frequent, almost every week day	Noted. Concerns passed onto relevant departments
46.	More lighting. More water, more nature.	Noted and included in the plan
47.	NA	Noted.

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
48.	Nil	Noted.
49.	Nil	Noted.
50.	No	Noted.
51.	No	Noted.
52.	No	Noted.
53.	No trees are to be touched or cut down and if anything more planted	No Trees are proposed to be removed.
54.	None	Noted.
55.	Nothing further - it sounds fantastic and it's been great to watch the park evolve and improve over the past 20 or so years so I'm excited to see what comes next!	Noted.
56.	Please do the upgrade to save it from degenerating .	Noted.
57.	Please include more facilities for young kids in the plan. I.e play equipment, scooter park, etc	A playground upgraded and multi sports courts are included in the plan.
58.	Please make sure the public toilet is not close to the playground for obvious reasons i.e. : because of the unsociable element who frequent the park and for the same reason it must be self cleaning.	Noted. The toilet has been relocated in the revised plan.
59.	Please remember that Hyde Park is just down the street. Robertson Park is different and should offer different community activities.	Noted.
60.	Please think about it.	Noted.
61.	Public toilets would be great.	Noted.
62.	Renew the art studio lease	Noted and feedback passed onto relevant department within the City
63.	Robertson Park is a heritage jewel, with shade huts first built in 1935. This is an appalling act of vandalism perpetrated by the City of Vincent. Down with the Mayor and council.	We understand the shade huts are a big part of the history at Robertson Park. State Heritage have supported the removal of the huts. The huts are in extremely poor condition and are hindering the size of tennis courts. In the revised plan the City will look to include a shade shelter at the entrance of the tennis centre. New shade has been added to the revised plan and where feasible the new shade structures will interpret and reflect the original design.

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
64.	Robertson park is the best tennis facility in Perth because it is operated as a centre not a club! I hate clubs because they charge massive membership fees to join only to have grumpy old people telling me I cant use a particular court! I prefer the pay and play model, its easy, and everyone can access it.	Noted.
65.	switch from fossil fuel garden maintenance equipment to electric	Noted and feedback passed onto the relevant department within the City.
66.	Tennis Central does an amazing job of running the facility as it is very unique compared to other clubs, as it's open to the public with no membership required. This is important and attracts a diverse group of people. Good positive crowds keep the neighbourhood safe. Please keep it this way.	Noted.
67.	Thank you for “doing up” this park. Looking forward to having it completed.	Noted.
68.	Thank you for the level of engagement this time with the community and hearing what has been passed on - thank you. Please ensure a future where all parties are catered for. The tennis centre has a majority of external visitors that utilise it frequently, but infrequently, whereas the park and surrounding areas are used by locals every day, if not twice a day.	Noted.
69.	Thankyou for the work thus far and I look forward to seeing the development come to life!	Noted.
70.	The continuous path is a great idea.	Noted.
71.	The dog exercise area is absolutely essential as many dog owners live in apartments with no garden or courtyard.	Noted.
72.	The new plan for Robertson Park looks great. I am a resident of the city of Vincent. You might have seen some of my public artwork in Perth, such as Spanda at Elizabeth Quay. If you are interested in having a public artwork for the new park, please do keep me in mind.	Noted.
73.	The park upgrade should not result in a hike in cost to park users	Noted.
74.	The team at Tennis Central do a great job fostering a vibrant and inclusive community who also go on to support other businesses in the area (cafes, coffee shops, etc). It would be great to see the park's facilities upgraded to allow this to continue.	Noted.
75.	The tennis centre is a well managed and supported club. Please continue supporting them.	Noted.
76.	The tennis centre should be the focus	Noted.
77.	The toilets may attract undesirables... perhaps locate them along Fitzgerald st in a well-lighted area.  Re: New lights - please consider the surrounding neighbors, eg brightness, time they are on, locations so that they do not directly shine onto a home.	Public toilet has been moved to Fitzgerald Street in the revised plan. Lighting spillage has been considered carefully.
78.	There is a vibrant tennis community around the park which should be at the centre of any redevelopment plans	Noted.
79.	This center is vital to development of tennis in wa . There is not a facility like this and should be the main hub for tennis in Perth	Noted.
80.	To me Robertson Park has many features like the Tennis Centre and its beautiful age old trees. Without a doubt, the Tennis Centre can only do better with a much needed upgrade. I hope the City, the Tennis Centre and all other parties will work together to the benefit of Robertson Park and the community. And I wish the City of Vincent all the best on its upgrade of Robertson Park.	Noted.

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
81.	To please ensure as much green space is retained as practicable.	Noted.
82.	Toilet facility need in park. too many park people come through to use the tennis toilets. Junior players especially don't need interactions with undesirables	Public toilets are included in the plan.
83.	toilets	Toilets are included in the plan
84.	We need tennis there. I play there and the next generation, my grandchild do.	Tennis is remaining on site.
85.	While wider improvements to Robertson Park will be appreciated by the community, the tennis courts are in dire need of refurbishment. Strong consideration should be given to 24 courts.	Noted and improvements are in the plan. The City has been working closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable.
86.	would be a great addition to the area and amenity	Noted.
87.	I think the general intention is good but the reason I have selected 'somewhat oppose' is that I think the reduction in tennis courts is too much. I support a focus on tennis. Additional parking would be useful as currently the carpark is often full with people who have come to play tennis and so it is usually necessary to find parking in nearby streets.	The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable. There is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have



No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
		be included in the revised plan to improve access to existing car parking.
88.	I understand that people would like to see upgrading facilities as time goes but I also believe that old fashion and the current setup is maintained to the people who are using now and these facilities are utilized to the public.	Noted.
89.	I would like there to be more single use tennis courts and the tennis club to be fully supported, but appreciate multi use courts would offer benefit to more people. We love our club and want to see it continue.	The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable.
90.	I would really like the main focus of sport to remain around the tennis facility. It's a very well supported centre- the coaching team run a fantastic program and I've made a lot of strong friendships through playing tennis in the nights comps. An upgrade is long overdue and i know a number of players who have changed clubs due to the state of the courts and lighting- I'm sure they would return with better playing conditions. I do feel parking should be looked at - especially if the upgraded facility is going to attract more people to visit.	Noted. Tennis is remaining the focus sport. There is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have been included in the revised plan to improve access to existing car parking.
91.	I'm not sure why the toilet in the tennis centre can't be used instead of building a new toilet facility? If the public toilet does go ahead, it needs to be along side Fitzgerald St and it should not be open 24/7. Having a public toilet inside the park would make the park feel very dangerous. The tennis centre should be more open and accessible - the current entrance way is weird and obscure and I think you should be able to access the centre from the park. I would support the tennis centre opening up a cafe or bar if that helps them and I think nearby residents would make use of it. I would also be supportive of the tennis centre leasing out offices for small business. Lee Hop's cottage should have tenants who interact more with the park. I agree that something should be done about the cottage's back garden - maybe putting a fence up by the back porch for safety and convert the rest of the backyard into explaining more about its history and allowing people to interact with it. The path alongside	Public toilet has been relocated in the revised plan. The Tennis Centre is a leased facility and the public toilets cannot be a part of the leased facility. Connectivity to the parking across Fitzgerald Street has

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
	Fitzgerald St and the cottage towards the AIDS memorial should be upgraded as it's falling into disrepair. There should be better connectivity to the Fitzgerald St parking lot - I didn't know about its existence until I heard about it from FORP. There are parking issues around the Park and I think improved knowledge of such close parking would be helpful.	been explored in the revised plan.
92.	Improve the natural habitat through planting natives. de	Noted.
93.	It is to be hoped that the process will not drag out over many years, and that the implementation plan will actually be implemented in good time! Nobody seems to know who Robertson was, and given the long indigenous history of the park, an appropriate indigenous name should be given, in consultation with Nyoongar elders.	Noted. Dual naming of the park is being investigated by the City.
94.	I've put strongly oppose on the basis that I think it's integral that some of the grass courts be retained.	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City has three alternative tennis facilities offering grass tennis courts.
95.	Just don't take so many tennis courts away and leave some grass courts!	
96.	Just leave the tennis courts alone.	Tennis will remain onsite and the City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park,

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
		whilst ensuring the facility is sustainable.
97.	Keep promoting and collecting as wide as possible community input. Do not just be driven by immediate most vocal opinions and needs, but take a longer term perspective. Listen carefully to and act on input from the indigenous community and also those providing support to the homeless.	Noted. Consultation has occurred with the Traditional Land Owners and further consultation will occur at every phase of the project.
98.	Maintain heritage areas and buildings and important vegetation. The City has had too many incidents of allowing trees to be removed and heritage value building to be removed.	No trees are proposed to be removed and the City has been working closely with State Heritage to seek approval of the Development Plan
99.	Make sure at least half of the tennis courts have a cushioning surface applied- don't discriminate against older or disabled players!	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park. Playing surfaces need to be consistent to allow for tournaments.
100	Multiple tennis surfaces would be ideal, need to remember it is primarily a tennis facility.	
101	My main concern is that the fence should be around the outside of the full park mostly Stuart and Fitzgerald street. Around the oval alone I think is to restrictive for dog walkers.	Noted.
102	Need better waste management - there is always rubbish lying around (beer bottles and cans, used syringes, human faeces). Need more patrols and security to move on people that are intoxicated and under the influence. This has gotten worse over the last 5 years.	Noted.
103	Needs more parking and introducing of clay courts. Tennis central do a fantastic job and I look forward to training again soon.	There is adequate parking around Robertson Park to facilitate people's access to the

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
		<p>park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have been included in the revised plan to improve access to existing car parking.</p> <p>Clay courts are expensive to construct and maintain. Due to this, it was not seen as a suitable option for Robertson Park. Tennis West are currently working on a business case to address the lack of clay courts within WA.</p>
104	No public toilets. I note the removal of public amenities at the nearby Birdwood Square. And agreed with that	Noted. The public toilet has been relocated in the revised plan. The new location is in a more visible area reducing opportunities for anti-social behaviour.
105	Not retaining any of the grass courts in the plan.	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
		demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City has three alternative tennis facilities offering grass tennis courts.
106	Only my comments about integrating the art studio and art into the park. Overall, I really like the plan.	Noted.
107	Oppose making all the tennis facilities into hard courts and reducing the number so much	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface are the preferred surface at Robertson Park.
108	Overall I support the development and would love to see clay courts and a hitting wall! Would love to see Robertson park be mainly a tennis centre understand if we have to compromise.	Hit up wall has been included in the revised plan.
109	Please continue to support the Artists Studio. I am always inspired by the creativity and diversity of the art. Please consider a more dynamic use of Lee Hops cottage, perhaps the back garden is a spot for the community garden. A park facing cafe at the back of the cottage would be great for the community.	Noted.

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
110	Please don't ruin the tennis centre by mixing it with incompatible activities. I'm not against the other activities but it makes no sense to locate noisy activities and tennis together.	Noise will be closely monitored, with guidelines in place as recommended from the City's Environmental Health team.
111	Please don't lose too much of the tennis centre	The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable.
112	Please don't put huts, seating, bbq, or bbq seating too close to the courts. There are a number of people that heckle players and day drink while people are playing. It would be nice to have seating so that people could watch sport being played, but this situation makes it undesirable to do so.	Noted.
113	Please don't remove tennis from this centre. It is a one of kind in the state and maybe the country. It provides tennis to those who don't have time nor inclination to be members at established clubs. It is close to the City of Vincent amenities and of course very close to the city centre. It is a very busy tennis centre which is testament to the popularity of the place and tennis in general, especially for younger people. I think association with Tennis West gives gravitas to the place and with Tennis Central managing/operating it, the centre is very well run, is a happy place to be and is financially sound.	Noted and tennis is remaining on site.
114	Please use local natives not eastern states trees. It is a shame the park has so many introduced species. The birds/insects much prefer local species. Overall users of the park respect each other and coexist quite happily now. We shouldn't allow the actions of a few badly behaved people make our experience the poorer. Rather than police dogs off the leash what about the cats that hunt the birds for example. Would ultimately prefer the name Robertson Park retired permanently and to use the whadjuk name instead.	Noted and considered. Local natives will be included in the near public open space. Dual naming is being investigated.
115	Public art, signage and heritage should reflect both historic and Aboriginal cultural heritage connections to Robertson Park.	Noted.
116	Public toilets can encourage anti social behaviour so would not support this. The area is heavily graffitied, so public art work is at risk of damage. Same for sing, I am in favour of refreshed signs but they won't last long without being damaged, so perhaps better to save the cost and the constant repairs.	Noted.
117	Put in some squash courts.	Not feasible on site.
118	Robertson park tennis club works because it is run differently and better than most clubs. Myself and many players travel from out of the town of Vincent to play there. If you reduce the number of courts it will ruin the special and inclusive nature of the club. Don't ruin tennis for the short term changes for other sports	The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable.



No.	Final Overall Comments – 'Do you have any final comments?'	
	Community Comments	Administrations Comments
119	See my previous comments re the aging changerooms and club house facility. These need to be upgraded as they are not currently suitable.	The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program.
120	Signage should be kept to a minimum. It's a park. Also artwork. Most municipal artwork is intrusive and of no particular artistic merit. And no more memorials. The place for them is a cemetery. Information and history signage could be sited at entries to the park or near the buildings close to Fitzgerald Street. An 'Entry Statement' maybe. Aim for a park that gives good community amenities but also manages to keep a feeling of serenity and tranquility in the informal areas of Robertson Park.	Noted. The history signage is being upgraded and enhanced throughout the park.
121	Somewhat support the tennis changes, but don't support the reduction in number of courts.	The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable.
122	Spend my rates on underground power instead of patching existing parks that don't need upgrading.	Noted.
123	The proposed toilet should be moved closer to Fitzgerald St, adjacent to the existing carpark. Deep within the park there is not enough overlooking to ensure safety around it. The carpark should NOT be increased in size. Is there an opportunity to provide a large underground sump adjacent to Randell St to assist in reducing the risk of flooding here? Perhaps a wind powered pump could shift the water across to the seasonal wetland. There are traces of former heritage structures around the park such as the steps which led to the cottage on Fitzgerald St which was the first lending library in the area (part of the historic Kindergarten movement). These traces should be mapped and preserved.	Public Toilet location has been reconsidered and moved in the revised plan. The detail design of the new public open space will reduce the risk of flooding along Randell St Former heritage structures are noted and are to be further researched as part of the detailed design for the wetland heritage trial upgrade and public art opportunities.
124	The renaming of the park giving its rightful Indigenous name would be a wonderful sign of reconciliation. Incorporate the rich indigenous and western history into the development of the park as this is an opportunity for the COV to acknowledge this history. All planting to be with indigenous plants and to link with the Claise Brook Catchment plan to restore this level of natural beauty to the park. Signage to be in dual indigenous names where appropriate and show the history with tributes to other stages of evolution. This is an opportunity for the COV to script	The City is investigating Dual Naming at Robertson Park as part of a City wide project. The preferred plantings are noted.

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
	the renaissance of the Tennis Centre into a Community Facility and should reflect and showcase the community spirit of the past and look forward to the future with quality planning and execution.	Added signage which addresses the changes to the Park.
125	There is an opportunity to increase planting and especially trees along road edges that are native to the particular soil types and landforms. Some of the exotic trees should be removed - as described above, and also date palms should be removed as they provide habitat for pest species: rats and Rainbow Lorikeets.	Noted and considered in the revised plan.
126	There is little information in the park about Noongar cultural heritage. I'm not opposed to information about the tennis center, but what about also some better information about the use of the place by Noongar people?	The wetland heritage signage will be upgraded and the history of the park enhanced. This includes the information regarding the Traditional Land Owners.
127	There is plenty of other locations for growing vegetables and you don't need to put them on beautiful, useful grass tennis courts. But of course this is obvious and no doubt why you want to do it.	Noted.
128	We do need to preserve the long tennis tradition of the site.	Noted.
129	We would like it recorded for future reference that we strongly oppose the closing of the grass tennis courts .	Noted.
130	With the restrictions to social movement arising from Covid, there has been an increase in the number of dogs in homes and of people working from home. The facilities offered by Robertson Park allow people in the surrounding area (and beyond as many drive to the Park to use the facilities) a wonderful serene place to walk their dogs, exercise and socially interact. The introduction of a community garden will support this social well being. It would be sad to see the dog park as it currently is made smaller as it's use will continue to grow and grow.	Noted.
131	Would be nice to see some clay courts (coming from an elite-level tennis players). Synthetic grass courts are not a professionally recognised playing surface. There is an abundance of grass courts but next to no clay courts in WA. Clay courts are critical for player development. The car parking also needs to be improved!	Clay courts are expensive to construct and maintain. Due to this, it was not a suitable option for Robertson Park. Tennis West are currently working on a business case to address the lack of clay courts within WA.
132	Would be preferable to address the needs of all residents not just young ones with kids.	This plan caters for a wide variety of age groups through the inclusion of more public open space for passive recreation, upgrade of playground and exercise equipment, inclusion of more sporting activities, inclusion of a community garden and improved dog exercise area.

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
133	Yes please do not waste anymore public funds on public art. Second to Cottesloe, Vincent wastes so much money on pretty ordinary and often ridiculous sculptures. Leave the space for people to enjoy. Maybe sell off some of the existing public art.	Noted.
134	Yes, there needs to be 50 - 100% more carparking. As a regular user of Robertson Park, I can attest to how difficult it is to get a car park. I have young primary school aged children and the traffic on Fitzgerald Street - including the buses - moves quite quickly. This is not a safe place to be unloading children from cars or even for crossing Fitzgerald Street. Improvements to the playground will attract more families, and this will put more pressure on carparking. Also, while I don't support multi-sports, this will also put more pressure on carparking. Please also note, that some city workers will park their cars at Robertson Park and then catch the bus into the city - their cars are still there when after school tennis lessons start, this only makes the situation worse. There definitely needs to be more carparking. I also believe that further consideration needs to be given to the tennis centre itself. It really is a great asset for the city, and has great brand recognition across Perth, not just in tennis circles. This is something that the city could better promote and leverage-off, as there are some very promising players at the tennis club. The tennis centre is at capacity, and while I support replacement of existing courts to hard courts, there is benefit in clay courts as well. A dramatic reduction in the number of tennis courts is under consideration by the city, however, there does not appear to be consideration of the tennis club expanding in the future. To allow for future expansion as tennis is becoming an increasingly popular sport, I would support a less drastic reduction in the number of tennis courts, such as to 25 courts. I feel that it is very important to install public toilets outside the tennis centre for park visitor use. The toilets in the tennis centre are for tennis players and their visitors. The safety of players, and particularly the young primary school aged children who form an important part of the tennis cohort, are better served by public toilets, which would reduce the number of people wandering into the tennis centre. One last thing, indigenous people often come into the tennis centre to charge their mobile phones. Could you please consider easy to access public powerpoints in any new facilities that you plan.	<p>There is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have been included in the revised plan to improve access to existing car parking.</p> <p>The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable now and into the future.</p> <p>Public toilets are included in the plan.</p>
135	As an older local resident and daily user of the park, I enthusiastically support these changes, hoping they include new sympathetic landscaping, with the planting of locally native plants and trees, and areas of simple recreation for people who just want to spend quiet time sitting or walking in the park, rather than playing sport, dog walking etc.	Noted - included in plan.
136	I'd like to know what consultation has taken place with Traditional Owners especially given this is a registered site.	The City engaged with Gordon Cole, City of Vincent RAP working group member, and

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
		Wadjuk representative, Karen Jacobs. Further consultation is required during detailed design.
137	More parking .	There is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have been included in the revised plan to improve access to existing car parking.
138	The current toilet facilities need to be upgraded and made more accessible to the public in both the artists' studios and the tennis centre. COV to take complete control of daily cleaning to ensure these facilities remain in good useable public order. Artist's studios, Lee Hop's Cottage and the Tennis Centre become real community facilities in their use and function. More public art in the park.	Public toilets are included in the revised plan. Both the tennis facility and Artist Studio are leased premises which means the cleaning and maintenance falls on the lease holder. Public Art is being considered.
139	Boojoormelup (formerly Robertson Park) should be the park name. The City's should open its toilets in the tennis building to all park users. Historical information should be interesting and accurate.	The City is investigating dual naming of the site as part of a City wide project. Public toilets are included in the park.
140	I have heard that the upgrade to the playground will be minimal, I highly suggest that this is modified; prioritise this over the dog fence. There are many young families around us and if the playground were better this park would be utilised more but instead people always have to go past because the park is not great. Consider one of those new natural playgrounds to fit the surrounding natural bush/wetlands areas. Possibly instead of all sport courts maybe a small skate park aimed at younger kids could be incorporated. Reference the Vic Park playground area near the Eagles training area....	Noted. The playground upgrade is included in the plan.  A small skate park was

No.	Final Overall Comments – ‘Do you have any final comments?’	
	Community Comments	Administrations Comments
	Lastly, you have said that Robertson Park is an Aboriginal site; maybe just ensuring that this is apparent for local people to know and understand. Consider how your plan aligns itself with Reconciliation principles. We are interested in the consultation process with the Noongar people not just tennis central.	considered for the site and was not a feasible option.  The City engaged with Gordon Cole, City of Vincent RAP working group member, and Wadjuk representative, Karen Jacobs. Additional consultation is required at the detailed design phase.

Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”		
No.	Community Comments	Administrations Comments
1.	Robertson park tennis club do a fantastic job and I fully support everything that they do.	Noted.
2.	Do any of these new changes effect the tennis coaching company that work there? They do an amazing job for the tennis local community!	The current tennis coaching company has been consulted with throughout this process.
3.	Tennis Central runs an excellent tennis league, with great social, community and health benefits.	Noted.
4.	Would be good to reduce so there's more land for other things	Noted.
5.	<p>I play tennis at tournament level and Robertson Park is my closest training venue.</p> <p>I am extremely supportive of the proposed development- especially the upgrade to the lights and court surfaces. The synthetic grass are not a ITF recognised surface and therefore limit the true potential of this venue- I personally do not train on these courts unless it is a last resort (they are also in extremely poor condition).</p> <p>The lighting is also sub standard and I would know a lot of stronger players will not train or play at RP under the current lights.</p> <p>It would be fantastic to see the introduction of clay courts- these are really lacking on a whole in WA and are seen as a key surface for player development.</p> <p>I am concerned at the reduction of courts from 36 down to 20. This is an extremely popular tennis centre, the courts are often fully booked out most evenings mid-week. The 2 extra lit courts is great, but I'm sure that if there were 24 or 26 they would probably still be used at capacity most evenings!</p>	<p>Noted.</p> <p>Clay courts are expensive to construct and maintain. Due to this, it was not seen as a suitable option for Robertson Park. Tennis West are currently working on a business case to address the lack of clay courts within WA.</p> <p>The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable now and into the future. The multi sports courts will still be available for tennis.</p>
6.	The plan is more sustainable	Noted.
7.	The tennis centre is dated and the court surfaces are dangerous in parts. As a huge tennis community we welcome the changes and upgrades.	Noted.
8.	Incorporate a number of entrances to the court that are accessible from both Palmerston and Fitzgerald Streets	Adding extra entrances to the facility will make it difficult for the operator to safely monitor and control. This was investigated and not seen as practical to have multiple entrances to the facility. The City has addressed the main



No. Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”		
	Community Comments	Administrations Comments
		entrance to the facility in the revised plan.
9.	The changes seem practical to me. I haven't used the tennis courts in many years, so I can't add much here. If it is possible to make the fencing feel more integrated, possibly through the use of planting and style fence that would give a different feel.	Noted. Fencing materials are proposed to be a mix of materials integrated into the park in the revised plan.
10.	The tennis courts seem generally full, I would say its use should be governed by how busy it gets.	Noted.
11.	Its a great facility and would be disappointed to see it reduced. The elderly nimbys in the area undoubtedly want to prejudice their public facilities to suit themselves without realising the busy younger demographic who are working FT and bringing up children dont have time to lobby council for their own objectives.	The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable now and into the future. The multi sports courts will still be available for tennis.
12.	I welcome the upgrade of the tennis courts, lighting and other facilities, which has been long over-due.	Noted.
13.	Would like to see a gate (on the north side) from the courts going out into the children's playground for parents who are playing tennis or basketball if those courts go ahead. This could be locked when the club is unattended.	There is no playground being proposed in the northern areas of the park. The current playground will get an upgrade and remain in the same position. Due to the court layout a safe thoroughfare from the tennis clubhouse to the playground via a gate cannot be achieved.
14.	Tennis is an international sport and with pay as you use tennis facilities here it allows for Vincent to showcase this facility. The centre must be manned, secure and offer a well managed clean tennis facility. The promotion of tennis within Vincent is important for the WA community. This facility is not necessarily for people who live around its borders. Having the centre run and operate as a vibrant tennis centre means that the cost burden is not met by Vincent residents but shared by users but recognised as an asset to Vincent.	Noted.
15.	The tennis centre should be more community oriented with membership like other tennis clubs, particularly as it is on City of Vincent land. If it is to remain a privately run tennis centre, then of course full commercial rates should be charged for use of a facility on public land. Is the Tennis Centre operator going to contribute to on-going costs of maintenance? A publicly accessible hit up wall would be useful.	A publicly accessible hit up wall has been considered in the revised plan. The City has adopted a new

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
		Property Management Framework that will be used to guide future lease, licence and management agreements. The future lease of Robertson Park Tennis Centre will align with the framework. The City will advertise for a long term lease holder over the site and ensure alignment with the City's objectives
16.	If the shade huts are removed (which are old and falling apart) I would like to see details of a proposed replacement, I believe they play a big part in sun and heat protection for spectators. The clubhouse seems absent from this plan, it could use a small injection of funding towards general maintenance and upkeep. I believe the previous lessee (Veterans club?) ran this facility into the ground, Tennis Central are doing a fantastic job of running the club now but work out of a degraded clubhouse in need of some upkeep.	Shade and seating has been considered in the revised plan. The clubhouse is out of scope and the upgrade will fall within the lease terms or City's capital works program.
17.	I use my bicycle every day around the park, and is very nice watch so many people playing tennis every day. I don't have the opportunity to play tennis yet, but I think that Robertson Park with tennis courts is nice. It's something different.	Noted.
18.	I'm supportive of the proposed changes. I hope the City can consider a cushioned layer below the acrylic surface.	Noted.
19.	Being a non tennis person, I welcome the introduction of other facilities	Noted.
20.	It's a positive step to remove additional courts that aren't being used. I don't think there is enough demand for 36 courts	Noted.
21.	Support changes as a member of the North Perth Tennis Club, as the Club will benefit by offering an alternative grass court venue.	Noted.
22.	Toilets and change room facilities should be upgraded.	The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program.
23.	Ben and his team run a very good operation. Whilst I support the make over of the tennis facility, I'm disappointed that nothing is being done with the aging club house and changerooms. Have you visited the changerooms recently?	Noted. The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program.
24.	Please consider the impacts on the residents. The change to hard courts will increase the surrounding temperature and upgrading the lighting is going to create glare, potentially right into our houses depending on the angle.	The City has proposed adding an additional 6 hard court surfaces and there will be

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
		minimal impact to the residents. The new public open space area proposed along Randal Street will assist in reducing the impacts. The proposed lighting upgrade to LED is energy efficient, controls light spillage, and operates at a lower temperature.
25.	Indoor tennis courts for continued play during the winter period. It would be great to see a mixture of surfaces (hard, clay, grass, synthetic).	It was evident during the Robertson Park State Tennis Centre Proposal in Dec 2018 - Jan 2019 the community are not in support of an indoor tennis facility.
26.	Very disappointed that all grass courts are going , older people prefer grass. Ramblers Group have been playing on these grass courts for over 60 years.Never been consulted on this proposal. Surely some grass courts should be retained?	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City still has three tennis facilities with grass courts.

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
27.	Why do we need to remove the synthetic grass court though?	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park.
28.	It would be a travesty to remove the grass courts and especially the tennis huts.	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City still has three tennis facilities with grass courts.

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
		It is understood the shade huts are part of the history at Robertson Park and shade is a preferred amenity for tennis. Shade is not a required amenity when planning a tennis centre, however, it is a preferred amenity. Administration have included shade in the revised plan and where feasible the new shade structures will interpret and reflect the original design.
29.	Grass courts or rebound ace surface are the only ones that should be considered.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park.
30.	Some clay courts would be nice and the addition of a hitting wall I believe should be essential.	A hit up wall has been considered in the revised plan.
31.	A few synthetic tennis courts should remain. It is the most used surface outside of tournament play. Its a fun balanced and comfortable surface. It can also be played on in damp conditions while the acrylic can not. These are crucial point as upgrades should be about recreational accessibility and usability rather than simply meet tournament protocols.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the

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		recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park.
32.	I am so glad there are plans to upgrade the tennis centre as it desperately needs work. My concern, however, is the planned reduction in court numbers. I think we need more than 20 tennis courts. Maybe 4 more. Ideally clay courts. There are not many of them in Perth and they are used in a grand slam and therefore would attract more users. Also, Tennis Central have tennis competitions and the courts already get fully used. Less courts may mean less people can join the competitions. My child has been doing tennis lessons there and just loves it. The guys at Tennis Central are great and there is a great community feel there. I also think the club room and toilets would benefit from some improvements. More parking would also be ideal.	<p>The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable now and into the future. Consultation with Tennis Central has also occurred during this process. The multi sports courts will still be available for tennis.</p> <p>Clay courts are expensive to construct and maintain. Due to this, it was not seen as a suitable option for Robertson Park. Tennis West are currently working on a business case to address the lack of clay courts within WA.</p> <p>The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program.</p> <p>Additional parking was investigated and it was</p>



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	Community Comments	Administrations Comments
		determined there is adequate parking onsite and in the surrounding area.
33.	<p>Would strongly prefer cushioned hard courts.</p> <p>Would like a small number (2-4) of grass courts retained and/or different surfaces available (e.g. clay courts). A hitting wall would be good too.</p> <p>And upgrades to the centre ammenities would be great.</p>	<p>The cushioned hard courts are proposed in the plan.</p> <p>Grass and clay courts are preferred by some players, however they are expensive to maintain and can put financial strain on the operators. For the centre to reach its full potential all playing surfaces require to be the same, so they can host tournaments.</p> <p>A hit up wall has been included in the revised plan.</p> <p>The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program.</p>
34.	Adding or retaining synthetic grass courts	<p>Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy.</p> <p>Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park.</p>
35.	I don't think we should reduce the number of courts. It is already a busy club & we should be encouraging more to join.	The City has worked closely with Tennis West to ensure

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	Community Comments	Administrations Comments
		there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable now and into the future. Consultation with Tennis Central has also occurred during this process. The multi sports courts will still be available for tennis.
36.	<p>The Tennis Centre is brilliant, and it's fantastic to see the facilities being upgraded!</p> <p>It's sad to see the grass courts go, but I understand the reasons they're impractical - would it be possible though to have a couple more courts with a different surface to the hard courts? I.e. 20 hard courts, but then also a couple of synthetic ones? Or even clay, if that is an option?</p> <p>Also, could there be an option/room for a 'tennis wall' at all? Something to hit against if you're waiting for (or don't have!) a hitting partner?</p>	<p>Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park. To allow for tournaments, all surfaces need to be the same.</p> <p>A hit up wall has been included in the revised plan.</p>
37.	Careful not to compromise a important community tennis facility by reducing footprint	The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is

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		sustainable now and into the future
38.	New toilets, new hard courts, new lighting and new fences in court.	New toilets, new hard courts, new lighting and new fences are all proposed in the plan. However, these are new public toilets in the park and not an upgrade to the tennis centre toilets.
39.	Tennis central is a good place to practice tennis. I thing that is good idea use hard c and clay courts. People really enjoy play in clay or hard court. New lighting and toilets.	Tennis West are currently working on a business case to address the lack of clay courts within WA. Clay courts are expensive to construct and maintain. Due to this, it was not seen as a suitable option for Robertson Park.
40.	As a tennis player there, the community is amazing but courts in desperate need of attention & could even be considered dangerous.	Court upgrade is proposed in the plan.
41.	<p>Acrylic courts: as someone who has used Robertson Park weekly for 12 years, I support the expansion of synthetic courts, but for older tennis players- and there are large numbers who play at Robertson and have done so for decades- it is critical that at least half of the surfaces are cushioned synthetic surfaces. This is an issue of ageism if not addressed.</p> <p>I am also strongly supportive of both a substantive contract and a liquor license for the tennis hub at Robertson. This tennis hub has provided a social focal point for hundreds of local residents (data: add up the numbers participating in the hugely successful social leagues over multiple nighter each week over the last decade and a half). The league model has had sustained success and the tennis hub has been an important gathering and engagement point.</p>	<p>Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park. The City has 3 alternative tennis facilities offering grass courts. The café is to be considered when the City seeks Expression</p>

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	Community Comments	Administrations Comments
		of Interest over the long term tenancy of the site.
42.	It would be nice if some of the grass courts could stay.	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City has 3 alternative tennis facilities offering grass courts.
43.	Given how busy Tennis Central is at night is 20 courts enough? Is 24 courts a better option?	City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable now and into the future. The multi sports courts will still be available for tennis.
44.	Whilst I agree with the upgrade to hardcourts, I would also like to see some clay courts introduced, as the professional circuit plays on them too. I do believe having clay courts would be a draw card, as not many clubs have them.	Clay courts are expensive to construct and maintain. Due to this, it was not seen as a

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	<p>Whilst I don't mind if the shade huts are removed, I think it would be to Robertson Park's advantage to upgrade them. Many tennis clubs around Perth do not have shade huts for spectators to view matches.</p> <p>I would also like to request that the restrooms be upgraded to match the upgrades proposed, as they are old and out dated.</p> <p>Finally I would like to suggest a tennis wall, as it is a vital part of learning, practicing and improving in tennis, no matter what level you're at.</p>	<p>suitable option for Robertson Park. Tennis West are currently working on a business case to address the lack of clay courts within WA.</p> <p>A shade alternative has been proposed in the revised plan.</p> <p>The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program.</p> <p>A hit up wall has been included in the revised plan</p>
45.	I quite like the idea of Padel tennis - it is a vibrant sport that encourages a strong social scene	Padel tennis was considered throughout the development of the plan and was not seen feasible at this site.
46.	<p>Include tennis hitting/practise wall/s as part of the redevelopment.</p> <p>Include maintaining 1-2 grass courts as part of the redevelopment rather than getting rid of all of them. If the northern public open space (Randell St) is going to be grassed it will also require ongoing maintenance - would more maintenance be required for the grass courts?</p> <p>Will anything replace some of the tennis shade huts that provide shelter or somewhere to put belongings? They provide protection from the sun and the weather.</p> <p>Include lockers for tennis court users to store belongings securely.</p> <p>A public toilet located outside the court facilities is great.</p>	<p>A hit up wall has been included in the revised plan.</p> <p>There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to</p>

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		provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. Shade huts will be replaced by alternative shade structures.
47.	Robertson Park is a heritage jewel, with shade huts first built in 1935. This is an appalling act of vandalism perpetrated by the City of Vincent. Down with the Mayor and council.	We understand the shade huts are a big part of the history at Robertson Park. State Heritage have supported the removal of the huts. The huts are in extremely poor condition and are hindering the size of tennis courts. In the revised plan the City will look to include a shade shelter at the entrance of the tennis centre. New shade has been added to the revised plan and where feasible the new shade structures will interpret and reflect the original design.
48.	Have some clay or grass courts.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court



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		surface is the preferred surface at Robertson Park.
49.	Hitting wall would be good, ,maybe look a 4 clay courts, as this would allowed WA elite junior athletes access to a range of surfaces in WA	A hit up wall has been included in revised plan.
50.	Lighting to club grade only	Lighting upgrade will be to standard.
51.	Clay courts Hit up wall	Hit up wall has been included in revised plan.
52.	The court should not be acrylic hard court but synthetic grass. It helps the tennis centre to have more courts the same for tournaments and also synthetic grass is better for the body than hard courts especially as the vast majority of tennis users are over 30. I understand the financial issue of grass court maintenance and having (hopefully synthetic) other courts replace them will increase usage; but nevertheless feel the loss of grass courts as they will never come back.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park. The City still has three alternative tennis facilities offering grass courts.
53.	Grass courts should be preserved for future generations, your proposed changes can't be reversed	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time

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		<p>are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City still has three alternative tennis facilities offering grass courts.</p>
54.	24 courts. 20 is not enough for a tournament.	<p>City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable now and into the future</p>
55.	<p>So many people from different walks of life come together and play tennis at Robertson Park, which is what makes it so great.</p> <p>If courts are being upgraded to hard court surfaces, some courts with other surfaces, which are softer on the body should be considered as well, such as clay.</p> <p>It would also be good for the tennis centre to have their own bathrooms. As a female I sometimes find it a bit scary using the current toilets as you're not sure who you may encounter from the park, as there are quite a few drug and alcohol affected people who hang around the park, and come to the tennis centre to use the bathrooms.</p>	<p>Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park. Tennis West are currently working on a business case to address the lack of clay courts within WA.</p>

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		A public toilet in the park has been included.
56.	The centre is tired, the courts need upgrading and the centre is very popular. Without an upgrade it will become very second rate	Noted.
57.	<p>I find the proposed removal of the grass courts very disappointing and short-sighted. Grass courts are what makes it a Tennis Centre and not 'just a place to play tennis'. I understand they are more expensive to maintain and are not used during the winter months. Hard courts are also used less during the winter months. Yes, still useable but still used less.</p> <p>Also, if you want to improve the existing Tennis Centre building, you could add better ventilation (at least to the men's toilets. I don't know what the women's toilets are like but the men's smell bad at the best of times). Also, the men's toilet door. You need to be a contortionist to get in there if you are carrying anything. An extremely easy fix would be to turn the door so it opens from the other side. Then you walk straight in.</p>	<p>There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City has three alternative tennis facilities offering grass tennis courts. The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program.</p>
58.	<p>My main concern is replacing all the "real" grass courts with artificial acrylic hard court surfaces. Sure upgrade most of the courts, but leave a row of grass courts. I have been playing tennis at Robertson Park with my friends nearly every Wednesday afternoon 22 years+ ( since the closure of the grass courts McCallum Park - Victoria Park) . Nothing is better than playing tennis on grass on a warm summers afternoon. Having real grass courts is good for the environment, it helps keep the city cool in summer.</p> <p>I thought making the city greener is what all local government councils are working towards.</p>	<p>There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players,</p>

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		<p>they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City has three alternative tennis facilities offering grass tennis courts.</p>
59.	<p>Most of the grass courts should be retained as they are cooler to play on in hot weather, and also are 'more friendly' especially to young and elderly players with less risk of injuries - for example from falls and for leg injuries. Suggest removal of only 2 or 3 grass courts. Many hard surface courts should be removed. There is no reason why updated lighting cannot be provided on ALL the grass courts.</p>	<p>There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial</p>

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		strain on the operators. The City has three alternative tennis facilities offering grass tennis courts.
60.	<p>The reduction of the courts down to 20 is cutting it fine. 3 nights a week 18 are fully utilised. Having the 3 multi courts is ok, but that reduced the number of courts that are fully used.</p> <p>Some clay courts would be good. It is a shame to lose the grass courts, but as they can't be used all the time, I understand, and the clay courts would be a good softer and different surface.</p> <p>The upgrade to the courts and lighting are extremely overdue and will be greatly appreciated!</p>	<p>City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the City of Vincent, Perth Metropolitan area and at Robertson Park, whilst ensuring the facility is sustainable now and into the future. The multi sports courts will still be open for tennis. Clay courts are expensive to construct and maintain. Due to this, it was not seen as a suitable option for Robertson Park. Tennis West are currently working on a business case to address the lack of clay courts within WA.</p>
61.	<p>Courts desperately need an upgrade. There are currently 18 hard/synthetic courts with lights so increasing them to 20 is a benefit as they are often full after 5pm. Toilet/shower facilities and On site Parking also needs to be increased. It's a shame to see the grass courts go as that offers a different surface which aids player development. Grass requires on going maintenance, so clay courts under lights could be an alternative turning this facility into a state of the art tennis centre</p>	<p>Clay courts are expensive to construct and maintain. Due to this, it was not seen as a suitable option for Robertson Park. Tennis West are currently working on a business case to address the lack of clay courts within WA.</p> <p>There is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given</p>

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		this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have been included in the revised plan to improve access to existing car parking.
62.	<p>It would be great to have clay courts as part of the redevelopment proposal.</p> <p>Reducing the number of courts from 36 to 20 is a bit extreme. Retaining at least 25 courts would be more appropriate.</p> <p>Some new car-parking facilities would be desirable.</p> <p>Private toilets for Tennis central uses should be implemented.</p>	<p>Clay courts are expensive to construct and maintain. Due to this, it was not seen as a suitable option for Robertson Park. Tennis West are currently working on a business case to address the lack of clay courts within WA. The City has worked closely with Tennis West to ensure the plan has the correct balance of courts. All options were considered. The multi sports courts will still be open for tennis. Public toilets have been included in the plan. There is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have</p>



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		be included in the revised plan to improve access to existing car parking.
63.	<p>To really attract the public you need to consider multiple surfaces.</p> <p>The current synthetic courts are the most popular. You can play in the drizzle and are softer on foot.</p> <p>Current coaching and classes are second to none and will benefit all with top class facilities.</p> <p>New good quality acrylic are an attractive proposal and should be the dominant surface to support tournament play but a variety of surfaces will take Robertson Park ahead of the game. Acrylic, synthetic and or Clay would be a fantastic addition.</p>	<p>Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy.</p> <p>Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park.</p>
64.	KEEP 4 grass courts please!!! Best grass courts in Perth.	<p>There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial</p>

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		strain on the operators. The City has three alternative tennis facilities with grass courts
65.	Add clay courts and a practice hitting wall.	Clay courts are expensive to construct and maintain. Due to this, it was not seen as a suitable option for Robertson Park. Tennis West are currently working on a business case to address the lack of clay courts within WA. A hit up wall has been included in the revised plan
66.	I am the organizer for the Japanese tennis group and we have been piling tennis at Robertson Park every Sunday for more than 20 years since 1999. One of the reasons we have been using Robertson Park is that it is a good location - easy to access from the members who live both in north and south of the river. However, the most important reason is that there are plenty of synthetic courts. I understand the hard courts are standard for tennis and good for young players, but they do not suit our age group (40-70).  I sincerely request there should be some synthetic courts. Not all courts have to be hard courts.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park.
67.	I prefer to remain some synthetic tennis courts rather than changing to all hard courts.	
68.	I would not oppose to the upgrade itself, but please leave some Synthetic surface courts. Hard courts can be uncomfortable for people with less-fit, elderly, or casual players, and more likely lead to leg injury. Leaving some synthetic courts can add options for a broad users, and could help retaining current users. I appreciate your consideration.	
69.	I strongly oppose to make all the courts to hard courts. We need synthetic courts as it's gentle to our body.	
70.	More car parking would be good	There is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given this, creating additional bays at

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		the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have be included in the revised plan to improve access to existing car parking.
71.	The grass courts are definitely treasures to Australia WA and a huge impact to tennis communities even though the City of Vincent upgrades to new tennis facilities. The grass and synthetic grass courts should be kept as well as current style.	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City has three alternative tennis facilities offering grass courts.
72.	Please keep 4 synthetic grass courts at least as I have been played synthetic grass courts since 2000 at Robertson park. As the result of this experience , I found out myself including my wife that playing at synthetic grass court would reduce injury compared to playing at hard courts.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential

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		the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park.
73.	As a senior player I would like to have at least 2 courts of a softer surface - artificial turf or equal. Hard courts are not suitable for senior clients to play on, so the proposal would exclude senior players from an important exercising venue. A group of us has been attending for approximately 10 years and gather from a wide community in order to play. The social aspect is also very important.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park. The City has 3 alternative tennis facilities offering grass courts.
74.	Would love to see possibly two synthetic grass courts stay for the elderly who have a hit of tennis every week. A hard court would not be suitable for them to play on.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the three recognised surfaces will be prioritised. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson

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		Park. All courts need to be the same surface to accommodate tournaments
75.	Inclusion of a couple of clay tennis courts would be great.	Clay courts are an expensive playing surface to build and maintain. Due to this, it was not seen as a suitable option. Tennis West are currently working on a business case to address the lack of clay courts within WA.
76.	I think there should be some softer surface courts for older players	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the three recognised surfaces will be prioritised. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park. The City has 3 alternative tennis facilities offering grass courts.
77.	Hard courts are hard on your knees. Please keep synthetic grass as an option.	
78.	I support changing the proposal to upgrade courts as they are very worn out. However, I would like to see a mixture of surfaces such as cushioned hard court, clay court and grass if possible which means there is a variety of surfaces. There is no mention of the club room facilities being upgraded? It would be a shame to see brand new courts and then a “daggy” old club room! The centre has such a vibrant atmosphere and it would be good to see the club room upgraded with the new courts!	The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program.
79.	I would like to see different tennis court surfaces apart from hard court. A good option would be clay, it would bring lots of players to the Tennis Centre and Robertson park. Also, it would be nice to see some renovations at the club house facilities.	
80.	I wouldn't like to see all the grass / synthetic courts gone or replaced by only hard courts. I think it would be good to keep different surfaces to attract more people to Robertson park. I believe that red sand clay courts could be a good alternative to hard courts and could potentially bring more interest throughout the tennis community to come and use the facilities.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching

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		opportunities, pathways, and tournaments. To allow the centre to reach its full potential the three recognised surfaces will be prioritised. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park.
81.	As a tennis player who has played at the Robertson Park tennis centre I value the tennis facility and the various social drop in sessions and league nights. I think the proposed reduction in the number of courts is too much.	The City has worked closely with Tennis West to ensure the plan has the correct balance of courts. All options were considered. The multi sports courts will still be available for tennis.
82.	Keep some grass courts.	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The



No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
83.	The reduction in courts will cause issues as the club is already busy at peak times. Would be nice to see some clay courts and parking is a nightmare currently.	<p>City has 3 alternative tennis facilities offering grass courts</p> <p>The City has worked closely with Tennis West to ensure the plan has the correct balance of courts. All options were considered. The multi sports courts will still be available for tennis. Clay are an expensive playing surface to build and maintain. Due to this, it was not seen as a suitable option. Tennis West are currently working on a business case to address the lack of clay courts within WA.</p>
84.	The tennis centre should absolutely retain some of the grass courts not only because they're more suitable for our ageing population to play on but also because of their cultural heritage significance and connection to Robertson Parks history and the establishment of the tennis at Roberston Park in 1929.	We understand the grass courts are a big part of the history at Robertson Park. The City has worked closely with State heritage throughout the process who have advised that new courts should be coloured green to reference the history of the site. There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
		provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The hard courts will remain green to minimise visual impact. The City has 3 alternative tennis facilities offering grass courts
85.	Upgrades of the tennis courts are necessary as it is more and more run down. The tennis centre is a great place to meet people from the local community of all ages. The grass-courts could accommodate some other sports, however, the other courts should stay to not impact the tennis club too much and still allow Tennis Central to be a big part of the City of Vincent's community.	Noted. The multi sports courts will still accommodate tennis.
86.	I don't understand why a local government is attempting to stop people playing grass tennis. Hard courts can be very jarring on people with minor disabilities such as poor knees and grass tennis courts are terrific for these people. There is also less likelihood of being injured or hurt in a fall. This facility needs to be supported to reestablish as a club with volunteer members, rather than taking the ideological opportunity to plant vegetables on historic grass courts. What is such a class warfare inspired statement really going to achieve?	There are a large number of grass courts within the Perth Metro area and City of Vincent. Despite grass courts being conducive to the local climate and preferred by some players, they do not provide an ideal surface for coaching, junior development, winter or evening use. An increased demand for night tennis, hot weather conditions and absence of daylight saving time are all factors in the need to provide more floodlighting on existing courts and unfortunately lighting on grass courts cannot be achieved. Grass courts are expensive to maintain and can put financial strain on the operators. The City has three alternative tennis facilities offering grass tennis courts.

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
87.	I would like synthetic grass courts to be retained. I find them more enjoyable to play on than hard courts and they are more conducive to my style of game. I am also a member at Bassendean Tennis Club. Wednesday morning Seniors Tennis is often better attended than Saturday main club tennis day. The senior players much prefer to play on the grass courts and the synthetic courts rather than the acrylic hard courts. If Robertson Park has only hard courts, then older players may be disinclined to play there.	Tennis Australia prioritises Grand Slam surfaces (Acrylic, Clay and Grass) to promote playing and coaching opportunities, pathways, and tournaments. To allow the centre to reach its full potential the City will endorse the recommended court surfaces in the Tennis Australia Policy. Given the financial burden to maintain both grass and clay courts, acrylic hard court surface is the preferred surface at Robertson Park. All playing surfaces require to be the same to allow for tournaments.
88.	I think it is ok to reduce the number of the grass courts, as they are not used as much as the hard courts and artificial grass courts. I would like to see the current hard courts upgraded to acrylic hard courts and the synthetic grass renewed as synthetic grass.	
89.	The majority of tennis players today in WA are in the older age groups. They generally prefer to play on natural grass or synthetic grass. The removal of these courts does not serve the majority of players well. There appears to be no proposal to upgrade the central buildings or for additional parking. Why not upgrade to cafe/restaurant, fitness centre, swimming pool or other ideas? The reduction in number of tennis courts is huge. Why do we need more open space on Randell Street? Keep the bay of grass courts there. The huts have heritage value; should keep some of these. There is no info on where the \$\$ will come from to fund all the changes. All the new courts will cost many \$\$ millions.	The City will be seeking funding opportunities where possible to assist with the upgrade.
90.	Roberston park Tennis Centre has been a great social outlet for me. I am an Irish born doctor and I have been in Perth for 10 years. I started playing tennis in Robertson park about 5 years ago. The patrons that use the tennis centre come form a wide range of countries, backgrounds, cultures, sexual orientations and age groups.I know that for me personally the friendships and connections I have made through the tennis club have really help me to integrate into Perth society and I am now a proud Australian. I would like to see the tennis centre redeveloped, but I would be apprehensive with regard reducing the number of courts. Due to the proximity to the CBD Robertson park is a very popular and convenient club for a lot of young professionals that work in the city, but live in the outer suburbs. The facilities are used not just by the residents of the City of Vincent, but by many commuters from the outer suburbs also. At present the courts are pretty much in full used every evening after work hours. While I would support the redevelopment of the centre to better surfaces (and maybe even the additional of Clay courts) I would hope that the reduced number of courts will not mean that the demand for courts will no longer be able to be met	The City has worked closely with Tennis West to ensure the plan has the correct balance of courts. All options were considered. The multi sports courts will still be available for tennis. The license for a bar and cafe can be considered when the City seeks long term tenancy of the site.
91.	The Tennis Centre should be licensed for socialising after matches. There should be at least 4 tennis clay courts where lawn courts are currently and they can be floodlit.	The license can be considered when the City gets a long term tenant of the site. Clay is an expensive playing surface to build and maintain. Due to this, it was not seen as a

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
		suitable option. Tennis West are currently working on a business case to address the lack of clay courts within WA.
92.	This should be a Community Centre with a range of community facilities available to the greater community, cafe, bar, coffee shop, artists' spaces, offices, meeting spaces for community groups, yoga, pilates, dance or craft groups, play groups	Noted - To be considered when the City seeks expressions of interest for a long term tenant of the site.
93.	Buildings should be better utilised by other groups including for food and beverage. Tennis huts should be replaced with huts of the original design. The number of courts should respond to planning needs, not abide by the arbitrary number of 20. The entrance needs major reform.	The café to be considered when the City gets a long term tenant of the site. New shade facilities has been added to the revised plan. Where feasible the new shade structures will interpret and reflect the original design. The City has worked closely with Tennis West to ensure the plan has the correct balance of courts. All options were considered. The entrance has been addressed in the revised plan.
94.	more courts that are better lit please	Noted. A lighting upgrade is included in the plan.
95.	I live in Bayswater i have been coming to Tennis Central at Robertson Park for the past 4years because I get excellent Service	Noted.
96.	The reduction of the grass courts to reduce up keep costs and provide for alternative uses for local residents welcomed	Noted.
97.	proposed changes are welcome as the existing courts (particularly the synthetic courts) are very old and tired. The synthetic is very sandy and slippery.	Noted.
98.	No	Noted.
99.	I think these are great proposed changes	Noted.
100.	None	Noted.
101.	I think a revamp of the courts and a reduction of the number of courts would be a good thing	Noted.
102.	I think reducing the number of Courts and having higher quality courts is a great idea. Most of the Courts are not used at the moment and are taking up space that could be used for other purposes (e.g. general park use, community garden etc).	Noted.
103.	No comment I dont use them	Noted.
104.	Really support the inclusion of additional services for girls and women in the proposal of a netball club	Noted.

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
105	None	Noted.
106	No additional comments, that all sounds good!	Noted.
107	NO	Noted.
108	As a member of the North Perth Tennis Club I believe the hard court development at Robertson Park will allow my club to offer an alternative grass court venue.	Noted.
109	Totally support the proposal from FORP to improve the main access. Also support looking at other options such as a cafe with sports as an ancillary use.	Noted.
110	I don't play tennis but I support the reduction of courts as they do not all seem to be used and this would create more space to be used in other ways	Noted.
111	Great idea to rejuvenate the run down centre and opportunity for the centre to have a greater social tennis and multi sport offering for the community.	Noted.
112	I am open to change, provided it remains user friendly to the local community and is inviting to people from outer lying suburbs. I think the changes will support people coming into our great local community and enjoy the diverse cafe's and eateries in our area.	Noted.
113	Great plan	Noted.
114	Lighting design should consider minimal impact on residence property facing the centre	Noted. The lighting upgrade will have minimal impact to the residents
115	More parking please. Food and drink facilities	Parking has been investigated on site and it has been determined there is adequate parking in the area and the immediate surrounding area. Food and drink options to be considered when the City seeks Expression of Interest over the long term tenancy of the site.
116	There needs to be more, well lit and safer parking	In the revised plan the City has included extra lighting to improve safety.
117	Please ensure sufficient shade is provided for visitors. Sorely needed in North Perth Common.	Shade and seating has been considered in the revised plan.
118	Hitting wall please	A hit up wall has been considered in the revised plan.
119	Focus on more/better footpaths, flat surface for best accessibility	Footpaths have been considered in the revised plan.

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
120	The entrance to the Tennis Centre is poor. A wider entrance would make it more welcoming. It would be great to develop a cafe within the tennis centre that the public could use. Consideration should be given to reducing the tennis courts further, to 10 courts, freeing up more space on the Randall St side for other uses.	The entrance has been addressed in the revised plan. The café is to be considered when the City has a long term tenant of the site. The City has worked closely with Tennis West to ensure the plan has the correct balance of courts. All options were considered.
121	The tennis shade huts are part of the history of the tennis complex. There is a purpose of having them. If, some have to be removed. They could be used in the main area of the park, or where the new playground is going to be upgraded - instead of benches. There are currently no facilities for protection against the summer/winter seasons. There would be no cost involved for the Council. As new benches would not be required. Let some history of the park remain instead always being destroyed by the Council.	It is understood the shade huts are part of the history at Robertson Park and shade is a preferred amenity for tennis. The shade huts are in poor condition and have been supported by the State Heritage Office to be removed. Shade is not a required amenity when planning a tennis centre, however, it is a preferred amenity. Administration have included shade in the revised plan and where feasible the new shade structures will interpret and reflect the original design.
122	It is important that there be some form of shade if you propose to take away existing shade shelters.	Shade and seating has been considered in the revised plan.
123	Need to upgrade the toilets and allow for more parking.	The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program. Parking has been investigated on site and it has been



No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
		determined there is adequate parking in the area.
124	Bathroom facilities need upgrading and parking is an issue police use the car park as overflow. Netball is a great idea and I would like to see a club set up here too	The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program. Parking has been investigated on site and it has been determined there is adequate parking in the area. Noted.
125	No	
126	My whole family play tennis at Robertson park. I haven't found a tennis centre in Perth that has as many organised activities and often all the courts are being used. The huts are very decrepit, but it would be good to replace them with another structure.	Noted. Alternative shade has been considered in the revised plan.
127	I think this space should be returned to community space - not for the exclusive use of tennis. The very small community garden is insufficient and the multi-courts will be noisy. How about a women's shed? How about a community bar and meeting place?	Throughout the plan there is improvements to the community accessibility to the site. This has been achieved through decreasing the number of courts to allow for more public open space, introducing multi sports courts and including a community garden. The exact size of the community garden will be addressed throughout detailed design. The community bar and meeting place can be considered when the City seeks long term tenancy of the site.  A women's shed was investigated and Robertson Park was not deemed to be a suitable location.

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
128	Upgrade synthetic courts surfaces and lighting.	Lighting and court upgrades are proposed in the plan.
129	Reduction of tennis court numbers supported for development of multi-sport courts, but not otherwise	Noted. The City has worked closely with Tennis West to ensure the plan has the correct balance of courts. All options were considered. The multi sports courts will still be available for tennis.
130	Great idea to provide some multi purpose courts for other community activities along with tennis to bring more people to the centre	Noted.
131	Add a hitting wall	A hit up wall has been considered in the revised plan.
132	The change rooms need an upgrade, the lighting in the courts needs to be improved, the carpark needs more parking spots and more lights, it's not safe for women at night	The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program. A court lighting upgrade has been included in the plan. Park and carpark lighting has been included in the revised plan to improve safety.
133	I play at the facility three times a week. Quite often the car park and the courts are at capacity, find the entrance a bit dangerous when car park busy.	Noted.
134	Real clay courts would be beneficial in giving tennis community access to world class surface	Clay is an expensive playing surface to build and maintain. Due to this, it was not seen as a suitable option. Tennis West are currently working on a business case to address the lack of clay courts within WA. Upgrades to the court surface and lighting is included in the plan.
135	Please put clay courts! There is a shortage in WA and would benefit many players.	
136	Sooner the better as court lighting conditions are bad. Court surfaces need upgrading. Been here for 5 years.	
137	Tennis hitting wall would be a great addition. Addition to acrylic surfaces, clay court would be great as not many around in Perth.	A hit up wall has been considered in the revised plan.
138	The Tennis Centre should be a community facility with tennis, other court sports, cafe and a bar	Noted.

No.	Tennis Centre Comments – “Do you have any additional comments about the Tennis Centre?”	
	Community Comments	Administrations Comments
139	Would like to see more commitment to food and beverage facilities.	Noted
140	Dining facilities would be good to add to this upgrade	Noted - The clubrooms are reasonable and compliant to be leased in their current state. An upgrade will fall within the lease terms or City's capital works program.
141	I support the upgrading of the court surfaces to acrylic provided they are green. Also, that access to the tennic club is clearly marked.	Noted.
142	The tennis centre is a fantastic facility for the local community. I've been playing tennis there for 15 years. The 'drop in' (vs club) set up and large number of courts make it highly accessible. I'd love to see this continue. A tennis wall (like by Leederville tennis club) would also be great.	Noted. A hit up wall has been considered in the revised plan
143	I love the tennis club and the atmosphere it creates.	Noted.

No.	Multi Sports Courts Comments – ‘Do you have any further comments?’	
	Community Comments	Administrations Comments
1.	As long as it doesn't take away from the tennis centre and prevent parking or cause conflict. It is a great tennis community so should remain that way and only grow rather than get overshadowed or pushed aside.	The multisport courts were introduced to service the wider community. The courts will remain tennis and allow for other sports to use the facility for training and informal use.
2.	Not sure they are as effective to play on for any of the sports	There are multiple sports in which can be played on the courts.
3.	No comment doesn't effect me	Noted.
4.	Whatever the residents might require for their children as well as adult sports should be included.	Noted.
5.	A good initiative to provide choice and diversify the use of the Park at different times and attract people - youth in particular.	Noted.
6.	As long as it doesn't become a hangout for vagrants, vandals and homeless - like is the case at Weld Square	Noted.
7.	Be good that other sports can benefit from the upgrade!	Noted.
8.	Brilliant	Noted.
9.	Brilliant idea	Noted.
10.	Desperately need netball courts for North Perth Dynamites	Noted.
11.	I do not support changing the use of the tennis centre to a multi-sports centre. Therefore, I do not support the marking of any other sports.	The multisport courts were introduced to service the wider community. The courts will remain tennis and allow for other sports to use the facility for training and informal use.
12.	The inclusion of a half basketball court would be beneficial for younger people of area ....similar to the uses of the park bordered by Beaufort, Newcastle and Stirling.	Half court basketball has been proposed in revised plan.
13.	The hard courts will be loud, with the sound of bouncing balls travelling to neighbouring properties. The only people that will use it will be youth and young people - what about all of us baby boomers and Gen X's? Would be better used as community garden or a lawn bowls rink.	A community garden is included in the plan.
14.	I also would like a wall to throw, kick or hit a ball against as this would support a person playing by themselves	A hit up wall has been included in the revised plan.
15.	Volley ball, net ball and basket ball plus a tennis hit up wall and of course they could be marked for additional tennis courts. Lighting and noise management will be an issue for residents close by if the evening times are not constrained.	All sports are being considered and tennis will remain one of the sports. Lighting and noise management has been taken into consideration.
16.	Consider one court under cover for all-weather use.	Local community are not in support of an indoor tennis facility. It was evident during the community

No.	Multi Sports Courts Comments – ‘Do you have any further comments?’	
	Community Comments	Administrations Comments
		consultation of Robertson Park State Tennis Centre Proposal in Dec 2018 - Jan 2019.
17.	To look at what has worked (and not worked) elsewhere.	Noted, in preparation of the plan a review of other parks and facilities has been undertaken.
18.	Including courts that aren't purely tennis courts encourages people with different sporting interests to utilise the facilities.	Noted.
19.	Needs to be easy booking system (online) and affordable.	Noted.
20.	No	Noted.
21.	no, think it would be good.	Noted.
22.	I don't think the multi-sport courts will have as much usage as the tennis courts do, so I think it's a bit of a waste of space.	Tennis can still be played on the multi sports courts.
23.	I support multi sports if it helps the center grow, but the importance of this facility for tennis is paramount	Tennis will remain a priority at Robertson park and tennis can still be played on the multi sports courts.
24.	All courts should be for tennis!	The multisport courts were introduced to service the wider community. The courts will remain tennis and allow for other sports to use the facility for training and informal use.
25.	Would like the multi-sport courts to be open to the public without needing to book.	The courts will be accessible through a booking system.
26.	No objection to multi-sport courts but too many lines are confusing.	Noted.
27.	For tennis you need quiet to concentrate. Multiple use courts might have whistles or music. This would be very distracting.	Additional activities have been carefully considered to ensure there is minimal impact on surrounding residents. The City will introduce rules to assist with noise control.
28.	The existing tennis courts are regularly used	Noted. Tennis can still be played on the multi sports courts.
29.	I quite like the idea of Padel tennis - it is a vibrant sport that encourages a strong social scene. These courts, of course, can't be shared	Padel tennis was considered on site and determined not to be feasible option.
30.	Don't think they will be used much	Noted.
31.	Excellent idea.	Noted.

No.	Multi Sports Courts Comments – ‘Do you have any further comments?’	
	Community Comments	Administrations Comments
32.	Fantastic initiative that we have been waiting for! This will make a real difference for the growing numbers of kids in our area. I’m interested to hear how easy and cheap it will be to book the courts, so that it is taken up, and hopefully can be done quickly and also spontaneously.	Noted.
33.	Good idea.	Noted.
34.	Great idea!	Noted.
35.	I love playing tennis there and I know plenty of other people do too	Noted.
36.	I support the multi-sport courts but not at the cost of all of the grass tennis courts.	Noted.
37.	I think it is a great idea to allow more people to enjoy the park rather than making it so tennis focused.	Noted.
38.	I would like to see basketball and netball. My daughter's and are often looking for somewhere to spend 1/2 an hour shooting hoops but don't know where to go. I would like this to be free	Noted.
39.	I would prefer to keep as many tennis courts as possible, but I see why some multi purpose courts would benefit the wider community.	Noted.
40.	I would support any sports the facility is able to conduct	Noted.
41.	I’m a sport fanatic so any introduction of other sports to a recreation facility/park is a positive in my mind.	Noted.
42.	It seems to be a good idea. More flexibility of use.	Noted.
43.	It will attract more people	Noted.
44.	It’s a good idea. The park is nice place to do sports. Many people use the park walking or playing with dog.	Noted.
45.	Long overdue in the area!	Noted.
46.	Much needed and will be more widely used.	Noted.
47.	Multi sport courts should not be at the expense of the 20 proposed tennis courts but in addition to. Having a well managed centre with viable tennis options can mean that additional sports could benefit from the arrangement.	Noted.
48.	Needing more multi sport courts in City of Vincent	Noted.
49.	No, just to keep the art studio	Noted.
50.	Note multi sport tennis courts can’t be used for tennis tournaments.	Noted.
51.	So long as they blend well with the existing tennis courts	Noted.
52.	Sounds fantastic, my husband and his friends play social basketball regularly at Loftus recreation centre but also love to casually play at the outdoor courts at Highgate Primary. They often lament the lack of public basketball courts in the area that are in good condition and of regulation size	Noted.
53.	they are a good idea for people in the local area.	Noted.
54.	to increase use of the centre is a good thing	Noted.
55.	Very excited to be able to shoot some hoops etc	Noted.
56.	Won’t use them	Noted.
57.	One of the reasons I love living in the city of Vincent is that it is so multicultural. As an overseas born and raised Australian citizen I often felt I was not quite as "Australian" as people who were lucky enough to have been born here. This was particularly true when I spent my early years in Perth living in the western suburbs. Moving into the city of Vincent my perception changed. A lot of the residents who live in our city have been born overseas and come from a wide variety of countries and backgrounds. I would hope that the multipurpose sports courts would reflect the needs and interests of the	Noted. All sports are being considered.



No.	Multi Sports Courts Comments – ‘Do you have any further comments?’	
	Community Comments	Administrations Comments
	population of the City Of Vincent and be weighted towards the international sports of Tennis, Volleyball, Futsal and Basketball as opposed to more traditionally Australian sports such as Netball and Cricket.	
58.	The return of women's sport is great. Noise and light spill to local residents needs to be carefully controlled.	Noted. Noise and light spill will be carefully considered and controlled.
59.	I support improving the amenity as long as it doesn't result in an increase in noise.	Noted. Noise is carefully considered and control measures will be put in place.
60.	Multi sport courts is a great idea as long as there is space for it and it does not impact Tennis Central negatively	Noted. The courts can still be used for tennis.
61.	I would prefer that Robertson Park Tennis Centre remains only for tennis. However if multi sport courts are introduced I would like to request that the City please take into consideration the repercussions of public restrooms.  If the tennis centre will have their own restrooms (preferably upgraded), then there shouldn't be an issue. However if they become public restrooms then the management and maintenance of these public restrooms needs to be addressed, for they may be the down fall of Roberson Park Tennis Centre.  Restrooms are a significant part of a tennis centre. For example Bayswater (whilst it is a club) are known to have excellent restrooms. Public restrooms can, in the long run, degrade the tennis centre. Therefore in my opinion Robertson Park Tennis Centre needs to have its own restrooms.	Public toilets are included in the plan.
62.	I don't mind there being other sport facilities but tennis needs to stay the priority sport and as a player I don't want to have to fight for parking, court time etc if other sports are included	Tennis can still be played on the multi sports courts.
63.	This is a great addition. I hope they are enclosed with a fence to stop balls flying across the park and have lighting for night time use.	The Courts will be within the fenced premises and have lighting.
64.	They should be separate and not interfere with the tennis facilities	This has been investigated and considered. The multi sports courts will still be used for tennis and need to remain integrated into the facility.
65.	I am not a sporting person, so I can't give a useful answer. There will be space constraints of course within the park, but advice could be sought from those various organisations themselves regarding what they might like to see. Due to parking issues, there might be an argument for privileging the smaller sports.	Sporting organisations have been consulted. There is adequate parking on the site and in the immediate surrounding area.
66.	Apparently, part of the park used to be set aside specifically for women's sports, so a variety of uses other than tennis would be an excellent development in the next phase of the park's history.	Noted.
67.	Good to have dedicated tennis courts.	The multisport courts were introduced to service the wider community. The courts will remain

No.	Multi Sports Courts Comments – ‘Do you have any further comments?’	
	Community Comments	Administrations Comments
		tennis and allow for other sports to use the facility for training and informal use.
68.	Heaps of line markings for different sports are confusing. Pick one or two sports as overreaching for too many means they are delivering with less impact.  Maybe include a sports drinks and healthy snacks bar to encourage people to hang out there socially too	Noted and will be considered. The café is up to the lease holder and will be considered through the leasing of the facility.
69.	I don't think we need 3 multi-sport courts at Robertson park. 1 would be sufficient.	There is community demand for 3 multi-sport courts.
70.	I don't understand why netball courts are being suggested. This sport is so well resourced with various purpose built facilities across perth. I suggest the council seriously consider getting behind tennis and fully supporting it. It brings together so many people from different walks of life.  I feel the noise from the other sports such as netball/basketball needs to be considered, as this will impact tennis games which tend to be a lot quieter. Constant whistle blowing and cheering from netball/basketball will impact enjoyment and ability to play tennis at this facility.  Also netball/basketball always have so many parking issues around areas which host them. I'm very concerned putting netball/basketball courts with the tennis courts will mean that parking will be a nightmare and make it really hard for people wanting to have a game of tennis to be able to find parking.	The multisport courts were introduced to increase usage and service the wider community. The multisport courts were suggested by many community members. Tennis will still be available on the courts. Noise has been considered and there will be restrictions in place to minimise the impact on residents. The car parking is shared between multiple users of the park. There is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises people who choose to be a pedestrian, then cyclists, then public transport users above people who choose to drive. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have be included in the revised plan to improve access to existing car parking.
71.	I oppose the change of use from tennis courts to multi-sports courts as the facility is already at capacity, particularly after school hours / weekends when the younger players require access to the facility and in the evenings / weekends when the older youth / adults require access to the facility. The introduction of other sports, especially at peak times, could not be accommodated as the facility is already at	The multisport courts were introduced to service the wider community. The courts will remain

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No.	Multi Sports Courts Comments – ‘Do you have any further comments?’	
	Community Comments	Administrations Comments
	capacity. The facility also hosts weekend pennants competitions. These regular game day events occupy the facility for long periods of time, as a game of tennis is a lot longer than say a game of basketball. I also note that the proposed multi-sport courts are located in the prime position of the facility. These particular courts are often allocated for the younger players, particularly primary school aged children, to enable closer supervision, easier access to facilities and to provide a safe environment for children (ie. there is a live CCTV of these courts that can be viewed from within the tennis centre). Moving these young players to a more remote location is not an ideal outcome.	tennis and allow for other sports to use the facility for training and informal use.
72.	I would prefer to see the facility stay as a Tennis Centre.	The multi sports courts will still be made available for tennis.
73.	I really don't think that other sports should be available at a tennis facility	The multi sports courts will still be made available for tennis. The City has worked with Tennis West.
74.	I strongly oppose this idea. If it was to go ahead I would NOT like to see netball or basketball. Maybe the council should consider really getting behind tennis and supporting it. It's such a wonderful facility at robertson park, it'd really be a shame to do anything that jeopardises it. So many people from different walks of life come together to play tennis at Robertson Park and that's what makes it so lovely.	The multisport courts were introduced to service the wider community. The multisport courts were suggested by community members. Tennis will still be available on the courts.
75.	I think it is a great tennis centre and it should stay a tennis centre. If it gets an upgrade it could be one of the best tennis centres in Perth	The multisport courts were introduced to service the wider community. The courts will remain tennis and allow for other sports to use the facility for training and informal use.
76.	I think it's a good idea	Noted
77.	Ideally, It would be great to see Robertson Park remain as a tennis centre! It is a very busy centre and has such a great vibe. The tennis centre is filled with many different age groups and its so nice to see tennis pumping in the middle of the city!	The multi sports courts will still be made available for tennis.
78.	I'm not really interested on seeing multi-sport courts.	Noted.
79.	Is the intent for the courts to be for informal use (still booked) rather than organised club sport (official umpiring, noisy whistles)?	The intent of use is for informal use and a training facility for clubs.
80.	It would be useful to clarify exactly what the multi-sport courts would be used for and how this would be managed.	Currently the intention is to have the courts hired out either directly through the City or through the lease holder. The process will be made as easy as possible for the community to access the courts.

No.	Multi Sports Courts Comments – ‘Do you have any further comments?’	
	Community Comments	Administrations Comments
81.	It's a tennis centre, have panel courts and also beach tennis courts	Padel and beach tennis were considered on site and were not a feasible option.
82.	Multi-sport courts should be open and available for general public use whenever not on specific hire. This will encourage ad-hoc use by local residents, particular children, teens and young adults.	Currently the intention is to have the courts hired through a booking system. This may be an online booking process available for the community to access the courts.
83.	No additional parking should be made available. The underutilized car park west of Fitzgerald St should be used for park visitors	Noted.
84.	Tennis is a relatively quiet sport so my support for a multi-sport court would be conditional on type of sports and location of the multi-sport courts. Suggest noisy sports be located close to Fitzgerald Rd - noisy road and non-residential across the road.	Additional activities have been carefully considered to ensure there is minimal impact on surrounding residents. The City will introduce rules to assist with noise control.
85.	That they not be placed near people's homes. Hope they are being sited facing Fitzgerald Street.	Additional activities have been carefully considered to ensure there is minimal impact on surrounding residents. The City will introduce rules to assist with noise control.
86.	The beauty of Robertson Park is that it is a park, it has a relaxed and natural feel to it. Adding multi use courts will change the aesthetic of the space.	Noted. Additional activities have been carefully considered to ensure there is minimal impact on surrounding residents.
87.	Will there be free showers, water fountain and area for users to change? Where will children and others park their bikes? Please provide ample shade and benches for those watching the courts.	Bathrooms are available within the tennis clubrooms. Bike racks will be considered throughout detailed design. Shade has been considered in the revised plan.
88.	Would like information or commitment around future maintenance or upkeep to avoid the courts getting the same state they are in now.	The City has adopted a new Property Management Framework that will be used to guide future lease, licence and management agreements. The future lease of Robertson Park Tennis Centre will align with the framework which include the maintenance and upkeep of the facility. The City will

No.	Multi Sports Courts Comments – ‘Do you have any further comments?’	
	Community Comments	Administrations Comments
		seek Expressions of Interest for a long term lease holder over the site and ensure alignment with the City's objectives
89.	Would prefer if they were just tennis courts but different surfaces	The multisport courts were introduced to service the wider community. The courts will remain tennis and allow for other sports to use the facility for training and informal use.
90.	Could be a recipe for disaster. Where is everybody going to park ?	The City believes there is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises walking, then cycling, then public transport and then car usage. Given this, creating additional bays at the expense of public open space and recreational activities is not supported. Improvements to the paths and lighting around the park have been included in the park. The courts will still remain as tennis and allow for other sports to use the facility for training and informal use. There will be a slight increase of usage during certain periods but this will be monitored when bookings are made. The City believes there is adequate parking around Robertson Park to facilitate people's access to the park. The City prioritises walking, then cycling, then public transport and then car usage. Given this, creating additional bays at the expense of public open space and recreational activities is not supported.
91.	Great idea, any plans on improved parking for the additional numbers this might bring. Parking is a big issue at Robinson Park.	
92.	High participant sports courts could put more strain on parking	
93.	I think multi-sport courts should consider the impact on the currently tennis centre and what it can offer. It is the only tennis centre I have come across that offers easily accessible sessions that don't rely on finding a partner to play with. I first started playing there when I lived closed by (in Leederville) and I still travel to play at the facility from Scarborough because of the quality of services it offers.	
94.	If multi-sport courts are introduced, parking should increase as well. The under-utilised carpark behind the Italian club needs lighting as it's too creepy for people to use.	
95.	The main reason I oppose the multi surface courts is due to the parking situation! I have personally witnessed accidents on Fitzgerald Street with pedestrians/cars, buses & cars, pet dogs and cars! anything you name it! I have lived in the area since 2000. Tennis for example has 4 people to a court if your playing doubles. Netball (for example) has 7 players to a squad and most likely consist of more players in the team so hypothetically you have 10 players coming for training which is 10 extra sets of cars trying to find parking at peak hour! It's a recipe for disaster! Also, for example in your plan you have 3 multi surface courts, and if you have 3 netball teams training at once that's an additional 30 cars coming into the centre, not to mention the people in the park and tennis! I suggest you and your team should sit outside the centre watching the traffic coming in and out of Robertson park tennis centre and you will see exactly what I have witnessed for many years and referring to! :)	
96.	This is a renowned tennis location and should be about building up tennis. Multi sports give me concerns about traffic and parking.	
97.	With the inclusion of multi courts, a 2nd time time user will put extreme pressure on the already car parking.	

No.	Multi Sports Courts Comments – ‘Do you have any further comments?’	
	Community Comments	Administrations Comments
		Improvements to the paths and lighting around the park have be included in the park. The courts will still remain as tennis and allow for other sports to use the facility for training and informal use. There will be a slight increase of usage during certain periods and this will be monitored when bookings are made.



No.	Community Garden Comments – ‘Do you have any additional comments?’	
	Community Comments	Administrations Comments
1.	A community garden needs to be fully researched by COV before any commitment is made. The COV need to provide support in terms of appropriate facilities such as sheds, watering, composting, preparation of the space and oversee a management group of financially committed participants, who are sufficiently committed for a period of time to make it work.	The garden will be a community organisation driven garden. There will need to be a dedicated group overseeing the management of the garden. The City is recommending to retain a space for a community garden in the revised plan, which has now been relocated. The City will await the formation of a group committed to the management of the garden before establishing the space.
2.	A community garden would change the feel of the park. Robertson Park is well planned with nice gardens. Community gardens can become untidy and if not well tended can become an eyesore. If there is a community garden it would need to be fenced and locked to avoid theft, damage etc. But then to fence it would not be a great look. If a community garden is essential suggest it is not along Randell Street, but where the tennis court carpark is.	
3.	A good idea for an area with growing housing density.	
4.	A good mix of herbs would be a great community asset - local residents could visit and harvest a fresh sprig for their meals as they need them!	
5.	A great idea. I think it could work really well in this area because of the diverse range of people who live here	
6.	Any activity of this type could be of benefit in inclusiveness and community camaraderie.	
7.	As mentioned above I would like to see variety of fruit trees	
8.	closer to residential connection away from traffic.	
9.	Critical to have highly motivated people from the community coordinate it.	
10.	Definitely more room for a community garden. This is such a great way to bring communities together and to share gardening knowledge.	
11.	Do not think this should be developed until a reasonable number of people have provide they would actively use it.	
12.	Great for local residents in high density living.	
13.	Great idea but not sure exactly how it would run/ work. Would be interested in giving it a go!	
14.	Great idea. Concerns over accessibility whilst maintaining security. Who provides the facilities and prevents damage and vandalism. Would require almost a leased organisation space, some what like the equivalent of a netball or tennis club, a growing club. How do you balance everyone's access over close residents getting a dedicated plot for growing produce, basically free front yard??	
15.	I am not sure how this will work, but I am concerned about the upkeep and potential for degeneration	
16.	I am supportive of community gardens in general but the city would need to ensure it doesn't become unsightly and the issue of produce theft would need to be actively managed.	
17.	I can't see how an 'allotment' style system would be managed without potential tension in such a small, exclusive area.	
18.	I don't think it's practical.	
19.	I like the idea	
20.	I like the idea of a community garden. Robertson park could be a great community hub of activity. However there is no point having a garden unless there is demand.	
21.	I like the idea of the community gardens but depending on how it is fenced and monitored, I think it could get trashed by people!	
22.	I look forward to also having a community garden where I can grow my own veggies.	
23.	I think it is a great idea. It is a fun amenity for all ages.	
24.	I think it is an admirable idea but needs management and can't be left as a free for all	
25.	I think it's a great idea	

26.	I think it's a great idea and strongly support. Would it be one garden that everyone contributes to or could we apply for an allotment? I think increasing the size of this would be good.	
27.	I think they only work when you have a solid group of committed volunteers to manage and maintain them. I don't think the community garden should be progressed unless there is significant demonstrated community support and commitment from the community that they will maintain it.	
28.	I think this is a fantastic idea	
29.	I would generally support community gardens, but they can look untidy if not managed properly and I don't think the local community has the experience to make this idea work in the long term.	
30.	I would love to grow my own vegetables/fruits and through that get to know more people.	
31.	If it works and people don't exploit it sure but I don't see the likelihood	
32.	I'm sure it will be popular, therefore, conduct a survey to find out how many are interested in the idea as I think the proposed space would not be enough. There should be adequate room to expand for the future.	
33.	Is there much support from local people for this kind of amenity?	
34.	It is an excellent idea to have a community garden and I believe given the demographic moving into the area recently (lots of young families with limited home gardens) it will provide a great form of community engagement. The area marked seems small when there is a lot of area to work with. Will you give thought to expanding the area if the take-up is successful? I have not seen reference to either water tanks or a/some garden sheds/lockers so that gardening gear can be stored there. A water tank is necessary at a minimum or access to reticulation so that the garden is maintained through the dry part of the year.	
35.	It needs to be bigger. It needs a shed, water tanks, place for supplies and tables for community gardeners to share a cup of tea.	
36.	It needs to be self managed. People often say it is a good idea but they want somebody else to do the work. There needs to be a demonstrated demand rather than the city providing the facility and seeing if people are interested. I expect the most likely users would be those living in the bottleyard development, the Maltings, or the apartments on Fitzgerald and Carr.	
37.	It should be retained for sport, there is not enough of this in the area.	
38.	It will need extended promotion. I expect individuals who are currently excited, may not live forever, so the city will need to ensure a strategy is in place to maintain support.	
39.	It would be an ideal addition for the area. Perfect!	
40.	It would seem like a good idea given the demographic of the neighbourhood but don't know how many people would use it. Would need some key locals to oversee it.	
41.	Love this idea!	
42.	My husband's family is Italian - and as such growing vegetables, fruit trees, etc. is common place. We live near Hyde Park / Robertson Park and our fruit trees are regularly raided - this includes coming onto our property to take the fruit. Older members of my husband's family who also live near Hyde Part / Robertson Park still plant vegetables in their front yard. Last year, all the vegetables were taken from the front yard - even though there was high fences and locked gates. A community garden would be raided and the produce stolen. Fences and gates could be damaged during the process. This area would better serve the community as either remaining part of the tennis centre or being converted to a grassed area with leafy, shady trees.	
43.	Need a strong and committed group of people to run the garden.	
44.	Needs a social aspect - for example a kitchen/bar. Would be good to include a women's shed.	

45.	Needs to be maintained	
46.	No use of manure.	
47.	None, I think its a good idea, but will need a lot of community support.	
48.	Not a good location near one of the busiest roads in Perth.	
49.	not necessary	
50.	Not needed	
51.	Only - PLEASE DO IT!	
52.	Presumably this could be for local people to grow some herbs and vegetables. It would be a separate garden from the native garden I have recommended above. It could also include some bush tucker plants as advised by Noongar elders.	
53.	So many people wander through Robertson Park daily that I fear community garden would be trashed.	
54.	Take a lot of organizing. Need to survey residents, state the conditions of use and ask if they would pay for use the garden	
55.	Tend to find these gardens get left Untidy after 5-6 months of use	
56.	The addition of a community garden would be in keeping with increased participation and engagement by locals a theme Vincent has been seeking to promote.	
57.	The community garden concept may appeal to environmentally concerned residents of North Perth and I support its availability in the plan. I agree that its viability depends on the presence of strong local drivers and managers. Lockridge Community Garden, for example, appears to have strong local patronage and to be a source of local pride. However, due to its open plan, damage and premature picking of ripening produce undermines the efforts of the workers. Some of the vulnerable plants are fully enclosed in netting with a locked gate.	
58.	The idea is nice, but they tend to become abandoned and scrappy-looking as the novelty wears off. If the consensus is in favour of one, its location becomes critical is terms of the park's visual impact.	
59.	The location on the Fitzgerald st side is a little weird. Not sure of the benefits of the garden near a main road? Or the city hasn't articulated the benefits well. Seems as though you would get better engagement if it was set back from there a little?	
60.	They require a manager. We are not like Europe where we live in units. There is a community garden in North Perth that always has vacant lots & it is messy. If you do proceed then it should be located at the Palmerston end not Fitzgerald as it will look unsightly. There is no need for one, open spaces will be a more usable area... A cricket training pitch might be another option if the council is more inclined to make this area a more sporting venue.	
61.	This is a great idea. There are a lot of apartments and small dwellings, so a community garden would be very much appreciated.	
62.	Tie in with a local business to support it and potentially use it too. Green world revolution would be a good starting point	
63.	Unsure as to whether the community garden would be sustainable / well kept over time.	
64.	Waste of time and resources	
65.	Weird spot? Traffic.	
66.	Who is going to look after it? It will 100% be trashed unless it was monitored by the council workers who clean the area daily.	
67.	Who would maintain the community gardens? Would it be accessed by a key, if so, who would keep the key? Who is responsible for picking the fruit and where does the produce go? Where will the tools go?? If these are not stored in a safe place it can be used as weapons. The community gardens will not work - I can guarantee it would be vandalised! I live in the area - this is a guarantee!!!	

68.	Who's managing it?	
69.	With increased density, a community garden will provide an essential resource and access to fresh home grown produce for residents without appropriate space in their residence.	
70.	Would need to be protected from misuse, kept clean, etc	
71.	Yes please! That would be great! Maybe community compost as well?	
72.	Yes yes yes to the community garden!!!! This is an incredible initiative and essential for learning and connecting within our community. I am assuming the Noongar people have been consulted and could incorporate teachings on local plants, etc. (This is an essential component).	

No.	Dog Exercise Area Comments – ‘Do you have any other comments?’	
	Community Comments	Administrations Comments
1.	In the event that you plan to fence a dog area, owners should be required to use it rather than leave their dogs off lead outside.	In the revised plan the dog exercise area is no longer enclosed. Instead of enclosing the area and excluding the space from other park users, in the revised plan low fence lines have been extended and a retaining wall introduced. This is to help create a barrier between dog users and park users for safety reasons.
2.	Using the existing fence lines and pathways as boundaries with plenty of entry and exit points. Do not support a circular fence within the current dog area as would preclude the many informal shorts activities that occur irregularly.	Noted. The revised plans show the extension of fence lines and low retaining wall. This is to help create a barrier between dog users and park users for safety reasons. The retaining wall will also be used as a seat.
3.	A dog water tap and fixed bowl	There is currently a dog water fountain on site and an additional dog water fountain is not required.
4.	Access to water	
5.	Another dog fountain in the enclosed area, more seating in the area and bins with bin bags around the enclosed area please.	Noted. More seating has been included in the revised plan. There is currently a dog water fountain on site and an additional dog water fountain is not required. Additional dog bag request has been forwarded to the relevant area within the City for immediate action outside of the Development Plan.
6.	Bigger water fountains for dogs	There is currently a dog water fountain on site and an additional dog water fountain is not required. When the City upgrades the current water fountain we can consider a larger size fountain.

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7.	Can those who don't have dogs still use the space for exercise and running etc? Will the gate ever be locked/inaccessible?	In the draft plan the enclosed dog exercise area would be for the use of dogs and not general park users. Following consultation there were main concern from the community was over losing the space as passive recreation. In the revised the City has chosen to extend the fence lines to improve safety for dog users and park users, whilst retaining the space for passive recreation and informal play.
8.	Do not bring in a rule that dogs must be on lead everywhere other than the designated dog exercise area.	Noted. In the revised plan the rules remain the same.
9.	Do not change dog exercise area	Noted.
10.	Dog water fountain	Noted.
11.	Doggy bag dispenser	Additional dog bag request has been forwarded to the relevant area within the City for immediate action outside of the Development Plan.
12.	Dogs are fine but need fences	Noted.
13.	drink fountain, doggy waste disposal facilities	Noted.
14.	Drinking bowls for the dogs (I am not a dog owner)	Noted.
15.	I don't have a dog but I am looking forward to not having dogs and doggie doo around the playground!	Noted.
16.	I don't think it would be possible to fix but the dog exercise area could be bigger. It's currently pretty small.	This has been reviewed and it has been determined that the dog exercise area is an appropriate size. The area size will remain the same in the revised planed.
17.	I think enough facilities as the current setup.	Noted.
18.	I would like to see the entire park, tennis courts/facility excluded, open to humans to walk with their dogs off lead if desired. As it currently stands, the only area dogs are allowed off lead is minimal and reasonably uninteresting for sniffing, foraging and being a natural dog though very good for chasing balls without damaging vegetation. Dogs and humans require a range of environments to fulfill their natural instincts for well being.	There is a variety of different dog exercise areas across the City. The fence around the perimeter of the park is not supported. The park needs to cater for a variety of different users and accommodate for both dog owners and non-dog owners. To achieve the balance of



		all park users, the park requires a designated area for off leash dog exercise.
19.	I would not like the dog exercise area made smaller, there are a lot of dogs and owners there in the afternoons it is quite a social gathering area in the neighborhood. I think this is used more than any other area at Robinson Park	The size is proposed to remain the same.
20.	If it's not broken why try to fix it? Leave it alone.	Noted.
21.	If the goal of the City is to bring more of a community vibe to the Park maybe try food vans, to draw people there.	Noted. This has been considered in the revised plan. Fence lines have been extended to improve safety for both dogs and park users instead of enclosing the area. This will also allow for the continued use of passive recreation and events.
22.	It is important that the dog exercise area stay where it is currently located. It provides an excellent space for the mix of dogs - there is sufficient room for larger dogs to run and chase while the smaller dogs can play in a different part of the park. The area is occasionally used by kids with footballs etc but the area needs to remain as is. The park is used extensively from very early morning through to evening due to lighting and access and most evenings I have seen upwards of 45 dogs on the park over the course of an hour and a half. It engenders excellent community spirit and feels safe for the most part. Enclosing it further will help reduce the risk of dogs heading onto Fitzgerald Street. As a newcomer to the area from Jan 2020 (moving from Brisbane) I 'd like to congratulate council for creating a safe and friendly location and dog exercise area which is a credit to you. It would be a shame to see it reduced or moved.	The size of the dog exercise area will remain the same and not decrease. Community lighting has been considered in the revised plan. Fence lines have been extended to help with the safety of dogs and park users.
23.	Keeping the off lead area is vital. I have noticed that there are large number of community members who use this area, and it offers ways to connect, that Hyde Park does not. Maybe more seating.	The area will remain off leash and additional seating has been included in the revised plan.
24.	Lighting of the dog park at night	Community lighting has been considered and included in the revised plan.
25.	More benches. Some natural visual barriers, dogs need to explore & sniff this eases their anxiety & tension. Another larger water bowl if the pooch wants to dip its head? :-) Perhaps some signage expressing something like: Dog zone, please respect & be kind... Bags, bags, bags they have to easier to open! ;-0	Seating have been included in the revised plan. A larger water bowl can be considered when the current dog water fountain is due for replacement. Additional dog bag request and ranger patrols has been forwarded to the relevant area within the City for

		actioning outside of the Development Plan.
26.	More COV Ranger patrols to fine dog owners who don't clean up dog poo.	Additional dog bag request and ranger patrols has been forwarded to the relevant area within the City for actioning outside of the Development Plan.
27.	More doggy bag stations around the park	
28.	Natural hedging is quite adequate rather than hard metal fences to complement the amenity of the park. The only additional are a few more bins with doggy bags. There is enough space for dog owners and this is used for a very limited time during the day, ie before and after work for the majority of the week. Dog owners need to be responsible for their dog's behaviour that is under control and pick up their mess.	After seeking advice from our parks team, natural hedging has been attempted at Robertson Park in previous years and was never able to grow successfully to be used as a fence. Given this, the fence line extension will be low pool fencing with natural hedging. Additional dog bags and ranger patrols has been forwarded to the relevant area within the City for actioning outside of the Development Plan
29.	No. the existing amenities are good.	Noted.
30.	Not a dog owner, so no real preference.	Noted.
31.	Perhaps lighting so that it is usable after dark. Similar to how the tennis courts can operate into the evening.	Community lighting has been considered and included in the revised plan
32.	Perhaps some agility equipment off to one side	Dog agility was considered for the enclosed area. In the revised plant the enclosed area is removed. Instead we will extend the fence lines for safety reasons. Given the area won't be exclusively for dogs, it was not seen as appropriate to introduce agility equipment
33.	Perhaps some apparatus for dogs like the ones near Langley Park.	
34.	Please do not reduce the size or location of the dog exercise area - the numbers of users - av 15-20 owners each afternoon that I observe, allows for big boisterous young dogs and smaller delicate (both) dog and owners to function in harmony. Relocation to the space between the Art Studio and Fitzgerald St would reduce the size and not allow younger owners and parents to multi task with kids and dogs	Size of the area won't be reduced and the location is remaining in the same area

35.	Plenty of available dog waste disposal bags.	Additional dog bag request has been forwarded to the relevant area within the City for immediate action outside of the Development Plan. There is currently a dog water fountain on site and an additional dog water fountain is not required.
36.	Poo bag dispenser	
37.	Poo bins	
38.	Public doggy bin	
39.	Water bowls and shelter for rain	
40.	Water fountain, poo bag stands, bins	
41.	Water stops	
42.	Water to drink for the dogs	There is currently a dog water fountain on site and an additional dog water fountain is not required. The dogs are safely distanced from the organised sports activity near the tennis facility. Safety of both park users and dogs have been considered in the revised plan. Instead of fully enclosing the dog exercise area and excluding passive recreation, the City is extending the fence lines to improve the safety of both dogs and park users. The fence will be low and act as a barrier and low sight lines will assist with safety of the area.
43.	water fountains for dogs	
44.	Water stations, shower (like at Britannia), double gated entries for security, more bins. Fences need to be suitable height for extra large dogs to remain safely enclosed. Area needs to be a suitable distance away from ball sports as many dogs are scared of basketballs, soccer balls etc. Needs to be dedicated dog area so that dogs do not have to deal with ball sports, joggers, skateboards, bicycles as these are often triggers for dogs. Multiuse areas do not work for many dogs.	
45.	would like to enlarge the dog area given that is the primary use of the park outside the tennis centre. Why not increase the hedging on the street borders to create natural boundaries and allow dogs off leash also in remainder of the park? I walk my dog twice a day in the park and being well behaved I have him off the leash as I walk around the park. I have to be vigilant because some zealous rangers threaten to fine if I'm seen. The current dog area is too small with occasionally lots of dogs so we prefer the quieter areas in the rest of the park.	There is a variety of different dog exercise areas across the City. The fence around the perimeter of the park is not supported. The park needs to cater for a variety of different users and accommodate for both dog owners and non-dog owners. To achieve the balance of all park users, the park requires a designated area for off leash dog exercise.

46.	<p>You could have 2x enclosed pens. One under the big Moreton bay figs for smaller dogs or nervous dogs.</p> <p>A larger dog area for bigger and more aggressively playful dogs. This I'm sure would reduce fights between anxious smaller dogs and bigger good bois.</p> <p>Seating for dog owners, a built in doggy water fountain</p>	<p>Seating has been included in the revised plan. Further investigation outlined that enclosing the dog exercise area was not suitable. Instead in the revised plan it is proposed to extend the fence lines to improve the safety of both park users and dogs.</p>
47.	<p>Do not change dog exercise area, keep it as is but fence all around</p>	<p>Noted. The Park is fenced along Stuart and Fitzgerald Streets.</p>
48.	<p>The current layout is great - good amount of space and the water bowl and bins are ideal. It would be nice to fence off the remaining open area, but not totally necessary. The main reason is dogs sometimes go after other dogs or people who are just passing by on the path, so this would discourage that conflict.</p>	<p>Noted. This has been considered in the revised plan. Fence lines have been extended to improve safety for both dogs and park users instead of enclosing the area. This will also allow for the continued use of passive recreation and events.</p>
49.	<p>The proposed dog fencing is an eye sore and over the top. It will no longer blend with the rest of the park effectively segregating what is a beautiful section of the park. Simply extend the existing fencing adding gates where necessary as seen at Jack Marks Park Highgate.</p>	<p>Noted. This has been considered in the revised plan. Fence lines have been extended to improve safety for both dogs and park users instead of enclosing the area.</p>

## Written Submission 1

**Draft Robertson Park Development Plan****Comment from the Friends of Robertson Park June 2021**

This submission is presented to the City of Vincent by the Friends of Robertson Park (FORP), an incorporated community group that is registered to achieve the following outcomes.

- Protect, conserve, enhance and promote the environmental, recreational, cultural and heritage values of Robertson Park;
- Advocate for the Park and its local environs for the long-term benefit of the local community;
- Seek input from local people and interested parties to ensure that the Park and its environs may best serve the local community;
- Work in partnership with the local community, the City of Vincent and other interested parties in support of the above objectives; and
- Raise funds and receive contributions where appropriate to finance these same objectives.

Over the two-and-a-half years since the group was formed, it has actively engaged with the users of the park, has attempted to listen to their needs and ideas, has facilitated communication between various user group, and has advocated on behalf all these interested parties.

While the group has been working to encourage users to participate directly in the consultation process for the proposed Development Plan, and to submit their own thoughts to Council, the group feels it is also desirable to articulate a more detailed response to the draft Development Plan that can allow a deeper engagement with it.

The FORP group hopes the comments included below are taken constructively and seriously as a significant part of the consultation process in the park's ongoing management.

**Objectives of the Park's Development Plan**

At the first consultative workshop on Thursday 20<sup>th</sup> May 2021, the Mayor of Vincent, Ms Emma Cole, announced that the City has three primary objectives for the Development Plan. Paraphrased, these are:

- The enhancement of women's sport in the City of Vincent by establishing facilities for the local netball club within the park;
- The reduction in the number of tennis courts within the park, particularly the high-maintenance grass courts, to help create a better balance of sporting facilities within the City.
- Using the opportunities of responding to the first two objectives to increase the overall amenity and utility of the park.

The FORP group believes there is a consensus amongst those with a stake in the park to support these objectives, and therefore the group supports them as well.

**Design Principles for the Park**

While preparing for the consultation process on the Development Plan for Robertson Park the FORP adopted a set of high-level design and management principles that they believe would be appropriate for guiding the park's redevelopment. They reflect the design principles adopted by the City of Vincent for the redevelopment of the park in 2003.

Robertson Park is to be designed and managed to:

1. Be a community recreational asset for current and future local residents.
2. Be a place that fosters native vegetation and habitat while maintaining the heritage vegetation sections of the park.
3. Support a combination of both active and passive recreation.

4. Pro-actively celebrate its wetland, indigenous, and western heritage.
5. Express the park's diverse origins through maintaining its historic "rooms", while maintaining an overall cohesion within the site.

The FORP believe it would be useful for the city to adopt similar principles for the Development Plan, and for the park's ongoing management.

### **Naming of the Park**

Over the last two centuries, the area around the park has been variously known to its local residents as Boojoormelup, Lake Henderson, Henderson's Lake, Anderson's Lake and most recently Robertson Park.

The park's continuing links to Nyoongar people and their culture are recognised by its registration under the State's indigenous heritage act, and by the City of Vincent's Reconciliation Plan, which includes a policy of dual naming of places where possible.

The FORP believe that Robertson Park is an ideal place to initiate dual naming as:

- Its Nyoongar name has been the name of the place for millennia, and this needs to be recognised;
- It appears from the workshops and general discussion within the community that such an act of recognition of indigenous culture would be broadly supported,
- There appears to be a consensus in the Nyoongar community that Boojoormelup is the appropriate name for the park area.



*Boojoormelup/Lake Henderson/Robertson Park in 1864. Photo: Alfred Hawes Stone: 1801-1873; Battye PH00/PH00370*

### **The Wetland Heritage Trail**

Robertson Park is one of seven parks located along a former chain of wetlands/lakes that spanned the southern half of the City of Vincent. About 20 years ago the city initiated a project to link these parks with an off-road recreational bike-path, and to improve the landscaping, usage and signage in all of the parks to better reflect their wetland origins. Significant implementation of the project took place



over the following years, and today places like Robertson Park and Smiths Lake are especially successfully integrated into this concept.

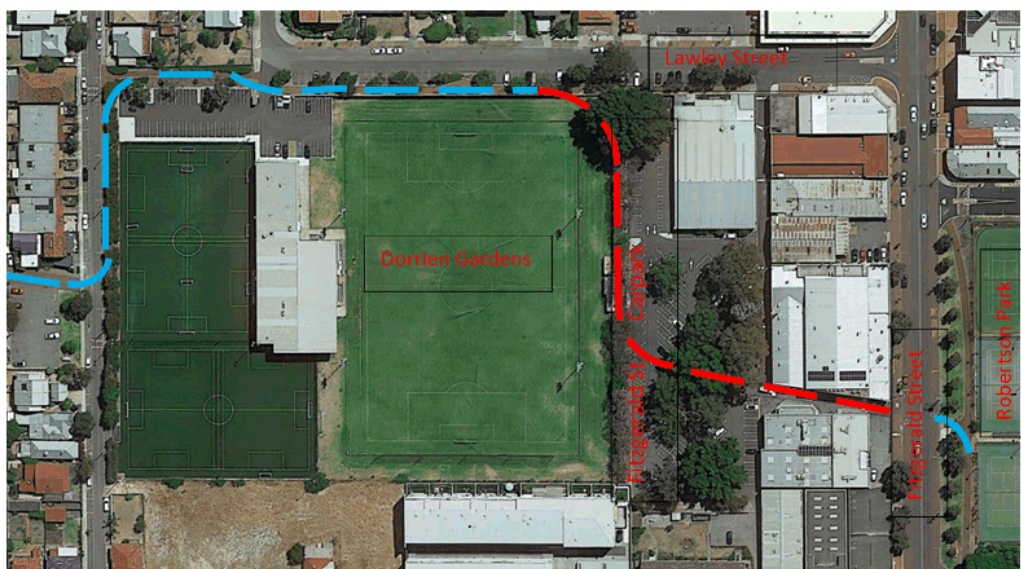
Recently the City of Vincent has shown renewed interest in the trail, particularly with regard to re-focusing its indigenous heritage meaning. The FORP strongly support this renewal of the trail.

#### **Connection of Dorrien Gardens to Robertson Park through the City of Vincent's Fitzgerald St Carpark.**

It is possible to scoot, push a pram, or cycle along the entire length of the seven parks of the Wetland Heritage Trail, with the exception of this one absent link. During the planning of the heritage trail, it was recognised by the city that the best way to establish this link for legibility, safety and landscape reasons was through the City's carpark, but due to financial constraints at the time of its initial construction it was not completed, so a route along the Fitzgerald St footpath was promoted instead.

To complete this connection in the originally intended manner, it will probably be desirable to:

- Remove the carpark's wall facing Lawley St;
- Create a new car entrance at this location;
- Build a path through the carpark and down the 7m-wide laneway-link to Fitzgerald St
- Increase the transparency of the landscaping between the trail path and the Dorrien Gardens playing-field areas;
- Enlarge and enhance the lower-storey planting in the car park to recognise the wetland theme;
- Construct a pedestrian refuge in the middle of Fitzgerald St.



*Route for the completion of the City's Wetlands Heritage Trail (shown in red) through the City of Vincent's Fitzgerald Street Carpark.*

#### **Access to the Park**

The majority of passive-recreation users of the park, including the dog walkers, live within walking distance of the park, and therefore do not need transport means other than their legs or mobility vehicles. However, the arts centre and sports centre are more regionally focused facilities, and rely on cars, bikes, buses, and increasingly, various electric mobility devices.

To cater for people coming from far afield to the park, the FORP suggest the following access improvements:

- Extending the Robertson Park carpark towards the new sports centre entrance (contingent upon a tennis court being removed);
- Upgrading the Fitzgerald St carpark to encourage any overflow parking demand from the sports and art centres to be directed there;
- Adding an island refuge to the Fitzgerald St pedestrian crossing point that leads to both the Fitzgerald St carpark and the bus stop on the opposite side of Fitzgerald St;
- Completing the Wetlands Heritage Trail through the Fitzgerald St carpark, thereby connecting the northern section of the City of Vincent to the park by non-car travel modes;
- Installing a bike rack, located in a highly-visible spot next to the entrance of the sports centre.

## The Heritage of the Park

### Indigenous Heritage

The country upon which Boojoormelup/Robertson Park sits has a history of Nyoongar ownership and use that goes back tens of thousands of years. Noongar culture and law continued to have a strong relationship to this country, and most people within the City are keen to have local indigenous culture more visible in the City than it has been in the recent past.

Proposals for the park that the FORP are supporting, that should resonate with the Nyoongar community and make aboriginal culture more visible to the broader community, include the:

- Dual naming of the park;
- Restoration of some of the indigenous habitat on an area currently covered by lawn;
- Installation of signage and artworks associated with Nyoongar culture for the Wetlands Heritage Trail;
- Elimination of the issue of ground-water pollution associated with turf-maintenance practices for the tennis courts.

It is hoped that the Nyoongar community will support and contribute knowledge for the successful implementation of these changes.

### Western Heritage

Since colonial times the pieces of land that make up Roberson Park have had many varied and interesting land uses. An easy-to-digest visual overview of past land uses and events in and around the park is available at [friendsofrobersonpark.com.au](http://friendsofrobersonpark.com.au)

Many original trees and constructions from these past land uses still survive in the park. They include:

- An original flooded gum, which has been growing in Boojoormelup since pre-western times;
- The trees around the grounds of Palmerston Villa, built by Edward Keane as his home while he was the Mayor of the City of Perth and MLC for the Perth region. Palmerston Villa also has many other layers of historical importance;
- The home of Lee Hop and other market gardeners of Chinese origin who farmed part of the park area;
- The women's playing field, built by the City of Perth as part its establishment of Robertson Park as a centre for women's sport in the 1920s;
- The avenues of tree planted by the City of Perth in the 1920s to lay out Perth's first major children's playground;
- The front walls and steps of Perth's first children's library.
- The rump of Cowle St, off Palmerston St, which was supposed to connect with the rest of Cowle St, but was instead left stranded due to one of the many park expansions.

The park's highly visible wetland, indigenous planting, Palmerston Villa/Ormiston House footings, and current tennis courts, although all of more contemporary constructions, also continue land uses that have deep historical associations with the park.

Other farming, spiritual, business, industrial, institutional and residential land uses of historical importance have neither remaining visible fabric, nor continuing land uses to remind us of them. But archaeological remains within the park are likely to include substantial material from many former post-colonial uses, including the original convict-built drain through the park, the synagogue, and a large stable building from the 1860s.

Whatever the visibility of this rich history, there are many possibilities for bringing much of it back to life for current park users, by expressing the mosaic of the “rooms” within the park. The “rooms” constitute the key historic landscapes that make up the park. This strategy was adopted and implemented by the City as part of the park’s redevelopment around 2003, and the FORP suggest strongly that it be maintained and reinforced in the current redevelopment. To achieve this, the City should imbed staff from the City’s Local History Centre into the redevelopment’s design process, and also consult Chris Hair who has extensively researched the park’s history over the last 20 years and who has had a significant role in how the park is designed today. Chris is also part of the FORP executive group.

## Design of the Park’s Landscapes

### Extension of the eco-zoning around the northern and western sides of the park.

The start of the indigenous habitat planting (or “eco-zoning”) in Boojoormelup/Robertson Park began about 30 years ago, and has been almost continuously supplemented ever since. This landscaping has enhanced both the amenity and the environmental profile of the park. The proposed reduction of the number of tennis courts provides an opportunity to extend these improvements to the northern edge of the park. The western edge of the park also offers a further series of opportunities for eco-zoning.

The eco-zone area along Randell St may also be an opportunity to create some sculpting of the ground level amongst the new indigenous planting. This would add interest to the landscape, complement the geography of the existing valley in the middle of Randell St, and act as a water-retention basin for excess water that cannot be absorbed by the existing street drainage system. It should be noted that the new hard courts will probably drain towards Randell St, thereby adding to the water-disposal load, and that the digging would only be through the earth fill that was deposited on the area to create the flat tennis courts.

If the City agrees that the areas along Randell St and Fitzgerald St are to be primarily eco-zoned, the area between the inset paths and the road itself should be kept open at mid-storey height to allow passive surveillance of the path from the road. Regular small patches of grass between the road and the paths would allow regular choice of direction of movement, which would also enhance safety. Care will need to be taken when choosing a location for the taller trees so that leaf litter on the tennis courts is minimised.

The FORP suggest that these eco-zoning opportunities be fully utilised, and that detailed design of these areas should be professionally undertaken.

### Path Layout

In essence, the current paths of the park form an X-shape, connecting all the major access corners, with a double-path avenue at the park’s centre, and some street-edge paths. This structure allows users to enter the park or to pass through it, but it does not offer an opportunity to meander around the park without retracing one’s steps.

Some of the current paths also help reinforce the original historic “rooms” of the park by either following the boundaries of these rooms or by suggesting the geometry of the original landscapes.





*The City of Vincent's 2003 Development Plan, with FORP's suggestions for the 2021 Development Plan over-marked in pencil. The proposed eco-zoning areas are shown diagonally hatched, and the possible community garden is shown green as an open lawn area pending a decision about its implementation.*

The opening up of the park at the north side introduces an opportunity to make a loop walk within the park, thus making the most popular activity in the park –walking– much more interesting and diverse. The FORP therefore support having a path established around the tennis courts on the northern side of the park, but suggest that it be shaped to encourage loop movements of the park, and to enhance the landscape pleasure of walking along it.

The FORP also suggest that a further edge path be created to link up paths set in from the street edges on the park's western and southern edges, so that the entire section of the park from Stuart St to Randell St can be easily looped while delivering the best possible landscape experience the park can offer.

The FORP include, below, a plan for how these two paths might be shaped and located. The plan's design is intended to build on existing landscape's themes and beauty, and to make the park's "loop" legible and safe. The proposed paths are also located to minimise park maintenance by locating them between the lawn areas and the garden beds, thereby reducing some of the problem of grass running into the native plant areas, and keeping grass areas large so they are easy to mow with large machines.

It should be noted that the loop needs to pass just inside the southern edge of the proposed fully-enclosed dog-exercise area. This should not be a problem so long as self-closing gates are erected at the two entry points into this enclosure. This would have the added benefit of making the southern half of the loop path less inviting to bike and electric mobility device users, which have a reputation for disturbing dogs' karma, while allowing dog walkers, pram pushers and other walkers a calm, strolling environment. The loop also resurrects the plan to create a short bridge over the wetlands stream bed that remains unimplemented from the 2003 redevelopment plan for the park.

#### **Dog Exercise Enclosure**

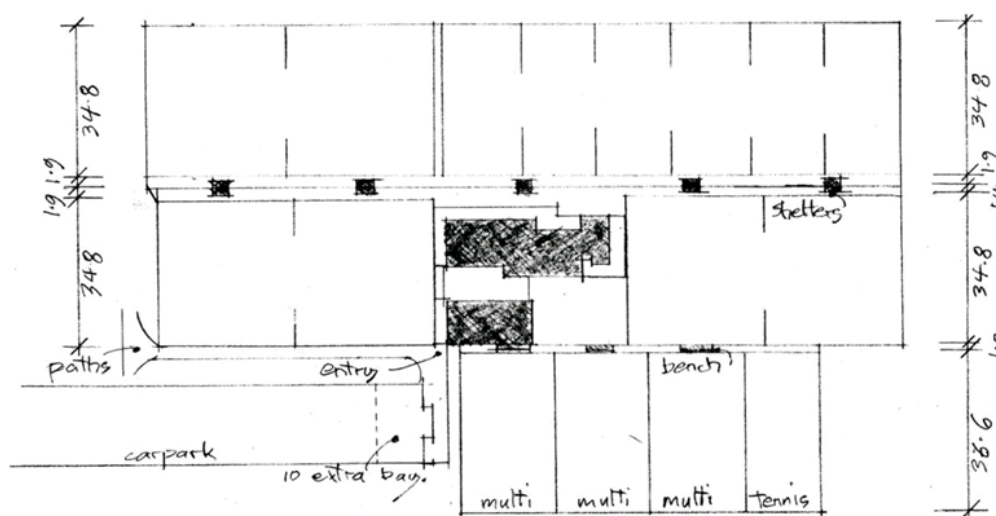
The current dog-exercise area occupies most of the space left behind after the abandonment of the Women's playing field, that was used exclusively for women's hockey and lacrosse from approximately 1925 to 1955. Its maintenance as an open space is therefore of some historical significance. Its current use as a dog-exercise area goes back well before 1980 and has become in itself part of the park's history.

The FORP are aware of the extensive discussion that has taken place amongst park users about how this open space should evolve as part of the proposed redevelopment. Council's direct consultation will inevitably throw up lots of thoughts on this matter, but it appears to the FORP, from its members' direct contact with other park users, that there is a consensus that the proposed internal fenced area should not be constructed, and instead, that the enclosure of the existing larger area should be completed. The FORP therefore support this outcome, and encourage the fence line to follow the edge of the existing path until it meets the western edge of the former Women's Playing Field which it should follow to meet the existing fence on Stuart St.

#### **The Tennis Courts**

The grass courts of the tennis centre have been part of the park's landscape for about 100 years. Their loss is regrettable, but appears inevitable, while the addition of new hard courts and multi-purpose courts should make the centre relevant for a new generation of users.

The need to lengthen the tennis courts within the park to achieve standard club-grade court dimensions appears to make it inevitable that the current tennis shelters will need to be removed. The original shelters were built about 1924, soon after the construction of the old tennis pavilion. The current shelters were built about the time the first part of the current tennis pavilion was constructed around 1980. Tennis shelters have therefore been a highly visible part of the Robertson Park landscape for nearly 100 years, and many people cite the shelters as landmarks when talking about the park. However, due to their reconstruction 40 years ago, it is the form of the tennis shelters, rather than the actual fabric of the tennis shelters themselves, that is a significant historic element of the Robertson Park landscape.



*Proposed alternative layout showing a direct entry off the extended carpark, and a court layout that allows the maximum maintenance of the existing fences, with 5 of the original tennis shelters to be rebuilt (see below).*

The proposed lengthening of the tennis courts will require a new layout for much of the east-west fences, a great deal of which is in poor condition. This new layout makes possible the retention of adequate room to at the end of the new courts to reinstate reproductions of five of the original double-faced timber tennis shelters. Their original design was very simple, so their cost should be modest.



*The original timber tennis pavilion and shelters of Robertson Park; 1930s.*

### **Community Garden**

Most people appear to support the idea of a community garden in Robertson Park. However, the FORP are not aware of any person or group yet that may be willing and capable of administering such a facility. We recognise that setting up a community garden is a complex process and we hope an energised and dedicated group form should the community garden become part of the Park's future. The FORP are also well aware of the history of other community gardens that have struggled to sustain themselves, and have fallen into an ugly disrepair.



Two small community garden plots have already been established in Robertson Park for many years along the southern verge of the former Cowle St (to the group's knowledge, only informally). One of these lots has been reasonably well maintained, but the other has been nothing but wild pumpkins and weeds for the last two years, abandoned by both the park gardeners and the original establisher of the market garden.

Community gardens also require sheds, water tanks and bulk compost facilities that can be untidy, particularly if they are allowed to evolve haphazardly, rather than being integrally designed into the landscape. Any community garden established along Randell St needs to be properly designed, run and regulated to ensure it remains a positive contribution to the Robertson Park landscape rather than a negative one.

The FORP suggest the areas set aside for a future community garden be kept as a grassed area pending its possible establishment.

The above-suggested park layout shows the location of the possible community garden further east on Randell St than in the draft plan. The location is suggested, in part, so that a more open aspect can be maintained from those houses on Randell St that have city skyline glimpses, and also in part to make the landscape experience along the park's walkway more interesting.

## The Sports Centre

The introduction of three multi-sports courts to Robertson Park is quite a significant shift in the use of the park. It will increase the park's attractions, particularly in the evening, which is likely to make the area safer and more engaged with the broader community, which the FORP are also very keen to achieve. However, there are several planning matters that will need careful consideration to achieve inviting and safe community access to the sports centre, to avoid nuisance to nearby houses, and to allow for the proper shift from a single tenant to multiple tenants at the sports centre.

### Sports Centre Entrance



*The existing entrance to the sports centre.*



*The arcade in front of the former sports shop which would become the new entrance to the sports centre (but without the link-mesh fence in front).*

The City is proposing to improve the entrance to the tennis courts. This is highly supported by FORP as the current entrance to the sports centre is down a 1.6m-wide fenced entrance walkway, which is more reminiscent of a cattle race than of the entrance to an inviting community sports facility. This access is threatening and unacceptably ugly for the existing tennis users, and will be even more unacceptable when the sports centre's facilities are used for more diverse community groups, especially women's netball in the evenings.

The FORP would like to put forward a relatively simple and effective solution to this problem. If the planned number of tennis courts is reduced from the 23 courts as currently shown on the draft

Development Plan, to 22 (19 tennis-only courts and 3 multi-use courts) it will be possible to open a direct entrance to the sports centre's buildings and courts.

This would have the major benefit of:

- Allowing about 10 more car-bays to be located immediately adjacent to the closer and more open entry.
- Improving the legibility of finding the sports centre, which will become more important as the diversity of groups using it (and potentially a café/restaurant) increases;
- Opening part of the quite attractive frontage of the building to the park.

### **The Sport Centre Buildings**

The former tennis club buildings are highly under-utilised as the result of the departure of the Seniors' Tennis Club and the loss of its liquor licence. They offer about 620 square meters of building area, and represent about \$2.1 million in community investment. They include three internal areas that are capable of being leased out together or individually, as they have no internal connections. They are the:

- Tournament control room and office;
- Kitchen, bar and function room;
- Former tennis hire and sports-equipment shop.

### **Restaurant/Café**

The Friends of Robertson Park have long believed that the community would like these buildings to be used, in part at least, for activities more inviting to non-sporting people, including uses that would allow the enjoyment of meals accompanied by alcohol service.

The current kitchen, bar and function room are designed to fulfill this purpose, so it would be a relatively simple matter to lease them accordingly. The suggested more-inviting sports-centre entrance will also reinforce the opportunity for a more viable operation.

### **Sports Therapy/Meeting Room**

The tournament control room and office appear to be used only when the occasional Tennis West sanctioned tournament is held at the sports centre. Various community groups that are based in the area currently use meeting rooms located some distance from the park. If the tournament office were to be refurbished with movable furniture, this space could be hired out to other users at non-tournament times. Potential users would include community groups such as the Friends of Robertson Park, and the North Perth Dynamites Netball Club. Private suppliers of health services such as personal trainers and physiotherapists may also be interested in hiring the space

### **Court Hire and Sports Shop**

If separate operators are chosen to run the tennis courts and the restaurant/café, the return of the sports shop to its original home in the smaller of the two buildings would allow the full freeing up of the catering facilities. The former shop and court hire counter are ideally located at what will hopefully become the front entrance to the sports centre, which was specially design for such a role, and which would increase surveillance and legibility to the entrance area.

### **The Multi-use Courts**

The City of Vincent is proposing facilities for basing a local netball team within the town, although not the creation of a regional netball competition centre as such. While the new facilities are welcomed, the FORP believe that the City should be make it explicit as to what the facility can be used for.

### **Noise Spill**

Tennis generally has 2 to 4 people per court, so at full capacity the 18 currently-lit courts would generate about 70 users at a maximum.

Netball generally has 7 players and 3 substitutes per side. Volley ball has 6 players and 6 substitutes a side. Basketball has 5 players and up to 10 substitutes per side, depending on the grade of sport. So generally, each court will generate about 20 players plus a number of coaches, umpires and observers. So about 70 additional people would not be uncommon if all three courts are used simultaneously for games. Netball, basketball and volleyball are all team sports that require a continuous communication within the team of players; they also tend to have many more onlookers than tennis matches. Netball, volleyball and basketball will also introduce more impact sounds from the larger ball bouncing and hitting backboards. Noise is therefore likely to increase substantially, especially for the nearby homes on Palmerston St that back onto the park.

The city needs to introduce controls to manage any such negative outcome. The FORP believe a 9:00pm finish to active sport would be an appropriate requirement.

### **Light Spill**

One of the most problematic areas of intensive sports facilities can be the overspill of light into surrounding residential areas while sports are operating in the evening.

The Australian Standards for outdoor tennis court lighting, AS2560.2.1, specifies 250 lux average as the minimum level of lighting required to ensure a game of tennis can be played safely and comfortably. The existing courts are believed to have light levels far below this stipulated intensity.

The Australian standard for club netball is 100 lux average for training, and 200 lux average for games. Basketball and volley ball appear to also have a game requirement of 200 lux.

While achieving training and games requirements will be essential for the upgrade of the sports centre, control of lighting in excess of these grades should be strictly regulated. The FORP would like to suggest that it is incumbent upon the operators that the lighting:

- Have the highest quality directional controls;
- Only deliver lighting levels to club or training grades;
- Be turned on only in those courts actually in use at the time;
- Be turned off at the latest by 9:00pm.
- 

### **The Park's Other Buildings**

The historic buildings within the park are important community assets and contribute to the park's distinctive design.

### **Halvorsen Hall/Robertson Park Artists' Studio**

Halvorsen Hall is the former headquarters of the City of Perth Band and is included within the State heritage listing for the park. The group of artists leasing Halvorsen Hall have been working there for almost 20 years. During that time, in addition to carrying out their own art practice, they have had at least 3 public exhibitions on the premises, and held many art classes. However, unfortunately, due to both the building's original form and how it is operated, what happens within the building is virtually invisible to the other park users.

Most park users seem to think that it is great having an art studio in the park, but wish it could contribute more to the park's life. The FORP would like the development plan to earmark heritage-sensitive future renovations to the building to make it more transparent, so that the occupants can see out to the park, and the park users can see in to the artists.

### **Lee Hop's Cottage/Jigsaw Office**

Lee Hop's Cottage is the former home of one of the original "Chinese gardeners" who farmed the drained Lake Henderson lake bed to grow vegetables. It was later the home of the park's caretaker. It is included within the State heritage listing for the park.

The current occasional use by the Jigsaw organisation does not contribute much activity to the park,

so if the building becomes vacant in the future, the FORP would like the City to earmark the building for a tenant that may be more interactive with the park.

### **Proposed Public Toilets**

The draft Development Plan proposes that the City build a new set of freestanding toilets in the park's picnic area.

While having access to public toilets for park users is desirable, if they are not properly maintained and administered, nobody will use them apart from those who want to abuse their provision. The former public toilets on the outside of Halvorsen Hall (currently locked and leased as part of the Robertson Park Art Studio) were so dark, malodorous and poorly maintained by the City of Perth, that it was offensive to go anywhere near them, let alone go inside and actually use them. If toilets are constructed, the FORP would expect their maintenance and supervision to be taken very seriously by the City.

The proposed location of the planned toilet block has been questioned by many park users. It appears that best practice for the location of such facilities is to place them on the edge of parks where there is maximum activity and surveillance. In this case a location on the edge of Fitzgerald St, away from the picnic and playground area may be preferable.

Another solution for delivering toilet access to park users is to allow them to use the public toilets that have already been built by the City in the sports centre. Upon delivery of the Development Plan these toilets will serve the restaurant/café, the netball/multi-sports courts, and the tennis-court hire business. The high level of activity that will take place around these buildings, and the regular turnover of users, is likely to discourage unsocial behaviour, and it will be much cheaper for the City to maintain one set of toilets rather than two. It is noted that the City has recently demolished the toilets in Beatty Park, and now allows park users to use the toilets in the Beatty Park Leisure Centre.

## **The Park's Furnishings**

### **Park Fences**

Link-mesh fencing was commonly used around the park until about 2010, when a new pool-style black-aluminium fence type began to be installed around the park. This fence type appears simple, practical, durable and economical, and would therefore seem to be the best material for any new low fencing. Of the three heights of pool-style fencing currently installed in the park, the mid-height version would probably be the most desirable for use for all the proposed new fence locations. The replacement of the short section of low-height fence located around the double central avenue, with mid-height fence would have the benefits of unifying fencing, and assist in keeping dogs within their enclosure. Black link-mesh fencing should continue to be used around the newly modified tennis and multi-use courts.

Lee Hop's Cottage currently has a tall fence around a large area to its rear. While the fence provides some protection to the cottage, it sterilizes the enclosed area, and does not fit the park's existing or proposed design. It therefore appears that it should be removed and protection of the cottage gained by a closer fence of the pool-style type.

The fence along the wetland edge of the central dual avenue was built as a temporary structure out of star pickets and rural fence wire. However, it has been retained as it has afforded some protection to the native planting around the wetland, and has discouraged people and dogs from taking short cuts across the wetland area. Since the temporary fence is ugly and out of keeping with the park, it should be replaced with a new one that matches the pool-style fencing in the area.

**Mid-path chicanes**

The double-hoop chicanes on all the paths into the park appear to have been successful in helping to keep bicyclists and other mobility-device users to a reasonable speed; they also look far more attractive than the much-ignored former traffic-styled signs. The FORP support the continued use of the chicanes as the primary way of keeping speeds moderate.

**Park lighting**

The recent upgrade to LED lighting within the park has significantly improved visibility at night within the path areas, and has reduced overspill of light into the trees, thereby minimising the disturbance of the park's wildlife. The FORP hope that similar lighting will be provided for the new path areas.

**Bins**

The City has recently removed all the traditional park bins and replaced them with wheeled plastic bins. This doubtless makes sense in increasing their capacity and in allowing for their efficient emptying, however the abandonment of their maintenance with regard to graffiti has turned them into an ugly intrusion within the park, and has set a precedent for the City tolerating graffiti on other parts of the park's infrastructure. The FORP would like all graffiti in the park controlled. There is also a need for at least one further bin near the Fitzgerald St bus stop, where refuse is jettisoned almost daily.

**Seating**

The current park's benches look attractive, provide rest and encourage people to stop and dwell in the park. The City recently removed the only bench in the children's playground area. The FORP hope that this bench will be restored and that new benches will be provided as part of the Development Plan.

**Artworks and Interpretation Graphics**

The park's rich and interesting past offers a multitude of opportunities for artwork and interpretational graphics to be put within its bounds to celebrate and interpret its history.

The recent removal of the Wetlands Heritage Sculpture appears to have occurred as a result of its



*Robertson Park's Wetlands Heritage Sculpture in 2005.*

physical deterioration. The FORP hope that it is currently being restored to make it more durable, and that it will soon return to the park.

The interpretational signage that previously existed in the park was much appreciated by the park's many visitors.

Unfortunately, it suffered from small historical inaccuracies, physical deterioration and the addition of graffiti. The FORP hope new interpretative material will be a major part of the new redevelopment.

**Maintenance of the Park**

Robertson Park probably looks better at the moment than it has ever looked over its 100 years of history. Its landscapes are becoming delightfully mature, the lawns are well maintained, and its consistent tending has allowed most of the garden beds and wetland area to become weed-free and well planted. There are however some maintenance issues that unnecessarily blight the park. They include:



### **Replanting**

The 2003 Redevelopment Plan nominated a broad range of indigenous plants for use in various parts of the park, most of which have thrived. Where plants have been lost, the city has annually done some replanting, and in most cases, this has maintained the intent of the mix. However, many garden beds are struggling due to plants reaching the end of their life, excessive wear and tear, and not getting enough sun as the result of the greater shade in the park. The FORP would like these beds to be rethought, and restored to their role as features of the park.

### **Graffiti**

Non-removal of graffiti seems to breed even more graffiti. It is apparent that, at the moment, no attempt to get rid of graffiti takes in the park place unless individual incidences of it are reported by private citizens to the City. Identifying and organising the removal of graffiti should be a key responsibility of the park maintenance staff, assisted by the ranger staff.

### **Repairs**

Most repairs to the park appear to be regularly completed by the city. However, some items have been left in a state of major disrepair for many years, such as the leaning and rusting bollards still on the Fitzgerald St frontage, and the twisted steel fence still on the Palmerston St frontage. Identifying and organising repairs of such matters should be undertaken without a community member needing to complain.

### **Signage**

One of the joys of being in a park is to be surrounded by things of beauty. Unfortunately, unregulated and ad-hoc signage in the park has at times significantly impinged on this beauty. The FORP support the recent removal of the inappropriately large and unnecessary traffic signs erected along the paths, and also the regulation of the park's commercial tenants, particularly the signage erected to promote the tennis centre's commercial sponsors. The FORP suggest that all signage be kept to a minimum, and coordinated in form.

### **Wetland shared maintenance**

For nearly 20 years the Claise Brook Catchment Group (CBCG) and the City have shared responsibility for the maintenance of the wetlands section of Robertson Park. The city has done all the spraying of couch grass and managed fallen trees, while the group members have completed all the planting, hand weeding and environmental monitoring. This model has been incredibly successful, and FORP welcome the group's continued relationship with the park, and hope that it will be in a position to take a significant role in the developing the proposed habitat restoration areas on the northern edge of the park.

## **The Continued Evolution of the Park**

Robertson Park was established in 1913 when William Bold suggested to the Perth City Councillors that they approve the purchase, for £9,500, of several acres of market gardens within the lakebed of the former Lake Henderson, to create a then-unnamed park on the corner of Randell and Fitzgerald St. Since that time, it has grown and shrunk incrementally in response to a multitude of events and circumstances, while constantly evolving in its uses to adapt to the changing needs of the community it serves.

This proposed refurbishment of the park begins another episode in its long history of continuous evolution. This episode promises the return of women's sport to the park and a loop walk, both of which will make the park's amenity more relevant to the local community. Its renaming as Boojoornelup/Robertson Park and its connection to the Wetlands Heritage Trail also promises to revitalise its cultural importance within the City. All of these changes are likely to be looked back upon as significant and historic shifts in the constant evolution of the site.



Response to Written Submission 1	
Community Comments - Submission is below	Administrations Comments
Introduction	Noted.
Objectives of the Park's Development Plan	Noted.
Design Principles for the Park	The plan and revised plan aligns with the suggested Design Principles.
Naming of the Park	The consultation shows that the community is in support of the City investigating the opportunity for dual naming at the park. This will form part of the City's Recreation Action Plan (RAP) implementation.
The Wetland Heritage Trail	In regards to the connection of Dorrien Gardens to Robertson Park through the City of Vincent's Fitzgerald St Carpark – This element is out of scope of the Development Plan. A review of the City wide Wetland Heritage Trail is to be included as a future City project. The connection can be addressed during this project.
Access to the Park	Fitzgerald Street is accessible via a laneway between Nos. 209 & 217 Fitzgerald Street. There is currently a pedestrian crossover aligned with the laneway which can facilitate accessibility, however further opportunities to improve and strengthen this connection will be investigated outside of the Development Plan. The laneway also delineates a pedestrian zone through a line painted on the ground (similar to a cycle lane), however, given the narrow width of the lane and limited sight lines, painting the existing pedestrian strip is addressed in the revised plan with clearer delineation of the space. Additional signage will be introduced to Robertson Park and the car park to assist with way-finding between the two points.
The Heritage of the Park	<p>The comments regarding Aboriginal Heritage is noted and included in the plan. Further consultation with the Traditional Land Owners will occur at each phase of the project.</p> <p>European &amp; Asian Heritage - The 2003 plan was considered through the preparation of this plan. The City has worked with State heritage and the Library's Local History Centre. The historical use of the park is for recreation and this has been maintained in the plan. The heritage buildings and spaces are being maintained.</p>
Extension of the eco-zoning around the northern and western sides of the park.	Eco-zoning has been included in the revised plan, with the introduction of a rain garden to capture stormwater runoff, treat water pollutants and allow infiltration back into the ground. Additionally, in the revised plan the northern tennis courts have been

	<p>moved further north to allow for a thoroughfare between tennis courts and allow for landscaping to capture the water runoff. The City will consult with community key stakeholders and Traditional Land Owners over the final detailed design.</p>
Path Layout	<p>In the revised plan the City has improved the footpath connections to allow for enhanced movement around the park.</p>
Dog Exercise Enclosure	<p>In the revised plan the City has removed the enclosed dog exercise area and extended the fence line. A low retaining wall have been included as a multipurpose seat and low fence.</p>
The Tennis Courts	<p>It is understand the shade huts are a big part of the history at Robertson Park. In the revised plan the City will look to include a shade shelter at the entrance of the tennis centre. New shade has been added to the revised plan and where feasible the new shade structures will interpret and reflect the original design.</p>
Community Garden	<p>It is recommended to retain a community garden in the plan, until such time a community group is formed. The City will assess the proposal and need for a Community Garden at that time.</p>
Sports Centre Entrance	<p>Improvements to the entrance of the facility has been included in the revised plan.</p>
The Sport Centre Buildings	<p>Restaurant/Café, Sports Therapy/Meeting Room, Court Hire and Sports Shop comments are noted and will be considered when seeking long term tenancy of the facility.</p>
Restaurant/Café, Sports Therapy/Meeting Room & Court Hire and Sports Shop	<p>Noted. The comments surrounding the operation of the tennis centre is out of scope, however, will be taken into consideration when seeking a long term tenant for the site.</p>
Multi-use Courts	<p>The multi sports courts will be available for training and informal games. The courts will still be eligible for tennis.</p>
Noise Spill	<p>Rules and guidelines will be introduced as recommended by the City's Environmental Health Team.</p>
Light Spill	<p>All new light LED have good control spillage and directional guards. For tennis to continue on the multi sports courts, the lux levels will required to be 250, which is suitable for social play. The remaining courts will be at the standard of club competition level of 350 LUX.</p>
Halvorsen Hall/Robertson Park Artists' Studio	<p>Halvorsen Hall is outside the project scope. The upgrade can be considered separate to the development plan in line with the lease considerations.</p>

Lee Hop's Cottage/Jigsaw Office	Noted for consideration when the building becomes vacant.
Proposed Public Toilets	The toilet has been relocated in the revised plan
Park Fences	Noted for consideration at detailed design phase. The fenced area of Lee Hops Cottage is included in the tenants leased area. This can be considered when the premises becomes vacant.
Mid-path chicanes	Noted.
Park lighting	Noted and in the revised plan.
Bins	Concerns have been referred to the Safer Vincent and Waste team.
Seating	Seating is included in the plan
Artworks and Interpretation Graphics	It is recommended that Public Art upgrades also be used as interpretative signage for the Wetlands Heritage Trail Upgrade. Artwork designs will reference the native flora and fauna of the wetlands, the shape and contours of the wetlands, and the Noongar stories and cultural significance associated with the wetlands.
Replanting	Referred to our Parks team to consider outside the Development Plan.
Graffiti	Referred to the Safer Vincent team.
Repairs	Referred to our Parks team to consider outside the Development Plan.
Signage	Signage pollution has been an issue across the City and currently being investigated separately.
Wetland shared maintenance	Noted and consultation will occur at detailed design for the new public open space area.
The Continued Evolution of the Park	Noted.

## Written Submission 2

In general, I support the submission made by the Friends of Robertson Park (FORP). They are to be commended for the thoroughness, clarity of thought, and level of detail.

I do, however, have some other areas of concern.

### Number of Tennis Courts

I believe that the city should be seriously looking at reducing the number of tennis courts to below 20 – possibly even down to 10 plus 3 multi-use courts.

When the proposal for the state tennis centre was made it provided for 20 courts, 16 outdoor and 4 indoor. It can be assumed that the bulk of the use of that centre would have been for elite users.

The report to council at that time also indicated that Vincent and the inner city in general were extremely well off in terms of members to court to ratios, and residents to court to ratios.

Vincent already has three tennis clubs, it does not need another. Adding another pseudo-club will just cannibalise membership of existing clubs.

So rather than having another facility at the scale and formality of those clubs, the City should consider a more scaled down concept, more in keeping with a more informal facility, where tennis is just one activity. As a child, individual tennis courts for hire were common phenomenon. I had one as a neighbour and one over the road. They were privately owned and people just booked them when they needed them rather than belonging to a club.

The FORP submission suggested that the existing building could house a restaurant/café. So one option is for a café, with the tennis courts and multipurpose courts being almost an ancillary use. The café could manage bookings.

Reducing the number of courts and having them at the Fitzgerald Street end of the park would provide more space within the park for other active and passive uses in the quieter centre of the park. Uses as a small skate park or a more adventurous (nature based) playground that made use of the fantastic trees in the park could be contemplated. I suggested putting the courts at the Fitzgerald Street end as they would not suffer being against a main road whereas more passive uses or uses involving children are better located within the park itself.

The argument for having a 20 court minimum is purely based on providing a potential manager with the required income. While the current courts are heavily used at certain times, they are unused a lot of the time. It seems like the community is providing a lot of valuable space that might only get used on the weekends or summer evenings. If the use of the courts was an ancillary use to a café there may not be such a great need for as many courts.

I realise that this is probably a step too far for some.

I also object to the leading question in the survey about court numbers (Question 6). It simply asks for opinions about the move to 20 courts. If I support having less than 20 courts what am I supposed to answer? If I say I oppose going to 20 (because it is too high) then you will assume I'm against having a reduction; if I support going to 20 (because it is a move in the right direction) you will assume I support 20. I realise that I can, and have, put in a supporting document but the analysis of the answers to that question are open to interpretation and may provide a distorted answer. The question should have been "what number of courts would you support".

**Use as a Water Retention Basin Sump**

Randell Street is prone to flooding when there is heavy rain. There was a proposal some years ago to put a water retention basin in the north-east corner of the park. It was a bad idea as the basin would have needed to be deep, and would have rendered a portion of the park virtually unusable.

Now that there is a proposal to redevelop the northern section of the park, adjacent to Randell Street, the concept of a retention basin should be revisited.

Such large-scale basins are relatively common although most people don't realise. Because they have a large surface area, they do not have to be deep. In most cases people are not aware that their park is a retention basin that might get flooded once every few years. This is because to all intents and purposes they look like a normal park, and because the flooding takes place at times when they don't use the park because of the heavy rain.

The City should look at dropping the level of sections of the park adjacent to Randell Street. I would envisage it would only need to be in the order of 300 mm but this would depend on the surface area and would need proper hydraulic analysis. It could coincide with the grassed areas on the north side so people are not even aware of it.

Such a move would give comfort to the residents of Randell Street and would be a smart move given the predictions that we will experience increased instances of short duration storms in the future.

**Move the Dog Area**

The current dog area is quite large and is in the only real unobstructed open space in the park. The area in the north-east corner of the park is of similar size but has some trees in the middle. Dogs don't particularly worry about trees when they run around so it would be just as suitable as a dog exercise area. The north-east corner is also away from busy Fitzgerald Street and is not adjacent to the main bike path through the park.

Moving the dog exercise area to the north-east corner would provide a new open space where people can play ball sports, or kids could fly a kite. Perhaps it could become an occasional softball field with equipment hired from the café.

**Other facilities**

As I suggested, the existing dog exercise area could be an informal softball pitch. A facility for social volleyball, on the grass, would be good as well. Using a multi-use court is not acceptable. A volleyball court could go in the area near Halvorsen Hall rather than in the existing dog area.

A small skate park may also be welcome – depends on the age profile.

**Toilet**

I strongly support having public toilets in the park but I do not support spending money on putting in a new toilet facility. There are already toilets in the existing facility and the money that was to be spent on the new toilet could be better spent on making the existing toilets more accessible.

By including them in the existing facility it will ensure that they are more closely supervised and kept clean. My experience with Exceloo (?) facilities is poor to disgusting. The toilet that the City installed in Banks Reserve is a classic example of what not to do. For anybody to think that a toilet without a seat is acceptable is mind boggling.

Public toilets don't have to have 24/7 access. Having them open at the same times as the café/sports centre is acceptable.

Response to Written Submission 2	
Community Comments - Submission is below	Administrations Comments
Introduction & support of FORP Proposal	Noted.
Number of tennis courts	<p>The City has worked closely with Tennis West to ensure there is an appropriate level of tennis provision within the Perth Metropolitan area and City of Vincent, whilst ensuring the facility is sustainable. Informal usage can still be play at Robertson Park and this is why many player enjoy playing there. The multi sports courts will still be available for tennis. In the revised plan the number of Tennis Courts have reduced to 18 and this is the minimal requirement and 4 multi sports court, in which will be available for Tennis.</p> <p>The comments are noted regarding question 6 of the survey, it is understood that this could be misinterpreted. This point has been considered when reviewing the consultation. Many submitters provided commentary around the number of courts in the survey when asked "Do you have any comments about the proposed changes to the Tennis Centre? Is there anything that we've missed, or that you would like to propose?".</p>
Use as a Water Retention Basin Sump	The City is aware of the flooding on Randell Street. Due to the existing drainage issue and additional hard courts surfaces the revised plan proposes a rain garden to capture stormwater runoff, treat water pollutants and allow infiltration back into the ground. Additionally in the revised plan the northern tennis courts are proposed further north to allow for a thoroughfare between tennis courts and allow for landscaping to capture the runoff.
Move the dog area	The dog exercise area was further investigated by Administration following community feedback, including the fenced area moving to another location in the park. In the revised plan the City proposes to extend the fence line and put in a low retaining wall that serves as a small fence and seat. This will help improve the safety of both park users and dogs.
Other facilities	Volleyball can be played on a hard court surface. The revised plan does not propose enclosing the dog exercise area allowing for informal sports to continue. A skate park was investigated and Robertson Park is not a suitable location.
Toilet	The public toilet has been relocated in the revised plan. The new location is in a more visible area reducing opportunities for anti-social behaviour. It is not feasible to have public toilets in the Tennis Centre, as this is a leased area.



## Community Workshop Notes

Notes from 23<sup>rd</sup> May

## IDEAS

- community garden needs to be maintained. - not very popular.
- more amenity in the green area.
- lighting is really important - can't have dark areas.
- the more benches, the better
- rangers on carpark @ Robertson Park.
- does cottage need to be fenced? would be good to remove.
- minimise signage throughout park.
- circular walk around the site - could use existing paths.
- vegetation increased.
- building on exercise equipment.
- like new paths. - all that is needed
- wetlands recognition sculpture / plaque.



ROBERTSON PARK  
DEVELOPMENT PLAN

## DOG EXERCISE

→ people love it!

## IDEAS



- off lead in other areas. - signs needed to permit this. → ~~Desired~~
- low fence allows visibility & makes feel welcome
- continue hedge. Helps as barrier.
- improve existing fence to NS so that it is a barrier
- bench in the shade possible table. - long wooden bench structure.
- don't take BBQ. - well used.
- more bins - near bus stop there used to be one & should be replaced
- signage saying that this is a Dog Park. this could list good dog park rules e.g. good play.  
→ at entrance would be good

PLAYGROUND

- gate from tennis to playground?
- location is fabulous

- mixed views on toilets - more in support
- Hyde Park toilets not good. Stirling street toilet good
- put toilet on Fitzgerald in lit area or near cycling tools? - cycling tools need replacement
- short timeframe on cleaning.

**ROBERTSON PARK  
DEVELOPMENT PLAN**

## IDEAS



### Community garden (support)

- how do you keep it safe?
- fencing takes away from a community feel.
- wander through during the day locked up @ night?
- storage?
- meeting space?
- is the size big enough?

Carpark - the car park is being used by the police for commuter car parking (get picked up in groups!!!).

- Access to the facility is not great. There is a sharp kerb from the car-park to the tennis centre.

Check - plan says synthetic courts but believe the plan is for hard courts?

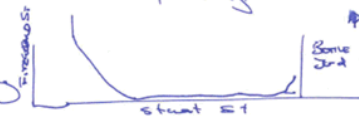
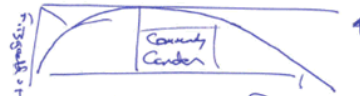
ROBERTSON PARK  
DEVELOPMENT PLAN

# IDEAS


- NEW OPEN SPACE



- Shade trees along Rodell + turf along courts:
  - open for spectators looking south.
  - open walking area rather than planting
  - roots would impact courts
- Chaisebrook Catchment Group would like to discuss working together to rehabilitate the new open space - could get funding
- Move Wetland Heritage Trail through middle of car park past Italian Club + across Fitzgerald Street via a pedestrian crossing. Remove wall on Northern side of Italian Club Car park.
- Circular walk around the park is suggested but should be a circular path rather than just along the ~~edge~~ edge
- Bridge over the dry stream on the Stuart Street side. Follow the internal paths that have been gauged through the bush
- Replace ugly fence on the northern side of the wetland planting
- Right of way on the northern side of the Bottleyard is not open - could this be opened up?
- Remove public toilet + open the tennis centre ~~as~~ toilets to the public with the City maintaining.
- Extend the car park to east + remove a tennis court so can create an entrance to the buildings
- Lease out all three buildings + use tennis to corner entry building.



ROBERTSON PARK  
DEVELOPMENT PLAN

- IDEAS**
- love the community garden.
  - perimeter planting on Randell St to reduce noise but retain grass for future expansion of the community garden.
  - Keep catchment 2km.
  - better utilise Halian Club carpark. \$1 million is a lot - not sustainable.
  - Remove two tennis courts. add in a lawn bowls rink, boule, bocce (synthetic surface)
  - entrances/access on Palmerston St.
  - use existing dog exercise perimeter fencing
  - local needs first (inner city not Vincent's outer suburbs) this going to be a disaster for locals!
  - put angle parking on Randell St.
  - women's shed.
  - community garden is too small.
  - public liquor licence - also serve food.
  - will be very noisy, bouncing balls, whistles NO!
  - parking issues already - how will enforce parking laws.
  - Hitting wall within the Tennis Facility
  - Parking Concerns Raised Around Not Enough To Meet Proposed Demands
  - must be fenced overnight.
- 

ROBERTSON PARK  
DEVELOPMENT PLAN







## Notes from 20 May 2021

- Community Garden - good to do a survey – what is the real demand
  - Dog fence – use the existing fences
  - I don't agree with fencing in the dog exercise area
  - Some of the dogs run into the cars and interact with bicycle
  - My kids have autism. Parents are inner City. I need a fenced area for my children
  - We don't want barriers. There is enough fencing off. Keep it with an open feeling
  - Could we use hedging instead of metal fencing
  - Nice if fencing is unobtrusive
  - Public open space – rather see planting
  - Not supportive of separate toilet facilities.
  - I prefer the public not being able to have access to the community centre toilets
  - Security and toilet issue. It will always have problems with drug and alcohol. Issue is how it is managed.
  - Local Development – Italian Club
  - Water easement through the site which is a more obvious connectivity
  - Link to Fitzgerald plan carpark. Real potential – wetlands heritage trail – final link through to Dorian Gardens. Provide better car parking
  - Claisebrook Catchment Group. Long history. Community visioning. Wetlands created.
  - Redevelopment of car park
  - Use as a community facility. More welcoming, rather than rat run. It will be more accessible for the community. Renaissance. Open the entrance, make it clear where the café and bar is. Perhaps
  - History of Park – established as centre for women's support, women's basketball (netball), lacrosse, etc. There are fantastic records of women's support here. Create and memorialise women's support here.
  - Indigenous involvement – early camps recorded here Important location.
- one court is sacrificed to create an entry. Don't get the visual entry at the moment.
- 3 multi-purpose courts. Thoroughly endorse more women and girls. Could also be part of the tennis court contingent. The multi-purpose could also be used for tennis and free up more space.
  - Netball and multicourt that is more open to the general community.
  - Multiple use courts – make sure it is easy to access.
  - Art Studio. Story of students. In the studio for 20 years (100 to 600 people exhibitions). We run 7 to 8 classes each week. Not keen on dog park. Lots of windows broken over the years. Disposed needles. Tom and Cynthia's stories. Real stories of people who attend. Issues with security, scary experiences, so apologise if we appear locked off. But if you see our signage out, please come and see us. Tried to have morning teas under the trees. It is a small space. We are not elitist, but need some security. Teach 20 hours per week. Look up website (set up 2001). We aren't PR orientated. More than welcome to come over.
  - Desire to use the kiln – one of the few kilns in the City. Can the community access the art studio? Can we create more amenity for the community.
  - Age and accessible playground equipment.
  - Flying fox at Braithwaite could taken 120kg for parent plus child, or adult only.
  - Hit up wall for tennis.
  - This park is used for young adult visuals. (Aboriginal community) Make sure they are involved
- Indigenous name – settled with Noongar families. Opportunity for dual naming. (Strong support in room)
  - Arrangement of greening of the area – make sure it picks up the indigenous heritage in plantings.
  - Aboriginal heritage trail – project funding has been received. Project set up for new financial year.
  - Involve indigenous owners and design review panel in planting, landscaping.







**5.6 LOCAL PLANNING POLICY REVIEW - NO. 7.5.9 – HOME BUSINESS, HOME OCCUPATION, HOME OFFICE AND HOME STORE AND NO. 7.5.20 – STREET ADDRESSING**

- Attachments:**
1. Local Planning Policy No. 7.5.9 - Home Business, Home Occupation, Home Office and Home Store [↓](#) 
  2. Local Planning Policy No. 7.5.20 - Street Addressing [↓](#) 
  3. Home Based Use - Comparison Table [↓](#) 

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

1. **PREPARES** a notice of revocation for Local Planning Policy No. 7.5.9 – Home Business, Home Occupation, Home Office and Home Store (Attachment 1) and Local Planning Policy No. 7.5.20 – Street Addressing (Attachment 2) in accordance with Schedule 2, Part 2, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations*;
2. **AUTHORISES** the Chief Executive Officer to carry out community consultation on the proposed revocation in accordance with Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. **PUBLISHES** the notice of revocation in accordance with Schedule 2, Part 2, Clause 6(b)(ii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, if no submissions are received during the community consultation period; and
4. **NOTES** that if any submissions are received during the community consultation period, that these would be presented to Council for consideration.

**PURPOSE OF REPORT:**

For Council to consider rescinding Local Planning Policy No. 7.5.9 – Home Business, Home Occupation, Home Office and Home Store (LPP No. 7.5.9) and Local Planning Policy No. 7.5.20 – Street Addressing (LPP No. 7.5.20), and to carry out community consultation on the proposed revocation.

**BACKGROUND:**LPP No. 7.5.9

LPP No. 7.5.9 as seen in **Attachment 1**, was developed in 2014 and provides guidance and assessment criteria for four home based business types (Home Business, Home Occupation, Home Store and Home Office).

A year after LPP No. 7.5.9 was established, the Department of Planning, Lands and Heritage gazetted the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). One of the main purposes of this document was to set out state-wide exemptions to development, including works and use proposals. The Regulations exempt Home Offices while the City's Local Planning Scheme No. 2 (LPS2) exempts Home Occupations.

LPP No. 7.5.20

LPP No. 7.5.20 as seen in **Attachment 2**, was originally adopted in March 2001 and later amended in July 2009. LPP No. 7.5.20 provides a framework for street addressing and numbering, including information relating to how renumbering may occur on request.

**DETAILS:**LPP No. 7.5.9

A review of each of the individual types of home based businesses, how they are currently assessed and the impact of LPP No. 7.5.9 being removed or remaining is outlined in **Attachment 3**. To summarise, two home business types (Home Office and Home Occupation) are exempt and will continue to be exempt by the Regulations and LPS2, removing any need for further policy guidance on these use classes.

Development applications are required in all instances for Home Business and Home Store uses. LPP No. 7.5.9 sets out deemed-to-comply standards for these use classes. These deemed-to-comply standards have generally been replaced by the matters that must be given due regard in the Regulations, the requirements set out in LPS 2 definitions of each use class, as well as the parking management requirement for all non-residential development in the City's Local Planning Policy No. 7.7.1 – Non-Residential Parking Requirements (LPP No. 7.7.1).

LPP No. 7.5.20

A local planning policy is not the correct mechanism to guide the City's street numbering. LPP No. 7.5.20 is a duplication of existing guidance provided by [Landgate](#) and the Australian Standard 4819-2011 Rural and Urban Addressing (Australian Standards). The Australian Standards effectively cater for all street numbering requirements.

**CONSULTATION/ADVERTISING:**

In accordance with the City's Community Consultation Policy ([Appendix 2](#)), community consultation of all new and significantly amended policies must be provided for a period exceeding 21 days in the following ways:

- notice published on the City's website;
- notice posted to the City's social media;
- notice published in a local newspaper;
- notice exhibited on the notice board at the City's Administration, Library and Local History Centre; and
- letters distributed to relevant local businesses and community groups.

Community consultation of the proposed policy rescission would be provided as per the above.

While the Regulations allow for the removal of a policy without consultation, Administration proposes that where a submission is received, the comment and response would be presented to Council for consideration.

Where no submissions are received, the policy would be rescinded.

**LEGAL/POLICY:**

LPS2 provides the ability for the City to prepare local planning policies.

The Regulations provide the criteria for creating, amending, and reviewing local planning policies.

Development controls are contained within LPS2.

The City's [Policy Development and Review Policy](#) sets out the process for the development and review of the City's policy documents.

**RISK MANAGEMENT IMPLICATIONS:**

Low: It is low risk for Council to provide public notice of the proposed rescinded policies.

**STRATEGIC IMPLICATIONS:**

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

Thriving Places

*We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.*

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

Sensitive Design

*Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.*

**SUSTAINABILITY IMPLICATIONS:**

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

**PUBLIC HEALTH IMPLICATIONS**

This does not contribute to any priority health outcomes of the *City's Public Health Plan 2020-2025*.

**FINANCIAL/BUDGET IMPLICATIONS:**

Aside from operational budgets to advertise a policy rescission, there are no financial impacts to revoke each policy.

**COMMENTS:**

With the introduction of the Regulations, LPS 2 and the revised LPP No. 7.7.1, it is no longer necessary for the City to have policy provisions specific to home based businesses as the use class definition, matters to be given due regard and the parking management plan requirements are adequate for the City to assess any development application. To remove ambiguity between the requirements of the Regulations, LPS2 and LPP No. 7.5.9, it is recommended that LPP No. 7.5.9 be rescinded.

The City has provided the main contents of LPP No. 7.5.20 in a fact sheet which can be used to assist the public in relation to street addressing following the rescinding of LPP No. 7.5.20.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL  
DEVELOPMENT AND DESIGN  
POLICY NO: 7.5.9  
HOME BUSINESS, HOME OCCUPATION AND HOME OFFICE & HOME STORE

**POLICY NO: 7.5.9**

**HOME BUSINESS, HOME OCCUPATION AND HOME OFFICE AND HOME STORE**

**OBJECTIVES**

1. To ensure that all home occupation, home offices, home businesses and home stores do not have an adverse impact on the amenity of the streetscape and neighbourhood.
2. To acknowledge the four types of home business and provide a framework for each definition so that development applications for home businesses are assessed using consistent guidelines.
3. To encourage the opportunity for low scale home businesses to conduct business at home.

**POLICY STATEMENT**

Applications subject to this Policy are considered to be Home Businesses, Home Occupations, Home Offices and Home Stores in Residential or Non-Residential Zones.

- 1 The approval of a Home Business, Home Occupation, Home Office or Home Store is subject to the following:
  - 1.1 Does not adversely impact the amenity of the neighbourhood and residential street through light emissions, noise, vibrations, dust, waste or odour
  - 1.2 Does not result in increased on street parking due to the lack of sufficient parking on site.
  - 1.3 Does not involve on site motor vehicle repairs/maintenance or refuelling
  - 1.4 Does not require modifications to the structure of the dwelling which would impact the residential character of the dwelling
  - 1.5 Does not involve deliveries outside of normal business hours of 8am to 5pm, Monday – Friday.
  - 1.6 Does not involve any operation which is involved with the penetration of skin (tattoo parlour, body piercing and electrolysis).
2. Home Office
  - 2.1 Does not require planning approval. It is required that appropriate notification to be submitted on the commencement of the *Home Office*, along with a site plan of the dwelling showing the area which will be used as a *Home Office*.
  - 2.2 The following standards apply for a *Home Office*:

*Date of Adoption: 23 September 2014*

*Page 1 of 5*



CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL  
DEVELOPMENT AND DESIGN  
POLICY NO: 7.5.9  
HOME BUSINESS, HOME OCCUPATION AND HOME OFFICE & HOME STORE

- 
- 2.2.1 Does not employ any person not a member of the household;
  - 2.2.2 Does not entail clients or customers travelling to and from the dwelling;
  - 2.2.3 Does not involve any advertising signs on the premises; or
  - 2.2.4 Does not require any external modifications to the appearance of the dwelling
  - 2.2.4 Does not involve the retail sale, display or hire of goods of any nature;
  - 2.2.5 No external signage is permitted.
  - 2.3 There are no fees associated with a compliant *Home Office*
  - 3. Home Occupation
    - 3.1 Does not require a planning approval. It is required that appropriate notification to be submitted on the commencement of the *Home Occupation*, along with a site plan of the dwelling showing the area which will be used as a *Home Occupation*.
    - 3.2 The following standards apply for *Home Occupation*:
      - 3.2.1 Does not employ any person not a member of the occupier's household;
      - 3.2.2 Does not occupy an area greater than 20 square metres;
      - 3.2.3 Does not display an external sign exceeding 0.2 square metres;
      - 3.2.4 Does not involve the retail sale, display or hire of goods of any nature;
      - 3.2.5 In relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and
      - 3.2.6 Does not involve the use of an essential service of greater capacity than normally required in the zone

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- 3.3 There are no fees associated with a compliant *Home Occupation*

4. Home Business

- 4.1 A Development Application must completed and submitted to city for determination
- 4.2 A site plan of the dwelling showing the proposed *Home Business*, including parking/access, any proposed signage and floor area of the business
- 4.3 2 parking bays must be provided on site and shown on the site plan
- 4.4 A written description of the business including opening hours and expected customer visitation rates
- 4.5 The following standards apply to *Home Business*
- 4.5.1 Does not employ more than 2 people not members of the occupier's household;
- 4.5.2 Will not cause injury to or adversely affect the amenity of the neighbourhood;
- 4.5.3 Does not occupy an area greater than 50 square metres;
- 4.5.4 Does not involve retail sale, display or hire of goods of any nature;
- 4.5.5 In relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and
- 4.5.6 Does not involve the use of an essential service of greater capacity than normally required in the zone.
- 4.5.7 No more than 2 customers may be present at any one time.
- 4.5.8 Does not display an external sign exceeding 0.5 square meters.
- 4.6 Fees for *Home Business* are charged as per the Development Application Schedule of Fees
- 4.7 The Development Application will be subject to a 2 week advertising period as per the City's Policy No. 4.1.5 relating to Community Consultation.

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6. Home Store

- 6.1 A Development Application must be completed and submitted to city for determination
- 6.2 A site plan of the dwelling showing the proposed *Home Store*, including parking/access, any proposed signage and floor area of the store
- 6.3 2 parking bays must be provided on site and shown on the site plan
- 6.4 A written description of the business including opening hours/days and expected customer visitation rates
- 6.5 The following standards apply to *Home Store*
  - 6.5.1 Does not employ more than 2 people not members of the occupier's household;
  - 6.5.2 Will not cause injury to or adversely affect the amenity of the neighbourhood;
  - 6.5.3 A net lettable area not exceeding 25% of net floor space of the house
  - 6.5.4 In relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and
  - 6.5.5 Does not involve the use of an essential service of greater capacity than normally required in the zone.
  - 6.5.6 No more than 2 customers may be present at any one time.
  - 6.5.7 Does not display an external sign exceeding 0.5 square meters.
- 6.6 Fees for *Home Store* are charged as per the Development Application Schedule of Fees
- 6.74 The Development Application will be subject to a 2 week advertising period as per the City's Policy No. 4.1.5 relating to Community Consultation.

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DEVELOPMENT AND DESIGN  
POLICY NO: 7.5.20  
STREET ADDRESSING

**POLICY NO: 7.5.20**

**STREET ADDRESSING**

**OBJECTIVES**

1. To ensure the correct street addressing and clear identification of all properties within the City of Vincent.
2. To allocate street addresses that are unique, clear, logical and unambiguous.
3. To outline the process and procedure of numbering and renumbering properties within the City of Vincent.

**POLICY STATEMENT**

**1. Determining the Street Address**

The main access from a road to a property (i.e. front door) determines the correct street address. Properties must have the street number clearly displayed and visible from the road. This is in accordance with the Landgate guidelines and to meet the requirements of Emergency Service responders and other service providers.

**2. Size and Siting**

- i) The letterbox must be located on the front boundary of the property, close to the main access with the allocated street number clearly displayed. Large reflective numbers are recommended.
- ii) The minimum dimensions for each number on a residential letterbox are 75 millimetres high.
- iii) The minimum dimensions for each number on a non-residential property are 150 millimetres high.
- iv) The owner or occupier of the subject property is to paint or affix and maintain the current number upon a conspicuous and visible place on the front of a building on the property or on the fence, wall, or letterbox adjacent to the road fronting the property, within 14 days after the property is first occupied. Numbers are to be clearly displayed and visible and legible from the road.

**3. Street Addressing for Subdivisions and Developments**

- i) The start point for street addressing is to commence from the start point of the subject road. The following methods are to be used to determine the start point:
  - a) for roads between two other roads, the start point is to be at the intersection of the road of higher order, in relation to road hierarchy; and

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- b) for roads of equal order, the start point is the closest to the General Post Office (GPO) Perth; and
  - c) the start point for culs-de-sac is the entrance to the road.
- ii) Street Addressing Patterns
  - a) Street addresses will be consecutive and where a street address has been allocated to a property, then that address must be used.
  - b) Odd and even numbers cannot be used on the same side of a road.
  - c) Odd numbers will generally be allocated to the left hand side of a road, and even numbers to the right hand side, commencing from the start point.
  - d) Every lot will be allocated a street address, including reserves, schools, public utilities, drainage reserves and the like. Usually one street address will be allocated per lot, but if foreseen by the City of Vincent and where possible, additional numbers will be set aside to allow for the development potential of the subject lot.
  - e) Where a lot has two road frontages and the orientation of the dwelling/building has not yet been determined, then the subject property will be allocated a street address for both roads where possible. In accordance with the Australian/New Zealand Standard, upon completion of the development, a primary address in one frontage shall be allocated. The unused number will be reserved in case of future use.
  - f) All street addresses will be sequential, ranging from the lowest to the highest, for example 1, 1A, 2, 2A, 3, 4, 5, 6, 7 and so on.
  - g) If a new subdivision is being developed in stages and the first stage occurs in the middle portion of what will eventually be a continuous road of dwellings or buildings, an estimate will be made of the total number of lots likely to be created along the entire road. This will be aligned with the Residential Design Code provisions for density, and lot frontage widths for properties.
- iii) Street addresses for subdivisions, amalgamations, survey strata and strata subdivisions will be allocated at the clearance/endorsement of documentation stage. In the case of amalgamations, the City of Vincent reserves the right to retain any street addresses not used, as it deems appropriate.
- iv) Single houses and grouped dwellings may be required to share a street number.

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- v) If a property containing a retained existing dwelling/building is redeveloped with an additional dwelling/building at the rear and there is only one street number available, the existing dwelling/building will retain the original street number and the new dwelling/buildings will be allocated in accordance with Clause 3) vii).
- vi) If an existing lot is developed and split adjacent to the road into two or more separate lots with direct road frontage, the following provisions will be applied;
  - a) where available, whole street numbers will be allocated and the allocated property numbers will follow the current street numbering pattern; or
  - b) where there is only one street number available, the lot closest to the road starting point will retain the original street number and thereafter numbers with suffixes will run sequentially from that point.
- vii) Where there is only one street number available, developments will be allocated suffixes, for example 1A, 1B, 1C and 1D. Where more than four (4) suffixes are required, they will be allocated with a numeric prefix, for example 1/17, 2/17, 3/17 and so on.
- viii) Where there is a mixed-use development (as per the Residential Design Codes of Western Australia), standard street address rules apply.

#### 4. Changing Street Addresses

- i) The City of Vincent will only consider altering the address of a property if there are difficulties associated with its identification.
- ii) Requests to change the street address of a property will be submitted on the relevant application form authorised by the owner and payment of the relevant application fee contained in the City of Vincent Schedule of Fees and Charges.
- iii) The City of Vincent cannot accede to requests for a change in street address in the following circumstances:
  - a) the number is considered unlucky;
  - b) religious reasons;
  - c) to improve the 'feng shui' of the property;
  - d) personal preferences;
  - e) the number is not good for business;
  - f) effect on property value; and/or
  - g) is contrary to this policy;and the like.

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- iv) Unused street numbers which have been set aside for a corner lot, in accordance with clause 3) ii), will not be reallocated to the adjoining property as this number may be required for future subdivision.
- v) The City of Vincent will only consider reallocating other unused street numbers if the adjacent properties cannot be redeveloped.

## 5. Consultation

- i) The City of Vincent will consult with the owners and occupiers of the affected properties where a change in street address is being considered.
- ii) Consultation is to be in accordance with the City of Vincent Community Consultation Policy and be undertaken for a fourteen (14) day period.
- iii) The City of Vincent will consider all valid submissions in the determination of the proposed change in street address.

## 6. Notification

- i) Where a change to a street address is approved, the City of Vincent will immediately notify Landgate. Landgate will include the new/amended address in the State of Western Australia's Address Database. The following agencies and organisations will also be notified by the City of Vincent:
  - Australian Electoral Commission;
  - Western Australian Electoral Commission;
  - Telstra;
  - Alinta Gas;
  - Synergy;
  - Water Corporation;
  - St John Ambulance;
  - Fire and Emergency Services Authority of Western Australia;
  - Australia Post; and
- ii) All costs associated with the change of street address notifications remains the responsibility of the property owner/developer. This includes the replacement or relocation of letterboxes, costs of new numbers, and amendments to numbers on buildings. Informing all other agencies or organisations, business contacts, family, friends and acquaintances and amendments to business and personal stationery, of changes to the street address, is the responsibility of the owner/s. The City is unable to change personal details.

## 7. Definitions

**"Australian/New Zealand Standard"** AS/NZS 4819:2003 'Geographic information – Rural and Urban addressing'.

**"Number"** means a number of the Arabic Numerals system with or without an English alphabetical suffix.

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**“Occupier”** is that same meaning given to it under the *Local Government Act 1995*.

**“Owner”** is that same meaning given to it under the *Local Government Act 1995*.

**“Property”** means the land in the City of Vincent and includes houses, buildings, works, reserves, schools, public utilities and structures in or upon the land and includes developed or undeveloped land.

**“Road”** A place where one may ride, an open way or public passage for vehicles, persons and animals, a roadway forming a means of communication between one place and another.

**“Road Hierarchy”** means the order of roads and is based on the Western Australian Planning Commission Development Control Policy 2.6. The road hierarchy is as follows, with higher order roads at the top of the list;

1. Primary Distributor;
2. District Distributor;
3. Local Distributor;
4. Access Road;
5. Lane;
6. Accessway; and
7. Right of Way.

**“Street”** A public roadway in a town, city or urban area, especially a paved thoroughfare with footpaths and buildings along one or both sides.

## Home based use comparison table

Use Type	Local Planning Policy No. 7.5.9 – Current Provisions	Regulations	Impact if policy is removed	Impact if policy stays
<u>Home Office</u>  means a dwelling used by an occupier of the dwelling to carry out a home occupation  Example: A graphic designer who uses a room in their dwelling to conduct work based activities, wholly online.	<i>Does not require planning approval.</i>  Standards (which are not applied as planning approval is not required): <ul style="list-style-type: none"> <li>Does not employ any persons not a member of the household.</li> <li>Does not have customers or clients visiting the home;</li> <li>Does not involve advertising signs on the premises;</li> <li>Does not require external modification of the dwelling;</li> <li>Does not involve sale, display or hire of goods;</li> <li>No external signage is permitted.</li> </ul>	<i>Definition of Home Office:</i>  a) is solely within the dwelling; and b) does not entail clients or customers travelling to and from the dwelling; and c) does not involve the display of a sign on the premises; and d) does not require any change to the external appearance of the dwelling;	No impact.  The City's Local Planning Scheme No. 2 (LPS2) permits this use in all zone and is guided by the land use definition.	Some impact.  An additional layer of requirements which may cause confusion to members of the public looking to conduct a use from their home.
<u>Home Occupation</u>  means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation  Example: A sole hairdresser who operates in low scale and appointment based format.	<i>Does not require planning approval.</i>  Standards to note require development approval: <ul style="list-style-type: none"> <li>Does not employ any person not a member of the occupiers household;</li> <li>Does not occupy an area greater than 20 square metres;</li> <li>Does not display an external sign exceeding 0.2 square metres;</li> <li>Does not involve the retail sale, display or hire of goods of any nature;</li> <li>In relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and</li> <li>Does not involve the use of an essential service of greater capacity than normally required in the zone</li> </ul>	<i>Definition of Home Occupation:</i>  Means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that: <ul style="list-style-type: none"> <li>a) does not involve employing a person who is not a member of the occupier's household; and</li> <li>b) will not cause injury to or adversely affect the amenity of the neighbourhood; and</li> <li>c) does not occupy an area greater than 20 m<sup>2</sup>; and</li> <li>d) does not involve the display on the premises of a sign with an area exceeding 0.2 m<sup>2</sup>; and</li> <li>e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and</li> <li>f) does not — <ul style="list-style-type: none"> <li>(i) require a greater number of parking spaces than normally required for a single dwelling; or</li> <li>(ii) result in an increase in traffic volume in the neighbourhood; and</li> </ul> </li> </ul>	No impact.  The City's LPS2 permits this use in all zone and is guided by the land use definition.	Some impact.  An additional layer of requirements which may cause confusion to members of the public, as the requirements of the policy do not align with definitions in the Regulations and LPS2.

Use Type	Local Planning Policy No. 7.5.9 – Current Provisions	Regulations	Impact if policy is removed	Impact if policy stays
		g) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;		
<u>Home Business</u>  means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession  Example: A hairdresser who employs two staff, in an appropriately low scale way so as to not impact on amenity of neighbouring land owners .	<i>Does require development approval.</i> <ul style="list-style-type: none"> <li>2 parking bays must be provided on site and shown on the site plan;</li> <li>Does not employ more than 2 people not members of the occupier's household;</li> <li>Will not cause injury to or adversely affect the amenity of the neighbourhood;</li> <li>Does not occupy an area greater than 50 square metres;</li> <li>Does not involve retail sale, display or hire of goods of any nature;</li> <li>In relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and</li> <li>Does not involve the use of an essential service of greater capacity than normally required in the zone.</li> <li>No more than 2 customers may be present at any one time.</li> <li>Does not display an external sign exceeding 0.5 square meters</li> </ul>	<i>Definition of Home Business:</i>  Means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession: <ul style="list-style-type: none"> <li>a) does not involve employing more than 2 people who are not members of the occupier's household; and</li> <li>b) will not cause injury to or adversely affect the amenity of the neighbourhood; and</li> <li>c) does not occupy an area greater than 50 m<sup>2</sup> ; and</li> <li>d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and</li> <li>e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and</li> <li>f) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and</li> <li>g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;</li> </ul>	Some impact.  The deemed to comply requirements of a minimum of 2 parking bays, no more than 2 customers on site at a time, signage and vehicle size are removed. These are replaced by the performance objectives of the definition.  City officers will assess the suitability of a Home Business based on the definition and the objectives of the residential zones in LPS2.	Some impact.  The policy standards do not align with the City's LPS2 and are inconsistent standards to the Regulations and may cause confusion to customers proposing Home Businesses.  The 'one size fits all approach' does not take into account the many different types of Home Business.

Use Type	Local Planning Policy No. 7.5.9 – Current Provisions	Regulations	Impact if policy is removed	Impact if policy stays
<p><u>Home Store</u></p> <p>means a shop attached to a dwelling</p> <p>Example: A corner store with attached dwelling that is operated by a resident of the dwelling.</p>	<p><i>Does require development approval.</i></p> <ul style="list-style-type: none"> <li>• 2 parking bays must be provided on site and shown on the site plan;</li> <li>• Does not employ more than 2 people not members of the occupier's household;</li> <li>• Will not cause injury to or adversely affect the amenity of the neighbourhood;</li> <li>• A net lettable area not exceeding 25% of net floor space of the house;</li> <li>• In relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and</li> <li>• Does not involve the use of an essential service of greater capacity than normally required in the zone.</li> <li>• No more than 2 customers may be present at any one time.</li> <li>• Does not display an external sign exceeding 0.5 square meters</li> </ul>	<p><i>Definition of Home Store:</i></p> <p>Means a shop attached to a dwelling that</p> <p>a) has a net lettable area not exceeding 100 m<sup>2</sup> ; and</p> <p>b) is operated by a person residing in the dwelling;</p>	<p>Some impact.</p> <p>The deemed to comply requirements of 2 parking bays, maximum employees, amenity considerations, net lettable area, vehicle calling size. maximum customers, essential servicing and external signs will be removed.</p> <p>City officers will assess the suitability of a Home Store based on the definition and the objectives of the residential zones in LPS2.</p>	<p>Some impact.</p> <p>The provisions of the policy go above the use definition, providing specific consideration of amenity.</p> <p>An additional layer of requirements which may cause confusion to members of the public, as the requirements of the policy do not align with definitions in the Regulations and LPS2.</p>



**5.7 OUTCOMES OF ADVERTISING: DRAFT PRECINCT STRUCTURE PLAN AND DRAFT PLACE PLAN - LEEDERVILLE; AND PREPARATION OF AMENDMENT 7 TO LOCAL PLANNING SCHEME NO. 2**

- Attachments:
1. Leederville Town Centre Place Plan - Summary of Submissions [↓](#) 
  2. Leederville Town Centre Place Plan [↓](#) 
  3. Draft Precinct Structure Plan - Summary of Submissions [↓](#) 
  4. Draft Precinct Structure Plan - Schedule of Modifications [↓](#) 
  5. Draft Amended Precinct Structure Plan - Tracked [↓](#) 
  6. Amendment 7 to Local Planning Scheme No. 2 - Form 2A [↓](#) 

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

1. **ADOPTS** Volume 04: Leederville Town Centre Place Plan included as Attachment 2;
2. **RECOMMENDS** that the Western Australian Planning Commission approve the modifications listed at Attachment 4 and the revised Leederville Precinct Structure Plan included as Attachment 5;
3. **PREPARES** Amendment No. 7 to Local Planning Scheme No. 2 included as Attachment 6, pursuant to Section 75 of the *Planning and Development Act 2005*;
4. **CONSIDERS** Amendment No. 7 to Local Planning Scheme No. 2 as a standard amendment under Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* as the amendment;
  - 4.1 The amendment relates to a zone that is consistent with the objectives of the Scheme;
  - 4.2 The amendment would have minimal impact on the surrounding area as the rezoning and reclassification of land would not alter the existing built form requirements on the subject sites;
  - 4.3 The amendment would not alter the Urban zoning under the Metropolitan Region Scheme;
  - 4.4 The amendment would not result in any significant environmental, social, economic or governance impacts; and
  - 4.5 The amendment is not considered to be a basic or complex amendment, as defined within the regulations; and
5. **NOTES:**
  - 5.1 Administration will publish a notice of adoption of Volume 04: Leederville Town Centre Place Plan on the City's website and social media platforms and will notify Leederville Connect and all those who made submissions on the document;
  - 5.2 Submissions received in relation to the advertising of the draft Volume 04: Leederville Town Centre Place Plan and draft Leederville Precinct Structure Plan, and Administration's response to the submissions, are included as Attachment 1 and 3 respectively; and
  - 5.3 Administration will forward Amendment No. 7 to Local Planning Scheme No. 2 to the Environmental Protection Authority pursuant to Section 8 of the *Planning and Development Act 2005* before advertising the amendment for public comment.

**PURPOSE OF REPORT:**

To consider:

- the outcomes of the Design Leederville public consultation and adoption of the draft Volume 04: Leederville Town Centre Place Plan (LTCP);
- the recommendation to Western Australian Planning Commission to approve the draft Leederville Precinct Structure Plan (LPSP); and
- the preparation of Amendment 7 to align the Local Planning Scheme for the implementation of the Leederville Precinct Structure Plan.

**BACKGROUND:**

The City commenced the preparation of the draft LPSP and LTCP in 2019. Step 1 was to understand the Leederville Precinct from a technical perspective through desktop research and site visits, culminating in a detailed SWOT Analysis.

Step 2 was to inform the community and key stakeholders of the findings to determine if these matched with community personal experiences and knowledge. This provided further context, history and information about the current use of the precinct. A preliminary consultation was undertaken titled Design Leederville in 2019 and resulted in [Outcomes of Design Leederville 2019](#) and the [Opportunity and Constraints mapping](#).

One of the major stakeholders involved since the start of the projects is Leederville Connect, the local Town Team. Leederville Connect's involvement has been invaluable in providing early input from the perspective of business owners, residents, and experts. Leederville Connect and its Design sub-committee has put together several design resources which evolve over time. This includes Leederville Narrative, Good ideas for Leederville, Leederville's Character and Shared Spaces, Social Infrastructure in Leederville, Leederville's User Experience and Making Good Places. The Design Resources helped inform new design proposals and convey what is needed in the centre from the Town Team's perspective.

At its Ordinary Meeting on 27 April 2021, Council endorsed for advertising the [LPSP](#) and [LTCP](#).

The advertised draft LPSP included development requirements and objectives that aim to achieve the following:

- Maintaining character of Oxford Street by including a height limit of two storeys and requiring traditional shop front design in the core.
- A place for everyone –
  - Enhancing the education and civic land uses in the area to continue to support a diverse demographic of people living, working, and enjoying the area.
  - A variety of housing in the area with lower density to the north and increased density to the south.
- Transit Oriented Development – Increased density in close proximity to the train station to enable transport choice. The draft LPSP also aligns with the City's draft Accessible City Strategy to prioritise pedestrians, followed by cyclists; followed by public transport users; followed by people who choose to drive.
- Support for local businesses – Increased housing density around commercial areas to improve the catchment, while at the same time allowing market-led (no minimum, no maximum) commercial floor space to ensure flexibility and responsiveness.
- Improved landscaping – The draft LPSP provides provisions aligned with the City's Built Form Policy to seek landscaping outcomes on private land that exceed the provisions of the R-Codes.
- Improved pedestrian movement and access – The draft LPSP proposes an east-west pedestrian connection on the existing Mounts Bay Drain through the town centre through formal agreement with the Water Corporation. Improved north and south pedestrian connections are also proposed and are to be secured through development incentives and requirements.
- Improving public open spaces – The draft LPSP proposes to maintain and enhance the permeability of Oxford Reserve and Leederville Oval.

The LTCP provides the context of Leederville and includes key actions for the City to implement or advocate for, arranged in the six Council priorities of the Strategic Community Plan.

The 2021 Design Leederville consultation campaign ran from 10 May until 5 July 2021. A consultation open day occurred on 29 May 2021, and the project team were in Leederville on 5 June and 19 June. While letters

were not sent to individual owners in the area, brochures were circulated to the entire City of Vincent notifying of the open day and included a notice of the proposed Precinct Structure Plan and Place Plan.

#### DETAILS:

The City received a combined 53 submissions for both projects. This included 22 surveys and 4 written submissions for the draft LTCP, and 14 surveys and 13 written submissions for the draft LPSP.

#### Leederville Town Centre Place Plan

A summary of submissions and Administration's suggested modifications on the draft LTCP is included at **Attachment 1**:

- Strong support for developing a concept plan for Oxford Street Reserve with additional suggestions for further design aspects to consider when creating the plan;
- Preference for an underpass or overpass at various points along Loftus Street to assist pedestrian/cyclist crossing, rather than signal timing improvements as a solution;
- Changes to the action to beautify Electric Lane to reflect the current state of the laneway/ABN development; and
- Strong support for the beautification of Electric Lane and the installation of LED streetlights along Oxford Street.

The primary amendments resulting from community consultation were to add wording to the analysis section. The purpose of these changes is to provide further clarity to the intent of the action and to ensure specific aspects raised by the submissions are considered at the time the action is implemented (for example, pedestrian amenity and safe crossings, shade, power supply, signage, lighting, greenery, recycling stations, traffic calming measures and universal access).

#### Leederville Precinct Structure Plan

A summary of submissions and Administration's suggested modifications on the draft LPSP is included at **Attachment 3**. The main issues raised are as follows:

- Opposition to the draft proposed vehicle connection from Carr Place to Loftus Street;
- Density is needed to support the success of the town centre; and
- New development needs to be sensitively designed to maintain the character of the precinct.

In response to these issues, Administration proposes the following key amendments:

- Removal of the draft proposed vehicle connection of Carr Place and Loftus Street.
- Changing the provisions relating to Development Incentives for Community Benefit:
  - to seek alternative north-south pedestrian and vehicle connections; and
  - reframe the criteria to achieve the community benefits.
- Amendment of the Building Heights:
  - to provide clear maximum heights; and
  - to adjust the allowed heights to provide more suitable transitions between each sub-precinct and provide more opportunity for development within 800m of the train station.
- Clarifying the Heritage Management provisions to differentiate between the retention of Heritage Buildings and the sensitive design within context adjacent to Character Buildings.

A detailed list of the amendments is included as **Attachment 4**. This schedule of modifications is a statutory requirement, separate to the summary of submissions. These modifications have been shown in tracked changes on **Attachment 5**.

Amendment 7

Administration has prepared Amendment 7 to Local Planning Scheme No. 2, as at **Attachment 6**, to change the zoning of the area subject to the Precinct Structure Plan. The subject area is proposed to be amended to Centre zone to allow the implementation of the provisions of the Precinct Structure Plan. This is considered to be a standard amendment as it allows for the implementation of the Leederville Precinct Structure Plan without providing any further development controls. The zoning listed in the Precinct Structure Plan will apply, with land use permissibility being set by the Scheme.

**CONSULTATION/ADVERTISING:**

The City will notify all submitters of the outcomes of the Ordinary Meeting of Council. If adopted, further consultation would take place as required when completing each of the actions within the LTCPP. The Western Australian Planning Commission may require further advertising be undertaken for the proposed modifications or for any modifications they require.

Advertising of Scheme Amendment 7 would be required to be conducted in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* after gaining approval from the Environmental Protection Authority. This would include letters to owners and occupiers, publishing a notice in the newspaper and publishing a notice on the City's website.

**LEGAL/POLICY:**

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- State Planning Policy 4.2 Activity Centres for Perth and Peel;
- State Planning Policy 7.2 Precinct Design;
- Perth and Peel@3.5million Sub Regional Framework;
- State Planning Policy 3.1 – Residential Design Codes (R Codes);
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation; and
- Vincent Town Centre Place Plans Volume 1.

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to endorse LTCPP and recommend the approval of the draft LPSP.

**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.  
Our parks and reserves are maintained, enhanced and well utilised.  
Our urban forest/canopy is maintained and increased.  
We have minimised our impact on the environment.*

Accessible City

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.  
We have better integrated all modes of transport and increased services through the City.  
We have embraced emerging transport technologies.*

Connected Community

*Our community facilities and spaces are well known and well used.  
We have enhanced opportunities for our community to build relationships and connections with each other and the City.  
We recognise, engage and partner with the Whadjuk Noongar people and culture.  
We are an inclusive, accessible and equitable City for all.*

Thriving Places

*We are recognised as a City that supports local and small business.*  
*Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*  
*We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.*  
*Our physical assets are efficiently and effectively managed and maintained.*

Sensitive Design

*Our built form is attractive and diverse, in line with our growing and changing community.*  
*Our built form character and heritage is protected and enhanced.*  
*Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.*

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

**SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Sustainable Energy Use/Greenhouse Gas Emission Reduction*  
*Sustainable Transport*  
*Water Use Reduction/Water Quality Improvement*  
*Waste Reduction*  
*Urban Greening and Biodiversity*

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the *City's Public Health Plan 2020-2025*:

*Increased mental health and wellbeing*  
*Increased physical activity*  
*Reduced injuries and a safer community*

**FINANCIAL/BUDGET IMPLICATIONS:**

The cost of advertising the final outcome of the LTCPP and draft LPSP will be met through the City's existing operational budget.

The implementation of the actions within the LTCPP would be supported through allocations within current and future City operating and project budgets as follows:

Actions to be implemented through existing operating budgets or existing project budgets: 1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.7, 2.8, 3.1, 3.2, 4.1, 4.3, 4.5, 4.8, 4.9, 5.1, 5.2, 5.3, 6.1, 6.2, 6.3, 6.4	
Actions that have requested budget for 21/22: 4.4 – Lighting audit 4.6 – Streetscape improvements 4.10A – Request the Minister of Lands acquire the right of way linking Oxford Street to the strata lots at 663 Newcastle Street	\$5,000 \$10,000 \$2,000
Actions that may require additional budget from 22/23 onwards: 1.1, 2.3, 2.6, 4.2, 4.4, 4.6, 4.7, 4.8, 4.10B, 5.3, 6.3	

The implementation of actions within the draft LPSP would be set in budgets following the approval of the Western Australian Planning Commission.

**COMMENTS:**

The Leederville precinct is a vibrant hub of activity that is highly valued by both the local and wider community. Leederville has a unique character and is known for its alternative atmosphere and café culture, which services its residential catchment as well as the broader Perth metropolitan area. The Leederville precinct provides an important hub of local community infrastructure, with the City of Vincent administration and civic centre, library and community centre accommodated in the precinct.

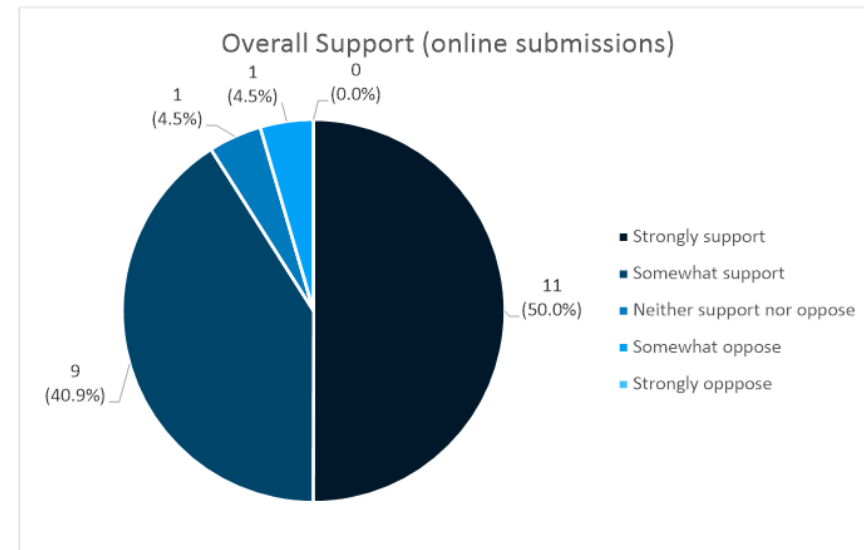
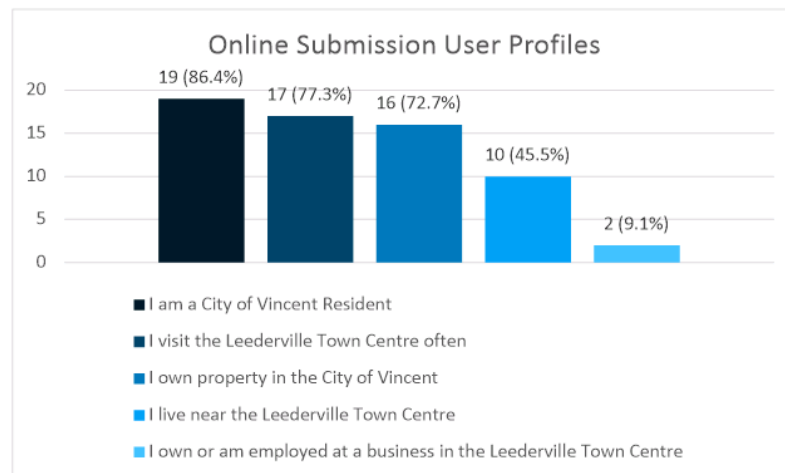
There are a number of positive upcoming developments within the Leederville Town Centre including:

- The public consultation for the Local Development Plan for 40 Frame Court has now been completed, with submissions currently being collated and reviewed.
- 800+ ABN staff have moved into the new building at 301 Vincent Street.
- The laneway behind the new ABN building has been named Electric Lane and will incorporate overhead lighting, public art and alfresco dining once complete.
- A 120-seat restaurant on Carr Place by restaurateur, Will Meyrick, is scheduled to open in the coming months. Also opening in previously vacant properties along Oxford Street are a Moroccan restaurant, a Vietnamese tapas bar, a cocktail wine bar and a small plates and pizza place.
- The multi-million-dollar refurbishment of The Leederville Hotel is scheduled to open in September and will include a new dining area, bar, shops and kiosks. The development has a dual frontage with the intent of activating both Oxford Street and the Electric Lane.
- The City intends to address concerns around parking supply in the Town Centre and explore options to consolidate parking in Leederville in line with the Precinct Structure Plan. This could be done through an advertisement for expressions of interest in developing the Frame Court and/or Avenue Car Parks including the construction of a multi-storey car park to service the Town Centre. A report will be prepared for Council after its consideration of the Precinct Plan which considers the process for the EOI advertisement and the criteria for interested proponents.



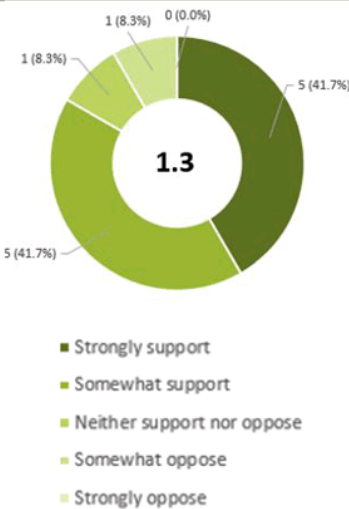
### Leederville Town Centre Place Plan Summary of Submissions

OVERALL SUMMARY OF ONLINE SUBMISSIONS	
Total Responses	22
Strongly support	11
Somewhat support	9
Neither support nor oppose	1
Somewhat oppose	1
Strongly oppose	0
OVERALL SUMMARY OF WRITTEN SUBMISSIONS	
Total Responses	4
Total number of submissions	26



01 ENHANCED ENVIRONMENT			
Online Support Levels	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 1.1 DEVELOP A CONCEPT PLAN TO ENHANCE THE COMMUNITY USE, CONNECTIVITY, AND VIBRANT OF OXFORD STREET RESERVE</b>			
<p><b>1.1</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 1. Submitter 3</i></p> <p>Submitter suggests Oxford Street Reserve be equipped with facilities (e.g., shade/cover, power supply), and to be made suitable for hosting small group gatherings.</p> <p>Submitter also suggests improving directional signage in this area to landmarks such as the train station, Village Square and nearest toilets.</p>	<p>Submitter suggestions noted and will be considered in the development of the concept plan. Additional wording will be added to the 'Analysis' section to capture shade, power supply and signage. Improvements to the Reserve will enhance the space for small group gatherings.</p> <p>Improvements to the signage of Oxford Street Reserve will occur in conjunction with the Wayfinding Plan (Action 2.7).</p>	<p>Modify Action 1.1 with additional wording in the 'Analysis' section:</p> <p>"A concept plan, employing CPTED principles <u>and taking into consideration pedestrian amenity, shade, power supply, signage, lighting, greenery and recycling stations</u>, could be developed to better...."</p>
	<p><i>Item 2. Submitter 3</i></p> <p>Submitter suggests the seating area and pedestrian corridor outside Cranked Coffee is underutilised.</p> <p>Submitter notes the vegetation hasn't grown over the shade structure to provide shade effectively and may require an additional cover for daytime use.</p> <p>Submitter requests better lighting of the pedestrian corridor for night-time use.</p> <p>Submitter also suggests a recycling/sustainability hub (e.g., bottle/can collection and recycling bins) could be installed near the seating area of Cranked Coffee or the Avenue Car Park. Alternatively, submitter suggests expanding the recycling collection bins outside of the City of Vincent Library.</p>	<p>Submitter suggestions noted and will be considered in the development of the concept plan. Additional wording will be added to the 'Analysis' section to capture shade, lighting and recycling stations.</p> <p>It is noted that the pedestrian corridor adjacent to Cranked Coffee will be considered as part of the concept plan for the Oxford Street Reserve.</p>	
	<p><i>Item 3. Submitter 13</i></p> <p>Submitter considers the current design of Oxford Street Reserve to be pretty good but</p>	<p>Submitter suggestions noted and will be considered in the development of the concept plan. Additional wording will be</p>	

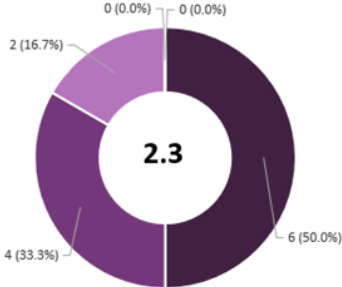
	<p>believes further improvements to the place should be a priority.</p> <p>Improvements might include cleaning the paving, establishing a minimum width of footpath that is clear of any infrastructure, adding more plants (although the submitter expresses a distaste for fake plants and the existing grey planters with succulents), better quality parklets, establishment of a temporary art program or pop-up market and rationalising the streetscape infrastructure in this area so it is less cluttered.</p>	<p>added to the 'Analysis' section to capture additional greenery and the consideration of pedestrian amenity (e.g., clear footpath).</p> <p>Pavement cleaning, parklets, art programs and pop-up market events are outside the scope of this action and are covered under other City processes and day-to-day operations.</p>	
<b>Action 1.2 INVESTIGATE BLACK SPOT FUNDING FOR A CONTINUOUS GREENED MEDIAN ON LEEDERVILLE PARADE</b>			
<p><b>1.2</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 4. Submitter 2.</i></p> <p>Submitter suggests inserting a roundabout from Frame Court onto Leederville Parade to improve safety and ease of access.</p>	<p>Submitter suggestion noted.</p> <p>In the development of any traffic calming matters, all possible solutions will be investigated, and will be considered in the City's broader Capital Works Program</p>	<p>Modify the Action 1.2 'Solution' section:</p> <p>Investigate Black Spot funding for a <u>continuous greened median safer pedestrian crossing environment</u> on Leederville Parade.</p>
	<p><i>Item 5. Submitter 5.</i></p> <p>Submitter proposes a footpath on the Mitchell Freeway side for the entire length of Leederville Parade, in addition to the footpath on the town centre side and the proposed green median. The submitter suggests this will allow safe pedestrian crossing and flexibility in crossing location.</p> <p>The Submitter also suggests Frame Court car park and the garden/open space to the south of the car park be upgraded to provide a more friendly pedestrian entrance to the area.</p>	<p>It is acknowledged that the principal shared path follows the Mitchell Freeway and there is a portion of Leederville Parade (at the Loftus Street end) where there is no footpath on the Freeway side and no safe crossing point in this area. The 'Analysis' section has been updated to reference this issue.</p> <p>The City is investigating extension of PSP and this will include ensuring there is a safe pedestrian environment, and the most appropriate solution will be implemented</p>	<p>Modify Action 1.2 with additional wording in the 'Analysis' section:</p> <p>"As there is no median, there are few opportunities for pedestrians and cyclists to cross safely between the footpath and principal shared path. <u>In addition, there is a portion of Leederville Parade (towards Loftus Street) where the principal shared path veers off and which does not have a footpath on the freeway side to provide a safe crossing.</u>"</p>

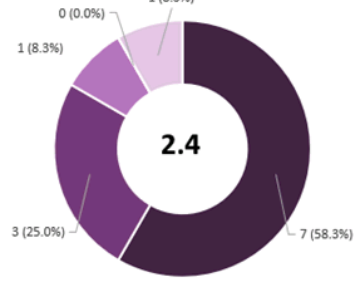
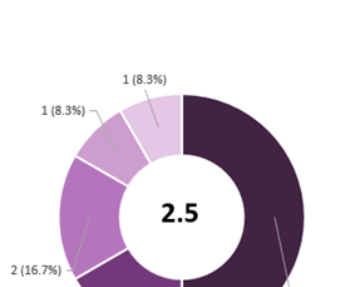
		<p>The garden/open space to the south of the Frame Court car park is owned by the Water Corporation. The development of this site is outside of the scope of the Leederville Town Centre Place Plan. Whilst it is private land it is noted as key development site in the draft Precinct Structure Plan and is a key consideration for redevelopment of site is the provision of public space.</p>	<p>“As a high-risk location, an opportunity exists to investigate Black Spot funding to implement <u>potential solutions</u> (such as a continuous median) on Leederville Parade <u>to create a safe pedestrian crossing environment</u>.”</p> <p>Additional wording in the ‘Solution’ section:</p> <p>“Investigate Black Spot funding for a <u>continuous greened median safer pedestrian crossing environment</u> on Leederville Parade”.</p>
<b>Action 1.3 UNDERTAKE THE BEAUTIFICATION AND ECO-ZONING OF LOT 210 LEEDERVILLE PARADE</b>			
 <p><b>1.3</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 6. Submitter 3.</i> Submitter suggests Lot 210 be landscaped with native plants and re-establishing pre-development vegetation.</p>	<p>Submitter suggestions noted. Eco-zoning involves the conversion of underutilised turfed area in native garden areas, and thus using native plants to vegetate will be the priority.</p>	<p>No modification required.</p>
<b>Action 1.4 SUPPORT THE POTENTIAL INSTALLATION OF A FAST-CHARGING ELECTRIC VEHICLE STATION IN THE AVENUE CAR PARK</b>			

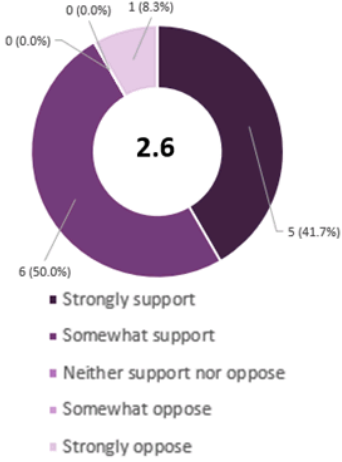
<p><b>1.4</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 7. Submitter 3.</i> Submitter notes that a charge station is already installed in the Avenue Car Park according to the RAC interactive map.</p>	<p>Noted. This action will see the installation of additional stations, and potentially the replacement of the existing station. Additional wording in the 'Analysis' section of the action has been included to reflect this.</p> <p>The draft Leederville Precinct Structure Plan has provisions for carparking areas in new developments to ensure there are bays with electric vehicle charging ability or the ability to provide the infrastructure in the future.</p>	<p>Modify Action 1.2 with additional wording in the 'Analysis' section:</p> <p><u>"A single electric vehicle charging point exists in the Avenue Car Park adjacent to the toilet block. Additional or replacement vehicle charging stations will increase the City's capacity to reduce carbon emissions caused by the transport network"</u></p>
02 ACCESSIBLE CITY			
Online Support Levels	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.1 ADVOCATE TO THE PUBLIC TRANSPORT AUTHORITY FOR A LEEDERVILLE STATION UPGRADE			
<p><b>2.1</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 8. Submitter 3.</i> Submitter supports the accessible upgrade to train station and believes it is much needed.</p> <p>Submitter also requests a safe crossing on Oxford St (e.g., pedestrian zebra crossing) at the street level end of the ramp.</p> <p><i>Item 9. Submitter 9.</i> Submitter does not support 'putting pressure' on other government departments.</p> <p><i>Item 10. Submitter 16.</i> Submitter strongly supports this action.</p>	<p>Submitter support for accessible upgrade is noted.</p> <p>The safe crossing of pedestrians from the train station ramp can be investigated as part of the Leederville Station Upgrade. The 'Analysis' action of this section has been updated to reflect this.</p> <p>The process of advocating to other government departments is seen by the City as a collaborative process and is not intended to pressure government departments into making an unsound decision.</p> <p>Submitter support noted.</p>	<p>Modify Action 2.1 with updated wording in the 'Analysis' section:</p> <p>"There is an opportunity for the station, overpass <u>and pedestrian crossing</u> environments to be upgraded to increase the level of accessibility for all, improve pedestrian comfort, <u>safety</u> and experience..."</p> <p>No modification required.</p> <p>No modification required.</p>

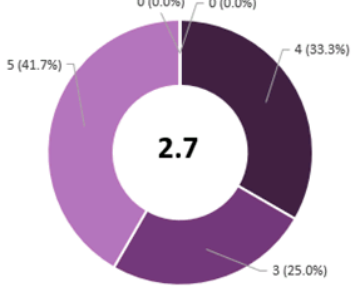
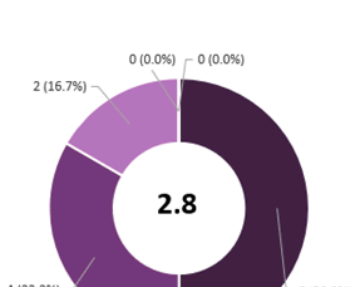
Action 2.2 ADVOCATE TO THE PUBLIC TRANSPORT AUTHORITY AND THE WATER CORPORATION FOR ROUTE 15 TO BE REROUTED AROUND THE PERIMETER OF THE TOWN CENTRE			
<p><b>2.2</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 11. Submitter 5.</i></p> <p>Submitter supports action in principle but has expressed concerns about traffic flow should the reroute including turning west or east onto Vincent Street from Oxford Street coming from Leederville Parade.</p> <p>The submitter suggests the long-term goal of the City should be to pedestrianise Oxford Street between Vincent Street and Leederville Parade and complete modifications on the Oxford/Vincent intersection to reduce traffic restrictions.</p> <p>Submitter suggests allowing only hydrogen busses along Route 15 to reduce/eliminate noise and smell issues.</p>	<p>Submitters' traffic concerns have been noted. The City will work with the Public Transport Authority to establish the most appropriate route for Bus 15.</p> <p>The preparation of draft Leederville Precinct Structure Plan saw the investigation of a cul-de-sac at the Leederville Parade end of Oxford Street to pedestrianise the area. Although the area was identified as capable in terms of traffic volume, it ultimately wasn't considered suitable for safety issues and the impact a lack of through traffic would have on the businesses.</p> <p>An action of the draft <i>Accessible City Strategy</i> is to reduce carbon emissions caused by the transport network, and the City will encourage the Public Transport Authority to transition to zero-emission alternative busses in Leederville. Additional wording will be added to the 'Analysis' section of this action to address this.</p>	<p>Modify Action 2.2 with updated wording to the 'Analysis' section:</p> <p>"Rerouting the bus and exploring other options to decrease noise and emissions (e.g., advocating to the Public Transport Authority for use of zero-emission alternative busses) provides as an opportunity to improve the amenity of the Town Centre".</p>
	<p><i>Item 12. Submitter 9.</i></p> <p>Submitter does not support 'putting pressure' on other government departments.</p>	<p>The process of advocating to other government departments is seen by the City as a collaborative process and is not intended to pressure government departments into making an unsound decision.</p>	<p>No modification required.</p>
Action 2.3 PREPARE A PLAN TO IMPROVE THE PEDESTRIAN AND CYCLE ENVIRONMENT CROSSING LOFTUS STREET			
	<p><i>Item 13. Submitter 2.</i></p> <p>Submitter suggests an underpass under the Loftus Street and Vincent Street intersections.</p>	<p>Submitter support of an underpass has been noted and will be considered during the investigation of other options as highlighted in the 'Analysis' section of the action. Investigation into an underpass will</p>	<p>No modification required.</p>

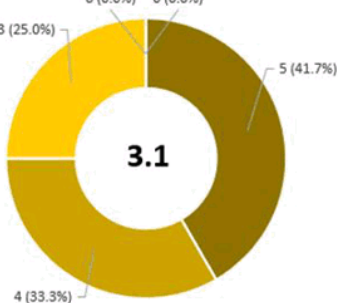
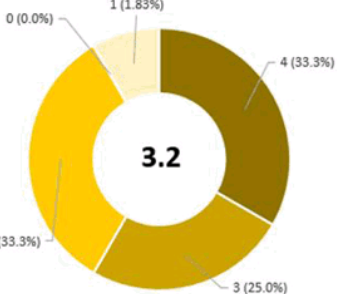


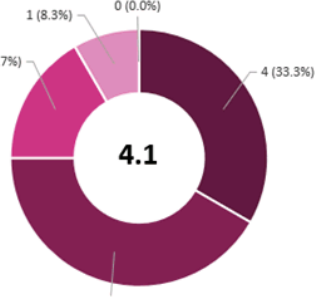
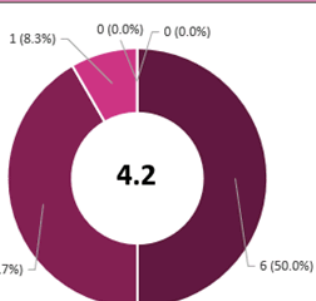
 <p><b>2.3</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>		<p>need to consider the significant cost investment, potential removal of existing mature trees, impact on the environment and ownership of the road.</p> <p>An underpass/overpass for Richmond Street has been noted in the draft Leederville Precinct Structure Plan.</p>	
	<p><i>Item 14. Submitter 3.</i> Submitter supports improved crossings on Loftus Street and notes the lights at Vincent Street require pedestrians to cross halfway at a time and takes a long time.</p> <p>The submitter suggests an overpass or underpass at Carr Place/Carr Street and Loftus Street as the submitter believes Carr Place/Carr Street provides much friendlier pedestrian access.</p> <p>The submitter suggests traffic light crossings for pedestrians be installed at the corner of Richmond Street and Loftus Street.</p> <p><i>Item 15. Submitter 8.</i> Submitter suggests a more permanent solution for linking Loftus Street to Leederville than improvements to signal timing, for example an overpass from Emmerson Street to Loftus Recreation Centre.</p>	<p>Submitter support for an underpass/overpass, additional traffic light crossings and the suggested locations have been noted and will be considered during the investigation of other options as highlighted in the 'Analysis' section of the action. Investigation into an underpass/overpass will need to consider the significant cost investment, potential removal of existing mature trees, impact on the environment and ownership of the road.</p> <p>Improved pedestrian crossing of Richmond Street has been noted in the draft Leederville Precinct Structure Plan.</p>	<p>No modification required.</p>
<p><b>Action 2.4 COLLABORATE WITH THE TOWN OF CAMBRIDGE AND MAIN ROADS TO PLAN UPGRADES TO THE LAKE MONGER CONNECTION</b></p>			

 <p><b>2.4</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	No submissions.	-	-
<b>Action 2.5 PLAN IMPROVEMENTS TO THE OXFORD STREET CYCLING ENVIRONMENT TO SUPPORT EXTENDING THE 30KM/H SPEED ZONE NORTH OF VINCENT STREET</b>			
 <p><b>2.5</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 16. Submitter 3.</i> Submitter suggests reducing car parking on Oxford Street to create a more pedestrian and cycling friendly environment.</p> <p>Submitter also suggests building a multi-storey car park in the Avenue Car Park site to compensate for reduced parking on Oxford Street.</p> <p><i>Item 17. Submitter 4.</i> Submitter is supportive of investing in cycling paths, bike stands and other cycling infrastructure as this will have a positive effect on Leederville businesses and pedestrians.</p> <p><i>Item 18. Submitter 5.</i> Submitter strongly supports the initiative but expresses doubt at its effectiveness. The submitter suggests that signage alone will not</p>	<p>Submitter suggestion noted. This is in line with the draft Accessible City Strategy which provides that the City will consider removing on-street parking in activated corridors to prioritise vulnerable users.</p> <p>The Leederville Precinct Structure Plan recognises the Avenue Car Park site as an opportunity to consolidate car parking into a multi-storey structure as part of a comprehensive mixed used development.</p> <p>Submitter support noted.</p> <p>The investment into cycling infrastructure can be investigated as part of the planned improvements. The 'Analysis' action of this section has been updated to reflect this.</p> <p>Submitter support noted.</p> <p>Additional traffic calming measures can be investigated as part of the planned</p>	<p>No modification required.</p> <p>Modify Action 2.5 with additional wording in the 'Analysis' section:</p> <p>"There is an opportunity to plan improvements to the Oxford Street cycling environment to improve safety and amenity, <u>including but not limited to cycling infrastructure and traffic calming measures.</u>"</p>

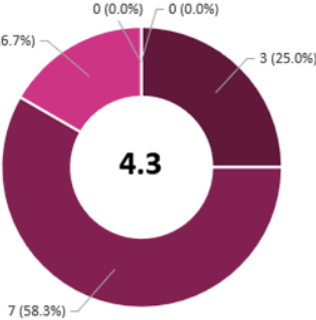
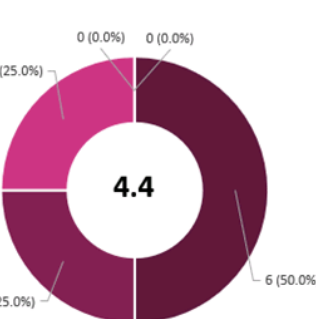
	cause vehicles to obey the speed limit and should be accompanied by traffic calming measures.	improvements. The 'Analysis' action of this section has been updated to reflect this.	
	<i>Item 19. Submitter 9.</i> Submitter believes that alienating drivers isn't going to make the Town Centre a more vibrant space as Perth is a city of drivers and people acknowledge that Leederville is next to a freeway.	The intent of this action is not to alienate drivers but to create a shared safe environment between all road users, including cyclists and motorists as highlighted in the diagnosis of the action.	No modification required.
	<i>Item 20. Submitter 16.</i> Submitter strongly supports this action.	Submitter support noted.	No modification required.
<b>Action 2.6 PLAN IMPROVEMENTS TO VINCENT STREET</b>			
 <p>2.6</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<i>Item 21. Submitter 3.</i> Submitter suggests a pedestrian light crossing be installed near the entrance to the Leederville Oval and Leederville Early Childhood Centre.	Submitter suggestion noted. Safe crossing points will be investigated as part of the improvement. Lack of crossing points has been identified in the 'Analysis' section of the action.	No modification required.
<b>Action 2.7 DEVELOP A WAYFINDING STRATEGY</b>			
	<i>Item 22. Submitter 3.</i> Submitter is supportive of a consolidation of signage and removal of excess signage. Submitter suggests a broad cross section of the community is involved in the development of the Wayfinding Strategy and a signage audit.	Consultation will target a broad cross section of the community as part of development of plan. In person and online engagement will be included in the consultation process.	No modification required.

 <p><b>2.7</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p>Submitter suggests the development of the Wayfinding Strategy should include hands on audits such as walking workshops, and not rely on just online engagement and consultation.</p>		
	<p><i>Item 23. Submitter 4.</i> The submitter has suggested more and better signage alerting pedestrians/motorists to cyclists to improve safety, especially as Leederville is a prime stopping point for cycling clubs and individuals.</p>	<p>Submitter suggestion noted. The 'Analysis' section of the action highlights the need for a focus on active transportation mode users, which would include cyclists.</p>	<p>No modification required.</p>
<b>Action 2.8 INVESTIGATE THE FEASIBILITY AND IMPACT OF DESIGNATED PICK UP POINTS FOR ON-DEMAND TRANSPORT AND THIRD PARTY DELIVERY PARTNERS</b>			
 <p><b>2.8</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 24. Submitter 2.</i> Submitter suggests the Newcastle Street median strip become a designated location for third party delivery drivers due to its proximity to the centre of Leederville and take-away places.</p>	<p>Submitter suggestion noted however, the Newcastle median strip has been determined to be an unacceptable permanent place for parking due to the safety and traffic concerns that have already been brought to the attention of the City, especially the pedestrian/car/bus interface. Other solutions will be investigated as part of this action.</p>	<p>No modification required.</p>
	<p><i>Item 25. Submitter 3.</i> Submitter supports the establishment of a designated pick-up points in Village Square, Oxford Street (north of Vincent Street and adjacent to Village Square) and Newcastle Street (east of Carr Place).</p> <p>The submitter has observed that the intersection of Newcastle and Carr Place is congested with cars parking in the no stopping areas.</p>	<p>Submitter support and observations noted.</p>	<p>No modification required.</p>

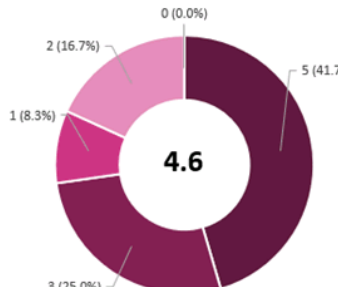
	<p><i>Item 26. Submitter 5.</i> Submitter is supportive of the creation of designated pick-up points and encourages the City to enact evening enforcement of the no stopping areas.</p>	<p>Submitter support noted. Although parking restrictions are currently enforced by the City's Rangers, the intent of this action is to focus on design solutions to reduce need for ranger infringements in the evening.</p>	<p>No modification required.</p>
<b>03 CONNECTED COMMUNITY</b>			
<b>Online Support Levels</b>	<b>Submitter Comment Summary</b>	<b>Administration Comment</b>	<b>Recommended Modification</b>
<b>Action 3.1 SEEK OPPURTUNITIES TO COLLABORATE WITH YMCAHQ, FOYER OXFORD, AND TAFE TO ACTIVATE THE TOWN CENTRE</b>			
 <p><b>3.1</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 27. Submitter 3.</i> Submitter suggests the opportunities to collaborate be extended to include other community organisations that service the area, for example homelessness outreach services, Transition Town Vincent, churches, community groups utilising the Community Centre (e.g., Toy Library), and early learning centres.</p>	<p>Submitter suggestion noted. The City will continue to seek opportunities with existing organisations to participate in Town Centre events and activations as highlighted in the 'Analysis' section for the action.</p>	<p>No modification required.</p>
<b>Action 3.2 MANAGE THE TOWN TEAM GRANT</b>			
 <p><b>3.2</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 28. Submitter 3.</i> Submitter suggests the City explore further opportunities to provide additional logistical support for other events for activation in Leederville.</p> <p><i>Item 29. Submitter 10.</i> Submitter expresses lack of confidence in the Leederville Connect town team to deliver.</p>	<p>The City provides grant funding for town teams to facilitate events, beyond the yearly town team grants. The City also provides Festival and Event funding for non-town team organisations to access during the year.</p> <p>The City will continue to work with, and support Leederville Connect to implement projects through the town team grant funding and in-kind support.</p>	<p>No modification required.</p> <p>No modification required.</p>

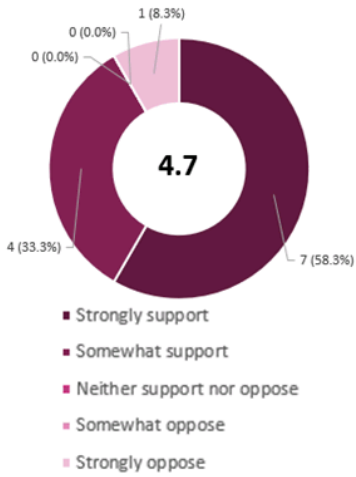
<ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>			
04 THRIVING PLACES			
Online Support Levels	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 4.1 SUPPORT LEEDERVILLE CONNECT TO INVESTIGATE LOCATION FOR EVENT FURNITURE AND FIXTURES STORAGE SPACE IN THE TOWN CENTRE</b>			
 <p><b>4.1</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 30. Submitter 3.</i> Submitter supports this action.</p> <p><i>Item 31. Submitter 5.</i> Submitter questions the cost effectiveness of owning event furniture and fixtures versus hiring them when full lifecycle costs are considered (e.g., cleaning, fixing, replacing fixtures). Submitter is supportive of whichever method is most sustainable.</p>	<p>Submitter support noted.</p> <p>Submitter comments noted. Lifecycle costs will be considered by the town team when purchasing equipment versus hire. The 'Analysis' section will be updated to include cost-effectiveness as a consideration.</p>	<p>No modification required.</p> <p>Modify Action 4.1 with additional wording in the 'Analysis' section: "This would allow the town team to invest in pieces that fit in the Town Centre aesthetic, <u>are cost-effective</u> and can be used on a continuing basis".</p>
<b>Action 4.2 PLAN FESTOON LIGHTING IN LEEDERVILLE VILLAGE SQUARE</b>			
 <p><b>4.2</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 32. Submitter 3.</i> Submitter supports this action.</p> <p><i>Item 33. Submitter 3.</i> Submitter supports this action and suggests festoon lighting be installed as soon as possible to support events and activations in the area and to avoid costs of hiring lighting in the meantime.</p> <p><i>Item 34. Submitter 16.</i></p>	<p>Submitter support noted.</p> <p>Submitter support noted. The timing of the actions has been prioritised based on the logical sequence of events and immediate impact on the community. Although implementation of this action is planned to start in the 2022/23 financial year, pre-planning activities will occur concurrently with other relevant actions.</p> <p>Submitter support noted.</p>	<p>No modification required.</p> <p>No modification required.</p> <p>No modification required.</p>

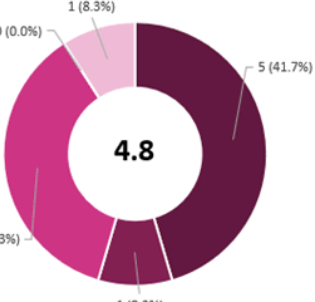


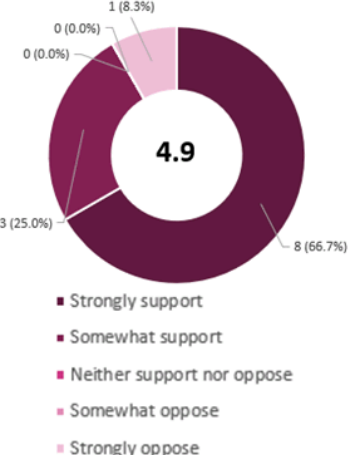
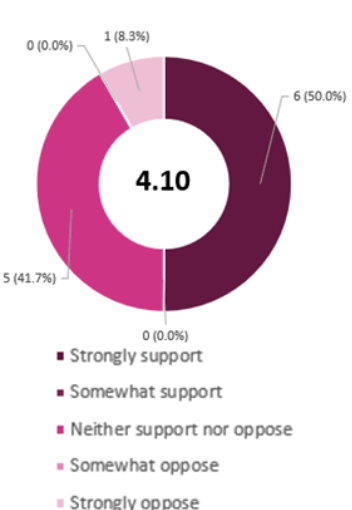
<ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p>Submitter strongly supports this action and believes it should assist in further activating the space even during non-event times.</p>		
<b>Action 4.3 IDENTIFY LOCATIONS FOR POWER POINTS IN LEEDERVILLE VILLAGE SQUARE</b>			
 <p><b>4.3</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 35. Submitter 3.</i> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>
<b>Action 4.4 UNDERTAKE A LIGHTING AUDIT TO IDENTIFY OPPURTUNITIES FOR LIGHTING IMPROVEMENTS</b>			
 <p><b>4.4</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 36. Submitter 4.</i> Submitter suggests that the lighting audit be extended to surrounding streets that are used as access ways into the town centre.</p> <p><i>Item 37. Submitter 3.</i></p>	<p>Submitter suggestion noted. The extent of the Leederville Town Centre Place Plan only covers the town centre area; however, the City's draft <i>Accessible City Strategy</i> covers the entire City and recognises the creation of a safe environment for pedestrians including lighting. Lighting audits outside of the town centre boundary can be investigated through the City's capital works program.</p> <p>Submitter support noted. Consultation will target a broad cross section of the community as part of the audit.</p>	<p>No modification required.</p> <p>No modification required.</p>

<div><div>■ Strongly support</div><div>■ Somewhat support</div><div>■ Neither support nor oppose</div><div>■ Somewhat oppose</div><div>■ Strongly oppose</div></div>	Submitter supports this action and requests a broad cross section of the community be consulted on this project.																				
	<p><i>Item 38. Submitter 5.</i></p> <p>Submitter requests that consideration be given to the balance between providing too much lighting for a safe, polished feel and not losing the ‘Leederville working town feel’ and the grunge.</p>	Submitter suggestion noted. The intent of this action is to create a safe environment for pedestrians after hours. Consideration will be given to excessive lighting in the implementation of this action.	No modification required.																		
	<p><i>Item 39. Submitter 15.</i></p> <p>Submitter wishes to ensure the lighting audit will consider the Newcastle Street and Carr Place intersection. Submitter has noted they personally have made efforts to brighten the space with festoon lighting.</p> <p>Submitter acknowledges the City’s effort of up-lighting and illuminating the three small trees outside of Duende, however notes this has been washed out by the street lighting (broad coverage bulbs rather than focused lighting that Western Power may have available) in the area.</p>	<p>The lighting audit will include the intersection of Newcastle Street and Carr Place.</p> <p>Street lighting options provided by Western Power will be considered as part of the audit.</p>	No modification required.																		
<b>Action 4.5 PLAN DESIGN SOLUTIONS TO DETER PARKING IN LEEDERVILLE VILLAGE SQUARE MEDIAN</b>																					
<table><caption>Action 4.5 Survey Results</caption><thead><tr><th>Response</th><th>Count</th><th>Percentage</th></tr></thead><tbody><tr><td>Strongly support</td><td>6</td><td>50.0%</td></tr><tr><td>Somewhat support</td><td>3</td><td>25.0%</td></tr><tr><td>Neither support nor oppose</td><td>1</td><td>8.3%</td></tr><tr><td>Somewhat oppose</td><td>2</td><td>16.7%</td></tr><tr><td>Strongly oppose</td><td>0</td><td>0.0%</td></tr></tbody></table>	Response	Count	Percentage	Strongly support	6	50.0%	Somewhat support	3	25.0%	Neither support nor oppose	1	8.3%	Somewhat oppose	2	16.7%	Strongly oppose	0	0.0%	<p><i>Item 40. Submitter 2.</i></p> <p>Submitter suggests the Newcastle Street median strip become a designated location for third party delivery drivers due to its proximity to the centre of Leederville and take-away places.</p>	Submitter suggestion noted however the Newcastle median strip has been determined to be an unacceptable permanent place for parking due to the safety and traffic concerns that have already been brought to the attention of the City, especially the pedestrian/car/bus interface. Other solutions will be investigated as part of this action.	No modification required.
	Response	Count	Percentage																		
Strongly support	6	50.0%																			
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Somewhat oppose	2	16.7%																			
Strongly oppose	0	0.0%																			
	<p><i>Item 41. Submitter 3.</i></p> <p>Submitter supports the deterrence of parking in the median strip and suggests it be extended to remove parking from the Leederville Village Square completely.</p>	Submitter support noted. The draft <i>Accessible City Strategy</i> provides that the City will consider removing on-street parking in activated corridors to prioritise vulnerable users. Time restrictions can be	No modification required.																		

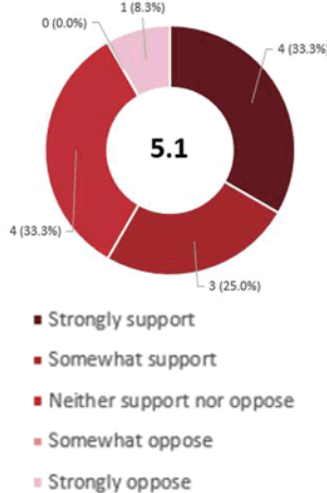
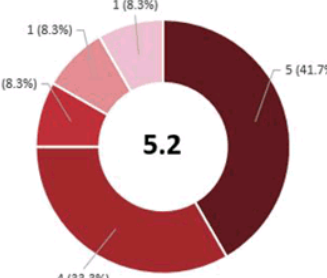
<ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	Submitter suggests parking be limited to bikes, scooters and 15-minute drop-off/pick-up bays.	considered as part of future development of the site.	
	<p><i>Item 42. Submitter 4.</i></p> <p>Submitter suggests the City install bollards (3 evenly spaced) in the median strip.</p>	Submitter support for this option noted. Installation of bollards will be investigated as part of the design solutions. Additional wording in the 'Analysis' section of the action will reflect this.	Modify Action 4.5 with additional wording in the 'Analysis' section:  "This could include modular art, movable planter boxes, <b>retractable bollards</b> , or something similar."
	<p><i>Item 43. Submitter 5.</i></p> <p>Submitter supports this action as the current use of the median strip can be a hazard to pedestrian and road users. Submitter suggests this is enforced by the City in the evenings.</p>	Submitter support noted. Although parking restrictions are currently enforced by the City's Rangers, the intent of this action is to focus on design solutions to reduce need for ranger infringements in the evening.	No modification required.
<b>Action 4.6 UNDERTAKE A STREETScape AUDIT TO IDENTIFY OPPORTUNITIES FOR STREETScape IMPROVEMENTS</b>			
 <p><b>4.6</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 44. Submitter 1.</i></p> <p>Submitter requests more outdoor seating for shops.</p>	Rationalisation and potential for additional streetscape elements will be considered as part of the streetscape audit. Submitter support for more outdoor/al fresco seating is noted.	No modification required.
	<p><i>Item 45. Submitter 3.</i></p> <p>Submitter supports this action and identifies that pedestrian footpaths around the town centre are congested. Submitter notes that restaurants and cafes need al fresco areas but can cause footpath cluttering for wheelchairs and prams when combined with other streetscape elements (e.g., bins, signage and planter boxes), especially at the intersection between Bourke Street and Oxford Street.</p> <p>Submitter suggests an accessibility/mobility audit should take place to identify issues and opportunities for improvement. Submitter also suggests other organisations and community members (e.g., YMCAHQ, Foyer</p>	<p>Noted. Accessibility and mobility will be considered as part of the streetscape audit which includes an investigation into the rationalisation of existing streetscape elements. Additional wording will be added to the 'Analysis' section of the action to reflect this.</p> <p>Submitter suggestions regarding organisational involvement in the audit have been noted. The City will investigate opportunities to include community organisations input in the audit.</p>	<p>Modify Action 4.6 with additional wording in the 'Analysis' section:</p> <p>"This could include opportunities for additional planting, beautification, urban design improvements, <b>universal access improvements</b>, street art, street furniture rationalisation and upgrades, and reducing clutter."</p>

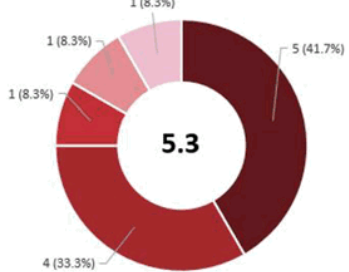
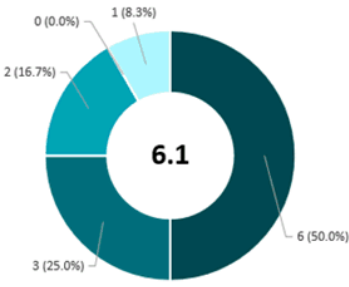
	Oxford) be involved in the audit and any creation of street art.		
	<p><i>Item 46. Submitter 3.</i> Submitter suggests that the street furniture at the intersection of Newcastle Street and Carr Place needs improving (e.g., people can't sit and face each other, lack of shade). Submitter suggests streetscape improvements should draw inspiration from the natural landscape and Noongar history.</p>	Submitter suggestions have been noted and will be considered during the streetscape audit.	No modification required.
<b>Action 4.7 UNDERTAKE AN URBAN DESIGN STUDY FOR THE AVENUE CAR PARK LANEWAY TO ACHIEVE MORE GREENING AND CONNECTIVITY</b>			
 <p>4.7</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 47. Submitter 3.</i> Submitter supports this action and suggests the design acknowledge the continuous nature of the water drain, natural landscape and Noongar history.</p>	Submitter support and suggestions noted and will be considered during the urban design study.	No modification required.
	<p><i>Item 48. Submitter 3.</i> Submitter supports the investigation into enhancing the public use of the arcade linkage between Oxford Street and the Avenue Car Park. Submitter suggests the City work with the landlord of the arcade to increase the publicly accessible hours.</p>	Submitter support is noted. The arcade is privately owned and thus the City has limited opportunities to influence the day-to-day operations of the business, but the City will continue to support the owners to provide amenity to the public. This is captured in the 'Analysis' section of the action by way of investigating the opportunity to enhance the public use of key arcade linkages.	No modification required.
	<p><i>Item 49. Submitter 5.</i> Submitter suggests the Avenue Car Park toilet block (Action 6.3) be considered as part of this action.</p>	Submitter suggestion noted. Consolidation of the tasks for each action of the Place Plan (especially where the actions relate to each other) will occur where possible and actions of the Place Plan will be considered holistically.	No modification required.
	<p><i>Item 50. Submitter 17</i> Submitter notes that the laneway is a freehold Water Corporation and main drainage corridor that is held under licence by the City and suggests that as an operational asset the</p>	Submitter suggestion noted. Additional wording will be added to the 'Solution' section of the action to capture the need for Water Corporation involvement in the design outcome.	<p>Modify Action 4.7 with additional wording in the 'Solution' section:</p> <p>"Undertake an urban design study for the Avenue Car Park Laneway <a href="#">in collaboration with the Water</a></p>

	solution should mention working with Water Corporation to achieve the design outcome.		<a href="#">Corporation</a> to achieve more greening and connectivity”.
<b>Action 4.8</b> NEGOTIATE THE FORMALISATION OF THE MAIN DRAIN PEDESTRIAN CORRIDOR WITH THE WATER CORPORATION FOR IMPLEMENTATION IN APPROPRIATE STAGES			
 <p><b>4.8</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 51. Submitter 5.</i></p> <p>Submitter strongly supports the increased pedestrian access but suggests the route could be improved. The Submitter raises concerns the area to the north of the Water Corporation building will be uninviting as the area is not well used. Submitter suggests the route instead comes through the Frame Court Car Park to the west of the Water Corporation building and exit on to Leederville Parade with improvements to the Car Park as part of the design.</p>	<p>The proposed pedestrian corridor follows the existing Water Corporation Main Drain.</p> <p>Consideration can be given to improving the wider Frame Court Car Park for pedestrians more holistically. Additional wording in the ‘Analysis’ section of the action has been added to reflect this.</p>	<p>Modify Action 4.8 with additional wording in the ‘Analysis’ section:</p> <p>“... to reflect the ongoing land use of the site would be a welcomed addition to the pedestrian realm in Leederville, <a href="#">and consideration of improvements could be extended into the broader Frame Court Car Park space.</a>”</p>
	<p><i>Item 52. Submitter 6.</i></p> <p>Submitter was unaware of the existence of the Water Corporation main drain and queries whether it is possible to daylight the drain and convert sections into a living stream for the ecological benefits and connection to Lake Monger.</p>	<p>Daylighting of the drain and living stream solutions could be considered as part of the investigation and formalisation of the main drain and is reflected in the ‘Analysis’ section of the action by way of ‘water feature’ streetscape improvement consideration.</p>	<p>No modification required.</p>
<b>Action 4.9</b> COLLABORATE WITH DEVELOPERS TO DELIVER LANEWAY BEAUTIFICATION ELEMENTS SUCH AS PAVING, LIGHTING AND VISUAL ART, AS WELL AS NAMING THE LANEWAY, IN CONSULTATION WITH THE COMMUNITY AND LANDGATE			

 <p>4.9</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 53. Submitter 1.</i> Submitter does not support the new name of Electric Lane.</p>	<p>Noted. The laneway naming process did not occur as part of the Place Plan.</p>	<p>No modification required.</p>
<p><b>Action 4.10 A) REQUEST THE MINISTER OF LANDS ACQUIRE THE RIGHT OF WAY LINKING OXFORD STREET TO THE STRATA LOTS AT 663 NEWCASTLE STREET B) COLLABORATE WITH THE STRATA TO PLAN IMPROVEMENTS TO THE RIGHT OF WAY</b></p>			
 <p>4.10</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 54. Submitter 2.</i> Submitter suggests that rather than the City purchasing the land, the City provides incentives for the strata owners to utilise and improve the amenity of the right of way, including areas for deliveries and bin storage.</p>	<p>Submitter suggestions noted. Purchase of the freehold portion of the laneway (closest to Oxford Street) will be considered under the City's laneway acquisition program. As per part B) of this action, the City will collaborate with the strata company to plan for improvements in strata-owned portion of the laneway.</p>	<p>No modification required.</p>
	<p><i>Item 55. Submitter 3.</i> Submitter supports this action and suggests the existing car park at 663 Newcastle Street could become a piazza that businesses and cafes open out on to.</p>	<p>Submitter support noted. This action is specifically for the laneway that connects the strata-owned car park to Oxford Street. Consultation with the strata owners can occur concurrently with the implementation of this action to encourage further improvement to the adjacent car park.</p>	<p>No modification required.</p>
	<p><i>Item 56. Submitter 4.</i> Submitter strongly supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>

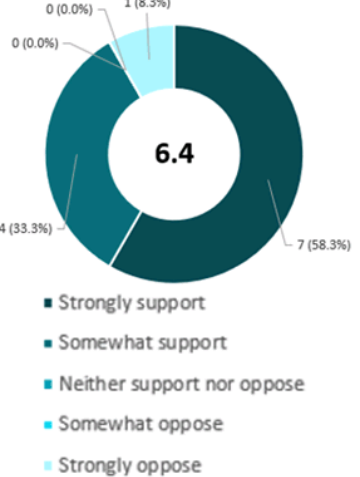


	<p><i>Item 57. Submitter 16.</i>            Submitter strongly supports this action and suggests that if the City improves the pedestrian amenity it may encourage the owners to further consider ways to activate the rear of 112-124 Oxford Street (e.g., rear of Bunn Mee etc.).</p>	<p>Submitter support noted. City would be supportive of further activation of the rear of 112-124 Oxford Street.</p>	<p>No modification required.</p>
<b>05 SENSITIVE DESIGN</b>			
<b>Online Support Levels</b>	<b>Submitter Comment Summary</b>	<b>Administration Comment</b>	<b>Recommended Modification</b>
<b>Action 5.1 PREPARE A PRECINCT STRUCTURE PLAN IN COLLABORATION WITH LEEDERVILLE CONNECT</b>			
 <p><b>5.1</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 58. Submitter 3.</i>            Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>
<b>Action 5.2 ADVOCATE TO MAIN ROADS WA FOR UNIQUE NOISE WALLS BETWEEN THE MITCHELL FREEWAY AND THE TOWN CENTRE</b>			
 <p><b>5.2</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 59. Submitter 3.</i>            Submitter supports this action, particularly if public art is incorporated.</p>	<p>Submitter support noted. The 'Analysis' section of the action highlights the consideration of commissioning public art.</p>	<p>No modification required.</p>

<ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>			
<b>Action 5.3 DEVELOP A STREETSCAPE STYLE GUIDE</b>			
 <p><b>5.3</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 60. Submitter 3.</i> Submitter supports this action and suggests it be done in partnership with a broad cross-section of the community.</p>	<p>Submitter support noted. Consultation will target a broad cross section of the community as part of the development of the style guide.</p>	<p>No modification required.</p>
<b>06 INNOVATIVE AND ACCOUNTABLE</b>			
<b>Online Support Levels</b>	<b>Submitter Comment Summary</b>	<b>Administration Comment</b>	<b>Recommended Modification</b>
<b>Action 6.1 UNDERTAKE COMMUNITY CONSULTATION TO REVIEW THE USE OF LEEDERVILLE VILLAGE SQUARE AND INFORM THE FUTURE OF THE SPACE</b>			
 <p><b>6.1</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 61. Submitter 2.</i> Submitter expressed fondness for the past events when the Leederville Village Square had been closed to cars from Friday afternoon until Sunday night. Submitter suggests this would also be improved by a roundabout at the intersection of Frame Court and Leederville Parade.</p> <p><i>Item 62. Submitter 3.</i> Submitter supports this action. Submitter suggests consultation be done with a broad-</p>	<p>Submitter preference noted and will be considered during the review of the Leederville Village Square.</p> <p>Improvements to Leederville Parade will be considered as part of Action 1.2 and the City's broader Capital Works Program.</p> <p>Submitter support noted. Consultation will target a broad cross section of the community as part of the review. Previous</p>	<p>No modification required.</p> <p>No modification required.</p>

<ul style="list-style-type: none"> <li>■ Strongly support</li> <li>■ Somewhat support</li> <li>■ Neither support nor oppose</li> <li>■ Somewhat oppose</li> <li>■ Strongly oppose</li> </ul>	cross section of the community, including Leederville Connect. Submitter raises that some consultation ('dot voting') has previously occurred when the Leederville Village Square was launched, and this should be considered in future review of the space.	consultation results will be located and considered as part of the review.	
	<p><i>Item 63. Submitter 4.</i></p> <p>Submitter suggests more signage is required to guide people to the Leederville Village Square and public bins are needed every 50 metres.</p>	Submitter suggestions noted. Signage will be considered as part of the development of the Wayfinding Plan and public bin requirements considered as part of the streetscape audit.	No modification required.
	<p><i>Item 64. Submitter 5.</i></p> <p>Submitter suggests that there are significant road use issues in this area and that they need to be addressed holistically through a pedestrian amenity and traffic management plan rather than the individual actions of this Place Plan.</p>	Traffic issues will be considered as part of the review of the space and in line with other strategies and plans of the City. Leederville Village Square will not be considered in isolation under the Leederville Town Centre Place Plan.	No modification required.
	<p><i>Item 65. Submitter 15.</i></p> <p>Submitter appreciates the acknowledgement of the disconnection businesses on Oxford Street and Carr Place have felt during the Leederville Village Square events and activations.</p> <p>Submitter suggests the solution is to extend the area of the event further down Newcastle Street and Carr Place, while balancing the local traffic issues this may cause.</p> <p>Submitter notes that one solution to the local traffic issue that has been raised in the past but is not written in the Leederville Town Centre Place Plan is the creation of an alternative exit/entrance point for Carr Place traffic, whether that be a permanent</p>	<p>Submitter suggestions noted. Consultation to identify opportunities to include the wider community in future activations, as highlighted in the 'Analysis' section of the action, will identify solutions such as the one supplied by the submitter.</p> <p>The potential opening of Carr Place on to Loftus Street was being considered under the draft Leederville Precinct Structure Plan, however as a result of consultation with the community the connection has been proposed to be removed. Investigation into alternative access through development incentives is proposed instead.</p>	No modification required.

	laneway or a temporary traffic management solution.		
<b>Action 6.2 INSTALL LED STREET LIGHTS ALONG OXFORD STREET</b>			
<p><b>6.2</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 66. Submitter 3.</i> Submitter supports this action.</p>	Submitter support noted.	No modification required.
	<p><i>Item 67. Submitter 5.</i> Submitter does not support this action as they believe there are no issues with the existing lighting.</p>	Submitter objection noted. The LED streetlights that will be supplied and maintained by Western Power use 30% less energy than standard streetlights and operate at a much cooler temperature making them a safer option.	No modification required.
<b>Action 6.3 PLAN PUBLIC TOILET IMPROVEMENTS</b>			
<p><b>6.3</b></p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 68. Submitter 3.</i> Submitter supports this action and suggests that toilets should be installed near the Oxford Street Reserve and/or close to the Village Square and should include changing facilities.</p>	Submitter support noted. It is noted that there is an existing toilet in Frame Court, and this will be considered as part of the public toilet improvement review. It is noted that improvements to the public toilets will consider the <i>Disability Discrimination Act</i> which requires a change area.	No modification required.
	<p><i>Item 69. Submitter 5.</i> Submitter does not support removal of the existing Avenue Car Park toilet block as a potential solution and suggests it needs to be addressed as part of Actions 4.7 and 4.8.</p>	<p>Submitter solution preference noted. All solutions for toilet block improvements will be considered including upgrade of the existing Avenue Car Park toilet and decision will be made based on cost effectiveness and what's better for the community in the long run.</p> <p>Consolidation of the tasks for each action of the Place Plan (especially where the</p>	No modification required.

		actions relate to each other) will occur where possible and actions of the Place Plan will be considered holistically.	
<b>Action 6.4 DEVELOP A SMOKE-FREE TOWN CENTRES PROJECT WITH INVOLVEMENT FROM THE COMMUNITY, HEALTH PARTNERS, AND LOCAL BUSINESSES</b>			
 <p>6.4</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 70. Submitter 1.</i> Submitter is strongly supportive of the initiative to make the Leederville Town Centre smoke free.</p>	Submitter support noted.	No modification required.
	<p><i>Item 71. Submitter 3.</i> Submitter supports this action.</p>	Submitter support noted.	No modification required.
	<p><i>Item 72. Submitter 4.</i> Submitter believes smoking in the town centres has a negative effect on businesses and suggests better signage, more enforcement by the City and more responsibility taken by the pub owners for enforcement.</p>	Submitter suggestions noted. Signage and enforcement will be considered as part of the Smoke Free Town Centres project.	No modification required.
	<p><i>Item 73. Submitter 9.</i> Submitter believes not allowing smokers is anti-trade.</p>	Submitter objection has been noted. Smoke free Town Centres is a major target for the Public Health Plan to protect the community from environmental tobacco smoke, discourage the uptake of smoking in children and young people and provide a supportive environment for people who are trying to quit smoking or have recently quit smoking. Smoke free Town Centres was considered an important issue by 85% of respondents for the <i>Public Health Plan</i> .	No modification required.

General comments about the draft place plan and any suggestions		
Submitter Comment Summary	Administration Comment	Recommended Modification
<p><i>Item 74. Submitter 1.</i> Submitter raises concerns about the number of ice-cream shops in the Leederville Town Centre.</p>	Submitter concern noted. Local government has a limited capacity to control the specific type of business that operates in the town centre as long as the type meets the permissible use class for the zone under the	No modification required.

	Local Planning Scheme. The number of ice-cream tenancies is controlled by private market forces.	
<i>Item 75. Submitter 11.</i> Submitter raises concerns about the number of ice-cream shops in the Leederville Town Centre.	Submitter concern noted. Local government has a limited capacity to control the specific type of business that operates in the town centre as long as the type meets the permissible use class for the zone under the Local Planning Scheme. The number of ice-cream tenancies is controlled by private market forces.	No modification required.
<i>Item 76. Submitter 3.</i> Submitter suggests separate audit/strategy development actions in the Place Plan occur concurrently (e.g., Actions 2.7, 4.4 and 4.6).  Submitter suggests each of these projects involve a broad cross-section of the community and on-the-ground engagement (such as walking workshops) rather than just relying on online engagement. The submitter referenced the New South Wales Department of Planning, Industry and Environment's Great Public Spaces Toolkit as a good example of the audit process.	Submitter suggestions noted. Consolidation of the tasks for each action of the Place Plan (especially where the actions relate to each other) will occur where possible and actions of the Place Plan will be considered holistically.	No modification required.
<i>Item 77. Submitter 5.</i> Submitter suggests some of the individual actions of the Leederville Town Centre Place Plan relate to each other and should be considered holistically.	Submitter suggestion noted. Consolidation of the tasks for each action of the Place Plan (especially where the actions relate to each other) will occur where possible and actions of the Place Plan will be considered holistically.	No modification required.
<i>Item 78. Submitter 7.</i> Submitter suggests Leederville Oval needs to be revitalized and suggests an opportunity exists for residential apartments to bring in more people to the Town Centre.	The development of the Leederville Oval will be considered as part of a separate process and is outside of the scope of the Leederville Town Centre Place Plan.	No modification required.
<i>Item 79. Submitter 9.</i> Submitter believes the Leederville Town Centre only requires minor improvements (e.g., lighting, accessibility public toilets) but does not require a major overhaul.	Submitter views are noted. The intent of the Leederville Place Plan is to implement a combination of small changes that will have a large positive impact on the community and more substantial actions that will see long term improvements in the town centre.	No modification required.
<i>Item 80. Submitter 10.</i> Submitter highlights the importance of the Luna Cinemas as an asset to the Leederville Town Centre.	The importance of the Luna Cinemas is acknowledged. As a privately run business the City cannot influence the day-to-day operations, however the City will continue to	No modification required.



	support Luna Cinemas as an independent small business.	
<i>Item 81. Submitter 11.</i> Submitter expresses distaste for the current levels of subdivision in Leederville and raises concerns about loss of private green space.	Subdivision is outside of the scope of the Leederville Town Centre Place Plan however this comment can be considered as part of the Leederville Precinct Structure Plan. A proposal of the draft Precinct Structure Plan is to encourage amalgamation of sites through development incentives.	No modification required.
<i>Item 82. Submitter 12.</i> Submitter considers the proposed opening of Carr Place onto Loftus Street dangerous. Submitter notes local residents are already exposed to increased traffic and illegally parked cars which has caused safety and sight line issues.  Submitter also notes there are no lines painted on Carr Place meaning cars often drive down the middle of the road.	The potential opening of Carr Place on to Loftus Street was being considered under the draft Leederville Precinct Structure Plan, however as a result of consultation with the community the connection has been proposed to be removed. Investigation into alternative access through development incentives is proposed instead.  Submitter's point about the street markings has been noted. Main Roads requires a minimum width of 3.2 metres for a lane and as Carr Place is only 5.4 metres in total, a centre line is not appropriate in this instance. It is noted that the submitter did not raise concerns about the line marking, only including it as a note.	No modification required.
<i>Item 83. Submitter 14.</i> Submitter raises concerns about a lack of parking north of Vincent Street and suggests the purchasing of vacant private lots (for example 234 Oxford Street) by the City to create public car parks.	Submitter concerns noted. The draft <i>Accessible City Strategy</i> provides for an action to establish a business plan for the management of parking within Vincent and prepare precinct-specific parking management plans, with priority given to precincts already at capacity.  The Strategy also endeavours to undertake a strategic review of all land holdings to investigate the viability of sites to provide publicly accessible parking.	No modification required.
<i>Item 84. Submitter 16.</i> Submitter has reviewed the draft Leederville Precinct Structure Plan and the draft Leederville Town Centre Place Plan and are in support of the proposal. Submitter states that they appear to have been well researched and backed by analysis in their various components.	Submitter support of the draft Leederville Precinct Structure Plan and the draft Leederville Town Centre Place Plan is noted.	No modification required.

<p>Submitter considers that the plans are likely to have an immediate positive impact on the Leederville Town Centre and have the appropriate controls to future proof the City of Vincent.</p>		
<p><i>Item 85. Submitter 18.</i> Submitter highlights the issue of homelessness that is being experienced across Perth and suggests one root cause of homelessness is the financial and social barriers of disability in particular autism spectrum disorders.</p> <p>Submitter suggests new development should be inclusive and should be designed with consideration of people with disability.</p>	<p>Submitter suggestion noted. This suggestion is in line with the City's <i>Disability Access and Inclusion Plan 2017-2022</i>. Access for people with disability will be considered throughout the implementation of the Leederville Town Centre Place Plan actions, particularly in Action 4.6 Streetscape Audit.</p>	<p>No modification required.</p>
General Administrative Changes to the plan		
Section	Original wording	Revised wording
Place Plan Process (Page 7)	While the City remains responsible for planning and delivering the actions identified in the Place Plan, Leederville Connect is identified as the support team on ten actions, and the co-lead on one.	While the City remains responsible for planning and delivering the actions identified in the Place Plan, Leederville Connect is identified as the support team on <del>ten</del> <u>seven</u> actions, and the co-lead on one.
Place Plan Process (Page 7)	OBJECTIVE ACHIEVED	<u>ACTION</u> OBJECTIVE ACHIEVED
Action 1.2 Analysis (Page 10) Action 2.5 Analysis (Page 15)	Principle shared path	<del>Principle</del> <u>principal</u> shared path
Action 2.6 Solution (Page 15)	Plan improvements to Vincent Street.	Plan improvements to <u>the</u> Vincent Street <u>cycling and pedestrian environment</u> .  (Change is for the action wording to better reflect the intent)
Action 2.7 (page 16)	Wayfinding Strategy	Wayfinding <u>Strategy Plan</u>
Action 2.7 (page 16)	Leederville Connect has been identified as a support team for 2.7	Leederville Connect has been identified as a support team for <u>action</u> 2.7  (Change is for consistency with other actions where Leederville Connect is the support)
Action 4.9 (page 22)	The laneway between Leederville Hotel and the new ABN building will soon be fronted with active uses and become a new hub of activity.	The laneway between Leederville Hotel and the new ABN building will soon be fronted with active uses and <u>has</u> become a new hub of activity.  The ABN building on Vincent Street <del>is scheduled to be completed in 2021</del> <u>has now been opened</u> and <del>will add</del> <u>has added</u>

	<p>The ABN building on Vincent Street is scheduled to be completed in 2021 and will add approximately 750 new employees to the Town Centre. It will also bring active uses.</p> <p>There is an opportunity to collaborate with the developer to deliver laneway beautification elements such as paving and visual art, as well as naming the laneway in consultation with the community and Landgate.</p> <p>Collaborate with developers to deliver laneway beautification elements such as paving, lighting and visual art, as well as naming the laneway, in consultation with the community and Landgate.</p>	<p>approximately <del>750</del> <u>800</u> new employees to the Town Centre. It will <del>also soon</del> bring active uses.</p> <p><u>The laneway has been named Electric Lane in consultation with the community and Landgate.</u> There is an opportunity to collaborate with the developer to deliver laneway beautification <del>elements such as paving and visual art, as well as naming the laneway in consultation with the community and Landgate.</del></p> <p>Collaborate with developers to deliver laneway beautification elements <del>such as paving, lighting and visual art, in Electric Lane, as well as naming the laneway, in consultation with the community and Landgate.</del></p>
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~~Leederville UX has identified more laneways and public access as Focused Intervention 8a.~~

(Change is in line with recent events that have taken place)		
Action 4.10 (page 22)	Leederville Connect has been identified as a support team for action 4.11B	Leederville Connect has been identified as a support team for action 4.11 <u>B</u>  (Reference number was incorrect)
Action 5.1 (page 23)	Prepare an Activity Centre Structure Plan	Prepare an <del>Activity</del> <u>Precinct</u> Centre Structure Plan in collaboration with Leederville Connect.
Implementation Framework (Pages 26-27)	<ul style="list-style-type: none"> <li>Advocate to the Public Transport Authority and the Water Corporation for Route 15 to be rerouted around the perimeter of the Town Centre.</li> <li>Plan improvements to Vincent Street.</li> <li>Develop a Wayfinding Strategy.</li> <li>Investigate the feasibility and impact of designated pick-up points for on-demand transport and delivery partners.</li> <li>Undertake an urban design study for the Avenue Car Park Laneway to achieve more greening and connectivity.</li> <li>Collaborate with developers to deliver laneway beautification elements such as paving, lighting</li> </ul>	<ul style="list-style-type: none"> <li>Advocate to the Public Transport Authority and the Water Corporation for <u>bus r</u>Route 15 to be rerouted around the perimeter of the Town Centre.</li> <li>Plan improvements to <u>the</u> Vincent Street <u>cycling and pedestrian environment</u>.</li> <li>Develop a Wayfinding <u>Strategy Plan</u>.</li> <li>Investigate the feasibility and impact of designated pick-up points for on-demand transport and <u>third party</u> delivery partners.</li> <li>Undertake an urban design study for the Avenue Car Park Laneway <u>in collaboration with the Water</u></li> </ul>

	<p>and visual art, as well as naming the laneway, in consultation with the community and Landgate.</p> <ul style="list-style-type: none"><li>• Prepare a Precinct Structure Plan in collaboration with Leederville Connect.</li></ul>	<p><u>Corporation</u> to achieve more greening and connectivity.</p> <ul style="list-style-type: none"><li>• Collaborate with developers to deliver laneway beautification elements such as paving, lighting and visual art, <del>as well as naming the laneway, in consultation with the community and Landgate in Electric Lane.</del></li><li>• Prepare a Precinct <u>Centre</u>-Structure Plan in collaboration with Leederville Connect.</li></ul> <p>(For consistency with 'solution' wording in main body of document.</p>
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CITY OF VINCENT

# LEEDERVILLE TOWN CENTRE PLACE PLAN

## VOLUME 04







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DATE	DETAILS	STATUS
18/08/21	Leederville Town Centre Place Plan	Final

## 00. INTRODUCTION

The City of Vincent (City) Town Centre Place Plans series has been developed as a set of 'place based' strategic action plans to guide the allocation of funding and resources in the City's town centres. The Place Plans direct the City's service units to deliver a range of place-based initiatives and enable the City to effectively support and coordinate change.

Leederville Town Centre Place Plan (Place Plan) is Volume 04 in the Town Centre Place Plan series and will guide the implementation of all major initiatives in the Leederville Town Centre (Town Centre).

The Town Centre has a unique mix of retail, civic uses, restaurants, bars, and residential dwellings which all function in a cohesive environment and flourish together as one mixed-use hub. It is bounded by the Mitchell Freeway and Loftus Street, and extends north to Bourke Street.

As some suburbs in Perth's inner-city ring have gentrified over time, Leederville has retained a grungy feel whilst developing a unique, vibrant, and youthful atmosphere. The Town Centre has great potential to accommodate higher density development and creating a high quality public realm, whilst retaining the existing Town Centre character, should be prioritised.



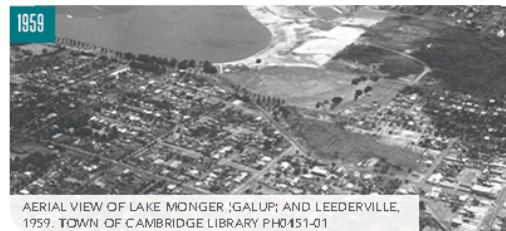
## LEEDERVILLE SNAPSHOT

### Historic

Leederville forms part of Boorloo – Noongar land belonging to the Whadjuk people of the Noongar nation.

Prior to European settlement, the Leederville area surrounding Lake Monger was known as Keiermulu which translates to 'the home fires or camp.' Lake Monger, or Galup as it is traditionally known, was an important camping and hunting ground.

In 1973, the building of the Mitchell Freeway saw the suburb of Leederville divided, with Leederville Town Centre cut off from the culturally significant Lake Monger.



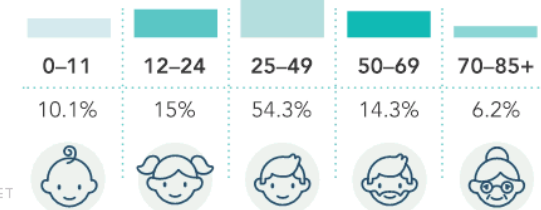
LEEDERVILLE TOWN CENTRE BOUNDARY MAP



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## LEEDERVILLE SNAPSHOT

## Community



37.2% of Leederville households are high income (\$2500/wk+) compared to 24.8% in Greater Perth

**58.6%** of households are lone person or couple only compared to 47.1% in Greater Perth

## Transport



## Active transport

10.2% of Leederville residents commute using active modes compared to 3.1% in Greater Perth

## Public transport



17.2% of Leederville residents commute to work on public transport compared to 10.2% in Greater Perth



## Car ownership

7.3% of Leederville households do not own a car compared to 4.7% in Greater Perth



## Housing

Diversity of **Leederville** housing stock and tenure compared to **Greater Perth**:



- **40.4%** separate house (**74.6%** Greater Perth)
- **46.5%** medium density (**19.6%** Greater Perth)
- **11.8%** high density (**5.1%** Greater Perth)
- **47.9%** own or mortgage (**66.4%** Greater Perth)
- **40.8%** rent (**25.5%** Greater Perth)

**Leederville** currently has the **lowest population** (people/ha) and dwelling unit (units/ha) density in the City.



## PLACE PLAN PURPOSE

The Place Plan outlines the place-based initiatives and resources the City has specifically committed to the Town Centre.

The boundary of the Town Centre (refer **Leederville Town Centre Boundary Map**) aligns with the draft Leederville Precinct Structure Plan boundary. The boundary extends north beyond the City of Vincent's Town Planning Scheme No. 2 Regional Centre Scheme Zone, to incorporate the public purpose, commercial, mixed use, residential and public open space land uses south of Bourke Street.

The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires the City to adopt a Strategic Community Plan and a Corporate Business Plan. The Place Plan provides a filter for the place-based initiatives within the City's suite of informing strategies and plans, and directly informs the Corporate Business Plan. The role of the Place Plan within the City of Vincent Integrated Planning and Reporting Framework is illustrated below.





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## LEEDERVILLE CONNECT

Each of the City of Vincent town centres has a town team. The town teams are independently formed and incorporated bodies that aim to make their respective Town Centres the best places they can possibly be. The town teams are not an affiliate of the City, but do receive funding for community driven initiatives. The town teams are made up of a diverse range of members that include business owners, land owners, local residents and people who recreate in Leederville. Each town team member brings a different set of skills, interests, and life experiences to the table and these collectively shape the direction, composition, and identity of the six town teams.

The town teams and the City enjoy a symbiotic relationship. The City engages directly with each town team on a variety of issues that are specific to their respective town centres and the town teams are able to effectively communicate issues, solutions, and ideas to the City through their strategic action plans. The City works collaboratively with the town teams to deliver locally based activations and events, physical improvements, and economic and community development initiatives.

Leederville Connect is the town team operating in the Town Centre. Leederville Connect's Action Plan and strategic vision, captured in Leederville User Experience (UX), outlines a range of objectives and principles as well as their key focus areas.

## PLACE PLAN PROCESS

The Place Plan enables the range of initiatives identified in the City's suite of informing strategies and plans, and Leederville Connect's Action Plan, to be filtered, prioritised and resourced appropriately.

Some of the City's informing strategies and plans provide high level guidance for the direction and type of initiatives the City should be undertaking, while others provide specific actions.

The Place Plans provide a place based filter and cross-directorate lens on these strategies and plans to enable a robust, planned, and integrated approach to project identification and delivery.

Prior to being confirmed as a new action in the Place Plan, proposed initiatives and projects are cross checked against the vision and priorities set in the Strategic Community Plan and the following three sources:

- A.** Local needs and wants (City strategies and plans and town team action plans);
- B.** Best practice; and
- C.** Data (collected through the implementation of the Town Centre Performance Measurement Strategy).

The process in which Place Plan actions are filtered is illustrated in the adjacent diagram.



The Place Plan outlines the implementation schedule for all of the actions to be undertaken in the Town Centre. These may include but are not limited to public realm upgrades, marketing initiatives, economic and community development projects, and policy and procedural improvements.

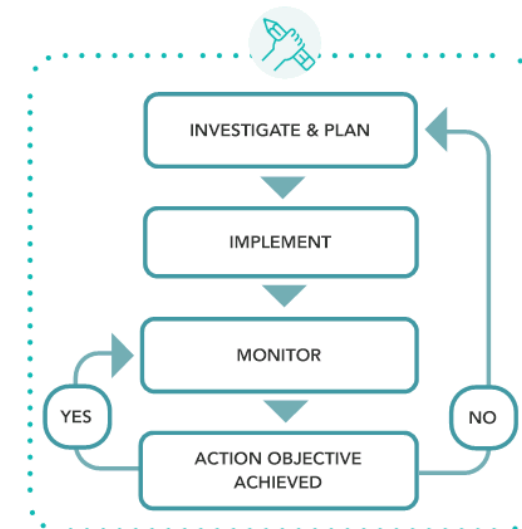
The Place Plan actions are organised into six sections which align with the six priorities of the Strategic Community Plan.

While the City remains responsible for planning and delivering the actions identified in the Place Plan, Leederville Connect is identified as the support team on seven actions, and the co-lead on one. This creates an opportunity for the town team to be an

active part of the project team for City delivered actions, rather than engaged as a community group throughout the project process.

The Place Plan is implemented, reviewed and updated annually. This allows the progress of actions to be reported on, including updating actions to reflect where they are in the action delivery cycle, and for newly identified actions to be included.

The Place Plan action delivery cycle is illustrated in the diagram below.





## INFORMING STRATEGIES & PLANS

The City's Strategic Community Plan 2018 – 2028 identifies the community's vision and strategic priorities, as identified through the Imagine Vincent engagement campaign. The Place Plan actions are designed to respond to at least one priority, while many respond to multiple. Each action has been listed under the priority that is most applicable to the objectives of the action. The Place Plan is also informed by the following strategies and plans which have been developed through community engagement and previously adopted by Council.



### GREENING PLAN 2018 – 2023

Actions 1.1 – 1.4, 2.3, 4.6, 4.7, 4.8, 5.3 have the opportunity to increase tree canopy, native plantings, and green the Town Centre.



### SUSTAINABLE ENVIRONMENT STRATEGY 2019 – 2024

Actions 1.1 – 1.4, 2.1 – 2.7, 4.6, 4.7 – 4.10, 5.1, 6.2, 6.3 have the opportunity to support urban greening and biodiversity, water sensitive urban design, increased use of public and active transport modes, energy efficiency and reduced greenhouse gas emissions.



### SAFER VINCENT 2019 – 2022

Actions 1.2, 2.3, 3.1, 4.2, 4.5, 4.7 – 4.10, 5.1, 6.2, 6.3 have the opportunity to support safer spaces, community connection, and apply Crime Prevention through Environmental Design (CPTED) principles.



### DISABILITY ACCESS AND INCLUSION PLAN 2017 – 2022

Actions 2.2 – 2.4, 2.7, 4.4, 4.6, 4.8 – 4.10, 5.1, 5.3, 6.3 have the opportunity to improve equitable access to buildings and infrastructure.



### RECONCILIATION ACTION PLAN | INNOVATE 2019 – 2021

Actions 1.1, 1.2, 1.4, 2.7, 3.1, 4.6 – 4.10, 5.2 have the opportunity to celebrate Noongar artwork, culture and language in public spaces.



### PUBLIC OPEN SPACE STRATEGY

Actions 1.1, 1.2, 4.2, 4.3, 5.1, 6.1 have the opportunity to maximise the value of open spaces for the community through improved amenity, respond to the impacts of development and population growth, and improve access to and functionality of open space.



### ECONOMIC DEVELOPMENT STRATEGY 2011 – 2016

Each action in the Place Plan aims to support economic development in the Town Centre.



### YOUTH ACTION PLAN 2020 – 2022

Actions 1.1, 1.2, 3.1, 6.1 have the opportunity to provide opportunities for young people to connect with each other and the broader community, and support our youth to be strong, healthy, safe and active.



### PUBLIC HEALTH PLAN 2020 – 2025

Actions 1.1, 2.7, 3.1, 4.6, 5.3, 6.4 support deliverables to help achieve the vision of a healthy, happy, and connected community for all.





### ARTS DEVELOPMENT ACTION PLAN 2018 – 2020

Actions 1.4, 3.1, 4.4, 4.6, 4.8 – 4.10, 5.2 have the opportunity to support the arts and creative economy in the Town Centre.



### DRAFT ACCESSIBLE CITY STRATEGY 2020 – 2030

Actions 1.1, 1.3, 2.1 – 2.8, 4.5 – 4.10, 5.1 – 5.3, 6.2 have the opportunity to make getting around the Town Centre safe, easy, environmentally friendly, and enjoyable.



### DRAFT ASSET MANAGEMENT AND SUSTAINABILITY STRATEGY

Each action in the Place Plan aims to support the Asset Management and Sustainability Strategy vision to plan and manage our resources and assets in an efficient and sustainable manner.

## READING THIS DOCUMENT

All the projects and initiatives being undertaken in the Town Centre are listed as 'actions'. Each action is explained using the following three step process:



### STEP 1 DIAGNOSIS

Diagnosing the issue or opportunity evident in the Town Centre. These may be identified in an informing strategy or plan, as an opportunity to achieve best practice or through the analysis of data.



### STEP 2 ANALYSIS

Analysing the detail of the issue or opportunity to understand the best approach to solve the issue or seize the opportunity.



### STEP 3 SOLUTION

Proposing a solution that solves the issue or seizes the opportunity.



### ENHANCED ENVIRONMENT



### ACCESSIBLE CITY



### CONNECTED COMMUNITY



### THRIVING PLACES



### SENSITIVE DESIGN



### INNOVATIVE & ACCOUNTABLE

The Place Plan highlights the broad range of projects and initiatives the City is undertaking to support and improve the Town Centre.

The Implementation Framework sets out the actions, time frames and the responsible teams for the delivery of all of the identified actions.

# 01. ENHANCED ENVIRONMENT

Sets out the actions and projects which assist the City to make the best use of our natural resources for the benefit of current and future town centre visitors, residents, and businesses.

## ACTION 1.1 OXFORD STREET RESERVE

<b>Diagnosis</b>	Oxford Street Reserve is underutilised and lacks visual and physical permeability from Leederville Parade and Oxford Street.
<b>Analysis</b>	<p>Oxford Street Reserve incorporates a seating area, playground, green space, passive recreation area, and is adjacent to Leederville Skate Park.</p> <p>The passive recreation area at the southern edge of the reserve includes a ping pong table, chess/checker board tables, a four square court, and a BBQ. This area is not well used and the permanent game elements have been heavily vandalised.</p> <p>The central green space lacks shade and functionality. Sightlines to the playground from both the seating area to the north and the grassed area to the south are obstructed.</p> <p>The skate park is well used, due for renewal, and an opportunity exists to improve connectivity between the skate park and the rest of the reserve and Town Centre.</p> <p>A concept plan, employing CPTED principles, and taking into consideration pedestrian amenity, shade, power supply, signage, lighting, greenery and recycling stations, could be developed to better connect the elements of Oxford Street Reserve to each other, the Town Centre and the train station.</p>
<b>Solution</b>	Develop a concept plan to enhance the community use, connectivity, and vibrancy of Oxford Street Reserve.

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## ACTION 1.2 LEEDERVILLE PARADE

<b>Diagnosis</b>	Leederville Parade lacks pedestrian amenity and is a road safety concern.
<b>Analysis</b>	<p>Leederville Parade connects Vincent Street, Oxford Street, and Loftus Street. There is a footpath along Leederville Parade adjacent to the Town Centre, and a principal shared path adjacent to the Mitchell Freeway.</p> <p>Leederville Parade has been identified as a high risk location because of the number of documented collisions. As there is no median, there are few opportunities for pedestrians and cyclists to cross safely between the footpath and principal shared path. In addition, there is a portion of Leederville Parade (towards Loftus Street) where the principal shared path veers off and which does not have a footpath on the freeway side to provide a safe crossing.</p> <p>As a high-risk location, an opportunity exists to investigate Black Spot funding to implement potential solutions (such as a continuous median) on Leederville Parade to create a safe pedestrian crossing environment. Black Spot is a road safety program which provides Federal funding for targeted improvements to high risk locations. Implementing a median will allow for additional greening which should be incorporate to improve pedestrian amenity.</p>
<b>Solution</b>	Investigate Black Spot funding for a safer pedestrian crossing environment on Leederville Parade.



**ACTION 1.3 BEAUTIFICATION AND ECO-ZONING OF LOT 210**

<b>Diagnosis</b>	The landscaping at Lot 210 on the corner of Vincent Street and Leederville Parade is not maintained to a high standard.
<b>Analysis</b>	<p>Lot 210 has the opportunity to be an entry statement site for the Town Centre for vehicles coming off the freeway, and pedestrians coming from West Leederville.</p> <p>Lot 210 is not planted or maintained in line with the City managed and maintained streetscapes as it is not owned by the City. While this lot is owned by Main Roads Western Australia (MRWA), the City has negotiated a licence agreement with MRWA to take over the maintenance of this site, with the intention to clean it up and eco-zone.</p> <p>The licence agreement presents additional opportunities to create an entry statement in this space and the potential to incorporate artwork.</p> <p>A small portion of this site also contains a City-owned lot (Lot 1 on DP 63619) and a Telstra owned lot (Lot 33 on DP 53031). These will also be considered in the landscaping of Lot 210.</p>
<b>Solution</b>	Undertake the beautification and eco-zoning of Lot 210 Leederville Parade.

**ACTION 1.4 FAST-CHARGING ELECTRIC VEHICLE STATION**

<b>Diagnosis</b>	There is an opportunity for the Town Centre to become part of the electric vehicle fast-charging network.
<b>Analysis</b>	<p>The City has been approached to nominate fast charging electric vehicle station locations, in town centres, as part of the expansion of the electric vehicle fast-charging network.</p> <p>The proximity of the Avenue Car Park to the Mitchell Freeway, 24hr supermarket, service station and toilet facilities makes it an ideal electric vehicle charging location.</p> <p>A single electric vehicle charging point exists in the Avenue Car Park. Additional or replacement vehicle charging stations will increase the City's capacity to reduce carbon emissions caused by the transport network.</p>
<b>Solution</b>	Support the potential installation of a fast-charging electric vehicle station in the Avenue Car Park.

**PUBLIC OPEN SPACE AND ENHANCED ENVIRONMENT MAP**

## 02. ACCESSIBLE CITY

Sets out the actions and projects which enhance connectivity, improve the use of public transport, deliver parking efficiencies, and create a more pedestrian and cycle friendly Town Centre.

### ACTION 2.1 LEEDERVILLE STATION UPGRADE

<b>Diagnosis</b>	Leederville Station is not a friendly environment for people with differing abilities. The overpass connecting West Leederville, Leederville, and Leederville Station is not a comfortable pedestrian or cyclist environment.
	Leederville Station lacks elevators between the platform and the overpass, and between the overpass and street level. The ramp currently in place is narrow and steep, acting as a barrier to accessibility.
<b>Analysis</b>	<p>The overpass connecting West Leederville and Leederville Station to the Town Centre lacks shelter and character. The ramp leading to the Town Centre is steep, and has a barrier at the bottom. The current bicycle parking is not well maintained or secure.</p> <p>There is an opportunity for the station, overpass and pedestrian crossing environments to be upgraded to increase the level of accessibility for all, improve pedestrian comfort, and safety and experience, and improve amenities for cyclists.</p> <p>Leederville UX identifies improvements to Leederville Station as Focused Intervention 14.</p>
<b>Solution</b>	Advocate to the Public Transport Authority for a Leederville Station upgrade.

### ACTION 2.2 REROUTE BUS ROUTE 15

<b>Diagnosis</b>	Bus route 15 runs through the heart of Leederville Village Square and generates noise and emissions which detract from the amenity of the Town Centre.
	Bus route 15 is a quarter-hourly route between Perth Bus Port and Glendalough Station. Currently, it runs through the Town Centre on Newcastle Street and Oxford Street. This includes the Village Square, and the northern portion of the café strip.
<b>Analysis</b>	<p>The noise and emissions from the bus route makes the Village Square and surrounding alfresco and parklet areas less desirable for pedestrians. Closing the Village Square for events also requires the detour of the bus route.</p> <p>Rerouting the bus and exploring other options to decrease noise and emissions (e.g., advocating to the Public Transport Authority for use of zero-emission alternative busses) provides an opportunity to improve the amenity of the Town Centre. Leederville UX proposes the bus uses Frame Court to connect the bus from Newcastle Street and Leederville Parade. However, half of this road is owned by Water Corporation and an agreement for use would need to be negotiated.</p> <p>As a part of the potential reroute of the bus, there is an opportunity to include a stop at Leederville Station, and outside the Water Corporation administration building.</p> <p>Rerouting the bus is identified in Leederville UX as Focused Intervention 7.</p>
<b>Solution</b>	Advocate to the Public Transport Authority and the Water Corporation for bus route 15 to be rerouted around the perimeter of the Town Centre.



**ACTION 2.3 LOFTUS STREET CROSSING IMPROVEMENTS****Diagnosis**

Loftus Street is a barrier to connectivity between Leederville, West Perth and North Perth.

**Analysis**

Loftus Street has six lanes of fast moving traffic, which act as a barrier between Leederville, West Perth and North Perth. There are signalised crossings for pedestrians and cyclists available at the Vincent Street, Newcastle Street, and Leederville Parade intersections. However, these crossings are unfriendly to pedestrians and cyclists, and often requires multiple light phases to cross safely. Additionally, there is a non-signalised crossing at Richmond Street.

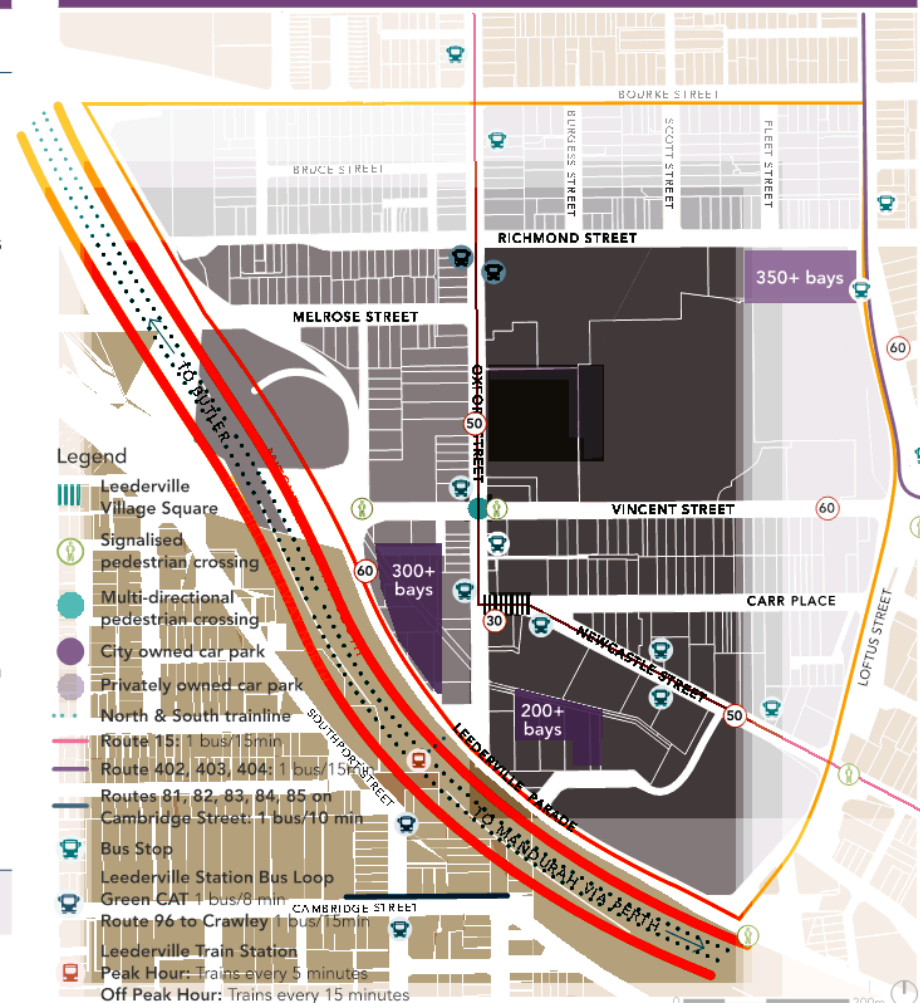
The distance between the formal crossings of Loftus Street is approximately 300 meters, which may encourage pedestrians and cyclists to cross at informal locations in between, such as between Carr Place and Carr Street, and between Loftus Recreation Centre and Emmerson Street.

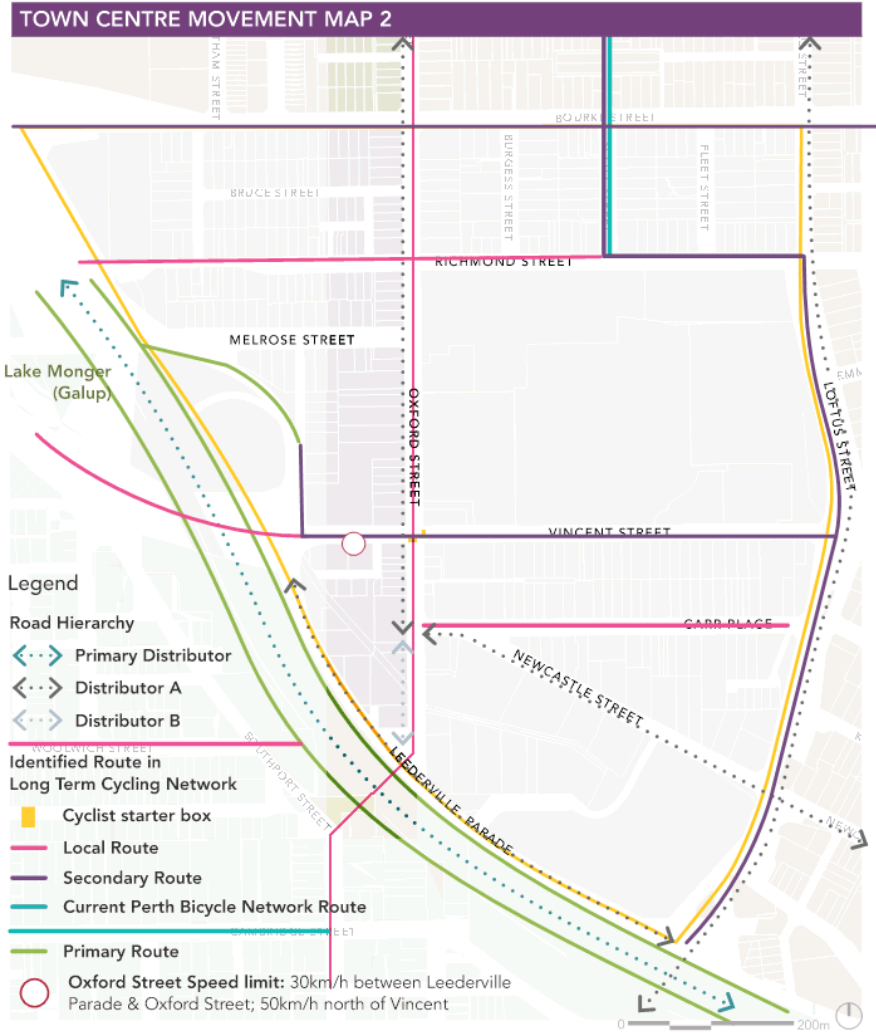
There is an opportunity to investigate design interventions to improve the experience for pedestrians and cyclists crossing Loftus Street. This could include additional crossing opportunities, improvements to signal timing, pedestrian countdown timers, greening, or other options identified through investigation.

This action supports Leederville UX Focused Intervention 10 – multi-use intersections on major roads, and Focused Intervention 13 – pedestrian crossing of Loftus Street at Richmond Street.

**Solution**

Prepare a plan to improve the pedestrian and cyclist environment crossing Loftus Street.

**TOWN CENTRE MOVEMENT MAP 1**



**ACTION 2.4 LAKE MONGER CONNECTION**

**Diagnosis** The connection between the Town Centre and Lake Monger is not pedestrian or cyclist friendly.

The Mitchell Freeway divides Leederville and West Leederville. The Mitchell Freeway underpass connecting the Town Centre to Lake Monger is dark, littered, lacks greening, and is not inviting to pedestrians and cyclists. The intersections either side of the underpass, at Vincent Street and Leederville Parade and Vincent Street and Southport Street, are difficult to cross.

Vincent Street and Lake Monger Drive, between Leederville Parade and Lake Monger, has been identified as a local route in the draft Long Term Cycling Network.

**Analysis**

As the connection is within the boundary of both the City of Vincent and Town of Cambridge, and managed by Main Roads, the City will need to work closely with these stakeholders to plan any upgrades. Upgrades could include opportunities to improve the connecting intersections, adding greening, lighting, and art, or other improvements identified through investigation.

Leederville UX identifies the connection to Lake Monger as a pedestrian arterial in Focused Intervention 12.

**Solution** Collaborate with the Town of Cambridge and Main Roads to plan upgrades to the Lake Monger connection.



**ACTION 2.5 OXFORD STREET CYCLING ROUTE**

<b>Diagnosis</b>	Oxford Street does not allow for cars and bicycles to share the road safely.
<b>Analysis</b>	Oxford Street has been identified as a local route in the draft Long Term Cycling Network, and connects West Leederville, Leederville, Mount Hawthorn, and the Mitchell Freeway Principal Shared Path.
	There is currently an on-road painted bicycle lane northbound north of Vincent Street to Bourke Street, and southbound between Bourke Street and Richmond Street. There are also green bicycle starter boxes at the intersection of Oxford Street and Vincent Street.
	The Department of Transport noted in the 2015 Detailed Cycling Imagineering Workshop Report that nearly 50% of serious and fatal injury collisions occur on local roads with speeds of 50km/h or greater. The report also noted that vehicle speeds should be reduced to 30km/h through streetscape improvements where separation between cyclists and vehicles is not an option.
	Between Leederville Parade and Vincent Street, the speed limit for vehicles is 30km/h. However, north of Vincent Street, the speed limit increases to 50km/h. Where there are gaps in cycling infrastructure, this is not considered to be safe for cyclists.
	There is an opportunity to plan improvements to the Oxford Street cycling environment to improve safety and amenity, including but not limited to cycling infrastructure and traffic calming measures.
<b>Solution</b>	Plan improvements to the Oxford Street cycling environment to support extending the 30km/h speed zone north of Vincent Street.

**ACTION 2.6 VINCENT STREET IMPROVEMENTS**

<b>Diagnosis</b>	Bicycles and pedestrians share the footpath on Vincent Street, and there are limited crossing opportunities for both users. This often creates conflict between pedestrians, cyclists, and vehicles.
<b>Analysis</b>	Vincent Street has been identified as a secondary route in the draft Long Term Cycling Network.
	As Vincent Street is currently not a suitable road to be shared by vehicles and bicycles due to the volume and speed of traffic, bicycles share the footpath with pedestrians. This impacts the safety and amenity for both cyclists and pedestrians.
	There are no crossing points for pedestrians or cyclists along the Vincent Street between Oxford Street and Loftus Street. This is a distance of approximately 500m and the lack of crossing points creates conflict between pedestrians and cyclists, and vehicles.
	There is an opportunity to plan improvements to Vincent Street to improve the safety and amenity for pedestrians and cyclists.
	Leederville UX identifies Vincent Street as a pedestrian arterial in Focused Intervention 12.
<b>Solution</b>	Plan improvements to the Vincent Street cycling and pedestrian environment.

**ACTION 2.7 WAYFINDING PLAN**

<b>Diagnosis</b>	Wayfinding in Vincent's Town Centres is cluttered, unclear and limited.
<b>Analysis</b>	<p>Wayfinding is a critical component to the legibility and walkability of a place. Wayfinding can help determine how people decide to move through spaces. The decisions people make when moving through places are guided by architecture, urban design, landmarks and views.</p> <p>Wayfinding in the City's town centres has significant room for improvement. An over proliferation of signage and styles compete for attention and can result in confusion. Moreover, the previous Wayfinding Signage Strategy (2012) has an emphasis on vehicles and car parking.</p> <p>A Wayfinding Plan should be prepared to:</p> <ul style="list-style-type: none"> <li>• Create a comprehensive, clear and consistent visual communication system with concise messaging;</li> <li>• Only include the information that is relevant to the space, location and navigation path; and</li> <li>• Focus on active transportation mode users, particularly pedestrians.</li> </ul> <p>Leederville UX has identified wayfinding as Focused Intervention 19.</p>
<b>Solution</b>	Develop a Wayfinding Plan.

*Leederville Connect has been identified as a support team for 2.7*

**ACTION 2.8 ON-DEMAND TRANSPORT AND DELIVERY PARTNERS**

<b>Diagnosis</b>	On-demand transport and delivery services can cause congestion in the Town Centre at peak times.
<b>Analysis</b>	<p>Leederville was identified as a on-demand transport hot spot during peak hour commute, as well as Friday and Saturday evening and late night, and Sunday morning<sup>1</sup>.</p> <p>As the Town Centre continues to be home to a diverse mix of events, hospitality and retail offerings, and trial street closures and interventions to improve the prioritisation of pedestrians and cyclists, the demand for on-demand transport options is likely to continue and access to customers exact locations may not always be feasible. There is currently no designated pick-up points for on-demand transport vehicles. This leads to vehicles double parking while loading and unloading passengers, increasing congestion, and impacting the pedestrian amenity in the heart of the Town Centre.</p> <p>Leederville is a high demand location for delivery partners during peak times , and many restaurants in Leederville are available on at least one delivery app<sup>2</sup>. Delivery partners often park bicycles and scooters on the footpath and near business entrances while waiting for orders. This creates an obstacle and potential safety hazard for pedestrians, particularly during busy times.</p> <p>There is an opportunity to investigate the feasibility and impact of designated on-demand pick-up points on the perimeter, similar to those surrounding Forrest Chase and Perth Station. There is also an opportunity to investigate consolidated third party delivery partner pick-up points for adjacent businesses, including existing motorcycle bays and bicycle parking areas, to minimise the clutter on the footpath during peak times.</p>
<b>Solution</b>	Investigate the feasibility and impact of designated pick-up points for on-demand transport and third party delivery partners.

1: <https://www.uber.com/en-AU/blog/perth/busy-spots-in-perth/>

2: <https://www.uber.com/au/en/drive/perth/delivery/>

## 03. CONNECTED COMMUNITY

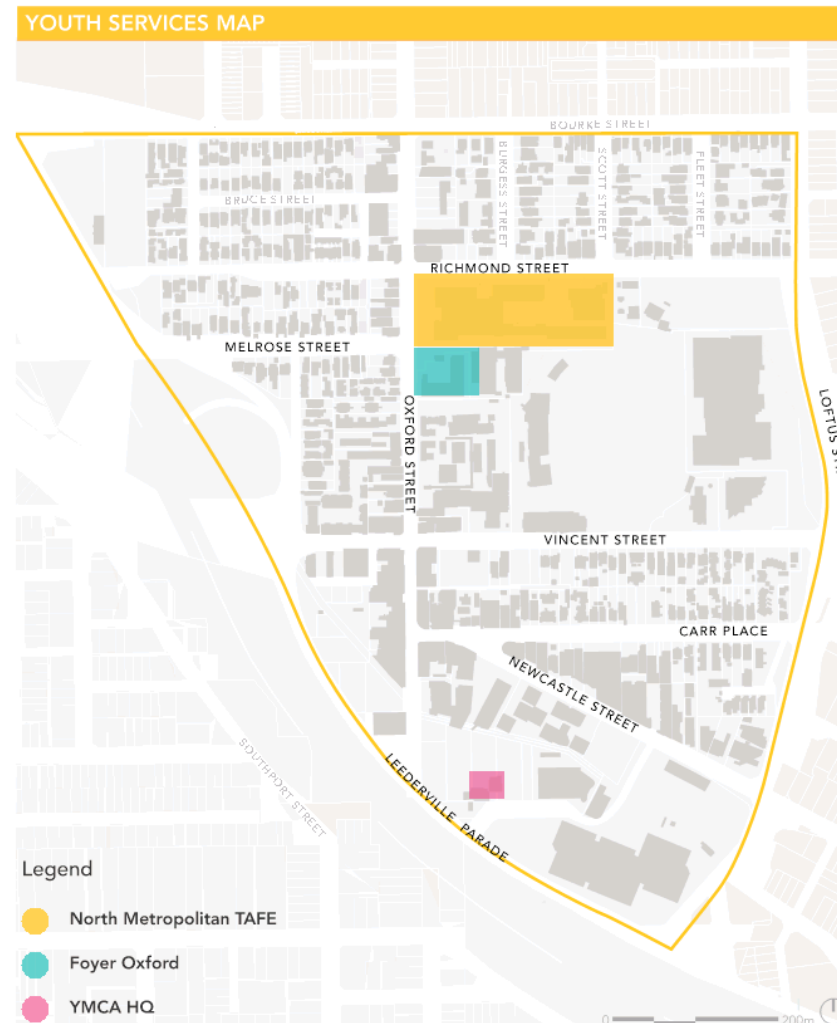
Sets out the actions and projects which contribute to Leederville's unique sense of place, and encourage the community to connect with each other to enhance their quality of life.

### ACTION 3.1 COLLABORATE WITH YOUTH SERVICES

<b>Diagnosis</b>	There are opportunities to deliver events in collaboration with the three major youth and social services in the Town Centre.
<b>Analysis</b>	<p>The regular events held in the Town Centre could better integrate with existing social services.</p> <p>YMCAHQ currently facilitates youth programs, including gigs and outdoor paint workshops. Foyer Oxford provides holistic support to young people to give them the best opportunity to thrive in the future, and North Metropolitan TAFE delivers a music program.</p> <p>There is an opportunity to investigate ways to collaborate with existing organisations to participate in Town Centre events and activations</p>
<b>Solution</b>	Seek opportunities to collaborate with YMCAHQ, Foyer Oxford, and TAFE to activate the Town Centre.

### ACTION 3.2 TOWN TEAM GRANT PROGRAM

<b>Diagnosis</b>	Town teams require financial support to deliver outcomes for their respective town centres and to make themselves more sustainable entities.
<b>Analysis</b>	Town teams can access grant funding through the Town Team Grant program. This funding can be used to facilitate events, activities and/or initiatives that engage the local community, contribute to the local economy or improve the sustainability of the town team.
<b>Solution</b>	Manage the Town Team Grant program.



## 04. THRIVING PLACES

Sets out the actions and projects which assist the City to create, enhance, and promote great places and spaces in the Town Centre in order for it to reach its activation and economic potential.



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### ACTION 4.1 EVENT FURNITURE AND FIXTURES STORAGE SPACE

<b>Diagnosis</b>	The regular hiring of event furniture and fixtures is costly and unsustainable.
<b>Analysis</b>	<p>Hosting events and activations is a part of Leederville's identity but regularly hiring fixtures and furniture is cost prohibitive, the pieces for hire are generic and do not reflect the character of Leederville.</p> <p>Leederville Connect has identified in their Action Plan the need for a storage area near the Town Centre for furniture and fixtures. This would allow the town team to invest in pieces that fit the Town Centre aesthetic, are cost-effective and can be used on a continuing basis, lowering the cost of hosting events.</p> <p>There is an opportunity to support Leederville Connect to investigate possible locations within the Town Centre for this storage space.</p>
<b>Solution</b>	Support Leederville Connect to investigate locations for event furniture and fixtures storage space in the Town Centre.

*Leederville Connect has been identified to co-lead action 4.1.*

### ACTION 4.2 FESTOON LIGHTING IN LEEDERVILLE VILLAGE SQUARE

<b>Diagnosis</b>	Leederville Village Square is not well lit and lacks the ambiance of a town square when events are not being held in the space.
<b>Analysis</b>	<p>Leederville Village Square is a central gathering place within the Town Centre and is often home to events. The lighting is currently poor and when events are not occurring, the ambiance is not reflective of a town square.</p> <p>There is an opportunity to improve the feel and amenity of the space through the addition of festoon lighting strung across the square.</p>
<b>Solution</b>	Plan festoon lighting in Leederville Village Square.



**ACTION 4.3 POWER IN LEEDERVILLE VILLAGE SQUARE**

<b>Diagnosis</b>	There is currently no access to power in Leederville Village Square.
<b>Analysis</b>	Leederville Village Square is a central gathering place within the Town Centre and is often home to events. Currently there is no access to power within the space and this has been identified as a barrier to improving the usability of the space.  Conduits were installed during construction of Leederville Village Square to allow for power points to be installed at a later date. There is an opportunity to identify strategic locations for power points to be installed based on the current and intended future use of the space.
<b>Solution</b>	Identify locations for power points in Leederville Village Square.

*Leederville Connect has been identified as a support team for action 4.3.*

**ACTION 4.4 TOWN CENTRE LIGHTING**

<b>Diagnosis</b>	There are areas in the Town Centre that are poorly lit.
<b>Analysis</b>	Town centre pedestrian safety and quality of lighting have been highlighted as areas for concern with the increasing number of vacancies.  Although tenancies are beginning to fill, there remains an opportunity to improve the lighting in laneways, open spaces, and on key walking routes that lead to the Town Centre from parking areas to enhance the pedestrian environment after hours.
<b>Solution</b>	Undertake a lighting audit to identify opportunities for lighting improvements.

**ACTION 4.5 PARKING IN LEEDERVILLE VILLAGE SQUARE**

<b>Diagnosis</b>	Vehicles park in the Leederville Village Square median where parking is not permitted. This impacts the amenity of the space and creates safety issues by blocking sightlines for crossing pedestrians.
<b>Analysis</b>	The ample space between the median trees in Leederville Village Square are meant to facilitate event set-up and increase crossing opportunities for pedestrians and cyclists.  The median space is large enough for one to two vehicles to park, and this often occurs during peak times. While parking is not permitted in these spaces, it has previously not been enforced due to lack of signage in the area.  There is currently post-signage to enable enforcement, however this is a temporary solution as vehicles continue to park in this area. There is an opportunity to investigate design solutions to proactively deter parking instead, removing the need for enforcement.  This could include modular art, movable planter boxes, retractable bollards or something similar. Such solutions would maintain the amenity of the space while closed for events, allow the space to operate as intended while remaining open to traffic, and enhance the character of the Town Centre .
<b>Solution</b>	Plan design solutions to deter parking in the Leederville Village Square median.

**ACTION 4.6 STREETSCAPE AUDIT**

<b>Diagnosis</b>	There is an opportunity to rationalise the location of existing street furniture, and potential to accommodate additional planting, pedestrian amenities, and other streetscape improvements.
	The City understands the importance of canopy cover, street furniture, and streetscape amenities, and the role they play in encouraging people to linger longer. Encouraging people to linger longer in town centres provides the opportunity for multi-purpose trips and passive spending throughout the Town Centre.
<b>Analysis</b>	<p>While Leederville is well serviced by alfresco dining opportunities and parklets, there is a lack of intuitive non-transactional seating throughout the Town Centre. Streetscape amenities, such as bike racks, have not been well maintained.</p> <p>An audit should be undertaken to determine current deficiencies in the streetscape and identify opportunities to enhance the streetscape.</p> <p>This could include opportunities for additional planting, beautification, urban design improvements, universal access improvements, street art, street furniture rationalisation and upgrades, and reducing clutter.</p>
<b>Solution</b>	Undertake a streetscape audit to identify opportunities for streetscape improvements.

*Leederville Connect has been identified as a support team for action 4.6.*

**ACTION 4.7 AVENUE CAR PARK LANEWAY URBAN DESIGN STUDY**

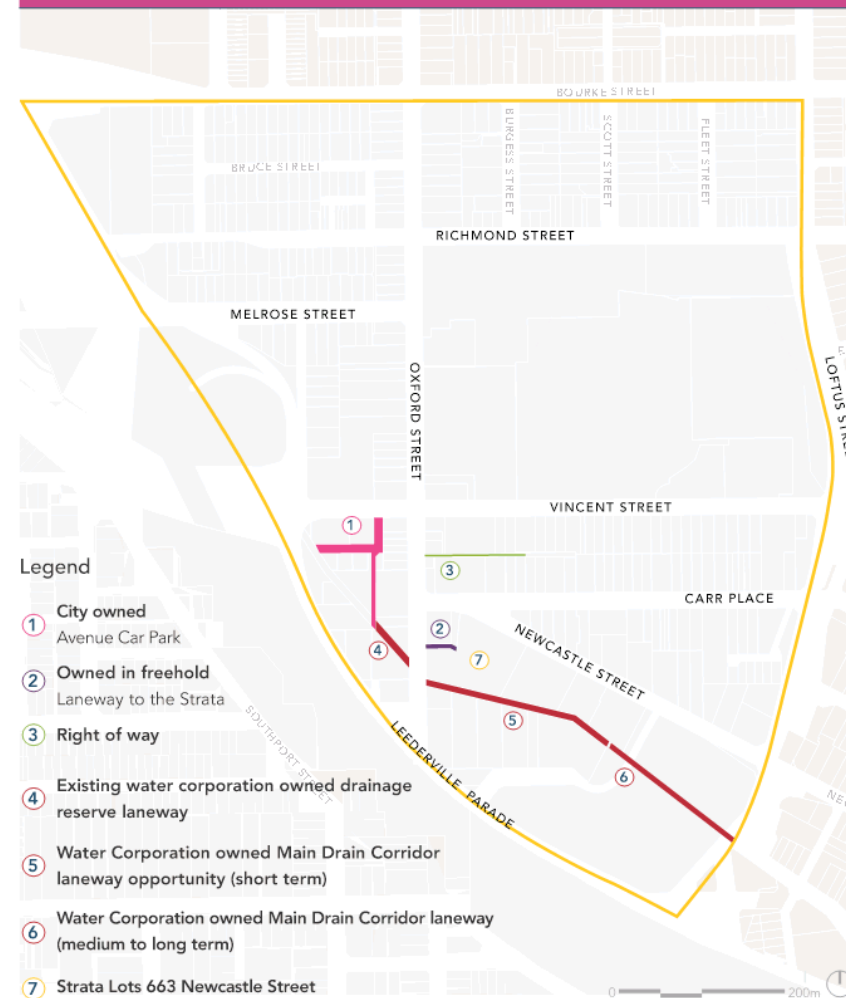
<b>Diagnosis</b>	The space between Oxford Street tenancies and the Avenue Car Park is underutilised, disconnected, and lacks pedestrian amenity.
	The space between Oxford Street tenancies and the Avenue Car Park is presently used for bin storage, service access, business parking and pedestrian movement. There is currently no separation between pedestrian and vehicle space. As this connection is a part of the Water Corporation drainage reserve, development is not permitted.
<b>Analysis</b>	<p>There is an opportunity to improve the pedestrian amenity, investigate innovative solutions for waste, and encourage the use of the space as a second frontage for tenancies on Oxford Street. There is also an opportunity to investigate enhancing the public use of key arcade linkages between Oxford Street and the Avenue Car Park.</p> <p>Leederville UX has identified enhancing the Water Corporation Drain in Focused Intervention 11, and arcade linkages between Oxford Street and the car park as Focused Intervention 21.</p>
<b>Solution</b>	Undertake an urban design study for the Avenue Car Park Laneway in collaboration with the Water Corporation to achieve more greening and connectivity.





**ACTION 4.8 WATER CORPORATION DRAINAGE RESERVE**

<b>Diagnosis</b>	There is an opportunity to use the Water Corporation Main Drain Corridor as an attractive, pedestrianised link through the centre of Leederville.
<b>Analysis</b>	<p>The area between Newcastle Street and the Freeway is preparing for large-scale redevelopment opportunities, guided by the Leederville Activity Structure Plan. These developments would benefit from having two activated frontages, i.e. Newcastle Street or Leederville Parade or Frame Court, and the Water Corporation drainage reserve. Currently, no development can happen on the reserve.</p> <p>As the reserve is owned and governed by the Water Corporation, the City can't undertake upgrades on these premises without the permission of the Water Corporation.</p> <p>Formalising this link through the current Frame Court Car Park would be an extension of the existing drainage reserve walkway between Oxford Street and the Avenue Car Park. Bringing these links together through similar streetscape improvements, such as festoon lighting, planter boxes, street furniture, or water feature to reflect the ongoing land use of the site would be a welcomed addition to the pedestrian realm in Leederville, and consideration of improvements could be extended into the broader Frame Court Car Park space. This is identified as the top social infrastructure need for Leederville in Leederville Connect's Social Infrastructure study.</p> <p>Leederville UX has identified the Water Corporation Drain as Focused Intervention 11.</p>
<b>Solution</b>	Negotiate the formalisation of the main drain pedestrian corridor with the Water Corporation for implementation in appropriate stages.

**TOWN CENTRE LANEWAYS MAP**

LEEDERVILLE TOWN CENTRE PLACE PLAN | 21

**ACTION 4.9 THE LEEDERVILLE LANEWAY**

<b>Diagnosis</b>	The laneway between the Leederville Hotel and the new ABN building will soon be fronted with active uses and has become a new hub of activity.
<b>Analysis</b>	<p>The ABN building on Vincent Street has now been opened and has added approximately 800 new employees to the Town Centre. It will soon bring active uses fronting onto the laneway, including a café and retail shop.</p> <p>Across the laneway, the Leederville Hotel is planning to redevelop the former Blue Flamingo tenancy to create another active frontage to the laneway. It is anticipated these developments will increase the activity in the laneway and create a new hub of activity.</p> <p>The laneway has been named Electric Lane in consultation with the community and Landgate. There is an opportunity to collaborate with the developer to deliver laneway beautification elements.</p>
<b>Solution</b>	Collaborate with developers to deliver laneway beautification elements in Electric Lane.

**ACTION 4.10 LANEWAY TO THE STRATA**

<b>Diagnosis</b>	<p>The right of way connecting Oxford Street to the strata lots at 663 Newcastle Street is underutilised.</p> <p>The right of way at 663 Newcastle Street is used primarily for access to the strata lots by delivery vehicles, for bin storage and collection, and informal pedestrian access.</p> <p>It is currently held in freehold, and there is an opportunity for the City to request the Minister for Lands acquire the right of way under Section 52 of the Land Administration Act 1997.</p>
<b>Analysis</b>	<p>There is an additional opportunity to plan improvements to the pedestrian amenity of the right of way following the acquisition by the Minister for Lands. This could include greening, lighting, or other activation elements. The City should advocate to and collaborate with the Strata to facilitate these improvements to continue in the Strata owned portion of the laneway.</p> <p>Leederville UX has identified improving existing laneways as Focused Intervention 16.</p>
<b>Solution</b>	<p><b>A)</b> Request the Minister of Lands acquire the right of way linking Oxford Street to the strata lots at 663 Newcastle Street.</p> <p><b>B)</b> Collaborate with the strata to plan improvements to the right of way.</p>

*Leederville Connect has been identified as a support team for action 4.10B*

## 05. SENSITIVE DESIGN

Sets out the actions and projects which assist the City encourage unique, high quality developments that respect and respond to the character and identity of the Town Centre.

### ACTION 5.1 LEEDERVILLE PRECINCT STRUCTURE PLAN

<b>Diagnosis</b>	The Town Centre has been classed as a secondary centre under State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2). However, development is not currently guided by a Western Australia Planning Commission endorsed structure plan.
<b>Analysis</b>	<p>The Town Centre is located less than 2km from the Perth CBD, and is well serviced by public and active transport including a train station, frequent bus routes, and a growing number of cycling routes. These services support the potential for the area to accommodate additional development to further enhance and support the viability and vibrancy of the centre.</p> <p>The City and Leederville Connect support these growth and renewal opportunities and Leederville Connect has prepared a suite of documents to inform the City's development of a Precinct Structure Plan, including Leederville UX and a social infrastructure study.</p> <p>The Precinct Structure Plan will provide a foundation for the future of the area including objectives and goals for its ongoing development and to ensure a place-based statutory plan is developed to guide the future development of the Town Centre area.</p>
<b>Solution</b>	Prepare a Precinct Centre Structure Plan in collaboration with Leederville Connect.

*Leederville Connect has been identified as a support team for action 5.1*

### ACTION 5.2 NOISE WALLS

<b>Diagnosis</b>	The standard noise walls installed by Main Roads WA are bland and do not integrate with the aesthetic of the Town Centre.
<b>Analysis</b>	<p>The Mitchell Freeway borders the Town Centre between Richmond Street and Loftus Street. In 2019, an additional southbound lane was constructed between Cedric Street and Vincent Street. This project included the construction of noise and screen walls between Bourke Street and Vincent Street. These walls are opaque, bland, and do not integrate with the style of Leederville.</p> <p>The City does not encourage additional noise walls in the Town Centre due to the impacts on visual permeability from West Leederville and Leederville Station.</p> <p>However, should additional noise walls be proposed along the Mitchell Freeway between Vincent Street and Loftus Street, there is an opportunity to advocate to Main Roads WA for noise walls which both encourage visual permeability and embrace the character of the Town Centre. This could include using a Perspex material, commissioning public art, or another solution unique to the Town Centre.</p> <p>Leederville UX has identified public art walls to screen the noise as Focused Intervention 23.</p>
<b>Solution</b>	Advocate to Main Roads WA for unique noise walls between the Mitchell Freeway and the Town Centre.

*Leederville Connect has been identified as a support team for action 5.2*

**ACTION 5.3 STREETSCAPE STYLE GUIDE**

<b>Diagnosis</b>	Leederville has a unique character which could be better reflected in the streetscape amenities.
<b>Analysis</b>	Leederville is a vibrant and creative Town Centre with an element of grunge that has been retained from its history as a working class suburb. As the precinct redevelops, it is important to protect, maintain, and enhance the character and sense of place Leederville provides.
	The Accessible City Strategy has been drafted using the link and place framework. As a part of its implementation, a set of link and place guidelines will be developed to guide future infrastructure and design improvements. However, this guide will not address the style of these improvements.
<b>Solution</b>	There is an opportunity to build upon the link and place guidelines to develop a streetscape style guide for Leederville. This will ensure future investment into the public realm, both physical and social infrastructure, is consistent with Leederville's character. This could include public art, edible streetscapes, a colour and materials palette, among other considerations.
	Develop a streetscape style guide.

*Leederville Connect has been identified as a support team for action 5.3*

## 06. INNOVATIVE & ACCOUNTABLE

Sets out the actions and projects which assist the City support the community to realise its vision. To achieve this, we will be an organisation that manages resources well, communicates effectively, and takes our stewardship role seriously.

**ACTION 6.1 REVIEW USE OF LEEDERVILLE VILLAGE SQUARE**

<b>Diagnosis</b>	When Leederville Village Square is activated, Newcastle Street between Oxford Street and Carr Place is closed to vehicle traffic. It is important to understand how this impacts businesses and residents in Leederville.
<b>Analysis</b>	Since Leederville Village Square was launched in 2019 as a community and events space at the heart of the Town Centre, it has been closed to traffic over a dozen times for events and activations.
	When it is closed to traffic, there is mixed reaction from the community, with businesses on Carr Place and Oxford Street often feeling disconnected from events and activations.
<b>Solution</b>	Regular closures of Leederville Village Square has been identified as the third highest social infrastructure priority in Leederville Connect's social infrastructure study. To better understand the impact, consultation should be undertaken as part of a review of the Square. This will inform the future use of the Square and identify opportunities to include the wider community in future activations.
	Undertake community consultation to review the use of Leederville Village Square and inform the future of the space.

**ACTION 6.2 LED STREET LIGHTS**

<b>Diagnosis</b>	The street lights along Oxford Street function poorly at night and are not energy efficient.
<b>Analysis</b>	<p>The Western Power street lights along Oxford Street are high pressure sodium (yellow) lamps which do not efficiently or consistently light the streets at night. This impacts pedestrian safety in the Town Centre after hours.</p> <p>Western Power LED high efficiency long life luminaries are now available. There is an opportunity to improve the lighting on Oxford Street by upgrading the street lights.</p>
<b>Solution</b>	Install LED street lights along Oxford Street.

**ACTION 6.3 PUBLIC TOILETS**

<b>Diagnosis</b>	The public toilets in the Avenue Car Park are nearing the end of their life span, lack universal design, and attract anti-social behaviour.
<b>Analysis</b>	<p>There are public toilets in the Avenue Car Park that are difficult to maintain and attract anti-social behaviour.</p> <p>Given the proximity of the toilets to community services, shopping, dining, and other family oriented spaces, there is an opportunity to improve the fit-out and servicing of these toilets to make them Disability Discrimination Act (DDA) compliant and include a change area for young children.</p> <p>Improving the public toilet block will increase the level of amenity for visitors to the Town Centre.</p>
<b>Solution</b>	Plan public toilet improvements.

**ACTION 6.4 SMOKE-FREE TOWN CENTRES**

<b>Diagnosis</b>	Exposure to second-hand smoke is harmful to public health.
<b>Analysis</b>	<p>The City's Public Health Plan sets a target of introducing smoke-free town centres by 2025 in response to the known health risks of both using tobacco and exposure to second-hand smoke. While the implementation of this target seeks to directly reduce exposure to second-hand smoke, it also seeks to de-normalise smoking.</p> <p>Additional benefits of smoke-free town centres include reduced litter from cigarette butts and maintaining the enjoyment for all users of the City's high-pedestrian main streets.</p> <p>There is an opportunity to work with the community, health partners, and local businesses to develop a project to achieve smoke-free town centres by 2025.</p>
<b>Solution</b>	Develop and deliver a smoke-free town centres project with involvement from the community, health partners, and local businesses.





# 07. IMPLEMENTATION FRAMEWORK

LEEDERVILLE TOWN CENTRE PLACE PLAN IMPLEMENTATION FRAMEWORK							
KEY ACTION / PROJECT		RESPONSIBLE TEAM	SUPPORT TEAM	TIMING			
				21/22	22/23	23/24	24/25
PRIORITY AREA 1: ENHANCED ENVIRONMENT							
1.1	Develop a concept plan to enhance the community use, connectivity, and vibrancy of Oxford Street Reserve.	S&D	I&E	✓	✓	✓	
1.2	Investigate Black Spot funding for a safer pedestrian crossing environment on Leederville Parade.	I&E		✓			
1.3	Undertake the beautification and eco-zoning of Lot 210 Leederville Parade.	I&E	S&D	✓	✓		
1.4	Support the potential installation of a fast-charging electric vehicle station in the Avenue Car Park.	CEO	I&E	✓			
PRIORITY AREA 2: ACCESSIBLE CITY							
2.1	Advocate to the Public Transport Authority for a Leederville Station upgrade.	I&E/S&D		✓	✓	✓	✓
2.2	Advocate to the Public Transport Authority and the Water Corporation for bus route 15 to be rerouted around the perimeter of the Town Centre.	I&E/S&D		✓	✓	✓	✓
2.3	Prepare a plan to improve the pedestrian and cyclist environment crossing Loftus Street.	I&E	S&D		✓	✓	
2.4	Collaborate with the Town of Cambridge and Main Roads to plan upgrades to the Lake Monger connection.	I&E/S&D	C&B			✓	✓
2.5	Plan improvements to the Oxford Street cycling environment to support extending the 30km/h speed zone north of Vincent Street.	I&E	S&D			✓	✓
2.6	Plan improvements to the Vincent Street cycling and pedestrian environment.	I&E	S&D		✓	✓	
2.7	Develop a Wayfinding Plan.	S&D	I&E/LC	✓			
2.8	Investigate the feasibility and impact of designated pick-up points for on-demand transport and third party delivery partners.	S&D	I&E		✓	✓	
PRIORITY AREA 3: CONNECTED COMMUNITY							
3.1	Seek opportunities to collaborate with YMCAHQ, Foyer Oxford, and TAFE to activate the Town Centre.	C&B	S&D	✓	✓	✓	✓
3.2	Manage the Town Team Grant program.	S&D	C&B/I&E	✓	✓	✓	✓

Community & Business Services (C&B), Strategy & Development (S&D), Infrastructure & Environment (I&E), Information & Communications Technology (ICT), Office of the CEO (CEO)



LEEDERVILLE TOWN CENTRE PLACE PLAN IMPLEMENTATION FRAMEWORK							
KEY ACTION / PROJECT		RESPONSIBLE TEAM	SUPPORT TEAM	TIMING			
				21/22	22/23	23/24	24/25
PRIORITY AREA 4: THRIVING PLACES							
4.1	Support Leederville Connect to investigate locations for event furniture and fixtures storage space in the Town Centre.	S&D/LC	CEO	✓	✓		
4.2	Plan festoon lighting in Leederville Village Square.	I&E	S&D		✓	✓	
4.3	Identify locations for power points in Leederville Village Square.	I&E	S&D/LC		✓	✓	
4.4	Undertake a lighting audit to identify opportunities for lighting improvements.	S&D	I&E	✓	✓		
4.5	Plan design solutions to deter parking in the Leederville Village Square median.	S&D	I&E	✓	✓		
4.6	Undertake a streetscape audit to identify opportunities for streetscape improvements.	S&D	I&E/LC	✓			
4.7	Undertake an urban design study for the Avenue Car Park Laneway in collaboration with the Water Corporation to achieve more greening and connectivity.	S&D	I&E			✓	✓
4.8	Negotiate the formalisation of the main drain pedestrian corridor with the Water Corporation for implementation in appropriate stages.	S&D	CEO	✓	✓	✓	✓
4.9	Collaborate with developers to deliver laneway beautification elements in Electric Lane.	I&E/S&D		✓			
4.10	A) Request the Minister of Lands acquire the right of way linking Oxford Street to the strata lots at 663 Newcastle Street	CEO	S&D	✓			
	B) Collaborate with the strata to plan improvements to the right of way.	S&D	I&E/LC	✓	✓	✓	✓
PRIORITY AREA 5: SENSITIVE DESIGN							
5.1	Prepare a Precinct Centre Structure Plan in collaboration with Leederville Connect.	S&D	LC	✓			
5.2	Advocate to Main Roads WA for unique noise walls between the Mitchell Freeway and the Town Centre.	I&E	S&D/LC	✓	✓	✓	✓
5.3	Develop a streetscape style guide.	S&D	I&E/LC		✓	✓	
PRIORITY AREA 6: INNOVATIVE & ACCOUNTABLE							
6.1	Undertake community consultation to review the use of Leederville Village Square and inform the future of the space.	S&D	C&B	✓	✓		
6.2	Install LED street lights along Oxford Street.	I&E			✓		
6.3	Plan public toilet improvements.	I&E	S&D		✓	✓	
6.4	Develop and deliver a smoke-free town centres project with involvement from the community, health partners, and local businesses.	S&D	C&B	✓	✓	✓	✓

Community & Business Services (C&B), Strategy & Development (S&D), Infrastructure & Environment (I&E), Information & Communications Technology (ICT), Office of the CEO (CEO)



CITY OF VINCENT

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@cityofvincent

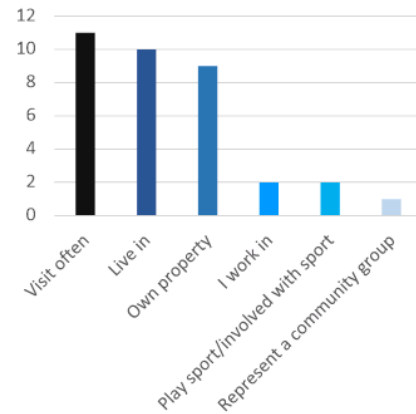
### Leederville Precinct Structure Plan – Summary of Survey Responses

This survey was undertaken to seek feedback on the Draft Leederville Precinct Structure Plan. The survey provided the public with the opportunity to comment on the objectives of the draft Precinct Structure Plan, as well as proposals and requirements in the plan.

This survey had a total of 14 respondents. 1 respondent in particular did not respond to any quantitative questions and only provided comments. Of the other participants, not all answered every questions, and at some points during the survey skipped ahead to the end

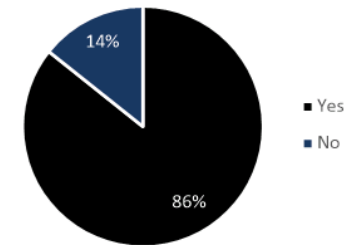
#### Which best describes you?

Visiting Leederville often, living in Leederville and owning property in Leederville was most common among respondents. Members of community groups were the least represented category.



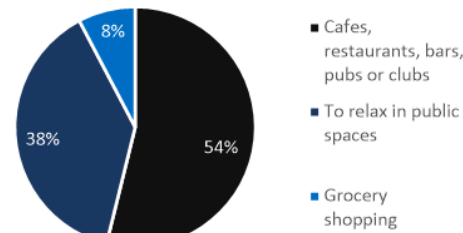
#### Do you support the proposed vision?

The vast majority of participants indicated that they do support the overall proposed vision for Leederville.



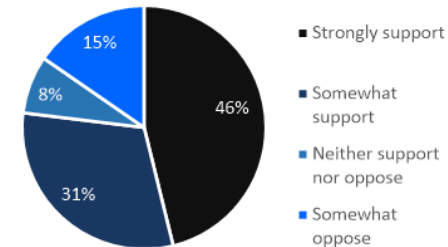
#### What is your primary purpose for visiting?

The majority of respondents indicated that their primary purpose for visiting Leederville was to visit cafes, restaurants, bars, pubs or clubs. A significant amount of respondents indicated that visit to relax in public spaces.



#### To what extent do you support the proposed objectives?

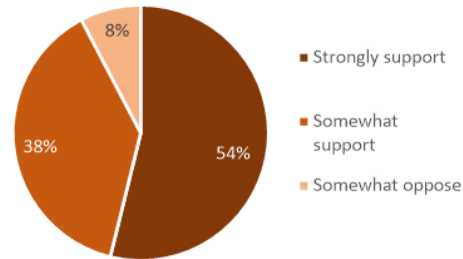
The majority strongly support the objectives. Support made up 77% of the response. This compares favourably to the 86% of respondents that supported the vision. Only 15% of respondents (2 submitters) indicated that they opposed the objectives.



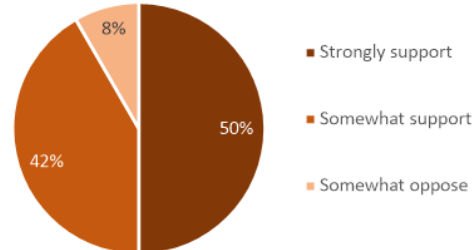
## Leederville Precinct Structure Plan – Summary of Survey Responses

**Precinct Structure Plan Objectives (12 respondents)****Maintain Character**

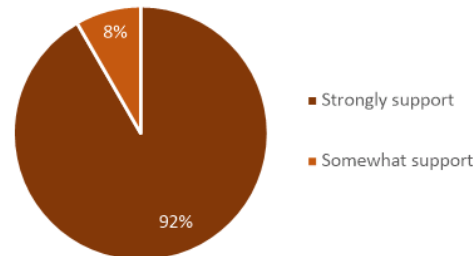
A majority respondents strongly supported this objective. Only a single respondent indicated that they opposed the objective in any way.

**A place for everyone – uses and density**

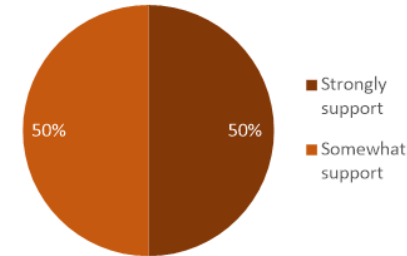
A majority of respondents strongly supported this objective. Again, only a single respondent indicated that they somewhat opposed the objective.

**Improved landscaping**

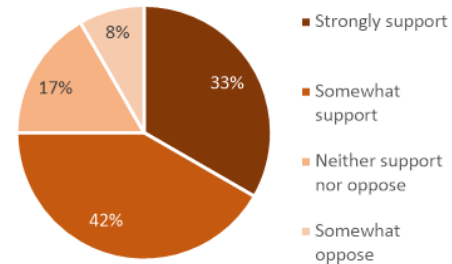
This objective received unanimous support, with all but 1 respondent strongly supporting it.

**Transit Oriented Development**

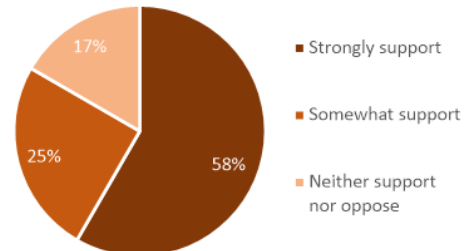
This objective received unanimous support from respondents. 50% indicated they strongly supported the objective.

**Support local businesses – through density**

This objective received 75% support overall, however 2 respondents neither supported nor opposed it, and 1 respondent opposed it.

**Improved pedestrian movement and access**

A majority of respondents strongly support this objective. No respondent outright opposed this objective.

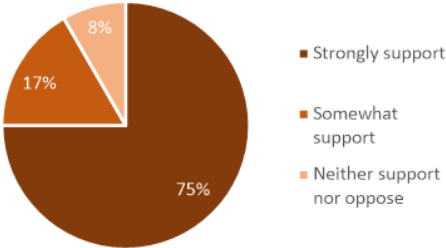


Leederville Precinct Structure Plan – Summary of Survey Responses

**Precinct Structure Plan Objectives (12 respondents)**

**Maintain and improve public open spaces**

A large proportion of respondents strongly supported this objective, at 75%. No respondent outright opposed this objective.

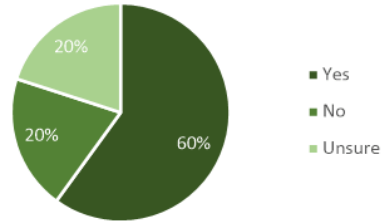


## Leederville Precinct Structure Plan – Summary of Survey Responses

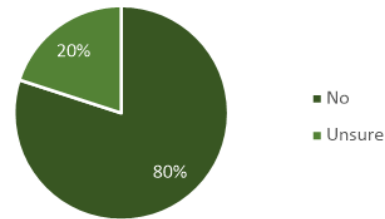
## Proposed requirements (5 respondents)

**Do you support the proposed parking requirements?**

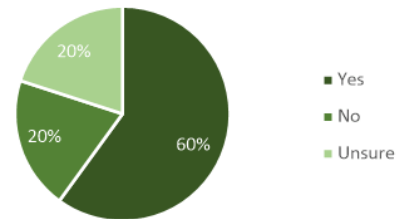
Three respondents supported this requirement. One was unsure and one did not support it.

**Do you support the proposed Cityscape Sub-Precinct requirements?**

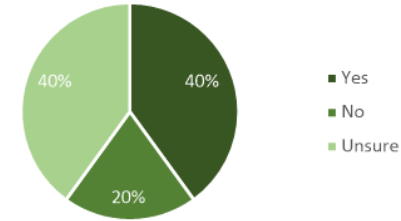
This proposal was opposed by the five respondents. It received no indications of support.

**Do you support the proposed Suburban Sub-Precinct requirements?**

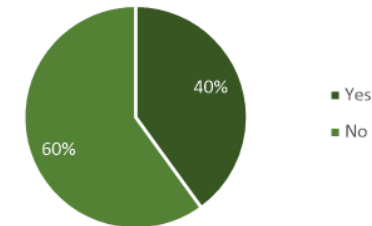
This proposal received a majority of support. Only 1 respondent opposed it and 1 respondent was unsure.

**Do you support the proposed Village Sub-Precinct requirements?**

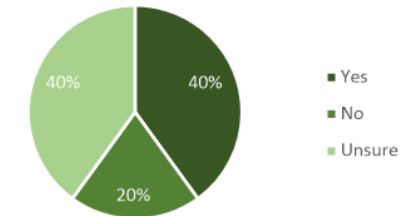
There was uncertainty around this proposal. It did not receive majority of support from respondents.

**Do you support the proposed Urban Frame Sub-Precinct requirements?**

This proposal received a majority of opposition although it did receive some indication of support.

**Do you support the proposed Development Incentives for Community Benefits?**

There was uncertainty around this proposal. 2 respondents supported it and 1 opposed it.



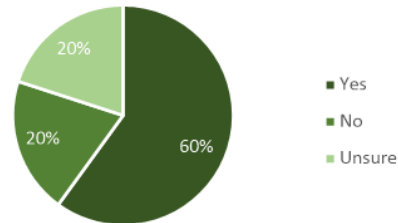


Leederville Precinct Structure Plan – Summary of Survey Responses

Proposed requirements (5 respondents)

Do you support the proposed Education and Civic Sub-Precinct requirements?

This proposal received a majority of support. Only 1 respondent opposed it, and 1 respondent was unsure.



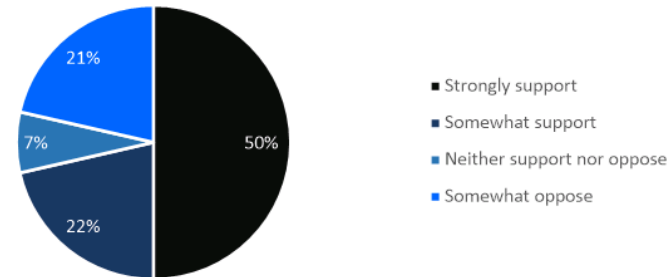
## Leederville Precinct Structure Plan – Summary of Survey Responses

**Overall, to what extent do you support the draft Leederville Precinct Structure Plan?**

Of the 14 respondents, three somewhat opposed the draft.

Two respondents opposed Carr Place Opening to Loftus Street.

The other opposed respondent was unsure about the building heights due to solar access.

**Carr Place Opening to Loftus Street:**

Due to the clear response from the community, and the written responses, the vehicle connection between Carr Place and Loftus Street is recommended to be deleted.

**Solar Access:**

The draft LPSP has limited height in the village precinct and includes a transition setback on all of the boundaries of the sub-precinct to allow a solar access, a human scale and village character to remain.

To provide amenity and density in an efficient way development needs suitable height allowance. Shorter buildings to all boundaries does not provide suitable amenity in this way. Provisions of the R Codes Volume 2 relating to building orientation and solar access will remain and apply. The element objective seeks to minimise overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.

The reason for increased density in this location is based on the States Planning Framework, outlining this location as a secondary centre and a suitable location for increased density due to its access to local amenities, public transport and proximity to the City. The local framework also seeks to provide density in suitable location being in Town Centres and Activity Corridors. These items were considered in the preparation of the draft LPSP resulting in density proposed in the southernmost location of the precinct. Providing density in this suitable location will go some way in reducing the north and south sprawl of the metropolitan area and allow more people to live and age in a high quality precinct.

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## Summary of Submissions by Key Focus Areas

01 ENHANCED ENVIRONMENT				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
1.	Keep trees endemic for native birds.	12	<p>The vision in the draft LPSP seeks to preserve the natural elements paired with the Enhanced Environment objective to retain and increase tree canopy.</p> <p>The vision and objectives is to be delivered through the provision for a landscaping plan to be provided with all development applications. This will ensure suitable species in line with the City's Greening Plan and Tree Selection Tool.</p>	No modification.
2.	Engagement with Indigenous culture and consultation with Indigenous community is important for any development project. If we are trying to maintain or enhance environment this is a good place to incorporate Indigenous perspective and knowledge.	7	<p>Administration has consulted the Reconciliation Action Plan Working Group and will continue to collaborate with the Group to deliver the actions of the draft LPSP and Place Plan.</p> <p>The draft LPSP includes a short term action to investigate opportunities for cultural interpretation throughout the precinct.</p> <p>The creation of public spaces which acknowledge the cultural heritage of the precinct is included as a mandatory criteria for seeking development incentives. It is proposed the clause is modified to provide clarity.</p>	Modify Part 1, Clause 6.1 Mandatory Criteria 5 as follows: 'Retention and enhancement of places of heritage significance (Aboriginal and/or European) that may be located on the development site or immediately adjacent.'
3.	Regular removal of trees occurs whereas relocation could assist in establishing mature trees. It might cost more (and might not always take) but it would greatly and dramatically enhance the streetscapes in a good way.	14	Retention is preferred however replacement will also meet the objectives.	No modification.
4.	Investment in Leederville must include upgrades of the Leederville oval. That could be such a great spot not only to continue the WAFL games at a higher quality (and potentially host grand finals - which will be amazing for the local businesses), but also would be a great space for festivals, music events etc. The lights at the oval are basically useless and the grandstand needs a lot of love.	7	It is proposed that Leederville Oval be permeable and legible. The land use provisions of the draft LPSP allow a variety of uses in the education and civic precinct, this will allow various active uses of the space.	No modification.

01 ENHANCED ENVIRONMENT				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
			<p>Part 2 of the draft LPSP outlines the community and education precinct as a key development site noting the need for public access through the site, retention of the education land uses, retention of public open space, potential for an events space and retention of sport.</p> <p>It is noted that the lighting of the oval and the grandstands need to be updated.</p>	
5.	<p>Part 1, Clause 5.13(a) - Landscape plans should not be required for minor development or development that does not warrant landscaping.</p> <p>Part 1, Clause 5.13(d) - To avoid confusion, this section should state "<u>Subject to 5.13(e)</u>, existing trees on a property must be retained".</p> <p>The requirement for an "arboriculture assessment" is supported, although it is not clear what criteria is being assessed or when tree removal may be acceptable. This must be clarified if this clause is to be functional.</p>	25	<p>For minor development a landscape plan is not necessary and should not be provided.</p> <p>Clause 5.1.3(e) clarifies the previous clause outlining when the City would consider the removal of a tree. Health and safety have been added as considerations for tree removal.</p>	<p>Modify Part 1, Clause 5.1.3 (a) as follows: 'A landscape plan, prepared by a suitably qualified consultant, must be provided with all development applications. <u>Development applications of a minor nature which do not alter the on-site landscaping are exempt from providing a landscape plan.</u>'</p> <p>Modify Part 1, Clause 5.1.3 (e) as follows: 'The proposed removal of any tree that meets clause 5.1.3(d) is to be provided with an arboriculture assessment. Where removal is deemed appropriate <u>for health and safety considerations</u> by the arboriculture assessment the trees must be replaced.'</p>

01 ENHANCED ENVIRONMENT				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
	<p>The requirement for a "flora and fauna assessment" to support the removal of any native vegetation is very broad and somewhat excessive. If absolutely necessary, this requirement should be linked to a minimum cleared area.</p> <p>Part 2, Clause 5.1 should be limited to "Key development sites, registered as having contamination under the Contaminated Sites Act, shall undertake detailed studies...". Key development sites without known contamination risks should not have to undertake expensive highly onerous contamination studies without reason.</p> <p>Private land should not be required to stay in the same form in redevelopment. Open space should be required on site but not necessarily in the same location.</p>		<p>In a proposal to clear substantial vegetation and habitat to native species an assessment should be undertaken rather than proceeding to demolition.</p> <p>It is suitable to rectify any contamination on sites in redevelopment.</p> <p>Existing private open space cannot be formalised in the plan as open space.</p> <p>For key development sites the City have outlined the replacement of existing open spaced in redevelopment. For new development landscaping provisions require open space and suitable planting.</p>	<p>No modification.</p> <p>No modification.</p> <p>Delete Part 2, Clause 5.2.1, Recommendation 8.</p> <p>Delete, Part 2, Clause 6.3.1, Public Open Space action.</p>
6.	Aspects I support include: Retain and increase tree canopy.	10	Noted.	No modification.



02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
7.	I object to the idea of opening up Carr Place and making it a dangerous rat run. Traffic in this street has been an issue, from parking to hoons coming from the night club and hotel for many years. Speeding vehicles will be an issue; the danger of someone being hurt will be on the cards; never mind the illegal parking and low infringement tickets issued as I have observed many a vehicle parked that are not residents and the frequency or lack of parking inspection.	3	<p>The comments relating to the draft proposed connection between Carr Place and Loftus Street are noted.</p> <p>The points are acknowledged it is recommended that the plan be modified to remove the connection and provide an alternative vehicle connection through development incentives between Carr Place and Newcastle street. The alternative connection is proposed to provide an exit and entry for residents of Carr Place if the road was closed for an event in the Village Square.</p> <p>As this is proposed to be a North-South connection it is not considered that through traffic will increase as it would be a deviation for local traffic rather than a thoroughfare.</p>	<p>Amend Part 1, Plan 2 to:</p> <ul style="list-style-type: none"> <li>Remove the proposed connection of Carr Place and Loftus Street; and</li> <li>Bold Court and Newcastle Street.</li> </ul> <p>Modify Part 1, Clause 6.1 with the following new Additional Criteria 12 as follows:  <u>'Providing a new road at a minimum width of 6 metres. The provision of a new road is to be supported by active ground floor uses. Additional Criteria 12 is only available to the lots between Carr Place and Newcastle Street in the Urban Frame and Cityscape sub-precincts. The connection must provide vehicle access between Carr Place and/or Bold Court to Newcastle Street.'</u></p>
8.	The only thing I am against is opening up Carr Place to Loftus Street on a permanent basis (although this would be good for me to get in and out of home easier), as it would make Carr Place an access way and increase traffic flow, with the number of driveways and on street parking, having more cars will be dangerous. I have no problems with Carr Place being closed for a few events a year, as long as there is somewhere else we can park our cars.	5	As per 7 above.	As per 7 above.
9.	I oppose opening up Carr Place to Lotus St and Bold Court to Newcastle St	4	As per 7 above. In addition to the comment above an alternative location is proposed for vehicles to enter and exit Carr Place and	As per 7 above.

02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
			Bold Court when events are held. As this is proposed to be a North-South connection it is not considered that through traffic will increase as it would be a deviation rather than a thoroughfare.	
10.	I think it (the vision) is a great idea. My concerns include traffic and public transport as well as consistency across the board.	7	<p>In preparation of the draft LPSP a Traffic Impact Assessment was undertaken which outlines that there is capacity in the network to accommodate an increased number of car trips in and out of the centre. This is based on no increase in road widths and changes to the emphasis of public car parking locations on the periphery of the centre.</p> <p>It is acknowledged that there is a need for increased east west connections through the City and between the City's Town Centres. The City continues to advocate to the State Government, as per the draft LPSP and Place Plan, to improve these public transport connections.</p>	No modification.
11.	<p>I support the plan but absolutely disagree with opening Carr Place to Loftus Street. I believe that it will support more car in the precinct instead of people who cycle/walk/use public transport, and they (cars) are the last priority in Objective 4-9.</p> <p>I actually strongly support the objectives but, again, absolutely disagree with the proposed opening of Carr Place to Loftus Street. I believe that it will support more car in the precinct instead of people who cycle/walk/use public transport, and they (cars) are the last priority in Objective 4-9.</p>	9	<p>As per 7 above.</p> <p>The comments relating to the objectives are noted.</p>	As per 7 above.
12.	Connected including pedestrian and bike paths.	11	A key objective of the draft LPSP is to connect the centre with pedestrian and bicycle links.	No modification.

02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
13.	Under Accessible City 'prioritise universal access' should come before prioritise pedestrians. If you plan and design for equitable access (for those with disabilities, aged people, people with prams etc) good outcomes for pedestrians and others will follow.	8	Agreed, the City does prioritise access for everyone and the objectives should be modified to reflect this	Modify Part 1, Clause 2.1 to include new objective of Accessible City as follows: <u>'Prioritise universal access'</u>
14.	Such high density (Cityscape) will exacerbate traffic congestion in the area.	6	The precinct provides options for people to move to and through the area, high density is appropriate in this location due to the presence of the train station and town centre.	No modification.
15.	The east-west pedestrian link to the north of water corp would take pedestrians through a dead zone that is likely to feel unsafe at night and thus be underutilised. Suggest popping pedestrians out just to the West of the Water Corp (through the existing park) onto Leederville Parade, and then up to Loftus that way. This also would take advantage of the planned Leederville Parade upgrades. This way pedestrians are constantly surrounded by activity at night and the walkway becomes a lot friendlier.	14	A focus of providing new connections is safety. This can be addressed through lighting or active land uses. For clarity active ground floor uses have been added to the community benefit of providing a new road or laneway.	As per 7 above.
16.	Car parking - ideally development along Oxford/Newcastle St shops don't provide any carparks but make a contribution to enable the City to build multi-story carparks on their existing owned carparks.	5	As there is no parking minimum requirements the City would not seek cash in lieu of providing parking.	No modification.
17.	The proposed road from Carr Place to Loftus Street will make an already overcrowded street even more busy and competitive for parking, Uber drop offs. Essentially the council will turn this residential street into yet another main st. The proposed road from Newcastle St to Bold Court will also increase the traffic to this currently quiet and family friendly area. It increases the risk of criminal activity and encourages people to walk through the area making it less family friendly. Bold court is a small and difficult to access street with blind corners and a rather narrow passing, increasing traffic through this street will also put drivers and pedestrians at risk of injury - motor vehicle vs motor vehicle or pedestrians vs motor vehicle. There is limited opportunity to place a footpath on Bold Court meaning pedestrians would need to walk in the road.	4	As per 7 above.	As per 7 above.

02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
18.	As an owner and resident of Carr Place, I would be strongly opposed to connecting Carr Place with Loftus Street. It would significantly increase traffic and it is difficult to see oncoming cars when exiting driveways with street parking down both sides. It would also cause further congestion at the intersection of Carr Pl and Newcastle St. A round about would need to be installed to allow traffic to flow out of Carr Place.	6	As per 7 above.	As per 7 above.
19.	I believe public transport in this area needs to be revolutionised for this to work. I live in mt hawthorn and attended perth modern and now UWA, both other sides of Leederville and to drive past this area is often a struggle and public transport choices are limited. It's not necessarily about providing choices for people living just in Leederville but for people who commute through or around the area. The best way for people to choose public transport over driving it for it to be quicker or better.	7	It is acknowledged that there is a need for increased east west connections through the City and between the City's Town Centres. The City continues to advocate to the State Government, as per the draft LPSP and Place Plan, to improve these public transport connections.	No modification.
20.	Strongly oppose the introduction of a road at the intersection of Carr Place and Loftus St. There is already a lot of congestion on Carr Place (particularly due to on-demand vehicles at peak times) and it will get busier as residential lots are built up into taller apartment buildings. A pedestrian/cycling link at that point, linking Carr Place (Leederville) and Carr St (West Perth) would be more suitable.  Support the introduction of pedestrian links between Newcastle St, Carr Place and Electric Lane; as well as the link from Water Corp to Avenue Car Park. Support redirection of bus route to Leederville Parade.	13	As per 7 above.  The comments supporting the introduction of pedestrian links are noted.	As per 7 above.
21.	Further work is required on suburban cyclists paths. The 30kmh road zones to the north of the oval precinct are routinely ignored by motorists - further work particularly on Shakespeare/Scott streets is required to enforce this (culdesacs that retain permeability for cyclists and pedestrians but not cars?) Pedestrian link proposed to the north of the Water Corp building takes pedestrians through a night life "dead zone" that will not be appealing/feel safe. Suggest popping out to the car park to the West of the Water Corp building (upgrade the existing park there?) onto Leederville Parade and then up to Loftus - at least that way there is frequent car traffic around.	14	The comments regarding the bike boulevards are noted. As part of a City wide project aligned with the Accessible City Strategy, investigation into locations of new cul-de-sacs to improve pedestrian movement, cycle movement and public open space is being undertaken.  Water corporation pedestrian link is an indication in redevelopment, the location may change. The pathway allows permeability through the area, safety and lighting would be considered.	No modification.

02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
22.	<p><b>Carr Place Indicative Road Connection</b></p> <p>It is noted that 'Plan 2 - Sub-Precinct Map' indicates a proposed road connection from Loftus Street to Carr Place as a potential development opportunity. This road addition to Carr Place from Loftus Street is strongly opposed for the following reasons:</p> <p>This proposed connection to Carr Place would result in an exponential increase in traffic volumes to a quiet local access road. At present, this cul de sac generally only serves residents, businesses and some visitors to the Leederville precinct. Carr Place is not designed as a genuine thoroughfare for high volumes of traffic and is instead designed as an access road with substantial on-street parking. Section 4.2.4 of <i>Austroads: Guide to Good Road Design - Part 3</i> specifies a minimum lane width of 3.5 metres for a standard carriageway. In some instances this can be reduced to 3.3 metres if the road is a low speed environment. Even with a 3.3 metre required width per lane, the current design of Carr Place does not comply with Austroads requirements (refer to image below).</p> <p>The current width of Carr Place requires vehicles to frequently manoeuvre their vehicle to the side of the road so as to allow safe clearance for another vehicle to pass in the opposite direction. Therefore the suggestion to include road access from Loftus Street could lead to a higher likelihood of accidents, given the significant increase in traffic volumes that would occur.</p> <p>The City of Vincent's Bike Plan identifies Carr Place as being an 'on-road' cycling street, which could be referred to as a bicycle boulevard. Streets are identified as being suitable for a bicycle boulevard on the basis of the road environment being low speed and experiencing small traffic volumes. Therefore Carr Place is an entirely appropriate selection for a bicycle boulevard, given that it is a cul de sac. However, the suggestion to include a road connection from Loftus Street to Carr Place completely contradicts the Bike Plan and would result in fewer cyclists utilising Carr Place as a cycling route.</p> <p>The inclusion of a left in, left out access way to Carr Place from Loftus Street would necessitate the removal of mature trees which border the edge of the road reservation. This is not supported, and it is noted that a number of large White Gum trees have already been removed at the end of the cul-de-sac for Carr Place. Notwithstanding the well-known issues relating to this tree species, these mature trees provide a perceived buffer and create a softening border to</p>	15	<p>The points are acknowledged it is recommended that the plan be modified to remove the connection and provide an alternative pedestrian and vehicle connection through development incentives between Carr Place and Newcastle street. The alternative connection is proposed to provide an alternative exit and entry for residents of Carr Place if the road was closed for an event in the Village Square.</p>	As per recommendation 7 above.

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	<p>the harsh road environment of Loftus Street. With the required deceleration lane and/or road widening on approach to the proposed connection to Carr Place, a large number of these trees south of the cul-de-sac would need to be removed. It is also highly likely that some trees to the north will need to be removed as well, given the apron width required for the left out turn to meet the relevant Australian Standard and Austroad Guidelines. The loss of these trees is not a desirable outcome and is strongly opposed. Electing to remove the trees would contradict the goals of the City of Vincent's Greening Plan.</p> <p>It is highly likely there will be significant community opposition to the proposed road connection from residents of Carr Place. A consensus that is shared by residents on Carr Place is that the current road environment is peaceful and quiet. There is minimal traffic noise directly from Carr Place, and visitors are generally able to access an on-street parking bay with limited difficulty. This current environment would be substantially changed for no significant net benefit to residents of Carr Place. There would of course be no ability to turn right (southbound) onto Loftus Street, as only left-in, left-out turns would be facilitated at this intersection. The disruption that would be caused in terms of noise impacts, higher traffic volumes and potentially less on-street parking availability for residents on Carr Place is not considered to be outweighed by a potential saving of 1 to 2 minutes in driving time for trips heading northbound on Loftus Street.</p> <p>It is recognised that reference has been made in the explanatory report to the LPSP relating to Carr Place residents experiencing difficulties in accessing their properties while events are held at the Leederville Village Square. During each occasion an event has been held at the Village Square, there has always been access made available to residents on Carr Place. The only exception to this in recent years has been the parade for St. Patrick's Day on a Saturday morning in which large sections of streets within the Leederville precinct are closed for a few hours. Sufficient notice was always provided for this event and it has not been a significant burden. Subject to events at the Village Square always allowing access for Carr Place residents, there is no issue with these events being held on a regular basis. In fact, such events would be supported and we often partake in them.</p>			



02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
23.	<p>There is a large opportunity available within the Precinct Plan to provide additional pedestrian linkages. The Precinct Plan nominates numerous properties to provide a pedestrian access way (PAW).</p> <p>The Structure Plan map does not provide opportunities for suitable north-south pedestrian connections south of Newcastle Street which is considered to be a lost opportunity, given the following potential benefits:</p> <p>There is a unique opportunity to provide pedestrians with continuous walkability from Vincent Street through to Frame Court. Currently, the Precinct Plan nominates No. 663 Newcastle Street as providing the pedestrian linkage through to the Leederville Train Station and public car park. Whilst there is no objection to this, there is alternative opportunities to accommodate a PAW. This would allow pedestrians to have direct access to the public car park and allow direct access to the train station for pedestrians walking from the northern or eastern end of the precinct.</p> <p>The Leederville Town Centre has already commenced redevelopment with numerous mid-scale apartments being constructed or currently underway. Following the adoption of the Precinct Plan the rate of redevelopment and growth will increase. This will put a demand on public infrastructure as the attraction to Leederville will continue to heighten, making safe and legible connections a priority.</p> <p>The advertised pedestrian connections may not eventuate, therefore alternative options to provide a vibrant and safe pedestrian link should be provided.</p>	16	<p>Alternative pedestrian access ways should be provided.</p> <p>As the proposed locations in the advertised draft LPSP were not secured and only indicative the access ways are proposed to be achieved through development incentives:</p> <ul style="list-style-type: none"> <li>For vehicles: <ul style="list-style-type: none"> <li>Between Carr Place and Newcastle Street;</li> </ul> </li> <li>For pedestrians and cyclists: <ul style="list-style-type: none"> <li>Between the east-west proposed pedestrian link and Newcastle St;</li> <li>Between the Avenue car park and Oxford St; and</li> <li>Between Vincent St and Carr Pl.</li> </ul> </li> </ul> <p>These are proposed to have the parameters set out in Clause 6.1.</p>	<p>Modify Part 1, Clause 6.1 to include an additional criteria 13 as follows:</p> <p><u>'Providing a new pedestrian laneway at a minimum width of 4 metres. The provision of a pedestrian laneways is to be supported by active ground floor uses. Additional Criteria 13 is only available to the lots:</u></p> <ul style="list-style-type: none"> <li><u>Between Vincent Street and Carr Place. The connection must provide pedestrian access from Vincent Street to Carr Place;</u></li> <li><u>Between Newcastle Street and the Infrastructure Corridor (east-west pedestrian connection). The connection must provide pedestrian access from Newcastle Street to the Infrastructure Corridor (east-west pedestrian connection);</u></li> <li><u>Between Oxford Street and the Infrastructure Corridor (east-west pedestrian connection). The connection must provide pedestrian access from Oxford Street to the Infrastructure Corridor</u></li> </ul>

02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
				<p>(east-west pedestrian connection); and</p> <ul style="list-style-type: none"> <li>• Shown with a Proposed Pedestrian Link on Plan 2.'</li> </ul> <p>Modify Part 1, Clause 5.1.13 as follows:            'Road reserves, formalised public thoroughfares, laneways and pedestrian links are identified on the Structure Plan Map and in Clause 6.1. As a condition of development or subdivision approval, properties affected by a road reservation, formalised public thoroughfares, laneways and pedestrian links are required to vest that portion of land road reserve to the Crown as a condition of development or subdivision approval, whichever occurs first.'</p>
24.	- the turn in from Loftus is not a good idea at all, and we favour the small laneway links between Vincent, Carr and Newcastle	18	As per 7 above.	As per 7 above.
25.	Strongly oppose the proposed road joining Carr Place to Loftus Street as outlined in the Leederville Precinct Structure Plan. Joining will give rise to significantly more traffic congestion on our narrow and already busy little street. We consider it will make Carr Place a traffic thoroughfare which will negatively impact residents and businesses. We also consider that it will detract from the quaint community feel of the street and Leederville in general.	17	As per 7 above.	As per 7 above.

02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
26.	<p>I am a resident of Bold Court and so any increased traffic will impact me. I am interested in understanding what research or analysis has been done on traffic and parking in the area. I am also interested in understanding how long this proposal has been in place, as far as I am aware it was not included in any of the early drafts or other early precinct designs. I am concerned that Carr place is not suited to increased traffic - it is a fairly narrow road with lots of driveways and parking to see any increase in traffic or people driving at speed. I have noticed that the council has already removed an existing mature tree to facilitate the road opening without notice or consultation.</p> <p>I have also noticed in the precinct structure plan a proposal for a pedestrian or bike way between Bold Court and Newcastle street. Can you provide further details including whose property the land would be purchase from or whether it would be an easement/public right of way, whether those negotiations are underway and are public, lighting proposals, how wide the laneway would be, whether it would be open to traffic.</p>	19	<p>The City has undertaken a Traffic Impact Assessment as part of the preparation of the draft Leederville Precinct Structure Plan.</p> <p>The proposal was intended to be an alternative vehicle exit point for when events are held in the village square.</p> <p>The trees were removed as part of repairs to the gas main which was not undertaken by the City.</p> <p>The potential laneway/pedestrian link between Bold Court and Newcastle Street was proposed as a draft vehicle access. This was proposed to be secured through development incentives for community benefit outlined in Part 1, Clause 6 of the draft LPSP. As required by Clause 6 the laneway would be a minimum of 4m wide for pedestrian access; or 6m wide for vehicle access. Any laneway proposed as part of Clause 6 would need to provide active uses to ensure the proposal is safe and comfortable for users.</p> <p>It is recommended that Part 1, Plan 1 be amended to remove the vehicle connection be deleted; and expand the areas where a laneway could be proposed to allow a variety of options for north-south connections.</p> <p>Following delivery of the connections as part of the minor and major reviews of the LPSP the community benefit of providing a laneway would be reviewed.</p>	As per 7 and 23 above.

02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
27.	<p>I recently heard about the Draft Leederville Precinct Structure Plan of opening access at Carr Place and Loftus Street and I wish to strongly object to this proposal.</p> <p>I see no advantages in opening Carr Place to through traffic given that the Newcastle Street/Loftus Street intersection already provides close enough access to/from Carr Place.</p> <p>Opening Carr Place to through traffic will only negatively impact the volume of traffic and increasingly problematic parking issues on this increasingly congested residential street.</p> <p>The only reason I and many other residents chose to buy and/or live on this street is because it is a No Through Road. From my understanding of the plan, the intention is to open access to Carr Place and Loftus Street to benefit residents, and yet all residents I have spoken to object to such access for traffic and safety reasons. Enabling traffic to use Carr Place to access Loftus Street instead the existing Newcastle Street will also add to existing congestion at the Newcastle Street/Oxford Street/Carr Place intersection which is already problematic.</p> <p>I hope you listen to the views of owners and residents living on this currently safe and relatively traffic-controlled strip.</p>	21	As per 7 above.	As per 7 above.
28.	<p>I support many aspects of the plan, including supporting the Accessible City Strategy which prioritises pedestrians, followed by cyclists, followed by public transport users, followed by motorists.</p> <p>The proposed road connection between Carr Place and Loftus street: According to the plan, the reason for this proposed road connection is for the convenience of residents when the village square is closed to vehicles. As a previous long-term resident of the street and a car owner, I feel that any inconvenience was minor and that this is not required. There was always adequate notice of upcoming road closures, allowing time to make alternative arrangements. I support the events that result in these road closures, which are important to the vibrant fabric of Leederville.</p> <p>Secondly, this road connection would result in increased traffic on this narrow local access road that is currently a friendly place for pedestrians and cyclists. This road is currently designated as an 'on-road' cycling street as per the City of Vincent's Bike Plan. Any connection is likely to result in increased traffic</p>	22	As per 7 above.	As per 7 above.

02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
	<p>speeds (despite speed limits), which is a potential threat to pedestrians and cyclists in contradiction of the Bike Plan.</p> <p>The requirement for on street parking for residents (for the properties that do not have onsite parking, particularly at the eastern end of the street) means there would not be adequate space for a safe cycle lane to mitigate the risk of extra traffic. This road is not designed to be a traffic thoroughfare, and does not have the space for it to support increased traffic that is also safe for pedestrians and cyclists.</p> <p>Thirdly, this road connection would require the removal of mature trees that soften the connection to the very busy Loftus Street and this would be detrimental to the look and feel of the street, as well as in contravention of the City's Greening Plan.</p> <p>In summary, I do not support the proposed connection between Carr Place and Loftus Street, supposedly for the convenience of the residents, is required. It does not prioritise pedestrians and cyclists over car users as outlined in the Accessible Cities Strategy, and requires the removal of mature trees, in contravention of the City's Greening Plan.</p>			
29.	We are in strong support of the simplification of parking requirements to the two categories of residential and non-residential and implementation of a min-max parking requirement. The triggering of car parking requirements from change of use applications has been a significant impediment to the success of the Leederville Town Centre over the last several years.	24	Noted.	No modification.
30.	I support prioritising pedestrians over cars.	10	Noted	No modification.
31.	<p>5.1.6 Parking – Non Residential</p> <ul style="list-style-type: none"> <li>A 1:75sqm staff parking ratio is ambitious, and is likely to exacerbate existing parking issues in Leederville in the near future. Staged ratios should be considered.</li> <li>There should be provision for a greater number of service bays where a need can be proven.</li> </ul>	25	Using land for car parking instead of active commercial or residential spaces is not suitable. There are a number of options to travel to Leederville, exponentially providing car parking is not suitable for movement in the area.	No modification.

02 ACCESSIBLE CITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
			Where justification is provided as part of a development application to meet the objective of the draft LPSP and sub-precincts the City may consider alternative practical parking arrangements.	
32.	I am not supportive of Carr Place road access being open to Loftus Street. I would support a further pedestrianisation of Carr Place to meet the intent of the "village" feel to the precinct and temporary access to Newcastle Street that is only activated on "event" days.	26	As per 7 above.	As per 7 above.



03 CONNECTED COMMUNITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
33.	Needs to include universal access, aging in place, affordable housing and sustainable building design.	8	Provisions are included for each of these aspects. To further encourage delivery of affordable housing the development Incentive has been amended.	Modify Part 1, Clause 6.1: <ul style="list-style-type: none"> <li>• Additional Criteria 8 to increase the points from 10 to 25;</li> <li>• Additional Criteria 10 to increase the points from 20 to 50.</li> </ul>
34.	If an increased amount of people live in the area it will overcrowd an already busy community space, particularly the library.	7	As per Part 2, Clause 5.4.5 of the draft LPSP relocation of civic uses such as the library is to be a key consideration of development at the Frame Court car park.	No modification.
35.	In the interest of equity and providing opportunities to a range of demographics and backgrounds, it is crucial that the Plan facilitates a range of housing options and dwelling types at a high density.	15	Throughout the precinct there will be a range of housing from low to high density. As per Part 1, Clause 5.1.7 dwellings are required to be varied in sites which propose development of greater than 30 dwellings ensuring a mix of studio, one bedroom, two bedroom and three bedroom dwellings in high density development.	No modification.
36.	New development should be inclusive. Development should be designed with consideration of people with disability.	20	<p>The City's Disability Access and Inclusion Plan includes strategies to provide equitable access to all City buildings, facilities and infrastructure for people with disability. Further to this the Building Codes of Australia have clear guidance for Universal Access to buildings.</p> <p>In order to encourage development which features Universal Access, Part 1, Clause 6.1, Additional Criteria 8 is included as development incentive.</p>	<p>Modify Part 1, Clause 6.1, Additional Criteria 8, as follows:  Providing a dwelling type identified as a priority by the local government, such as aged and dependent dwellings, universal access dwellings, one bedroom apartments, key-worker dwellings or other innovative housing models to meet demand <u>universal access dwellings as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>15 per cent of all dwellings, across a range of dwelling sizes, meet Gold Level requirements as defined</u></li> </ul>

03 CONNECTED COMMUNITY				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
				<p>in the <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia); or</p> <ul style="list-style-type: none"> <li>8 per cent of dwellings are designed to Platinum Level as defined in the <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia).</li> </ul> <p>Or</p> <p>A dwelling type identified as a priority by the local government, such as aged and dependent dwellings, one-bedroom apartments, key-worker dwellings or other innovative housing models with evidence that the dwelling type is needed and supported.</p>
37.	Will the community centre then be upgraded? And will the Leederville sports ground be upgraded?	7	<p>An upgrade to the community centre is not in the scope of the plan however as per Part 2, Clause 5.4.5 of the draft LPSP relocation of civic uses such as the library is to be a key consideration of development at the Frame Court car park.</p> <p>It is proposed that Leederville Oval be permeable and legible. The land use provisions of the draft LPSP allow a variety of uses in the education and civic precinct, this will allow various active uses of the space. The City will progress a detailed plan for Leederville Oval following the finalisation of the LPSP and Place Plan.</p>	No modification

04 THRIVING PLACES				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
38.	Higher density the better, including Oxford Street.	1	It is clear in the preparation of the draft, initial consultation and formal consultation that the human scale of Oxford Street, south of Vincent Street, adds to the distinct character of Leederville.	No modification.
39.	Aspects I support include: Sensitive design (in principle though, "height and density that is sensitive to human scale" will not be achieved with the current version of the Plan). Also "Achieve a critical mass of residents, visitors and workers to support new retail and community offerings" sounds good in principle, but how many people is sufficient for this purpose? Furthermore, many customers for local businesses travel into Leederville from surrounding areas, and they are attracted to the feel of the place (sense of community, heritage buildings, public spaces) - we will lose these things if we make it too easy for developers to make high-rise buildings a predominant feature. In general, my primary concern is that the new maximum building heights in this plan are too high across the board.	10	<p>Sensitive Design is to be delivered through the City's Design Review Panel. New buildings and height are not proposed as a predominant feature as the low height limit proposed on Oxford Street paired with the transition heights will retain the human scale. Further to this, all Heritage listed buildings are to be retained.</p> <p>Due to the low number of dwellings in Leederville and the opportunity for an increase in dwellings per hectare there is opportunity over the long term (10+ years) to increase dwellings per hectare from 34 to an estimated 60 dwellings per hectare. This will support the existing businesses whilst the draft LPSP also allows for an increase in commercial spaces for new businesses, in close proximity to the town centre and public transport.</p>	No modification.
40.	<p>Support increasing density in existing developed area, but not encroaching into the suburban areas. One of Vincent's biggest/most unique drawcards is the vibrant centres adjacent to the suburban areas. It is nice not having to walk past miles of street level nail salons just to get to the town centre.</p> <p>Any increase in density of development should have a focus on maintaining a variety of zones uses - mixing land use.</p> <p>Any apartments should have a significant portion of 3-5+ bedrooms to actually allow families to consider living in the centre area; otherwise you're attracting only singles/couples to inner-residential who will look to leave the area after a couple of years.</p>	14	<p>The approach to the draft LPSP has been to provide a variety of housing and maintain the housing, character and density of the established suburban areas in the Suburban Sub-Precinct of the draft LPSP.</p> <p>The draft LPSP does not limit land uses and allows variety.</p> <p>As per Part 1, Clause 5.1.7 dwellings are required to be varied in sites which propose development of greater than 30 dwellings ensuring a mix of studio, one bedroom, two</p>	No modification.

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			bedroom and three bedroom dwellings in high density development.	
41.	<p>Reconsider the current approach to land uses on Oxford Street and other major streets. Rather than taking a somewhat dated definition of 'active' land uses being shops and cafes. As you can see even before Covid-19, shops are not 'active' as there are so few customers.</p> <p>Think about what land uses bring people to the area, in particular consulting rooms, doctors, physios, nail salons, dentists, accountants etc and the like have lots of clients coming and going all day, this is true 'activation' and brings people and customers to the area as well as providing for local community needs. Only allowing them on upper floors does not support heritage retention and universal access, and is often not attractive to businesses as there is insufficient exposure. Given that main street retail as we knew it is largely over, a strip of dining and entertainment all the way up Oxford and Newcastle Street will only be viable by many people from outside the area driving to area (not consistent with your vision), rather than a land use framework that encourages a traditional mix of village services and needs that services the local community.</p>	8	To provide for a changing market the draft LPSP does not limit land uses and allows variety.	No modification.
42.	<p>Leederville is one of the most accessible, integrated and vibrant locations in Perth in which to reside. The range of amenities within the LPSP, as well as the proximity to public transport, allows for a sustainable and self-sufficient way of living.</p> <p>This proposed height limit for both Urban Frame Type A and B is not considered to be adequate insofar as maximising residential density within an 800 metre catchment area of the Leederville Train Station. It should be carefully noted that not all sites in the LPSP will be developed in a uniform and perfectly distributed manner. It is likely a number of properties, particularly those with recently constructed buildings, will remain in their current form for the foreseeable future. With this in mind, it is imperative that the height limits in the LPSP still facilitate dwelling targets to be met as outlined in draft SPP 4.2, even in a conservative forecasting scenario where there is only limited to moderate uptake of redevelopment opportunities.</p>	15	<p>Noted and agreed.</p> <p>The difference in height is noted, to provide suitable transition height within 800m of the train station increased height is considered suitable.</p>	<p>No modification.</p> <p>Modify Part 1, Plan 2 as follows:</p> <ul style="list-style-type: none"> <li>Urban Frame Type A (<del>max-8 Acceptable 10</del>, <del>potential-10 Maximum 14</del>);</li> <li>Urban Frame Type B (<del>max-8 Acceptable 6</del>, <del>potential-10 Maximum 10</del>).</li> </ul> <p>Modify Part 1, Clause 5.4.3 as follows:</p> <ul style="list-style-type: none"> <li>'Urban Frame Type A: <del>Maximum Acceptable</del></li> </ul>

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	<p>Leederville is an inner city location positioned within 3kms of the Perth CBD and highly accessible public transport options. The state government has consistently reiterated that density targets should be exceeded in activity centres. To this end, the density targets in Leederville should be exceeded to a far greater extent than that of a fringe Secondary Centre, such as Pinjarra.</p> <p>It is suggested that the height limit for Urban Frame Type A and B is increased to a maximum of 10 storeys with potential to increase to 15 storeys subject to meeting certain criteria. The reasons for this are as follows:</p> <p>The proposed transition from Cityscape to Urban Frame would result in an abrupt and incongruous urban fabric. As an example, the corner lot of No. 604 Newcastle Street is designated as forming part of the Cityscape Sub-Precinct, allowing for building height between 18 to (potentially) 23 storeys. Directly to the north of this site are a number of small, fragmented lots on Bold Court that currently contain modern and contemporary single houses. These lots, as well as surrounding properties to the north and west, are indicated to fall within the Urban Frame Sub-Precinct. This would result in a sudden and dramatic drop in building height. From an urban design perspective, this would be a poor outcome. It is therefore considered more appropriate to increase the height of the Urban Frame Sub-Precinct to modulate the building heights as they change from the Cityscape Sub-Precinct. Amendment would create a more gradual and appropriate transition in built form across the LPSP.</p>		<p>Noted and agreed.</p> <p>As above.</p> <p>To avoid a large change in height between the Village sub-precinct and surrounding sub precinct a transitional setback area is provided.</p>	<p>height 8 10 storeys (30m <del>36.5m</del>). Potential Maximum additional height up to 10 14 (36.5m <del>50.5m</del>) storeys in accordance with Clause 6.1.</p> <ul style="list-style-type: none"> <li>Urban Frame Type B: Acceptable 6 storeys (22.5m). Maximum 10 storeys (36.5m) storeys in accordance with Clause 6.1.</li> </ul> <p>No modification.</p> <p>As above.</p> <p>Modify Part 1, Clause 5.2 as follows: Delete 'Transition Area Setback'.</p> <p>Modify Part 1, Plan 2 to include Transitional Height surrounding the entire Village sub-precinct.</p>

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	<p>It is considered that the northern side of Carr Place should not be limited to 8 storeys, given that the location of the road to the south will assist in mitigating adverse amenity impacts. The road would essentially serve as a buffer to properties to the south and, principally, would reduce the extent of overshadowing that would occur onto properties in a southerly direction.</p> <p>There should be provision within the LPSP to allow for increases in building height where amalgamation occurs to a prescribed minimum lot size. This incentive would encourage fragmented owners of lots to amalgamate together in order to create lot sizes that are conducive for comprehensive redevelopment. The benefit of this amalgamation process is that sufficient lot boundary setbacks and visual privacy distances could be reasonably incorporated into future developments. Most of the parent lot sizes on Carr Place range from 500sqm to 700sqm, although there is a degree of variability. It is suggested that one of the prerequisites to enable consideration at a bonus building height (ie. 15 storeys within the Urban Frame Sub-Precinct) is a minimum land area of 1,500sqm. This would, generally speaking, require 3 or more lots (on Carr Place) to amalgamate together, in turn improving ventilation, sunlight access and landscaping opportunities for future developments.</p> <p>The current additional bonus height of 2 storeys (from 8 to 10) is not considered to be a sufficient incentive to encourage prospective developers to implement the listed community benefits. There needs to be a careful balance between ensuring that a number of the community benefits will be provided by developers, while also establishing a commensurate building height incentive for developers to actually seek approval for the bonus height. At present, an additional 2 storeys for the Urban Frame Sub-Precincts is unlikely to result in a substantial number of developers seeking approval for bonus height through provision of community benefits. A bonus height of 5 storeys, however, is likely to be a more adequate increase to improve the feasibility of proposing community benefits.</p>		<p>The existing nature of Carr Place is residential, maintaining the height proposed in this location will provide a suitable transition to higher density.</p> <p>It is suitable to encourage amalgamation in redevelopment to increase the efficiency of sites and redevelopment potential.</p> <p>To achieve community benefit development incentives need to be suitable so they are pursued. To achieve the community benefit is proposed that the range between acceptable height and maximum height be reviewed to provide suitable incentive.</p>	<p>No modification.</p> <p>Modify Part 1, Clause 6.1 Additional Criteria 11 as follows: <u>'Development sites, resulting from amalgamation, greater than 2000m<sup>2</sup>.'</u></p> <p>Modify Part 1, Plan 2 and Clause 5 to change:</p> <ul style="list-style-type: none"> <li>the 'maximum height' to 'Acceptable Height' and 'potential height' to 'Maximum Height';</li> <li>'Urban Frame Type B: <u>Acceptable 6 storeys (22.5m). Maximum 10 storeys (36.5m) storeys in accordance with Clause 6.1.</u>'</li> <li>'Urban Frame Type C: <u>Maximum Acceptable height 4 3 storeys (46m 12m). Potential Maximum additional height up to 5 (20m 19m) storeys in</u></li> </ul>



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	<p>While the listed criteria to meet the bonus height are predominantly focused on community benefits, it is recommended that this list of criteria is increased to include a range of other factors, including locational and design based requirements. In regards to design, it is suggested that a requirement of 'design excellence' is included as part of meeting the necessary number of 'points' to trigger consideration at a bonus height. Design excellence would be as determined by the State Design Review Panel ('SDRP') and would follow a rigorous review process, with the objective of exceptional design outcomes throughout the LPSP.</p>		<p>Design excellence is not considered an suitable approach to assessing the appropriateness of additional height as design is subjective. Meeting the ten principles of design through a review process with the Local or State Design Review Panel is required by the draft LPSP.</p>	<p>accordance with Clause 6.1'</p> <ul style="list-style-type: none"> <li>• Education and Civic Precinct Acceptable Height 6 storeys, Maximum Height 10.</li> </ul> <p>No Modification.</p>
43.	<p>The DC/B provisions need a review as per our discussion above. Specifically, there should be significant bonuses for very significant contributions, not just extra storeys for ticking a few boxes.</p>	18	As per 42 above.	As per 42 above.
44.	<p>The current transitional height that is proposed between the Cityscape Sub-Precinct and Urban Frame A Sub-Precinct is deemed too great to effectively balance height and scale of future towers. Currently, between the Cityscape Sub-Precinct and the Urban Frame Sub-Precinct a height difference of 13 storeys is proposed, assuming the 'potential height' is achieved.</p> <p>This height difference has the potential to overscale and dominant smaller developments.</p> <p>Whilst there is no objection to the height of the Cityscape Sub-Precinct, the transitional sites should have a greater base height and potential height allowance to further incentivise developers to deliver community benefits and public infrastructure improvements that will increase the quality of the Precinct.</p> <p>There needs to be further context provided to the 23-storey height limit to balance the transition to the Village Precinct but importantly, consider the height interface which is being created to the Cityscape Sub-Precinct.</p> <p>It is also noted, those sites which have a significant site area and are held in one sole ownership should be viewed as a strategic opportunity to maximise</p>	16	As per 42 above.	As per 42 above.

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	<p>capacity to deliver density but also have the opportunity to provide significant community benefits to the Precinct and be rewarded accordingly. In considering the broader surrounds of the Urban Frame Sub-Precinct, there are a number of sites that are narrow, have limited area, and have complex and sensitive interface issues that will ultimately restrict the redevelopment potential of the precinct to deliver 35 dwellings per hectare. Intern, this will affect these sites ability to provide the community infrastructure improvements to assist in supporting density and population growth within the Town Centre. This is critical as outlined within the Place Plan, Leederville currently has the lowest population (people per hectare) and dwelling unit (units per hectare) density within the City.</p> <p>In this regard, greater consideration must be given to the heights within the Urban Frame, with a particular focus on transitioning building height, land area, strategic location, providing greater context to the Cityscape Sub-Precinct and finally the ability to provide substantial density and deliver community benefits that can be embedded within redevelopment. It's also important to recognise, the City has one opportunity to shape the next 50 years of the Leederville Precinct. Once redevelopment and further land fragmentation occurs, the opportunity to densify the Precinct becomes significantly harder. Therefore, the developments that occur under this Precinct Plan and importantly the public infrastructure they contribute to, is vital to the success of the Leederville Town Centre.</p>			
45.	<p>The bonus point system is generally supported. It is considered that this is an effective way of promoting and incentivising developers to incorporate public infrastructure and placing community outcomes at the forefront of approaching a redevelopment. However, it is felt there is a missed opportunity by the City to push developers to incorporate further infrastructure into their respective development based on the current point system.</p> <p>The bonus system is currently too constrained. Whilst the bonuses outlined within clause 6.1 all have merit, there should also be an opportunity for developers to investigate other community benefit opportunities through the preparation of a 'Community Needs Analysis'. This is particularly important given that over the lifecycle of the redevelopment of the Town Centre, the community benefits that are considered to be required currently, may change based on the needs of the community. Furthermore, if multiple developments are all providing the same benefits, there is a potential to be an oversupply which could be detrimental to the overall development of the Precinct. The</p>	16	The ability for proponents to put forward Community Needs Assessment exists in Clause 6.1 Additional Criteria 9. A list of community needs and preferences will be created in collaboration with the Town Team to understand the needs as the community changes. This would be used in conjunction to any Community Needs Assessments provided by applicants, the Place Plan and Design Review to assess proposal of community benefit.	No modification.

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	<p>developer should have the flexibility and be encouraged to explore at the point of preparing a redevelopment, what community needs exist and how this can be incorporated within the redevelopment in addition to the mandatory criteria. The 'Community Needs Analysis' should be assessed as part of the Design Review process and linked to the development application process.</p> <p>It is also currently not clear why the City would restrict the points to a score of 50 out of a potential of 120. There are sites such as No.661 that have the area, capacity, and willingness to look to incorporate the majority of the bonuses into their prospective development, however there is no benefit provided for the developer to do so. This is a significant loss of opportunity, as there is no encouragement under the Precinct Plan to promote developments and architectural outcomes that look to provide community focused projects with the ability of offsetting this benefit with additional height allowances where certain criteria have been met.</p> <p>The Urban Frame A Sub-Precinct is proposed with a base height of 8 storeys. Comparatively the Cityscape Sub-Precinct has a base height of 18 storeys. This difference in building height between the two sub-precincts is substantial and will result in a poor transitional outcome. Promoting sites which can deliver substantial density should be encouraged particularly where lots are surrounded by larger scale development and therefore the interface will be more appropriate and have the broader context to the building height.</p> <p>Sites in the surrounding Urban Frame Sub-Precinct will have complications given their dimensions, area, and sensitive interfaces to existing dwellings to deliver density in accordance with the Draft Precinct Plan. Many of these sites will need to amalgamate to be able to deliver well-designed apartments, however the envisioned height of 8-10 storeys will require multiple land acquisitions to deliver a development of this scale and intensity intended under the Draft Precinct Plan. Whilst not unachievable, this is a timely and costly process, and furthermore there is nothing to require developers to construct a development that delivers the type of density required for a secondary centre.</p> <p>In this regard, there needs to be a greater consideration to these sites which are within the immediate catchment of the Leederville Train Station and directly interface with the Cityscape Sub-Precinct. These sites be put into either a</p>		<p>As per 42 above, the proposed modification would allow for a transition between the Cityscape, Urban Frame Type A and Village sub-precincts.</p>	<p>As per 42 above.</p>

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	<p>Cityscape Sub-Precinct B or alternative 'Transitional' Urban Frame Sub-Precinct. This additional Sub-Precinct should recognise the development potential of these sites and as well as their uniqueness given their surrounds, location, and immediate development potential in comparison to the wider Urban Frame Sub-Precinct. This 'Transitional' Sub-Precinct is intended to provide an appropriate median height which balances with the Urban Frame to the north, Cityscape to the south and east as well as the Village Sub-Precinct further west.</p> <p>We would consider a base height of 12 storeys to be appropriate to provide a more evenly distributed transition. It is also considered at 12 storeys this would be viewed as the middle ground between the Village Sub-Precinct (2 storeys), Urban Frame Sub-Precinct (8 storeys), <i>Transitional Sub-Precinct (12 storeys)</i> and the Cityscape Sub-Precinct (18 storeys). Providing a more even 'step' in building height would be beneficial to the streetscape outcome and help balance the development intensity of the Cityscape Sub-Precinct. It is also critical the building height transition between the Sub-Precincts is appropriate given there are no plot ratio controls, therefore an emphasis on achieving the appropriate height balance is critical to the development outcomes within the precinct.</p>		<p>As per 42 above, the Acceptable Height of the Urban Frame Type A has been recommended to be modified to 10 storeys.</p>	<p>As per 42 above.</p>
46.	<p>There is no objection to the requirement of undertaking a traffic analysis or enhancements to pedestrian/cycle movement, however the provision should contain some further clarity as to what 'enhancements' are required. Whether this relates to public infrastructure such as end-of- trip facilities, pedestrian canopies over footpaths or high-quality streetscape lighting to outline some potential enhancements, the Precinct Plan should provide some specifics as to what the City's expectations are with respect to this criteria.</p> <p>Similar to the above, further detail needs to be given to provide some clarity as to the extent and definition of adverse impact and whether this relates to existing development only, or if this will also apply to future apartment towers. If it is the intent that this provision will relate to all properties and development types, there needs to be a greater level of refinement to this criteria given it is unavoidable typically, to not have some solar access impacts given the heights of the buildings, at certain times of the year. The reference to 'any adverse impacts' is too presumptive to be applied broadly across a Precinct with such a range of site sizes and varying development types. This provision also could</p>	16	<p>The mandatory criteria is clear that transport analysis is needed for additional vehicle movements. The analysis should also include analysis and recommendation for enhanced pedestrian and cycle movement within and to the development.</p> <p>As this is a mandatory criteria, new development should be designed in a way to mitigate the loss of solar access for adjoining sites. The City applies the R Codes Volume 2 Element Objectives relating to Orientation to guide assessment of this criteria.</p>	<p>Modify Part 1, Clause 6.1, Mandatory Criteria 1, as follows: 'The analysis also includes enhancement of pedestrian and cycle movement <u>within and to the development</u>'.</p> <p>No modification.</p>

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	<p>be used unfairly to impede development and bonus height based on the current wording of the provision. If the provision is intended to apply to all developments, a measurable should be provided as to what the tolerance point is when a development is proposed. Alternatively, references to the element objectives (3.2 – Orientation) of State Planning Policy 7.3: Residential Design Codes, Volume 2 – Apartments (SPP 7.3) could also be a method of providing an assessment criteria to support any proposed development and address Mandatory Criteria (3).</p> <p>The criteria to provide an alternative dwelling type is supported. However, the City should look to impose a percentage or target that the developer should aim to achieve. This provides certainty to both the City and the developer as to what aspect of the development needs to accommodate an alternative form of housing.</p>		<p>Further clarity is needed for the provision to deliver suitable outcomes. Reference to the Liveable Housing Design Guidelines (Liveable Housing Australia) has been included. Providing options to allow an aging population or people with disability to live in the area is needed.</p>	<p>Modify Part 1, Clause 6.1, Additional Criteria 8, as follows:  <del>Providing a dwelling type identified as a priority by the local government, such as aged and dependent dwellings, universal access dwellings, one-bedroom apartments, key-worker dwellings or other innovative housing models to meet demand universal access dwellings as follows:</del>  <ul style="list-style-type: none"> <li>• 15 per cent of all dwellings, across a range of dwelling sizes, meet Gold Level requirements as defined in the <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia); or</li> <li>• 8 per cent of dwellings are designed to Platinum Level as defined in the <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia).</li> </ul> </p>



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	<p>Supportive of the bonus height provisions, however we considered there to be a greater opportunity to promote improved community benefit outcomes, whilst reward the developer. Our recommendation is to have a two-tiered approach to community benefits. Retain the 50point bonus point system as tier-two to achieve a bonus of two storeys, however, also allow for additional development bonus up to 4 storeys where a minimum of 100 points is achieved.</p> <p>This two-tier point system is most appropriate to the current Urban Frame A Sub-Precinct due to the fact it holds a diversity of land types and tenures. Therefore, only sites that are capable of delivering substantial and high-quality development products will be capable of achieving 100 points. This is an important consideration given this bonus will in-directly only benefit larger land parcels which can offset the community infrastructure investment through the dwelling yield. Given the Cityscape Sub-Precinct is already highlighted to accommodate larger developments, with greater height incentives, this two-tier bonus should only relate to the existing Urban Frame A Sub-Precinct. In doing so, sites located on the periphery of where the density has been concentrated will need to have clear benefits to achieve the full extent of bonuses achievable. This will allow sites that have the willingness and capacity to provide extensive</p>		<p>As the acceptable height and maximum heights are recommended to be altered it is suitable to provide a range of additional height.</p> <p>The additional bonus recommendation is to apply to all sub-precincts. The building heights have been modified to reflect the change to the development incentives section.</p>	<p>Or  <u>A dwelling type identified as a priority by the local government, such as aged and dependent dwellings, one-bedroom apartments, key-worker dwellings or other innovative housing models with evidence that the dwelling type is needed and supported.</u></p> <p>Modify Part 1, Clause 6.1(b) as follows:  The proposal is assessed against the Additional Criteria, listed below, and must achieve 50 points to <u>be considered for 2 additional storeys above the acceptable height; or 100 points to be considered for the maximum height listed in Part 1, Clause 5.</u></p> <p>No additional modification.</p>



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	<p>community benefit's the incentive to do so and aim to achieve a much higher standard of development in certain circumstances. This would result in the following building heights:</p> <p>Cityscape Sub-Precinct 18 - 23 Storeys Storeys</p> <p>Transitional Sub-Precinct 12 - 16 Storeys maximum</p> <p>Urban Frame A Sub-Precinct 8 Storeys - 12 Storeys</p> <p>Urban Frame B Sub-Precinct 8 - 10 Storeys</p> <p>Village Sub-Precinct 2 Storeys - 3 Storeys</p>			
47.	<p>Development Incentives for Community Benefit:</p> <p>With consideration to the above, there is an opportunity to further expand the available community bonuses. As mentioned, we consider that the City should provide flexibility to allow developers to undertake their own Community Needs Analysis to feed into any subsequent redevelopment at that period in time and be able to nominate a range of community infrastructure they deem required based on their analysis. If it decided that a developer selects this pathway, the Needs Analysis should be supported as part of the Design Review Process to demonstrate the community infrastructure contribution proposed.</p> <p>In addition to the Community Needs Analysis a range of other additional criteria has been highlighted below which should be explored to be incorporated into the existing incentives under clause 6.1.</p> <p>Consider the following changes to the additional criteria:</p> <p>Preparation of a Community Needs Analysis to assess the public infrastructure and outline potential gaps. The Needs Analysis must clearly outline how the proposed development is meeting the needs of the community and what infrastructure is required to improve Leederville as a Town Centre.</p>	16	As above, in 45.	No modification.

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No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
	<p>The Needs Analysis must be prepared and supported during the Design Review Panel process. = 100 points.</p> <p>Development achieves 'Design Excellence' from the City's Design Review Panel process. In order to achieve this, the design must achieve an all 'green' assessment against the 10 Principles of State Planning Policy 7.0. = 40 points.</p> <p>Development incorporates a minimum of 3 alternative land uses (not including residential). = 10 points.</p> <p>Provision of long-term public car parking is provided on-site subject to the agreement with the Local Government. = 40 points.</p> <p>Delivery of a minimum of 50 serviced apartments rooms to contribute to the activation of Leederville. = 20 points.</p> <p>Development provides commercial facilities which are demonstrated to be required to service the current and future demands of the community. This may include; childcare, seniors centre, art spaces, shared meeting room spaces and youth activity spaces. = 20 points.</p> <p>The provision of a 4m laneway as identified on the structure plan, is supported by ground floor active land uses. = 20 points.</p>		<p>Design excellence is not considered an suitable approach to assessing the appropriateness of additional height as design is subjective. Meeting the ten principles of design through a review process with the Local or State Design Review Panel is required by the draft LPSP.</p> <p>Delivery of uses other than residential should be determined by the market but not required. This may be suitable in the centre however it is not suitable in all locations.</p> <p>Additional criteria 12 and 13 includes provision of pedestrian laneway or vehicle laneways however this does not mention active land uses.</p>	<p>No modification.</p> <p>No modification.</p> <p>Modify Part 1, Clause 6.1 with the following new Additional Criteria 12 as follows:  <u>'Providing a new road at a minimum width of 6 metres.</u>  <u>The provision of a new road is to be supported by active ground floor uses.</u>  <u>Additional Criteria 12 is only available to the lots between Carr Place and Newcastle Street in the Urban Frame and</u></p>

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No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
				<p><u>Cityscape sub-precincts. The connection must provide vehicle access between Carr Place and/or Bold Court to Newcastle Street.'</u></p> <p>Modify Part 1, Clause 6.1 to include an additional criteria 13 as follows:</p> <p><u>'Providing a new pedestrian laneway at a minimum width of 4 metres. The provision of a pedestrian laneways is to be supported by active ground floor uses. Additional Criteria 13 is only available to the lots:</u></p> <ul style="list-style-type: none"> <li>• <u>Between Vincent Street and Carr Place. The connection must provide pedestrian access from Vincent Street to Carr Place;</u></li> <li>• <u>Between Newcastle Street and the Infrastructure Corridor (east-west pedestrian connection). The connection must provide pedestrian access from Newcastle Street to the Infrastructure Corridor (east-west pedestrian connection);</u></li> </ul>

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No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
				<ul style="list-style-type: none"> <li>Between Oxford Street and the Infrastructure Corridor (east-west pedestrian connection). The connection must provide pedestrian access from Oxford Street to the Infrastructure Corridor (east-west pedestrian connection); and</li> <li>Shown with a Proposed Pedestrian Link on Plan 2.</li> </ul>
48.	I support many aspects of the plan, including increased density in proximity to the train station	22	Noted, heights within 800m of the station are recommended to be increased to provide transitional height and allow more people to live in close proximity to public transport and the town centre.	As per recommendation number 42 above.
49.	There should be an ability to activate underused spaces such as the avenue car park. Uses should be able to be supported in the area to activate the space.	23	The land uses within the draft LPSP do not restrict any use. Activation of this area will be available for a variety of uses. This area will be activated as a pedestrian walkway in the medium term of the draft LPSP.	No modification.
50.	We are in strong support of the adoption of the Urban Frame and proposed Cityscape areas with height limits of up to 18 storeys.	24	Noted.	No modification.
51.	<p>The development requirements for Landmark sites are not outlined in the Precinct Plan.</p> <p>5.3.2 Podium</p> <ul style="list-style-type: none"> <li>The requirement for 3m side setbacks may result in disjointed streetscapes, with a continuous/connected built form preferred.</li> <li>Given the R-AC1 zoning permits 4 storey boundary walls, it would seem appropriate that the same should be permitted within R-AC0.</li> </ul>	25	<p>The considerations for key landmark sites are outlined in Part 2.</p> <p>Due to the overall heights and access to amenity, suitable setbacks are considered necessary.</p>	<p>No modification.</p> <p>No modification.</p>

05 SENSITIVE DESIGN				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
52.	The building height restrictions are too high.	4	The draft LPSP proposes a variety of heights to ensure the established residential areas can remain whilst balancing this with providing height in suitable locations to support the sustained success of the town centre.	No modification.
53.	I really like how you want to keep the 'grunge' feel in Leederville and the mixed uses required to maintain the vibe, we don't want it to become sanitised like parts of the western suburbs.	5	Noted.	No modification.
54.	The objectives are generally good, but should also include Community outcomes such 'provide and plan for an equitable and inviting community' and Sustainable development outcomes.  Under Sensitive Design you should also include 'sustainable building and place design, construction and operation' to ensure that your sustainability policy is expressly prioritised in the area.	8	Agreed.	Modify Part 1, Clause 2.1 to include: Enhanced Environment, 'Sustainable development outcomes' Connected Community, 'Provide and plan for an equitable and inviting community' Sensitive Design, 'Sustainable building and place design, construction and operation'.
55.	Traditional shop front designs aligned with the City's Built Form Policy completely agree with, but the two story limit (Oxford St) shouldn't necessarily be compulsory.	1	To maintain a human scale the height limits have been limited in the Village sub-precinct.	No modification.
56.	Maintain character - there are lots of empty shops where the landlords are not pro-active in getting tenants, restricting them to 2 storeys may limit the feasibility to develop, three storeys might be better and encourage them to develop	5	As per comment 4 above. Further to this the maximum height on Oxford Street is 3 storeys in the draft advertised LPSP.	No modification.
57.	The proposed height limits in the Cityscape area are too high and will not complement the character of Leederville. Multiple new high-rise buildings in this area will make Leederville feel like the city and lose its village and grungy vibe.	6	The balance between the Village sub precinct and Cityscape allows the human scale and character to be retained whilst ensuring it is has sustained success as a centre. The design of new buildings will be subject to DRP and a review of the context to propose development which sensitively fits in to the location.	No modification.
58.	With regard to "Maintaining Character" I do not have a problem with "maintaining a height limit of two storeys" for Oxford Street but I do not support	10	As per 42 above.	Modification as per 42 above.

05 SENSITIVE DESIGN				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
	<p>"Development framing this area will provide a transition to higher density" because I don't believe it will do so very well at all. Instead, the proposed transition will be rather severe I think, since buildings up to 10 storeys high may conceivably be built in Urban Frame Type A zone, which is adjacent to Village zone, where buildings are limited to a potential of 3 storeys. This is not really much of a transition to me.</p> <p>Furthermore, I appreciate that there is provision for increasing setback with building height in the plan, but that still will not prevent very tall buildings (i.e. "towers") shading out or blocking the view of some residential dwellings if these proposed building heights become part of the plan. That would severely compromise quality of life for some residents.</p>		<p>The location for the highest density sub-precinct, the Cityscape, was not only suited due to the proximity to the train station it was also most suitable as it is the southernmost location in the draft LPSP. Due to the location the most severe shadow cast at the 21 July would be on the freeway.</p>	No modification.
59.	Heights - 18 -23 storeys is too high; should be capped at 8 storeys with the ability to go to 12 if the right design features	5	The draft LPSP proposes a variety of heights to ensure the established residential areas can remain whilst balancing this with providing height in suitable locations to support the sustained success of the town centre.	No modification.
60.	<p>I do not support "Do you support the proposed Development Incentives for Community Benefits of the LPSP?" because that clause provides developers with the opportunity to build higher than the maximum height proposed for an area. Maximum height limits should be more clear-cut than that. If so, this will reduce the burden on the City of Vincent Planning Department I would think because developers would not be tempted to submit proposals for buildings higher than what is permitted. It also invites greater scope for potential conflict to take place where there is ambiguity - I think a more sensible option is to make it simpler and just set maximum height limits at what they should be.</p> <p>My objections to the other clauses in this section are to do with building maximum height limits - they are too high in the Cityscape, Urban Frame Type A, Urban Frame Type B, and the Education &amp; Civic zones. I understand why the City needs to plan for a higher density and I support this but it can be done in a better way. For instance, please refer to this article published in the Guardian by an architect who has expertise in these matters: <a href="https://www.theguardian.com/lifeandstyle/2014/apr/16/cities-need-goldilocks-housing-density-not-too-high-low-just-right">https://www.theguardian.com/lifeandstyle/2014/apr/16/cities-need-goldilocks-housing-density-not-too-high-low-just-right</a> The author points out that tall apartment buildings are not only inefficient, in terms of accommodating higher density dwellings, but also negatively impact upon the sense of community to a</p>	10	<p>Acknowledged a maximum building height will be set. Bonus heights removed and maximum instated to ensure there is no ambiguity as to the maximum height for community and landowners.</p> <p>The Building Codes of Australia require lifts to be provided in buildings taller than three storeys.</p> <p>The City's Local Planning Scheme No. 2 increased zoning of Town Centres and major transport corridors to accommodate a growing population. To balance this and provide a variety of housing and maintain the character of the City's existing established</p>	<p>As per modification 42 above.</p> <p>No modification.</p>



05 SENSITIVE DESIGN				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
	place. For instance, towers are designed to have a large ground floor lobby, central elevators and stairs, and very large spacious apartments in the higher levels, which typically only very wealthy people can afford. These people, being so distant from the streets will then be somewhat disconnected from the community as well. What seems to result in the best outcomes, in terms of accommodating higher density populations and liveability, is to have shorter buildings, which are typically 5-6 stories maximum, where the tenants can still access their accommodation using stairs, and stairs can even be a feature on the outside of the premises, affording for much greater density accommodation per square metre. This is not new - some of the most pleasant, heavily populated travel destinations such as Amsterdam and Paris demonstrate this, where the majority of residential dwellings are only 5-6 stories high maximum. Accordingly (and supported by evidence), I think setting a much less ambitious maximum height limits of 5 or 6 storeys for Urban Frame Type A, Urban Frame Type B, and the Education & Civic zones will achieve population density objectives whilst going some way to future-proofing Leederville's sense of community, which is one of its greatest assets.		suburbs the coding of the residential areas remains low. As identified in the Local Planning Strategy and Local Planning Scheme (& SPP4.2) Leederville is noted as an appropriate place for density as it has quality transport connections, regional amenity's and is in close proximity to the City.	
61.	<p>In Part 2 of the Plan (p81) it states that, of any new development within the Urban Frame Type A zone, "requires a high degree of sensitivity to ensure they do not have a detrimental impact to the character of the village," with which it abuts. I think that statement is at odds with maximum permitted building height proposed at 8 storeys, with possibility to approve 10. I live in Urban Frame Type A zone and I would not want a building that tall next to where we live - it would eclipse the sun from one side of our building, and we are on the third storey of our building. I can't imagine how much worse a building of that size might be if located next to residents in the Village zone. This is just one example of where I think the building heights are set too high in general, and I'm not sure why this is the case. From what I've read it certainly doesn't need to be so. Why jeopardise residents' quality of life and sense of community this way, when it is possible to meet future population density objectives (perhaps even more efficiently) with less ambitious building height limits, such as 5-6 storeys maximum?</p> <p>This general comment notwithstanding, I do applaud many other aspects of the plan, including landscaping, increasing tree canopy, public spaces, favouring pedestrian traffic over cars, and planning for increased density around transport routes (TOD). There is a lot of really good stuff in there - just need to hold back on increasing those maximum building heights limits and to make them more clear-cut.</p>	10	<p>The draft LPSP has limited height in the village precinct and included a transition setback on all of the boundaries of the sub-precinct to allow a human scale and village character to remain.</p> <p>To provide amenity and density in an efficient way development needs suitable height allowance. Shorter buildings to all boundaries does not provide suitable amenity in this way. Provisions of the R Codes Volume 2 relating to building orientation and solar access will remain and apply. The element objective seeks to minimise overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.</p> <p>The reason for increased density in this location is based on the States Planning Framework, outlining this location as a secondary centre and a suitable location for increased density due to its access to local</p>	No modification.

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No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
			<p>amenities, public transport and proximity to the City. The local framework also seeks to provide density in suitable location being in Town Centres and Activity Corridors. These items were considered in the preparation of the draft LPSP resulting in density proposed in the southernmost location of the precinct. Providing density in this suitable location will go some way in reducing the north and south sprawl of the metropolitan area and allow more people to live and age in a high quality precinct.</p> <p>The comments are noted in relation to support for the other aspects of the plan. In terms of clarity over the building heights, bonus height has been removed and replaced with maximum building height.</p>	As per 42 above.
62.	<p>The main draw card of Leederville (and all of Vincent's town centres) is the street level connection from the suburban areas to the town centres. Don't lose this by building a high density barrier around the town centre. Significant focus on removing/slowing traffic and increasing cyclist and pedestrian amenity will be needed - in terms of walkways, landscaping, and street level variety in development types.</p> <p>Ultimately, this will lead to pedestrianisation of Oxford St between Vincent St and Leederville Parade, and I wonder whether it's not better just to bite that bullet now and set up the town centre to support the development that this plan is meant to enable.</p>	14	<p>The draft LPSP proposes to maintain the low density nature of the established residential areas in the northern portion of the precinct this will maintain a connection to these areas whilst allowing density in close proximity to the town centre to ensure its sustained success.</p> <p>To increase the movement throughout the centre the approach is to encourage the movement of vehicles on the periphery of the centre to allow all other modes the ability to move through the centre.</p> <p>It is proposed that the Town Centre be a place for pedestrians and cyclists to easily move to and through. The proposed density around the town centre will support this intent and its sustained success.</p>	No modification.

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No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
63.	<p>A number of properties located within the LPSP have significant heritage value that add to the character and diversity of the precinct. However, there is no formal protection for a number of character properties contained in the LPSP, noting the City of Vincent's heritage list does not contain a high number of properties in the LPSP.</p> <p>On Carr Place, there are a number of federation cottages that have been well maintained and are in good condition. These houses make a significant contribution to the character of the streetscape and should be protected where possible.</p> <p>One way of protecting heritage properties in the LPSP is through the establishment of Transferable Development Rights (TDR). In effect, a landowner of a property of high heritage significance could enter into a formal agreement with an adjoining landowner to transfer some of their development potential. It is suggested that this transfer of development potential would be limited to a maximum of 5 storeys in building height, and an appropriate legal instrument would be placed on the certificate of title of the heritage property to formally confirm this transfer. The heritage property would need to be assessed by a qualified heritage architect to determine whether it is appropriate for consideration of a TDR agreement.</p> <p>In the event a site is deemed of heritage significance and worthy of protection for the streetscape, the landowner of the heritage property would receive payment from the adjoining landowner for the TDR. This payment would be privately negotiated between the parties involved, and once the TDR is confirmed on the certificate of title, it would additionally be recorded on a TDR list maintained by the City of Vincent. The landowner of the heritage site would be prevented from redeveloping their property with the restriction on the certificate of title, and a specified portion of the compensation received from the TDR agreement would have to be spent on conservation works on the building as determined by the nominated heritage architect.</p> <p>Once the transfer of the development rights is confirmed to an adjoining landowner, this additional development potential could be incorporated into a future development application and would remain an entitlement for the new landowner in perpetuity.</p>	15	<p>This may result in a variety of heights and as there is no clear pathway for the negotiation of compensation, it is not perceived to be transparent.</p> <p>Where a property is on the Local or State Heritage List clear parameters are set for adjoining development.</p> <p>Clause 5.1.9 provides Heritage Management provisions.</p>	No modification.

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No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
	TDRs are common practice in many other jurisdictions as a means of protecting heritage properties and facilitating compensation to owners of character dwellings where there is a loss of development potential by electing to retain the building. For example, the City of Perth has TDR provisions in its Local Planning Scheme which allow for transfer of plot ratio area where a site adjoins a property of heritage significance. It is considered that this proposal would substantially assist with maintaining the character of the LPSP while still facilitating high density development.			
64.	<p>I have concerns in the text of both Part 1 and Part 2 of the draft Leederville Precinct Structure Plan (LPSP), with respect to those properties designated as "character".</p> <p>It is currently unclear in the LPSP as to whether those properties designated as "character" are required to be retained or will be able to be developed in accordance with the LPSP provisions. For example Clause 5.1.9 Heritage Management states "Existing heritage and character buildings should be retained and incorporated into any new development proposal".</p> <p>To this extent, to meet the intent of the LSPS I submit that:</p> <ul style="list-style-type: none"> <li>• "Character" buildings should only be designated as "character" buildings as a reference point to guide incorporation of character design elements into all proposed developments;</li> <li>• "Character" buildings should not be precluded from any of the development provisions set out in the LSPS (with the exception of retention of heritage building provisions); and</li> <li>• Retention of listed Heritage buildings is important and should be considered separately in the LPSP text</li> </ul>	26	<p>To avoid confusion the Heritage Management Provisions should be separated from the Character Provisions.</p> <p>Part 1, Clause 5.1.9 (c) ensures new development is sensitively designed to acknowledge adjoining character buildings.</p>	<p>Amend Part 1, Clause 5.1.9(a):</p> <p>Existing heritage and character buildings should <u>are to</u> be retained and incorporated into any new development proposal.</p>
65.	We are in strong support of the two storey height limits along Oxford Street to maintain Leederville's character.	24	Noted.	No modification.
66.	5.12(c) - Materials and Finishes - Should refer to "New development" to ensure clarity and avoid unnecessary referrals to the DRP for minor DA's relating to existing development.	25	The Clause is clear regarding when development will be referred to the Design Review Panel. Further to this the City has a terms of reference for the Design Review Panel which allows referral of any development considered suitable to be reviewed.	No modification.

05 SENSITIVE DESIGN				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
	<p>5.15(a) – Lift Overruns - It may not be practical or realistic to screen lift overruns from elevated positions on surrounding buildings. Suggest the wording is changed to reference pedestrian viewpoints.</p> <p>To avoid ambiguity, the location of "Character Buildings" should be linked to Figure 30.</p> <p>6.1 – Mandatory Criteria Point 7 needs to clarify this relates only to areas of heritage significance listed on a local or state register. Unclear whether this applies to Aboriginal or European Heritage, or both.</p>		<p>Suitable design can deliver the outcome. Efforts should be made to beautify these spaces which could include on-structure landscaping.</p> <p>As per 64 above.</p> <p>This would apply to both Aboriginal and European Heritage and needs to be clarified.</p>	<p>No modification.</p> <p>As per 64 above.</p> <p>Modify Part 1, Clause 6.1 Mandatory Criteria 5 as follows: Retention and enhancement of places of heritage significance (<u>Aboriginal and/or European</u>) that may be located on the development site or immediately adjacent.</p>

06 INNOVATIVE & ACCOUNTABLE				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
67.	The Community Benefits section is a good idea but it doesn't seem viable and therefore some of the great benefits may not be achieved. There is a lot to deliver to get the 50 points but not a very significant height increase provided. For example there is 20 points for affordable housing - is this 20 points for each affordable dwelling or is it a maximum of 20 points even if doing say 10% affordable dwellings, as providing only one storey height bonus for 10% affordable housing is definitely not enough.	5	It is noted that the development bonus may not match the incentive being provided, in this way the City proposes to assign maximum heights and acceptable heights and provide suitable incentive to achieve these heights.	As per 42 above.
68.	That consultation must be undertaken with utility agencies at the early stages of planning and design of development proposals.	27	Agreed.	Add Part 1, Clause 5.1.6 (e) as follows: <u>'New development shall engage with service providers at the outset of the design process to ensure suitable provision of utilities.'</u>



GENERAL				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
69.	We have reviewed the Draft Precinct Structure Plan and the Draft Leederville Town Centre Place Plan and are in support of the proposal. It appears to have been well researched and backed by analysis in its various components. We consider that the plans are likely to have an immediate positive impact on the Leederville Town Centre and have the appropriate controls to future proof the City of Vincent.	24	Noted.	No modification.
70.	Overall support for the plan.	13	Noted.	No modification.

GENERAL - Administrative				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
71.	<p>The reference to a "Required Road" should be modified to "Formalised Public Thoroughfare".</p> <p>Figure 4 – Cityscape Sub Precinct: The podium primary setbacks shown in the massing diagrams and text do not correspond with the setback provisions in 5.3.2.</p> <p>4.3.6 Cityscape (Recommendations Table) Point 5 makes reference to Part 1 Clause 6.4 and 6.5, which do not exist. This should be reference to Part 1 Clause 5.4.5.</p> <p>5.2.2 - The discussion surrounding the Mounts Bay Main Drain should be under a heading called "Drainage".</p> <p>Figure 31 – Key Development Sites should align with the lot boundaries.</p>	25	<p>Noted and agreed.</p> <p>Amend diagrams, plan 1 and plan 2 to match the provisions.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>The key developments sites should match the landholdings.</p>	<p>Modify the wording of Plan 1 – Structure Plan Map:  Amending "Required Road" to "Formalised Public Thoroughfare".</p> <p>Align Part 1 diagrams, plans and provisions.</p> <p>Modify Part 2, Clause 4.3.6, Recommendation 7 as follows: 'Part 1 Clause 5.4.5 6.4 &amp; 6.5 Part 1 5.4.2c'</p> <p>Modify Part 2, Clause 5.2.2 as follows: New heading of 'Drainage' to describe the Mounts Bay Drain.</p> <p>Modify Part 2, Figure 31 to align with the lot boundaries.</p>

GENERAL - Administrative				
No.	Submitter Comment	Submitter	Administration Comment	Recommended Modification
	<p>5.5.5 - For consistency, point 7 should be refer to the "...Mounts Bay Pedestrian Linkage", not "green linkage".</p> <p>5.5.7 Recommendations 4 &amp; 5 should refer to "Part 1 – Clause 5.1.15", not "5.1.5".</p> <p>6.3.1 - All impacted land owners should be added.</p>		<p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p>	<p>Modify Part 2, Clause 5.5.5, Recommendation 1 as follows: 'Enable the staged delivery of the Mounts Bay <del>Main Drain-green-linkage</del> Pedestrian Linkage'.</p> <p>Modify Part 2, Clause 5.5.7, Recommendations 4 &amp; 5 as follows: 'Part 1 – Clause 5.1.15'</p> <p>Modify Part 2, Clause 6.3.1, short term action 'Modify road network infrastructure to match intended future Link and Place' to include the key stakeholder group of '<u>Affected land and business owners</u>'.</p>
72.	Modify plan 1 and 2 to show the correct lot boundaries and roads.	Administration	Incorrectly shown.	Amend Part 1, Plan 1 and 2 to align with the correct lot boundaries.
73.	Modify the title of the recommendations for clarity.	Administration	This change will provide clarity as the recommendations are not only for part one but also for the short, medium and long term implementation of the LPSP.	Delete Part 2 recommendation table's title.

## Schedule of Modifications

No.	Clause Number	Page	Recommended Modification
1.	Part 1, Clause 2.1	10	<p>Modify Part 1, Clause 2.1 to include:</p> <p>Within Enhanced Environment: <u>'Sustainable development outcomes'</u></p> <p>Within Accessible City: <u>'Prioritise universal access'</u></p> <p>Within Connect Community: <u>'Provide and plan for an equitable and inviting community'</u></p> <p>Sensitive Design, <u>'Sustainable building and place design, construction and operation'</u>.</p>
2.	Part 1, Plan 1	13	<p>Modify Part 1, Plan 1 as follows:</p> <ul style="list-style-type: none"> <li>• Remove the proposed connection of Carr Place and Loftus Street;</li> <li>• Remove the proposed connection linking Carr place and Newcastle Street;</li> <li>• Remove the proposed connection linking Electric Lane and Carr place;</li> <li>• Apply the 'Potential Laneway/Pedestrian Link ' to the Infrastructure Corridor;</li> <li>• Remove the pedestrian connection through 629 Newcastle Street;</li> <li>• Remove road reserve on the East side of the Frame Court Car Park and apply 'Mixed Use R-AC0'; and</li> <li>• Amending "Required Road" to "Formalised Public Thoroughfare".</li> </ul>
3.	Part 1, Plan 2	14	<p>Modify Part 1, Plan 2 to change the following in relation to height:</p> <ul style="list-style-type: none"> <li>• The 'maximum height' to 'Acceptable Height' and 'potential height' to 'Maximum Height';</li> <li>• Urban frame Type A acceptable height 8 <u>10</u> storeys, Maximum height <del>10</del> <u>14</u>;</li> <li>• Urban frame Type B acceptable height 8 <u>6</u> storeys, Maximum height 10;</li> <li>• Urban frame Type C acceptable height 4 <u>3</u> storeys, Maximum height 5; and</li> <li>• Education and Civic Precinct acceptable height 8 <u>6</u> storeys, Maximum height 10.</li> </ul>
4.	Part 1, Plan 2	14	<p>Modify Part 1, Plan 2 to:</p> <ul style="list-style-type: none"> <li>• Remove the 'Proposed road' linking Carr Place and Loftus Street;</li> <li>• Remove the 'Proposed road' linking Carr place and Newcastle Street;</li> <li>• Modify 'Proposed road' to 'Formalised Public Thoroughfare';</li> <li>• Include Transitional Height surrounding the entire Village sub-precinct;</li> <li>• Align the key development sites with Part 2, Clause 5.4.5;</li> <li>• Modify wording to have 'Key Development Site';</li> <li>• Realign the boundary of Oxford Reserve to include the entire Skate Park and Heritage listed building;</li> <li>• Remove road reserve on the north side of the Avenue car park and replace this with 'Urban Frame Type A' sub-precinct;</li> </ul>

No.	Clause Number	Page	Recommended Modification
			<ul style="list-style-type: none"> <li>Remove road reserve on the east side of the Frame Court car park and replace this with 'Urban Frame Type A' sub-precinct; and</li> <li>Remove the pedestrian connection through 629 Newcastle Street.</li> </ul>
5.	Part 1, Section 3	15	Modify Part 1, Section 3 as follows: Land use in the precinct will be in accordance with Table 1 – Zoning Table as set out in the Scheme. <u>Land uses do not require development approval where identified within the City's local planning policies, the Planning and Development (Local Planning Schemes) Regulations 2015, or Local Planning Scheme No. 2.</u>
6.	Part 1, Clause 5.1.3 (a)	18	Modify Part 1, Clause 5.1.3 (a) as follows:  A landscape plan, prepared by a suitably qualified consultant, must be provided with all development applications. <u>Development applications of a minor nature which do not alter the on-site landscaping are exempt from providing a landscape plan.</u>
7.	Part 1, Clause 5.1.3 (e)	18	Modify Part 1, Clause 5.1.3 (e) as follows: 'The proposed removal of any tree that meets clause 5.1.3(d) is to be provided with an arboriculture assessment. Where removal is deemed appropriate <u>for health and safety considerations</u> by the arboriculture assessment the trees must be replaced.'
8.	Part 1, Clause 5.1.6 (e)	19	Add Part 1, Clause 5.1.6 (e) as follows:  'New development shall engage with service providers at the outset of the design process to ensure suitable provision of utilities.'
9.	Part 1, Clause 5.1.9(a)	20	Amend Clause 5.1.9(a):  Existing heritage <del>and character</del> buildings <del>should</del> <u>are to</u> be retained and incorporated into any new development proposal.
10.	Part 1, Clause 5.1.12	21	Amend Part 1, Clause 5.1.12 as follows:  <del>'Payment in Lieu of Public Open Space Reserves</del>  a Pursuant to s.153(1)(b) of the <i>Planning and Development Act 2005</i> , all subdivision of land that creates three or more lots must be subject to a condition requiring that the owner of the land <u>provide 10% of the site area; or make a payment equal to 10% of the value of that land to the local government, in lieu of providing open space.</u>
11.	Part 1, Clause 5.1.13	21	Modify Part 1, Clause 5.1.13 as follows:  'Road reserves, <u>formalised public thoroughfares</u> , laneways and pedestrian links are identified on the Structure Plan Map and in <u>Clause 6.1</u> . As a condition of development or subdivision approval, properties affected by a road reservation, <u>formalised public thoroughfares</u> , <u>laneways and pedestrian links</u> are required to vest that portion of <u>land</u> <del>road reserve</del> to the Crown as a condition of development or subdivision approval, whichever occurs first.'

No.	Clause Number	Page	Recommended Modification
12.	Part 1, Clause 5.2	23	<p>Modify Part 1, Clause 5.2 as follows:</p> <ul style="list-style-type: none"> <li>Delete 'Transition Area Setback';</li> <li>Changing the terms 'maximum height' to 'Acceptable Height' and 'potential height' to 'Maximum Height';</li> <li>Changing the Acceptable height to 8.5m; and</li> <li>Modify figure 3 – Remove reference to building height.</li> </ul>
13.	Part 1, Clause 5.3	25	<p>Modify Part 1, Clause 5.3 as follows:</p> <ul style="list-style-type: none"> <li>Changing the terms 'maximum height' to 'Acceptable Height' and 'potential height' to 'Maximum Height';</li> </ul> <p>Modify clause 5.3.2 as follows:</p> <ul style="list-style-type: none"> <li><del>'46m</del> <u>15.5m'</u></li> </ul> <p>Modify clause 5.3.3 as follows:</p> <ul style="list-style-type: none"> <li>Changing the Maximum height outlined in the setbacks from <del>'30m'</del> to <u>'29.5m'</u></li> </ul> <p>Modify figure 4 by removing references to building height.</p>
14.	Part 1, Clause 5.4	27	<p>Modify Part 1, Clause 5.4 as follows:</p> <ul style="list-style-type: none"> <li>Changing the terms 'maximum height' to 'Acceptable Height' and 'potential height' to 'Maximum Height';</li> <li>'Urban Frame Type A: <del>Maximum Acceptable height 8 10 storeys (30m 36.5m). Potential Maximum additional height up to 10 14 (36.5m 50.5m)</del> storeys in accordance with Clause 6.1';</li> <li><u>'Urban Frame Type B: Acceptable 6 storeys (22.5m). Maximum 10 storeys (36.5m) storeys in accordance with Clause 6.1';</u></li> <li>Modifying to the correct height in metres; and</li> <li>Modify figures by removing references to building height.</li> </ul>
15.	Part 1, Clause 5.5	30	<p>Modify Part 1, Clause 5.5 to change:</p> <ul style="list-style-type: none"> <li>Changing the terms 'maximum height' to 'Acceptable Height' and 'potential height' to 'Maximum Height';</li> <li>'Urban Frame Type C: <del>Maximum Acceptable height 4 3 storeys (16m 12m). Potential additional Maximum height up to 5 (20m 19m)</del> storeys in accordance with Clause 6.1'; and</li> <li>Remove reference in figure 6 to building height.</li> </ul>
16.	Part 1, Clause 5.6	32	<p>Modify Part 1, Clause 5.6 to change:</p> <ul style="list-style-type: none"> <li>Changing the terms 'maximum height' to 'Acceptable Height' and 'potential height' to 'Maximum Height';</li> <li>'Suburban Type A: <del>Maximum Acceptable 4 storeys (16m 15.5m). Potential additional height up to Maximum 5 (20m 19m)</del> storeys in accordance with Clause 6.1'.</li> </ul>
17.	Part 1, Clause 5.7	33	<p>Modify Part 1, Clause 5.7 as follows:</p> <ul style="list-style-type: none"> <li>Changing the term 'Maximum' to 'Acceptable'.</li> </ul>

No.	Clause Number	Page	Recommended Modification
18.	Part 1, Clause 5.9	35	Modify Part 1, Clause 5.9 as follows:  'Development is to be in accordance with the requirements of Urban Frame Type <u>B A</u> .'
19.	Part 1, Clause 6.1	36	Modify Part 1, Clause 6.1 (b) as follows:  'b The proposal is assessed against the Additional Criteria, listed below, and must achieve 50 points <u>to be considered for 2 additional storeys above the acceptable height; or 100 points to be considered for the maximum height listed in Part 1, Clause 5.</u>  'e <u>The decision-maker determines appropriate conditions to ensure the proposal delivers the requirements of the additional and mandatory criteria.</u> '
20.	Part 1, Clause 6.1	37	Modify Part 1, Clause 6.1, Mandatory Criteria 1 to read as follows:  'The analysis also includes enhancement of pedestrian and cycle movement <u>within and to the development</u> '.
21.	Part 1, Clause 6.1	37	Modify Part 1, Clause 6.1, Mandatory Criteria 5 as follows:  Retention and enhancement of places of heritage significance ( <u>Aboriginal or European</u> ) that may be located on the development site or immediately adjacent.
22.	Part 1, Clause 6.1	37	Amending Part 1, Clause 6.1, Mandatory Criteria 6 as follows:  'Provision of landscaping beyond the requirements of this structure plan. <u>This includes providing 5% more deep soil area above what is required by Part 1, Clause 5.1.3; and providing double the amount of trees required by Clause A3.3.5 of the R Codes Volume 2.</u> The additional landscaping is to feature advanced planting on both the podium as well as the storeys above, with evidence of the ability for this to grow and be sustained.'
23.	Part 1, Clause 6.1	37	Amending Part 1, Clause 6.1, Additional Criteria 7 as follows:  'Provision of energy efficiency infrastructure that goes beyond the requirements as set out in the Built Form Policy. <u>To be considered for this additional criteria the development must meet a 6 star Green Star rating or equivalent.</u> '
24.	Part 1, Clause 6.1	37	Amending Part 1, Clause 6.1, Additional Criteria 8 as follows:  Providing a <del>dwelling type identified as a priority by the local government, such as aged and dependent dwellings, universal access dwellings, one-bedroom apartments, key-worker dwellings or other innovative housing models to meet demand</del> <u>universal access dwellings</u> as follows: <ul style="list-style-type: none"> <li>15 per cent of all dwellings, across a range of dwelling sizes, meet Gold Level requirements as defined in the <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia); or</li> <li>8 per cent of dwellings are designed to Platinum Level as defined in the <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia).</li> </ul>



No.	Clause Number	Page	Recommended Modification
			Or <u>A dwelling type identified as a priority by the local government, such as aged and dependent dwellings, one-bedroom apartments, key-worker dwellings or other innovative housing models with evidence that the dwelling type is needed and supported.</u>
25.	Part 1, Clause 6.1	38	Amend Part 1, Clause 6.1 additional criteria 9 as follows:  'Public or Community infrastructure improvements in the form of streetscape improvements, <u>transport improvement</u> , parkland enhancement, <u>community space</u> and contribution to individual infrastructure items <del>such as a boardwalk, pedestrian arcade, library, community hall etc</del> <u>with evidence that the infrastructure is needed and supported</u> within or in close proximity to the development <u>at the discretion of the City</u> '
26.	Part 1, Clause 6.1	38	Amend Part 1, Clause 6.1, Additional Criteria 10 as follows:  ' <del>Development</del> <u>Applicant has entered into a contract to deliver a minimum 10% affordable dwellings in partnership with an approved housing provider or not-for-profit organisation recognised by the Housing Authority.</u>
27.	Part 1, Clause 6.1	38	Delete Part 1, advertised Additional Criteria 13; and replace with Additional Criteria 11 as follows:  ' <u>Development sites, resulting from amalgamation, greater than 2000m<sup>2</sup>.</u> '
28.	Part 1, Clause 6.1	38	Amending Part 1, Clause 6.1 to add new Additional Criteria 12 as follows:  ' <u>Providing a new road at a minimum width of 6 metres. The provision of a new road is to be supported by active ground floor uses. Additional Criteria 12 is only available to the lots between Carr Place and Newcastle Street in the Urban Frame and Cityscape sub-precincts. The connection must provide vehicle access between Carr Place and/or Bold Court to Newcastle Street.</u> '
29.	Part 1, Clause 6.1	38	Modify Part 1, Clause 6.1 to include an additional criteria 13 as follows:  ' <u>Providing a new pedestrian laneway at a minimum width of 4 metres. The provision of a pedestrian laneways is to be supported by active ground floor uses. Additional Criteria 13 is only available to the lots:</u>  <ul style="list-style-type: none"> <li>• <u>Between Vincent Street and Carr Place. The connection must provide pedestrian access from Vincent Street to Carr Place;</u></li> <li>• <u>Between Newcastle Street and the Infrastructure Corridor (east-west pedestrian connection). The connection must provide pedestrian access from Newcastle Street to the Infrastructure Corridor (east-west pedestrian connection);</u></li> <li>• <u>Between Oxford Street and the Infrastructure Corridor (east-west pedestrian connection). The connection must provide pedestrian access from Oxford Street to the Infrastructure Corridor (east-west pedestrian connection); and</u></li> <li>• <u>Shown with a Proposed Pedestrian Link on Plan 2.'</u></li> </ul>
30.	Part 1, Clause 6.1	39	Amend Part 1, Clause 6.1 Additional Criteria 14 as follows:

No.	Clause Number	Page	Recommended Modification
			<del>'New Local or Neighbourhood public open space as defined by the City's Public Open Space Strategy. Providing 5% of the site area as open space in addition to the requirements of Part 1, Clause 5.1.12.'</del>
31.	Part 1, Clause 6.1	37	Modify Part 1, Clause 6.1, Additional Criteria points as follows: <ul style="list-style-type: none"> <li>• Additional Criteria 7 to increase the points from 10 to 20;</li> <li>• Additional Criteria 8 to increase the points from 10 to 25;</li> <li>• Additional Criteria 9: <u>'10 - 20 per infrastructure improvement depending on public benefit. Maximum 40 20'</u></li> <li>• Additional Criteria 10 to increase the points from 20 to 50;</li> <li>• New Additional Criteria 11 assign 5 points;</li> <li>• New Additional Criteria 12 assign 50 points;</li> <li>• New Additional Criteria 13 assign 40 points; and</li> <li>• Additional Criteria 14 to increase the points from 20 to 40.</li> </ul>
32.	Part 2	80	Delete Part 2 recommendation table's titles.
33.	Part 2, Clause 4.3.2	81	Modify Part 2, Clause 4.3.2 as follows: 'height limits of up to <u>8 14</u> storeys apply'
34.	Part 2, Clause 4.3.1	82	Replace figure 19 to reflect the sub-precinct in Plan 2.
35.	Part 2, Clause 4.3.3	83	Modify Part 2, Clause 4.3.3 as follows: 'development up to <u>8 14</u> storeys'
36.	Part 2, Clause 4.3.6	86	Modify Part 2, Clause 4.3.6, Recommendation 7 as follows: 'Part <u>42</u> Clause <u>5.4.5 6.4 &amp; 6.5</u> Part <u>1 5.1.2c</u> '
37.	Part 2, Clause 5.2.1	106	Delete Part 2, Clause 5.2.1, Recommendation 8.
38.	Part 2, Clause 5.2.2	107	Modify Part 2, Clause 5.2.2 as follows: New heading of 'Drainage' to describe the Mounts Bay Drain.
39.	Part 2, Clause 5.4.2	116	Modify Part 2, Clause 5.4.2 as follows: <u>In order to provide transition between the Village, Urban Frame and Cityscape building heights between 6 and 14 storeys are proposed. maintain consistency with future developments, it is appropriate to assign an 8 storey height limit for this precinct.</u>
40.	Part 2, Clause 5.4.5	131	Update figure 31 to amend the boundary of key development site 1, 629 Newcastle Street, to include the north-west lot 51.
41.	Part 2, Clause 5.5.5	147	Modify Part 2, Clause 5.5.5, Recommendation 1 as follows: 'Enable the staged delivery of the Mounts Bay <del>Main Drain green linkage</del> <u>Pedestrian Linkage</u> '.
42.	Part 2, Clause 5.5.7	155	Modify Part 2, Clause 5.5.7, Recommendations 4 & 5 as follows: 'Part 1 – Clause 5.1.1 <u>5</u> '

No.	Clause Number	Page	Recommended Modification
43.	Part 2, Clause 6.3.1	161	Modify Part 2, Clause 6.3.1 as follows: <ul style="list-style-type: none"><li>• short term action 'Modify road network infrastructure to match intended future Link and Place' to include the key stakeholder group of 'Affected land and business owners'; and</li><li>• Delete, Part 2, Clause 6.3.1, Public Open Space action.</li></ul>

# LEEDERVILLE PRECINCT STRUCTURE PLAN



CITY OF VINCENT

Leederville Precinct Structure Plan

City of Vincent

**Endorsement Page**

This precinct structure plan is prepared under the provisions of the City of Vincent Local Planning Scheme No. 2.

It is certified that this structure plan was approved by resolution of the Western Australian Planning Commission on:

Signed for and on behalf of the Western Australian Planning Commission:

\_\_\_\_\_

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

\_\_\_\_\_ Witness

\_\_\_\_\_ Date

\_\_\_\_\_ Date of Expiry

Preamble

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Leederville Precinct Structure Plan

City of Vincent

## Table of Amendments

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC

DRAFT

Preamble

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Leederville Precinct Structure Plan

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## EXECUTIVE SUMMARY

The Leederville Precinct Structure Plan (LPSP) has been prepared to coordinate development of land within the Leederville Precinct.

The plan has been drafted in accordance with the provisions of: the City of Vincent Local Planning Scheme No. 2 (LPS2); State Planning Policy No. 4.2 - Activity Centres for Perth and Peel; State Planning Policy No. 7.2 - Precinct Design Guidelines and Precinct Plan Manner and Form; and the Planning and Development (Local Planning Schemes) Regulations 2015.

The document includes:

- Part One: Implementation
- Part Two: Explanatory Report
- Appendices

The LPSP proposes to maintain the character of Oxford Street by maintaining a height limit of two storeys in this area and requiring traditional shop front design aligned with the Built Form Policy. Development potentially framing this area will provide a transition to higher density. The plan maintains the education and civic land uses in the area to support a diverse demographic living, working and enjoying the area. This will be achieved through a variety of housing typologies in the area aligned with the intent of LPS2, from the established residential areas to the north maintaining a low scale of development to increased density to the south of the precinct. This will also support the economic sustainability of the local businesses.

The LPSP proposes increase density in close proximity to the train station allowing transport choice. This aligns with the City's draft Accessible City Strategy to prioritise pedestrians, followed by cyclists; followed by public transport users; followed by people who choose to drive. The plan promotes an east-west pedestrian connection on the existing Mounts Bay Drain through the town centre through formal agreement with the Water Corporation. Improved north and south pedestrian connections are also proposed and are to be secured through development incentives.

The LPSP provides provisions aligned with the City's Built Form Policy to seek landscaping outcomes which exceed the provisions of the R-Codes. The plan also proposes to maintain and enhance the permeability of Oxford Reserve and Leederville Oval to ensure positive green spaces throughout the precinct.

Preamble

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Leederville Precinct Structure Plan

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Item	Data		Structure Plan Ref (section no.)
Total area covered by the structure plan	66.6 hectares		
Area of each land use proposed	Hectares	Lot Yield	
• Residential R40	4.7		
• Residential R60	5.6		
• Residential R80	3.4		
• Commercial	2.9		
• Mixed Use	13.6		
Total estimated lot yield			
Estimated number of dwellings	1,528		
Estimated residential site density	60 dwellings per hectare		
Estimated population	3,175		
Number of high schools	0		
Number of primary schools	0		
Estimated commercial floor space	13.45ha net lettable area		
Estimated area and percentage of public open space given over to:			
• Regional open space	0.6 hectares		
• District open space	0 hectares		
• Neighbourhood parks	4.7 hectares		
	1 park		
• Local Parks	0.9 hectares		
	5 parks		
Estimated percentage of natural area	Nil.		

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Leederville Precinct Structure Plan

City of Vincent

## PREFACE

*'This is Leederville.*

*It's a place for living life – for all of us, whoever we are. There's a sense of community about the place, and there's life on the streets.*

*We connect across our differences. We yarn with our friends on the verge, and nod at strangers who are walking by. And people walk by a lot. Because our homes and businesses and parks and entertainment are all just a walk away, mixed in together.*

*When you're walking in Leederville you'll see people you know, and people you don't. You'll see people who are like you, and people who aren't. We love difference. It's the stuff of life. Different ages; different cultures and religions; different incomes; different abilities and different styles, personalities and tastes. That love of difference goes for our streetscapes too. You'll notice it as you walk: a vegie garden here, gnomes amongst the cacti there, magnificent roses next door, lemons growing on the front verge. Some might call it motley, eccentric, even a little bit grungy. We call it Leederville. It's for living in.*

*And the architecture too: we want to keep it to scale, but we like it mixed! We value the future, but we also value the past. We value the innovative, but we also value the heritage. We value an urban density. But we also value neighbourhood. That mix can create some tension – parking; noise; shadows. When it does, we'll keep connected and talking; finding ways together to keep Leederville vibrant and forever liveable.*

*And then there's the Oxford St Strip. The 'centre' of our village. An easy place to get to, (from everywhere) and a good place to be. Catch up with friends, or just sit amongst the street-life.*

*We love the street-life; where everyone is performer and audience in the 'theatre' of shared space. That's Leederville to us. We want the buskers, and the woman selling Big Issue, and the guy who plays air-guitar while he's waiting at the lights. We want the suits, and the tourists and the babies in prams and the hipsters and the movie goers and laundry users. We want the kids at the playgrounds, the skaters at the ramps, the students heading for TAFE and the lycra brigade crowding out the café. We want the writers and musicians and artists – maybe performing, maybe just taking a break from their workspaces.*

*We want to keep it Leederville. We want shops and businesses that love what they have to offer, because what they're offering is one-off, unique. We want people to come here to escape the chain-stores, the franchises, the sprawling fluorescent malls. You won't just come for the cafes and restaurants. You'll come to buy fishing gear, or wash your clothes, or get some professional advice. You'll come to buy your books or your music or your vegies, or your newspapers; to see a film, to hear some music, to look at art.*

Preamble

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City of Vincent

*Whoever you are: you're safe; you're welcome; and life will feel richer here.*

*That's the Leederville we love. That's the Leederville we envisage.*

*That's the Leederville we're creating.'*

Extract from Leederville Connect Vision 2015 – Prepared by Leederville Connect  
[leedervilleconnect.com](http://leedervilleconnect.com)

DRAFT

Preamble

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## Leederville Precinct Structure Plan

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PART

1

IMPLEMENTATION



# 1 Precinct Structure Plan Operation

The Leederville Precinct Structure Plan shall apply to the area shown on Plan 1 – Structure Plan. Plan 1 – Structure Plan outlines the zones, residential density, reserves and new roads that apply within the Leederville Precinct.

The Leederville Precinct Structure Plan comes into effect on the date it is approved by the Western Australian Planning Commission. The Leederville Precinct Structure Plan is to be read in conjunction with the City of Vincent Local Planning Scheme No. 2 (the Scheme). Where any provision of the Leederville Precinct Structure Plan conflicts with the Scheme, the Scheme prevails.

Development of the precinct is detailed in stages outlined in Part 2 Explanatory Report.

## 2 Vision and Objectives

The Vision for the Leederville Precinct is:

**A thriving, connected and sustainable local village that showcases and preserves its rich cultural and natural elements.**

### 2.1 General Objectives

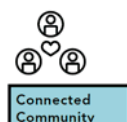
The general objectives apply across the entire precinct and relate to each of the themes within the Strategic Community Plan 2018 – 2028.



- 1 Retain and increase tree canopy.
- 2 Include high quality landscaping in new developments.
- 3 Provide public open space to meet the future needs of the precinct.
- 4 Sustainable development outcomes.



- 5 Prioritise universal access.
- 6 Prioritise pedestrians; followed by cyclists; followed by public transport users; followed by people who choose to drive.
- 7 Prioritise pedestrian, cycling and public transport users' safety and efficiency.
- 8 Provide a variety of land uses around public transport nodes.
- 9 Facilitate a mode shift away from private vehicles.
- 10 Improve access into and around the precinct.
- 11 Improve public transport patronage.



- 12 Provide spaces for events, festivals, markets and activities.
- 13 Build places to play, relax and be entertained.
- 14 Maintain and enhance community and education options.
- 15 Provide and plan for an equitable and inviting community.

## Leederville Precinct Structure Plan

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**Thriving Places**

- ~~13~~<sup>16</sup> Activate street-facing shop fronts and offices.
- ~~14~~<sup>17</sup> Provide a diverse range of land uses and dwelling types to cater for all members of the community.
- ~~15~~<sup>18</sup> Achieve a critical mass of residents, visitors and workers to support new retail and community offerings.
- ~~16~~<sup>19</sup> Improve the quality, safety and comfort of the precinct.


**Sensitive Design**

- ~~17~~<sup>20</sup> Maintain daylight access to public and private open spaces.
- ~~18~~<sup>21</sup> Retain and enhance established character and heritage elements.
- ~~19~~<sup>22</sup> Scale and design buildings to respect and complement existing character.
- ~~20~~<sup>23</sup> Facilitate height and density that is sensitive to human scale.
- ~~24~~ Achieve exemplary design outcomes.
- ~~21~~<sup>25</sup> [Sustainable building and place design, construction and operation.](#)


**Innovative & Accountable**

- ~~22~~<sup>26</sup> Conduct transparent and sincere assessment and engagement.
- ~~23~~<sup>27</sup> Respond to infrastructure and asset deficiencies.
- ~~24~~<sup>28</sup> Advocate for changes outside of the City's control.

## 2.2 Sub-Precinct Objectives

The Leederville Precinct is made of 8 sub-precincts shown on Plan 2, each with its own set of additional objectives as follows:

### 2.2.1 Village

The Village should be:

- a The primary activity core of Leederville.
- b The place where people come together.
- c Maintained as an area of both grungy and classical character.
- d Easy to get into and get around.
- e Bright and breathable, with plenty of natural shade.
- f Providing the key services and amenities for the area.

### 2.2.2 Urban Frame

The Urban Frame should be:

- a A medium to large-scale residential (Urban Frame Type B) and mixed use area (Urban Frame Types A and C).
- b Carefully designed to avoid impacts on existing neighbours.

## Leederville Precinct Structure Plan

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- c An attractive and safe entry point to the core of Leederville for pedestrian, cyclists and vehicles.
- d Well-landscaped with lots of shade, green spaces and places to relax.

### 2.2.3 Cityscape

The Cityscape should be:

- a A place with mixed uses that complement each other.
- b The location for long-term development outcomes.
- c The place where landmark development shapes the Leederville skyline.
- d Designed to encourage public transport usage.
- e A showcase for sustainability and reuse.
- f A higher density mixed-use and residential area.
- g A key contributor to the success of the Village.

### 2.2.4 Suburban

The Suburban sub-precinct should be:

- a A predominantly low-scale residential area.
- b Respectful of existing dwellings and the desired streetscape.
- c Shady and green throughout.
- d A safe space for cyclists and pedestrians with low traffic volumes.
- e Designed to encourage neighbourly interaction.

### 2.2.5 Education and Civic

The Education and Civic sub-precinct should be:

- a The main education area in Leederville.
- b A growing sports precinct, focussing on sport for all people.
- c Home to a variety of complementary and ancillary land uses.

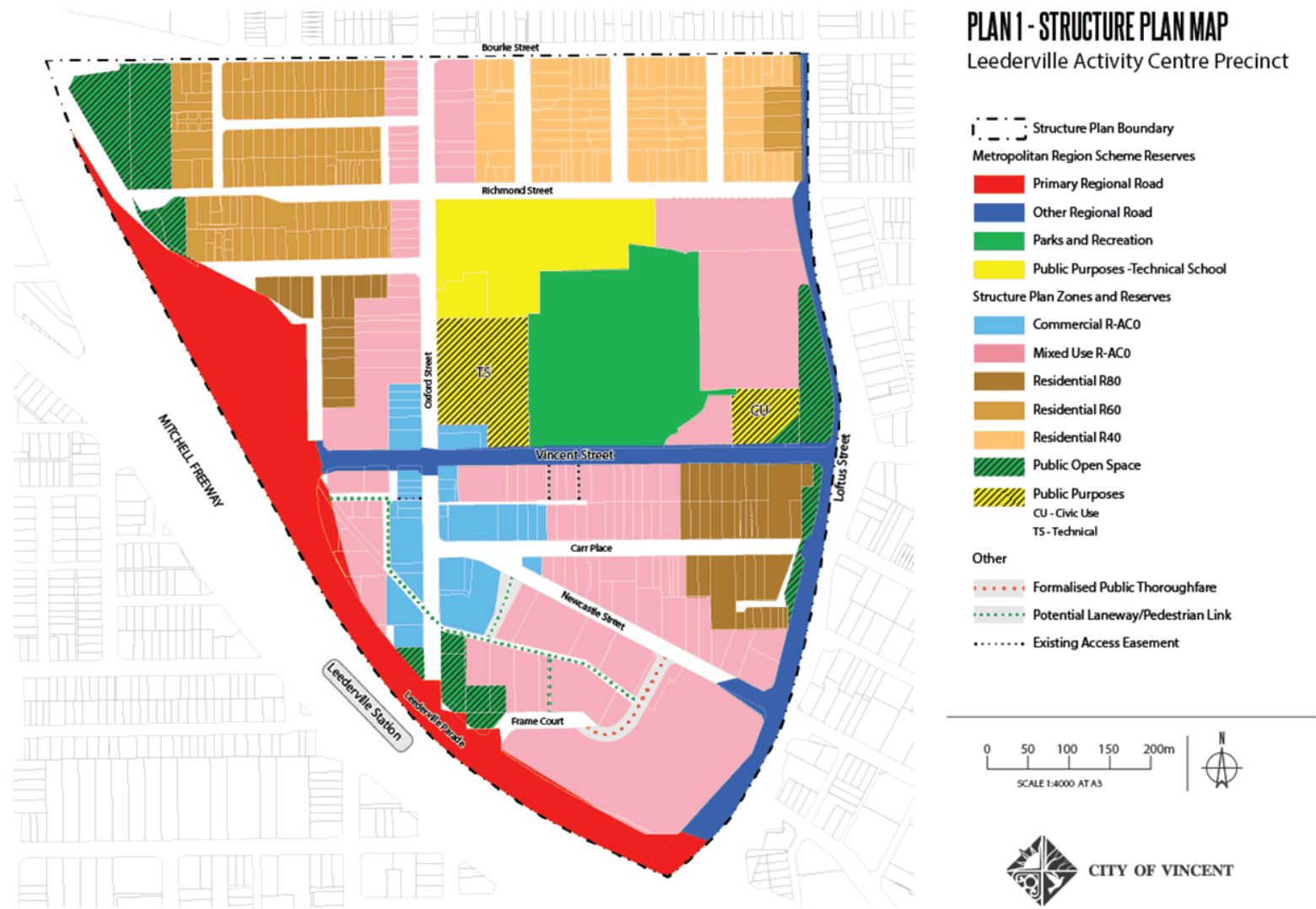


Figure 1 - Plan 1 Structure Plan Map

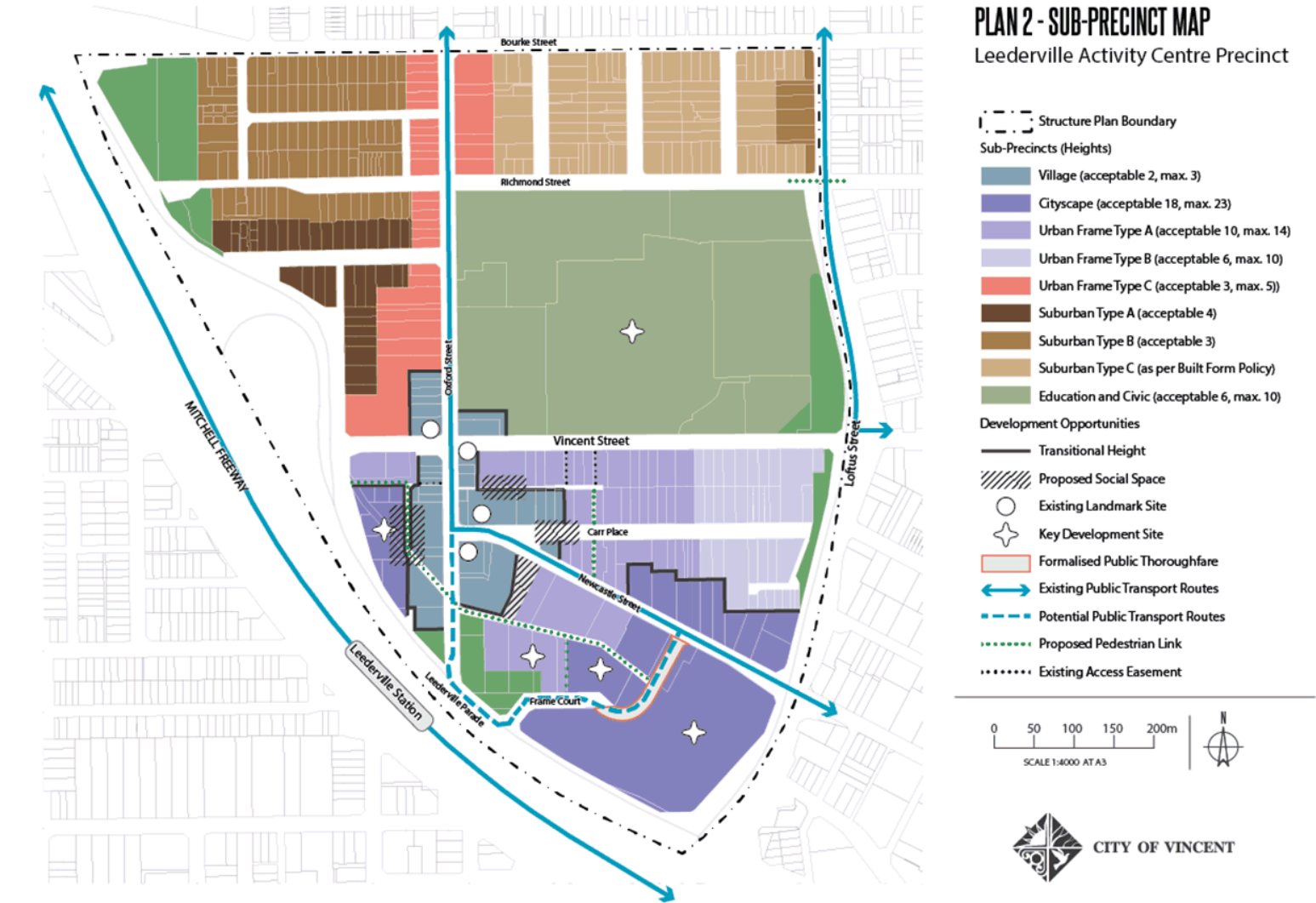


Figure 2 - Plan 2 Sub-Precinct Map

### 3 Land Use

Land use in the precinct will be in accordance with Table 1 – Zoning Table as set out in the Scheme. [Land uses do not require development approval where identified within the City's local planning policies, the Planning and Development \(Local Planning Schemes\) Regulations 2015, or Local Planning Scheme No. 2.](#)

When considering development applications for land uses that require approval, the decision maker shall have regard to the Objectives of this Precinct Structure Plan, in conjunction with objectives and provisions of the Scheme. The following table contains example land uses that would be considered to meet or not meet the Objectives in most cases.

Zone	Uses that would usually meet the Objectives	Uses that would usually not meet the Objectives
Commercial	Child Care, Cinema/Theatre, Consulting Rooms (upper floors only), Educational Establishment, Lunch Bar, Office (upper floors only), Short and Long-Term Residential (upper floors only), Restaurant/Café, Shop, Small Bar, Hotel.	Bulky Goods Showroom, Car Park, Clubs/Private Establishments, Fast Food Outlet, Fuel Depot/Service Station, Large Liquor Stores, Motor Vehicle Sales/Repair, Restricted Premises, Warehousing.
Mixed Use	Consulting Rooms, Lunch Bar, Office, Short and Long-Term Residential (except Single Dwelling), Restaurant/Café, Shop.	Aged Care, Fast Food Outlet, Large Liquor Stores, Small Liquor Stores, Motor Vehicle Sales/Repair, Single Dwelling, Small Bar, Tavern, Child Care Premises, Cinema/Theatre.
Residential	Short and Long-Term Residential, Child Care, Home Businesses.	Consulting Rooms, Restaurant/Café, Shop, Liquor Stores, Small Bars, Taverns.

### 4 Subdivision

Subdivision of land is generally not supported but may be appropriate in the following exceptional circumstances:

- To realign lot boundaries without increasing the number of lots.
- To protect and conserve places of cultural or natural heritage.
- To allow for the provision of utilities and infrastructure.
- To allow for improved safety or design of roads.



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- e To satisfy a condition of development approval.
- f To enable land assembly to facilitate a coordinated development outcome or community benefit.

#### 4.1 Notifications on Title

All new lots within the area that are intended for noise sensitive land uses must incorporate a notification on the relevant certificate(s) of title pursuant to Section 70A of the *Transfer of Land Act 1893*. Notice of this notification is to be included on the diagram or plan of survey. The notification is to state as follows:

*"The lot(s) is/are situated in the vicinity of a transport corridor and is/are currently affected, or may in future be affected, by transport noise".*

All development must comply with the City's Policy No. 7.5.21 – Sound Attenuation.

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## 5 Development Requirements

Development in each of the sub-precincts shall be in accordance with the tables and provisions as follows.

### 5.1 General Requirements

These requirements are applicable to all sub-precincts. In addition to the general requirements, the provisions of Local Planning Policy 7.1.1 – Built Form (Built Form Policy) and State Planning Policy 7.3 – Residential Design Codes (R-Codes) apply.

To the extent of any inconsistency, a requirement in this section replaces the relevant provision of the R-Codes and the City's Built Form Policy.

#### 5.1.1 Projections and Awnings

- a Minor projections as defined by the R-Codes are excluded from the maximum building height calculation.
- b Balconies may project into the setback area, provided that such a projection complies with privacy requirements of the R-Codes.
- c Weather protection along footpaths adjoining commercial and mixed use buildings shall be provided in the form of awnings and satisfy the following requirements:
  - The weather protection will be integrated with the building design;
- d Variation to weather protection requirements may be considered where:
  - The weather protection shall be permanently fixed and shall be constructed of durable materials that provide sun and rain protection;
  - The weather protection shall project a minimum horizontal depth of 2.4m over the adjacent footpath; and
  - Awnings shall have a consistent clear height from footpath level between 2.75m and 3.5m.

#### 5.1.2 Materials and Finishes

- a New buildings must be of a high architectural quality, incorporating articulated facades with large openings to the street or clear glazing, fenestration, parapet treatments and other detailing and materials that respect and complement the established character of the sub-precinct.

Part 1 Implementation

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## Leederville Precinct Structure Plan

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- b Materials must be attractive, durable and easy to maintain such as brickwork, ceramic tiles, metal and timber.
- c Multiple Dwelling, Mixed Use, Commercial Development and Landmark sites are to be referred to the City's Design Review Panel.
- d A public art contribution is required pursuant to Local Planning Policy: Percent for Public Art.
- e Traditional shopfronts are to be maintained in the Village sub-precinct. Any works proposing removal of traditional shop front elements including: inset doorways; stall risers; sills; or operable windows requires development approval.
- f In the renewal of any shop fronts in the Village sub-precinct development must include:
- doorways with a depth between 500mm and 1.5m to clearly articulate entrances;
  - Stall risers to a minimum height of 450mm;
  - A variety of materials; and
  - Transparent glazing allowing people to see into, and out of, the shopfront.
- 5.1.3 Landscaping**
- a A landscape plan, prepared by a suitably qualified consultant, must be provided with all development applications.  
[Development applications of a minor nature which do not alter the on-site landscaping are exempt from providing a landscape plan.](#)
- b Where the required deep soil area cannot be provided due to site constraints, planting areas are to be provided within structures at a rate of double the shortfall in deep soil area.
- c Where a lot boundary setback applies, 80% of that area at ground level must be provided as canopy cover at maturity.
- d Existing trees on a property must be retained where they meet the following criteria:
- Healthy specimens with ongoing viability;
  - Species is not on the State or local weed register; and
  - Height of at least 4m, or trunk diameter of 160mm measured 1m from the ground, or average canopy diameter of at least 4m.
- e The proposed removal of any tree that meets clause 5.1.3(d) is to be provided with an arboriculture assessment. Where removal is deemed appropriate [for health and safety considerations](#) by the arboriculture assessment the trees must be replaced.
- f The proposed removal of any native vegetation is to be supported by a flora and fauna assessment.
- g Uncovered car parking at ground level must be provided with canopy cover at maturity of at least 60%.

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- h Development within the moderate to high risk Acid Sulphate Soils area shall require investigative reports to be included with new development and subdivision applications.

#### 5.1.4 Building Height

- a Additional height allowance may be applicable in some circumstances where development incentives for community benefit are applied (refer to [7.4.6.1 Development Incentives for Community Benefit](#) ~~Development Incentives for Community Benefit~~).
- b Building height in metres is calculated based on 4.25m for the ground and first floor and 3.5m for each storey above.

#### 5.1.5 Lift Over-runs, Rooftop Plant Rooms and Architectural Features

- a All lift over-runs and plant equipment must be adequately hidden from public view. This should be done through the design of the building rather than with a screening device that is visible to the public view.
- b Lift over-runs and rooftop plant rooms must not exceed 3.5m above the applicable maximum building height.

#### 5.1.6 Servicing and Functionality

- a Waste storage facilities are to be provided on site and in accordance with City of Vincent waste guidelines for new developments.
- b Waste storage facilities are to be screened from direct public view.

- c Residential Waste storage areas must be separated from non-residential storage areas.
- d A Waste Management Plan is required for all residential properties over two dwellings, Mixed Use Developments, Commercial, Industrial and other non-residential developments.
- e [New development shall engage with service providers at the outset of the design process to ensure suitable provision of utilities.](#)

#### 5.1.7 Dwelling Diversity

- a Developments of greater than 10 dwellings shall include at least 20 percent of dwellings of differing bedroom numbers.
- b Development of greater than 30 dwellings shall include:
  - Studio apartments maximum 15%;
  - One-bedroom apartments maximum 30%;
  - Two-bedroom apartments minimum 40%; and
  - Three bedroom apartments minimum 15%.

Variations to dwelling diversity must be supported by an analysis of current and forecast market demand.

- c Different dwelling types must be well-distributed throughout the development, including a mix of dwelling types on each floor.

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## 5.1.8 Future Adaptation

- a New buildings must be designed with a minimum 3.5m floor to ceiling height on the ground floor and all levels of parking to allow future adaptation in use. This could include ground floor tenancies being adapted from office to restaurant or parking structures being converted to habitable spaces in the future.
- b All developments (residential and non-residential) shall have regard to the following:
  - The structure of the building including the design of the elevation and location of openings designed to allow use for habitable purposes in the future;
  - Ground floor commercial tenancies shall be designed with space for infrastructure such as grease traps, exhaust ducts and power supply to allow future adaptation into other uses which require these services such as restaurants and cafes.

## 5.1.9 Heritage Management

- a Existing heritage ~~and character~~ buildings ~~should~~ be retained and incorporated into any new development proposal.
- b Development incentives may be applied through the deemed provisions and the provisions of this Precinct Structure Plan to encourage the preservation and enhancement of heritage and character places (refer to [6.17.4 Development Incentives for Community Benefit](#) ~~Development Incentives for Community Benefit~~).

- c New buildings adjacent to character buildings shall have an architectural character that respects and complements the existing surrounding character buildings. This character should draw from prominent materials and colours of the area and shall express and strengthen the intended place identity.
- d Contemporary architectural styles are acceptable provided they are designed manner that creatively interprets materials, forms, and patterns of the locality.

## 5.1.10 Environmentally Sustainable Design and Energy Efficiency

- a All buildings within the Precinct Structure Plan area are to comply with the Environmentally Sustainable Design requirements contained under the City of Vincent Local Planning Policy No. 7.7.1 – Built Form.
- b A variety of Water Sensitive Urban Design (WSUD) principles must be incorporated into every development within the precinct. These include:
  - On site storm water retention and detention for the 1 year, 1 hour ARI event;
  - Water and nutrient wise landscaping;
  - Permeable paving and ground covers;
  - Rain gardens, bio filters, tree pits, green walls and vegetated soak wells; and
  - Rainwater tanks, either for garden use or plumbed back into a building for reuse.

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#### 5.1.11 Safety, Lighting and Crime Prevention through Environmental Design

All areas especially places with lower volumes of foot traffic must be adequately lit and designed to ensure that sightlines are provided from areas of high pedestrian traffic.

#### 5.1.12 ~~Payment in Lieu of Public Open Space Reserves~~

- a Pursuant to s.153(1)(b) of the *Planning and Development Act 2005*, all subdivision of land that creates three or more lots must be subject to a condition requiring that the owner of the land provide 10% of the site area; or make a payment equal to 10% of the value of that land to the local government, ~~in lieu of providing public open space.~~
- b Sub-clause 'a' applies to all subdivision types including strata, survey strata, freehold, and community title. If a portion of land is subject to multiple eligible subdivisions, that portion of land will only be required to contribute once.

#### 5.1.13 Road Reserves, Laneways and Pedestrian Links

- a Road reserves, formalised public thoroughfares, laneways and pedestrian links are identified on the Structure Plan Map and in Clause 6.1. As a condition of development or subdivision approval, properties affected by a road reservation, formalised public thoroughfares, laneways and pedestrian links are required to vest that portion of ~~land road reserve~~ to the Crown as a condition of development or subdivision approval, whichever occurs first.

- b Construction of the road, laneway or pedestrian link is not required to be undertaken by the owners of land.
- c Encourage the implementation of Parklets within on street parking bays to support commercial uses as well as to encourage slow vehicle movement.

#### 5.1.14 Parking – General

- a After all bedrooms and dwellings in a development are counted, the calculation for parking should be rounded to the nearest whole number.

#### 5.1.15 Parking – Residential

The following requirements apply to the residential component of any development.

Type	Parking Required (Min – Max)
Bicycle	0.5 – Unlimited (per bedroom)
Car	0 – 0.75 (per bedroom)
Motorcycle	1 – 1 (per 5 dwellings)
Visitor Bicycle	1 – Unlimited (per 4 dwellings)
Visitor Car	1 – 1 (per 4 dwellings)
Electric Vehicle Charging Bays	20% of the total amount of bays required as electric vehicle bays or capacity to supply electric vehicle charging points to support

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20% of the total amount of bays as electric vehicle bays.

electric vehicle charging points to support 20% of the total amount of bays as electric vehicle bays.

#### 5.1.16 Parking – Non-Residential

The following requirements apply to the non-residential component of any development.

Type	Parking Required (Min – Max)
Staff & Visitor Bicycle	1 – Unlimited (per 100sqm NLA)
Staff & Visitor Car	0 – 1 (per 75sqm NLA)
Service Bay	1 – 1 (per building)
Electric Vehicle Charging Bays	20% of the total amount of bays required as electric vehicle bays or capacity to supply

#### End-of-trip facilities

Must be provided where a development contains more than 10 bicycle bays. At least one 'facility' (shower, locker, change space) should be provided for every 5 bicycle bays.

End-of-trip facilities may be shared between multiple private businesses where legal access arrangements are agreed between landowners and the arrangement forms part of a development application.

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## 5.2 Village Sub-Precinct

### 5.2.1 Site

Category	Deemed-to-Comply Requirement
Plot ratio	No requirement
Open space	No requirement
Deep Soil Area	No requirement

### 5.2.2 Podium

Podiums are not applicable in the Village sub-precinct.

### 5.2.3 Building

Category	Deemed-to-Comply Requirement
Height	<p><del>Maximum 2</del> <u>Acceptable 2</u> storeys (<del>9m</del> <u>8.5m</u>)</p> <p>Potential additional height up <u>Maximum height</u> to 3 storeys</p>

(~~12m~~ 12m) in accordance with Clause 6.1

**Primary Setback** Two storeys nil. Third storey setback minimum 6m.

**Side Setback** Nil

**Rear/Other Setback** Minimum 3m

~~Transition Area Setback~~ ~~Minimum 6m~~

### 5.2.4 Parking – Other

- a Car parking must be located in a basement level or hidden from the primary street behind an active frontage, accessed from a rear or side laneway.
- b Unbundled, reciprocal or shared car parking is encouraged to enable the most efficient use of bays.

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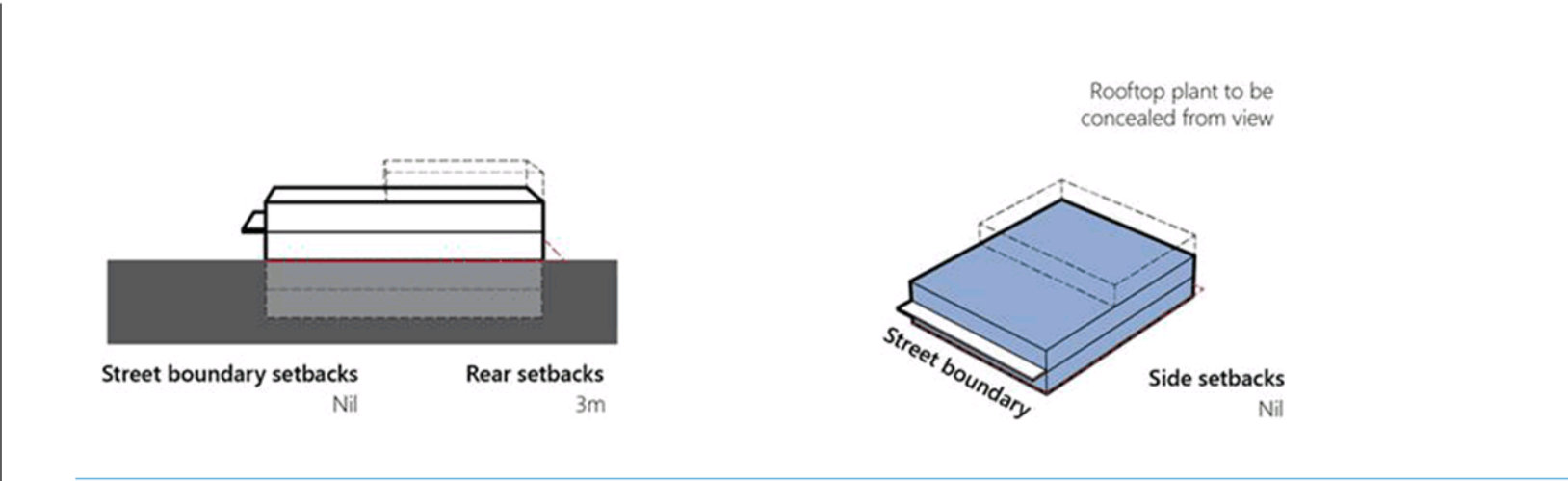


Figure 3 - Village Sub-Precinct requirements

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### 5.3 Cityscape Sub-Precinct

#### 5.3.1 Site

Category	Deemed-to-Comply Requirement
Plot ratio	No requirement
Open space	As per Built Form Policy
Deep Soil Area	As per Built Form Policy

#### 5.3.2 Podium

Category	Deemed-to-Comply Requirement
Height	<del>Maximum-Acceptable</del> 4 storeys ( <del>16m</del> 15.5m)
Primary Setback	Nil
Side Setback	Minimum 3m
Rear/other Setback	Minimum 3m

#### 5.3.3 Tower

Category	Deemed-to-Comply Requirement
Height	<del>Maximum-Acceptable</del> 18 storeys (64.5m)

Potential additional height up to ~~Maximum height~~ 23 (82m) storeys in accordance with Clause 6.1

Primary Setback	Up to 8 storeys ( <del>30m</del> 29.5m): Minimum 5m. 9 storeys and up: Minimum 7m
Side Setback	Up to 8 storeys ( <del>29.5m</del> 30m): Minimum 4m. 9 storeys and up: Minimum 6m
Rear/Other Setback	Up to 8 storeys ( <del>29.5m</del> 30m): Minimum 4m. 9 storeys and up: Minimum 6m
Transition Area Setback	Up to 8 storeys ( <del>29.5m</del> 30m): Minimum 9m. 9 storeys and up: Minimum 12m

#### 5.3.4 Parking – Other

- Car parking must be located in a basement level or hidden from the primary street behind an active frontage, accessed from a rear or side laneway.
- Unbundled, reciprocal or shared car parking is encouraged to enable the most efficient use of bays.

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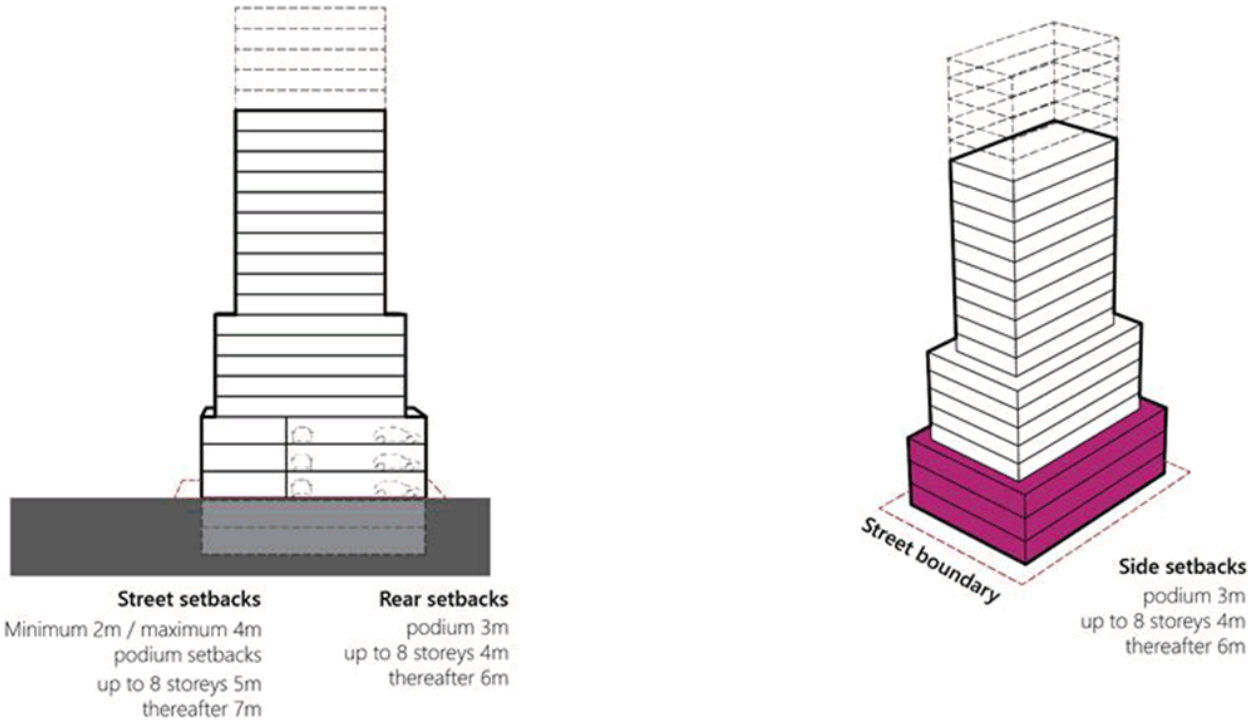


Figure 4 - Cityscape Sub-Precinct requirements

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#### 5.4 Urban Frame Type A and B Sub-Precincts

##### 5.4.1 Site

Category	Deemed-to-Comply Requirement
Plot ratio	No requirement
Open space	As per Built Form Policy
Deep Soil Area	As per Built Form Policy

##### 5.4.2 Podium

Category	Deemed-to-Comply Requirement
Height	<del>Maximum</del> <u>Acceptable</u> 3 storeys (12m)
Primary Setback	Nil
Side Setback	Minimum 3m
Rear/other Setback	Minimum 3m

##### 5.4.3 Tower

Category	Deemed-to-Comply Requirement
Height	<u>Urban Frame Type A:</u> <del>Maximum</del> <u>Acceptable height 8-10</u> storeys ( <del>30m</del> <u>36.5m</u> ).

~~Potential~~ Maximum additional height  
up to ~~10-14~~ (~~36.5m~~ 50.5m) storeys in  
accordance with Clause 6.1.

Urban Frame Type B:  
Acceptable 6 storeys (22.5m).

Maximum 10 storeys (36.5m) storeys in  
accordance with Clause 6.1.

**Primary Setback** Up to 8 storeys (~~30m~~ 29.5m): Minimum  
5m.  
9 storeys and up: Minimum 7m

**Side Setback** Up to 8 storeys (29.5m ~~30m~~): Minimum  
4m.  
9 storeys and up: Minimum 6m

**Rear/Other Setback** Up to 8 storeys (29.5m ~~30m~~): Minimum  
4m.  
9 storeys and up: Minimum 6m

**Transition Area Setback** Up to 8 storeys (29.5m ~~30m~~): Minimum  
9m.  
9 storeys and up: Minimum 12m

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5.4.4 Parking – Other

- a Car parking must be located in a basement level or hidden from the primary street behind an active frontage, accessed from a rear or side laneway.
- b Unbundled, reciprocal or shared car parking is encouraged to enable the most efficient use of bays.

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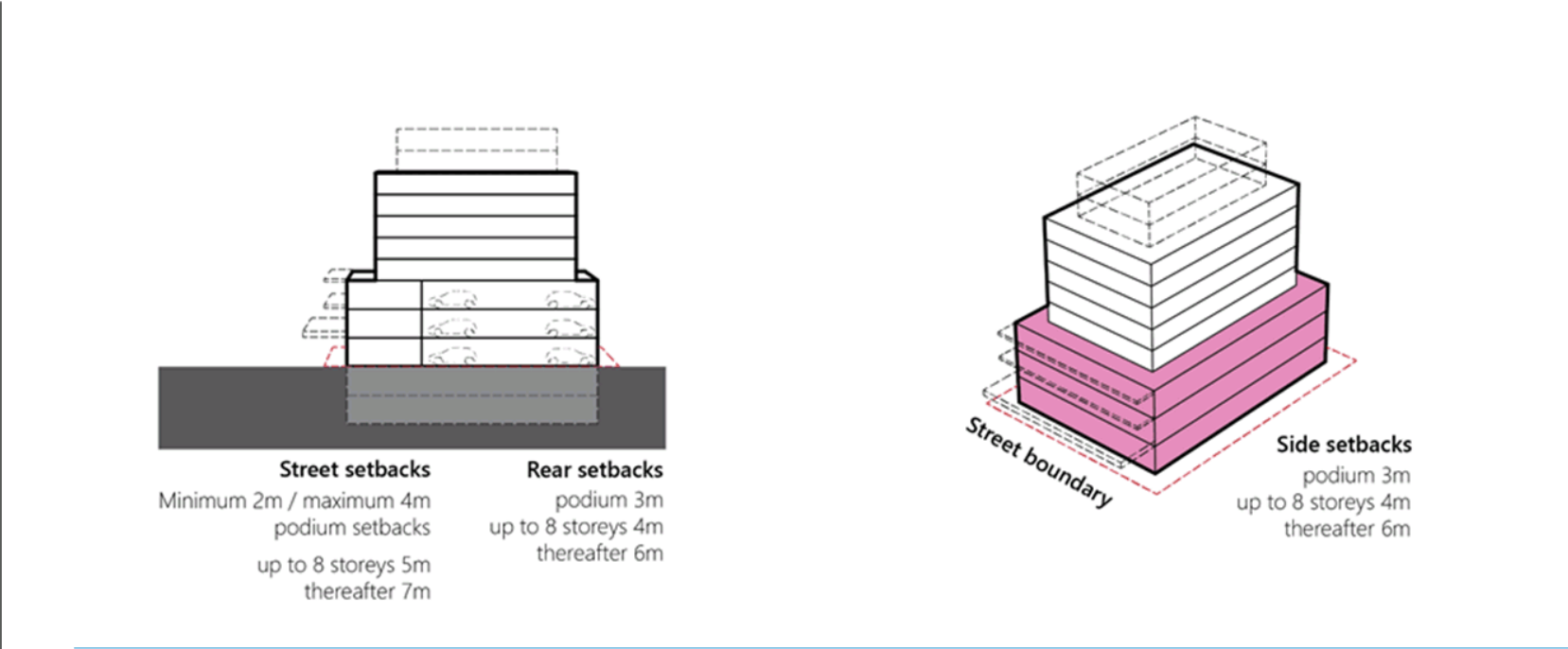


Figure 5 - Urban Frame Type A and B Sub-Precinct requirements

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## 5.5 Urban Frame Type C Sub-Precinct

### 5.5.1 Site

Category	Deemed-to-Comply Requirement
Plot ratio	No requirement
Open space	As per Built Form Policy
Deep Soil Area	As per Built Form Policy

### 5.5.2 Podium

Podiums are not applicable in the Urban Frame Type C sub-precinct.

### 5.5.3 Building

Category	Deemed-to-Comply Requirement
Height	<p><del>Maximum Acceptable height 4-3</del> storeys (<del>16m</del>12m)</p> <p><del>Potential additional Maximum height</del> up to 5 (<del>20m</del>19m) storeys in accordance with Clause 6.1</p>

Primary Setback	Up to 2 storeys: Nil 3 storeys and up: Minimum 2m
Side Setback	Nil
Rear/Other Setback	Up to 2 storeys: Minimum 3m. 3 storeys and up: Minimum 5m
Transition Area Setback	N/A

### 5.5.4 Parking – Other

- a Car parking must be located in a basement level or hidden from the primary street behind an active frontage, accessed from a rear or side laneway.
- b Unbundled, reciprocal or shared car parking is encouraged to enable the most efficient use of bays.

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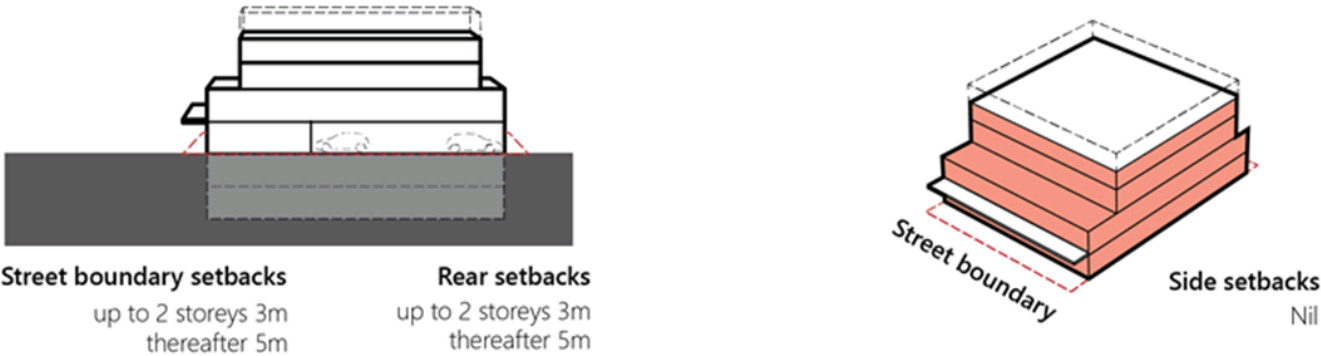


Figure 6 - Urban Frame Type C Sub-Precinct requirements

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## 5.6 Suburban Type A Sub-Precinct

### 5.6.1 Site

Category	Deemed-to-Comply Requirement
Plot ratio	No requirement
Open space	As per Built Form Policy
Deep Soil Area	As per Built Form Policy

### 5.6.2 Podium

Podiums are not applicable in the Suburban Type A sub-precinct.

### 5.6.3 Building

Category	Deemed-to-Comply Requirement
Height	<del>Maximum</del> <u>Acceptable</u> 4 storeys ( <del>16m</del> <u>15.5m</u> )  Potential additional height up to <del>Maximum</del> <u>5</u> ( <del>20m</del> <u>19m</u> ) storeys in accordance with Clause 6.1
Primary Setback	As per Built Form Policy
Side Setback	As per Built Form Policy
Rear/Other Setback	As per Built Form Policy
Transition Area Setback	Figure Series 7 of SPP 7.3 Vol 1 or Figures 2.2a & 2.2b of SPP 7.3 Vol 2

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**5.7 Suburban Type B Sub-Precinct****5.7.1 Site**

Category	Deemed-to-Comply Requirement
Plot ratio	No requirement
Open space	As per Built Form Policy
Deep Soil Area	As per Built Form Policy

**5.7.2 Podium**

Podiums are not applicable in the Suburban Frame Type B sub-precinct.

**5.7.3 Building**

Category	Deemed-to-Comply Requirement
Height	<del>Maximum</del> <u>Acceptable</u> 3 storeys (12m)
Primary Setback	As per Built Form Policy
Side Setback	As per Built Form Policy
Rear/Other Setback	As per Built Form Policy
Transition Area Setback	Figure Series 7 of SPP 7.3 Vol 1 or Figures 2.2a & 2.2b of SPP 7.3 Vol 2

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5.8 Suburban Type C Sub-Precinct

Refer to Local Planning Policy 7.1.1 Built Form.

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#### 5.9 Education and Civic Precinct

-Development is to be in accordance with the requirements of  
Urban Frame Type [B.A.](#)

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## 6 Other Requirements

### 6.1 Development Incentives for Community Benefit

Additional height stated in Section 5 may be considered depending on the extent of community benefit provided by a proposed development. This is discretionary and would only apply when the development achieves the development requirements set out in Section 5 of this Plan.

To calculate the additional discretionary height, the following is undertaken in order:

- a The proposal is assessed against, and must satisfy, all Mandatory Criteria.
- b The proposal is assessed against the Additional Criteria, listed below, and must achieve 50 points to be considered for 2 additional storeys above the acceptable height; or 100 points to be considered for the maximum height listed in Part 1, Clause 5.
- c The proposal is assessed against the General Objectives and Sub-Precinct Objectives to ensure that the additional height and community benefits do not contradict the intent of this Structure Plan.
- d The proposal is means-tested against the City's Long Term Financial Plan to ensure that the City is financially capable of supporting the whole-of-life costs of proposed new or upgraded community infrastructure items.
- ~~e~~ The decision-maker determines appropriate conditions to ensure the proposal delivers the requirements of the additional and mandatory criteria.

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**Mandatory Criteria**

- 1 A transport analysis supports the additional vehicular movements generated by the proposal. The analysis also includes enhancement of pedestrian and cycle movement [within and to the development](#).
- 2 The development meets the energy efficiency requirements as set out in the Built Form Policy.
- 3 The additional height does not result in any adverse impacts to adjoining properties with regard to solar access of outdoor living areas, major openings, solar collectors or spaces such as alfresco areas, outdoor dining and pedestrian arcades.
- ~~4~~5 A servicing analysis supports the additional demand on infrastructure.
- ~~5~~7 Retention and enhancement of places of heritage significance ([Aboriginal or European](#)) that may be located on the development site or immediately adjacent.
- ~~6~~8 Provision of landscaping beyond the requirements of this structure plan. [This includes providing 5% more deep soil area above what is required by Part 1, Clause 5.1.3; and providing double the amount of trees required by Clause A3.3.5 of the R Codes Volume 2.](#) The additional landscaping is to feature advanced planting on both the podium as well as the storeys above, with evidence of the ability for this to grow and be sustained.

**Additional Criteria****Points**

- |                 |  |                  |
|-----------------|--|------------------|
| <del>7</del> 9  | Provision of energy efficiency infrastructure that goes beyond the requirements as set out in the Built Form Policy. <a href="#">To be considered for this additional criteria the development must meet a 6 star Green Star rating or equivalent.</a>   | <del>20</del> 10 |
| <del>8</del> 10 | <p>Providing <del>a dwelling type identified as a priority by the local government, such as aged and dependent dwellings, universal access dwellings, one-bedroom apartments, key-worker dwellings or other innovative housing models to meet demand.</del> <a href="#">universal access dwellings as follows:</a></p> <ul style="list-style-type: none"> <li>• <a href="#">15 per cent of all dwellings, across a range of dwelling sizes, meet Gold Level requirements as defined in the <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia); or</a></li> <li>• <a href="#">8 per cent of dwellings are designed to Platinum Level as defined in the <i>Liveable Housing Design Guidelines</i> (Liveable Housing Australia).</a></li> </ul> <p><a href="#">Or</a><br/> <a href="#">A dwelling type identified as a priority by the local government, such as aged and dependent dwellings, one-</a></p> | <del>25</del> 10 |

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	<a href="#">bedroom apartments, key-worker dwellings or other innovative housing models with evidence that the dwelling type is needed and supported.</a>	
<del>9</del> 11	Public <a href="#">or Community</a> infrastructure improvements in the form of streetscape improvements, <a href="#">transport improvement</a> , parkland enhancement, <a href="#">community space</a> and contribution to individual infrastructure items <del>such as a boardwalk, pedestrian arcade, library, community hall etc</del> <a href="#">with evidence that the infrastructure is needed and supported</a> within or in close proximity to the development <a href="#">at the discretion of the City.</a>	<a href="#">10 -20 per infrastructure improvement depending on public benefit</a> <a href="#">Maximum 40</a> <del>20</del>
<del>10</del> 2	<del>Development Applicant has entered into a contract</del> <a href="#">commits</a> to deliver <a href="#">a minimum 10%</a> affordable dwellings in partnership with an approved housing provider or not-for-profit organisation recognised by the Housing Authority.	<a href="#">50</a> <del>20</del>
<del>11</del> 3	<a href="#">Development sites, resulting from amalgamation, greater than 2000m<sup>2</sup></a> <del>Providing an entire new piece of community infrastructure such as a public/community space, new road at a minimum width of 6 metres (only including those shown on the Structure Plan map), new pedestrian laneway at a minimum width of 4 metres (only including those shown on the Structure Plan map) or communal bike parking facility with evidence that the infrastructure is needed and supported within or in close proximity to the development.</del>	<a href="#">5</a> <del>40</del>
12	<a href="#">Providing a new road at a minimum width of 6 metres. The provision of a new road is to be supported by active ground floor uses. Additional Criteria 12 is only available to the lots between Carr Place and Newcastle Street in the Urban Frame and Cityscape sub-precincts. The connection must provide vehicle access between Carr Place and/or Bold Court to Newcastle Street.</a>	<a href="#">50</a>
13	<a href="#">Providing a new pedestrian laneway at a minimum width of 4 metres. The provision of a pedestrian laneways is to be supported by active ground floor uses. Additional Criteria 13 is only available to the lots:</a> <ul style="list-style-type: none"> <li><a href="#">Between Vincent Street and Carr Place. The connection must provide pedestrian access from Vincent Street to Carr Place;</a></li> <li><a href="#">Between Newcastle Street and the Infrastructure Corridor (east-west pedestrian connection). The connection must provide pedestrian access from Newcastle Street to the Infrastructure Corridor (east-west pedestrian connection);</a></li> </ul>	<a href="#">40</a>

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- 
- [Between Oxford Street and the Infrastructure Corridor \(east-west pedestrian connection\). The connection must provide pedestrian access from Oxford Street to the Infrastructure Corridor \(east-west pedestrian connection\); and](#)
  - [Shown with a Proposed Pedestrian Link on Plan 2.](#)
- 

- |    |  |                       |
|----|--|-----------------------|
| 14 | <del>New Local or Neighbourhood public open space as defined by the City's Public Open Space Strategy.</del> <a href="#">Providing 5% of the site area as open space in addition to the requirements of Part 1, Clause 5.1.12.</a> | 20 <a href="#">40</a> |
|----|--|-----------------------|
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EXPLANATORY REPORT

# 1 Overview

## 1.1 Introduction

The Leederville Precinct Structure Plan (LPSP) area is located less than two kilometres north of the Perth CBD.

The Leederville Precinct (the precinct) is serviced by Leederville Train Station on the western edge of the area and is located approximately 15 minutes' walk from City West and West Leederville train stations. The LPSP area is also serviced well by bus networks, including frequent bus services along Loftus Street and Oxford Street. Additionally, Leederville has good accessibility to the freeway and is connected to a network of cycle and pedestrian paths. The precinct currently comprises a variety of land uses, including commercial, residential, education and retail.

The precinct is identified as a Secondary Centre in State Planning Policy No. 4.2 - Activity Centres for Perth and Peel (SPP 4.2). Activity Centres are community focal points that include a mix of land uses including commercial, retail, higher density housing, entertainment, community facilities, and medical services. As a Secondary Centre, it is important that Leederville does not develop as a single-purpose centre, but instead continues to expand on its offering of a wide variety of land uses.

The precinct boundary has been established using the Perth and Peel @ 3.5 million sub regional framework, the Precinct Design Guidelines, contextual review of the area and community visioning. The precinct contains a strong core of activity in close proximity to the train station. The core is framed by mixed and civic uses and supported by established residential areas to the north. The precinct contains large land holdings to the south and is physically bound by the Mitchell Freeway and Loftus Street. The north precinct boundary was originally noted as Richmond Street however to provide suitable transition from the Activity Centre, and to provide a plan for an 800m walkable catchment from the core, the boundary has been extended to Bourke Street.

## 1.2 Project Background

Imagine Vincent and the City's Strategic Community Plan (SCP) articulates the community's vision and aspirations for the future. The comments received as part of Imagine Vincent reiterated the need for a more considered approach to planning for the future development of Vincent and its centres, such as Leederville.

In addition to this for the Leederville area, the Leederville Masterplan Built Form Guidelines, adopted in 2012, establish building design requirements that provide a blueprint for the future redevelopment of the Leederville precinct.

The Built Form Guidelines, considered the planning framework at the time, sought to capitalise on the proximity to Leederville Station to encourage 'Transit Oriented Development'. Structured in two parts, the Built Form Guidelines begin by establishing the

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general conditions for all new development, then sets out the detailed precinct guidelines and specific development criteria.

The City's Local Planning Scheme No. 2 (LPS 2) was gazetted in May 2018, which rezoned land within the Leederville Precinct to accommodate higher density development.

Due to changes in State legislation, the existing framework is now considered insufficient to properly guide the development of Leederville into the future. On this basis, we have prepared an up-to-date and comprehensive Precinct Structure Plan for the Leederville Precinct that responds to the current and future needs of Leederville and provides all necessary guidance for planning decision-makers.

### 1.2.1 Developing the Vision

'Imagine Vincent' consultation for the City's Strategic Community Plan (SCP) took place in 2017. This included the local community, stakeholders and Council Members articulating their expectation for industry leading planning and design outcomes. Council adopted the SCP in October 2018, including the six SCP themes; enhanced environment, accessible city, connected community, thriving places, sensitive design, and innovative and accountable. To build on the SCP and understand how to relate the six priorities to Leederville, the City launched 'Design Leederville'.

Step 1 was to understand the Leederville Precinct from a technical perspective through desktop research and site visits, culminating in a detailed SWOT Analysis (Appendix 1).

Step 2 was to inform the community and key stakeholders of what we found, and see if it matched with their personal experiences and knowledge. This provided further context, history and information about the current use of the precinct.

A key stakeholder is Leederville Connect, the local Town Team. Leederville Connect is highly engaged and consists of residents and businesses and includes sub-committees of Activations, Design, Business, Neighbourhood, Wellness and Communications.

Leederville Connect and the Design sub-committee has put together several design resources which evolve over time. This includes Leederville Narrative, Good ideas for Leederville, Leederville's Character and Shared Spaces, Social Infrastructure in Leederville, Leederville's User Experience and Making Good Places. The Design Resources help inform new design proposals and convey what is needed in the centre from the Town Teams perspective. The Town Team continues to work with the City to achieve the best outcomes for Leederville.

The 'Design Leederville' process continued the conversation of Imagine Vincent, engaging the local community and visitors in the development of a vision for the precinct.

The Design Leederville schedule was as follows:

Engagement	Action/Intent	Date
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<b>Imagine Vincent Consultation page</b>	A gallery of ideas which called for submitters to share their vision for the future of Leederville; and A map of ideas which asked submitters to use aerial imagery to pin-point locations of specific ideas.	27 September – 23 November 2019
<b>Meet the project team</b>	The team set up at the Eaterville event in the Leederville Village Square to promote the Design Leederville campaign.	13 October 2019
<b>Gallery of ideas one</b>	The team setup the ideas gallery in the Oxford Reserve and subsequently moved to the Leederville Village Square for the evening Eaterville event. The gallery included ten initial ideas from stakeholders some arising from the context report and some coming out of the initial stakeholder interviews. Each of these are matched to the six Council Priorities of the Strategic Community Plan to outline what the idea would achieve.	20 October 2019
<b>Gallery of ideas two</b>	The team setup the Design Leederville ideas gallery in Oxford Reserve, the gallery maintained all input from the previous gallery so that new submitters could review and build on the comments.	26 October 2019
<b>Community Workshop</b>	The team setup at the Library with the gallery of ideas and also ran a workshop to discuss and understand ideas created by the Community in the Workshop	16 November 2019

The Outcome of Design Leederville in Appendix 5 shows the major themes gathered from the community related to the Strategic Community Plan (SCP). The key ideas and outcomes of 'Design Leederville' including the ideas gallery and workshops were collated into a draft vision that became the vision and objectives of this structure plan.

Following Council adoption, the LPSP is advertised to the general public to test whether the City has accurately reflected the comments received during the initial engagement stages. This section will be updated following advertising.

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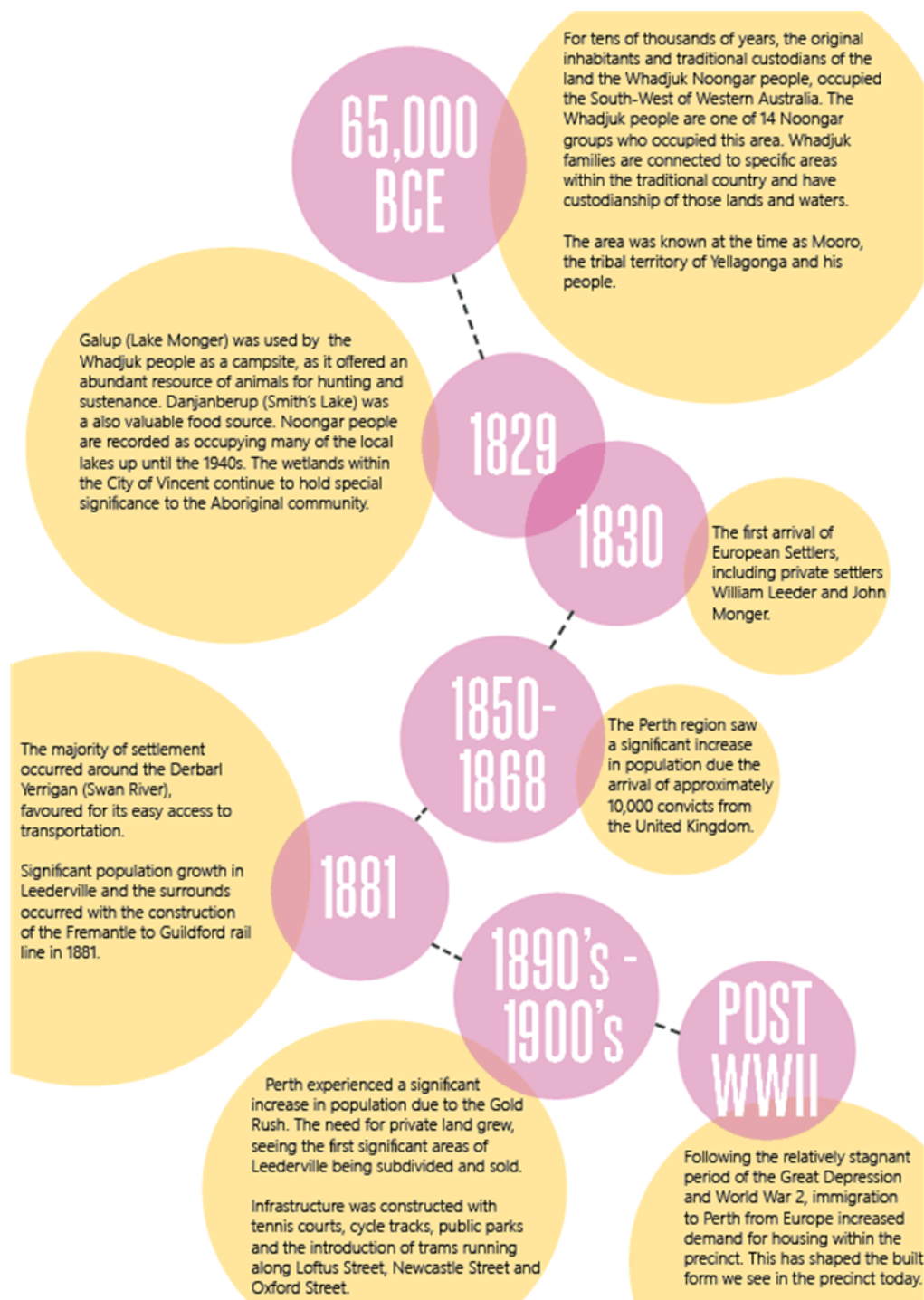


*Photos – Ideas Gallery ('Eaterville', October 2019)*

### 1.3 Purpose

The LPSP sets the vision for the future planning and development of the Leederville Precinct. The LPSP is intended to influence and guide decision-making of new development proposals with respect to activity, movement, urban form, and resource conservation.

## 2 Site Context





## 2.1 Historical context

The original inhabitants and traditional custodians of the Perth area are the Whadjuk Noongar people, one of 14 Noongar language groups in South West Western Australia.

The land on which the City of Vincent sits today incorporates twelve former wetlands and a stretch of Swan River of practical and spiritual importance to Whadjuk Noongar people.

There are nine registered Aboriginal heritage sites in Vincent, with several sites in the Leederville area centred around Galup or Lake Monger.

Galup (Lake Monger) was used by Aboriginal people as a camp site as it offered abundant resources (frogs, root tubers, turtles, gilgies and waterfowl) for hunting and sustenance, particularly in late spring (Kambarang) and summer (Birak & Bunuru).

In addition to everyday subsistence, the wetlands provided a place for ceremonial gatherings and meetings. The lake, originally much larger in area than the present day Lake Monger, was also associated with Noongar spiritual beliefs relating to the Waugul whose mythological journey to the sea was understood to have created freshwater sources such as lakes and wetlands. (McDonald, Coldrick, Villiers, 2005)

At the time of the establishment of the Swan River Colony in 1829, the chain of lakes and wetlands extending from Yanchep south to the Swan River (Derbarl Yerrigan) was part of Mooro Country, the domain of Yellagonga and his people. After the arrival of European colonists, Yellagonga was forced to relocate from the foot of Mt Eliza to Galup, known to Europeans as Monger's Lake (later Lake Monger) after settler John Henry Monger.

John Monger and William Leeder (after whom the suburb was named) were among the early European landholders attracted to the area because of its proximity to Perth and the existence of a permanent fresh water supply. However development of the land around Monger's Lake by European colonists proceeded slowly until the late 1800s.

During the early colonial period, Galup/Lake Monger was the site of both conflict and attempts at co-existence between European settlers and the Whadjuk Noongar people. It was the site of a government ration depot which had the dual purpose of providing food to Whadjuk Noongar people but also keeping them out of the Perth township (Lynch, 2018).

In May 1830, after a confrontation with settlers near Mt Eliza in Perth, a group of Whadjuk people retreated to their camp at Galup/Lake Monger and were followed and attacked by soldiers in a show of force intended to discourage future clashes (Hunter, 2006).

Three years later in 1833, Lake Monger was also the site of an unusual meeting brokered by colonial officials and settlers that involved Menang Aboriginal leaders from Albany (who were seen by colonists as more compliant) and local Whadjuk Noongar leaders and families in an attempt to encourage dialogue and improve Aboriginal settler relations. (Hunter, 2006)

Within a few years of colonisation, the life of the Noongar people was irrevocably and harmfully impacted. Numerous deaths occurred as a result of conflict, lack of access to

traditional food sources and the devastating effect of diseases to which they had no natural immunity (Green, 1984).

Despite these negative impacts, there is record of Whadjuk Noongar people continuing to camp in the vicinity of Lake Monger and using the lake's resources until the 1920s and 1940s (O'Connor, Quartermain, Bodney, 1989).

The Noongar people who remained on the fringes of settlements, such as Galup/Lake Monger, are believed to have been able to do so by building relationships with European settlers. They often worked for these families as servants and manual labourers while being 'permitted' to live on what remained of earlier camping places and food sources at the edges of lakes, rivers and swamps. (Cook, 2018)

From 1850 to 1868, after decades of economic and demographic stagnation, the colonial population grew with the arrival of approximately 10,000 convicts from the United Kingdom. Convicts provided labour to build and improve infrastructure and assist in agricultural production. As the demand for food increased with population growth, the wetlands and surrounding areas north of Perth were largely used for market gardens, dairy farming and poultry farms. In ensuing decades, the wetland areas of Leederville came to be cultivated by predominantly Chinese market gardeners (Atkinson, 1986.)

In the 1870s, after more seasonal flooding several of the lakes north of Perth were drained including Lake Georgina (located south of present day Leederville Oval) which allowed Newcastle Street to be extended westward.

In the last two decades of the 19th century, two factors shaped the pattern of settlement in the district: the arrival of the railway; and the discovery of gold.

Completion of the Fremantle to Guildford railway line in 1881 promoted subdivision and residential development to the west, north and east of the Swan River.

The discovery of gold in Western Australia in the 1890s resulted in a huge increase in the state's population and increased demand for housing. To accommodate the demand, rural allotments close to Perth, including the vast Leeder Estate which made up about 75% of the present suburb of Leederville, were gradually subdivided and progressively released for sale.

Promoted under names like Leeder Estate, Lake View Estate and Leederville Station Estate, advertisements stressed the special features of the area, its proximity to Perth, Lake Monger and later the Leederville train station (now West Leederville train station).

Leederville was granted its own Road Board in 1895 and became a Municipality in 1896. During this period, many public and commercial buildings were constructed including Leederville Primary School (1894), Leederville Post Office (1897), the Leederville Hotel (1897) and the Leederville Police Station (1898).

The Metropolitan Waterworks Board Pumping Station was established on the corner of Newcastle and Loftus Streets in the early 1900s and beginning a long association between the suburb of Leederville and water management in Western Australia.

The late 1890s and early 1900s also saw the construction and expansion of a tramway network and recreational amenities. In 1903, Lake Monger was made a reserve for public park and recreation. A government reserve was created between Vincent and Richmond Streets, the western end of which became Leederville Oval in 1915 with tennis courts and cycle tracks as well as football facilities.

In 1914, when the Perth, North Perth and Leederville municipalities came together to form 'Greater Perth', Leederville had a mix of residential, commercial and industrial buildings, well established roads and transport corridors, piped water (installed in 1911) and good public amenities and recreational facilities.

Following the relatively stagnant period of the Great Depression and inter-war years, immigration from Europe increased after WWII, spurring increasing demand for new and improved housing and commercial buildings in the area.

Around Oxford and Newcastle streets, new shops and office buildings replaced many of the older residences. In 1948, a technical trade school was built in Leederville as part of an Army training scheme. This later became known as the Leederville TAFE and is currently the North Metro TAFE.

Transport also changed in the post-war period with trams and trolleybuses replaced in the 1960s by buses and cars. In 1973, the construction of the Mitchell Freeway saw the suburb of Leederville cut in half with creation of a physical barrier to accessing Lake Monger from the east.

In the 1970s, Western Australian Water Authority built a new administration building on the site of the old Metropolitan Waterworks Pumping Station on Newcastle Street, which was replaced in 1980 by the John Tonkin Water Centre, which remains the head office of the Water Corporation.

In the early 1990s, construction of the Northern Suburbs railway line had a flow-on effect for Leederville with residents gaining easy access to rail transport at the Leederville Station at the southern end of Oxford Street. The nearby shopping area on Oxford Street was also redeveloped into a popular café strip.

In 1996, newly created Town of Vincent built offices on the corner of Loftus and Vincent Street on the site of a Government Reserve (and former rubbish tip). The Vincent Administration and Civic Centre is adjacent to the Loftus Recreation and Community Centre, which opened in 1988 and was refurbished in 2008.

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## 2.2 Aboriginal and cultural heritage

### Aboriginal Heritage

There are four Heritage sites, including two registered Aboriginal Heritage sites, important to the precinct, these are detailed below (Figure 7 - Aboriginal heritage sites).

#### ***Galup (Lake Monger) - Registered Site 3788***

Galup provided an abundance of wildlife and flora, the lake was a hunting ground and campsite for the Whadjuk Noongar people. As with most water bodies in the region, the lake is associated with the Waugal mythology.

*'The Waugal is the major spirit for Noongar people and central to our beliefs and customs. Waugal has many different spellings, including Waakal, Wagyl, Wawgal, Waugal, Woggal and Waagal. The Waugal is a snake or rainbow serpent recognised by Noongar as the giver of life, maintaining all fresh water sources.'*

(<https://www.noongarculture.org.au/> - 2020)

The area was called Keiermulu which translates to 'the home fires or camp'.

The place has historic and social value for the Whadjuk Noongar people who used the place for food, shelter and spiritual reasons.

#### ***Galup (Lake Monger) Velodrome – Registered Site 3323***

Associated to the major Galup site is the Velodrome. The place is identified as a camp with artefacts still occurring.

#### ***Danjanberup (Smith's Lake) - (Heritage Place No. 3572)***

The Heritage site is identified as a Meeting place. It is part of a large lake and swamp complex. Nearby Lake Henderson and associated with the Waugal.

#### ***Franklin Street Oval – (Heritage Place No. 4322)***

The heritage place is identified as a burial site.

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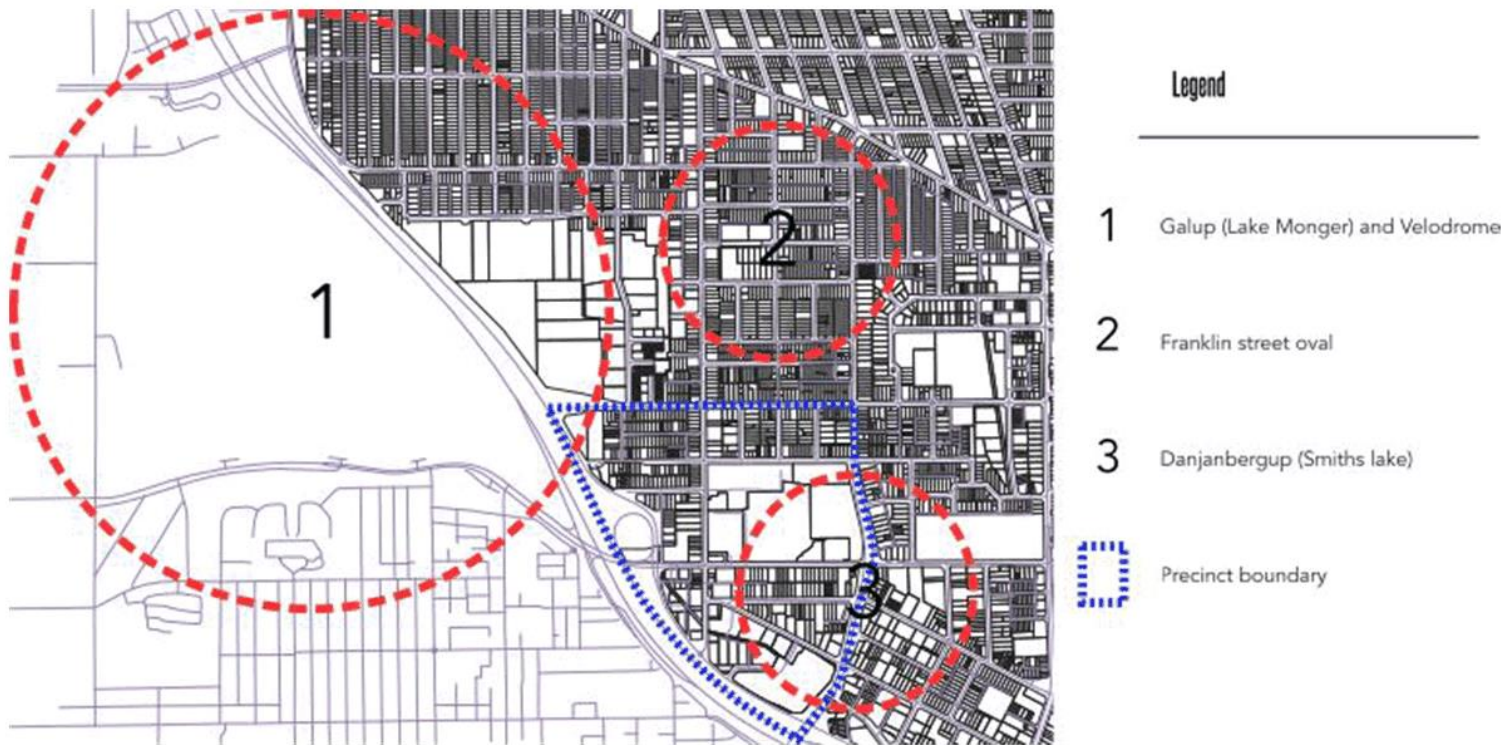


Figure 7 - Aboriginal heritage sites

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Cultural Heritage

In the early 1900s market gardening in Perth was done almost exclusively by Chinese people. Many of the Chinese gardeners were from the Guangdong Province which was predominantly a rice, fruit and vegetable growing area. They were familiar with small scale, intensive and communal agricultural labour practices.

Due to the Restricted Immigration Act 1901, people of Chinese origin were subjected to strict immigration policies including restrictions on owning land. They were not permitted to bring their families to Australia. Due to the restrictive immigration and racism which banned Chinese people from selling produce to government agencies and at the Perth Markets.

Gradually as demand for land for buildings and parks grew, the Chinese swamp gardeners were pushed out of the Northbridge and North Perth area. In the 1920s an influx of southern Europeans established market gardens in outlying areas. Technological changes such as irrigation systems and fertilisers meant that more marginal land could be used for growing food.

With no family, and no new Chinese immigrants arriving in Perth, the Chinese swamp gardeners gradually disappeared from Perth (Atkinson 1984).

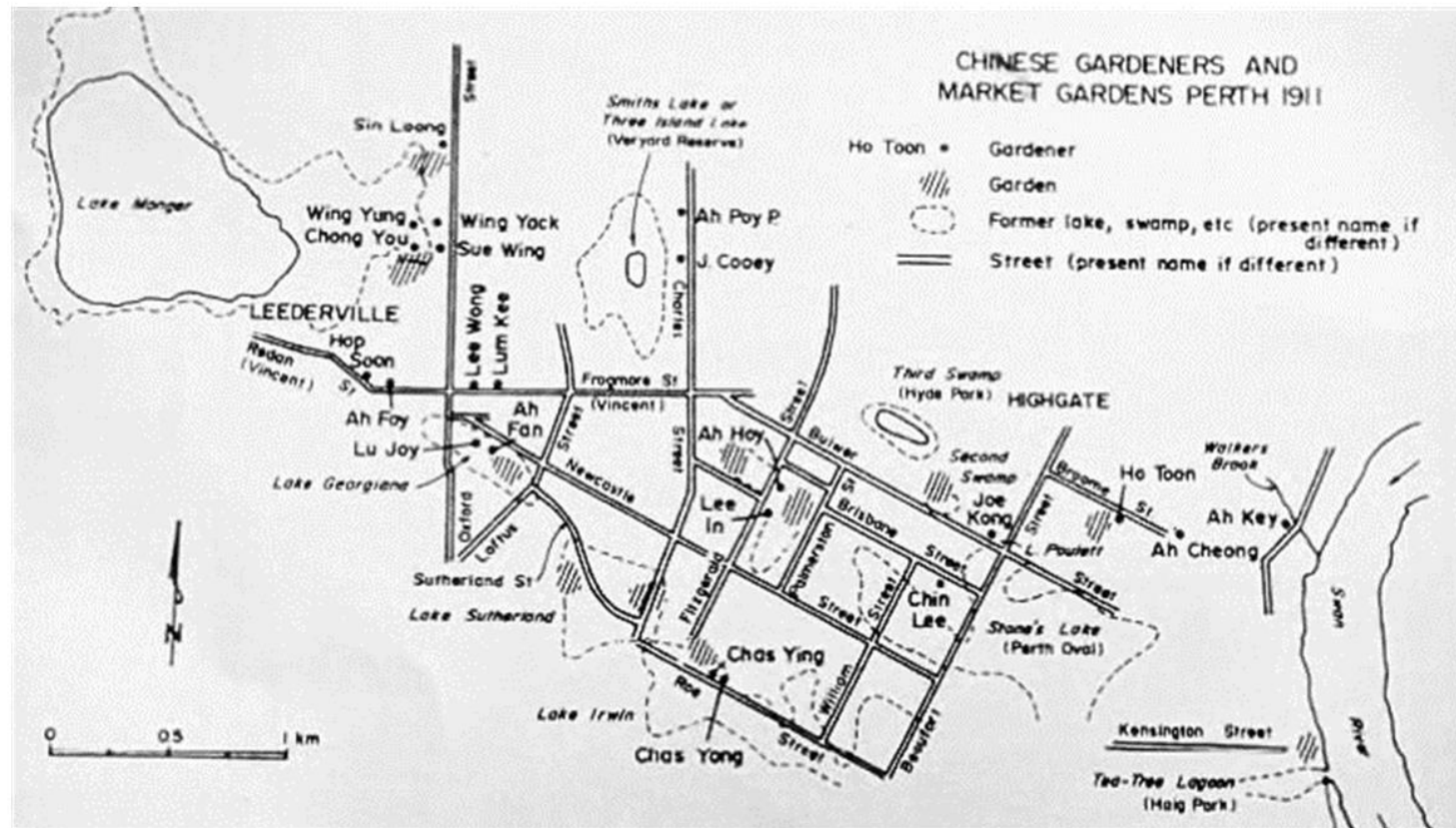
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Picture – Historic Map of Market Gardens (WA Museum Boola Bardip, 2020)

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## 2.3 Centre Classification

### 2.3.1 Regional context

Leederville is recognised as a 'Secondary Centre' in the *Perth and Peel @ 3.5 Million – Central Sub-Regional Planning Framework*, making it the highest order activity centre in Vincent. The hierarchy of centres is defined under State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2), with the role and function of the 'Secondary Centres' being to provide a range of services, facilities and employment opportunities to their catchment area.

Leederville has strong car, bus, train and cycle transport connections due to its proximity to the Mitchell Freeway, Loftus Street, Vincent Street, Leederville Train Station, and the principle shared path. Being in close proximity to the Perth CBD makes the area a strong employment node in the central sub-region.

Leederville is important for meeting the housing and employment demands of Perth's future population growth, with an opportunity that Leederville will facilitate additional residential development and employment generating land uses.

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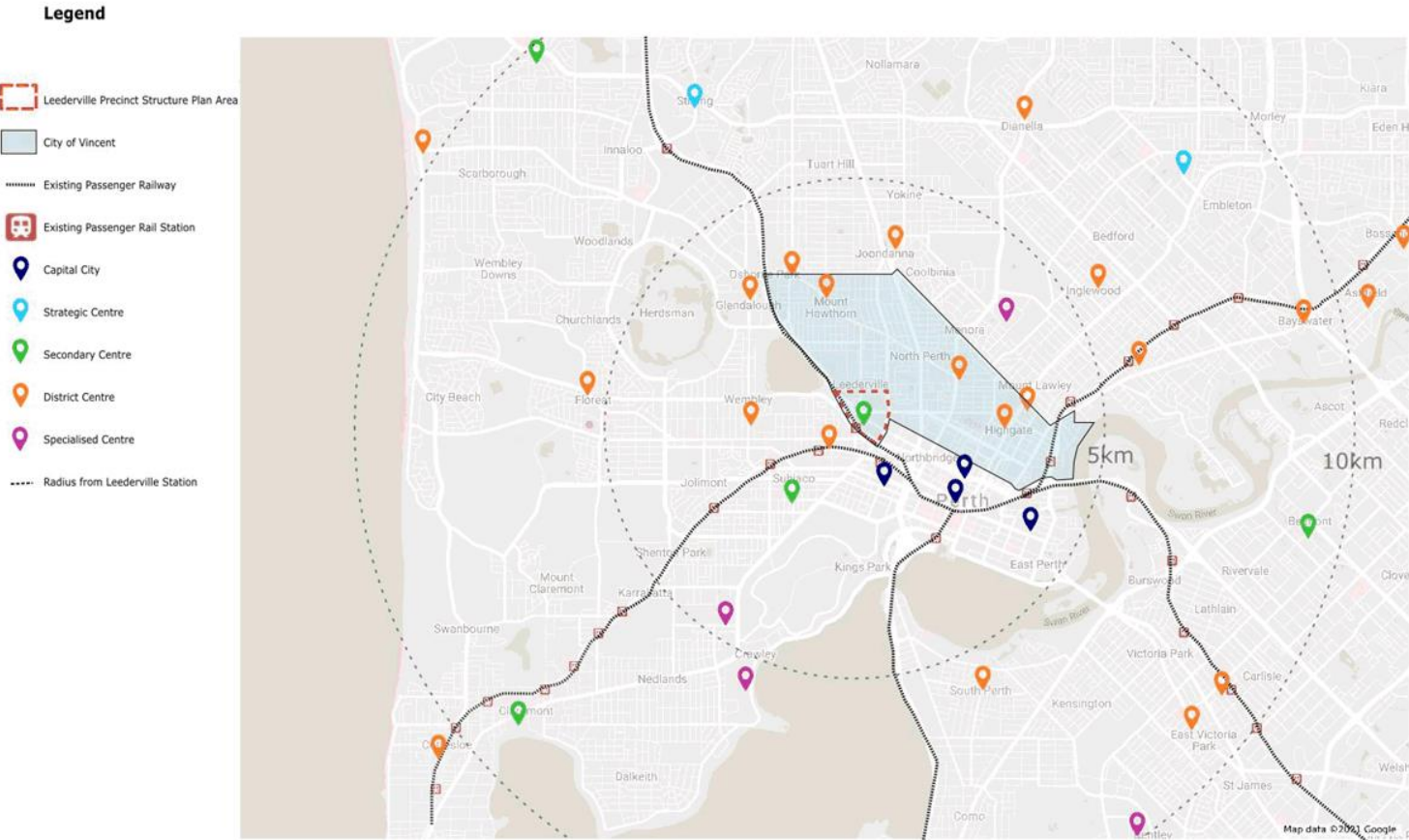


Figure 8 - LPSP Centre Context

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### 2.3.2 Local Context

The Leederville Precinct is a vibrant hub of activity that is highly valued by both the local and wider community. Located within the City of Vincent, Leederville is one of five town centres in the municipality. The centre has a unique character and is known for its alternative atmosphere and café culture, which services not only its residential catchment but also the broader Perth metropolitan area. The Leederville Precinct provides an important hub of local community infrastructure, with the City of Vincent administration and civic centre, library and community centre accommodated in the precinct.

Alongside the recognition of Leederville's role to support increased employment, economic activity, and residential development, local strategic planning documents which reflect the need for future development to respect its local context are required. Design that is contextually correct in terms of surrounding neighbourhoods and development, is an important element of the local strategic planning framework.

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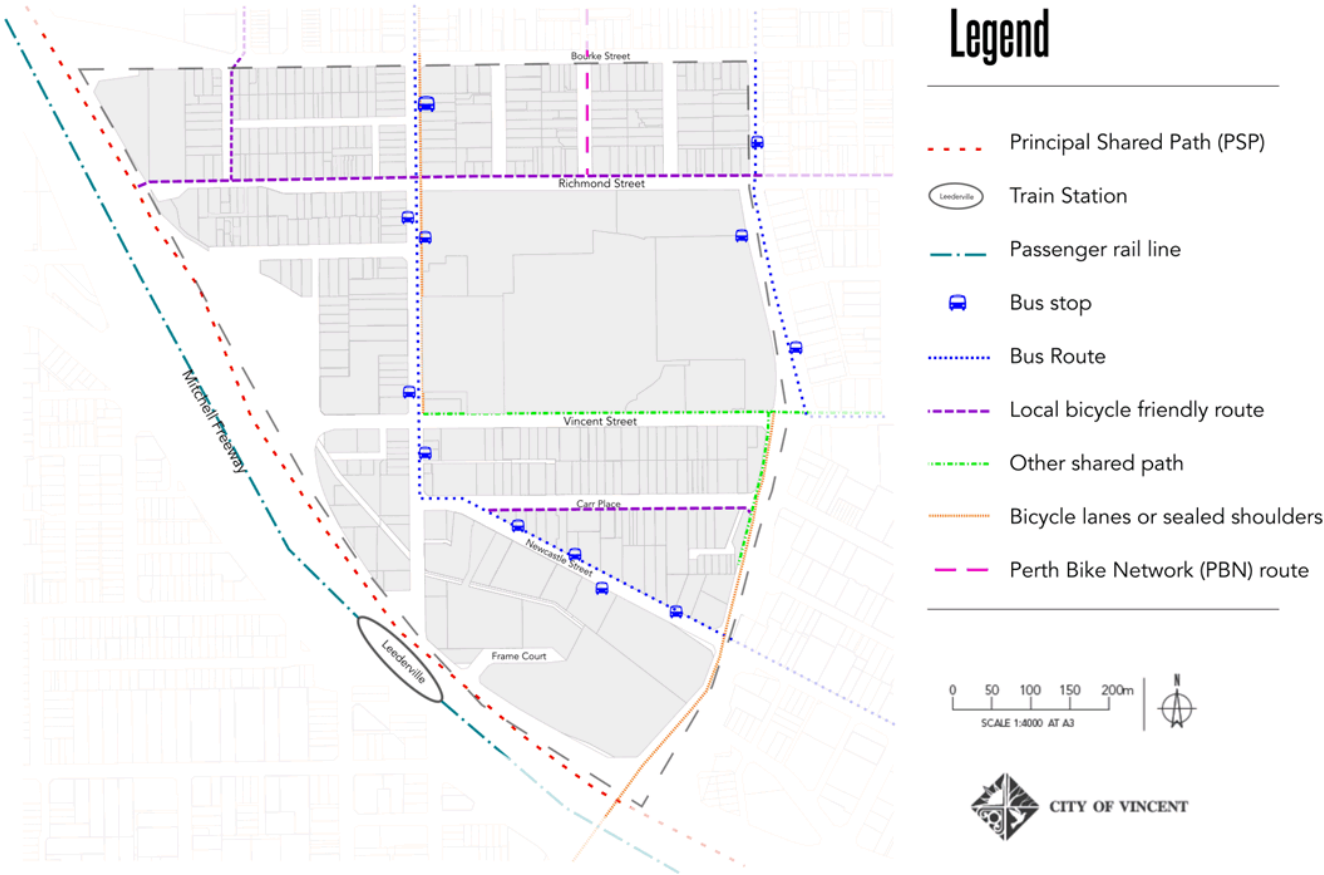


Figure 9 - Local Transport Linkages

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## 2.4 Property ownership

### 2.4.1 Private Landholdings

As seen in [Figure 10 - Property Ownership](#), the number and dispersion of private landholdings is significant. Some landmark sites include:

- (1) Leederville Hotel; and
- (2) The ABN Building.

### 2.4.2 Public landholdings

State and local government buildings aggregate to the centre or on the northern part of the precinct ([Figure 10 - Property Ownership](#)). Owing to its connection to the precinct, the City of Vincent's Administration building is located towards the east of the area. Some landmark sites include:

- (3) Water Corporation administration building;
- (4) City of Vincent administration building;
- (5) Leederville oval;
- (6) Loftus recreation centre;
- (7) The Avenue Car Park;
- (8) Oxford Street reserve;
- (9) School of Isolated and Distance Education; and
- (10) TAFE.

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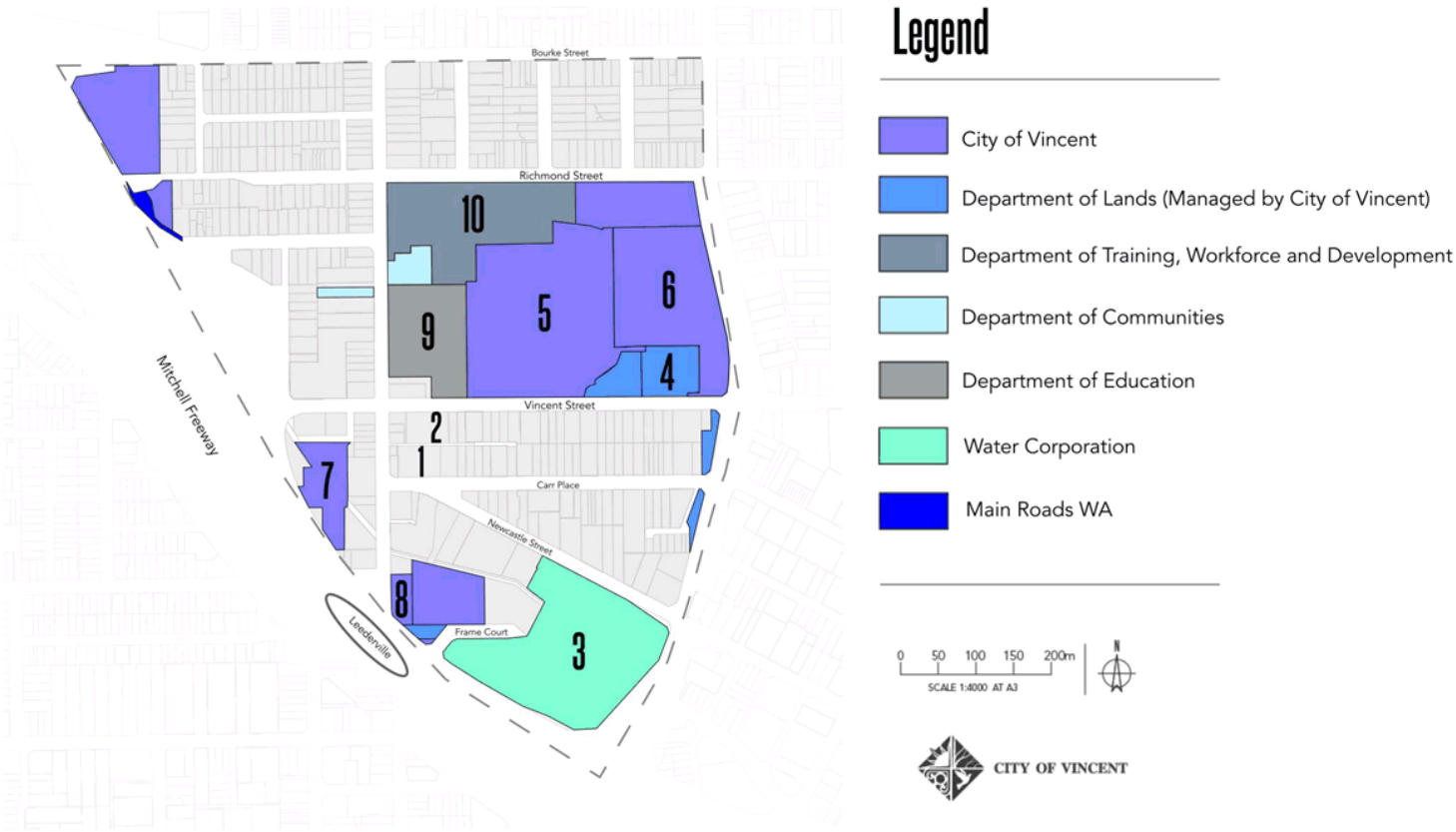


Figure 10 - Property Ownership

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## 2.5 Existing land uses

The Leederville Precinct features a diverse mix of residential, business, community, utility services and supporting retail, hospitality and entertainment amenities. There are 655 dwellings, with approximately 19,250 square metres of non-residential floor space within the Precinct Plan area (ABS, 2016).

Due to the maturity and recent redevelopment trends of the precinct, there is a good mix of uses between commercial, retail, residential, health, and community and civic. Residential land has experienced a substantial increase from none in 1990 to 9.2% of total floor space within the Precinct in 2015. Breakdown of land uses as analysed were as follows:

- Business – 31.5 per cent;
- Community services – 31.5 per cent;
- Retail – 9.3 per cent (19,250sqm non-residential);
- Entertainment – 7.3 per cent; and
- Residential – 9.2 per cent (655 dwellings).

The majority of the Precinct's office space is occupied by the Water Corporation building located on the corners of Loftus and Newcastle Street. Other well-known venues such as the Leederville Hotel, Greens and Co., and Pinchos occupy a comparatively large portion of overall entertainment venues. Most of the existing residential population is located at the east of the Precinct around Carr Place and to the north, along Richmond Street. Some larger

apartment complexes have also been completed within the last five years, such as those between 281-287 Vincent Street.

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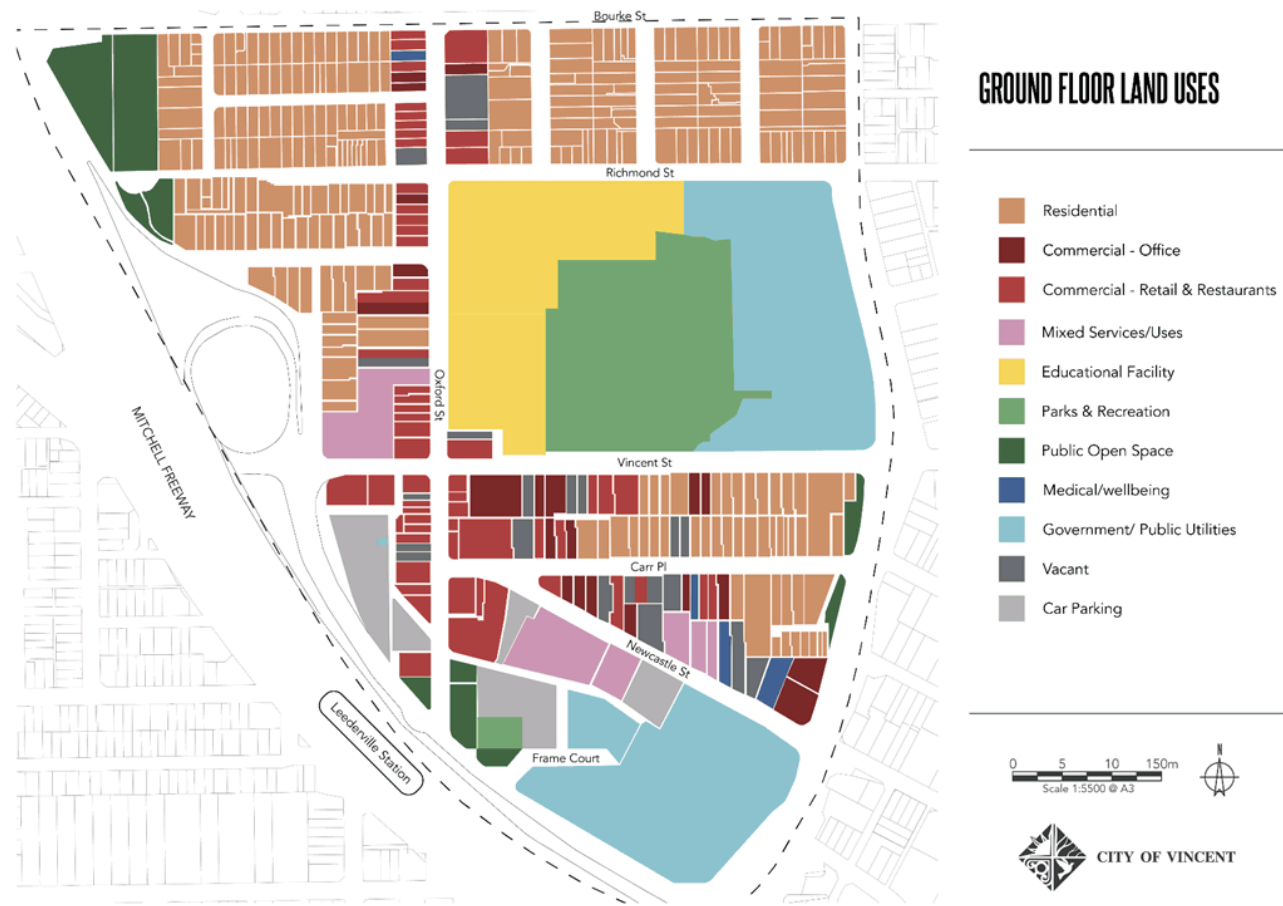


Figure 11 - Existing land uses

## 2.6 Demographic profile

An in-depth review of the demographics of the precinct is contained within the [Economic Profile Report](#) ~~Economic Profile Report~~ (Leederville Activity Centre Structure Plan Part 1: Background population, demographics and economic profile). Key data points are summarised below.

### 2.6.1 Residential population

As of 2017, the usual resident population of the Leederville Precinct was 1,137, which is forecast to grow to 3,175 persons by 2041, representing an average annual increase of 3.7%.

### 2.6.2 Age

Between 2001 and 2016 the precinct has seen a 2.9% fall in the number of children under the age of 15. On the contrary, the proportion of the population aged between 20 and 40 has increased by 5.9%. The increase in the young population with a simultaneous decrease in the number of children would suggest the precinct is predominantly made up of working professionals.

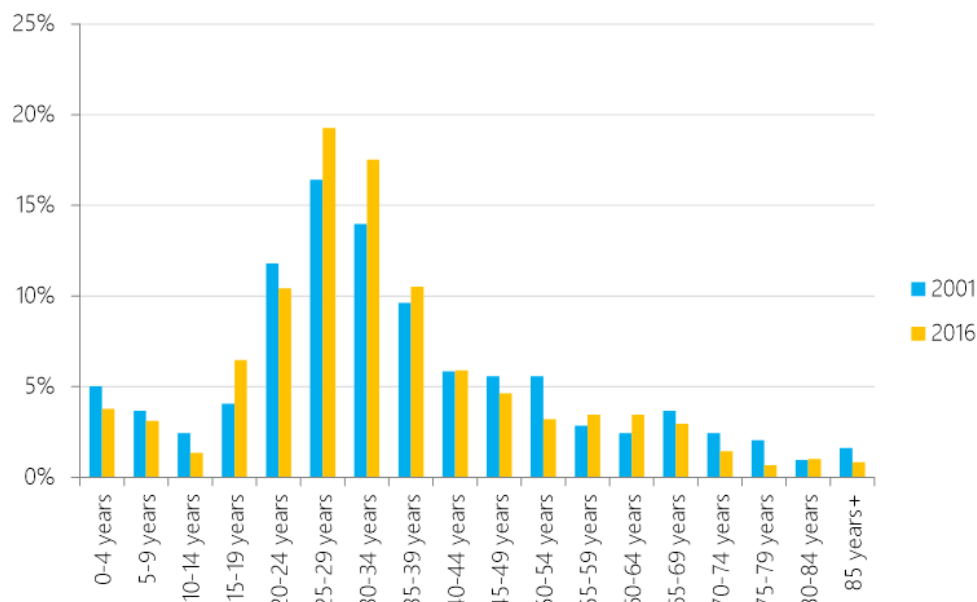


Figure 12 - Age demographics for residents within LPSP 2001-2016

### 2.6.3 Dwelling forecasts

Based on the population forecast, estimated future household size and dwelling occupancy, the number of dwellings to 2041 has been estimated at 1,528 dwellings, up from 655 in 2016. This equates to an additional 35 (approximately) dwellings per year over the period.

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	2016	2021	2031	2041
<b>Population</b>	1334	1604	2364	3175
<b>Average Household Size</b>	2.1	2.13	2.14	2.14
<b>Occupancy</b>	97%	97%	97%	97%
<b>Dwellings</b>	655	775	1138	1528

*Figure 13 - Forecasted dwelling requirements to meet population demand*

#### 2.6.4 Other key demographic indicators

As noted in Appendix 1, the following summarises the key socio-demographic characteristics of the precinct:

- Personal (\$59,007) and household (\$130,285) incomes within the catchment area are significantly above the Perth metropolitan (\$44,873 and \$115,842) and Australian (\$39,800 and \$101,610) averages.
- The average household size within the precinct is 2.2, which is below the Perth Metropolitan average of 2.6. Likely driven by a high proportion of lone person households 17.8% compared to the metropolitan average of 10.2%.
- There is a high proportion of 30-39 and 20-29 year olds (20.9% and 18.8%) compared with the metropolitan average (15.2% and 14.6%).
- Residents of the catchment area are largely homeowners (58.2%) of which most have a mortgage. The precinct has a significant proportion of renters (41.3%) compared to the metropolitan average (27.4%).
- The precinct is largely made up of Australian born residents (60.9%) which is in line with the metropolitan average (61.4%).
- Couples with dependent children are the largest family type within the catchment area at 40.6% followed by couples without children at 27.5%.
- Residents generally have one (43.4%) or two cars (38%), in line with the metropolitan average.

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## 3 Planning Context

### 3.1 Zoning and Reservations

#### 3.1.1 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is a statutory State Government planning instrument which broadly guides the distribution of land use throughout the Perth metropolitan region by designating 'zones' and 'reserves'.

Most of the Leederville Precinct is zoned Urban over its commercial, residential and retail landholdings. The remainder of the land is reserved for Parks and Recreation (Leederville Oval), Technical School (TAFE Leederville), Primary Regional Road and Other Regional Road (Figure 14).

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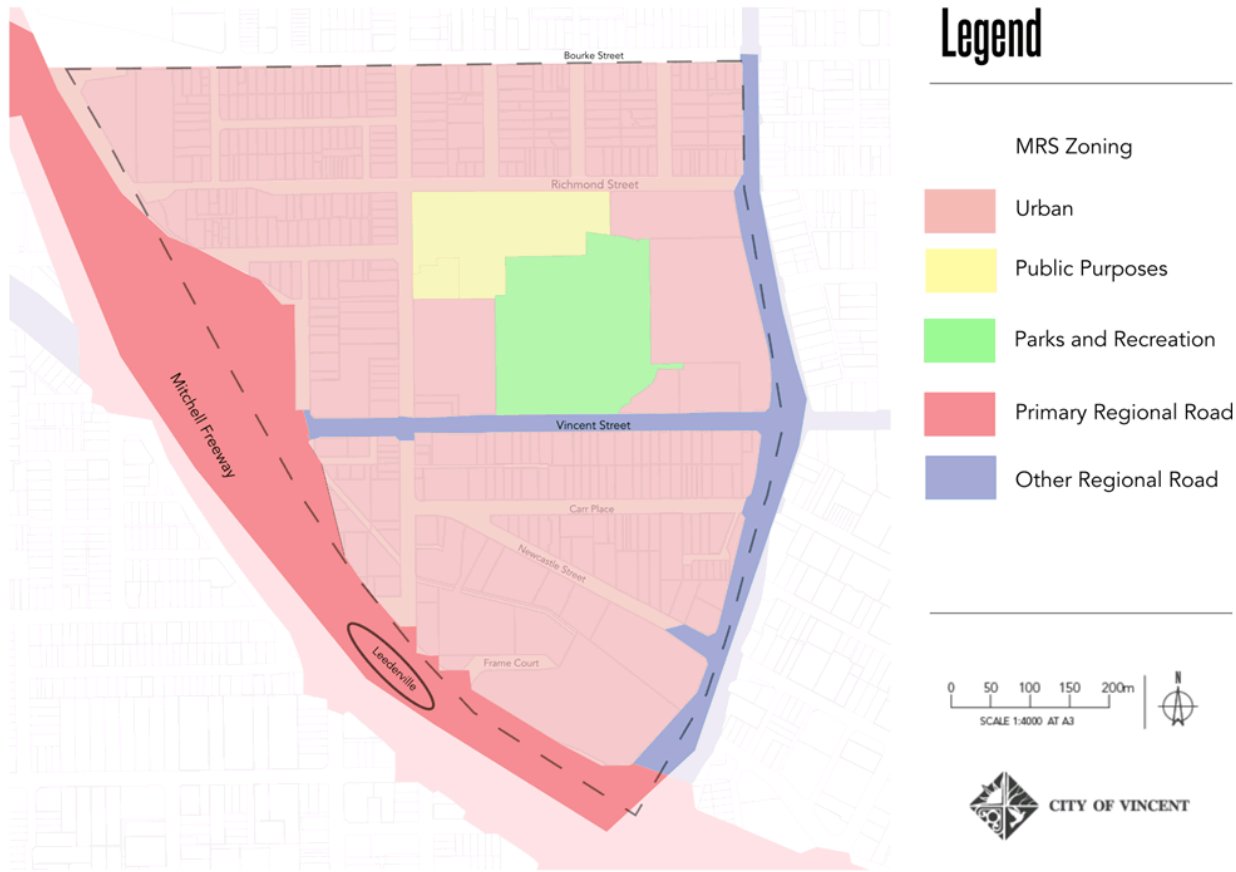


Figure 14 - MRS zoning

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### 3.1.2 Local Planning Scheme No.2

The Leederville Precinct is predominantly zoned Regional Centre (RC) under the City's Local Planning Scheme No. 2. The Precinct also contains Residential and Commercial zoned areas to the west and north of the precinct area. The City's administration offices, library and community centre (including Loftus Recreation Centre) are reserved for Public Purposes ([Figure 15 - Local Planning Scheme zoning](#)~~Figure 15 - Local Planning Scheme zoning~~).

Scheme Amendment 7 is currently progressing to classify the entire area as a 'Centre' zone. The result of this will be that all zones and reserves are allocated through the Leederville Precinct Structure Plan, rather than by the Scheme. This will also remove any conflicts between the land use permissibility afforded by the two documents.

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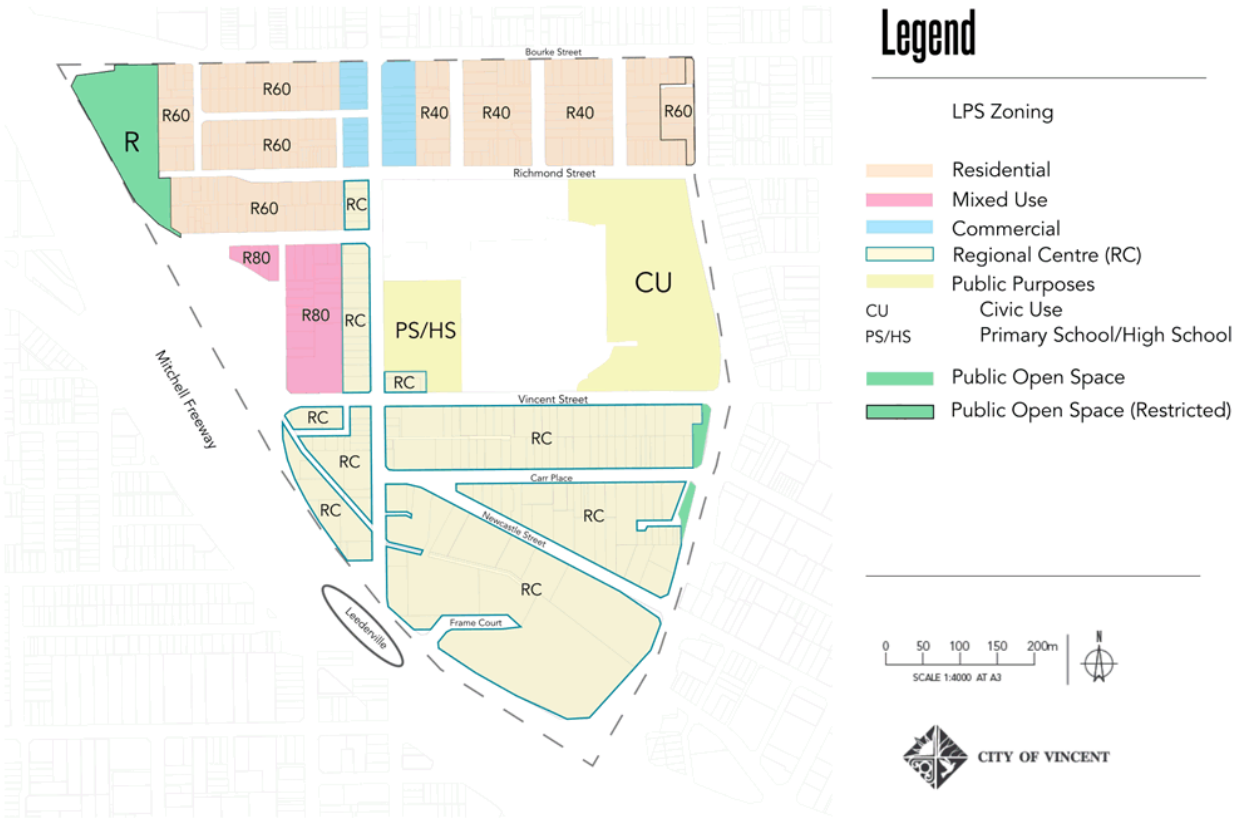


Figure 15 - Local Planning Scheme zoning

### 3.2 Regional and sub-regional framework

#### *Perth and Peel @ 3.5 Million*

The WAPC released the Perth and Peel @ 3.5 million land use planning and infrastructure framework in March 2018. It sets out an overarching framework for the Perth and Peel region to shift to a more sustainable development pattern to accommodate a population of 3.5 million people by 2050.

Perth and Peel @ 3.5 Million provides guidance on where new urban and infill development should occur over the next 30 years to minimise the negative impacts of urban growth on the environment, areas of heritage significance, land availability, and infrastructure.

The City of Vincent is located within the Central Sub-Region of the framework, which forms part of the regional implementation strategy for *Perth and Peel at 3.5 million*. This catchment is forecast to accommodate 468,000 additional people by 2050, bringing the population in this region to over 1.2 million people.

The framework indicates that there will be an additional 11,490 dwellings and 25,270 people in the City of Vincent by the year 2050. More specifically for the Leederville Precinct, the framework anticipates an increase in job numbers from 3,970 in 2011 to 6,610 in 2050.

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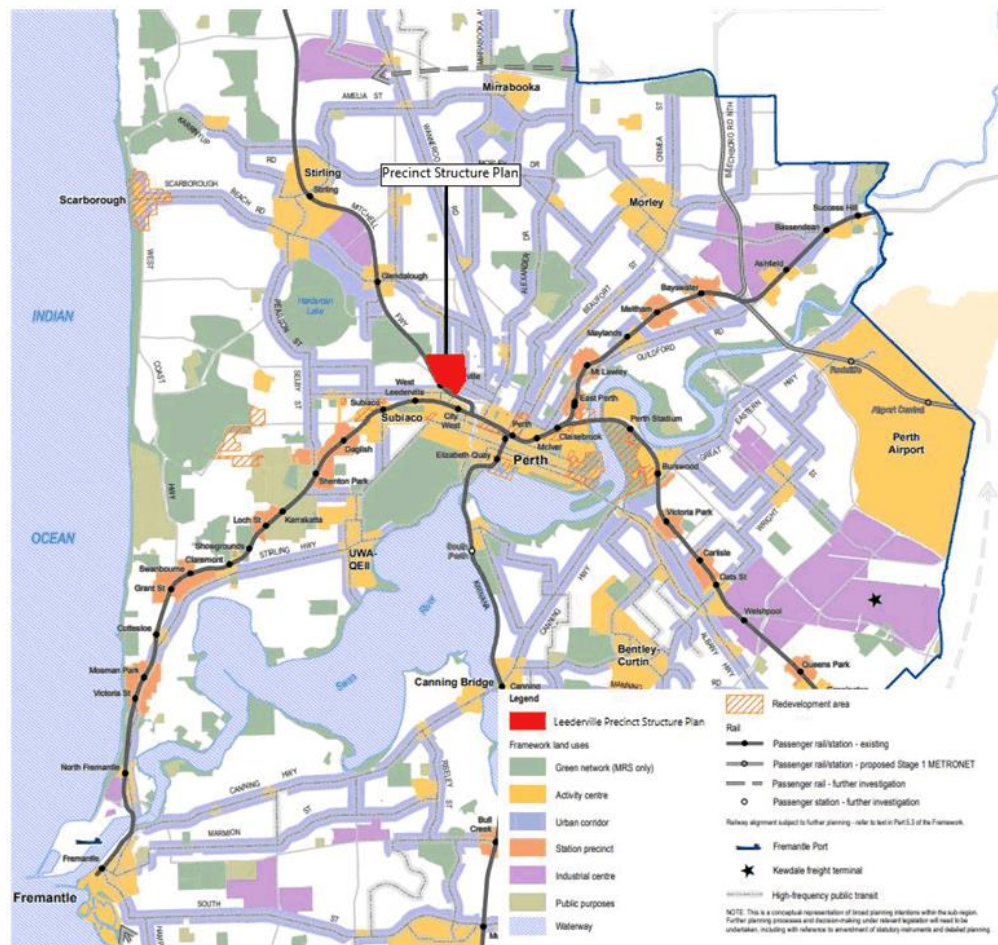


Figure 16 - Precinct metropolitan context (Perth and Peel @ 3.5 million)

### 3.3 State planning policies

The following State Planning Policies require and guide the development of the LPSP. In the development of the LPSP the documents have been considered, the manner and form followed, and the requirements addressed.

State Planning Policy 4.2: Activity Centres for Perth and Peel (SPP 4.2)

SPP 4.2 specifies requirements for the planning, design and development of new activity centres, and the redevelopment and renewal of existing centres in Perth and Peel.

SPP 4.2 is primarily concerned with the distribution, function, broad land use and urban design criteria of activity centres and coordinating their land use and associated infrastructure planning. Activity centres are community focal points, and can include activities such as commercial, retail, higher-density housing, entertainment, tourism, civic or community, higher education, and medical services.

SPP 4.2 guides the preparation and review of local planning strategies, schemes and structure plans, and development control. SPP 4.2 covers the following types of activity centres:

- Perth Capital City
- Strategic Metropolitan Centres
- Secondary Centres
- Specialised Centres
- District Centres
- Neighbourhood Centres (supplemented by Local Centres)

Leederville is classified as a Secondary Centre in SPP 4.2. Secondary Centres share similar characteristics with larger Strategic Metropolitan Centres (i.e. Joondalup, Morley, Midland), but serve a smaller catchment and offer a more limited range of services, facilities and employment opportunities. They perform an important role in Perth's economy and provide essential services to their catchments.

In total, SPP 4.2 identifies 19 secondary centres across the central, north-west, north-east, south-west, south metropolitan peel sub-regions. SPP 4.2 specifies the density targets of Secondary Centres, being a minimum 25 dwellings per gross hectare, and a desirable 35 dwellings per gross hectare within a 400m walkable catchment of the centre.

In December 2020, a revised draft SPP 4.2 was released along with the 'Precinct Plan Manner and Form' and 'Precinct Design Guidelines'. These three new documents along with the substantive SPP 4.2 have all been used to aid the design of this Precinct Structure Plan.

State Planning Policy 5.4: Road and Rail Transport Noise (SPP 5.4)

The purpose of SPP 5.4 is to minimise the adverse impact of road and rail noise on sensitive land uses or developments within a specified distance of significant freight and traffic routes.



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SPP 5.4 applies to the preparation and assessment of planning instruments where any of the following are proposed:

- Noise-sensitive land-use within SPP 5.4's trigger distance of a transport corridor.
- New or major upgrades of roads.
- Any other works that increase capacity for rail vehicle storage or movement and will result in an increased level of noise.

SPP 5.4 identifies the State's transport corridors and the trigger distances to which the policy applies. As noted in [Figure 17 - SPP 5.4 affected areas](#), the Leederville precinct is significantly affected by 'strategic freight or major traffic route' (Mitchell Freeway), 'other significant freight or traffic route' (Vincent and Loftus Streets) as well as the 'Metropolitan passenger railway' (Leederville station, Joondalup line).

The trigger distances should not be interpreted to predict whether land is or is not affected by noise. Instead, where any part of the lot is within the specified trigger distance, an assessment against SPP 5.4 is required to determine the level of transport noise management or mitigation required. This is usually undertaken at the time of development application. Part 1 of the LPSP includes a trigger to this effect.

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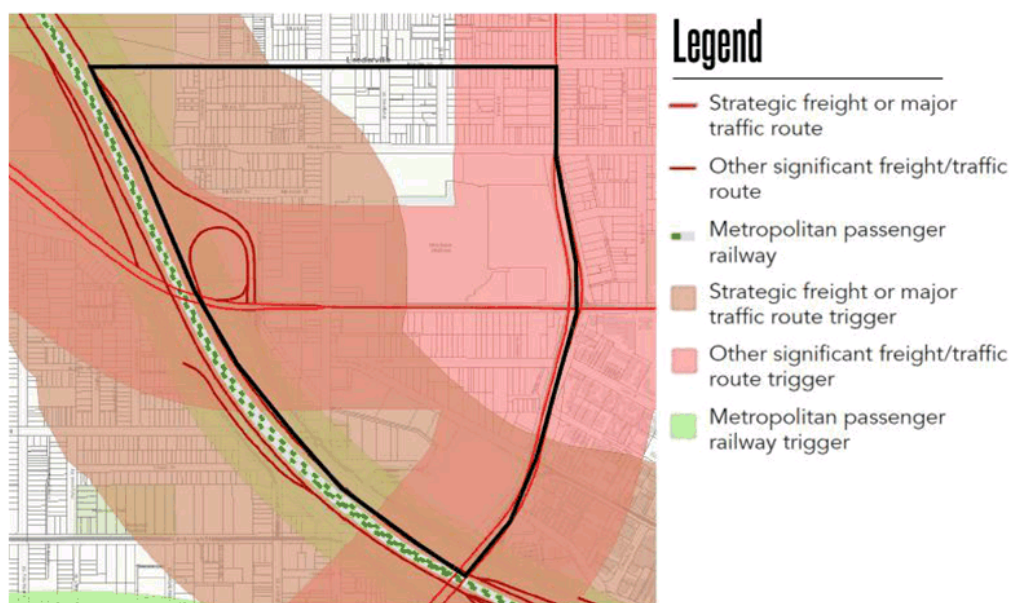


Figure 17 - SPP 5.4 affected areas

#### State Planning Policy 7.0 Design of the Built Environment (SPP 7.0)

The Design of the Built Environment policy addresses the design quality of the built environment across all planning and development types, to deliver broad economic, environmental, social and cultural benefit. It is also intended to improve the consistency and rigour of design review and assessment processes across the State.

Design WA Stage One became operational following publication the Government Gazette on 24 May 2019. Stage One includes the release of State Planning Policy 7.3 Residential Design Codes Volume 1 and Volume 2, and Design Review Guide.

#### State Planning Policy 7.2 Precinct Design (SPP 7.2)

SPP 7.2 guides the preparation and evaluation of planning proposals for areas that require a high level of planning and design focus due to their complexity - such as planned infill development, activity centres or areas with certain values such as heritage or local character.

The Guidelines introduce the concept of design review into precinct planning through six performance-based design elements. The Guidelines have been built upon the 10 Design Principles contained in SPP 7.0.

#### State Planning Policy 7.3 Residential Design Codes (R-Codes)

The purpose of the R-Codes is to provide comprehensive guidance for residential development throughout Western Australia. The ACP - Part 1 includes provisions that replace and amend some of the R-Codes design elements of the R-Codes for residential and mixed use development.

Volume 1

SPP 3.1 Residential Design Codes (SPP 3.1) was replaced by SPP 7.3 – Volume 1, which includes all existing content from SPP 3.1, with the exception Part 6. Volume 1 deals with design elements for single and grouped dwellings in areas coded less than R40.

Volume 2

Volume 2 has replaced the content of Part 6 of the SPP 3.1, focusing on improved design outcomes for apartments (multiple dwellings). The purpose of Volume 2 is to provide comprehensive guidance and controls for the development of multiple dwellings (apartments) in areas coded R40 and above, within mixed use development and activity centres.

State Planning Policy 3.6 Development Contributions for Infrastructure

The Policy outlines the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. The policy does not apply to the precinct as the infrastructure is established and requires upgrade during redevelopment.

New infrastructure through development incentives are provided in Part 1.

Development Control Policy 1.6: Planning to support transit use and development (DCP 1.6)

DCP 1.6 promotes increased accessibility to and functionality of train stations via transit oriented development. The policy encourages development that provides:

- A safe, convenient and attractive street network and walking environment within the station catchment (800m);
- High density residential development within the station catchment at a minimum of 25 dwellings per gross hectare;
- Land uses and activities that generate transit strips should be located within the station catchment, providing for a mixed use neighbourhood; and
- Providing a high quality public realm that supports walking to and from transit stations.

### 3.4 Local Planning Strategy

The City of Vincent Local Planning Strategy determines land uses, densities, and a clear planning direction and vision for future development in Vincent. It identifies the Leederville town centre as a planned urban growth area, delivering a mix of high density residential and commercial uses consistent with Transit Oriented Development (TOD) principles as well as the State planning framework.

Key recommendations of the Local Planning Strategy include:

- Activity or Town centres as focal points for economic activity;

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- Focus on redevelopment of the Leederville centre, as a secondary centre through the implementation of a Structure Plan; and
- High density mixed use and high density residential development to be specifically targeted and located within proximity to train stations and along high frequency bus routes by applying the principles of TOD.

The Local Planning Strategy identifies actions to implement its recommendations. These include:

- Provide medium to high residential densities to support commercial viability, employment growth, local government investment and private sector leverage opportunities;
- Encourage innovative approaches and shared parking initiatives for property developments;
- Use of planning controls and performance-based criteria to encourage the development of a variety of accommodation types; and
- Encourage public open space in large developments to address the principles of water sensitive urban design (WSUD).

#### Strategic Community Plan (SCP)

The SCP is one of the City's most significant guiding documents and establishes the community's vision for Vincent's future. The SCP drives planning, budgeting, resource allocation and service delivery over the next decade, to focus the city's efforts and align its activities to achieve the community's vision.

The SCP establishes six key priorities:



Figure 18 - SCP key priorities

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Of particular relevance for this structure plan are the 'Thriving Places' and 'Sensitive Design' priorities. The City wants to support the organic growth of the Leederville centre while delivering high quality, sustainable design.

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### 3.5 Local Planning Policies

Policy Title	What does the policy do?	How does it affect the LPSP?
<b>Leederville Built Form Guidelines</b>	Provides a master plan of the precinct, dividing the precinct into 8 separate areas with their own vision and set of development criteria.	This policy provides specific development criteria which currently applies. The Built Form Guidelines are superseded by the LPSP.
<b>LPP 7.1.1 - Built Form</b>	Replaces several provisions within the R-Codes; and Provides specific and desirable outcomes for the City and is tailor made to each precinct.	This policy also forms part of the existing framework for development in the precinct. Any matters that aren't specifically dealt with by the LPSP will default to the existing controls within this policy.
<b>LPP 7.5.13 - Percent for Public Art</b>	Details how developments are to provide public art, what this is to look like and where it is to be located.	Any large-scale future development within the precinct will be required to either provide public art or contribute financially to the cost of public art within the precinct.
<b>LPP 7.6.1 – 7.6.9 (inclusive) Heritage policies</b>	These policies provide assessment criteria for development of heritage places and those adjacent to; and Provide details of financial incentives for heritage listed properties.	Pertaining to the 18 listed heritage properties within the precinct, these policy measures will aim to complement the LPSP by ensuring any development on heritage listed sites is appropriately managed.
<b>LPP 7.7.1 Non-Residential Parking Requirements</b>	This policy sets out the requirements for parking provision as well as cash in lieu for parking and seeks to move toward more sustainable transport modes to reduce dependence on single person private car ownership.	Specify the number and type of parking spaces required within the precinct for new development.

### 3.6 Leederville Town Centre Place Plan

The Place Plan outlines the funds and resources the City has specifically committed to the Leederville Town Centre. The boundary of Leederville Town Centre extends beyond the City of Vincent's Town Planning Scheme No. 2 Regional Centre Scheme Zone to incorporate the additional Commercial Scheme Zone on Oxford Street between Richmond Street and Bourke Street.



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Each of the City's Place Plans have been developed in collaboration with the Local Town Team, for Leederville the Town Team is Leederville Connect. The City works collaboratively with all local community members and groups, including the town team to deliver locally based activations and events, physical improvements, and economic and community development initiatives.

The Place Plan lists the implementation schedule for all the major initiatives being undertaken in the Leederville Town Centre by the City of Vincent. Such initiatives include but are not limited to public realm upgrades, marketing initiatives, economic and community development projects, and policy and procedural improvements. Additionally, some initiatives have been identified to be jointly delivered with Leederville Connect. The Place Plans provide a robust, planned, and integrated approach to project identification and delivery.

The Place Plan is reviewed and updated annually. This allows the progress of actions to be reported on, including updating actions to reflect where they are in the project delivery cycle, and for newly identified actions to be included.

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## 4 Vision

The vision for the Leederville Precinct is:

**A thriving, connected and sustainable local village that showcases and preserves its rich cultural and natural elements.**

### 4.1 General Objectives

The general objectives apply across the entire precinct and relate to each of the themes within the Strategic Community Plan 2018 – 2028.

 <b>Enhanced Environment</b>	<ol style="list-style-type: none"> <li>1 Retain and increase tree canopy.</li> <li>2 Include high quality landscaping in new developments.</li> <li>3 Provide public open space to meet the future needs of the precinct.</li> </ol>
 <b>Accessible City</b>	<ol style="list-style-type: none"> <li>4 Prioritise pedestrians; followed by cyclists; followed by public transport users; followed by people who choose to drive.</li> <li>5 Prioritise pedestrian, cycling and public transport users' safety and efficiency.</li> <li>6 Provide a variety of land uses around public transport nodes.</li> <li>7 Facilitate a mode shift away from private vehicles.</li> <li>8 Improve access into and around the precinct.</li> <li>9 Improve public transport patronage.</li> </ol>
 <b>Connected Community</b>	<ol style="list-style-type: none"> <li>10 Provide spaces for events, festivals, markets and activities.</li> <li>11 Build places to play, relax and be entertained.</li> <li>12 Maintain and enhance community and education options.</li> </ol>
 <b>Thriving Places</b>	<ol style="list-style-type: none"> <li>13 Activate street-facing shop fronts and offices.</li> <li>14 Provide a diverse range of land uses and dwelling types to cater for all members of the community.</li> <li>15 Achieve a critical mass of residents, visitors and workers to support new retail and community offerings.</li> <li>16 Improve the quality, safety and comfort of the precinct.</li> </ol>
 <b>Sensitive Design</b>	<ol style="list-style-type: none"> <li>17 Maintain daylight access to public and private open spaces.</li> <li>18 Retain and enhance established character and heritage elements.</li> <li>19 Scale and design buildings to respect and complement existing character.</li> <li>20 Facilitate height and density that is sensitive to human scale.</li> <li>21 Achieve exemplary design outcomes.</li> </ol>
 <b>Innovative &amp; Accountable</b>	<ol style="list-style-type: none"> <li>22 Conduct transparent and sincere assessment and engagement.</li> <li>23 Respond to infrastructure and asset deficiencies.</li> <li>24 Advocate for changes outside of the City's control.</li> </ol>

## 4.2 Sub-Precinct Objectives

The Leederville Precinct is made of 8 sub-precincts shown on Plan 2, each with its own set of additional objectives as follows:

### 4.2.1 Village

The Village should be:

- a The primary activity core of Leederville.
- b The place where people come together.
- c Maintained as an area of both grungy and classical character.
- d Easy to get into and get around.
- e Bright and breathable, with plenty of natural shade.
- f Providing the key services and amenities for the area.

### 4.2.2 Urban Frame

The Urban Frame should be:

- a A medium to large-scale residential (Urban Frame Type B) and mixed use area (Urban Frame Types A and C).
- b Carefully designed to avoid impacts on existing neighbours.
- c An attractive and safe entry point to the core of Leederville for pedestrian, cyclists and vehicles.
- d Well-landscaped with lots of shade, green spaces and places to relax.

### 4.2.3 Cityscape

The Cityscape should be:

- a A place with mixed uses that complement each other.
- b The location for long-term development outcomes.
- c The place where landmark development shapes the Leederville skyline.
- d Designed to encourage public transport usage.
- e A showcase for sustainability and reuse.
- f A higher density mixed-use and residential area.
- g A key contributor to the success of the Village.

### 4.2.4 Suburban

The Suburban sub-precinct should be:

- a A predominantly low-scale residential area.

- b Respectful of existing dwellings and the desired streetscape.
- c Shady and green throughout.
- d A safe space for cyclists and pedestrians with low traffic volumes.
- e Designed to encourage neighbourly interaction.

#### 4.2.5 Education and Civic

The Education and Civic sub-precinct should be:

- a The main education area in Leederville.
- b A growing sports precinct, focussing on sport for all people.
- c Home to a variety of complementary and ancillary land uses.

### 4.3 Sub-Precinct Character

#### 4.3.1 Village

##### Existing Character

The Village Precinct is the heart of the Leederville Town Centre, the hub of activity and vibrancy. The precinct has an alternative, urban character and maintains clear sky views as a result of a low building scale. Established median trees provide a strong visual relief from the urban fabric. There is a closeness and intimacy created by the buildings, continuous awnings and trees that solidifies this space as the focal point of activity. Continuous awnings over the public street verge from buildings with nil setbacks is a key contributor to the pedestrian experience through this area. These awnings contribute to the integration of the public and private realm, with a strong level of interaction between the street and businesses.

The road treatment (on-street parking and coloured asphalt) and reduced speed limits along Oxford Street provide a visual cue to define the space as a pedestrian environment. Street furniture includes parklets (car bays converted into public spaces), bicycle parking racks, shop and parking signage, rubbish bins, bus stops and seating. However, it is the mix of retail, cafes and restaurants that spill out into the street that contribute to the buzz of activity and create a lively, energetic atmosphere.

Murals and artwork throughout Oxford Street add colour and interest to the area, particularly on walls and thoroughfares that would otherwise be blank. Building materials include a variety of colours and textures that contribute to the unique character.

Immediately north of Vincent Street, active land uses of the Oxford Street are continued. However, the road treatment has an abrupt change, the intersection of Oxford Street and Vincent Street is very open and, as a result, the intimacy of the urban environment is lost.

Desired Character

The Village sub-precinct will continue to be the heart of the Activity Centre by providing a focal point for retail and hospitality activity. It is also most suitable for creating public social spaces and community meeting areas. The latter is already at a stage of early formation in the form of the Oxford Street reserve. The level of activity will be increased through all times of the day through the intensification of the surrounding residential areas. It is critical that the built form within the Village precinct is kept at its existing single and two-storey scale in order to preserve the existing character. Some limited redevelopment of existing buildings will be permitted so long as redevelopment retains the heritage character, built form scale is kept low and clear sky views are maintained; all of which are the redeeming characteristics of this precinct. A single and two-storey maximum is considered to safeguard this character for the greater benefit of the Activity Centre.

Recommendations for Part 1

#	Recommendation	Ref.
1	Permit a range of land uses to improve day and night time activity, within premises and out onto the street in form of alfresco spaces, Parklets and the like, with land uses centred on retail, café and restaurants.	Plan 1 Clause 3
2	Discourage the demolition of character buildings.	Part 1 Clause 5.1.9
3	Provide new pedestrian linkages to improve accessibility to the area from outside of the Village Precinct and beyond	Plan 2 Clause 4
4	Maintain the human scale of the centre of the village through low building heights	Part 1 Clause 5.2
5	Street trees, Parklets, pedestrian footpath improvements and continuous awnings will enhance pedestrian amenity	Part 1 Clause 5.1.13 Clause 5.1.1
6	Streets within the area to be slow vehicle environments with a focus on pedestrian and cycling legibility and safety.	Part 1 Clause 5.1.13
7	Murals and artwork throughout the area to add colour, interest and wayfinding for the precinct including the consideration of dual naming.	Part 1 Clause 5.1.2
8	Creation of public spaces which acknowledge the cultural heritage of the precinct.	Part 1 Clause 6.1

## 4.3.2 Urban Frame

Existing Character

The Urban Frame precincts do not present a consistent style due to the presence of original residential and commercial land uses.

The character of Vincent Street being the Urban Frame Type A sub-precinct is in a state of transition, moving from a suburban, residential dominated character to a high density, mixed use corridor. Recent development has seen a shift from single residential dwellings to mixed use buildings, introducing commercial elements on the ground floor.

Vincent Street is a major road, carrying both local and regional movements. It therefore creates a strong visual and functional divide across the town centre. Footpaths and verges along the southern frontage are narrow and the growth of scattered street trees is limited and therefore accentuates the high voltage overhead power lines which are present along its length.

The area towards the eastern end of Carr Place and Vincent Street (Urban Frame Type B) is predominantly residential. Being a cul-de-sac, the street is quiet however limited verge space, narrow footpaths, street trees, on-street parking as well as parking within the front setback on many of the non-residential uses has created a congested streetscape.

Oxford Street (north) being the Urban Frame Type C sub-precinct comprises varied building sizes, heights and setbacks creating an open urban form. Land uses are varied and do not consistently interact with the streetscape. Uses present in the area include the TAFE and School of Isolated and Distance Education, residential (in the form of multiple and single dwellings) and a range of original commercial buildings and ground-floor commercial tenancies attached to new mixed-use developments. While there is a variety of street furniture including shop and parking signage, bicycle parking, benches, bus stops and rubbish bins, there is no cohesion in their design or form. There is a distinct lack of alfresco furniture and interaction, resulting in inactive frontages.

#### Desired Character

The Urban Frame precinct is intended to provide a transition zone in the form of transect urban design. This means that urban form should transition to the Village precinct with increasingly higher density development occurring within the higher order Urban Frame precinct (where height limits of up to 8-14 storeys apply) as well as the Cityscape precinct. Critical to the appropriate redevelopment of this area will be the implementation of podium provisions and building facades. This includes horizontal elements of facades between properties which should follow a similar line with only subtle variances where necessary. The proper application of the podium and transitional height provisions of Part 1 will ensure that developments fit within the existing context by reinforcing vertical grain and rhythm as well as safeguarding pedestrian scale across the precinct.

As the Urban Frame precinct acts as a transitional area to various lower or higher intensity precincts, it has been separated into three sub-precincts Types A, B and C to ensure an appropriate transition is achieved, creating spaces that complement the surrounds while they transition and develop.



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Figure 19 - LPSP Precincts

#### 4.3.3 Urban Frame – Type A

Urban Frame – Type A borders the Village sub-precinct. The built form and scale of developments within this area, particularly where they directly abut the Village, require a high-degree of sensitivity to ensure that they do not have a detrimental impact to the character of the Village.

Activity within this area will focus around a shift to high-density mixed-use development. Taller developments up to 8-14 storeys may be accommodated within the precinct, with commercial ground floor elements comprising a mix of office, civic, retail and restaurant uses.

##### Recommendations for Part 1

#	Recommendation	Ref.
1	New buildings adjacent to character buildings shall have an architectural character that respects and complements the existing character.	Part 1 Clause 5.1.9
2	Increase density to encourage varied uses, while recognising the existing heritage and character of the surrounding areas.	Plan 1 Part 1 Clause 5.1.9
3	Provide safe and comfortable pedestrian and cyclist networks	Plan 2
4	New pedestrian linkages are to be introduced to improve accessibility to the Village Precinct. The area provides a direct point of access to the Village Precinct from the outer areas of the Activity Centre.	Plan 2
5	Ensure landmark sites, including the Village Square, to be developed to a high quality in order to represent the character of Leederville via the Design Review Panel process	Part 1 Clause 5.1.2c

#### 4.3.4 Urban Frame – Type B

The area towards the eastern end of Carr Place and Vincent Street is predominantly residential. Being a cul-de-sac, the street is quiet however the streetscape feels congested with limited verge space, narrow footpaths, street trees, on-street parking as well as parking within the front setback on many of the non-residential uses.

##### Recommendations for Part 1

#	Recommendation	Ref.
1	Provide safe and comfortable pedestrian cyclist networks.	Plan 2

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2	Existing verge trees are to be reinforced with additional street and landscaped setback areas to create a highly amenable, shady setting.	Part 1 Clauses 5.2-5.7 (Inclusive)
3	Ensure built form guidance responds to the existing sensitive residential uses.	Part 1 Clause 5.4

#### 4.3.5 Urban Frame – Type C

Urban Frame – Type C is a transition area between the Village Precinct and Suburban Precinct. North of Vincent Street, road treatments of Oxford Street are characterised by traditional paving and grey asphalt, creating the impression of vehicle prioritisation over pedestrian movement. Median trees are less established, further adding to the vehicle-oriented urban environment. Oxford Street will need to be improved to achieve a pedestrian and cyclist focus.

Buildings throughout the precinct will be generally up to four storeys in height to create an acceptable transition between the Village Precinct and adjoining Suburban Precinct.

Activity within this area should focus on complementing the existing TAFE and School of Isolated and Distance Education educational uses. Medium density mixed-use developments would also be suitable for the area.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Improve the streetscape environment of Oxford Street (north of Vincent Street) to better integrate with Oxford Street (south of Vincent Street). Consistency in the use of awnings or canopies which are a feature on recent developments is encouraged.	Part 1 Clause 5.1.1
2	Street trees, Parklets, pedestrian footpath improvements and continuous awnings will enhance pedestrian amenity.	Plan 2 Part 1 Clause 5.1.1
3	Streets within the area to be slow vehicle environments with a focus on pedestrian and cycling legibility and safety.	Implementation item
4	A mix of land uses around existing educational land uses to complement and draw people out from the education and civic area, into the Village precinct.	Plan 1

#### 4.3.6 Cityscape

##### Existing Character

This sub-precinct consists of the Avenue Car Park, the land on and surrounding the Water Corporation administration building, and the area north-east of Newcastle Street.

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The Avenue Car Park is a large landholding owned in freehold by the City. It contains many large shade trees but difficult pedestrian connections. The road pavement is in generally good condition, but the toilet block in the centre has not been upgraded in many years, leading to safety and hygiene concerns.

The Water Corporation site is the largest landholding in the Precinct and is currently home to the Water Corporation headquarters. The buildings and car parking take up the majority of the area, with landscaping and mature trees down the length of Loftus Street and Leederville Parade.

Newcastle Street (east) is characterised by commercial uses and has seen minimal new development in recent years. Most developments have nil street setbacks however these frontages have little interaction with the street and are either screened by signage or blinds, or contain minimal street front glazing. Car parking exists in the front of some properties which create a greater barrier between private and public space.

Although Newcastle Street serves less vehicle traffic than Vincent Street, the presence of the road is significant. A dedicated cycle path runs on both sides of the street between the vehicle traffic and on road car parking. The road is accentuated by the lack of street trees, narrow verges with limited landscaping on the southern side of the street.

#### Desired Character

The Cityscape precinct and landmark sites will deliver the most innovation and opportunity for the City. Where building form and mass has been constrained elsewhere, the Cityscape sub-precinct is intended to balance this. High density, sustainable development that showcases exemplary design will be supported in this area. Slender, well-spaced towers and appropriate podium treatments that maximise solar access to adjoining buildings and public spaces is necessary. Where development is proposed on large lots or proponents amalgamate multiple lots, new buildings should be broken up into smaller vertical elements to separate building mass and contribute to an appropriate human scale.

The Avenue Car Park has an opportunity to consolidate car parking into a multi-storey structure, freeing up land for more active uses, either commercial or residential.

Due to the size of No. 40 Frame Court, the Avenue Car Park and the Water Corporation site, further planning is required to deal with site-specific issues.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Increase density to encourage varied uses, while recognising the existing heritage and character of the surrounding areas.	Plan 1 Part 1 Clause 5.1.9 Clause 5.3.5
2	The area provides opportunity for environmentally sustainable design and energy efficiency.	Part 1 Clause 5.1.10

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3	High quality developments with an emphasis on developing an urban forest.	Part 1 Clause 5.1.3
4	Car parking to be consolidated in the Avenue Car Park as part of a comprehensive mixed use development.	Part 2 Clause 5.4.5
5	Separate detailed planning to be required for landmark sites such as Lot 101 Frame Court and the Water Corporation site, in order to achieve mutually beneficial growth of new community uses and spaces, via the Design Review Panel process.	Part <del>2</del> Clause <del>5.4.5</del> <del>6.4</del> & <del>6.5</del> <del>Part 1</del> <del>5.1.2c</del>
6	Ensure that new development reinforces the outcome of a pedestrianised environment, with built form acknowledging the human scale with appropriate street setbacks and height.	Part 1 Clause 5.3.2 & 5.3.3
7	The area provides opportunity for innovative mixed use, residential and commercial buildings through the City's Design Review Panel.	Part 1 Clause 5.1.2

## 4.3.7 Suburban

Existing Character

Richmond Street, Melrose Street, Bourke Street and Stamford Street are examples of an established suburban streetscape. Although there is strong historical character in these streets and the Village precinct, there is limited visual connection or integration between the two precincts.

The western end of Richmond Street is characterised by larger front setbacks, two-storey houses and grouped dwellings. There are some existing character dwellings, but most of the area is developed in a contemporary style. The eastern half of Richmond Street contains more character dwellings in Federation and Californian Bungalow styles with red brick, feature render, tiled roofs, open fencing, and lesser setbacks. The western half of Richmond Street is narrow compared to the east. Both sides have street trees and on-street parking.

Melrose Street has a predominately single-storey suburban character with narrow footpaths and grassed verges. There are street trees present on both sides; however, overhead power lines have limited the growth of the trees.

Bourke Street has an established suburban character of the federation period. The street is predominately single storey with consistent setbacks for front garden areas. There are some examples of new two storey town houses and a modern streetscape at the intersection of Oxford Street.

Stamford Street contains a very limited number of character homes as most of the area has been developed through the '80s to '00s. Being directly adjacent to the Mitchell Freeway off-ramp has a negative impact on the amenity of the area but the traffic on Stamford Street itself is very low

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Desired Character

The Suburban Type C sub-precinct is the priority for character protection and enhancement. As such, it is proposed to remain as R40 residential, with no additional development requirements outside of the Built Form Policy and R-Codes. The Suburban Type A and B sub-precincts have had their character degraded too much to be protected and would benefit from contemporary development and additional private investment.

Recommendations for Part 1

#	Recommendation	Ref.
1	Facilitate a range of dwelling types that cater to a mix of demographic and living needs while supporting the ongoing vibrancy of the Activity Centre area.	Part 1 Part 5.1.7
2	Streets within the area to be slow vehicle environments with a focus on pedestrian and cycling legibility and safety.	Plan 2
3	Land south of Melrose Street should be classified as R80.	Plan 1
4	Land north of Melrose Street should be classified as R60.	Plan 1
5	The removal of existing character homes is to be avoided in the Suburban Type C sub-precinct.	Part 1 5.1.9
6	Building heights should be 4 storey closer to the town centre and 3 storey as the interface to the northern residential areas outside of the precinct.	Part 1 Clause 5.6 Clause 5.7



## 5 Design Elements

### 5.1 Urban Ecology

#### 5.1.1 Topographical features

The topography of the precinct slopes gently towards the southwest, ranging from approximately 28 metres Australian Height Datum (AHD) just north of the Loftus Street and Vincent Street intersection to approximately 14 metres AHD along the Mitchell Freeway on the south-western boundary ([Figure 20 - Topographic map](#) ~~Figure 20 - Topographic map~~).

Regional mapping indicates the soils are Spearwood Sands (S7 phase) which are described as:

*Sands derived from Tamala Limestone. Sand, pale and olive yellow, medium to coarse grained, sub-angular to sub-rounded quartz, trace of feldspar, moderately sorted, of residual origin.*

The precinct contains a significant portion of land identified as having a moderate to high risk of Acid Sulphate Soils, within 3m of the natural soil surface (Figure 21 - Contaminated sites & Acid Sulphate Soils (DWER)). An on-site investigation should be undertaken for each development within the Acid Sulphate Soils risk area.

The Leederville Precinct also contains two separate contaminated sites, registered under the Contaminated Sites Act 2003 as 'Remediated Restricted Use' (Figure 21 - Contaminated sites & Acid Sulphate Soils (DWER)).

A full history of each of the sites is contained Part 3, however, both sites will require further investigation should sensitive land uses (i.e. child care, residential) be proposed on the land.

#### ~~Recommendations for Part 1~~

#	Recommendation	Ref.
1	Key development sites shall undertake detailed studies to determine the extent of contamination and remediation required.	Part 1 Clause 5.1.3
2	Development within the moderate to high risk Acid Sulphate Soils area shall require investigative reports to be included with new development and subdivision applications.	Part 1 Clause 5.1.3

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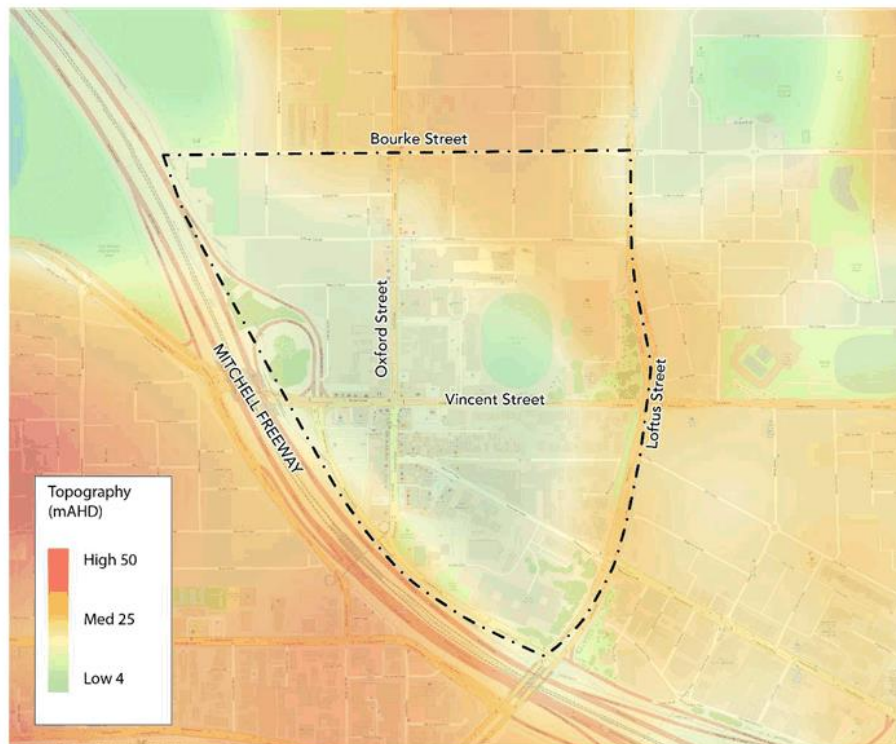


Figure 20 - Topographic map



Figure 21 - Contaminated sites &amp; Acid Sulphate Soils (DWER)

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### 5.1.2 Biodiversity and environmental assets

The area is highly urbanised with remnant vegetation on the existing POS reserves and road reserves, primarily Mitchell Freeway and Loftus Street.

Eight rare, protected by international agreement or specially protected fauna have been identified within proximity to the precinct and the City. Species include two different types of black cockatoo, osprey and falcon, which may be transient visitors to the area. Additionally, suitable breeding and nesting habitat for other bird species and mammals may occur within Galup (Lake Monger) Reserve to the northwest (Source – DBCA).

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Development proposing the removal of any native vegetation is required to first undertake a flora and fauna assessment.	Part 1 Clause 5.1.3

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## 5.1.3 Landscape and Vegetation

- The landscape and vegetation features of the Leederville Precinct are as follows: Street trees of both native and exotic species;
- Areas of medium and tall canopy cover located on the outer edge of the precinct, with reduced canopy towards the centre;
- Commercial areas lacking greenspace and vegetation due to increased hardstand areas for buildings;
- The majority of tree producing canopy cover is located on public land; and
- No water courses, however does contain a Water Corporation drain which abuts the Mitchell Freeway.

Trees and greenery in urban areas (urban forests) provide critical ecosystem services such as air and water filtration, shade, habitat, oxygen and cooling. An urban forest also provides opportunities for experiencing a connection to nature, which is often missing in urban areas.

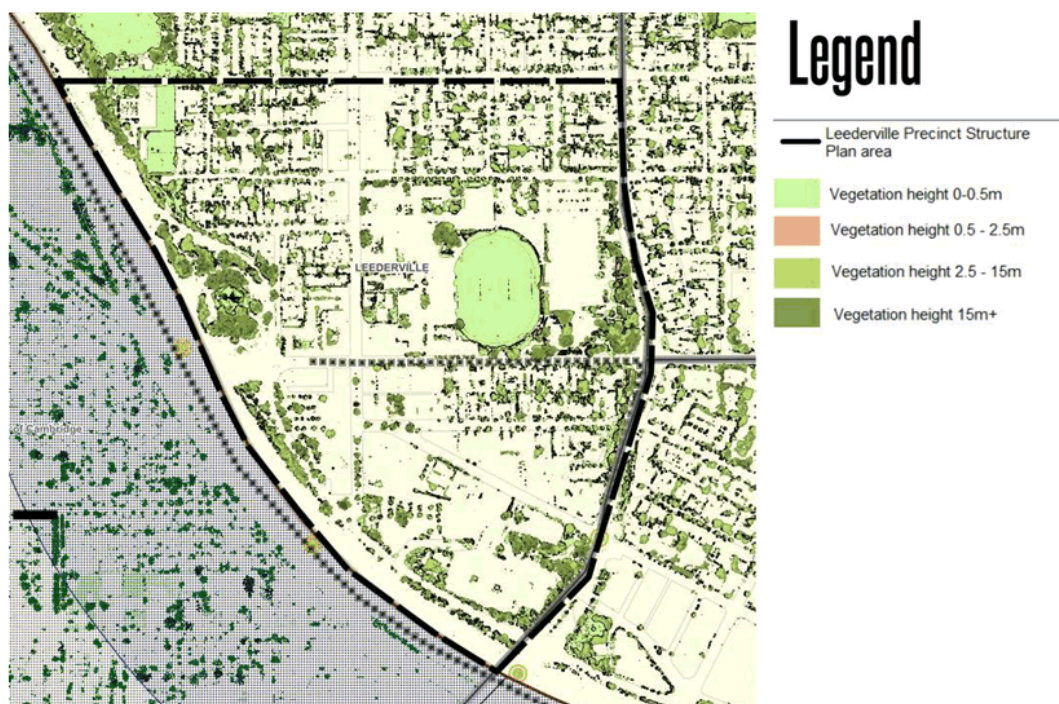


Figure 22 - Vegetation mapping (City of Vincent 2014)



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The 'Urban Heat Island' effect is where an urban area is significantly warmer due to human activities, such as replacing trees and plants with hard surfaces like pavement and buildings which absorb and retain heat.

Due to the scale of development that has already occurred in Leederville, there is minimal existing landscaping and the opportunity for future landscaping is significantly reduced. As a result [Figure 23 - Urban heat absorption with temperature shown in degrees \(GHD\)](#) shows the extent of heat absorption for the precinct, resulting in higher temperatures, greater energy use and lower air quality.

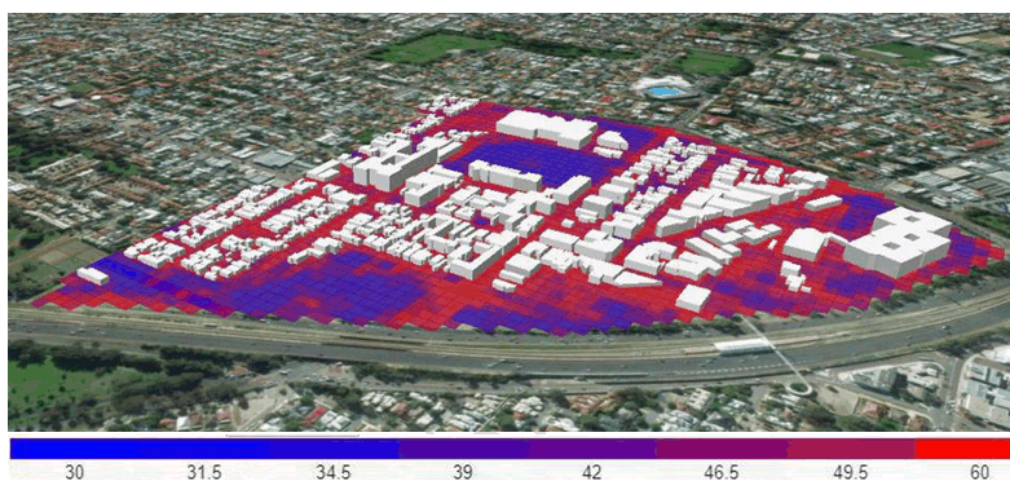


Figure 23 - Urban heat absorption with temperature shown in degrees (GHD)

As identified by the City's Greening Plan, the City is seeking to focus on increasing landscaping and tree canopy cover within the public realm as the priority, followed by appropriate landscaping on private land.

The City already undertakes a large planting program every year to cover public land with as much tree canopy as possible. For the Leederville Precinct, this means:

- Additional plantings for shade along streets and pedestrian 'desire lines'; and
- Tree planting in City managed open air car parks to achieve 60% canopy cover.

For private land, the Greening Plan proposes:

- The use of available planning instruments to mandate and incentivise the retention or reinstatement of vegetation;
- Investigating incentives for encouraging tree retention by property owners outside the development approval process; and
- Advocating for changes to State planning legislation and policy to facilitate protection of trees on privately owned land and owners against tree-related liability.

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The Greening Plan further focuses on opportunities to increase overall tree canopy cover, create more liveable neighbourhoods and foster biodiversity. These opportunities are sought on both public and privately owned land.

These outcomes will provide:

- Support to the community for greening projects throughout the City;
- Community input and participation in City driven greening initiatives;
- Additional plantings for shade along pedestrian 'desire lines';
- Tree planting in City managed open air car parks to achieve 60% canopy cover; and
- Complete 1.5km of additional 'Greenway' planting per year.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Green spaces to be integrated with built form to achieve consistency between private and public land.	Part 1 Clause 5.1.3
2	Ensure established trees with canopy are retained as part of any new development.	Part 1 Clause 5.1.3
3	Ensure new development provides adequate deep soil area to support and sustain the development of tree canopy on private land.	Part 1 Clause 5.1.3
4	Support for pedestrian desire lines, including the planting of native shade producing trees and vegetation	Implementation table



#### 5.1.4 Water management

Managing Perth's water resources is a critical component of integrating future population growth in a sustainable manner. Future development should incorporate Water Sensitive Urban Design (WSUD) principles to maximise efficient use of water and minimise wastage.

Urban infill traditionally decreases overall irrigation demands as turf, sand and garden areas are replaced by hard surfaces. The negative impact of this is an increased amount of unusable stormwater runoff, which is generally contaminated with pollutants from paths, roads and roofs. State Government initiatives embedded within SPP 7.0 aim to offset water run-off by requiring minimum landscaping areas for each development.

##### Recommendations for Part 1

#	Recommendation	Ref.
1	All development is to address and comply with the principles of Water Sensitive Urban Design (WSUD).	Part 1 Clause 5.1.10

#### 5.1.5 Energy and climate change

There are many benefits of environmentally sustainable design, these include:

- reduced demand on fossil fuels;
- increased comfort from natural lighting and ventilation; and
- reduced energy costs.

As the City progresses to reach its infill targets under Perth and Peel @ 3.5million, it is imperative to ensure that new development is designed and constructed to reduce the overall impact on the environment.

All new development in the Leederville precinct must incorporate energy efficient building design to meet established benchmarks of State (Residential Design Codes of WA) and Local (Local Planning Policy No. 7.1.1 - Built Form) policies. All new buildings should be oriented to optimise solar access, natural cross ventilation and incorporate thermally efficient building materials.

These measures in addition to adequate waste and water management help move the City towards a zero-carbon future as identified in the Sustainable Environment Strategy (2019-2024).

##### Recommendations for Part 1

#	Recommendation	Ref.
1	Require all development to satisfy the Environmentally Sustainable Design requirements contained within Local Planning Policy No. 7.7.1 – Built Form.	Part 1 Clause 5.1.10

### 5.1.6 Waste management

By increasing residential and commercial capacity of the precinct through the LPSP, there will be a corresponding increase in the amount of waste produced by the precinct. As part of the City's commitment to reducing and eliminating its environmental footprint, the City has a vision to achieve zero waste to landfill by 2028 (City of Vincent Waste Strategy 2018-2023).

The City of Vincent's Waste Strategy provides for several key outcomes in order to reach more sustainable waste management. Some of these include:

- Food Organics and Garden Organics (FOGO) waste collection;
- Improving collection and waste recovery in multi-unit developments; and
- Increased education, awareness and promotional programs around waste management.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	All waste storage facilities are to be provided in accordance with the City's waste guidelines for new developments. These guidelines include that waste storage facilities are to be on site and designed to be screened from public view.	Part 1 Clause 5.1.6
2	All residential waste storage areas must be separated from non-residential storage areas.	Part 1 Clause 5.1.6
3	A Waste Management Plan is required for all residential properties over two dwellings, mixed use developments, commercial, and other non-residential developments.	Part 1 Clause 5.1.6

### 5.1.7 Urban structure

While the area does have some land parcels which are not uniform in shape and size, such as the Water Corporation site and The Avenue car park (refer [Figure 10 - Property Ownership](#)), the majority of lots are rectangular.

Due to Vincent Street effectively dissecting the area into two halves, a North and South, the precinct contains two different types of urban structure and layout.

The north of Vincent Street is predominately suburban, with the education and civic sub precinct also making up the main land holding of the area. This area has the lowest housing density of the entire precinct and the lowest scale of commercial activity to support. The main transport linkages are Loftus, Vincent and Oxford streets, with other local access provided to the suburban sub precinct by Bourke, Richmond, Melrose and Stamford streets.

The south of Vincent Street is where the majority of commercial activity and mixed use residential development exists within the precinct. This area contains the bulk of the village

sub precinct, which has its focal point at the Oxford and Newcastle Street intersection. Vehicle access and movement across the area is supported by Oxford and Newcastle Streets, with Leederville Parade, Loftus and Vincent Streets on the periphery of the area.

It is imperative to the success of the precinct that the north and south of Vincent Street are brought together and designed as one to connect businesses with customers, and Leederville Oval with all of its future potential.

#### Scale and built form characteristics

Buildings in the precinct have a diverse style, scale, materials and form. In general, buildings range from single or double storey modest commercial or residential dwellings to larger landmark buildings of up to eight storeys in height. These include a mixture of masonry and steel, with some character buildings of timber and brick construction.

Recent development has embraced more contemporary building styles, with materials and finishes respecting the historic or character building sites nearby. The scale of mixed use and commercial development is the highest where it abuts the Village sub-precinct, with the latest construction earmarked for completion within the precinct (301 Vincent Street) set to be the current tallest building at 8 storeys.

Building heights, outside of the activity corridors of Newcastle, Vincent, Oxford and Carr Streets are relatively consistent at a height of 1-3 storeys.

#### Age and condition of development

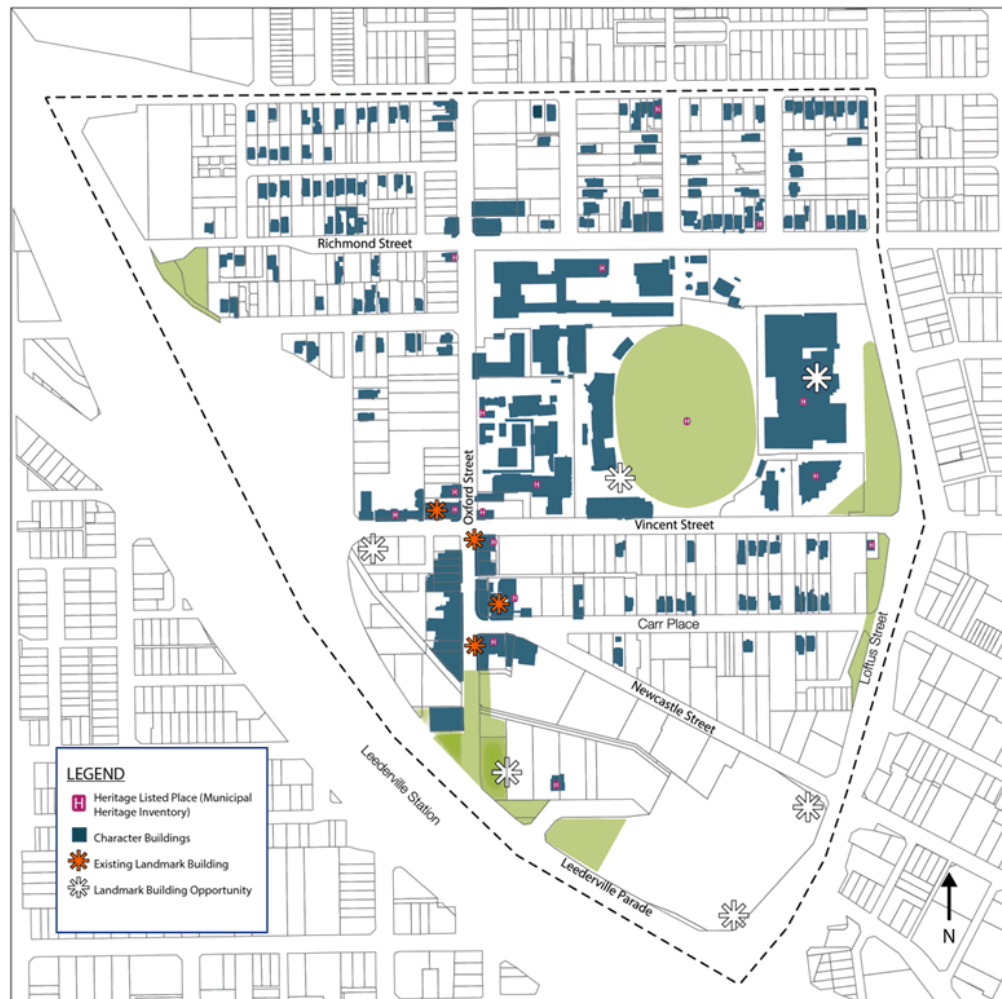
The buildings within the precinct are of mixed condition and age. While some areas maintain relatively intact commercial buildings such as the dwellings south of Vincent Street, along Oxford Street, others are more remnant from the 1970s – present day, such as those located on the southern side of Vincent Street, east from Oxford Street.

#### Heritage

There are 19 heritage listed sites of various categories within the precinct (Figure 24 - Heritage and Character buildings).

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*Figure 24 - Heritage and Character buildings*

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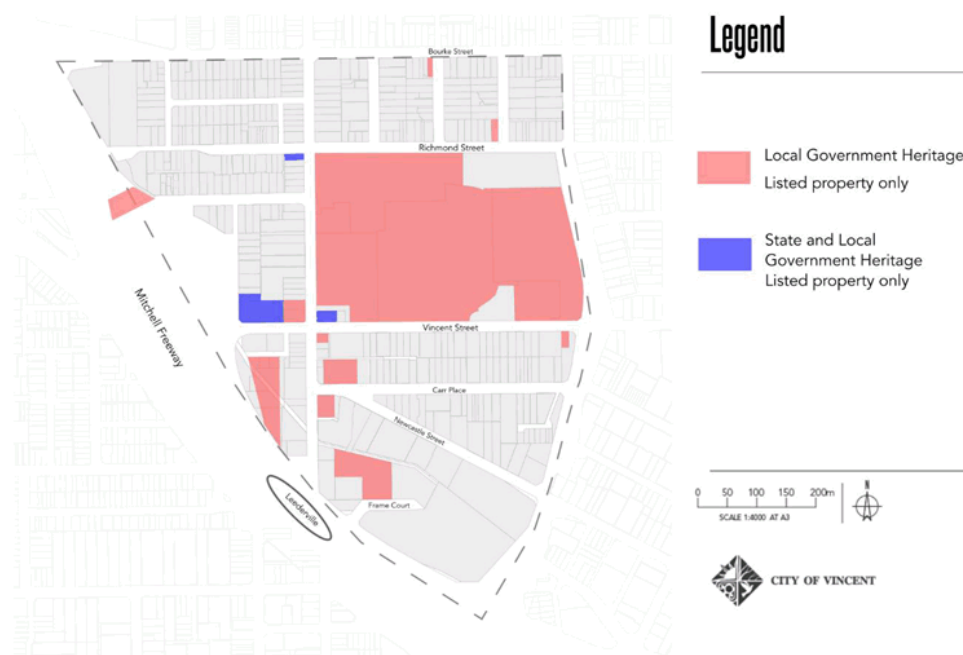


Figure 25 - Heritage listed properties

Of these properties with recognised heritage significance three have both state heritage listing as well as local heritage listing. These three places include:

- Leederville Post Office (156 Oxford Street);
- Drill Hall (177 Oxford Street); and
- Oddfellows Hall (217 Oxford Street).

Places entered on the Heritage List and the State Register and places within Heritage Areas require planning approval for demolition, alterations or other development affecting the cultural heritage significance of the place. Development incentives are available in LPS 2 to encourage the preservation and enhancement of these valued places.

Fourteen places are listed on the City's Local Heritage Survey (LHS). These include:

- 62 Frame Ct (The Y HQ);
- 112-124 Oxford Street;
- 150-154 Oxford Street;
- 742 Newcastle Street (Leederville Hotel);
- 1 The Avenue (Olive Trees);
- 69 Bourke Street;
- 245 Vincent Street;

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- 159 Oxford Street (New Oxford Cinema);
- 163-167 Oxford Street (Shopping Precinct);
- 244 Vincent Street (CoV Admin Building);
- 99 Loftus Street (Loftus Centre);
- 246 Vincent Street (Leederville Oval);
- Main Roads Reserve (Horrays Tree);
- 164 Oxford Street (Fmr Primary School);
- 43 Richmond Street (TAFE); and
- 64 Richmond Street.

Careful consideration has been given to development controls proposed in the LPSP – Part 1 to provide a respectful interface and built form transition to the heritage places within the area.

#### Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) principles are based on the idea that people's behaviour within the built environment is influenced by the design of that place and that good design can reduce opportunities for criminal activity. More open, integrated design outcomes of singular buildings as well as the provision of active frontages and public open spaces increases the activity of the area and 'eyes on the street'.

While many of the concepts associated with CPTED are drawn out through well designed spaces, crime prevention measures are encouraged within individual designs. Applicants and owners can refer to the Western Australian Planning Commission's 'Designing Out Crime Planning Guidelines 2006' for further information.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Manage building height in the precinct through the use of sub-precincts and development incentives.	Part 1 Plan 2 Clause 5.1.4
3	Encourage additional lighting in areas of low foot traffic.	Part 1 Clause 5.1.11
4	Improve and expand public spaces into areas of lower activity.	Part 1 Plan 1 Clause 5.1.13
5	Require heritage and character buildings to be retained and incorporated in new development proposals.	Part 1 Clause 5.1.9



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6	Allow for contemporary architecture as long as it creatively interprets materials, forms and patterns found in the area.	Part 1 Clause 5.1.9
7	Any new development (including additions) within a character area or adjacent to a heritage listed building should be consistent with the Burra Charter principles and be designed in a manner that positively reflects and complements the streetscape, reflecting a similar bulk, scale and architectural rhythm.	Part 1 Clause 5.1.2
8	Any new development or substantial additions to a character or heritage listed building should be required to be consistent with the recommendations of a heritage impact statement undertaken by a suitably qualified heritage architect.	Part 1 Clause 5.1.2
9	Ensure development provides large openings to the street or clear glazing to encourage passive surveillance and activity.	Part 1 Clause 5.1.2
10	New development or additions to existing developments are to be designed to allow tenancies to adapt as demand and requirements change over time.	Part 1 Clause 5.1.8

#### 5.1.8 Street interface

The 'street interface' is the relationship from the public realm (i.e. a street) to a private property. The street interface makes up a key component of the attractiveness and functionality of a place and generally is one of the main reasons why people choose to visit an area.

A good street interface responds to its site context by providing weather protection to encourage use of the space, a balanced mix of hardstand and natural design elements such as trees and plantings and an attractive architectural design which respects and reflects its surroundings. Undesirable street interfaces include large areas at the front of a site for vehicle car parking, blank facades and a lack of shade producing vegetation.

The Village sub-precinct includes some of the clearest examples of a desirable street interface with nil front boundary setbacks and awnings over footpaths. It also presents traditional shop front design with large glazed windows or openings to the street and with visitor parking off-site, relying on the large public car park to the west of the precinct.

Conversely, the commercial area to the south east of the Village sub-precinct includes some undesirable elements of streetscape interaction with larger street setbacks being used for car parking hardstand, resulting in a lack of vegetation and planting. This leads to increased heat gain, stormwater run-off and a lack of amenity, drawing people away from the area.

Improving pedestrian experience and accessibility along key commercial connections is integral for the functional and vibrancy of the precinct. Encouraging pedestrians and transport mode shift is most important where 'activated frontages' and public spaces are proposed as these areas rely on pedestrian traffic to retain commercial viability and place

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making appeal. Given most streets within the precinct contain footpaths and street trees, it is considered pedestrian focussed streets can be achieved through building interface with the public realm.

Additionally, by encouraging new development to relocate car parking behind the primary building footprint, this will increase opportunity for tree plantings, shade and pedestrian activity.

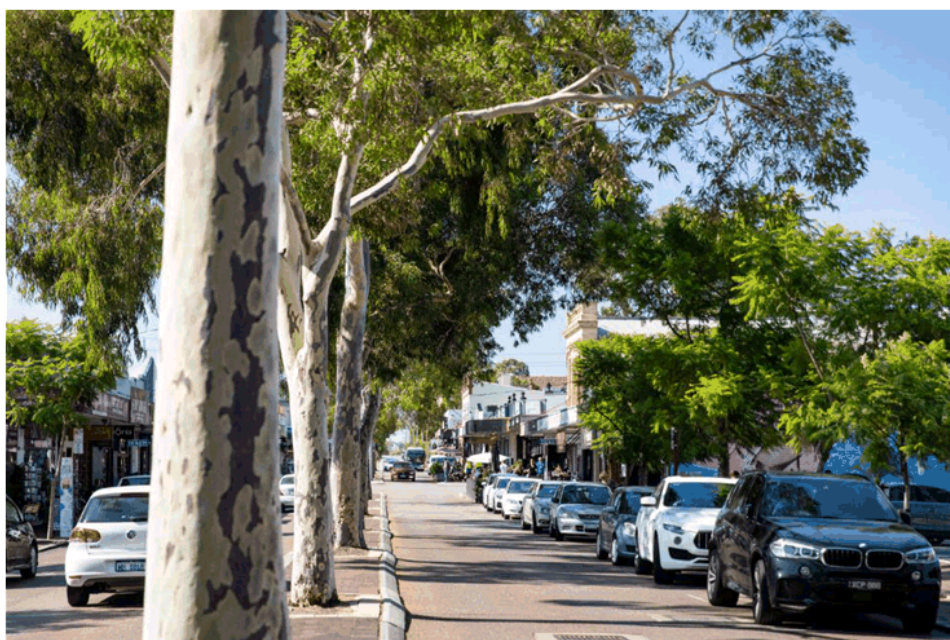


Image – Oxford Street 'Village Precinct'

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Built form of new development to incorporate large openings to the street or clear glazing.	Part 1 Clause 5.1
2	Car parking should be sleeved behind buildings so that buildings can open directly onto the street.	Part 1 Clause 5 Setbacks
3	Vehicle access and crossovers should not be permitted from primary street frontages of developments.	Part 1 Clause 5.1
4	New developments in the Village must include non-residential land uses on the ground floor to create an active and open relationship with the street.	Part 1 Clause 5.2

## 5.2 Public realm

### 5.2.1 Green network and public open space

The existing community facilities and green space of the precinct are primarily centred to the east of the main commercial precinct, around the Leederville Oval as the most significant single piece public space.

This 4.65ha area includes three grandstands as well as the main office for the Department of Local Government, Sport and Cultural Industry which straddles the southern boundary, facing Vincent Street. To the east of the Oval, the precinct also includes the City of Vincent Administration centre and Loftus centre which includes the City of Vincent Library, Recreation and Community Centre.

Due to the location of the public space, outside of the precincts 'core' activity area of Oxford, Newcastle and Carr Streets, it does not receive as much patronage from the rest of the centre. Pedestrian access is also hindered by Loftus street, which forms a barrier between pedestrian and cycling movement into and out of the precinct. However, with an increased population, as well as future potential redevelopment surrounding the oval, the public space available to residents of the precinct is considered satisfactory.

The streets within the centre provide important public space within the precinct. The Leederville Village Square provides a public event space when roads are closed to vehicles. The proliferation of Parklets and other place making initiatives inject usable public space for the enjoyment of the community.

The limited residential areas to the north and west of the precinct notably benefit from the Richmond Street 'Safe Active Street', with the surrounding verge space attractively planted with mature trees.

The commercial streets are generally more urban with more hardstand and less trees, however through the operation of this LPSP there will be the ability to propose a greater extent of public space for community benefit.

As the precinct evolves and adapts as part of the LPSP, a greater emphasis should be provided on streetscape interaction and pedestrian friendly spaces, to provide greater access to people who live and work within the precinct.

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Figure 26 - Public open space

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*Image – Public spaces outside the Leederville Hotel*

Oxford Street Reserve is an urban public open space at the southern end of the Leederville precinct. It consists of:

- A pergola to the north of the reserve. A place for passive recreation, for people to eat food, read or study, or to socialise;
- A fenced children's playground in the middle of the reserve;
- Four grassed platforms with limited shade and accessibility for passive and active recreation; and
- At the south of the reserve there is a social space with urban games of table tennis and chess. The space also includes a barbeque for picnics in the reserve.

The four spaces of the Oxford reserve described above are used in isolation. There is an opportunity to better connect these four spaces within the reserve and to better connect with the adjoining public realm and the skate park.

The City of Vincent Public Open Space Strategy 2018 identifies several actions for the management of public open space (POS) within the precinct. Importantly, the strategy recognises that the Leederville exceeds the minimum 10% POS, with approximately 19.7% POS within the precinct (refer table below).

Reserve number (refer <a href="#">Figure 26 - Public open</a> )	Reserve Name	Primary Purpose	Site Hierarchy	POS Site area (ha)	Site Function
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1	Venables Park	Passive activities/acce ss way	Local POS	0.22	Recreation
2	Richmond Street Reserve	Passive activities	Local POS	0.17	Recreation
3	Keith Frame Park	Passive activities	Local POS	0.65	Recreation
4	Leederville Oval	Sports Stadium	Leased Sports (Special Purpose)	4.65	Sport
5	Leederville Tennis Club	Tennis Club	Leased Sports (Special Purpose)	1.45	Sport
6	Oxford Street Reserve	Passive Activities	Local POS	0.20	Recreation

The City's POS strategy notes further actions, relating specifically to the LPSP area, which form part of the recommendations for this structure plan.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Increase the ability for Leederville Village Square to be closed to vehicles to facilitate positive public spaces for community events and connection.	Part 1 Plan 1, Clause 5.1.13
2	Provide incentives for developers to create additional and improved public space outcomes.	Part 1 Clause <del>6.1.6.1</del>
3	Require all developments to provide payment in lieu of public open space provision.	Part 1 Plan 1, Clause 5.1.12



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4	Improve walking and cycling connections between public spaces.	Part 1 Plan 1, Plan 2
6	Allow for flexible development options of Leederville Oval.	Part 1 Plan 1, Part 2 Clause 5.4.5
7	Improve the connection of spaces in the existing Oxford Street Reserve.	Part 1 Plan 1
8	<del>Formalise William Traylen Park, which currently exists as shared private open space to be formalised as POS.</del>	<del>Implementation</del>

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### 5.2.2 Infrastructure and servicing

The Leederville precinct is currently fully serviced in relation to core infrastructure, such as water, electricity, gas and waste. Due to the proposed intensification of land use within the precinct, key considerations are needed to accommodate future growth and development (refer appendix C – Servicing Report).

#### Potable Water

Potable (drinking) water is available throughout the precinct. Recent works have been completed throughout the precinct on older water mains as part of the Water Corporations 'Pipes for Perth' replacement program. Additional upgrades are planned along the southern section of Oxford Street to Leederville Parade and east along Newcastle Street.

The Water Corporation have suggested that some upgrades to infrastructure may be required depending on the intensity of development. This increase in capacity will be managed by the Water Corporation and will be the responsibility of the developer.

#### Ground Water

With the maximum ground water level at approximately 5m below the ground in the north west of the precinct closer to Galup (Lake Monger), increasing to 16m for the remainder of the precinct, groundwater management by individual sites will be required as part of any new development.

The management of ground water under each development site is the responsibility of a developer. Further information on stormwater drainage is contained within the Local Water Management Strategy (LWMS).

#### Sewer

While there is an extensive sewer network that services lots within the precinct (refer [Figure 27 - Infrastructure and services located within the precinct](#)), given the age of the area and the proposed intensification of land uses as part of the LPSP, there may be instances which require upgrades to the existing sewer network. The management of sewer infrastructure is done via an agreement between a developer and the Water Corporation.

#### Drainage

The Water Corporation maintains the Mounts Bay Drain which runs through the precinct ([Figure 27 - Infrastructure and services located within the precinct](#)). Water Corporation have advised of the following in relation to this infrastructure:

- The existing drain is planned to be upgraded with a new section of pipework to be constructed, stretching from Leederville (Avenue Carpark) to the Perth Convention and Exhibition Centre. This upgrade is required from 2030 onwards, however there is no indication of the timeframe for this to occur;

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- Generally, no redevelopment is permitted within 10m either side of the pipe and 15m above or below the pipe; and
- Due to existing capacity of the infrastructure, no additional stormwater flows are permitted into this system.

Electrical supply

Forecast capacity, based on Western Power mapping indicates that the precinct has capacity to meet current electrical demands. Upgrades to be facilitated by Western Power are to ensure any future development in line with this LPSP can be catered for.

Communications

There is currently connection available for properties within the Leederville precinct to the national broadband network (NBN) which meets existing demand. No current works are scheduled for the area, with any increase in service demand requiring to be upgraded by the respective developer as part of a development approval.

Gas

The existing Leederville gas network is owned and operated by ATCO Gas. The precinct includes a high-pressure gas main that runs a portion of Vincent Street, North to Richmond then east to outside of the precinct. Smaller, medium pressure gas mains are located throughout the precinct ([Figure 27 - Infrastructure and services located within the precinct](#)). While there may be a need to upgrade gas supply throughout the Leederville precinct as part of this precinct structure plan, this will be a cost for a respective developer.

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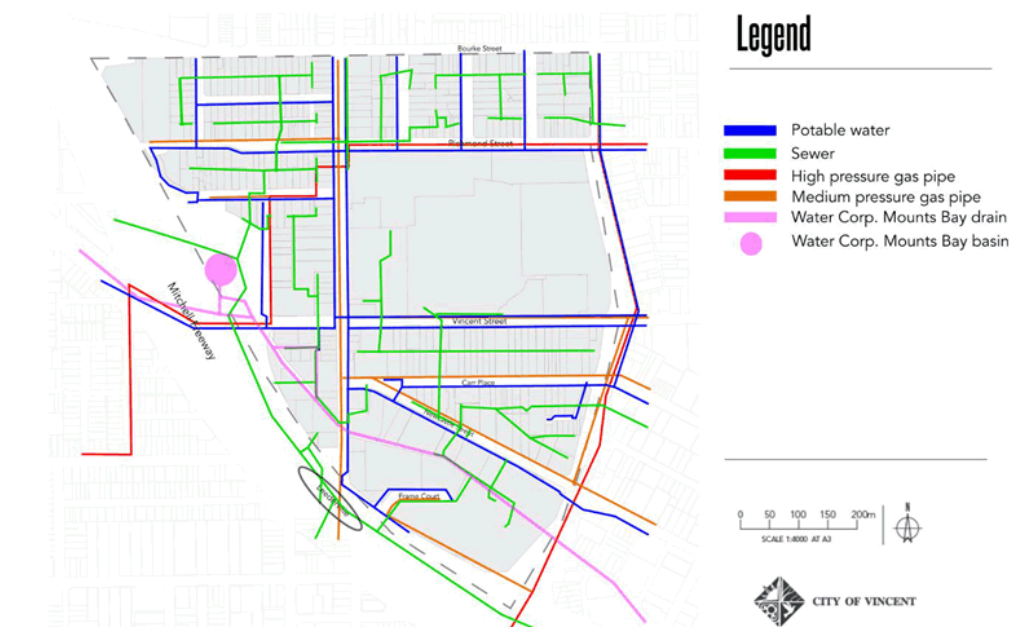


Figure 27 - Infrastructure and services located within the precinct

## 5.3 Land Use

### 5.3.1 Zoning and Land Use Location and Mix

As a secondary centre, the Leederville Precinct requires a sufficient mix of residential, commercial, educational and community land uses to function at its best, complement each other and achieve a positive balance of uses.

The Leederville precinct currently features a diverse mix of residential, offices, community services, utilities and communications, retail, and entertainment as detailed in Section 2.5 above.

#### Residential

The projected housing target for the Vincent as a whole is to accommodate an increase of 6,730 dwellings by 2031. This equates to a growth of approximately an additional 238 dwellings per year. It is important to note that the density provision in Vincent is currently sufficient to achieve this target.

The average dwelling density per residential hectare in Vincent is 17.0. In comparison to the other local government areas within the central metropolitan sub-region, Vincent has a comparatively high dwelling density and is third only to the City of Perth (34.5 per

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residential hectare) and the City of Subiaco (18.5 per residential hectare) and is above the average dwelling density of 11.5 for the central metropolitan sub-region.

Draft SPP 4.2 proposes a residential density target of 40+ dwellings per hectare. The Leederville precinct is performing well with 34 dwellings per hectare of residential land in 2016, up from 22 in 2011. This Structure Plan intends to almost double the dwelling density of the Leederville Precinct by 2031. It should be noted that much of this increase will largely rely on market conditions regardless of the density permitted under the Structure Plan.

The proposed residential density across the Leederville Precinct is from R40 up to R-AC0. The Suburban Precinct is classified as R40 to R80 while the Village, Urban Frame and Cityscape Precinct are classified as R100 and R-AC0. Further information about the density and design objectives are included in the vision section.

Estimated Dwelling and Residential Population (Source: MacroPlanDimasi, 2019/Australian Bureau of Statistics)

Timeframe	Dwellings	Population
2016 - Current	655 (34 dwellings/ha)	1,334
2031	1,138 (59 dwellings/ha)	2,364
2041	1,528 (79 dwellings/ha)	3,175

#### Dwelling Diversity

Residential dwelling diversity within the Activity Centre Plan area has improved over the last 15 years. (MacroPlanDimasi, 2019/Australian Bureau of Statistics).

Dwelling Types	Percentage of housing stock (2001)	Percentage of housing stock (2016)
Units and Apartments	7.7%	42.3%
Single Houses	53.4%	27.7%
Semi-detached dwellings	38.1%	28.4%

This increase in unit and apartment dwelling types is reflected in the change in household composition over the same time period.

Household Type	Percentage of households (2001)	Percentage of households (2016)
Couples with no children	25.1%	34.8%

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Lone person households	35.4%	32.8%
Couples with children	15.7%	17.1%

It is expected that the high-density nature of the Activity Centre area will continue to attract low ratios of persons per dwelling into the future. A challenge for the Leederville Activity Centre that needs to be addressed will be to retain a sufficient level of dwelling diversity that will attract and provide for a diversity of demographic groups; thereby ensuring the area provides the greatest possible variety of economic activities and employment types.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Ground floor land uses should promote activity and social interaction within the Cityscape sub-precinct	Part 1 Clause 5.3.5
2	Ground floor land uses in the urban frame, may be less active land uses, such as consulting rooms, offices and private education. Uses should still provide street level activation and provide as much amenity as possible in the form of clear glazing and quality landscaping.	Part 1 Clause 3 Clause 5.1
3	Complementary land uses such as family day care, consulting rooms and shop uses, should be collocated to support similar education, recreation and civic uses.	Part 1 Clause 3 Plan 2
4	The suburban precinct should retain its key objective of medium density housing, with limited non-residential uses permitted subject to an assessment of amenity impacts.	Plan 2

### 5.3.2 Employment

Perth and Peel @3.5 million provides anticipated job numbers for Activity Centres. At 2011 Leederville had 3,970 jobs with a target of 6,610 by 2050, an additional 2,640.

As of February 2019, there were several non-residential developments being designed and planned. If these are completed on schedule, they would deliver an additional 2,300sqm of commercial and 774sqm of retail floorspace to 2025 which would result in an increase in employment opportunities in their respective sectors. Appendix A contains a full economic profile with additional detail.

Draft SPP 4.2 suggests that shop/retail should make up approximately half of all commercial floor space in a Secondary Centre. However, this is not appropriate for the Leederville Precinct. The Leederville Precinct has evolved as a sustainable commercial and residential based centre that has an adequate level of retail to support local demand. There are several



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other centres close to Leederville that provide for a larger proportion of retail needs, particularly larger retailers, with Subiaco being the nearest.

Leederville currently provides a number of small independent retailers and services. In the context of the main street or 'Village', the ratio of shop/retail to other commercial would currently be close to 1:1. However, considering the remaining precincts with multiple floors of offices, a 1:1 ratio would be unfeasible in terms of land requirements and commercial demand.

The proposed land use permissibility in Leederville is to remain flexible. The 'Centre' zone has no land use permissibility in the Scheme, so the Structure Plan map includes the two main zones of Mixed Use and Commercial. Under Mixed Use, only two land uses are not permitted (Industry – light and Industry). Under Commercial, three land uses are not permitted (Industry – light, Industry and Liquor store – large).

Supporting the discretionary uses within each zone is the 'precinct' map in Part One of the Structure Plan. Part One provides guidance on when these discretionary uses should or should not be considered, taking into consideration the desired character for each precinct, allowing flexibility to meet the evolving needs and changes in demand.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Support the local economy by providing clear permissible uses as well as discretionary uses within each sub-precinct to support local employment opportunities.	Plan 1

### 5.3.3 Community facilities

Community facilities are currently centralised around the Community and Education Precinct. These are shown on the map and include:

- North Metropolitan TAFE;
- School of Isolated and Distance Education;
- Leederville Oval (Public access and shared between East Perth Football Club and Subiaco Football Club);
- City of Vincent Library and Community Centre;
- City of Vincent Administration Centre and Function Room;
- Loftus Recreation Centre; and
- The 'Y' HQ (in the Cityscape Precinct)

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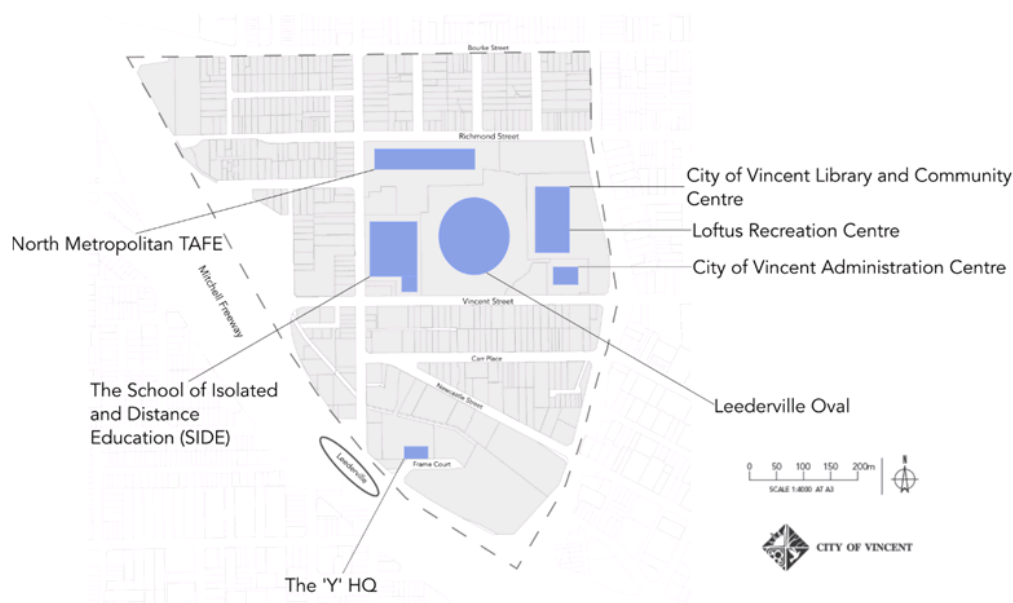


Figure 28 - Community facilities

Compared to other activity centres around Perth, Leederville is well-served with access to Community and Civic facilities.

Rather than reserving these properties for one or two particular land uses, this Structure Plan proposes to zone these properties Commercial and Mixed Use, in line with the detailed studies undertaken as part of the Leederville Oval Master Plan. The existing community uses can then continue in their current layout or can adapt over time to a more commercial nature in order to fund non-profit and government community uses.

These facilities will be accommodated through Commercial and Mixed Use zoning, while Leederville Oval will remain as a Public Open Space reserve. The Department of Local Government, Sport and Cultural Industries (DLGSC) offices is proposed to be rezoned to Commercial which will provide more opportunities if the DLGSC ever vacate the property.

Smaller scale facilities such as public toilets, bike lockers and showers, and rest places should be improved throughout the centre through a development incentive or provided by the City.

### Schools

The City Information Model has analysed the requirement for schools in accordance with the requirements of Development Control Policy 2.4. The requirement for schools is as follows:

- Primary schools – one site for every 1500 dwellings.
- Secondary schools – one site for every four to five primary schools.

The closest government primary school is West Leederville. The closest government secondary schools are Perth Modern School and Bob Hawke College. Following discussions with the Department of Education, it is not necessary to set aside land for public schools in the Leederville Precinct as the area is sufficiently serviced.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	That the land uses are maintained in the Community and Education precinct.	Plan 1 Clause 3
2	To align with the Leederville Oval Master Plan it is recommended that Commercial and Mixed Use land uses be allowed in the Community and Education Precinct, while Leederville Oval remains as a Public Open Space reserve. The existing community uses can then continue in their current layout or can adapt over time to a more commercial nature in order to fund non-profit and government community uses.	Plan 1 Clause 3
3	Smaller scale facilities such as public toilets, bike lockers and showers, and rest places should be improved throughout the centre and provided through a development incentives.	Part 1, Section 6, Clause 6.1
4	Provide for housing diversity in the precinct by providing appropriately located density and residential coding.	Plan 1
5	Concentrate active ground floor land uses to maintain and add vibrancy in the Village precinct.	Plan 2

## 5.4 Built form

### 5.4.1 Built form envelopes

The built form envelopes of each precinct are detailed in section 5 of Part 1 of the Precinct Structure Plan.

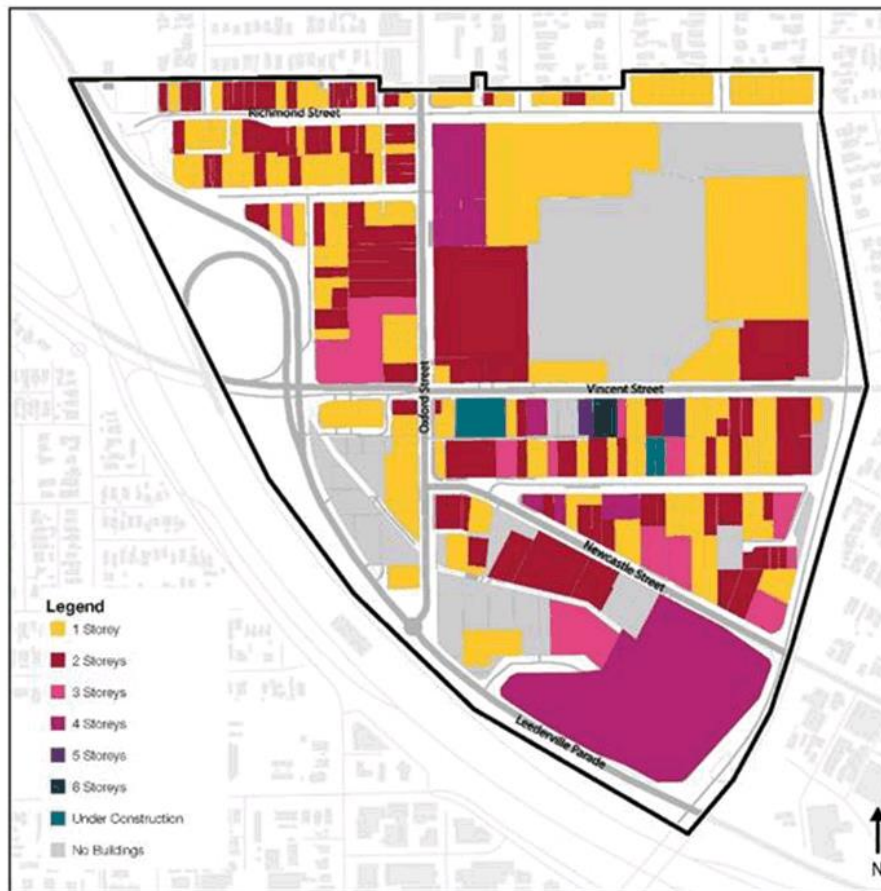
### 5.4.2 Primary Building Controls

#### Building Height

Typically, building heights in town centres are concentrated in the core, with heights reducing as they transition to residential areas. The Leederville Precinct is unique in that the heights within the core are at a single and two-storey scale and increase further along Newcastle Street and Carr Place. The landholdings further from the core are larger and can support a higher scale of development due to their close proximity to the train station and the need to preserve the unique character and heritage of the built form within the core of the town centre.

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*Figure 29 - Existing building height*

### Permitted Building Heights

Building heights within the Leederville Activity Centre should adhere to the following key principles:

- Respect and complement the height, scale and proportions of existing character buildings and areas.
- Adopt appropriate height and massing of built form in order to minimise adverse impact on public and private amenity, particularly in the form of overshadowing.
- Building height along key pedestrian thoroughfares should be scaled appropriately in wall height with a high level of activation and passive surveillance.

**Village** precinct includes a height limit of 2 storeys to:

1. Maintain the unique character of the buildings in the core of the activity centre;
2. Enhance the human-scale of the street (in an area of high activity, make people feel comfortable with the built form around them, rather than feeling boxed in);
3. Reduce overshadowing of public spaces and al-fresco dining areas; and
4. Reduce the likelihood of a 'wind tunnel' effect.

**Urban Frame – Type A & B** is assigned to properties close to the core but without the same level of character. A number of properties have been developed on Vincent Street and Carr Place up to 8 storeys already. In order to provide transition between the Village, Urban Frame and Cityscape building heights between 6 and 14 storeys are proposed. ~~maintain consistency with future developments, it is appropriate to assign an 8-storey height limit for this precinct.~~

**Urban Frame – Type C** extends along Oxford Street north of Vincent Street and imposes a height limit of 4 storeys. This stretch of Oxford Street is outside of the core Village Precinct and has limited character significance. However, in order to avoid diluting the commercial primacy of the Village, no more than 4 storeys should be permitted. This will encourage larger offices and tenancies to locate south of Vincent Street where there is a greater level of existing and potential accessibility and activation.

**Cityscape** is the primary development area with a building height limit of 18 storeys. This is centralised around the Water Corporation site to the south, which presents the largest single landholding in the Leederville Precinct. Leederville only has a limited amount of land that can accommodate large developments, it is important that future developments (in 10+ years) are not restricted by a low height limit if the demand exists for more. 18 storeys in Leederville means that Vincent's established residential areas can experience less pressure for development.

It is likely that developments will seek heights of greater than 18 storeys. This may be appropriate to consider on a case-by-case basis given that the 18 storey limit was calculated through a City Information Model, which assessed parking, commercial floor space, and

dwelling diversity, but did not account for limitations of unique properties. When considering greater than 18 storeys, decision makers should consider:

- a) Whether the proposal provides a significant community benefit (as outlined in the Development Incentives section of Part One);
- b) Whether the proposal complies with or exceeds other statutory requirements (such as greater setbacks, lesser footprint, more deep soil area);
- c) Whether the proposal has an impact on nearby properties in terms of overshadowing and visual privacy;
- d) The impact of existing site features;
- e) Whether the site is a landmark development; and
- f) Anything else that may be considered relevant.

**Suburban precinct** is the existing residential area included in the LPSP to plan for a transition to the northern established residential areas of Leederville. The height limit for both the R80 and R60 density code is intended to allow for medium density development including townhouses and small apartment complexes. The suburban building heights are in accordance with the following principles:

- a) Lower height limits to the north to match the established residential area;
- b) Four storeys on both sides of Melrose Street to provide a consistent streetscape;
- c) Four storeys south of Melrose Street near the freeway and at the rear of Oxford Street commercial tenancies, where there would be minimal impact.

#### Podium Provisions

The use of podiums is fundamental in preserving a sense of human scale along key pedestrian and vehicle linkages. Areas where these provisions apply have been identified in Part 1. A podium is the street front of a building that is usually between 2 and 5 storeys high and contains active spaces, greenery, and interaction with the street. The 'tower' aspect, being the remaining levels of the building, are setback behind the podium, meaning any negative impacts on the street is mitigated.

#### 5.4.3 Streetscape

Leederville has an eclectic mix of building styles and character. While there are pockets where building styles are consistent, there is no one predominant style throughout.

Primary controls like setbacks and building heights can have a strong influence on activity and amenity in an area depending on a building's relationship to the street. Where buildings have a nil setback, pedestrians are drawn closer to the activity within the building which contributes to a stronger interaction between public and private space. These nil or reduced setbacks may, however, reduce opportunities for alfresco and street furniture.



Conversely, excessive setbacks can contribute to a disconnect between the public realm and buildings although, in some instances, this can be overcome using landscaping, street furniture, al fresco seating and active frontages.

The existing streetscape throughout Leederville is unique in that the streetscape patterns vary considerably throughout the activity centre area. Existing streetscapes within the Activity Centre were analysed to determine whether they presented an Active or Inactive frontage, as defined below:







**Active frontages** are typically those with open or clear windows and frontages that allow pedestrians to see what activities are occurring within the building and encourage passing foot traffic to stop and come inside. Uses may spill out on to the street such as alfresco dining area or products for sale and frontages may include elements such as window displays.

**Inactive frontages** are those which are typically closed to the street and do not invite pedestrians to interact with the activities happening inside the building. While some frontages may have large glazed windows, which are typical of an active frontage, they are often frosted or covered with signage or advertising, screening the use from the street and acting as a blank wall that you would walk past.

The positive and negative aspects of each road is detailed in the tables below:

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<b>A Attractive</b>	Small units, many doors (15-20 units per 100 m) Diversity of functions No closed or passive units Interesting relief in facades Quality materials and refined details	
<b>B Pleasant</b>	Relatively small units (10-14 units per 100 m) Some diversity of functions Only a few closed or passive units Some relief in the facades Relatively good detailing	
<b>C Somewhere in-between</b>	Mixture of small and larger units (6-10 units per 100 m) Some diversity of functions Only a few closed or passive units Uninteresting facade design Somewhat poor detailing	
<b>D Inactive</b>	Larger units with few doors (2-5 units per 100 m) Little diversity of functions Many closed units Predominantly unattractive facades Few or no details	
<b>E Unattractive</b>	Large units with few or no doors No visible variation of function Closed and passive facades Monotonous facades No details, nothing interesting to look at	
<b>E Bland</b>	Like E but even more unattractive	

Leederville Precinct Structure Plan

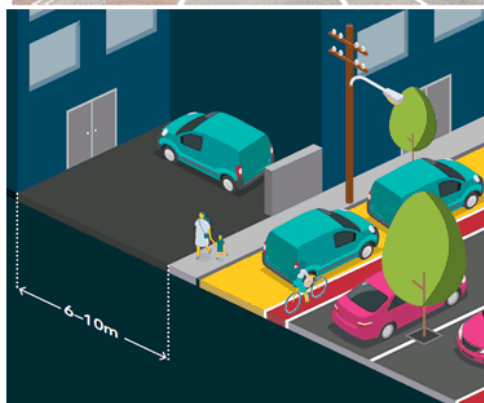
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*Existing Streetscape Examples***Oxford Street (north of Vincent Street)– Existing Streetscape Pattern Analysis****Positive**

Generous setback creates spacious entrance and variety of use opportunity

Opportunity provided for some landscape treatment

Dedicated cycle lane

**Negative**

Diminished activation due to car dominance / residential visitor parking within front setback

Power lines and limited deep soil zones restricts tree growth

TYPE: C

**Positive**

Awning treatment provides some articulation of building façade and protection from elements.

Dedicated cycle lane

**Negative**

No opportunity for landscape treatment at-grade

Do requirements to articulate respond to the local character

Minimal streetscape activation caused by lack of glazing and office-type uses occupying ground floor tenancies

Overhead power lines and limited deep soil areas within verge limits tree growth

TYPE: C



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**Positive**

Awning and verandahs extending into public realm promotes passive surveillance

Two and three storey building form creates appropriate human scale

Landscaping / plantings within building form further adds to human scale

**Negative**

Lack of landscaping at-grade

TYPE: A

**Newcastle Street – Existing Streetscape Pattern Analysis****Positive**

Generous setback creates spacious entrance and variety of use opportunity.

**Negative**

Setback results in authorised or unauthorised parking which diminishes street activation.

Inactive frontage due to office use.

TYPE: D

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661 Newcastle St



642 Newcastle St

**Positive**

Setback inadequate for parking but allows for landscaping. Parking moved to rear or side.

Setback allowing for quality landscaping to buffer inactive frontage.

Landscaping between building and public realm creates softer edge, even with inactive uses such as office.

**Negative**

Powerlines restrict tree growth and create negative clutter on verge.

**TYPE: B****Positive**

Generous setback creates spacious entrance and variety of use opportunity.

Highly accessible & vehicle orientated due to parking within front setback.

**Negative**

Diminished activation due to car dominance.

Minimal opportunity for landscaping.



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Powerlines restrict tree growth and create negative clutter on verge.

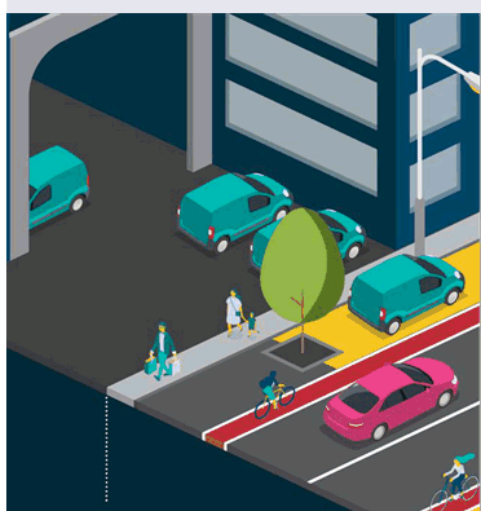
TYPE: C



**Positive**

Glazing maximised on façade promotes activation.

Creative use of glazing and architectural elements to create connectivity between private and public realm.



Active façade / clear glazing wrapping around building maximises passive surveillance and interaction of private and public realm.

TYPE: A



**Positive**

Setback provides opportunity for landscape treatment.

Inactive use / facades are less critical where buildings are setback from street front.

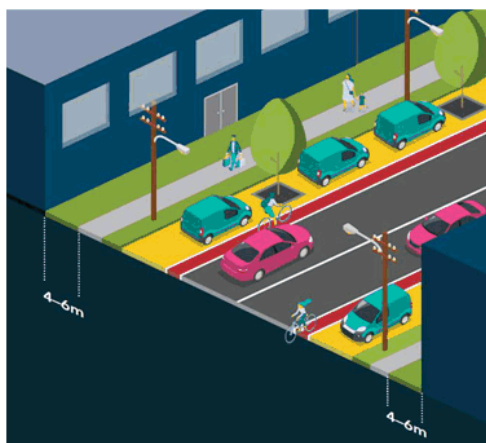
**Negative**

Powerlines restrict tree growth and create negative clutter on verge.



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Lack of quality landscaping and fencing does reduce amenity of streetscape.

TYPE: E

#### Vincent Street – Existing Streetscape Pattern Analysis



##### Positive

Attractive building facades feature across most recent developments.

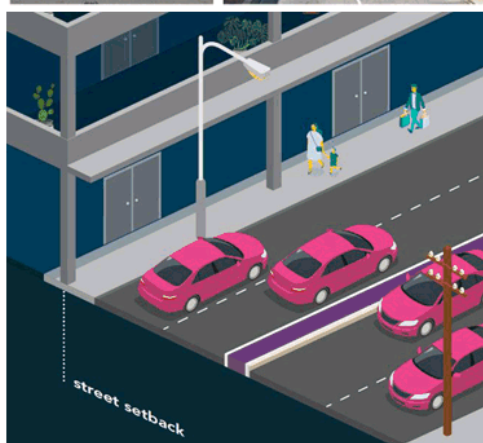
Consistent built form scale (approximately 3 storeys) creates appropriate human scale.

##### Negative

Car dominant environment due to high vehicle volumes.

Minimal opportunity for landscaping detracts from streetscape amenity.

TYPE: C



##### Positive

Various examples of isolated attractive building facades however lacks consistency across the area.

Examples of good use of traditional and new building materials such as brick and cladding.

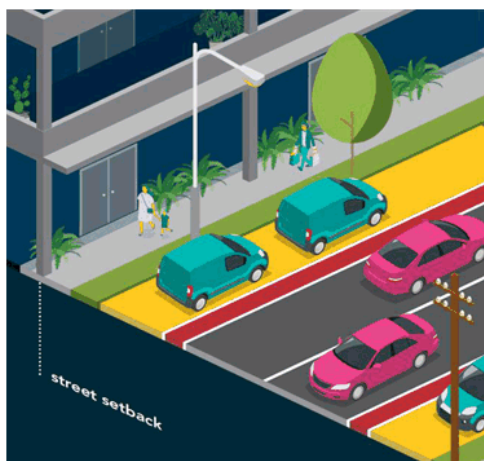
##### Negative

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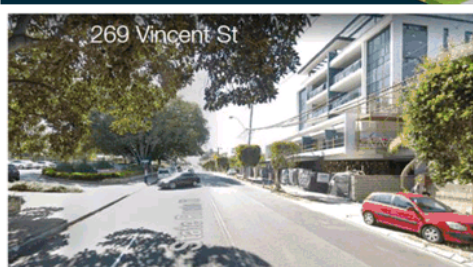
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Landscape / tree growth restricted in parts due to overhead powerlines.

Constrained ground floor activation due to office land use, opaque glazing and solid walls.

TYPE: C



### Positive

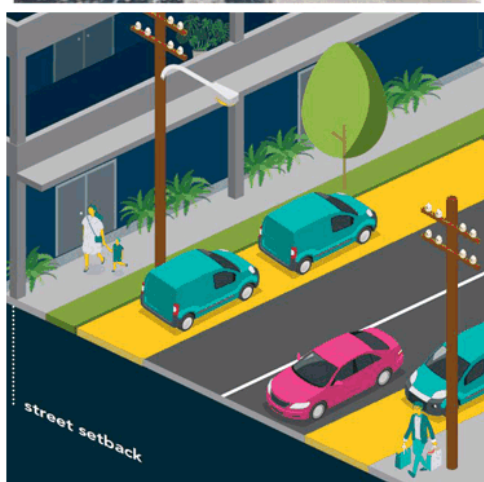
Residential balconies facing the street provide passive surveillance.

Landscaping and large mature trees on one side of the street soften the impact of bulky buildings.

### Negative

Lack of a central median results in crossing difficulties for pedestrians.

TYPE: B



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## Carr Place – Existing Streetscape Pattern Analysis

Positive

Attractive building facades which achieve a good balance of form and function.

Negative

Ground floor facades dominated by vehicle crossovers and services do not activate frontages.

Little interaction with the street as a result of screens or blinds covering the street front glazing.

TYPE: C

Positive

Building setbacks and wider verges foster growth of large trees which improve streetscape amenity.

Parallel parking bays on street have traffic calming effect.

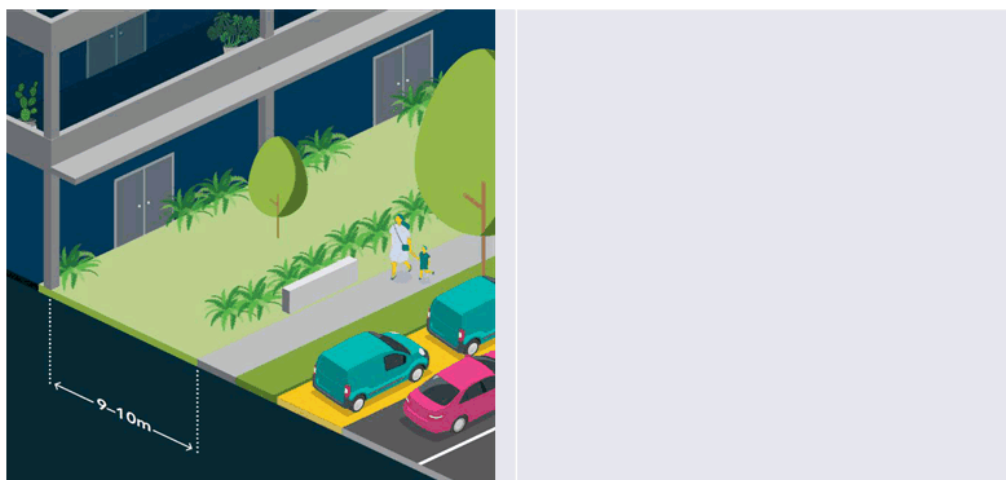
Negative

Extent of landscaping on site has an impact on quality as cost of maintenance increases.

TYPE: C

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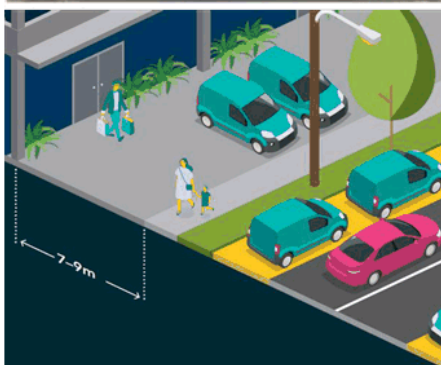
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**Positive**

Easily accessible by vehicle.

**Negative**

Large front setbacks creates inconsistent setbacks which become car (parking) dominant.

Minimal activation of streetscape due to large setbacks and nature of uses being service commercial in nature.

Wide / undefined crossovers results in car-centric streetscape.

Powerlines constrain tree growth and create negative clutter on verge.

**TYPE: E****Positive**

Building setback from lot boundary improves legibility of entrances.

Reuse of traditional character homes for non-residential purposes retains character.

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**Negative**

Building setback results in inefficiencies due to formal and informal parking of vehicles within the front setback area and lack of landscaping.

TYPE: C



#### 5.4.4 Built Character

The below map indicates those properties that have character significance. Redevelopment of these properties should incorporate adaptive reuse to enhance and protect character elements.

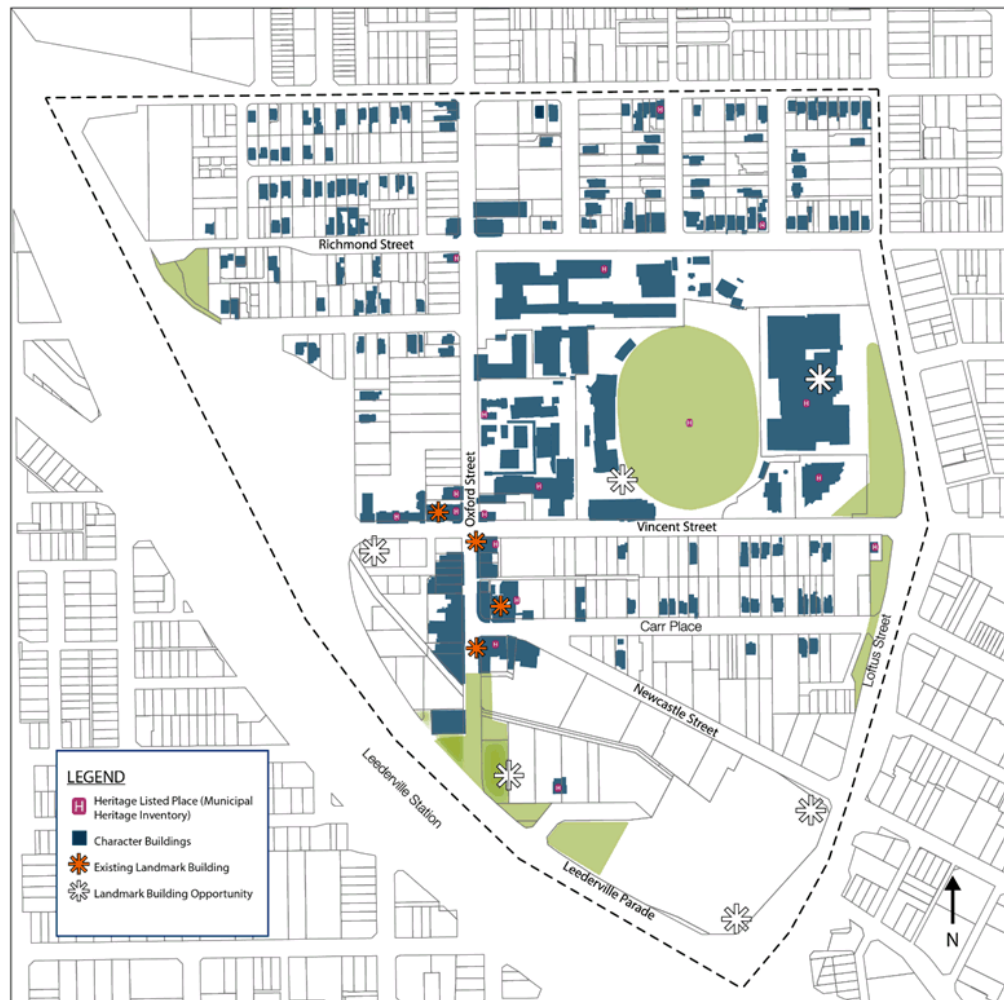


Figure 30 - Built Character areas

#### 5.4.5 Key development sites

The following sites areas present unique opportunities due to size, location and development potential.

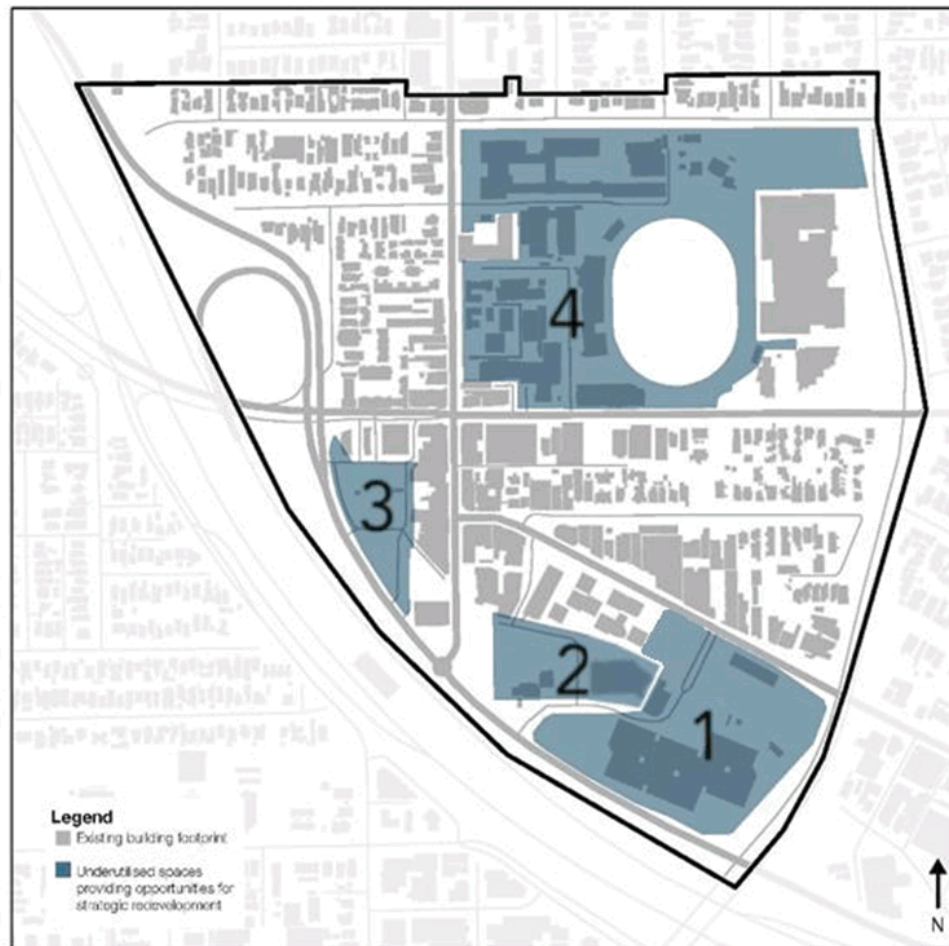


Figure 31 - Key development sites

1. *Water Corporation site*

The Water Corporation land represents one the largest freehold land parcels within the activity centre area. Previous planning approvals for the significant redevelopment of the land have since lapsed. Future development of this site presents an opportunity to better use the land as well as improve connectivity with the centre including surrounding streets and spaces. Due to the size of the landholding, further detailed planning is required to ensure built form, movement networks, infrastructure, land use, legibility and other pertinent design factors are considered. The site also contains two significant street corner interfaces which have been identified as landmark sites. As the site currently operates as the headquarters for the Water Corporation, redevelopment timeframes are unknown.

The following is to be considered in the redevelopment of the site:

- A new public road in accordance with Plan 1;
- Road widening of Loftus Street and Leederville Parade;
- Public open space or a new social space;
- Pedestrian and cycling connections to the site;
- Continuation of the east-west pedestrian connection along the Mounts Bay drain through the site to West Perth;
- Sustainable urbanism including consolidation of infrastructure for energy sharing and efficiency; and
- Retention and if necessary replacement of all mature trees and vegetation.

2.

a. *Lot 101 (No. 40) Frame Court*

The location is within a 5 minute walking distance of the Leederville Train Station. It is suitable for mixed-use redevelopment including affordable housing and social infrastructure. The sites provide a key east-west connection through the centre and also connects to Oxford Reserve. Further information on this opportunity is available in the Parking Management section.

The following is to be considered in the redevelopment of the site:

- Pedestrian and cycling connections to the site;
- Movement within and through the site; and
- Publically accessible open space to connect with the sites context.

b. *Frame Court Car Park*

The site is suitable for large-scale, sustainable, mixed-use development including affordable housing. This location is easily accessed from public transport and the core activity and employment area of Leederville.

Subject to business case analysis, the priority outcome for this site would be a mixed use development, including affordable housing, which addresses the adjoining pedestrian link and vehicle access from Frame Court. To facilitate the staged development of this site and surrounding sites there may need to be a reconfiguration of current car parking.

The following is to be considered in the redevelopment of the site:

- Affordable housing;
- Pedestrian and cycling connection through and around the site; and
- Consideration of the relocation of civic uses such as the library or other active community uses.

### 3. *Avenue Car Park*

The site is suitable for large-scale, sustainable, mixed-use development including a multi-deck parking. This location is easily accessed from the primary road network and is in close proximity to the key activity generators in the Leederville Precinct, and the high quality pedestrian connections to those destinations.

Subject to business case analysis prepared by the City or a third party, the priority outcome for this multi-deck car park would be to integrate it within a mixed use development, or to construct it to a standard that is capable of future additional development. Further information is available in the Parking Management section.

The following is to be considered in the redevelopment of the site:

- Exemplary sustainable development; and
- Consolidated car parking.

### 4. *Community & Education Precinct*

The site has been identified as a future location for an integrated sports facility and recreation centre with a potential mixed-use building. The North Metropolitan TAFE and School of Isolated and Distance Education are to remain on the site. The site is to be permeable and with public access to and through the public open space.

Depending on a detailed business case, the site may not be under the sole control of the City in the future.

The following is to be considered in the redevelopment of the site:

- Permeability and public access through the site;
- Retention of education land uses;

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- Retention of public open space;
- Potential for event spaces; and
- Retention of sports excellence.

## 5.5 Movement

Transport systems are crucial in creating connection and supporting opportunities for people to access all aspects of daily life. The City's SCP, identifies the need for an Accessible City Strategy (ACS) to guide Vincent's future transport infrastructure and advocacy. Ensuring that our transport network is equitable and efficient means combating a number of challenges, including population growth, congestion pressures and the environmental costs of transport.

These challenges have arisen due to historic patterns of car-centric considerations and design. The City's Accessible City Strategy provides the framework and guidance to shift towards active and sustainable transport options to address these challenges.

A Transport Impact Assessment (TIA) for the Leederville Precinct aligns with the objectives of the ACS and is included as Appendix B. The TIA analyses the projected population growth and resulting increase in pedestrian, public transport and private vehicle movements. The TIA provides recommendations for supporting the projected movement patterns through the LPSP.

### 5.5.1 Mode share

Mode Share describes the proportion of people using each of the various types of transportation modes. The following mode shares for the Leederville Precinct have been modelled from: land use survey; ABS Census data; best-practice trip generation and parking generation guidelines; and household travel survey data. The modelling indicates a substantial difference between mode choice by residents of the Leederville PSP (which includes all trips for recreation, education, work and shopping etc.) and that of employees.

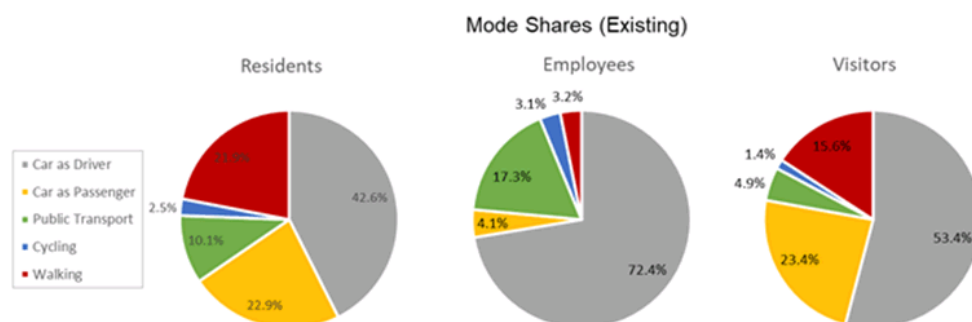


Figure 32 - Mode shares (existing)

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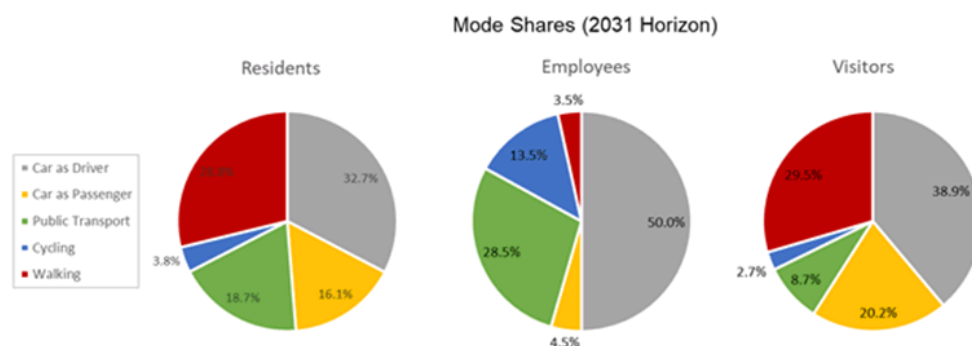


Figure 33 - Mode shares (Horizon)

The anticipated generation for the area in 2031 is approximately 80,000 trips per day. The above target mode share would create approximately the following movement demands to and from the precinct:

- Private Vehicles: 32,500 car-as-driver trips per day (plus 11,000 passenger trips);
- Public Transport: 15,000 trips per day;
- Cycling: 5,500 trips per day (including internal trips); and
- Pedestrian: 16,000 trips per day (predominantly internal trips).

This represents a significant change in behaviour, so an interim mode share target has also been identified for a 5-year horizon. While still ambitious, this change is considered possible with the existing supporting infrastructure.

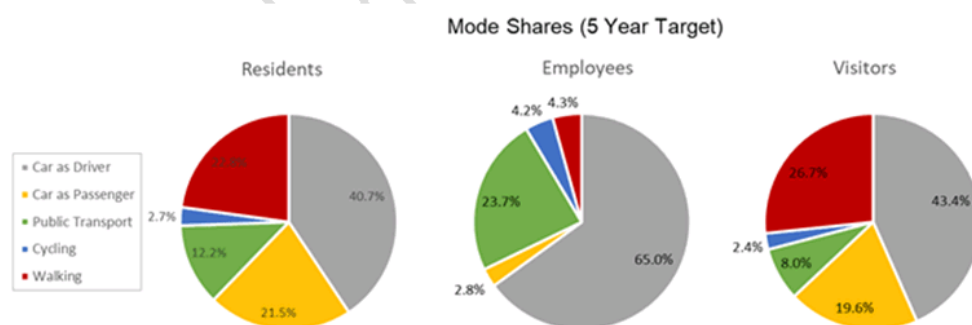


Figure 34 - Mode share (5 year target)

The Leederville Precinct Structure Plan contains a number of strategies to achieve the mode share targets. This is the primary goal of the movement section.

### 5.5.2 Link & Place

The Link and Place Framework categorises streets within the network according to their specific combined place and link function. The combination of place and link is shown in the



below matrix. This framework recognises that a liveable and successful city needs a variety of street types that serve different roles and functions in different places.



Figure 35 - Link and place framework

**Link** refers to how people move along streets and roads. The Link or level of movement is understood in terms of the number of people moving, including pedestrians, cyclists, people catching public transit, and those in cars, rather than the number of vehicles per day.

**Places** are locations which are of specific interest to people or where people undertake activities. Place considers the mix and type of retail, commercial, residential, food and beverage, and entertainment options in an area, and how people move through and to the space. Different streets in Vincent are intended to support different intensities of activity. These places are identified in the City's Local Planning Policy 7.1.1 Built Form as 'Built Form Areas'.

The primary changes to the network are described below:

**Oxford Street** north of Vincent Street - changes from a High Street to a City Street. This reflects a shift in place value of the street, increasing the importance and level of street-level activity through active frontages, more intensive hospitality and retail land uses and a more inviting streetscape environment.

The Link function of this section of Oxford Street is retained, however it can be expected to change to reflect a greater priority for cycling modes, leveraging high-quality facilities both along Oxford Street and across the broader network.

**Oxford Street** south of Vincent Street - changes from a City Street to a City Place, reflecting the transformation of Oxford Street to a pedestrian plaza (further explained in Appendix 2 - TIA). Due to the high place value of this section of Oxford Street there is limited link value to this section as it is where people should dwell and enjoy the town centre rather than moving straight through it.

**Newcastle Street** – the City Street function of Newcastle Street would extend through to Loftus Street, reflecting the increased intensity of development proposed through the Cityscape Precinct, and the expectation of street-level activation well beyond current practice.

**Carr Place** - changes from a Local Street to a City Place, reflecting a shift in the place value, supported by the street's designation within the City's *Local Planning Scheme No. 2*, and the opportunities derived from its lack of strategic connection to the wider road network.

**Frame Court** - changes from a Local Street to a Town Square, reflecting the increased place value of the street, and supported by the redistribution of car movements away from this location and improvements to activity and pedestrian priority infrastructure needed for the intensity of development proposed through the Cityscape Precinct.

**Vincent Street** – retains its mobility function as a High Road, to cater for all modes rather than only private motor vehicles. Vincent Street provides a vital east-west link for public transport and bicycles. It is important in supporting a wide range of transport modes.

**Leederville Parade** - changes from a Connector Street to a Core Road. This is the only street for which mobility demands are expected to take precedence over activity. The proposed redirection of traffic away from Vincent Street and Oxford Street into Leederville Parade corresponds with an increase in its movement function to consolidate activity to the core.

**Loftus Street** - continued high movement function reflects its role as a transit corridor, with a potential future emphasis on public transport to provide for expected growth in the demand for people movement between the suburbs north of Vincent and the Perth CBD.

Outside of the Activity Centre boundaries, the Oxford Street Activity Corridor between the Leederville Activity Centre and the Mount Hawthorn Activity Centre would transition from High Street to City Street in response to the expected increase in active land uses.

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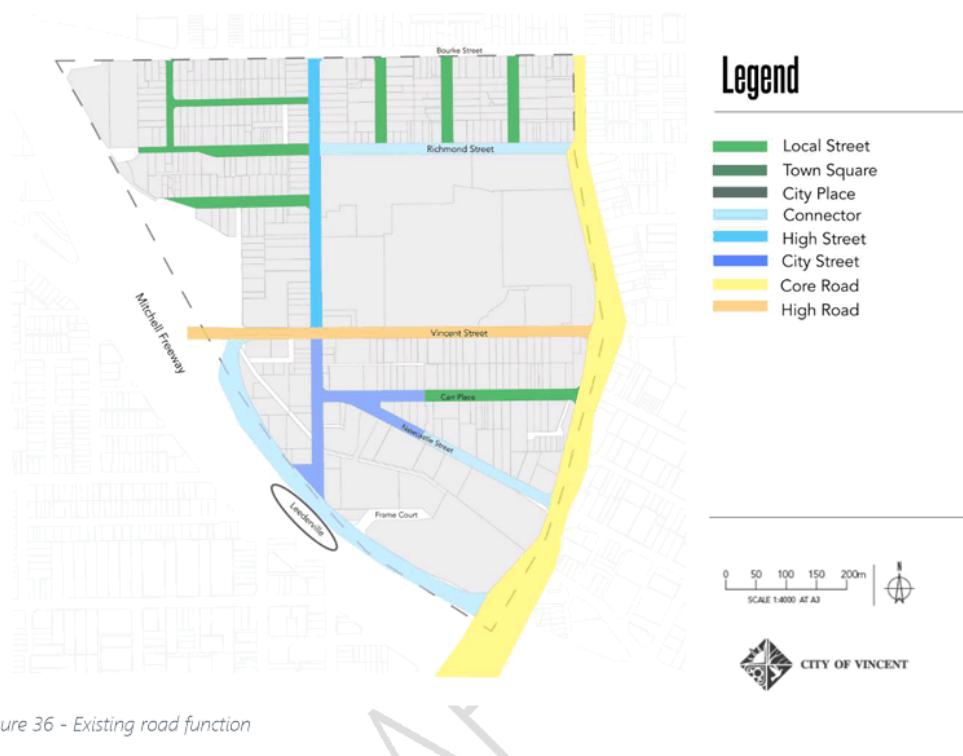


Figure 36 - Existing road function

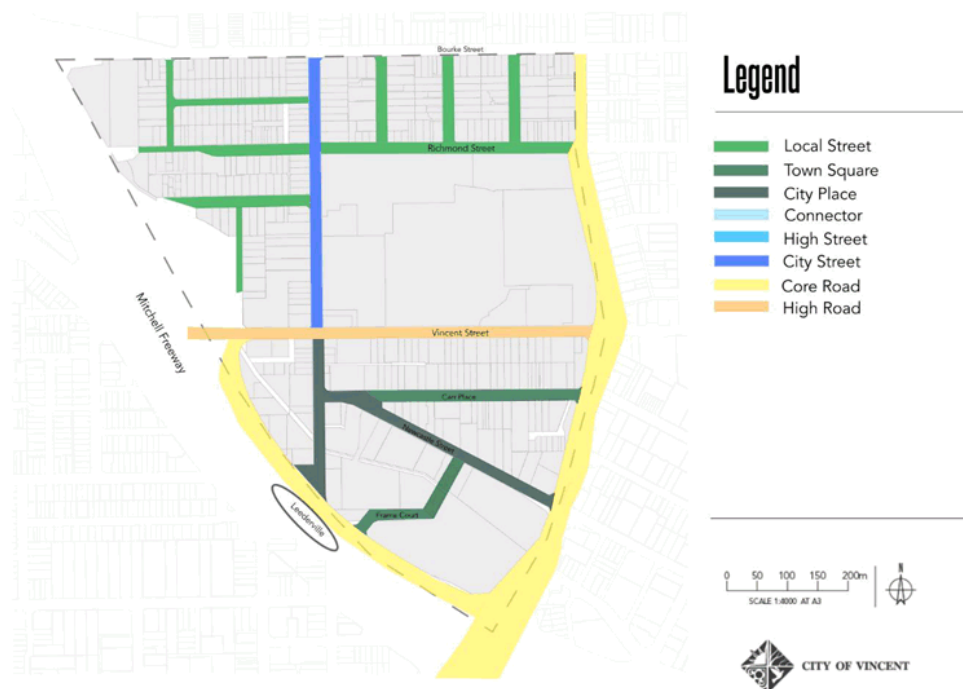


Figure 37 - Future road function

### 5.5.3 Road and street hierarchy

The Leederville Precinct is in close proximity to two Mitchell Freeway exits; Vincent Street (North and Southbound) and Loftus Street (Northbound). In general, regional traffic is retained along the periphery of the commercial area along Vincent Street, Loftus Street and Leederville Parade. While Newcastle Street and Oxford Street are also classified as Distributor A & B, these primarily accommodate local traffic. For the purpose of the precinct structure plan, the City will advocate to Main Roads for changes to the hierarchy after implementing proposed changes to the road network.



Figure 38 – Existing road hierarchy

### 5.5.4 Vehicle access

Key entry points are shown on Figure 39 - Vehicle access (TIA). The TIA includes SIDRA Analysis for each of these intersections. SIDRA is software used to analyse intersection and network performance to establish suitable intersection and network timings. The TIA found that many of the intersections are operating at low levels of service. Due to width and intersection size restrictions, the current road network is immensely constrained. Incremental upgrades to width and lane numbers have reached their limit. This means that those intersections with a low level of service will not only need traditional upgrades but also mode shift and volume management.

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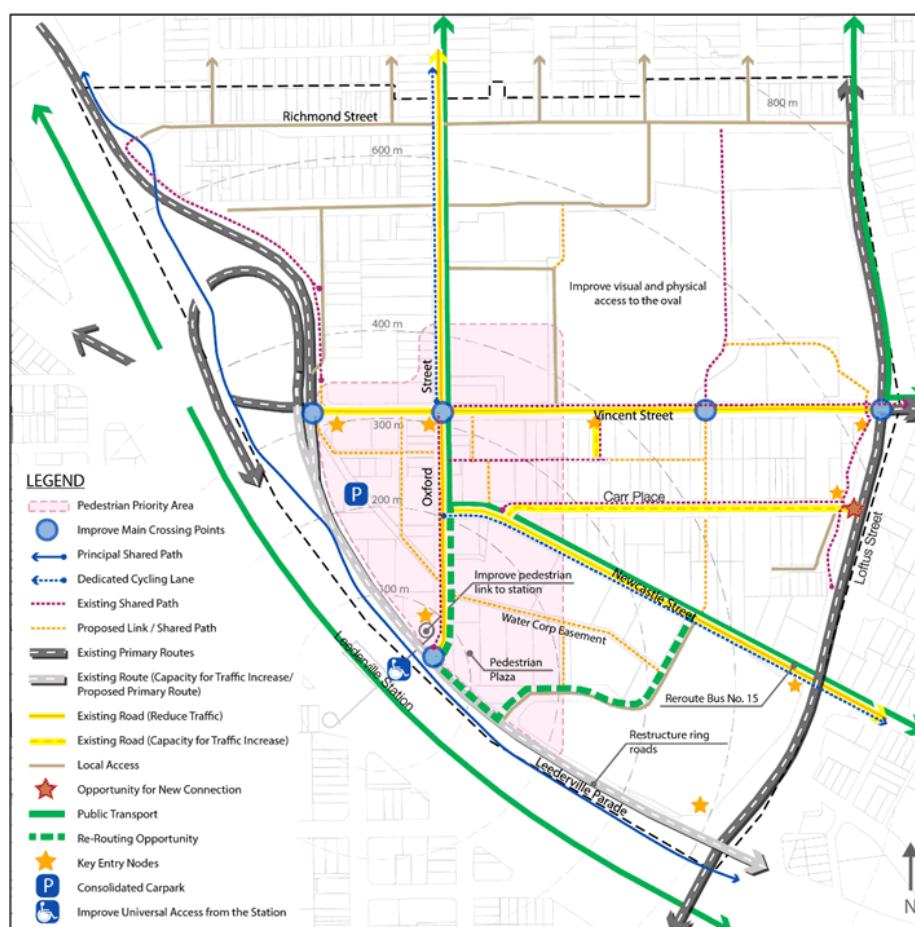


Figure 39 - Vehicle access (TIA)

Each intersection has been assessed on a yearly growth basis. Mode shift to alternative transport presents an opportunity for substantial increases in corridor capacity without changing the carriageway width. This is possible because high-capacity public transport and cycling infrastructure are both much more space efficient than private vehicle lanes. As the network is constrained by land availability, urban infill and development will ultimately require investment in alternative transport.

#### Proposed Connection/Shared Path

These links shown on the Structure Plan map will be vested to the Crown at the time of subdivision, or acquired if needed before subdivision occurs. The key links will help to create a more pedestrian friendly environment, reducing travel time and separating pedestrians and cyclists from vehicles. The priority design of these links would be for pedestrians and cyclists only. For safety, comfort, and activation the links should be designed with a 6m width.



Figure 40 - Link and Shared Path

#### Opportunity for new connection

Carr Place is closed to vehicle traffic when events are held at Leederville Village Square (Cnr Newcastle Street/Carr Place). When this occurs, there is significant interruption to residents living on Carr Place who cannot enter or exit the street. Providing a new connection at Loftus Street for Carr Place is a potential solution that would enable additional closures of the Village Square without interruption to residents.

The main constraint for this new connection, however, is that large native trees would need to be removed to make way for the 'left-in, left-out' intersection. The City's Greening Plan aims to maintain mature trees and vegetation wherever possible, so this proposal would be in direct contravention of that aim. The decision whether or not to proceed with this intersection is subject to MRWA approval and should be made after taking into account all the relevant factors and subject to community consultation.



Figure 41 - Intersection between Carr and Loftus street



If this intersection cannot be progressed, then the new links between Vincent Street and Carr Place should be designed to accommodate one-way vehicle traffic in addition to cycling, pedestrians and activation of commercial tenancies (approximately 8m).



Figure 42 - Carr street link example

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Reserve land for a future dedicated left-turn lane on Leederville Parade approach to Loftus Street. Identified land is only indicative and subject to detailed design prior to acquisition or vesting to encourage vehicles to move around the centre instead of through.	Plan 1
2	Modify Vincent Street approach to Loftus Street westbound to provide a dedicated left-turn lane, no widening should be necessary. Advocate for modifications to lanes and signals to allow vehicles to move around the centre instead of through.	Plan 1
3	As per the link and place designation modify Oxford Street, North of Vincent Street, to promote 30km/h function. This is a longer term (10+ years) goal that should occur both organically (with more active street frontages) and through specific infrastructure modifications (such as wider medians and footpaths) to improve pedestrian and cyclist safety.	Part 2, Section 6, Clause 6.3
4	Acquire new shared access routes from Vincent Street through to Carr Place to improve pedestrian and cyclist amenity.	Part 2, Section 6, Clause 6.3

### 5.5.5 Walking and Cycling

The town centre movement network is supported by access to a principal shared path (PSP) that runs adjacent to the rail line. The PSP connects cyclists to the CBD and approximately 35km north to Butler Train Station. There are several shared paths (pedestrian & cyclist) and shared roads providing east-west linkages as well as dedicated on-road cycling lanes on Oxford Street between Vincent and Bourke Streets. The footpaths along Oxford Street and intersecting east-west roads including Carr Place, Newcastle Street and Vincent Street are mostly unobstructed, providing a safe environment for pedestrians. These areas also provide a moderate level of shade for pedestrians via awnings and tree cover.

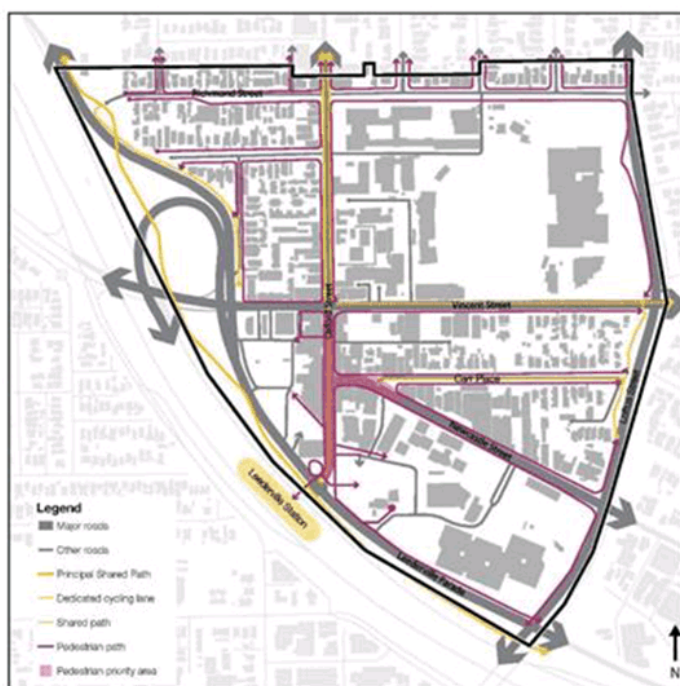


Figure 43 - Mode share map

A key focus within the Leederville Precinct is the provision of high-quality, pedestrian friendly streetscapes so that people who live, work or visit the centre can comfortably walk to and within it. The activated core, including a significant length of Oxford Street, is oriented towards pedestrian accessibility, with wide, attractive pedestrian footways and legible road crossings.

#### Pedestrians

Pedestrian activity and connections are critical factors in the effectiveness and vitality of an Activity Centre. The way pedestrians move is not strictly on the path provided, it is predominately where they want to go or 'desire lines'. For this reason, the pedestrian environment must be carefully considered, particularly along primary pedestrian desire lines. This includes construction of high-quality paths, shade trees and street furniture to provide

amenity. By improving the pedestrian environment, more people will enjoy moving through the area, providing a positive feedback loop reducing the demand for other modes and parking.

Key improvements to pedestrian infrastructure can greatly improve amenity and safety; the two main reasons why people will choose pedestrian movement rather than the private motor vehicle. Raising the road surface to be flush with the kerb and incorporating street trees into the streetscape naturally creates a shared pedestrian and car zone helping reduce traffic speed, encouraging motorists to drive below 10km/h and increasing accessibility. Footpath widths should also be increased to a minimum of 2.0m, continuing to be flush over crossovers and minor roads. Priority opportunities are identified on Figure 39 - Vehicle access (TIA), including the Mounts Bay Main Drain (currently a Water Corporation infrastructure corridor), which could be a major pedestrian through route.



Figure 44 - Intersection example

### Cycling

Additional facilities are necessary to complete a comprehensive network of safe cycling routes across the precinct and to destinations to the north and east. This includes the extension of separated cycling corridors along roads such as Loftus Street, and the upgrade of infrastructure along Oxford Street.

On streets which are activated with significant pedestrian volumes, the low speed (30km/hr or less) and low vehicle volume environment supports safe cycling in mixed traffic.

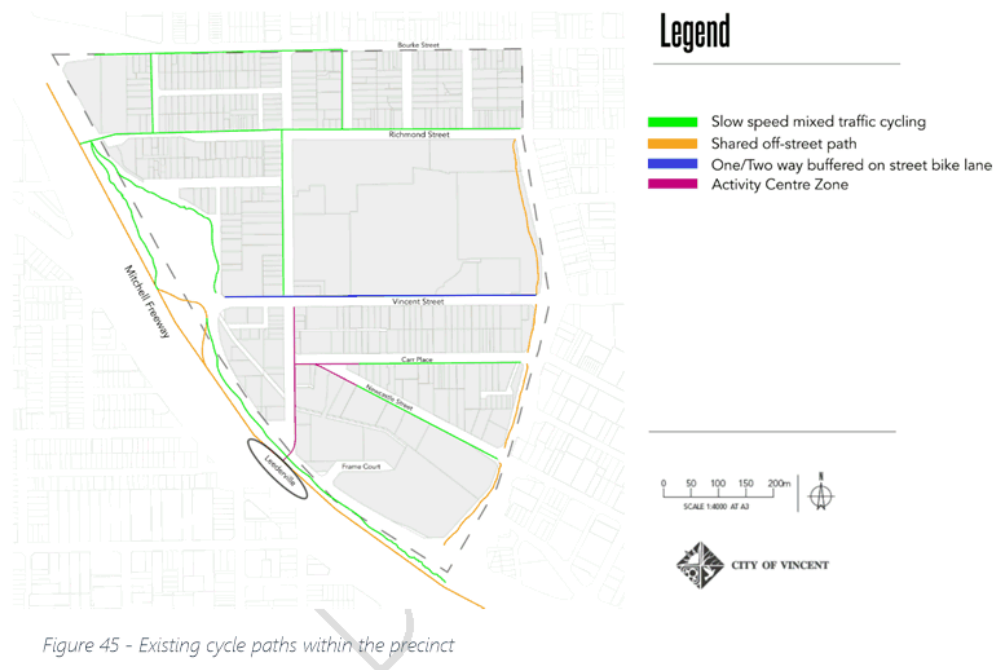
The State Government's Long Term Cycle Network Plan closely aligns with the TransPriority assessment for the Leederville Precinct in the TIA.

Key improvements to cycling include:

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- Reducing on-street parking along Oxford Street;
- Adding attractive bike parking in small clusters near retail, office and civic buildings;
- Head start boxes at the intersection of Oxford Street and Vincent Street to provide cyclist priority; and
- Upgrades to Vincent Street and Newcastle Street cycleways.



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Figure 47 - Alternate cross section of Vincent Street (slow speed mixed traffic).

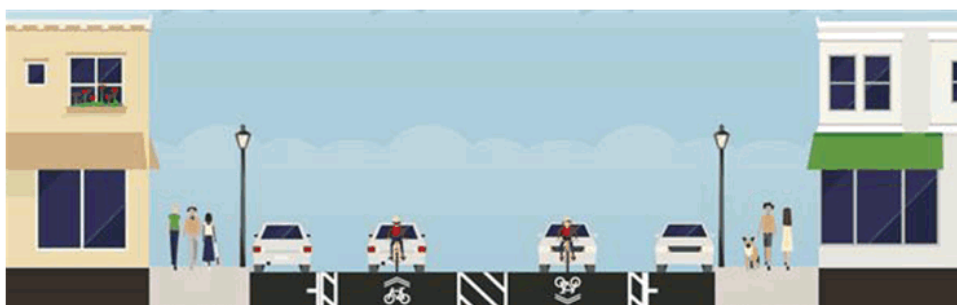


Figure 48 - Potential cross section of Newcastle Street (slow speed mixed traffic).

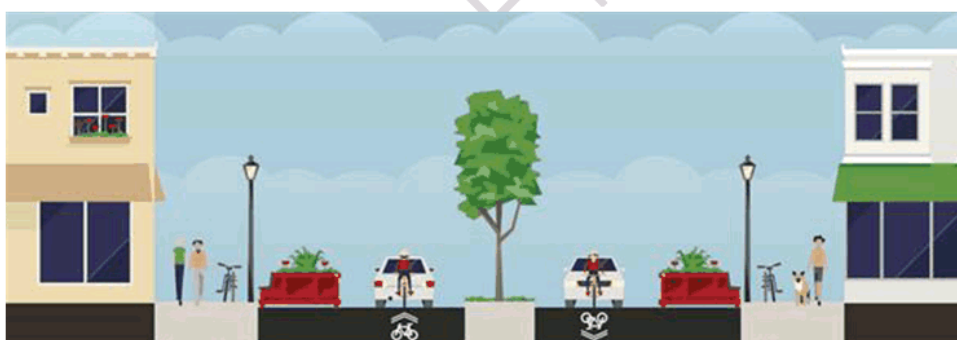


Figure 49 - Potential cross section of Oxford Street (activity centre shared zone).

#### End of Trip facilities

End of trip facilities typically consist of secure bicycle parking, showers, lockers and other ancillary infrastructure designed to support cycling as a comfortable, practical mode choice. The level of end of trip facility infrastructure provided depends on the target demographic and the available infrastructure funding sources.

To cater to increased pedestrian and cycle demand, large scale development should provide secure bicycle parking and end of trip facilities adjacent to vehicular parking.

High-street environments, with smaller office and retail, generally do not have the private space for businesses to provide secure commuter parking, let alone showers. In these instances, public facilities are needed. Subject to business case analysis, a communal large-



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scale cycle parking facility should be provided in Leederville, ideally near the core. As a minimum, a secure bicycle parking facility could be provided to accommodate commuters and visitors where users pay a fee to access the facilities.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	<p>Prioritise pedestrians; followed by cyclists; followed by public transport users; followed by people who choose to drive by:</p> <ul style="list-style-type: none"> <li>Improving key roads by creating slow speed mixed traffic and shared spaces along Oxford, Newcastle and Vincent Street;</li> <li>Upgrading road cross sections and intersections to prioritise pedestrians and cyclists.</li> <li>Creating safe and enjoyable walking paths and raise road surfaces to be flush with kerbs, shown in Figure 44 - Intersection example as high place value streets.</li> <li>Incorporating street trees to assist in creating shared pedestrian/car zones.</li> <li>Undertaking a Streetscape Audit to inform the location for new street trees, lighting, crossings and path widening.</li> <li>Implement finding of a city wide Wayfinding Strategy that encourages pedestrian and cyclist movement to key places within the Precinct.</li> <li>Enable the staged delivery of the Mounts Bay <del>Main Drain</del> <a href="#">green-linkage</a> <a href="#">Pedestrian Linkage</a>.</li> <li>Ensuring all main cycling routes are connected and provide an increased level of safety to encourage use including dedicated cycling lanes that possess effective buffers and infrastructure barriers.</li> </ul>	<p>Part 1, Section 1; Plan 1; Plan 2; Section 6, Clause 6.1; and Part 2, Section 6, Clause 6.3</p>
2	Increase bike parking availability and quality.	Part 1 5.1.15; & 5.1.16
3	New developments to provide secure bicycle parking with showers and lockers on larger development sites.	Part 1 5.1.15; & 5.1.16
4	Construct a communal end of trip facility open to the public. Developers could also provide this as development incentive.	<p>Part 1 5.1.15; &amp; 5.1.16</p> <p>Section 6, Clause 6.1; and</p>

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## 5.5.6 Public Transport

Transperth provides both bus and train services to the Leederville Precinct.

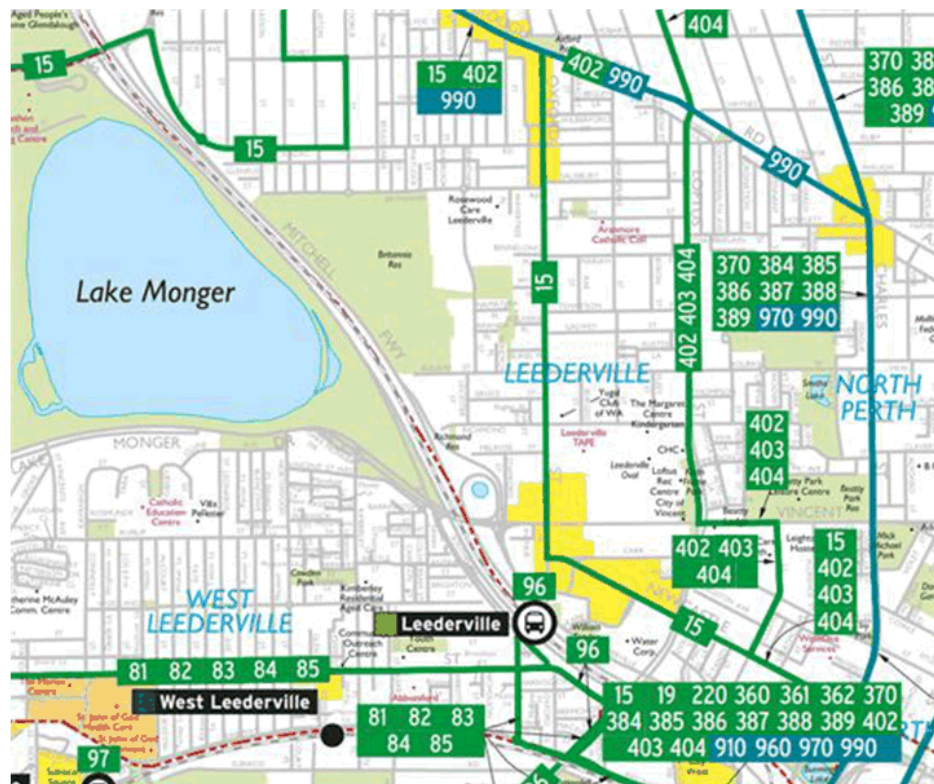


Figure 50 - Current public transport servicing (Public Transport Authority)

Leederville Station is located across the Mitchell Freeway via the Oxford Street overpass and provides a high-frequency train service to the wider Perth metropolitan rail network. The train station presents a key opportunity to further integrate public transport connections to the precinct and develop a true Transit Oriented Development (TOD). The table below outlines the current services at Leederville Station.

Route	Peak Frequency	Off-Peak Frequency	9pm onwards
<b>Perth – Butler</b>	5 minutes	15 minutes	30 minutes
<b>Butler – Perth</b>	5 minutes	15 minutes	30 minutes

The core of the precinct has limited access to bus services, consisting of the Route 15 bus only, which essentially duplicates the train service between Glendalough and the Perth CBD. Routes 402, 403 and 404 all operate along the precinct's periphery, stopping near the Loftus Recreation Centre, but with little exposure to the core of the activity centre. Additional bus services south of the Mitchell Freeway include the Green CAT (which

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connects to the CBD) and the Route 96 bus (which connects to QEII Medical Centre). The table below outlines the current bus services in the area.

Route	Peak Frequency	Off-Peak Frequency	
15 – Glendalough to Perth Busport	10 minutes	30 minutes	
402 – Stirling Station to Perth Busport	18 minutes	Avg. every 6 minutes	30 minutes
403 – Stirling Station to Perth Busport	10 minutes		30 minutes
404 – Stirling Station to Perth Busport	30 minutes		120 minutes
Green Cat (West Leederville Bus Station)	8 minutes	8 minutes	

The existing bus services along Loftus and Oxford Street coupled with the Leederville train station provide good north-south connectivity for the precinct. However, there is a distinct lack of east-west linkages to the precinct and throughout the City of Vincent. This limits the ability for residents in the wider region to easily access Leederville by public transport. To address this issue, improvements to east-west service are recommended, to support a connection between the City's key Activity Centres: through Leederville, Beaufort Street, Mt Lawley ECU and Maylands Train Station.

The Accessible City Strategy goes into more detail about this issue and how the City can advocate to the PTA for improved bus service.

In addition to route upgrades, on and off-street infrastructure upgrades are recommended in order to improve street amenity. Bus shelters or bus shelter parklets are effective means of minimising pathway congestion while improving bus accessibility and waiting areas. Installation of these within the Leederville Precinct can greatly improve street activation, as well as catering for increased passenger numbers and making the use of public transport more appealing to a wider demographic.

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Figure 51 - Indicative bus shelter

Existing access to the Centre from Leederville Station is provided by a separated, but exposed overpass that presents a poor pedestrian environment which does not provide universal access. The overpass includes a long ramp that terminates at the southern end of Oxford Street. The ramp is not well-integrated or well-designed with the activity centre, and there is an opportunity to improve this connection. The PTA are already investigating different designs for this overpass, so the City will advocate for it to be accessible, sheltered, convenient and attractive, while adding to the vibrancy of Leederville.

#### Recommendations for Part 1

#	Recommendation	Ref.
1	Advocate to PTA for improved local bus services (especially east-west connections). Advocate for high-frequency public transport service along Loftus Street, increasing person-mobility along this key corridor.  Advocate for improved universal access to Leederville Train Station which enhances the experience for people using the station and connection to the West Leederville Activity Centre.	Part 1, Section 1; Plan 1; Plan 2; and Part 2, Section 6, Clause 6.3
2	Improve bus stop infrastructure including shade, shelter and pedestrian crossing points. Integrate bus shelters into adjacent development where feasible.	Part 1, Section 1; Plan 1; Plan 2; Section 6, Clause 6.1; and Part 2, Section 6, Clause 6.3

### 5.5.7 Parking

While private vehicle usage is expected to diminish in the future, there will still be a need to accommodate cars and parking. To determine parking requirements, the TIA considers the future projected trips taken by visitors, employees and residents, based on the proposed land use mix in the Leederville Precinct.

#### Existing supply

Parking supply is the total number of parking spaces that are built or available within the study area, regardless of whether they are utilised. Parking supply only includes marked spaces and does not include areas designated for standing vehicles.

The parking available within the Activity Centre comprises a combination of on-street bays as well as three Council owned at-grade parking facilities, the two largest car parking destinations being The Avenue (279 bays) and Frame Court (170 bays) car parks, both accessed from Leederville Parade at the southern boundary. The Loftus Recreation centre carpark, accessible off both Loftus Street and Richmond Street provides 392 parking bays however, it predominantly supports the parking demand created by the community and civic uses present on that land. The Leederville Precinct currently has a public parking capacity of approximately 1,500 spaces.



Figure 52 - Existing public parking within the precinct

Demand

Parking demand is the accumulation of vehicles parked within the study area at a point in time. Parking demand includes all parking associated with nearby land uses, whether in an off-street facility, parked illegally, parked on-street or in remote parking lots. Parking demand does not include standing vehicles awaiting the pick-up or drop-off of passengers.

The substantial growth in residential and employee activity is expected to reduce the need for parking (due to an increase in internal trips). Road capacity and parking constraints combined with improved pedestrian and cyclist amenity also add to the reduced need for parking. As a result, the expected employment growth of 70% results in an increase in parking demand of only 25%. If provided within an efficient, consolidated parking supply, this would equate to a total non-residential parking supply (public and private) across the Leederville Precinct of approximately 2,500-2,750 spaces.

Parking management

The overall management of parking follows these three principles:

1. Commuter parking should be maintained at the periphery of the Leederville Precinct, where appropriate land can be made available for large-scale, multi storey parking structures. This allows vehicles to travel to the centre at the periphery to be parked for pedestrians to move within the centre;
2. Short term visitors to the Leederville Precinct should be accommodated within consolidated car parking that does not detract from the streetscape, has good access from the periphery, good pedestrian connections, and is an appropriate size. The Avenue Car Park is a good location to further develop parking infrastructure, potentially as a multi storey car park within a mixed use development; and
3. On-street parking should prioritise quick trips, service bays, bus infrastructure, ACROD parking and where suitable provide the opportunity for parklets.

To support the proposed land uses, public parking is recommended for long-stay commuters at the periphery of the Activity Centre to reduce the impact of private vehicle trips through the Activity Centre and encourage mode shift to alternative forms of transport. This will be supported by high quality pedestrian and cyclist amenity. Short-stay retail/visitor parking is recommended closer to major activity nodes, in the form of consolidated destination parking and limited on-street provision.

A departure from the existing provision of parking is an understanding that on-street parking spaces should be considered in the context of their opportunity cost and that car parking may not be the 'highest and best use' of kerbside spaces. Relocating these spaces to a consolidated location may support a more vibrant and active Centre.

Large-scale multi-deck parking is proposed around Leederville Oval, and within The Avenue car park. Both of these locations have the advantage that they are easily accessed from the primary road network. The proximity of these parking areas to the Town Centre and the high quality, legible pedestrian connections, would retain the capacity for private vehicle travel without impacting the vibrancy of Leederville.

The priority outcome for these multi storey car parks would be to integrate them within a mixed-use development. For example and subject to a business case, one floor of commercial tenancies, three levels of parking, followed by two levels of residential units. Sale or rent of these units would help fund the car park construction.

Maximum Parking Rates and Unbundled Parking:

The maximum parking rates for commercial developments are informed by the modelling and projections conducted as part of the TIA which has proposed a precinct-based parking cap of 1 space per 80 to 90 square metres.

To address the impact of local traffic congestion on local intersections, maximum parking rates should be 1.0 bay per unit. In larger 3 or 4 bedroom dwellings, there may be a need to allocate more, but an entire development must average no more than 1.0 bay per 2 bedrooms.

The cost of these parking bays is normally passed onto the occupants indirectly through the rent or purchase price (bundled). This means that tenants or owners are effectively bound by whatever number of bays the developer has chosen to allocate to their unit, unless they wish to undertake a private sub-let of their parking bay.

Unbundling housing and parking provides a framework for residents to decide for themselves how much parking they need. Given the proximity to Leederville Train Station, restricting parking to a maximum number of bays per unit will ensure that parking is given a high value and the actual cost of parking will be readily apparent to those who choose to drive.

Developers will have the following options to choose from when constructing a new development:

- Facility managers can unbundle parking when renting building space;
- Developers can make some or all parking optional when selling buildings;
- Renters can be offered a discount for not using some or all of their allocated parking spaces;
- Parking costs can be listed as a separate item in the lease agreement to show tenants the cost and enable them to negotiate reductions; and
- Tenants and owners can trade bays between themselves at any time.



Use of on street bays

Residential developments will also not have access to on-street bays for residents. Visitor bays may be appropriate on the street but will not be solely allocated to one development.

The primary uses of on-street parking is for:

- Loading zones;
- ACROD parking;
- Bus stops and layover;
- Bicycle parking;
- Parklets;
- Taxis, ride hailing and car share; and
- Visitor parking.

These different uses are determined on a case-by-case basis as and when a need arises. This has occurred organically in the past and will continue either at the request of the community, or following periodic technical surveys.

Private Parking Arrangements

Basement parking is constrained due to high ground water levels in the area. For properties affected by a high water table, at-grade or podium parking will need to be thoughtfully designed and not compromise streetscape and public realm activation.

Based on the above, parking layout and management should consider the following:

- Vehicle parking shall be located within the basement levels of a building to prevent negative impacts on the public realm;
- Where podium parking is proposed, the parking area must be located on the first floor or above and sleeved by active uses to main streets and laneways; and
- Only one vehicle crossover per lot is permitted except where the Council is satisfied that no adverse effects on vehicular or pedestrian traffic will result;
- The amalgamation of small car parking areas on individual lots together with shared vehicular crossovers is encouraged in order to reduce vehicular and pedestrian conflict and to improve the overall streetscape;
- Parking structures must be designed with a slab-to-slab height of at least 3.5m to enable future adaptation into habitable spaces.

Electric Vehicles

The use of electric vehicles continues to increase as:

- People want to reduce their impact on the environment by using renewable energy;

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- the price of electric vehicles reduces making them accessible to a wide market; and
- the cost of fossil fuels increases.

Future development within the LPSP should allow for the use of this technology and ensure that there is suitable infrastructure to support this.

## Recommendations for Part 1

#	Recommendation	Ref.
1	Design parking for reciprocal usage (used for offices during the day and entertainment uses at night). Locate parking central to multiple businesses that can use spaces at different times of the day. Encourage private developments to do the same through incentives.	Part 1, Section 1; Plan 1; Plan 2; Clause 5.15 and 5.16; Part 2, Section 6, Clause 6.3; and Section 6, Clause 6.1;
2	Consolidate the location of long-stay commuter parking at the Avenue Car Park and Frame Court Car Park. Facilitate and allow the development of one multi-deck parking facility, integrated with a commercial or mixed use development.	Plan 1; Plan 2; Part 2, Section 6, Clause 6.3
3	Private parking structures are designed to have minimal impact on the public realm. Parking areas in new development must be located in the basement when possible, or on the first floor or above and sleeved by active uses to main streets and laneways to create active frontages.	Part 1 Clause 5.2.4
4	Ensure maximum parking rates for all developments;	Part 1 Clause 5.1.15 & 5.1.16
5	New developments to provide 20% of the total amount of bays as electric vehicle bays or capacity to supply electric vehicle charging points to support 20% of the total amount of bays as electric vehicle bays.	Part 1 Clause 5.1.15 & 5.1.16
6	Improve parking: <ul style="list-style-type: none"> <li>• On street parking to be for specific, short-term users;</li> <li>• Improve signage and wayfinding of available parking areas;</li> <li>• Provide electric vehicle charging points for commuters in public car parks.</li> </ul>	Part 2, Section 6, Clause 6.3, aligned with ACS

## 6 Implementation

The Leederville precinct is an established centre and redevelopment is likely to occur incrementally over time. This section of the LPSP seeks to outline which actions will be required to achieve the precinct structure plan and ensure this development achieves the overall vision and general objectives.

The implementation of the LPSP is dependent on redevelopment and will be influenced by a range of factors including:

- The property market;
- The overall economic condition of the locality and state;
- Private landowner negotiations (i.e. the ability to consolidate landholdings into appropriate sized land parcels; and
- The capacity of existing infrastructure.

### 6.1 Collaboration

The LPSP will require the collaboration of multiple levels of government and services agencies. Stakeholders specifically identified due to their pre-existing involvement and their future role as a key agency on the future growth are identified in the table below:

Key Implementation Stakeholders	Role
<b>Transport Agencies:</b> Department of Transport Main Roads WA Public Transport Authority	The integration of land use and an efficient movement network is critical to the success of the Leederville Precinct Structure Plan. Critical infrastructure items may require the agreement of one or multiple transport agencies.
<b>Western Power</b>	Preliminary servicing investigations reveal that the precinct may face challenges in the future in relation to the transfer of loads feeding out from the Perth CBD. Identifying the servicing gaps and developing a framework for further discussion with Western Power to negotiate specific timing of network upgrades and cost will be critical. Critical infrastructure items will require addressing with Western Power as part of the LPSP.
<b>The Water Corporation</b>	<u>Reticulated water</u> Preliminary servicing investigations reveal that the Activity Centre will likely require upgrades to the existing water network to support intensified development.

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	<p><u>Reticulated Sewer</u> Further investigations will be required, in association with the Water Corp to determine capacity and availability of services proposed as part of this LPSP. Critical infrastructure items will require addressing with the Water Corp as part of the LPSP.</p> <p><u>Development site and pedestrian walkway</u> Water Corporation also own one of the largest freehold land parcels within the Activity Centre and control land over the main drain to Galup (Lake Monger). The existing drain is proposed to become an east west pedestrian walkway. Future plans for the redevelopment of this land will have a notable impact on the form and function of the Activity Centre. Ongoing dialogue between the City and Water Corporation on future opportunities will be crucial.</p>
<b>Department of Planning, Lands and Heritage (Heritage Council of WA)</b>	<p>There are several State and Local heritage listed properties within the Activity Centre area. Keeping the unique character of Leederville through retention of character buildings and well-planned redevelopment in and around these areas is critical. Support from State level to facilitate this will be vital.</p>
<b>Private developers</b>	<p>Comprehensive development will be proposed in the precinct. It is important that the City liaise with potential proponents to ensure awareness of the LPSP objectives and requirements.</p>
<b>Department of Education</b>	<p>As the centre develops there may be a need to provide a primary or secondary school. Liaise with the Department of Education as the centre develops to ensure the accommodation of a school before the need arises.</p>
<b>TAFE</b>	<p>Ensure support for the existing education services so that they can remain in place.</p>
<b>Foyer Oxford The 'Y'</b>	<p>Support the local services and provide opportunities for further enhancement.</p>

## 6.2 Development staging

Development staging is the delivery of both infrastructure and built form. The latter is generally dependent on the range of services, transport and community infrastructure. The

change across the Leederville precinct should be done in a proactive way to avoid underdevelopment due to unsuitable infrastructure.

With regard to built form staging, it is assumed that significant redevelopment will occur in the short-term in areas nearest to the centre and on land that has the highest development potential; this being the Cityscape and Urban Frame precincts. Development outside of these areas is also expected to occur on the basis many properties are nearing the end of their life cycle.

Development staging for the Leederville precinct was undertaken utilising 'Modelur' modelling software. This model tested short, medium and long term development scenarios using a range of general and precinct specific data/control parameters such as average persons per dwelling, average persons per commercial site, average residential and commercial gross floor area. Using these parameters the model was used to calculate a range of information including:

- Population density and development yields for each scenario;
- Identification of infrastructure upgrades linked to development staging; and
- Identification of car parking shortfalls to inform traffic analysis and management plans.

A summary of the general precinct specific control parameters that were used to create the staging models is provided in Appendix G. The 'Modelur' staging models and the key outcomes of the various scenarios are illustrated below (Figure 53 - Development staging).

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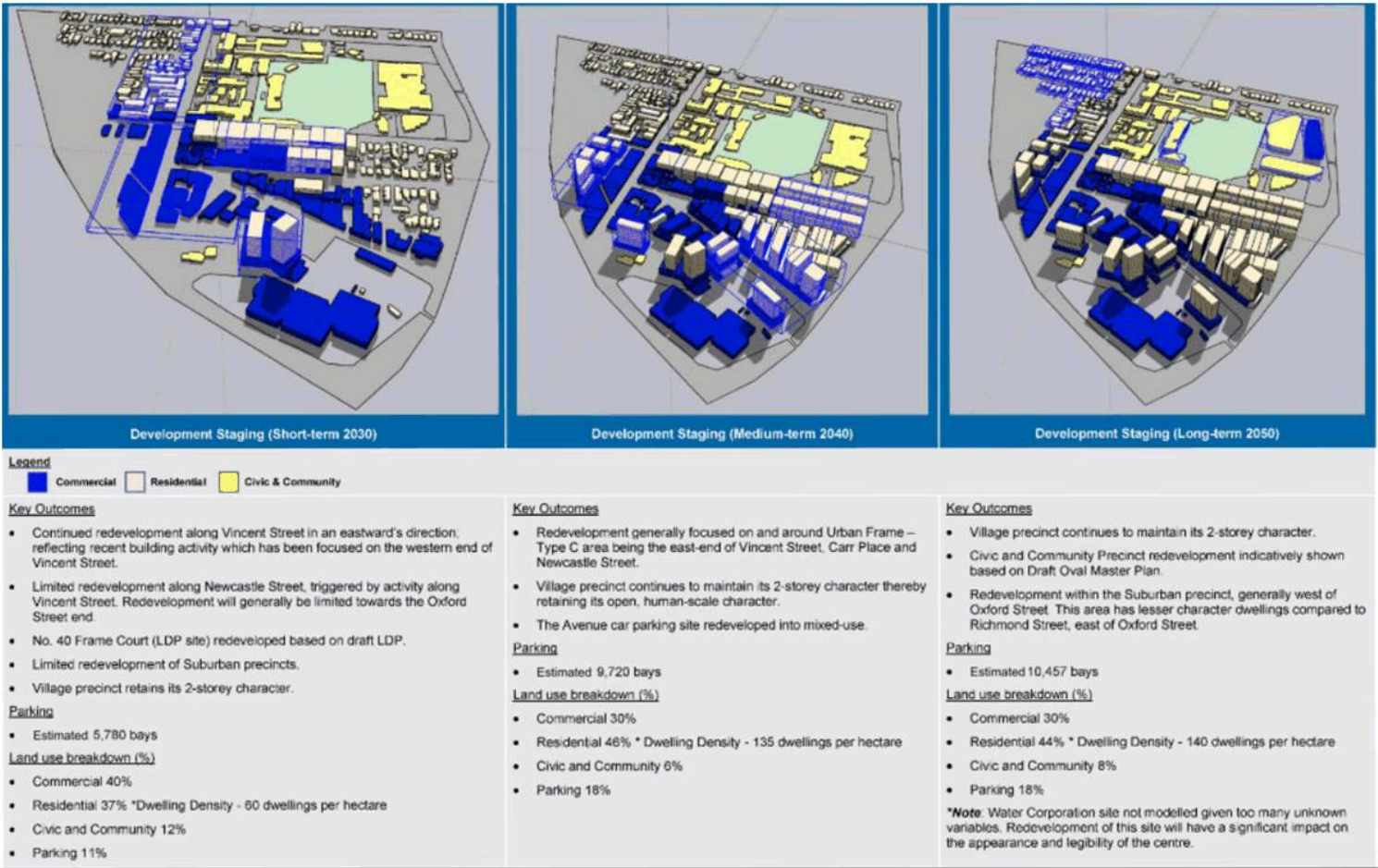


Figure 53 - Development staging



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### 6.3 Key projects and staging

The actions critical to achieving the objectives of the Precinct Structure Plan are outlined in the following tables as short, medium and long-term goals.

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## 6.3.1 Short term (0-10 Years)

	Action	Responsibility	Key Stakeholders
Road Infrastructure	Modify road network infrastructure to match intended future Link and Place.	City of Vincent	<del>Affected land and business owners</del>
	Undertake trials for Oxford Street Parklets, including innovative play space and public breakout facilities.	City of Vincent	Affected land & business owners
	To determine the location and extent of pedestrian upgrades, a streetscape audit is recommended, the findings of which informs the placement of street trees, lighting, crossing improvements and path widening.	City of Vincent	
	Investigate solutions for Vincent Street, Oxford Street and Newcastle Street footpaths to be upgraded to a minimum of 2.0m with 2.5m+ desirable, and that footpath grade and material to be continued across crossovers and minor roads.	City of Vincent WAPC	MRWA
Laneways and Linkages	Acquire and construct laneways and new public spaces.	City of Vincent	Private landowners City of Vincent
	Support for pedestrian desire lines, including the planting of native shade producing trees and vegetation.		Water Corporation
	Formalising arrangements to utilise laneways.		
Heritage & Culture	Investigate suitable cultural interpretations throughout the precinct potentially including a public community garden, as a place to meet.	City of Vincent	Private landowners
Road Network	Modify Leederville Parade approach to Loftus Street, providing dedicated left-turn.	MRWA	City of Vincent WAPC
	Modify Vincent Street approach to Loftus Street, providing dedicated left-turn.	WAPC	City of Vincent

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	Action	Responsibility	Key Stakeholders
Public Transport	Improve bus stop infrastructure including shade, shelter and pedestrian crossing points. Integrate bus shelters into adjacent development where feasible.	Public Transport Authority (PTA) City of Vincent	
	Advocate for extension of CAT service to and through the Precinct Structure Plan area.	PTA	City of Vincent
	Advocate for local area transit service including: Trackless Tram Vincent Circular Subiaco - Bayswater routes This will require investigation into an appropriate funding mechanism.	PTA City of Vincent	
	Advocate for high-frequency public transport service along Loftus Street.	PTA	City of Vincent Local Residents
Active Transport	Undertake Streetscape Audit to inform the location for new street trees, lighting, crossings and path widening.	City of Vincent	
	Increase canopy cover on public land in line with the Greening Plan.	City of Vincent	
	Construct additional on-street bicycle parking, replacing existing car parking spaces.	City of Vincent	
	Reinforce pedestrian priority by continuing paths over crossovers using consistent material and grade.	City of Vincent	
	Construct on-road bicycle separation on the Vincent Street approach to the Oxford Street intersection.	City of Vincent	WAPC

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	Action	Responsibility	Key Stakeholders
	Undertake a business case into high-quality consolidated public or private bike facilities.	City of Vincent	
	Prepare a precinct-specific parking management plan at a fine-grained level.	City of Vincent	
Parking	Introduce Demand Responsive Pricing mechanisms for on-street and off-street public facilities. Extend mobile pay system across all bays.	City of Vincent	All visitors to centre
	Seek a business case for a major land transaction to facilitate and allow the sale of land subject to the construction of peripheral long-stay public parking..	City of Vincent	
	Increase universally accessible parking across the Activity Centre area.	City of Vincent	
Design Review Panel (DRP)	Ensure the DRP are referred development applications within the Precinct.	City of Vincent Developers	Residents, landowners, developers
Scheme Amendments	Deletion of Regional Centre zone from the scheme; Adding 'Centre' zone to the Scheme and rezone all precincts to 'Centre' zone; and Rezone Residential R40 land to 'Centre' zone.	City of Vincent WAPC	City of Vincent, WAPC, Landowners
	Request MRS rezoning of 246 Vincent Street to Urban.	City of Vincent WAPC	WAPC Department of Local Government, Sport and Cultural Industries
	Apply to remove condition from development approval for 246 Vincent Street to permit adaptive use of DLGSC building.	City of Vincent WAPC	WAPC

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Action		Responsibility	Key Stakeholders
			Department of Local Government, Sport and Cultural Industries
Resource Conservation	Achieve target for scheme water for new development of 53 kL per person per year.	City of Vincent	All residents
	Advocate to both State and Federal Government for higher building design standards for new builds and retrofits (all building types).	City of Vincent	Business owners, occupiers and residents
Stormwater Management	Maximise the capture, use and local infiltration of stormwater.	City of Vincent	Water Corporation City of Vincent
	Implement water sensitive urban design on both public and private land.	City of Vincent	Business owners, occupiers and residents Water Corporation
	Identify low traffic areas including pathways and medians in parking areas and incorporate permeable pavements and biofilters where practicable to minimise stormwater runoff and maximise treatment options.	City of Vincent	Water Corporation City of Vincent
	Retrofit existing stormwater management systems with appropriate water quality treatment infrastructure to achieve improved water quality outcomes at source.	City of Vincent	Water Corporation City of Vincent
	Use signage throughout the catchment to identify the hydrological connection between Lake Monger, stormwater, groundwater and the Swan River.	City of Vincent	Business owners, occupiers and residents Water Corporation

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	Action	Responsibility	Key Stakeholders
	Manage contaminated sites in accordance with the Contaminated Sites Act 2003 (WA).	City of Vincent	DWER Individual lot owners of contaminated sites
	Manage acid sulfate soils in accordance with best management practices and Department of Water Environmental Regulation requirements.	City of Vincent	DWER
LPSP Review	Five year minor review of outcomes aligned with recommendations. Ten year major review of LPSP.	City of Vincent	Land owners, Business owners, occupiers and residents
Public Open Space	<del>Formalise William Traylen Park, which currently exists as shared private open space to be formalised as POS.</del>	<del>City of Vincent</del>	<del>Land owners, Business owners, occupiers and residents</del>

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Leederville Precinct Structure Plan

City of Vincent

## 6.3.2 Medium term (11-20 years)

	Action	Responsibility	Key Stakeholders
Road Infrastructure	Modify Oxford street north of Vincent street to promote 30km/hr function.	City of Vincent	
	Investigate solutions for footpaths be upgraded to a minimum of 2.0m with 2.5m+ desirable, and that footpath grade and material to be continued across crossovers and minor roads.	City of Vincent	MRWA WAPC
Active Transport	Investigate Vincent Street bi-directional protected bike lanes, replacing existing on-street parking. This facility should continue through and connect seamlessly to the Freeway PSP.	City of Vincent Dept. of Transport (DoT)	
	Improve cycling connections from the Principal Shared Path to the Town Centre.	City of Vincent City of Vincent	
	Facilitate or construct high-quality public bike facilities; potentially co-located with a share bike scheme hub.		
	Replace Oxford Street bike lanes north of Vincent Street with safe mixed-traffic environment (<30km/hr).	City of Vincent	
	Provide fast-charge EV parking bays.	City of Vincent	
	Reassign existing on-street parking for loading zones and taxi/ride hailing.	City of Vincent	
	Consider allocating on-street spaces for car share (where appropriate).	City of Vincent	

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Leederville Precinct Structure Plan

City of Vincent

	Action	Responsibility	Key Stakeholders
	Construct large-scale public parking facilities in support of development.	City of Vincent	
Service & Infrastructure	Power - Construction of a new 132kV CBD substation to facilitate the decommissioning of 66kV substation in the area to address feeder congestion out of the zone substation to provide for increased population and emerging technologies such as electric vehicles.	Western Power	City of Vincent

DRAFT

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Leederville Precinct Structure Plan

City of Vincent

## 6.3.3 Long term (20+ years)

	Action	Responsibility	Key Stakeholders
Public Transport	Advocate for dedicated transit lanes along Loftus Street, recognising the limited capacity of this road for private vehicle movement.	WAPC DOT	City of Vincent
Active Transport	Improve connections from Leederville Station to the Activity Centre, potentially including activation and shelter along the route.	PTA MRWA WAPC City of Vincent	City of Vincent
	Upgrade and improve paths based on condition assessment.		
Tree Canopy	Achieve 20% overall canopy by 2050, which requires additional tree canopy within the private domain.	City of Vincent	Private landowners City of Vincent

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PART

3

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Leederville Precinct Structure Plan

City of Vincent

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CITY OF VINCENT

## LOCAL PLANNING SCHEME NO. 2

### Amendment No. 7

Standard amendment to amend the 'Table – Zone objectives' to include 'Centre' zone and to reclassify the land subject to the Leederville Activity Centre from 'Regional Centre', 'Public Purpose', 'Parks and Recreation' and 'Residential' to 'Centre'.



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. 7**

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. Amend 'Table – Zone objectives' in Part 3 to include 'Centre' zone with the following objectives:

Zone name	Objectives
Centre	<ul style="list-style-type: none"> <li>• To designate land for future development as a town centre or activity centre.</li> <li>• To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy.</li> </ul>

2. Reclassify the portion of land bounded by Bourke Street, Loftus Street and the Mitchell Freeway from 'Regional Centre', 'Public Purpose', 'Mixed Use', and 'Residential' to 'Centre';
3. Amend the Scheme Map to reflect 'Centre' zone for the land referred to as the Leederville Activity Centre;
4. Remove 'Public Purposes – Technical School' from part of Lot 511 (No. 43 Richmond Street, Leederville) and 'Public Open Space' from part of Lot 500 (No. 244-246 Vincent Street, Leederville);
5. Remove 'Regional Centre' zone from the Scheme Map legend;
6. Include 'Centre' zone in the Scheme Map legend represented by the colour R:148 G:248 B:250.

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

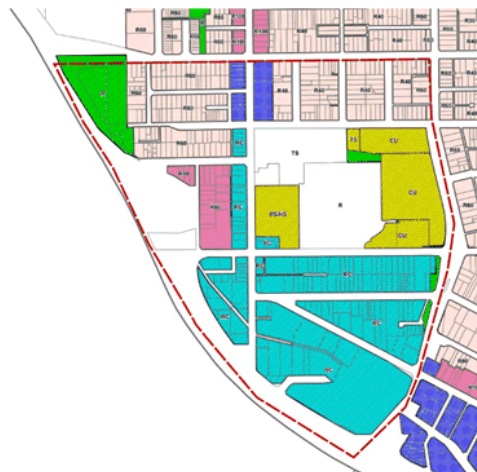
- The amendment relates to a zone that is consistent with the objectives of the Scheme;
- The amendment would have minimal impact on the surrounding area as the rezoning and reclassification of land would not alter the existing built form requirements on the subject sites;
- The amendment would not alter 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

## Modifications 2 to 4 (inclusive) – Scheme Map

## Modification 5 and 6 – Map Legend

Existing:Proposed:

- = Amendment area  
 = Proposed removed reserves

Dated this      day of      2021

---

 CHIEF EXECUTIVE OFFICER

CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2 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>	
	PARKS AND RECREATION
R	Restricted Public Access
	PRIMARY REGIONAL ROADS RESERVATION
	OTHER REGIONAL ROADS RESERVATION
	RAILWAYS
	PUBLIC PURPOSES
<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>	
	PUBLIC OPEN SPACE
R	Restricted
	PUBLIC PURPOSES
<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>	
	RESIDENTIAL
	MIXED USE
	COMMERCIAL
	CENTRE
	LOCAL CENTRE
	DISTRICT CENTRE
	<del>REGIONAL CENTRE</del>
	SPECIAL USE
<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
	ADDITIONAL USE
<b>ADDITIONAL INFORMATION &amp; RESIDENTIAL PLANNING CODES</b>	
	CODE AREA BOUNDARY
	SCHEME AREA BOUNDARY
	DENSITY CODE



CITY OF VINCENT

## LOCAL PLANNING SCHEME NO. 2

Amendment No. 7

### 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 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.....

**5.8 OUTCOMES OF ADVERTISING - PICKLE DISTRICT PLACE PLAN**

- Attachments:**
1. **Advertised Draft Volume 7: Pickle District Place Plan** [↓](#) 
  2. **Summary of Submissions** [↓](#) 
  3. **Volume 7: Pickle District Place Plan** [↓](#) 

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

1. **ADOPTS Volume 7: Pickle District Place Plan; and**
2. **NOTES:**
  - 2.1 **the submissions received in relation to the advertising of the draft Volume 7: Pickle District Place Plan; and**
  - 2.2 **the response to submissions provided by Administration included as Attachment 2:**
    - 2.2.1 **Administration will publish a notice of the adoption of Volume 7: Pickle District Place Plan, included as Attachment 3, on the City's website and social media platforms and will notify The Pickle District town team and all those who made submissions on the document.**

**PURPOSE OF REPORT:**

To consider the outcomes of advertising and adoption of Volume 7: Pickle District Place Plan (PDPP).

**BACKGROUND:**

On 23 August 2016 (Item 9.1.5) at its Ordinary Meeting of Council, Council endorsed Administration's approach to Place Management and the preparation of a Town Centre Place Plan for each of the City's five town centres.

Volume 1: Vincent Town Centres Place Plan (VTCPP) and Volume 2: North Perth Town Centre Plan (NPTCPP) were adopted in April 2018 and Volume 3: Mount Hawthorn Town Centre Place Plan (MHTCPP) was adopted in September 2019.

On 17 November 2020 (Item 9.5) at its Ordinary Meeting, Council endorsed the Place Plan Minor Review of the VTCPP, which included the Pickle District in West Perth as the first place in the City that is not an established town centre to progress a Place Plan.

On 18 May 2021 at its Ordinary Meeting, Council endorsed the Draft PDPP for the purpose of advertising. The document was advertised between 11 June 2021 and 23 July 2021 and is included as **Attachment 1**. During the advertising period, a local public notice was published, the document was displayed at the City of Vincent Library and published on the City's website and social media platforms, letters were sent to landowners and occupiers within the Pickle District flyers were dropped to residences within the Pickle District and the Pickle District town team was invited to comment. Several of the town team members made individual submissions on the Place Plan resulting in modifications being made to a number of actions emphasising the importance of collaboration between the City and the Pickle District town team. Further to this, the Town Team as a collective provided their formal support for the document noting that this is a positive base to build upon.

**DETAILS:**

The City received 20 submissions during the advertising period. A summary of all the submissions, including Administration comments and proposed amendments, is included as **Attachment 2**.

- In response to the submissions received, it is proposed to make eight modifications to the document, including to modify:

1. Action 1.1 to clarify that the project involve engagement with both building owners and business owners;
2. Action 1.2 to highlight the importance of the visibility of entrance to the Pickle District from the freeway;
3. Action 2.2 to clarify that the City will continue to collaborate with the Town Team on the development and delivery of any future initiatives for the Cleaver Main Street;
4. Action 2.4 to clarify that the investigation of the action will take into consideration the existing and future planned pedestrian and cycle connections to and through the Pickle District;
5. Action 2.7 to clarify that the project will deliver a Wayfinding Plan, rather than a Strategy and clarify that the project will embrace and enhance the areas unique character and sense of place;
6. Action 4.1 to clarify that lighting will be considered as part of the project;
7. Action 4.4. to clarify that the project will provide connection to the Pickle District businesses as well as Leederville Town Centre; and
8. Action 6.1 to make direct reference to the Making Space for Culture project.

**CONSULTATION/ADVERTISING:**

The City will notify all submitters of the outcomes of the Ordinary Meeting of Council. If adopted, further consultation would take place as required when completing each of the actions within the PDPP.

**LEGAL/POLICY:**

The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires the City to adopt a Strategic Community Plan and a Corporate Business Plan (CBP) to be supported by the Annual Budget and a range of informing strategies. The PDPP is outlined as a project in the City's CBP.

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to adopt the PDPP.

**STRATEGIC IMPLICATIONS:**

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

*Enhanced Environment*

*Our urban forest/canopy is maintained and increased.*

*Accessible City*

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.*

*Connected Community*

*An arts culture flourishes and is celebrated in the City of Vincent.*

*We have enhanced opportunities for our community to build relationships and connections with each other and the City.*

*We recognise, engage and partner with the Whadjuk Noongar people and culture.*

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

*Thriving Places*

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



*Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*

*We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.*

#### Sensitive Design

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

*Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.*

#### 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:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Sustainable Transport*

*Urban Greening and Biodiversity*

### **PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the *City's Public Health Plan 2020-2025*:

*Increased mental health and wellbeing*

*Increased physical activity*

### **FINANCIAL/BUDGET IMPLICATIONS:**

The implementation of actions within the PDPP would be supported through allocations within current and future City operating and project budgets as follows:

Actions to be implemented through existing operating budgets or existing project budgets: 1.2, 2.1, 2.2, 2.5, 3.1, 3.2, 4.1, 5.1, 6.1	
Actions that have been included in the City's 2021/22 budget:	
4.1 – Streetscape Audit	\$10,000
4.2 – Art for Artlets	\$10,000
Actions that may require additional budget from 22/23 onwards: 2.3, 2.4, 4.2, 4.3	

Any artwork created through the PDPP will be maintained through the Artwork Maintenance Budget.

### **COMMENTS:**

PDPP aligns the City's activities and services with a clear plan for the area that is informed by the community. The ongoing review of the document would ensure that the City's service delivery in the area keeps pace with emerging trends and community aspirations and ensures that the Pickle District continues to thrive as a place for people to live, work and visit.

The City will continue to work closely with The Pickle District town team to support the continued improvement of the Pickle District Action Plan, which would continue to inform the evolution of the PDPP.







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DATE	DETAILS	STATUS
19/05/21	Pickle District Place Plan	Draft

## 00. INTRODUCTION

The City of Vincent (City) Place Plan Series has been developed as a set of 'place based' strategic action plans to guide the allocation of funding and resources in the City's town centres and places. The Place Plans direct the City's service units to deliver a range of place-based initiatives and enable the City to effectively support and coordinate change.

Pickle District Place Plan (Place Plan) is Volume 07 in the Place Plan Series and will guide the implementation of all major initiatives in the Pickle District.

The Pickle District is situated in West Perth between Leederville and Northbridge. It is a creative precinct, home to new and diverse creative businesses including art galleries, artist and design studios, a boutique theatre, photographic studios and creative co-op working spaces.

## PICKLE DISTRICT SNAPSHOT

### Historic

The Pickle District forms part of Boorloo – Noongar land belonging to the Whadjuk people of the Noongar nation.

Geographically, the area sits within a chain of wetlands of practical and spiritual significance to the Whadjuk Noongar people. It was renamed Lake Sutherland by European colonists and later drained in the 1870s and repurposed as areas for market gardening to feed Perth's growing population.

Early businesses in the area ranged from furniture manufacturers such as Sandover & Co Furniture Factory originally located at 485 Newcastle Street, and Bryant's woodyard/fuel merchant located on Duke Street (now old Aberdeen Place).

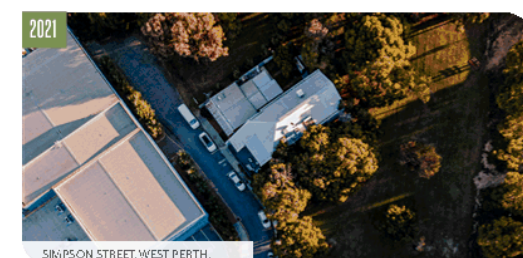
Inspiration for the name 'Pickle District' comes from the vinegar brewing and pickle and jam manufacturing factories in the area, which operated from around 1912. These included R.H. Maskiell and Co Ltd sauce, jam and pickle manufacturers, originally located on Golding Street in 1912, later moving to 567 Newcastle Street.

On adjacent Golding Street, Philip Stevens started a vinegar brewery in 1920. From 1922 until at least the 1950s, 4 Golding Street was the home of the WA

Vinegar Brewery Ltd which manufactured Flag & Safe brand vinegar products.

Construction of the Mitchell Freeway in the 1970s impacted significantly on the area, as did the decline

in the domestic manufacturing sector. The Pickle District is now known for the historic light industrial buildings and warehouse character. The area is transforming as the buildings are repurposed with new and diverse businesses and arts organisations.



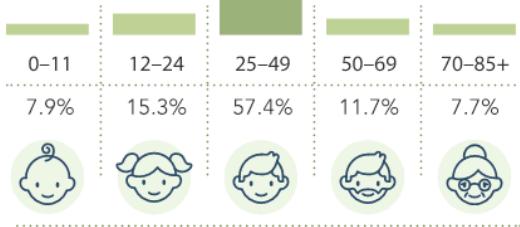




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# SNAPSHOT

## Community



The City of Vincent portion of West Perth is mostly non-residential.

West Perth's population in the City of Vincent is 2,419.

63.4% of West Perth households in the City of Vincent are lone person or couples compared to 47.1% in Greater Perth.

## Transport

13.8% of residents do not own a car compared to 4.7% in Greater Perth.

20.6% of residents travel to work on train or bus compared to 10.2% in Greater Perth.

15.9% of residents commute using active modes compared to 3.1% in Greater Perth.

## PLACE PLAN PURPOSE

The Place Plan outlines the place-based initiatives and resources the City has specifically committed to the Pickle District.

The boundary of the Pickle District (refer Pickle District Boundary Map) aligns with the Metropolitan Region Scheme Industrial Zone in West Perth. The Pickle District is located in West Perth, within the Commercial Scheme Zone in the City of Vincent's Town Planning Scheme No. 2, and is bound by the Graham Farmer Freeway, Loftus Street, Newcastle Street and Charles Street.

The Integrated Planning and Reporting Framework outlined by the Local Government (Administration) Regulations 1996 requires the City to adopt a Strategic Community Plan and a Corporate Business Plan. The Place Plan provides a filter for the place based initiatives within the City's suite of informing strategies and plans, and directly informs the Corporate Business Plan. The role of the Place Plan within the City of Vincent Integrated Planning and Reporting Framework is illustrated below.



PICKLE DISTRICT PLACE PLAN | 5





## THE PICKLE DISTRICT

Each of the City of Vincent town centres has a town team. The Pickle District is unique in that it is not a designated town centre, but a town team has established as an advocate for the area. Town teams are independently formed incorporated bodies that aim to make their respective town centres and areas the best places they can possibly be. The town teams are not an affiliate of the City, but do receive funding for community driven initiatives. The town teams are made up of a diverse range of members that include business owners, land owners, local residents and town centre visitors. Each town team member brings a different set of skills, interests, and life experiences to the table and these collectively shape the direction, composition, and identity of the six town teams.

The town teams and the City enjoy a symbiotic relationship. The City engages directly with each town team on a variety of issues that are specific to their respective areas and the town teams are able to effectively communicate issues, solutions, and ideas to the City through their strategic action plans. The City works collaboratively with the town teams to deliver locally based activations and events, physical improvements, and economic and community development initiatives.

The Pickle District is the town team operating in the West Perth area. The Pickle District's Action Plan outlines a range of guiding principles and key projects to improve the area.

## PLACE PLAN PROCESS

The Place Plan enables the range of initiatives identified in the City's suite of informing strategies and plans, and The Pickle District's Action Plan, to be filtered, prioritised and resourced appropriately.

Some of the City's informing strategies and plans provide high level guidance for the direction and type of initiatives the City should be undertaking, while others provide specific actions.

The Place Plans provide a place based filter and cross-directorate lens on these strategies and plans to enable a robust, planned, and integrated approach to project identification and delivery.

Prior to being confirmed as a new action in the Place Plan, proposed initiatives and projects are cross checked against the vision and priorities set in the Strategic Community Plan and the following three sources:

- A. Local needs and wants (City strategies and plans and town team action plans);
- B. Best practice; and
- C. Data (collected through the implementation of the Town Centre Performance Measurement Strategy).

The process in which Place Plan actions are filtered is illustrated in the adjacent diagram.



The Place Plan outlines the implementation schedule for all of the actions to be undertaken in the Pickle District. These may include but are not limited to public realm upgrades, marketing initiatives, economic and community development projects, and policy and procedural improvements.

The Place Plan actions are organised into six sections which align with the six priorities of the Strategic Community Plan.

While the City remains responsible for planning and delivering the actions identified in the Place Plan, The Pickle District town team is considered a key stakeholder and will be given opportunity to be involved in the ongoing development of the Place Plan actions.

The Place Plan is implemented, reviewed and updated annually. This allows the progress of actions to be reported on, including updating actions to reflect where they are in the action delivery cycle, and for newly identified actions to be included.

The Place Plan action delivery cycle is illustrated in the following diagram.



## INFORMING STRATEGIES & PLANS

The City's Strategic Community Plan 2018 – 2028 identifies the community's vision and strategic priorities, as identified through the Imagine Vincent engagement campaign. The Place Plan actions are designed to respond to at least one priority, while many respond to multiple. Each action has been listed under the priority that is most applicable to the objectives of the action. The Place Plan is also informed by the following strategies and plans which have been developed through community engagement and previously adopted by Council.

 <p><b>GREENING PLAN 2018 – 2023</b></p> <p>Actions 1.2, 2.2 and 4.1 have the opportunity to increase tree canopy, native plantings, and green the Pickle District.</p>	 <p><b>DISABILITY ACCESS AND INCLUSION PLAN 2017 – 2022</b></p> <p>Actions 4.1 and 6.2 have the opportunity to improve equitable access to buildings and infrastructure.</p>	 <p><b>ECONOMIC DEVELOPMENT STRATEGY 2011 – 2016</b></p> <p>Each action in the Place Plan aims to support economic development in the Pickle District.</p>
 <p><b>SUSTAINABLE ENVIRONMENT STRATEGY 2019 – 2024</b></p> <p>Actions 1.1, 1.2, 2.2, 4.1 and 5.1 have the opportunity to support urban greening and biodiversity, and increased use of public and active transport modes.</p>	 <p><b>RECONCILIATION ACTION PLAN   INNOVATE 2019 – 2021</b></p> <p>Actions 2.3, 3.2 and 4.2 have the opportunity to celebrate Noongar artwork, culture and language in public spaces.</p>	 <p><b>YOUTH ACTION PLAN 2020 – 2022</b></p> <p>Action 3.2 has the opportunity to provide opportunities for young people to connect with each other and the broader community, and support our youth to be strong, healthy, safe and active.</p>
 <p><b>SAFER VINCENT 2019 – 2022</b></p> <p>Actions 2.2, 4.1 and 4.2 have the opportunity to support safer spaces, community connection, and apply Crime Prevention through Environmental Design (CPTED) principles.</p>	 <p><b>PUBLIC OPEN SPACE STRATEGY</b></p> <p>Action 1.2 have the opportunity to maximise the value of open spaces for the community through improved amenity, respond to the impacts of development and population growth, and improve access to and functionality of open space.</p>	 <p><b>PUBLIC HEALTH PLAN 2020 – 2025</b></p> <p>Each action in the Place Plan aims to support the Public Health Plan, specifically the social, built, and natural environment pillars.</p>





#### ARTS DEVELOPMENT ACTION PLAN 2018 – 2020

Actions 2.2, 2.3, 3.2, 4.2 and 6.1 have the opportunity to support the arts and creative economy in the Pickle District.



#### DRAFT ACCESSIBLE CITY STRATEGY 2020 – 2030

Actions 2.1-2.5, 4.1 and 4.2 have the opportunity to make getting around the Pickle District safe, easy, environmentally friendly, and enjoyable.



#### DRAFT ASSET MANAGEMENT AND SUSTAINABILITY STRATEGY

Each action in the Place Plan aims to support the Asset Management and Sustainability Strategy vision to plan and manage our resources and assets in an efficient and sustainable manner.

## READING THIS DOCUMENT

All the projects and initiatives being undertaken in the Pickle District are listed as 'actions'. Each action is explained using the following three step process:



#### STEP 01 DIAGNOSIS

Diagnosing the issue or opportunity evident in the Town Centre. These may be identified in an informing strategy or plan, as an opportunity to achieve best practice or through the analysis of data..



#### STEP 02 ANALYSIS

Analysing the detail of the issue or opportunity to understand the best approach to solve the issue or seize the opportunity.



#### STEP 03 SOLUTION

Proposing a solution that solves the issue or seizes the opportunity.



#### ENHANCED ENVIRONMENT



#### ACCESSIBLE CITY



#### CONNECTED COMMUNITY



#### THRIVING PLACES



#### SENSITIVE DESIGN



#### INNOVATIVE & ACCOUNTABLE

The Place Plan actions have been organised into six sections to directly respond to the six priorities of the City's Strategic Community Plan. These include:

The Place Plan highlights the broad range of projects and initiatives the City is undertaking to support and improve the Pickle District.

The Implementation Framework sets out the actions, time frames and the responsible teams for the delivery of all of the identified actions.

# 01. ENHANCED ENVIRONMENT

Sets out the actions and projects which assist the City to make the best use of our natural resources for the benefit of current and future visitors, residents, and businesses of the Pickle District.

## ACTION 1.1 BUSINESS COMMUNITY SOLAR

Diagnosis	There is currently low uptake of solar in the business community compared to the residential sector.
Analysis	<p>Growth in business community solar is a high growth area of solar investment in the next decade. The low uptake of solar is primarily due to owners of the properties not being the operator who receives the power bill. However, there are a significant number of options available to enable business owners and building owners to mutually benefit through the installation of solar. Options for tenants are currently limited and in all cases need the building owner's cooperation and permission to proceed.</p> <p>The City of Vincent currently has significant understanding of how these options work, including direct installation in facilities or creating a Purchasing Power Agreement (PPA). For business that operate during the day, installation of solar will pay for itself in 2-3 years where it is directly used on site.</p> <p>The City is currently in the process of working with tenants to identify mutually beneficial mechanisms for funding solar on leased facilities.</p>
Solution	Engage with local business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.



## ACTION 1.2 OLD ABERDEEN PLACE VERGE PLANTING

Diagnosis	The verge along Old Aberdeen Place is closely bound by the on-ramp to the Graham Farmer Freeway. The verge has a number of established trees, but the area closest to Cleaver Street generally consists of weeds and loose rocks and is not maintained to a high standard.
Analysis	<p>There is an opportunity to improve the maintenance and planting on the verge near Cleaver Street to bring it in line with the City's managed and maintained streetscapes.</p> <p>The Pickle District Action Plan (Proposition Three and Action 3) identifies the opportunity to incorporate native landscaping and increase vegetation to transform this area into a community space.</p>
Solution	Install garden beds and planting along the Old Aberdeen Place verge.

## 02. ACCESSIBLE CITY

Sets out the actions and projects which enhance connectivity, improve the use of public transport, deliver parking efficiencies, and create a more pedestrian and cycle friendly Pickle District.

### ACTION 2.1 SAFE ACTIVE STREET UPGRADES

Diagnosis	The Pickle District is not well serviced from an active transport perspective. The area is bound by the Graham Farmer Freeway, Newcastle, Loftus, and Charles Streets, which are often barriers to those seeking to use active forms of transportation. The Principle Shared Path abuts the Pickle District, but bypasses the area to the south.
Analysis	A Safe Active Street along Golding Street will connect to the Principle Shared Path at Old Aberdeen Place, and continue to Strathcona Street and Carr Street. The upgrade will focus on: <ul style="list-style-type: none"> <li>Improving access to Beatty Park Leisure Centre, Leederville Town Centre, and Perth City;</li> <li>Reduce speed on Golding Street to 30km/h;</li> <li>Connect residents, businesses, and visitors; and</li> <li>Increase accessibility to the Pickle District.</li> </ul>
Solution	Plan and implement the Safe Active Street upgrades on Golding Street and Strathcona Street.

### ACTION 2.2 CLEAVER MAIN STREET

Diagnosis	The Pickle District does not have a traditional main street and is largely characterised by the former light industrial land uses. It lacks the amenities found in the City's town centres, including greenery and canopy cover, seating and street furniture.
Analysis	<p>As the Pickle District transforms and the land uses change and evolve, streetscape improvements should be made to meet the needs of local businesses, residents and visitors.</p> <p>The 'Cleaver Main Street' streetscape upgrade aims to create an improved main street for the Pickle District. The project will create a sense of place, encourage people to linger longer, and support the growing creative and artistic community in the area.</p> <p>The upgrades include road resurfacing, central median tree planting, street furniture including seating, bicycle parking and bins, and improvements to the footpath such as 'Artlets' to create opportunities and space for art.</p> <p>The Pickle District Action Plan (Proposition Two and Action 6 and 12) identifies the opportunity to experiment with design and art ideas to improve Cleaver Street.</p> <p>In the future, there is the opportunity to improve the lighting and access to power, to further enable Cleaver Street to be a central gathering place and hub of activity.</p>
Solution	Implement the Cleaver Main Street streetscape upgrade and collaborate with The Pickle District to deliver initiatives on Cleaver Street.





## ACTION 2.3 DRUMMOND PLACE LOFTUS STREET CONNECTION

## Diagnosis

Drummond Place ends as a cul-de-sac where it approaches Loftus Street and there is not a path to connect the two streets for pedestrians or cyclists.

## Analysis

The end of Drummond Place is approximately 15 metres from the Loftus Street footpath, but there is not a pedestrian or cycling connection between the two streets. The steep incline and sandy verge make it difficult for those wishing to use this as an access point in or out of the Pickle District and inaccessible to those with differing abilities.

A connection bringing the two footpaths together would provide better access to the Pickle District, the Leederville Town Centre or across the Graham Farmer Freeway without travelling to Newcastle Street or the Principle Shared Path.

The Pickle District Action Plan (Proposition Three) identifies the opportunity to improve connections into the precinct and create a connection from Drummond Place to Loftus Street.

## Solution

Investigate options to create a connection between Drummond Place and Loftus Street for pedestrians and cyclists.

## ACTION 2.4 DRUMMOND PLACE UNDERPASS

Diagnosis	Loftus Street is a major impediment to pedestrian movement, and the feasibility of a well-designed pedestrian underpass could be investigated.
Analysis	There is an identified opportunity in Leederville Town Centre, to use the Water Corporation drainage reserve as an attractive, pedestrianised link through the centre of Leederville, and to link Leederville with the Pickle District.
	This link through Leederville could continue across the current Water Corporation site, and connect with Drummond Place in the Pickle District.
	An underpass link could create an opportunity for greater connections between the Pickle District and Leederville, while overcoming the barrier Loftus Street currently presents. An underpass would complement other Place Plan actions and projects which seek to create a welcoming environment and improve pedestrian connections.
Solution	The Pickle District Action Plan (Proposition Three) identifies the opportunity to improve connections and welcome people into the precinct across Loftus Street.
	Investigate the feasibility of an underpass to connect Drummond Place to Leederville.

## ACTION 2.5 WAYFINDING STRATEGY

Diagnosis	Wayfinding in Vincent's town centres is cluttered, unclear and limited.
Analysis	Wayfinding is a critical component to the legibility and walkability of a place. Wayfinding can help determine how people decide to move through spaces. The decisions people make when moving through places are guided by architecture, urban design, landmarks and views.
	Wayfinding in Vincent's Town Centres has significant room for improvement. An over proliferation of signage and styles compete for attention and can result in confusion. Moreover, the previous Wayfinding Signage Strategy (2012) has an emphasis on vehicles and car parking.
	A Wayfinding Strategy should be prepared to: <ul style="list-style-type: none"> <li>• Create a comprehensive, clear and consistent visual communication system with concise messaging;</li> <li>• Only include the information that is relevant to the space, location and navigation path; and</li> <li>• Focus on active transportation mode users, particularly pedestrians.</li> </ul>
Solution	Develop a Wayfinding Strategy.





### 03. CONNECTED COMMUNITY

Sets out the actions and projects which contribute to the Pickle District’s unique sense of place, and encourage the community to connect with each other to enhance their quality of life.

ACTION 3.1 TOWN TEAM GRANT PROGRAM	
Diagnosis	Town teams require financial support to deliver outcomes for their respective town centres and places and to make themselves more sustainable entities.
Analysis	Town teams can access grant funding through the Town Team Grant Program. This funding can be used to facilitate events, activities and/or initiatives that engage the local community, contribute to the local economy or improve the sustainability of the town team.
Solution	Manage the Town Team Grant Program and support the Pickle District to become recognised as precinct that is synonymous with creative events.





## ACTION 3.2 NAIDOC WEEK

Diagnosis	In 2018 the City hosted its inaugural NAIDOC Festival at Hyde Park and again in 2019. The City has committed through Action 7 of the 2019-2021 Innovate Reconciliation Action Plan to host an annual NAIDOC Festival.
Analysis	<p>Since the launch of the City of Vincent's 2017-2018 Reflect Reconciliation Action Plan, the City has strengthened its relationship with the local Noongar community and celebrated Noongar culture and tradition through numerous events, activities and workshops.</p> <p>The Pickle District is emerging as a community of creatives, with new opportunities for art and expression. There are a number of venues and locations within the area that can host NAIDOC Festival celebrations.</p> <p>The planning for the 2020 NAIDOC Festival was disrupted by the Covid-19 pandemic. As part of the Vincent Rebound Plan recovery, a trial of the NAIDOC Festival celebrations occurred in the Pickle District from 8-15 November 2020. The relocated celebrations were a success and involved collaboration between the local Noongar community, local businesses, The Pickle District and the City.</p> <p>This supports Action Five within The Pickle District's Action Plan.</p>
Solution	Create a hub for NAIDOC activity in the Pickle District by delivering the program in partnership with Aboriginal stakeholders, The Pickle District, and business owners.





# 04. THRIVING PLACES

Sets out the actions and projects which assist the City to create, enhance, and promote great places and spaces in the Pickle District in order for it to reach its activation and economic potential.

ACTION 4.1 STREETScape AUDIT	
Diagnosis	The development of the area as a former light industrial and manufacturing area has resulted in the Pickle District lacking in streetscape amenities, including seating, public bins, bicycle parking and plantings.
Analysis	The City understands the importance of canopy cover, street furniture, and streetscape amenities, and the role they play in encouraging people to linger longer.
	In 2019, the Pickle District saw some streetscape improvements with new street trees planted in the footpath along Cleaver Street and Golding Street.
Solution	An audit following the Cleaver Main Street streetscape upgrade should be undertaken to determine any current deficiencies in the streetscape and identify opportunities to build on the Pickle District's evolving and unique character. This could include additional planting, beautification, urban design improvements, street art, and street furniture rationalisation and upgrades.
	Undertake a streetscape audit to determine opportunities for streetscape improvements.

**ACTION 4.2 ART FOR ARTLETS**

Diagnosis	The upcoming Cleaver Main Street streetscape upgrade will create dedicated space for art within the Cleaver Street footpath.
Analysis	<p>The Pickle District has a number of galleries, studios, and creative spaces, which have a strong focus on the arts and the Cleaver Main Street streetscape upgrade will provide spaces for future public art in the public realm.</p> <p>There is an opportunity to work with The Pickle District to curate unique and interesting art pieces to be located in the artlets.</p>
Solution	Collaborate with The Pickle District to curate and deliver artwork in the Cleaver Main Street artlets.

**ACTION 4.3 PICKLE DISTRICT ENTRY STATEMENT**

Diagnosis	The Pickle District is bounded by major roads and for a person unfamiliar with the Pickle District, there is not any visible distinction that this area is unique to the surrounding areas.
Analysis	<p>An entry statement to the Pickle District would provide greater visibility to the Pickle District, by creating interest and a focal point. It also could establish to a visitor that they have entered a unique and interesting precinct with an emphasis on arts.</p> <p>The Pickle District Action Plan (Action 4) identifies opportunities for artistic entry statements at key focal points on Cleaver Street, Douglas Street, sites facing the Freeway, Loftus Street and/or Newcastle Street and the potential for these to include sculptures, murals and/or neon signage.</p>
Solution	Investigate opportunities for an entry statement into the Pickle District.

**ACTION 4.4 SCULPTURE WALK**

Diagnosis	The Pickle District's emerging creative and event spaces have many offerings, but surrounding residents and visitors are often unaware of how close the Pickle District is to Leederville Town Centre.
Analysis	<p>There is an opportunity to establish and curate a sculpture walk within the Pickle District, which connects to Leederville Town Centre.</p> <p>A sculpture walk could draw more people between the areas, particularly those which may not know about the proximity of the two places and the opportunities in each destination.</p> <p>The Pickle District Action Plan (Action 4 and Proposition Three) identify opportunities:</p> <ul style="list-style-type: none"> <li>• for artistic sculptures at key points facing the freeway;</li> <li>• opportunities to celebrate Old Aberdeen Place as the spiritual heart and a new meeting space for social gatherings; and</li> <li>• opportunities to welcome people into the precinct with improved access and wayfinding.</li> </ul>
Solution	Investigate a location for a sculpture walk to better connect the Pickle District with the Leederville Town Centre.





## 05. SENSITIVE DESIGN

Sets out the actions and projects which assist the City encourage unique, high quality developments that respect and respond to the character and identity of the Pickle District.

### ACTION 5.1 PLANNING FRAMEWORK

#### Diagnosis

The Pickle District is currently evolving with a change in land uses and new creative businesses emerging in former light industrial warehouses.

#### Analysis

Through the planning framework, the City can identify opportunities to further encourage investment and revitalisation in the Pickle District, while retaining what makes the area unique and interesting.

The Pickle District Action Plan (Action 11) identifies the opportunity to bring together all landowners, The Pickle District members and the City of Vincent to discuss a long-term vision for the Pickle District to guide the direction of any potential changes required to the planning framework.

Changes to the planning framework might include changes to the City's policies, a Local Planning Scheme amendment or a Metropolitan Region Scheme amendment.

Planning framework changes have varying process requirements and enable various different outcomes in both the short and longer term. The City needs clear direction for the Pickle District as it transitions to a high density mixed use area.

#### Solution

Host a visioning workshop for owners and occupiers of the Pickle District and analyse the findings to develop a vision and objectives for the future and to help inform the most appropriate planning instrument to pursue this with.

# 06. INNOVATIVE & ACCOUNTABLE

Sets out the actions and projects which assist the City support the community to realise its vision. To achieve this, we will be an organisation that manages resources well, communicates effectively, and takes our stewardship role seriously.

ACTION 6.1 SUPPORTING CREATIVE SPACES

Diagnosis	Urban affordability and gentrification are significant threats to the Pickle District's growth as a creative arts precinct.
Analysis	Creative businesses are one of the key attractions of the Pickle District and what makes it a distinctly different experience from other inner city areas.
	<p>In a post pandemic environment, the Perth residential property market has seen historically low interest rates and residential vacancies. With increasing demand for residential and mixed use development in inner city locations, there is concern that an increasingly competitive market may price artists and creatives out of the Pickle District.</p> <p>Urban affordability and the inability to retain inner city creative spaces is an issue that is not unique to the City. There is an opportunity to share learnings and collaborate with other inner city local governments to determine options to support the retention of artistic and creative spaces in inner city locations.</p>
Solution	Work with inner city local governments and State and Federal Governments to identify incentives and support mechanisms to retain and establish creative spaces, creative industries and live music in the Pickle District.



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ACTION 6.2 PUBLIC BUILDINGS	
Diagnosis	The Pickle District is known for the historic light industrial buildings. As new tenants move into the area and buildings are repurposed, there are planning, building and public health requirements to be met. These requirements are different for uses such as galleries or event spaces where people gather, so that accessibility, safety and amenity are considered.
Analysis	<p>The Pickle District is becoming known for the high quality events. These events can occur in indoor spaces, but only if approved as a public building for people to gather.</p> <p>State and Commonwealth Government legislation and standards apply to event spaces, which set minimum standards for safety, amenity, ventilation, emergency access and egress.</p> <p>Many buildings in the Pickle District have potential to become successful event spaces. There is an opportunity to examine how the City is able to help businesses can meet their obligations; providing unique venues while also ensuring public safety, amenity and accessibility are achieved.</p>
Solution	Proactively engage with Pickle District businesses to ensure they are informed of planning, building and public health requirements; assist to provide options to achieve approvals; and seek advice from State Government agencies on how to support businesses to achieve compliance.

# 07. IMPLEMENTATION FRAMEWORK

PICKLE DISTRICT PLACE PLAN IMPLEMENTATION FRAMEWORK							
KEY ACTION / PROJECT		RESPONSIBLE TEAM	SUPPORT TEAM	TIMING			
				21/22	22/23	23/24	24/25
PRIORITY AREA 1: ENHANCED ENVIRONMENT							
1.1	Engage with local business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.	CEO	S&D		✓	✓	✓
1.2	Install garden beds and planting along the Old Aberdeen Place verge.	I&E	S&D	✓	✓	✓	✓
PRIORITY AREA 2: ACCESSIBLE CITY							
2.1	Plan and implement the Safe Active Street upgrades on Golding Street and Strathcona Street.	I&E	S&D	✓	✓		
2.2	Implement the Cleaver Main Street streetscape upgrade and collaborate with The Pickle District to deliver initiatives on Cleaver Street.	I&E	S&D	✓			
2.3	Investigate options to create a connection between Drummond Place and Loftus Street for pedestrians and cyclists.	S&D	I&E		✓		
2.4	Investigate the feasibility of an underpass to connect Drummond Place to Leederville.	I&E	S&D			✓	✓
2.5	Develop a Wayfinding Strategy.	S&D	I&E	✓			
PRIORITY AREA 3: CONNECTED COMMUNITY							
3.1	Manage the Town Team Grant Program and support the Pickle District to become recognised as precinct that is synonymous with creative events.	S&D	I&E/C&B	✓			
3.2	Create a hub for NAIDOC activity in the Pickle District by delivering the program in partnership with Aboriginal stakeholders, The Pickle District, and business owners.	C&B	S&D	✓	✓	✓	✓
PRIORITY AREA 4: THRIVING PLACES							
4.1	Undertake a Streetscape Audit to determine opportunities for streetscape improvements.	S&D	I&E	✓			
4.2	Collaborate with The Pickle District to curate and deliver artwork in the Cleaver Main Street artlets.	S&D	I&E/C&B	✓	✓	✓	✓
4.3	Investigate opportunities for an entry statement into the Pickle District.	S&D	C&B	✓			
4.4	Investigate a location for a sculpture walk to better connect the Pickle District with the Leederville Town Centre.	S&D	I&E		✓	✓	
PRIORITY AREA 5: SENSITIVE DESIGN							
5.1	Host a visioning workshop for owners and occupiers of the Pickle District and analyse the findings to develop a vision and objectives for the future and to help inform the most appropriate planning instrument to pursue this with.	S&D	C&B	✓			
PRIORITY AREA 6: INNOVATIVE & ACCOUNTABLE							
6.1	Work with inner city local governments and State and Federal Governments to identify incentives and support mechanisms to retain and establish creative spaces, creative industries and live music in the Pickle District.	S&D	CEO	✓	✓		
6.2	Proactively engage with Pickle District businesses to ensure they are informed of planning, building and public health requirements; assist to provide options to achieve approvals; and seek advice from State Government agencies on how to support businesses to achieve compliance.	S&D	CEO	✓	✓	✓	✓

Community & Business Services (C&B), Strategy & Development (S&D), Infrastructure & Environment (I&E), Information & Communications Technology (ICT), Office of the CEO (CEO)



CITY OF VINCENT

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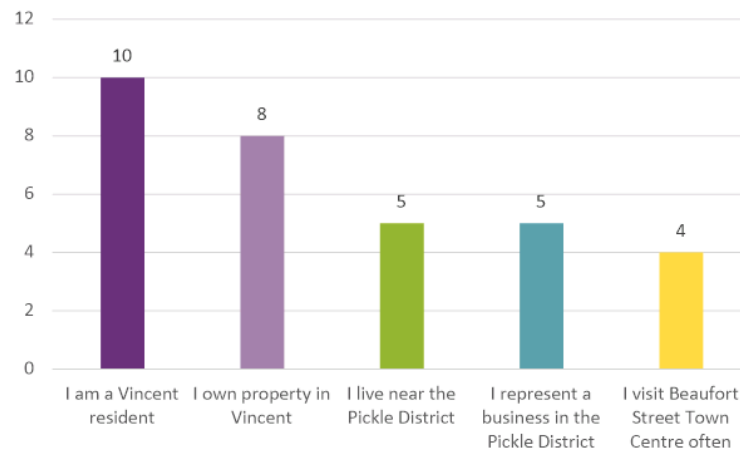
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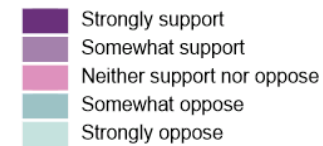
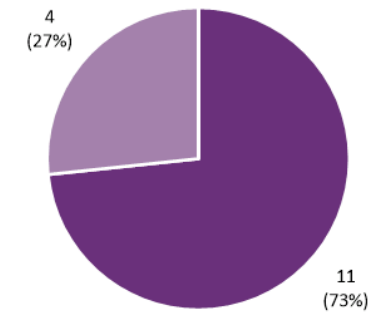
## Pickle District Place Plan Summary of Submissions

SUBMISSIONS SUMMARY	
SUMMARY OF ONLINE SUBMISSIONS	
Strongly support	11 (73.3%)
Somewhat support	4 (26.7%)
Neither support nor oppose	0 (0%)
Somewhat oppose	0 (0%)
Strongly oppose	0 (0%)
<b>Total online submissions</b>	<b>15 (100%)</b>
SUMMARY OF WRITTEN SUBMISSIONS	
<b>Total written submission</b>	<b>5</b>
<b>Total number of submissions</b>	<b>20</b>

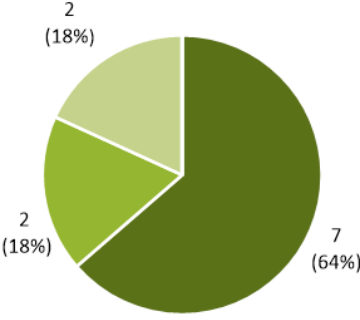
The consultation resulted in 15 online submissions.  
Submitters identified themselves in the following categories.



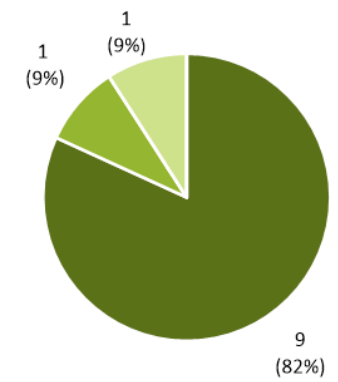
Question: Overall, do you support the Beaufort Street Town Centre Place Plan?



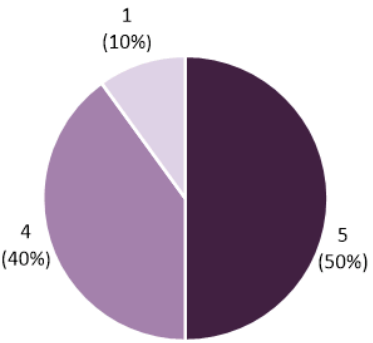


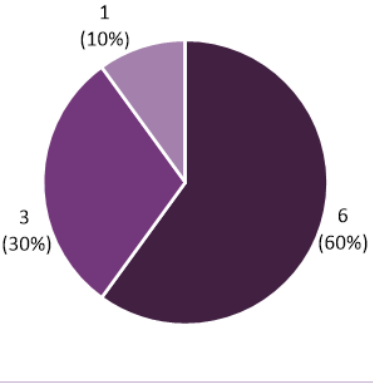
01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 1.1 BUSINESS COMMUNITY SOLAR</b>			
 <p>2 (18%)</p> <p>2 (18%)</p> <p>7 (64%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 1. Submitter 1.</i></p> <p>Submitter notes that their landlord is opposed to installation of solar on leased premises.</p>	<p>Submitter comment noted. The action is intended to empower business owners to have discussions with building owners regarding the installation of solar panels on buildings.</p> <p>There is an opportunity to provide additional clarity around the intent of Action 1.1 by modifying the solution to refer to both business owners and building owners and the joint role they play in increasing the uptake of solar power in the Pickle District.</p>	<p>Recommended modification to Action 1.1 solution as follows:</p> <p>Engage with local <u>building owners</u> and business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.</p>
	<p><i>Item 2. Submitter 2.</i></p> <p>Submitter supports this action, noting how many north facing roof spaces are located in the Pickle District. Submitter suggests that there is an opportunity for solar to become mandatory, and that the City should consider a uniform look.</p>	<p>Submitter support and suggestions noted. At the current time local government does not have the power to make solar installations on existing building stock mandatory, but support for the idea is noted.</p>	<p>No modification required.</p>
	<p><i>Item 3. Submitter 8.</i></p> <p>Submitter does not see an opportunity to implement this action as they are a tenant.</p>	<p>Submitter comment noted. The action is intended to empower business owners to have discussions with building owners regarding the installation of solar panels on buildings.</p> <p>There is an opportunity to provide additional clarity around the intent of Action 1.1 by modifying the solution to refer to both business owners and building owners and the joint role they play in increasing the uptake of solar power in the Pickle District.</p>	<p>Recommended modification to Action 1.1 solution as follows:</p> <p>Engage with local <u>building owners</u> and business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.</p>

01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 1.1 BUSINESS COMMUNITY SOLAR</b>			
	<p><i>Item 4. Submitter 15.</i></p> <p>Submitter has offered to trial solar power but expresses concern about asbestos in the rooves that will need to be removed. Agrees solar panels suitable for some saw tooth rooves and businesses.</p>	<p>Submitter support and suggestions noted. The need to remove or make safe asbestos and other legacy materials is an important consideration in solar retrofits on existing buildings. The impacts of such works may reduce the feasibility of some solar installations. Alternatives such as renewable energy power purchase agreements from off-site generators may be the better option in such situations. The City will continue to share relevant information with businesses to help inform such decisions.</p>	No modification required.
	<p><i>Item 5. Submitter 20.</i></p> <p>Submitter requests confirmation that provision of solar energy solutions will not be mandatory requirement for developers and only encouraged.</p>	<p>This action is intended to assist in enabling those who would like to convert their existing power source to solar power. There is no intention for this to be a mandatory requirement as part of the Place Plan.</p>	No modification required.

01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 1.2 – OLD ABERDEEN PLACE VERGE PLANTING</b>			
 <p>1 (9%)</p> <p>1 (9%)</p> <p>9 (82%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 6. Submitters 1 and 2.</i></p> <p>Submitter supports this action but suggests the use of native plantings and irrigation be limited.</p>	<p>Submitter suggestions noted. This comment will be considered as part of the implementation of the action.</p>	<p>No modification required.</p>
	<p><i>Item 7. Submitter 5.</i></p> <p>Submitter supports this action noting the area often collects litter.</p>	<p>Submitter support for action is noted.</p>	<p>No modification required.</p>
	<p><i>Item 8. Submitter 13.</i></p> <p>Submitter suggests 90-degree parking bays be located between the existing trees on the Old Aberdeen Place Verge.</p>	<p>The City has the goal of protecting, enhancing and effectively managing our natural and built environment. The City's Greening Plan, an informing document to the Pickle District Place Plan focuses on opportunities on both public and private land to increase overall tree canopy cover, create more liveable neighbourhoods and foster biodiversity. The intent of this action is to assist in delivering this goal, providing plantings to as much public land as is feasible.</p> <p>The City's Accessible City Strategy (ACS), another informing document to the Pickle District Place Plan has the Vision of: 'The City of Vincent puts people first. Getting around is safe, easy, environmentally friendly and enjoyable'. This is supported by a user hierarchy, based on a people first philosophy, which prioritises vulnerable people and supports active and sustainable modes of transport before traditional considerations of private vehicle movement.</p> <p>As the place plan is informed by the above-mentioned documents, the provision of additional public parking is not supported.</p>	<p>No modification required.</p>

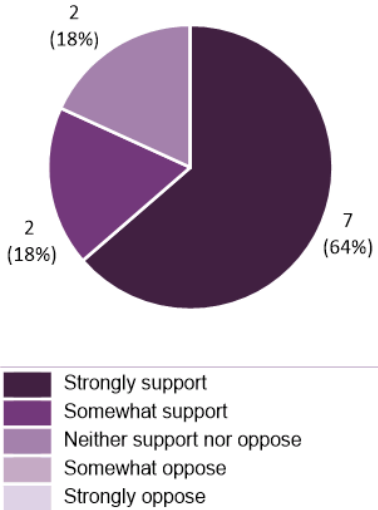
01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 1.2 – OLD ABERDEEN PLACE VERGE PLANTING</b>			
	<p><i>Item 9. Submitter 15.</i></p> <p>Submitter suggests the verge should become an eco-park or art-park with seating, used for events and designed for the town team, by the town team in collaboration with the City.</p> <p>Submitter further suggests the fig trees be lit up and notes the space's function as a billboard to the high vehicular traffic going past.</p>	<p>Submitter suggestions noted. This comment will be considered as part of the implementation of the action.</p> <p>Further detail of the various opportunities for the space are to be included as part of the analysis of the action.</p>	<p>Recommended addition to Action 1.2 analysis as follows:</p> <p><u>Investigation into additional enhancements will also be undertaken to transform this area into a community space and take advantage of the area's potential function as a billboard to the freeway.</u></p>
	<p><i>Item 10. Submitter 18.</i></p> <p>Submitter (WAPC) notes the location of this site as it borders Graham Farmer Fwy which is reserved Primary Regional Road under the MRS. In this regard, provisions of <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC's <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> apply.</p>	<p>Submitter suggestions noted. This will inform the implementation of the action.</p>	<p>No modification required.</p>

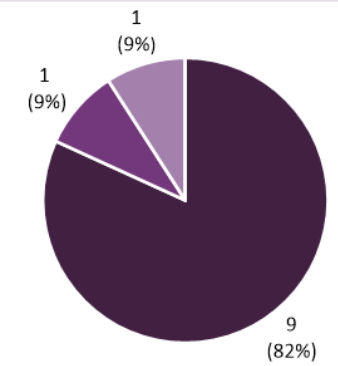
02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.1 – Safe Active Street Upgrades			
 <p>1 (10%)</p> <p>4 (40%)</p> <p>5 (50%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 1. Submitter 8.</i></p> <p>Submitter suggests any 'quick fixes' commence immediately.</p>	<p>Submitter suggestion noted. This action is due to be implemented over the 21/22 and 22/23 period.</p>	<p>No modification required.</p>
	<p><i>Item 2. Submitter 15.</i></p> <p>Submitter is unsure of the proposed speed bumps which form part of this action.</p>	<p>Submitter suggestion noted. This comment will be considered as part of the implementation of the action. The intent of the safe active street is to allow for a safer shared street space with lower speeds for pedestrians and cyclists of all abilities as well as for people driving. The design of each safe active street is intended to vary dependent on the environment and can include a range of traffic calming measures.</p>	<p>No modification required.</p>
	<p><i>Item 3. Submitter 20</i></p> <p>Submitter suggests potential impact from creation of any 'rat-runs' through private land and road network is investigated and confirmed as acceptable prior to implementation.</p>	<p>Submitter suggestion noted. All relevant and applicable studies of the existing situation will inform the implementation of this action ensuring that it is effective and creates a safer shared road environment for the area.</p>	<p>No modification required.</p>

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.2 – Cleaver Main Street			
 <p>1 (10%)</p> <p>3 (30%)</p> <p>6 (60%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 4. Submitter 8.</i></p> <p>Submitter suggests any 'quick fixes' commence immediately</p>	<p>Submitter suggestion noted. This action is due to be implemented over the 21/22 period.</p>	<p>No modification required.</p>
	<p><i>Item 5. Submitter 13.</i></p> <p>Submitter believes current upgrades to Cleaver and Strathcona St have minimal design creativity and poor standard of workmanship. Suggests more landscaping introduced to new and existing Cleaver St islands. Believes current vehicle and pedestrian traffic entering Cleaver and Strathcona St from ROWs is unsafe.</p>	<p>Submitter comment noted. The current upgrades of Cleaver Street have not been completed. The works completed to date include the road resurfacing, planting, and the creation of artlet bases. Upgrades are scheduled to continue over the next year. As well as this (as per Action 4.2), the City will work with the Pickle District Town Team to curate and deliver artwork on the Cleaver Main Street.</p> <p>The City is aware of the potential for safety issues to arise from vehicles exiting the freeway onto Cleaver Street. The City will monitor the safety of this street, and the impact that the upgrades have to vehicle speeds and safety.</p>	<p>No modification required.</p>
	<p><i>Item 6. Submitter 15.</i></p> <p>Submitter supports the Cleaver St upgrade but requests collaboration with the Pickle District Town Team extends beyond the beginning of the project and is maintained throughout the process.</p>	<p>Submitter suggestion noted.</p> <p>Further information is to be added to the analysis outlining the City's intent to continue to collaborate with the Pickle District Town Team on the delivery of this action.</p>	<p>Recommended addition to Action 2.2 as follows:</p> <p>Analysis:  <a href="#"><u>The City will continue to collaborate with The Pickle District Town Team in the development and delivery of any future initiatives for the Cleaver Main Street.</u></a></p> <p>Solution:  <a href="#"><u>Continue to</u></a> implement the Cleaver Main Street streetscape upgrade...</p>



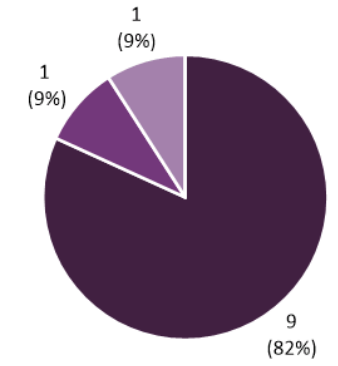
02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.3 – Drummond Place Loftus Street Connection			
	<p><i>Item 7. Submitter 8.</i></p> <p>Submitter suggests any 'quick fixes' commence immediately</p>	<p>Submitter suggestion is noted. This action is scheduled for the 22/23 period. Where possible, administration will look to begin investigations into the option for creating a stronger pedestrian and cycle connection between the two streets prior to this.</p>	<p>No modification required.</p>
	<p><i>Item 8. Submitter 13.</i></p> <p>Submitter suggests improving pedestrian connectivity to Drummond Place.</p>	<p>Submitter support for action is noted. The diagnosis of the action acknowledges the limited pedestrian and cyclist connection between Drummond Place and Loftus Street. The intent of the action is to investigate options to create a stronger connection between these two streets for pedestrians and cyclists.</p>	<p>No modification required.</p>

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.3 – Drummond Place Loftus Street Connection			
 <p>2 (18%)</p> <p>2 (18%)</p> <p>7 (64%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 9. Submitter 15.</i></p> <p>Submitter does not support increasing accessibility to the Pickle District as it is unique and a destination rather than a thoroughfare.</p>	<p>Submitter non-support noted. The intent of the action is to make the Pickle District more accessible to those in surrounding areas via active forms of transport, reducing reliance on vehicles as the primary mode of access. An increase in the number of active transport users will allow an increased number of people to become familiar with what is on offer in the area and encourage people to frequent it as a destination more regularly.</p> <p>This action also looks to support the Pickle District Action Plan which emphasises creating a pedestrian connection between Drummond Place and Loftus Street and creating a stronger cycle connection between The City and Leederville through Drummond Place (Proposition Three).</p>	No modification required.
	<p><i>Item 10. Submitter 20.</i></p> <p>Submitter requests confirmation that this action is to be funded by the City and that the cost will not be borne by surrounding landowners.</p>	<p>Submitter request noted. The investigation of options to create a connection between Drummond Place and Loftus Street for pedestrians and cyclists will be funded by the City.</p>	No modification required.
	<p><i>Item 11. Submitter 18.</i></p> <p>Submitter notes that this site encroaches into Loftus St road reserve which is reserved as Primary Regional Road under the MRS. Provisions of <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC's <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> apply.</p>	<p>Submitter suggestion noted. <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC's <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> will inform the implementation of this action.</p>	No modification required.

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.4 – Drummond Place Underpass			
 <p>1 (9%)</p> <p>1 (9%)</p> <p>9 (82%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 12. Submitter 1.</i></p> <p>Submitter suggests underpass clearly link up to foot and cycle paths along freeway, west of Loftus St.</p>	<p>Submitter suggestion noted.</p> <p>The connection to existing pedestrian and cycle infrastructure will be important in the success of this action. There is an opportunity to add detail of this to the analysis of the action.</p>	<p>Recommended addition to Action 2.4 analysis as follows:</p> <p><u>Investigation will take into consideration the existing and future pedestrian and cycle connections to and through the Pickle District, and the potential for these to be further enhanced by the underpass.</u></p>
	<p><i>Item 13. Submitter 3.</i></p> <p>Submitter supports underpass and suggests fencing in park to keep safer for dogs.</p>	<p>Submitter support and suggestion noted.</p> <p>This action will investigate opportunities to improve connection into the Pickle District. This will include the identification of improvements that can be made to land adjacent to the proposed connection.</p>	<p>No modification required.</p>
	<p><i>Item 14. Submitter 8.</i></p> <p>Submitter suggests any 'quick fixes' commence immediately.</p>	<p>Submitter suggestion noted. This action is scheduled for the 23/24 and 24/25 period. This action is not considered to be a 'quick fix' and will require thorough investigation. As such the implementation of this action will not be brought forward.</p>	<p>No modification required.</p>
	<p><i>Item 15. Submitter 13.</i></p> <p>Submitter requests proposed underpass is wide and has good sightlines from one end to the other.</p>	<p>Submitter suggestion noted. The underpass if determined feasible will have due regard to Crime Prevention Through Environmental Design (CPTED) principles to ensure a safe and usable active transport environment is created.</p>	<p>No modification required.</p>

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.4 – Drummond Place Underpass			
	<p><i>Item 16. Submitter 15.</i></p> <p>Submitter does not support increasing accessibility to the Pickle District as it unique and a destination rather than a thoroughfare.</p>	<p>Submitter non-support noted. The intent of the action is to make the Pickle District more accessible to those in surrounding areas via active forms of transport, reducing reliance on vehicles as the primary mode of access. An increase in the number of active transport users will allow an increased number of people to become familiar with what is on offer in the area and encourage people to frequent it as a destination more regularly.</p> <p>This action also looks to support the Pickle District Action Plan which emphasises creating a pedestrian connection between Drummond Place and Loftus Street and creating a stronger cycle connection between The City and Leederville through Drummond Place (Cycle Path Action – Year Two Actions).</p>	No modification required.
	<p><i>Item 17. Submitter 18.</i></p> <p>Submitter notes that this site encroaches into Loftus St Road reserve which is reserved Primary Regional Road under the MRS. Provisions of <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC's <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> apply.</p>	<p>Submitter suggestion noted. <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC's <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> will inform the implementation of this action.</p>	No modification required.

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.4 – Drummond Place Underpass			
	<p><i>Item 18. Submitter 20.</i></p> <p>Submitter requests confirmation that costs associated with underpass will not be borne by landowners and suggests review of safety of underpass given low visibility typical of pedestrian underpasses.</p>	<p>Submitter suggestion noted. The underpass if determined feasible will have due regard to Crime Prevention Through Environmental Design (CPTED) principles to ensure a safe and usable active transport environment is created.</p> <p>The investigation of the feasibility of an underpass to connect Drummond Place will be funded by the City.</p>	<p>No modification required.</p>

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 2.5 – Wayfinding Strategy			
 <p>1 (9%)</p> <p>1 (9%)</p> <p>9 (82%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>		Recommend modification to Action 2.5 analysis and solution to clarify that the project will deliver a Wayfinding Plan rather than a Strategy.	Recommended modification as follows:  ACTION 2.5 – WAYFINDING <u>STRATEGY PLAN</u>  Analysis: ...A Wayfinding <u>Strategy Plan</u> should be prepared to...  Solution: Develop a Wayfinding <u>Strategy Plan</u> .
	<p><i>Item 19. Submitter 2</i></p> <p>Submitter suggests investigation into whether symbols such as vinegar bottles and pickle jars might form part of the Wayfinding Strategy.</p>	<p>Submitter suggestion noted. The wayfinding plan is intended to recognise the areas unique character and sense of place.</p> <p>There is an opportunity to add additional information to the analysis of this action to ensure that there is reference to the unique character and sense of place to further emphasise this point.</p>	<p>Recommended addition to Action 2.5 analysis as follows:</p> <p><u>Embrace and enhance the unique character and sense of place in the Pickle District.</u></p>
	<p><i>Item 20. Submitter 15.</i></p> <p>Submitter suggest Wayfinding Strategy be quirky and led by town team/Voxlab. Submitter warns that a certain amount of involvement from the town team requires paid roles.</p>	<p>Submitter suggestion noted. The wayfinding plan is intended to recognise the unique character and sense of place.</p> <p>The project looks to engage with locals including town team members in the area to gain a holistic view of the character and sense of the place. Following finalisation of the plan and dependent on the findings, there may be an opportunity for the City to collaborate with local artists to deliver certain physical elements.</p> <p>There is an opportunity to add additional information to the analysis of this action to ensure that there is reference to the unique character and sense of place to further emphasise this point.</p>	<p>Recommended addition to Action 2.5 analysis as follows:</p> <p><u>Embrace and enhance the unique character and sense of place in the Pickle District.</u></p>

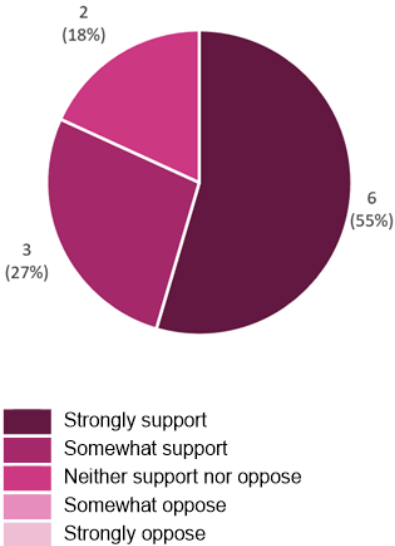


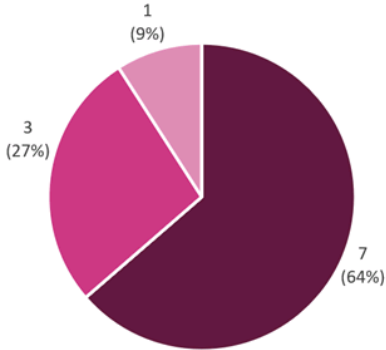
03. CONNECTED COMMUNITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 3.1 TOWN TEAM GRANT PROGRAM</b>			
<p>1 (9%)</p> <p>2 (18%)</p> <p>8 (73%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 1. Submitter 9.</i></p> <p>Submitter suggests this action focus on daytime activation as well as creative events.</p>	<p>Submitter suggestion noted. The Town Teams can access funding to facilitate both day and night-time events. Administration will pass this feedback onto the Pickle District Town Team.</p>	No modification required.
	<p><i>Item 2. Submitter 14.</i></p> <p>Submitter expresses support for cultural events that are safe and inclusive, but strong opposition to anything resulting in loud noise, and references Northbridge.</p>	<p>Submitter support noted.</p> <p>Any commercial premises/venues situated within the Pickle District are required to comply with assigned noise levels at the nearest receivers. Sometimes they may have a once off event and approval granted by the City to exceed assigned levels. Where excessive noise creates an issue, there is the opportunity to contact the City and an investigation into exceeded noise levels may be undertaken.</p>	No modification required.
	<p><i>Item 3. Submitter 15.</i></p> <p>Submitter notes administration costs of running the Town Team are increasing and suggests that the City looks at making available alternative funding mechanisms.</p>	<p>Submitter suggestion noted. The intent of the town team grant is to support the local town teams to deliver initiatives which improve the performance of Vincent's town centres and contribute to the town teams becoming more sustainable non-for-profit entities. Whilst the grant cannot be used for the 'day to day' running of the town team, funding can be provided for the administrative costs associated with any successful grant applications. The City can look to review the funding parameters as part of the annual review of this place plan.</p>	No modification required.

03. CONNECTED COMMUNITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 3.2 NAIDOC WEEK</b>			
<p>3 (27%)</p> <p>8 (73%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 4. Submitter 8</i></p> <p>Submitter suggests businesses require a budget or incentive to host NAIDOC events, planning well in advance and perhaps a workshop.</p>	<p>Submitter suggestion noted. The City will commence planning well in advance through a workshop and other mechanisms. We will ensure that clear communication with businesses is maintained and clear regarding expenses prior to any agreements between the City and businesses being made.</p>	<p>No modification required.</p>
	<p><i>Item 5. Submitter 12.</i></p> <p>Submitter introduces themselves as the Indigenous Desert Alliance (IDA) and expresses strong support for, and keenness to participate in this action. Potential to bring desert focus to hub, recognising variety of Aboriginal groups in WA. Submitter explains desert people visit Perth frequently, including for arts-related activities and offer to facilitate their involvement, ensuring inclusivity.</p>	<p>Submitter support noted. Administration will look to engage with IDA on the implementation of this action.</p>	<p>No modification required.</p>
	<p><i>Item 6. Submitter 14.</i></p> <p>Submitter expresses support for cultural events that are safe and inclusive, but strong opposition to anything resulting in loud noise, and references Northbridge.</p>	<p>Submitter support noted.</p> <p>Any commercial premises/venues situated within the Pickle District are required to comply with assigned noise levels at the nearest receivers. Sometimes they may have a once off event and approval granted by the City to exceed assigned levels. Where excessive noise creates an issue, there is the opportunity to contact the City and an investigation into exceeded noise levels may be undertaken.</p>	<p>No modification required.</p>

03. CONNECTED COMMUNITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 3.2 NAIDOC WEEK			
	<i>Item 7. Submitter 15.</i> Submitter suggests businesses require a budget or incentive to host NAIDOC events, planning well in advance and perhaps a workshop.	Submitter suggestion noted. Planning will commence well in advance to NAIDOC week with a workshop. The City will maintain clear communication with businesses to ensure each party is aware of who is responsible for what prior to agreeing to host any activities.	No modification required.
	<i>Item 8. Submitter 20.</i> Submitter requests confirmation that landowners not required to make private premises available for NAIDOC events.	The City can confirm that landowners are not required to make private premises available for NAIDOC events.	No modification required.

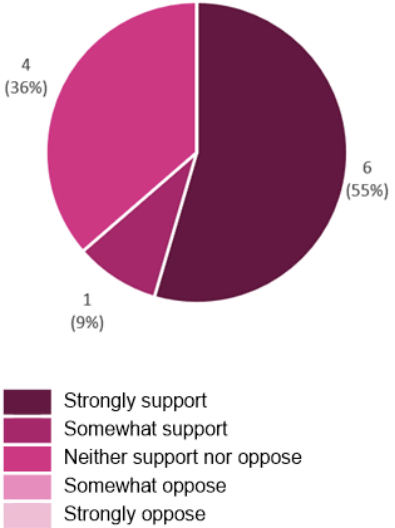
04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.1 – STREETSCAPE AUDIT			
<p>1 (9%)</p> <p>2 (18%)</p> <p>8 (73%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>Item 1. Submitter 3.</i></p> <p>Submitter suggests improving street trees in West Perth and street lighting, noting it is unsafe walking home from Leederville at night.</p>	<p>Submitter suggestion noted. These elements will be considered as part of the streetscape audit.</p> <p>The element of lighting will be added to the diagnosis and analysis of this action. The audit of plantings has been included already.</p>	<p>Recommended modification to Action 4.1 as follows:</p> <p>Diagnosis: The development of the area as a former light industrial manufacturing area has resulted in the Pickle District lacking in streetscape amenities including seating, public bins, bicycle parking, <u>adequate lighting</u>, and plantings.</p> <p>Analysis: ...This could include additional planting, beautification, urban design improvements, <u>lighting upgrades</u>, street art, and street furniture rationalisation and upgrades.</p>
	<p><i>Item 2. Submitter 6.</i></p> <p>Submitter proposes more Pickle District venues open to create a thriving place, and notes galleries and event spaces host mostly private events.</p>	<p>Submitter suggestion noted. Whilst the City cannot dictate the opening hours of private businesses, we can encourage them to be expanded. A number of the galleries host exhibitions which are readily available to the public, the City is able to work with these Galleries to ensure that this is well promoted.</p>	<p>No modification required.</p>

04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.2 – ART FOR ARTLETS			
 <p>2 (18%)</p> <p>3 (27%)</p> <p>6 (55%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>Item 3. Submitter 6.</i></p> <p>Submitter proposes more Pickle District venues open to create a thriving place, and notes galleries and event spaces host mostly private events.</p>	<p>Submitter suggestion noted. Whilst the City cannot dictate the opening hours of private businesses, we can encourage them to be expanded. A number of the galleries host exhibitions which are readily available to the public, the City is able to work with these Galleries to ensure that this is well promoted.</p>	<p>No modification required.</p>
	<p><i>Item 4. Submitter 13.</i></p> <p>Submitter requests public art is appropriate, as DownLounge in front of Duende is ill-considered, road entry to Carr Place overengineered and tree seat too large – should have been open plaza and active entry statement.</p>	<p>Submitter suggestion noted. Consultation will be undertaken on the types and themes of any public artwork proposed in the Pickle District to ensure it is appropriate.</p>	<p>No modification required.</p>
	<p><i>Item 5. Submitter 15.</i></p> <p>Submitter suggests budget is allocated to each artlet and that local Voxlab deliver them. Potential to apply for grants but notes it requires a lot of time and work.</p>	<p>Submitter suggestion noted. The intent of the action is that the City will work with the galleries, studios, and creative spaces located in the Pickle District to curate unique and interesting art pieces for the artlets.</p>	<p>No modification required</p>

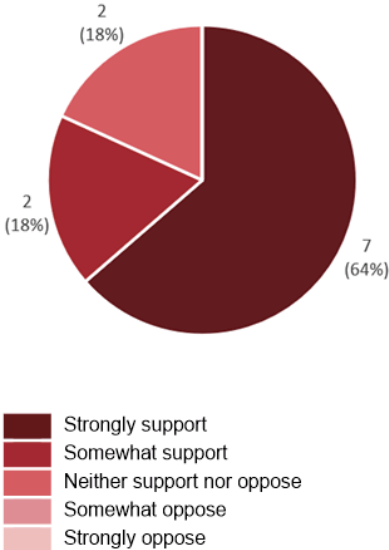
04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.3 – PICKLE DISTRICT ENTRY STATEMENT			
 <p>1 (9%)</p> <p>3 (27%)</p> <p>7 (64%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 6. Submitter 2</i></p> <p>Submitter suggests two entry statements echoing each other, at each end of Cleaver St (freeway and Newcastle St).</p>	<p>Submitter suggestion noted. The location for the entry statement has not yet been chosen. All suitable locations including either end of Cleaver Street will be considered. There is also an opportunity to consider a second entry statement piece in the future.</p>	<p>No modification required.</p>
	<p><i>Item 7. Submitter 6.</i></p> <p>Submitter proposes more Pickle District venues open to create a thriving place, and notes galleries and event spaces host mostly private events.</p>	<p>Submitter suggestion noted. Whilst the City cannot dictate the opening hours of private businesses, we can encourage them to be expanded. A number of the galleries host exhibitions which are readily available to the public, the City is able to work with these Galleries to ensure that this is well promoted.</p>	<p>No modification required.</p>
	<p><i>Item 8. Submitter 13.</i></p> <p>Submitter requests public art is appropriate, as DownLounge in front of Duende is ill-considered, road entry to Carr Place overengineered and tree seat too large – should have been open plaza and active entry statement.</p>	<p>Submitter suggestion noted. Consultation will be undertaken on the types and themes of any public artwork proposed in the Pickle District to ensure it is appropriate.</p>	<p>No modification required.</p>
	<p><i>Item 9. Submitter 15.</i></p> <p>Submitter believes entry statement best placed by the on ramp, potential to utilise Voxlab's street poles.</p>	<p>Submitter suggestion noted. The location for the entry statement has not yet been chosen. All suitable locations will be considered.</p>	<p>No modification required.</p>



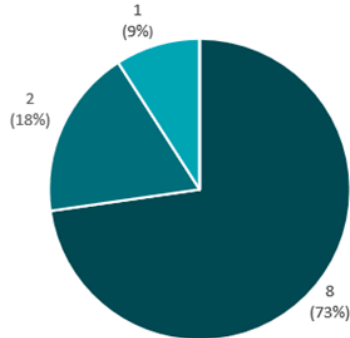
04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.3 – PICKLE DISTRICT ENTRY STATEMENT			
	<i>Item 10. Submitter 18.</i>  Submitter (WAPC) notes the sites encroach reserved Primary Regional Road under the MRS. In this regard, provisions of <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC's <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> apply.	Submitter suggestion noted. This will inform the implementation of the action.	No modification required.
	<i>Item 11. Submitter 20.</i>  Submitter requests more information about form and location of entry statements to ensure they do not obstruct or impact future redevelopment or proposal.	Submitter request noted. The owners of the effected properties will be consulted with regarding the location and form of any proposed entry statement to ensure that there is no obstruction or negative impact on future redevelopment opportunities.	No modification required.

04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.4 – SCULPTURE WALK			
 <p>4 (36%)</p> <p>6 (55%)</p> <p>1 (9%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 12. Submitter 1</i></p> <p>Submitter notes sculpture walk is an effective way to link areas and maintain engagement along the way.</p>	Submitter support noted.	No modification required.
	<p><i>Item 13. Submitter 6.</i></p> <p>Submitter proposes more Pickle District venues open to create a thriving place, and notes galleries and event spaces host mostly private events.</p>	Submitter suggestion noted. Whilst the City cannot dictate the opening hours of private businesses, we can encourage them to be expanded. A number of the galleries host exhibitions which are readily available to the public, the City is able to work with these Galleries to ensure that this is well promoted.	No modification required.
	<p><i>Item 14. Submitter 13.</i></p> <p>Submitter requests public art is appropriate, as DownLounge in front of Duende is ill-considered, road entry to Carr Place overengineered and tree seat too large – should have been open plaza and active entry statement.</p>	Submitter suggestion noted. Consultation will be undertaken on the types and themes of any public artwork proposed in the Pickle District to ensure it is appropriate.	No modification required.
	<p><i>Item 15. Submitter 15.</i></p> <p>Submitter suggests the sculpture walk connects the local businesses within the Pickle District rather than connecting the Pickle District to Leederville Town Centre.</p>	<p>Submitter suggestion noted. Whilst connection between the Pickle District and Leederville Town Centre is the main objective of the sculpture walk, administration will investigate the opportunity to expand this to connect businesses within the Pickle District.</p> <p>Analysis is to be modified to reflect the opportunity to connect the sculpture walk to businesses in the Pickle District as well as the Leederville Town Centre.</p>	<p>Recommended modification to Action 4.4 as follows:</p> <p>Analysis: There is an opportunity to establish and curate a sculpture walk within the Pickle District, which connects <u>the area's businesses and</u> Leederville Town Centre.</p> <p>Solution: Investigate a location for a sculpture walk to better connect the Pickle District's <u>businesses</u> with the Leederville Town Centre.</p>

04. THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 4.4 – SCULPTURE WALK			
	<i>Item 16. Submitter 18</i>  Submitter (WAPC) notes the sites encroach reserved Primary Regional Road under the MRS. In this regard, provisions of <i>State Planning Policy 5.4 – Road and rail noise</i> and the WAPC's <i>Development Control Policy 5.1 – Regional Roads (Vehicular Access)</i> apply.	Submitter suggestion noted. This will inform the implementation of the action.	No modification required.

05. SENSITIVE DESIGN			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 5.1 – PLANNING FRAMEWORK			
 <p>2 (18%)</p> <p>2 (18%)</p> <p>7 (64%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Item 1. Submitter 8.</i></p> <p>Submitter suggests formatting workshop to ensure that no ideas are lost in translation. The workshop should allow businesses to invest in ideas by authorship, branding, and customising responses toward authentic outcomes.</p>	<p>Submitter suggestion noted. The intent of this action is to develop a vision and objectives for the area that considers the ideas of the owners and occupiers of the Pickle Districts. The City will ensure that the opinions and information gathered is properly understood and reflected as intended.</p>	No modification required.
	<p><i>Item 2. Submitter 13.</i></p> <p>Submitter requests the City prepare a masterplan, inclusive of height restrictions for future developments in the Pickle District immediately.</p>	<p>Submitter request noted. The City acknowledges that the Pickle District is a potential strategic growth area and is a sensitive area that will require careful planning.</p> <p>A review of the Town Centre frameworks has recently been completed. This has suggested finalising City-wide strategies and approaches prior to specific precinct plans. The City is currently commencing its Local Planning Scheme review which may result in review of controls in the area and/or a recommendation for the most appropriate planning instrument (precinct plan in accordance with the State Government Precinct Design Guide; or Local Planning Policy).</p> <p>The intent of this action is to complement the existing work that has been done and work with the key stakeholders of the area to ensure that the decisions being made are well informed and meet the needs of all those involved.</p>	No modification required.

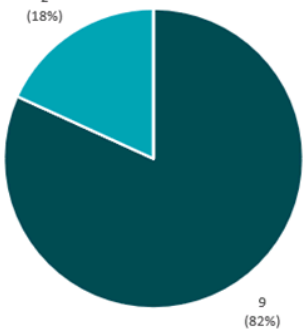
05. SENSITIVE DESIGN			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 5.1 – PLANNING FRAMEWORK			
	<p><i>Item 3. Submitter 13.</i></p> <p>Submitter requests that the City commission space planning architects and an independent town planner to facilitate workshop and prepare large scale notional drawings beforehand showing well considered options.</p>	<p>Submitter request noted. The intent of this action is to initiate the preliminary stages of planning framework and gauge an understanding of the desires of key stakeholders and the desired vision for the area. This will inform the next stage of planning and inform the process to be taken. The option of commissioning space planning architects and an independent town planner will be considered as part of this.</p>	<p>No modification required.</p>
	<p><i>Item 4. Submitter 15.</i></p> <p>Submitter suggests that property owners be involved, noting that the future of the area is a very sensitive and difficult topic, expressing concern about the land ownership of the area.</p>	<p>Submitter suggestion noted. The intent of this action is to involve all key stakeholders in the area. As such all landowners will be invited to participate.</p>	<p>No modification required.</p>
	<p><i>Item 5. Submitter 20.</i></p> <p>Submitter requests clarity on Pickle District branding and note the Pickle Townhouses are not heritage listed and will ultimately be demolished upon redevelopment and seeks confirmation from the City that the visioning workshop will not prevent consideration of comprehensive development proposals in the interim.</p>	<p>Submitter request noted. The intent of the workshop is to explore all options for planning frameworks that would be most appropriate to the area. Further clarification regarding the potential heritage protection of buildings within the area can be investigated as part of, and following the workshop. Any planning framework developed for the area will involve a high level of community engagement and consultation with key stakeholders to ensure that the outcome being sought is the most appropriate and beneficial for the area.</p>	<p>No modification required.</p>

06. INNOVATIVE AND ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 6.1 – SUPPORTING CREATIVE SPACES			
 <p>1 (9%)</p> <p>2 (18%)</p> <p>8 (73%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>		<p>Recommend modification to Action 6.1 analysis and solution now that external program 'Making Space for Culture' has become available.</p>	<p>Recommended modification as follows:</p> <p>Analysis:</p> <p>... <del>In a post pandemic environment, the Perth residential property market has seen historically low interest rates and residential vacancies.</del> With increasing demand for residential and mixed use development in inner city locations, there is concern that an increasingly competitive market may price artists and creatives out of the Pickle District.</p> <p>Urban affordability and the inability to retain inner city creative spaces is an issue that is not unique to Vincent. <del>There is an opportunity to share learnings and collaborate with other inner city local governments to.</del> <u>To share learnings through collaboration and</u> determine options to support the retention of artistic and creative spaces in inner city locations, <u>the City is working with the City of Perth, City of South Perth and Town of Victoria Park to undertake a creative maker space and artist live/work needs assessment study. The study is a joint venture between all four inner city local governments and is called 'Making Space for Culture'.</u></p> <p>Solution:</p> <p><u>Deliver the Making Space for Culture project, whilst working</u> with inner city local governments and State and Federal Governments, to identify incentives and support mechanisms to retain and establish creative spaces, creative industries, and live music in the Pickle District.</p>



06. INNOVATIVE AND ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 6.1 – SUPPORTING CREATIVE SPACES			
	<p><i>Item 1. Submitter 6.</i></p> <p>Submitter is a creative business owner who would love to move into the Pickle District. Submitter suggests the City subsidise rent, provide vacant/unused tenancies for free, and work with landlords to negotiate lower rents as the current cost is prohibitive.</p>	<p>Submitter suggestion noted. The action has been modified based on external programs which have become available, and the submitter's opinion has been included in the external program which will identify incentives and support mechanisms to retain and establish creative industries in the Pickle District.</p>	<p>No modification required.</p>
	<p><i>Item 2. Submitter 8.</i></p> <p>Submitter suggests being cautious of compliance and inviting in red tape as it often kills art and art precincts.</p>	<p>Submitter suggestion noted. Administration is working towards a balanced approach to compliance and red tape, as doing nothing will put current businesses at a high risk of being pushed out of the Pickle District in the future due to redevelopment in the area. This is reflected in Action 6.2 – Public Buildings.</p>	<p>No modification required.</p>
	<p><i>Item 3. Submitter 14.</i></p> <p>Submitter rejects proposal of live music venues due to high noise. Submitter has provided support for other kinds of cultural activities.</p>	<p>Submitter comment noted. Any commercial premises/venues situated within the Pickle District are required to comply with assigned noise levels at the nearest receivers. Occasionally they may have a once off event and approval granted by the City to exceed assigned levels. Where excessive noise creates an issue, there is the opportunity to contact the City and an investigation into exceeded noise levels may be undertaken.</p>	<p>No modification required.</p>

06. INNOVATIVE AND ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 6.1 – SUPPORTING CREATIVE SPACES			
	<p><i>Item 4. Submitter 20.</i></p> <p>Submitter suggests that the place plan confirms creative spaces are not mandatory, particularly about listing buildings on heritage registers.</p>	<p>Submitter suggestion noted. The action has been modified based on external programs which have become available, and the submitter's opinion has been included in the external program which will identify incentives and support mechanisms to retain and establish creative industries in the Pickle District.</p>	<p>No modification required.</p>

06. INNOVATIVE AND ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 6.2 – PUBLIC BUILDINGS			
 <p>A pie chart with two segments. The larger segment is dark blue and labeled '9 (82%)'. The smaller segment is light blue and labeled '2 (18%)'.</p>	<p><i>Item 5. Submitter 1.</i></p> <p>Submitter notes it is not financially viable to meet public building requirements. The uncertainty of leases also limits the incentive for businesses to invest in buildings. Submitter suggests that the City construct a public facility that businesses can utilise.</p>	<p>Submitter comment noted. Administration is aware of this difficult situation faced by existing businesses where there is uncertainty around the longevity of leases, and it is expensive to meet building compliance. Administration will consider the suggestion that the City construct a public facility when seeking options to achieve approvals and advice from State Government agencies on how to support businesses to achieve compliance. This is reflected in the analysis of the action where there is an opportunity to examine how the City is able to help businesses meet their obligations.</p>	<p>No modification required.</p>

06. INNOVATIVE AND ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
Action 6.2 – PUBLIC BUILDINGS			
<div> <div></div> Strongly support           <div></div> Somewhat support           <div></div> Neither support nor oppose           <div></div> Somewhat oppose           <div></div> Strongly oppose         </div>	<i>Item 6. Submitter 8.</i>  Submitter suggests being cautious of compliance and inviting in red tape as it often kills art and art precincts.	Submitter suggestion noted. Administration is working towards a balanced approach to compliance and red tape, as doing nothing puts current businesses at a very high risk of being pushed out of the Pickle District due to redevelopment in the area.	No modification required.
	<i>Item 7. Submitter 15.</i>  Submitter agrees that businesses need support and believes those that have met the public buildings requirement in the past have had a terrible experience. The main issue in achieving this action is that there is no guarantee of longevity with landowners.	Submitter comment noted. The City will provide support and assistance to businesses in achieving approvals and compliance to ensure a better experience than in the past. The City is aware of the difficulty caused by uncertainty of lease longevity and will take this into consideration when seeking options to achieve approvals and advice from State Government agencies on how to support businesses to achieve compliance.	No modification required.

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 1. Submitter 2 &amp; 15.</i></p> <p>Submitter suggests a microbrewery as being an appropriate business within the Pickle District. A business of this nature would provide a space for people to congregate. There is an opportunity to discuss this proposal with existing companies such as Golden West, with the potential for these businesses to relocate.</p>	<p>Submitter suggestion noted. The Pickle District is currently zoned industrial under the MRS and commercial under the City of Vincent Local Planning Scheme No.2 (LPS2).</p> <p>A microbrewery is considered to be an 'A' use meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval following advertisement in accordance with clause 64 of the deemed provisions.</p> <p>As per Action 6.2 – Public Buildings, the City will work with businesses to ensure they are informed of planning, building and public health requirements and assist to provide options to achieve approvals.</p>	No modification required.
	<p><i>Item 2. Submitter 3.</i></p> <p>Submitter proposes Simpson St Reserve be connected to Leederville via an underpass. Benches should also be added to the reserve to encourage passive recreation.</p>	<p>Submitter suggestion noted. This will be investigated as part of action 2.4 – Drummond Place Underpass.</p> <p>As part of action 4.1 – Streetscape Audit, the location of new street furniture will be determined. Simpson St Reserve will be part of this audit, and if deemed an appropriate location, additional benches will be provided.</p>	No modification required.
	<p><i>Item 3. Submitter 3.</i></p> <p>Submitter suggests focus on providing efficient and safe connection to Leederville instead of focus on art.</p>	<p>Submitter suggestion noted. The Pickle District Place Plan has six sections which are aligned with the City's Strategic Community Plan. One of these sections is Accessible City. Within this section, actions 2.3 – Drummond Place Loftus Street Connection, 2.4 Drummond Place Underpass, and 2.5 Wayfinding Plan focus on establishing a stronger connection between the Pickle District and Leederville.</p>	No modification required.
	<p><i>Item 4. Submitter 3.</i></p> <p>Submitter suggests allowing high density apartments in the Pickle District as more people in the area will increase safety and vibrancy.</p>	<p>Submitter suggestion noted. Action 5.1 – Planning Framework, looks to initiate the preliminary stages of visioning for a planning framework to be established for the area. This visioning will provide an understanding of the objectives of key stakeholders and establish the base for the future of the area.</p>	No modification required.

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 5. Submitter 4.</i></p> <p>Submitter supports any enhancement and improvement to the area, but wonders if it will bring life, good vibes and business to the area. Submitter does not see any longer term plan for the area.</p>	<p>Submitter support noted.</p> <p>The Pickle District Place Plan has been developed as a 'place based' strategic action plan to guide the allocation of funding and resources within the area. The Place Plan directs the City's service units to deliver a range of place-based initiatives and enable the City to effectively support and coordinate change.</p> <p>Action 5.1 – Planning Framework, is the initial phase in establishing the planning framework for the future of the area. The visioning workshop will allow the City to gain an understanding of what the local community and key stakeholders would like to see for the future of the area and how this should be planned for.</p>	No modification required.
	<p><i>Item 6. Submitter 8.</i></p> <p>Submitter suggests utilising public green spaces east to west as there are underutilised assets, lakes, trees, and bike paths with connection to Northbridge and Leederville. The Pickle District has the potential to become central to a journey and attract pedestrian traffic.</p>	<p>Submitter suggestion noted. A number of the actions contained in the Accessible City section of the Place Plan look to investigate how connectivity, to, through and from the Pickle District can be further enhanced. This investigation will look into the use of existing assets and the ways in which they can be utilised to support increased connectivity.</p>	No modification required.
	<p><i>Item 7. Submitter 8.</i></p> <p>Submitter supports City's engagement with the Pickle District and encourages the City to engender advice from creatives, businesses and community and act on advice.</p>	<p>Submitter support noted. The City intends to continue to engage with key stakeholders of the Pickle District and where possible further improve the level of engagement to ensure that positive outcomes can be achieved.</p>	No modification required.
	<p><i>Item 8. Submitter 11.</i></p> <p>Submitter owns a business within the Pickle District, and offers to be involved and provide wall space for art.</p>	<p>Submitter support noted.</p>	No modification required.

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 9. Submitter 12.</i></p> <p>Submitter is Indigenous Desert Alliance (IDA) located in Pickle District, expresses willingness to contribute to plan and discuss opportunities. IDA recognise City's RAP and would like Aboriginal arts focus throughout the year as well as assigned weeks (NAIDOC, Reconciliation). Potential for artist in residence program with desert artists culminating in exhibition.</p>	<p>Submitter support noted. As per Action 6.1 The City is looking to identify incentives and support mechanisms to retain and establish creative spaces and creative industries. The City acknowledges this opportunity and will investigate ways to engage with IDA as part of the process.</p>	No modification required.
	<p><i>Item 10. Submitter 13.</i></p> <p>Submitter suggests that there is an opportunity to upgrade the existing park located at the end of Drummond Place. This could be done through increasing the accessibility to Loftus Street via access ramps or stairs. This connection can also be combined with the future underpass. Additional landscaping and benches should also be added to the space to allow for passive recreation.</p>	<p>Submitter suggestion noted. This will be investigated as part of action 2.4 – Drummond Place Underpass.</p> <p>As part of action 4.1 – Streetscape Audit, the location of new street furniture will be determined. Simpson St Reserve will be part of this audit, and if deemed an appropriate location, additional benches will be provided.</p>	No modification required.
	<p><i>Item 11. Submitter 13.</i></p> <p>Submitter suggests widening existing footpaths.</p>	<p>Submitter suggestion noted. Whilst this is not specifically mentioned in the Pickle District Place Plan, an audit of the pedestrian paths is included as part of action 4.1 - Streetscape Audit.</p> <p>Further to this, The City's ACS has the plan of ensuring pedestrian and cycling routes (including schools) are of a high quality and safe for all users. This is to be achieved through the delivery of ACS action 1.2.1: Develop a high quality, safe pedestrian path network, and ACS Action 1.2.2: Upgrade and improve paths based on the condition assessment undertaken every 3 years. Ensure a high quality pedestrian environment is maintained throughout Vincent.</p>	No modification required.



GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 12. Submitter 13.</i></p> <p>Submitter proposes that City of Vincent purchase 1 Douglas St for community services and artistic programs.</p>	<p>Submitter suggestion noted. The City is currently developing a property investment policy to guide disposals and acquisitions of City land. As part of this Policy a number of recommendations will be made, this parcel can be considered as part of this.</p> <p>This investigation will be further supported by Action 6.1 Supporting Creative Spaces which looks to identify incentives and support mechanisms to retain and establish creative spaces and creative industries in the Pickle District.</p>	No modification required.
	<p><i>Item 13. Submitter 13.</i></p> <p>Submitter proposes the following works to the park on corner of Loftus St and tunnel on ramp: introduce access (ramps/stairs) from the corner, combine ramp with connection to future underpass, consider major landscaping and seating upgrade as park is popular at lunch times.</p>	<p>Submitter suggestion noted. As part of action 4.1 – Streetscape Audit, the location of new street furniture will be determined. Sutherland St reserve will be part of this audit, and if deemed an appropriate location, additional benches will be provided.</p>	No modification required.
	<p><i>Item 14. Submitter 14.</i></p> <p>Submitter proposes encouraging social and wellbeing precinct as well as cultural and creative. Suggests something like Lotteries House, attracting NGO offices and yoga studios.</p>	<p>Submitter suggestion noted. Businesses such as offices and yoga studios are currently a 'D' use within the Pickle District under LPS2. This means that the use is not permitted unless the local government has exercised discretion by granting development approval.</p> <p>As per Action 6.2 – Public Buildings, the City will work with businesses wanting to establish in the area to ensure they are informed of planning, building and public health requirements and assist to provide options to achieve approvals.</p>	No modification required.

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 15. Submitter 15.</i></p> <p>Submitter believes Leederville workers are parking at end of Drummond Place often but rarely get fined, taking car bays from visitors and local businesses. Complains that this is not being properly monitored by the City.</p>	<p>Submitter comment noted. Whilst this is not covered specifically in the Pickle District Place Plan, the monitoring of parking restrictions is regularly raised as an issue across the City. As such this issue is to be addressed holistically as part of the City's ACS under Action 3.3.3: Develop, document and implement a transparent process for the assessment of resident and ratepayer concerns relating to traffic volume, speed, and parking matters.</p>	<p>No modification required.</p>
	<p><i>Item 16. Submitter 15.</i></p> <p>Submitter believes history snapshot on page 3 requires improvement particularly the photos, and notes existence of many pickle factories but also that they are not yet verified. Submitter notes town team have undertaken history project with grant but would like more support.</p>	<p>Submitter suggestion noted. The City will work with the Pickle District Town Team to collate the historical information (including photos) which has been gathered and include this as an update in the annual review of the document.</p>	<p>No modification required.</p>
	<p><i>Item 17. Submitter 16.</i></p> <p>Submitter has produced a book detailing the history of the Pickle District titled <i>A Heritage Walk Cleaver Precinct, West Perth (2013)</i>. Submitter believes additional information can be included as part of the history snapshot.</p>	<p>Submitter suggestion noted. The City notes that there is an opportunity to further investigate the detail of the pickle factories and local knowledge of the history of the area. The City will undertake this investigation and look to expand on the history snapshot as part of the annual review.</p>	<p>No modification required.</p>
	<p><i>Item 18. Submitter 17.</i></p> <p>Submitter (Department of Communities who own several lots in Simpson St, West Perth) states properties are zoned for commercial purposes and Department is concerned that no consideration is given to the development potential of these assets. The Department objects to the indication of these lots as POS rather than vacant land on the map, and suggest that the City contact the Department should they wish to acquire the land for POS.</p>	<p>Submitter concern noted. The map which has been included in the Pickle District Place Plan represents the current land uses. Action 5.1 – Planning Framework looks to host a visioning workshop for owners and occupiers of the Pickle District and analyse the findings to develop a vision and objectives for the future and to help inform the most appropriate planning instrument to pursue this with. As a landowner, The Department of Communities will be involved in these discussions and the best path forward determined.</p>	<p>No modification required.</p>

GENERAL COMMENTS			
	Submitter Comment Summary	Administration Comment	Recommended Modification
	<p><i>Item 19. Submitter 18.</i></p> <p>Submitter (WA Planning Commission) notes the Pickle Ditrit is zoned primarily industrial under the Metropolitan Region Scheme and acknowledges the City of Vincent is the primary responsible authority for the land, and advise that any plans to redevelop Crown land in the area should be referred to the Land Use Mgmt (LUM) division at DPLH to consider appropriate tenure requirements.</p> <p>The Pickle District Place Plan seems to indicate Reserve 39368 at the site exists as public open space, so any alternative uses should be referred to LUM for advice. Anything relating to the small area of Unallocated Crown Land (portion of Lot 1120 on Plan 2252) near the corner of Newcastle and Loftus Streets should also be referred to LUM for advice.</p>	<p>Submitter suggestion noted. Due regard to planning processes will be given where any changes to affected land mentioned are considered.</p>	<p>No modification required.</p>
	<p><i>Item 20. Submitter 19.</i></p> <p>Submitter expresses concern over the influential role of the town team and non-transparent process of how members are recruited, and what involvement they have in the area. Request that people who are directly affected particularly by planning aspects must be part of the process without influence by outsiders. Submitters request more detailed and inclusive process.</p>	<p>Submitter concern noted. The town teams are proactive, non-profit organisations that include businesses, landowners, residents, and others working collaboratively with their local government to improve their local place or area.</p> <p>Anyone who wishes to make a positive contribution to the future of an area is welcome to join a town team.</p>	<p>No modification required.</p>



CITY OF VINCENT

# PICKLE DISTRICT PLACE PLAN

## VOLUME 07







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DATE	DETAILS	STATUS
18/08/21	Pickle District Place Plan	Final

## 00. INTRODUCTION

The City of Vincent (City) Place Plan Series has been developed as a set of 'place based' strategic action plans to guide the allocation of funding and resources in the City's town centres and places. The Place Plans direct the City's service units to deliver a range of place-based initiatives and enable the City to effectively support and coordinate change.

Pickle District Place Plan (Place Plan) is Volume 07 in the Place Plan Series and will guide the implementation of all major initiatives in the Pickle District.

The Pickle District is situated in West Perth between Leederville and Northbridge. It is a creative precinct, home to new and diverse creative businesses including art galleries, artist and design studios, a boutique theatre, photographic studios and creative co-op working spaces.

## PICKLE DISTRICT SNAPSHOT

### Historic

The Pickle District forms part of Boorloo – Noongar land belonging to the Whadjuk people of the Noongar nation.

Geographically, the area sits within a chain of wetlands of practical and spiritual significance to the Whadjuk Noongar people. It was renamed Lake Sutherland by European colonists and later drained in the 1870s and repurposed as areas for market gardening to feed Perth's growing population.

Early businesses in the area ranged from furniture manufacturers such as Sandover & Co Furniture Factory originally located at 485 Newcastle Street, and Bryant's woodyard/fuel merchant located on Duke Street (now old Aberdeen Place).

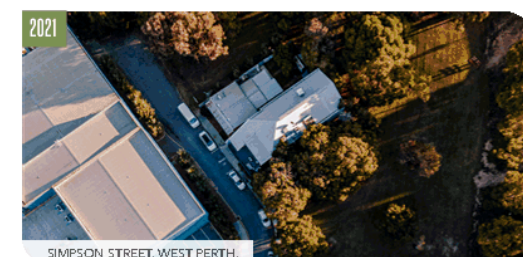
Inspiration for the name 'Pickle District' comes from the vinegar brewing and pickle and jam manufacturing factories in the area, which operated from around 1912. These included R.H. Maskiell and Co Ltd sauce, jam and pickle manufacturers, originally located on Golding Street in 1912, later moving to 567 Newcastle Street.

On adjacent Golding Street, Philip Stevens started a vinegar brewery in 1920. From 1922 until at least the 1950s, 4 Golding Street was the home of the WA

Vinegar Brewery Ltd which manufactured Flag & Safe brand vinegar products.

Construction of the Mitchell Freeway in the 1970s impacted significantly on the area, as did the decline

in the domestic manufacturing sector. The Pickle District is now known for the historic light industrial buildings and warehouse character. The area is transforming as the buildings are repurposed with new and diverse businesses and arts organisations.



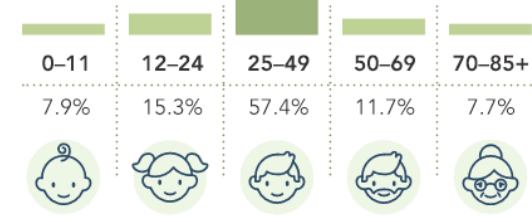




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## SNAPSHOT

### Community



The Pickle District portion of West Perth is mostly non-residential.



West Perth's population in the City of Vincent is **2,419**.



**63.4%** of West Perth households in the City of Vincent are lone person or couples compared to **47.1% in Greater Perth**.

### Transport



**13.8% of residents** do not own a car compared to **4.7% in Greater Perth**.



**20.6% of residents** travel to work on train or bus compared to **10.2% in Greater Perth**.



**15.9% of residents** commute using active modes compared to **3.1% in Greater Perth**.

## PLACE PLAN PURPOSE

The Place Plan outlines the place-based initiatives and resources the City has specifically committed to the Pickle District.

The boundary of the Pickle District (refer **Pickle District Boundary Map**) aligns with the Metropolitan Region Scheme Industrial Zone in West Perth. The Pickle District is located in West Perth, within the Commercial Scheme Zone in the City of Vincent's Town Planning Scheme No. 2, and is bound by the Graham Farmer Freeway, Loftus Street, Newcastle Street and Charles Street.

The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires the City to adopt a Strategic Community Plan and a Corporate Business Plan. The Place Plan provides a filter for the place based initiatives within the City's suite of informing strategies and plans, and directly informs the Corporate Business Plan. The role of the Place Plan within the City of Vincent Integrated Planning and Reporting Framework is illustrated below.



PICKLE DISTRICT PLACE PLAN | 5





## THE PICKLE DISTRICT

Each of the City of Vincent town centres has a town team. The Pickle District is unique in that it is not a designated town centre, but a town team has established as an advocate for the area. Town teams are independently formed incorporated bodies that aim to make their respective town centres and areas the best places they can possibly be. The town teams are not an affiliate of the City, but do receive funding for community driven initiatives. The town teams are made up of a diverse range of members that include business owners, land owners, local residents and town centre visitors. Each town team member brings a different set of skills, interests, and life experiences to the table and these collectively shape the direction, composition, and identity of the six town teams.

The town teams and the City enjoy a symbiotic relationship. The City engages directly with each town team on a variety of issues that are specific to their respective areas and the town teams are able to effectively communicate issues, solutions, and ideas to the City through their strategic action plans. The City works collaboratively with the town teams to deliver locally based activations and events, physical improvements, and economic and community development initiatives.

The Pickle District is the town team operating in the West Perth area. The Pickle District's Action Plan outlines a range of guiding principles and key projects to improve the area.

## PLACE PLAN PROCESS

The Place Plan enables the range of initiatives identified in the City's suite of informing strategies and plans, and The Pickle District's Action Plan, to be filtered, prioritised and resourced appropriately.

Some of the City's informing strategies and plans provide high level guidance for the direction and type of initiatives the City should be undertaking, while others provide specific actions.

The Place Plans provide a place based filter and cross-directorate lens on these strategies and plans to enable a robust, planned, and integrated approach to project identification and delivery.

Prior to being confirmed as a new action in the Place Plan, proposed initiatives and projects are cross checked against the vision and priorities set in the Strategic Community Plan and the following three sources:

- A.** Local needs and wants (City strategies and plans and town team action plans);
- B.** Best practice; and
- C.** Data (collected through the implementation of the Town Centre Performance Measurement Strategy).

The process in which Place Plan actions are filtered is illustrated in the adjacent diagram.



The Place Plan outlines the implementation schedule for all of the actions to be undertaken in the Pickle District. These may include but are not limited to public realm upgrades, marketing initiatives, economic and community development projects, and policy and procedural improvements.

The Place Plan actions are organised into six sections which align with the six priorities of the Strategic Community Plan.

While the City remains responsible for planning and delivering the actions identified in the Place Plan, The Pickle District town team is considered a key stakeholder and will be given opportunity to be involved in the ongoing development of the Place Plan actions.

The Place Plan is implemented, reviewed and updated annually. This allows the progress of actions to be reported on, including updating actions to reflect where they are in the action delivery cycle, and for newly identified actions to be included.

The Place Plan action delivery cycle is illustrated in the following diagram.



## INFORMING STRATEGIES & PLANS

The City's Strategic Community Plan 2018 – 2028 identifies the community's vision and strategic priorities, as identified through the Imagine Vincent engagement campaign. The Place Plan actions are designed to respond to at least one priority, while many respond to multiple. Each action has been listed under the priority that is most applicable to the objectives of the action. The Place Plan is also informed by the following strategies and plans which have been developed through community engagement and previously adopted by Council.



### GREENING PLAN 2018 – 2023

Actions 1.2, 2.2 and 4.1 have the opportunity to increase tree canopy, native plantings, and green the Pickle District.



### SUSTAINABLE ENVIRONMENT STRATEGY 2019 – 2024

Actions 1.1, 1.2, 2.2, 4.1 and 5.1 have the opportunity to support urban greening and biodiversity, and increased use of public and active transport modes.



### SAFER VINCENT 2019 – 2022

Actions 2.2, 4.1 and 4.2 have the opportunity to support safer spaces, community connection, and apply Crime Prevention through Environmental Design (CPTED) principles.



### DISABILITY ACCESS AND INCLUSION PLAN 2017 – 2022

Actions 4.1 and 6.2 have the opportunity to improve equitable access to buildings and infrastructure.



### RECONCILIATION ACTION PLAN | INNOVATE 2019 – 2021

Actions 2.3, 3.2 and 4.2 have the opportunity to celebrate Noongar artwork, culture and language in public spaces.



### PUBLIC OPEN SPACE STRATEGY

Action 1.2 have the opportunity to maximise the value of open spaces for the community through improved amenity, respond to the impacts of development and population growth, and improve access to and functionality of open space.



### ECONOMIC DEVELOPMENT STRATEGY 2011 – 2016

Each action in the Place Plan aims to support economic development in the Pickle District.



### YOUTH ACTION PLAN 2020 – 2022

Action 3.2 has the opportunity to provide opportunities for young people to connect with each other and the broader community, and support our youth to be strong, healthy, safe and active.



### PUBLIC HEALTH PLAN 2020 – 2025

Each action in the Place Plan aims to support the Public Health Plan, specifically the social, built, and natural environment pillars.





#### ARTS DEVELOPMENT ACTION PLAN 2018 – 2020

Actions 2.2, 2.3, 3.2, 4.2 and 6.1 have the opportunity to support the arts and creative economy in the Pickle District.



#### DRAFT ACCESSIBLE CITY STRATEGY 2020 – 2030

Actions 2.1-2.5, 4.1 and 4.2 have the opportunity to make getting around the Pickle District safe, easy, environmentally friendly, and enjoyable.



#### DRAFT ASSET MANAGEMENT AND SUSTAINABILITY STRATEGY

Each action in the Place Plan aims to support the Asset Management and Sustainability Strategy vision to plan and manage our resources and assets in an efficient and sustainable manner.

## READING THIS DOCUMENT

All the projects and initiatives being undertaken in the Pickle District are listed as 'actions'. Each action is explained using the following three step process:



#### STEP 01 DIAGNOSIS

Diagnosing the issue or opportunity evident in the Town Centre. These may be identified in an informing strategy or plan, as an opportunity to achieve best practice or through the analysis of data..



#### STEP 02 ANALYSIS

Analysing the detail of the issue or opportunity to understand the best approach to solve the issue or seize the opportunity.



#### STEP 03 SOLUTION

Proposing a solution that solves the issue or seizes the opportunity.



#### ENHANCED ENVIRONMENT



#### ACCESSIBLE CITY



#### CONNECTED COMMUNITY



#### THRIVING PLACES



#### SENSITIVE DESIGN



#### INNOVATIVE & ACCOUNTABLE

The Place Plan highlights the broad range of projects and initiatives the City is undertaking to support and improve the Pickle District.

The Implementation Framework sets out the actions, time frames and the responsible teams for the delivery of all of the identified actions.



# 01. ENHANCED ENVIRONMENT

Sets out the actions and projects which assist the City to make the best use of our natural resources for the benefit of current and future visitors, residents, and businesses of the Pickle District.

## ACTION 1.1 BUSINESS COMMUNITY SOLAR

<b>Diagnosis</b>	There is currently low uptake of solar in the business community compared to the residential sector.
<b>Analysis</b>	<p>Growth in business community solar is a high growth area of solar investment in the next decade. The low uptake of solar is primarily due to owners of the properties not being the operator who receives the power bill. However, there are a significant number of options available to enable business owners and building owners to mutually benefit through the installation of solar. Options for tenants are currently limited and in all cases need the building owner's cooperation and permission to proceed.</p> <p>The City of Vincent currently has significant understanding of how these options work, including direct installation in facilities or creating a Purchasing Power Agreement (PPA). For business that operate during the day, installation of solar will pay for itself in 2-3 years where it is directly used on site.</p> <p>The City is currently in the process of working with tenants to identify mutually beneficial mechanisms for funding solar on leased facilities.</p>
<b>Solution</b>	Engage with local building owners and business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.



## ACTION 1.2 OLD ABERDEEN PLACE VERGE PLANTING

<b>Diagnosis</b>	The verge along Old Aberdeen Place is closely bound by the on-ramp to the Graham Farmer Freeway. The verge has a number of established trees, but the area closest to Cleaver Street generally consists of weeds and loose rocks and is not maintained to a high standard.
<b>Analysis</b>	<p>There is an opportunity to improve the maintenance and planting on the verge near Cleaver Street to bring it in line with the City's managed and maintained streetscapes.</p> <p>The Pickle District Action Plan (Proposition Three and Action 3) identifies the opportunity to incorporate native landscaping and increase vegetation to transform this area into a community space.</p> <p>Investigation into additional enhancements will also be undertaken to transform this area into a community space and take advantage of the areas potential function as a 'billboard' to the freeway.</p>
<b>Solution</b>	Install garden beds and planting along the Old Aberdeen Place verge.

## 02. ACCESSIBLE CITY

Sets out the actions and projects which enhance connectivity, improve the use of public transport, deliver parking efficiencies, and create a more pedestrian and cycle friendly Pickle District.

### ACTION 2.1 SAFE ACTIVE STREET UPGRADES

Diagnosis	The Pickle District is not well serviced from an active transport perspective. The area is bound by the Graham Farmer Freeway, Newcastle, Loftus, and Charles Streets, which are often barriers to those seeking to use active forms of transportation. The Principle Shared Path abuts the Pickle District, but bypasses the area to the south.
Analysis	A Safe Active Street along Golding Street will connect to the Principle Shared Path at Old Aberdeen Place, and continue to Strathcona Street and Carr Street. The upgrade will focus on: <ul style="list-style-type: none"> <li>Improving access to Beatty Park Leisure Centre, Leederville Town Centre, and Perth City;</li> <li>Reduce speed on Golding Street to 30km/h;</li> <li>Connect residents, businesses, and visitors; and</li> <li>Increase accessibility to the Pickle District.</li> </ul>
Solution	Plan and implement the Safe Active Street upgrades on Golding Street and Strathcona Street.

### ACTION 2.2 CLEAVER MAIN STREET

Diagnosis	The Pickle District does not have a traditional main street and is largely characterised by the former light industrial land uses. It lacks the amenities found in the City's town centres, including greenery and canopy cover, seating and street furniture.
Analysis	<p>As the Pickle District transforms and the land uses change and evolve, streetscape improvements should be made to meet the needs of local businesses, residents and visitors.</p> <p>The 'Cleaver Main Street' streetscape upgrade aims to create an improved main street for the Pickle District. The project will create a sense of place, encourage people to linger longer, and support the growing creative and artistic community in the area.</p> <p>The upgrades include road resurfacing, central median tree planting, street furniture including seating, bicycle parking and bins, and improvements to the footpath such as 'Artlets' to create opportunities and space for art.</p> <p>The Pickle District Action Plan (Proposition Two and Action 6 and 12) identifies the opportunity to experiment with design and art ideas to improve Cleaver Street.</p> <p>In the future, there is the opportunity to improve the lighting and access to power, to further enable Cleaver Street to be a central gathering place and hub of activity.</p> <p>The City will continue to collaborate with the Pickle District Town Team in the development and delivery of any future initiatives for the Cleaver Main Street.</p>
Solution	Continue to implement the Cleaver Main Street streetscape upgrade and collaborate with The Pickle District to deliver initiatives on Cleaver Street.



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ACTION 2.3 DRUMMOND PLACE LOFTUS STREET CONNECTION

Diagnosis	Drummond Place ends as a cul-de-sac where it approaches Loftus Street and there is not a path to connect the two streets for pedestrians or cyclists.
Analysis	<p>The end of Drummond Place is approximately 15 metres from the Loftus Street footpath, but there is not a pedestrian or cycling connection between the two streets. The steep incline and sandy verge make it difficult for those wishing to use this as an access point in or out of the Pickle District and inaccessible to those with differing abilities.</p> <p>A connection bringing the two footpaths together would provide better access to the Pickle District, the Leederville Town Centre or across the Graham Farmer Freeway without travelling to Newcastle Street or the Principle Shared Path.</p> <p>The Pickle District Action Plan (Proposition Three) identifies the opportunity to improve connections into the precinct and create a connection from Drummond Place to Loftus Street.</p>
Solution	Investigate options to create a connection between Drummond Place and Loftus Street for pedestrians and cyclists.



**ACTION 2.4 DRUMMOND PLACE UNDERPASS**

<b>Diagnosis</b>	Loftus Street is a major impediment to pedestrian movement, and the feasibility of a well-designed pedestrian underpass could be investigated.
<b>Analysis</b>	There is an identified opportunity in Leederville Town Centre, to use the Water Corporation drainage reserve as an attractive, pedestrianised link through the centre of Leederville, and to link Leederville with the Pickle District.
	This link through Leederville could continue across the current Water Corporation site, and connect with Drummond Place in the Pickle District.
	An underpass link could create an opportunity for greater connections between the Pickle District and Leederville, while overcoming the barrier Loftus Street currently presents. An underpass would complement other Place Plan actions and projects which seek to create a welcoming environment and improve pedestrian connections.
	Investigation will take into consideration the existing and future pedestrian and cycle connections to and through the Pickle District, and the potential for these to be further enhanced by the underpass.
<b>Solution</b>	The Pickle District Action Plan (Proposition Three) identifies the opportunity to improve connections and welcome people into the precinct across Loftus Street.
	Investigate the feasibility of an underpass to connect Drummond Place to Leederville.

**ACTION 2.5 WAYFINDING PLAN**

<b>Diagnosis</b>	Wayfinding in Vincent's town centres is cluttered, unclear and limited.
<b>Analysis</b>	Wayfinding is a critical component to the legibility and walkability of a place. Wayfinding can help determine how people decide to move through spaces. The decisions people make when moving through places are guided by architecture, urban design, landmarks and views.
	Wayfinding in Vincent's Town Centres has significant room for improvement. An over proliferation of signage and styles compete for attention and can result in confusion. Moreover, the previous Wayfinding Signage Strategy (2012) has an emphasis on vehicles and car parking.
	A Wayfinding Plan should be prepared to: <ul style="list-style-type: none"> <li>• Create a comprehensive, clear and consistent visual communication system with concise messaging;</li> <li>• Only include the information that is relevant to the space, location and navigation path; and</li> <li>• Focus on active transportation mode users, particularly pedestrians.</li> <li>• Embrace and enhance the unique character and sense of place in the Pickle District.</li> </ul>
<b>Solution</b>	Develop a Wayfinding Plan.



### 03. CONNECTED COMMUNITY

Sets out the actions and projects which contribute to the Pickle District’s unique sense of place, and encourage the community to connect with each other to enhance their quality of life.

ACTION 3.1 TOWN TEAM GRANT PROGRAM	
Diagnosis	Town teams require financial support to deliver outcomes for their respective town centres and places and to make themselves more sustainable entities.
Analysis	Town teams can access grant funding through the Town Team Grant Program. This funding can be used to facilitate events, activities and/or initiatives that engage the local community, contribute to the local economy or improve the sustainability of the town team.
Solution	Manage the Town Team Grant Program and support the Pickle District to become recognised as precinct that is synonymous with creative events.





**ACTION 3.2 NAIDOC WEEK**

<b>Diagnosis</b>	In 2018 the City hosted its inaugural NAIDOC Festival at Hyde Park and again in 2019. The City has committed through Action 7 of the 2019-2021 Innovate Reconciliation Action Plan to host an annual NAIDOC Festival.
<b>Analysis</b>	<p>Since the launch of the City of Vincent's 2017-2018 Reflect Reconciliation Action Plan, the City has strengthened its relationship with the local Noongar community and celebrated Noongar culture and tradition through numerous events, activities and workshops.</p> <p>The Pickle District is emerging as a community of creatives, with new opportunities for art and expression. There are a number of venues and locations within the area that can host NAIDOC Festival celebrations.</p> <p>The planning for the 2020 NAIDOC Festival was disrupted by the Covid-19 pandemic. As part of the Vincent Rebound Plan recovery, a trial of the NAIDOC Festival celebrations occurred in the Pickle District from 8-15 November 2020. The relocated celebrations were a success and involved collaboration between the local Noongar community, local businesses, The Pickle District and the City.</p> <p>This supports Action Five within The Pickle District's Action Plan.</p>
<b>Solution</b>	Create a hub for NAIDOC activity in the Pickle District by delivering the program in partnership with Aboriginal stakeholders, The Pickle District, and business owners.







# 04. THRIVING PLACES

Sets out the actions and projects which assist the City to create, enhance, and promote great places and spaces in the Pickle District in order for it to reach its activation and economic potential.

## ACTION 4.1 STREETScape AUDIT

### Diagnosis

The development of the area as a former light industrial and manufacturing area has resulted in the Pickle District lacking in streetscape amenities, including seating, public bins, bicycle parking, adequate lighting and plantings.

### Analysis

The City understands the importance of canopy cover, street furniture, and streetscape amenities, and the role they play in encouraging people to linger longer.

In 2019, the Pickle District saw some streetscape improvements with new street trees planted in the footpath along Cleaver Street and Golding Street.

An audit following the Cleaver Main Street streetscape upgrade should be undertaken to determine any current deficiencies in the streetscape and identify opportunities to build on the Pickle District's evolving and unique character. This could include additional planting, beautification, urban design improvements, lighting upgrades, street art, and street furniture rationalisation and upgrades.

### Solution

Undertake a streetscape audit to determine opportunities for streetscape improvements.

**ACTION 4.2 ART FOR ARTLETS**

<b>Diagnosis</b>	The upcoming Cleaver Main Street streetscape upgrade will create dedicated space for art within the Cleaver Street footpath.
<b>Analysis</b>	<p>The Pickle District has a number of galleries, studios, and creative spaces, which have a strong focus on the arts and the Cleaver Main Street streetscape upgrade will provide spaces for future public art in the public realm.</p> <p>There is an opportunity to work with The Pickle District to curate unique and interesting art pieces to be located in the artlets.</p>
<b>Solution</b>	Collaborate with The Pickle District to curate and deliver artwork in the Cleaver Main Street artlets.

**ACTION 4.3 PICKLE DISTRICT ENTRY STATEMENT**

<b>Diagnosis</b>	The Pickle District is bounded by major roads and for a person unfamiliar with the Pickle District, there is not any visible distinction that this area is unique to the surrounding areas.
<b>Analysis</b>	<p>An entry statement to the Pickle District would provide greater visibility to the Pickle District, by creating interest and a focal point. It also could establish to a visitor that they have entered a unique and interesting precinct with an emphasis on arts.</p> <p>The Pickle District Action Plan (Action 4) identifies opportunities for artistic entry statements at key focal points on Cleaver Street, Douglas Street, sites facing the Freeway, Loftus Street and/or Newcastle Street and the potential for these to include sculptures, murals and/or neon signage.</p>
<b>Solution</b>	Investigate opportunities for an entry statement into the Pickle District.

**ACTION 4.4 SCULPTURE WALK**

<b>Diagnosis</b>	The Pickle District's emerging creative and event spaces have many offerings, but surrounding residents and visitors are often unaware of how close the Pickle District is to Leederville Town Centre.
<b>Analysis</b>	<p>There is an opportunity to establish and curate a sculpture walk within the Pickle District, which connects the area's businesses and Leederville Town Centre.</p> <p>A sculpture walk could draw more people between the areas, particularly those which may not know about the proximity of the two places and the opportunities in each destination.</p> <p>The Pickle District Action Plan (Action 4 and Proposition Three) identify opportunities:</p> <ul style="list-style-type: none"> <li>• for artistic sculptures at key points facing the freeway;</li> <li>• opportunities to celebrate Old Aberdeen Place as the spiritual heart and a new meeting space for social gatherings; and</li> <li>• opportunities to welcome people into the precinct with improved access and wayfinding.</li> </ul>
<b>Solution</b>	Investigate a location for a sculpture walk to better connect the Pickle District's businesses with the Leederville Town Centre.



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## 05. SENSITIVE DESIGN

Sets out the actions and projects which assist the City encourage unique, high quality developments that respect and respond to the character and identity of the Pickle District.

### ACTION 5.1 PLANNING FRAMEWORK

#### Diagnosis

The Pickle District is currently evolving with a change in land uses and new creative businesses emerging in former light industrial warehouses.

#### Analysis

Through the planning framework, the City can identify opportunities to further encourage investment and revitalisation in the Pickle District, while retaining what makes the area unique and interesting.

The Pickle District Action Plan (Action 11) identifies the opportunity to bring together all landowners, The Pickle District members and the City of Vincent to discuss a long-term vision for the Pickle District to guide the direction of any potential changes required to the planning framework.

Changes to the planning framework might include changes to the City's policies, a Local Planning Scheme amendment or a Metropolitan Region Scheme amendment.

Planning framework changes have varying process requirements and enable various different outcomes in both the short and longer term. The City needs clear direction for the Pickle District as it transitions to a high density mixed use area.

#### Solution

Host a visioning workshop for owners and occupiers of the Pickle District and analyse the findings to develop a vision and objectives for the future and to help inform the most appropriate planning instrument to pursue this with.

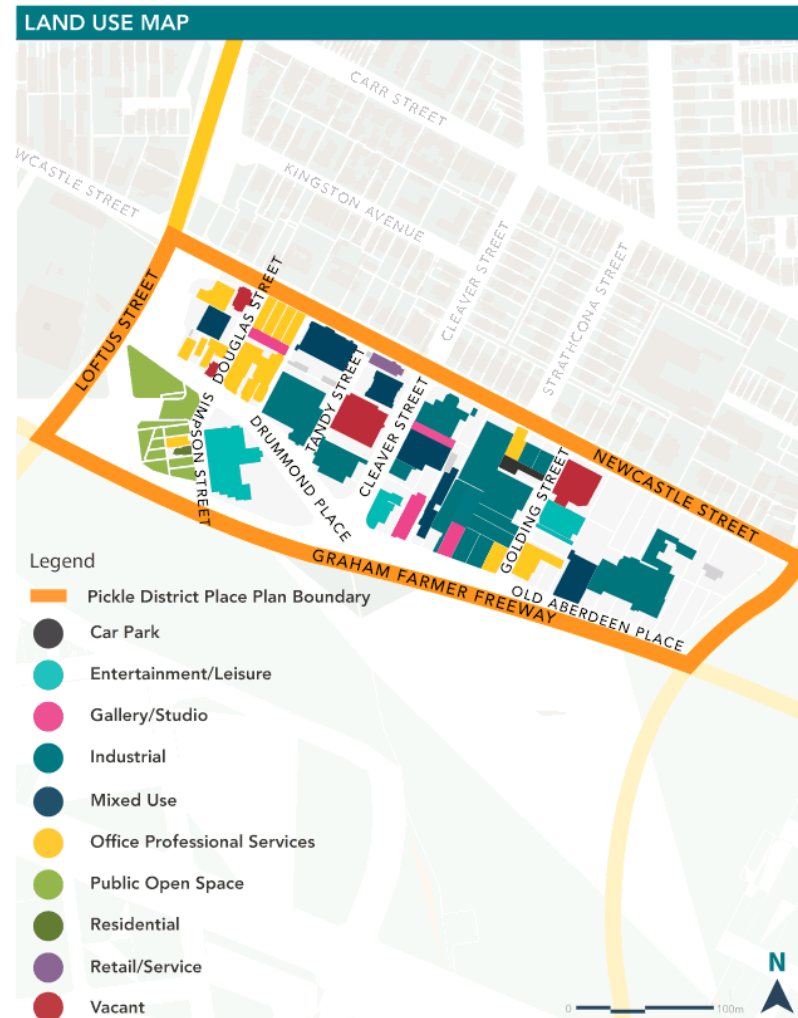


## 06. INNOVATIVE & ACCOUNTABLE

Sets out the actions and projects which assist the City support the community to realise its vision. To achieve this, we will be an organisation that manages resources well, communicates effectively, and takes our stewardship role seriously.

### ACTION 6.1 SUPPORTING CREATIVE SPACES

<b>Diagnosis</b>	Urban affordability is a significant threat to the Pickle District's growth as a creative arts precinct.
<b>Analysis</b>	Creative businesses are one of the key attractions of the Pickle District and what makes it a distinctly different experience from other inner city areas.
	With increasing demand for residential and mixed use development in inner city locations, there is concern that an increasingly competitive market may price artists and creatives out of the Pickle District.
<b>Analysis</b>	Urban affordability and the inability to retain inner city creative spaces is an issue that is not unique to the City. To share learnings through collaboration and determine options to support the retention of artistic and creative spaces in inner city locations. The City is working with the City of Perth, City of South Perth and Town of Victoria Park to undertake a creative maker space and artist live/work needs assessment study. The study is a joint venture between all four inner city local governments and is called 'Making Space for Culture'.
<b>Solution</b>	Deliver the Making Space for Culture project, whilst working with inner city local governments and State and Federal Governments to identify incentives and support mechanisms to retain and establish creative spaces, creative industries and live music in the Pickle District.





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ACTION 6.2 PUBLIC BUILDINGS	
Diagnosis	The Pickle District is known for the historic light industrial buildings. As new tenants move into the area and buildings are repurposed, there are planning, building and public health requirements to be met. These requirements are different for uses such as galleries or event spaces where people gather, so that accessibility, safety and amenity are considered.
Analysis	<p>The Pickle District is becoming known for the high quality events. These events can occur in indoor spaces, but only if approved as a public building for people to gather.</p> <p>State and Commonwealth Government legislation and standards apply to event spaces, which set minimum standards for safety, amenity, ventilation, emergency access and egress.</p> <p>Many buildings in the Pickle District have potential to become successful event spaces. There is an opportunity to examine how the City is able to help businesses meet their obligations; providing unique venues while also ensuring public safety, amenity and accessibility are achieved.</p>
Solution	Proactively engage with Pickle District businesses to ensure they are informed of planning, building and public health requirements; assist to provide options to achieve approvals; and seek advice from State Government agencies on how to support businesses to achieve compliance.

# 07. IMPLEMENTATION FRAMEWORK

PICKLE DISTRICT PLACE PLAN IMPLEMENTATION FRAMEWORK							
KEY ACTION / PROJECT		RESPONSIBLE TEAM	SUPPORT TEAM	TIMING			
				21/22	22/23	23/24	24/25
PRIORITY AREA 1: ENHANCED ENVIRONMENT							
1.1	Engage with local building owners and business owners directly and through the town team, to communicate the benefits of solar and support the business community in implementing solar initiatives.	CEO	S&D		✓	✓	✓
1.2	Install garden beds and planting along the Old Aberdeen Place verge.	I&E	S&D	✓	✓	✓	✓
PRIORITY AREA 2: ACCESSIBLE CITY							
2.1	Plan and implement the Safe Active Street upgrades on Golding Street and Strathcona Street.	I&E	S&D	✓	✓		
2.2	Continue to implement the Cleaver Main Street streetscape upgrade and collaborate with The Pickle District to deliver initiatives on Cleaver Street.	I&E	S&D	✓			
2.3	Investigate options to create a connection between Drummond Place and Loftus Street for pedestrians and cyclists.	S&D	I&E		✓		
2.4	Investigate the feasibility of an underpass to connect Drummond Place to Leederville.	I&E	S&D			✓	✓
2.5	Develop a Wayfinding Plan.	S&D	I&E	✓			
PRIORITY AREA 3: CONNECTED COMMUNITY							
3.1	Manage the Town Team Grant Program and support the Pickle District to become recognised as precinct that is synonymous with creative events.	S&D	I&E/C&B	✓			
3.2	Create a hub for NAIDOC activity in the Pickle District by delivering the program in partnership with Aboriginal stakeholders, The Pickle District, and business owners.	C&B	S&D	✓	✓	✓	✓
PRIORITY AREA 4: THRIVING PLACES							
4.1	Undertake a Streetscape Audit to determine opportunities for streetscape improvements.	S&D	I&E	✓			
4.2	Collaborate with The Pickle District to curate and deliver artwork in the Cleaver Main Street artlets.	S&D	I&E/C&B	✓	✓	✓	✓
4.3	Investigate opportunities for an entry statement into the Pickle District.	S&D	C&B	✓			
4.4	Investigate a location for a sculpture walk to better connect the Pickle District's businesses with the Leederville Town Centre.	S&D	I&E		✓	✓	
PRIORITY AREA 5: SENSITIVE DESIGN							
5.1	Host a visioning workshop for owners and occupiers of the Pickle District and analyse the findings to develop a vision and objectives for the future and to help inform the most appropriate planning instrument to pursue this with.	S&D	C&B	✓			
PRIORITY AREA 6: INNOVATIVE & ACCOUNTABLE							
6.1	Deliver the Making SPace for Culture project, whilst working with inner city local governments and State and Federal Governments to identify incentives and support mechanisms to retain and establish creative spaces, creative industries and live music in the Pickle District.	S&D	CEO	✓	✓		
6.2	Proactively engage with Pickle District businesses to ensure they are informed of planning, building and public health requirements; assist to provide options to achieve approvals; and seek advice from State Government agencies on how to support businesses to achieve compliance.	S&D	CEO	✓	✓	✓	✓

Community & Business Services (C&B), Strategy & Development (S&D), Infrastructure & Environment (I&E), Information & Communications Technology (ICT), Office of the CEO (CEO)





CITY OF VINCENT

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**5.9 OUTCOMES OF ADVERTISING - BEAUFORT STREET TOWN CENTRE PLACE PLAN**

- Attachments:**
1. **Advertised Draft Volume 5: Beaufort Street Town Centre Place Plan** [↓](#) 
  2. **Summary of Submissions** [↓](#) 
  3. **Volume 5: Beaufort Street Town Centre Place Plan** [↓](#) 

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

1. **ADOPTS Volume 5: Beaufort Street Town Centre Place Plan; and**
2. **NOTES:**
  - 2.1 **the submissions received in relation to the advertising of the draft Volume 5: Beaufort Street Town Centre Place Plan and Administration's response to submissions; and**
  - 2.2 **the response to submissions provided by Administration included as Attachment 2:**
    - 2.2.1 **Administration will publish a notice of the adoption of Volume 5: Beaufort Street Town Centre Place Plan, included as Attachment 3, on the City's website and social media platforms and will notify the Beaufort Street Network and all those who made submissions on the document.**

**PURPOSE OF REPORT:**

To consider the outcomes of advertising and adoption of Volume 5: Beaufort Street Town Centre Place Plan (BSTCPP).

**BACKGROUND:**

On 23 August 2016 (Item 9.1.5) at its Ordinary Meeting, Council endorsed Administration's approach to Place Management and the preparation of a Town Centre Place Plan for each of the City's five town centres.

Volume 1: Vincent Town Centres Place Plan (VTCPP) and Volume 2: North Perth Town Centre Plan (NPTCPP) were adopted in April 2018 and Volume 3: Mount Hawthorn Town Centre Place Plan (MHTCPP) was adopted September 2019.

On 27 April 2021 (Item 9.4) at its Ordinary Meeting, Council endorsed the Draft BSTCPP for the purpose of advertising. The document was advertised between 10 May 2021 and 21 June 2021 and is included as **Attachment 1**. During the advertising period, a local public notice was published, the document was displayed at the City of Vincent Library and published on the City's website and social media platforms, postcards were delivered to Beaufort Street Town Centre businesses and the Beaufort Street Network was invited to comment. The Beaufort Street Network have provided formal support for the Place Plan and commend the work of the City on a solid plan that takes into consideration the wants and needs of residents, businesses and the community.

On 22 June 2021 at its Ordinary Meeting, Council considered the Barlee Street Car Park Options for Future Use report and resolved in part as follows:

4. *REQUESTS the CEO to prepare for discussion with Council, prior to first quarter budget review:*
  - a. *costings for the removal and a feasibility analysis for the relocation of the Beaufort Street sign;*
  - b. *removal of other improvements on the property; and*
5. *REQUESTS the CEO to modify the draft Corporate Business Plan and Beaufort Street Place Plan to include the development of a plan, in the 2021/22 financial year, to improve pedestrian and cyclist experience on Beaufort Street (St Albans Ave to Walcott St) including improvements to road crossings, pedestrian and cycle path infrastructure, seating, greening and shade.*

6. *REQUESTS the Chief Executive Officer to provide a further report to Council on potential public or shared spaces within Beaufort Street including the potential for trialling pedestrian spaces at Grosvenor Road or Barlee Street.*

**DETAILS:**

The City received 53 submissions during the advertising period. A summary of the submissions, including Administration comments and proposed amendments, is included as **Attachment 2**.

In response to the submissions received, and the 22 June 2021 Council decision, it is proposed to make nine modifications to the document, including to:

1. Actions 2.2, 2.3 and 4.1 (proposed Action 2.2) to update the responsible team, respond to the outcomes of the 22 June 2021 Ordinary Meeting of Council, and clarify that these actions are interdependent and will be progressed as one comprehensive planning project in 2021/22;
2. Action 2.4 (proposed Action 2.3) to respond to the outcomes of the 22 June 2021 Ordinary Meeting of Council;
3. Action 2.6 (proposed Action 2.5) to extend the timeframe from 2021/22 to 2021/22 - 2022/23 to allow for the monitoring and investigation of the on-demand transport drop off and pick up point prior to the implementation of improvements;
4. Action 2.7 (proposed 2.6) to clarify that the project will deliver a Wayfinding Plan, rather than a Strategy;
5. Action 4.2 (proposed Action 4.1) to clarify that the project will deliver a Lighting Plan, rather than a Strategy, and that opportunities to utilise LED and solar lights will be explored;
6. Actions 4.3 (proposed Action 4.2) to clarify that opportunities to utilise LED and solar lights will be explored;
7. Actions 4.2, 5.1, 6.1, and 6.2 (proposed Actions 4.1, 5.1, 6.1 and 6.2) to clarify the level of collaboration between the City of Vincent and City of Stirling;
8. Action 6.3 to clarify that the intent of the action is to improve the pedestrian environment and useability of the median;
9. Action 6.5 to respond the outcomes of the 22 June 2021 Ordinary Meeting of Council and reference the resulting feasibility analysis investigation to relocate the Beaufort Street sign; and
10. update the maps on pages 4 and 20.

These amendments have been incorporated into Volume 5: Beaufort Street Town Centre Place Plan, included as **Attachment 3**, and the numbering of actions has been updated accordingly.

**CONSULTATION/ADVERTISING:**

The City will notify all submitters of the outcomes of the Ordinary Meeting of Council.

If adopted, further consultation would take place as required when completing each of the actions within the BSTCPP.

**LEGAL/POLICY:**

The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires the City to adopt a Strategic Community Plan and a Corporate Business Plan (CBP) to be supported by the Annual Budget and a range of informing strategies. The BSTCPP is outlined as a project in the City's CBP.

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to adopt the BSTCPP.

**STRATEGIC IMPLICATIONS:**

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

*Enhanced Environment*

*Our urban forest/canopy is maintained and increased.*

*Accessible City*

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.*

*Connected Community*

*An arts culture flourishes and is celebrated in the City of Vincent.*

*We have enhanced opportunities for our community to build relationships and connections with each other and the City.*

*We recognise, engage and partner with the Whadjuk Noongar people and culture.*

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

*Thriving Places*

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

*Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*

*We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.*

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

*Sensitive Design*

*Our built form character and heritage is protected and enhanced.*

*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:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Sustainable Transport*

*Waste Reduction*

*Urban Greening and Biodiversity*

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the *City's Public Health Plan 2020-2025*:

*Increased mental health and wellbeing*

*Increased physical activity*

**FINANCIAL/BUDGET IMPLICATIONS:**

The implementation of actions within the BSTCPP would be supported through allocations within current and future City operating and project budgets as follows:

Actions to be supported and/or implemented through existing operating budgets or existing project budgets: 1.1, 1.3, 2.1, 2.4, 2.6, 3.1, 4.1, 5.1, 6.1, 6.4	
Actions that have been included in the City's 2021/22 budget:	
1.2 – Containers for Change Trial	\$3,000
2.2 – Improved Pedestrian and Cyclist Environment.	\$10,000
2.3 – Trial Pedestrian Streets	\$10,000
4.2 – Mary Street Piazza	\$20,000
4.3 – Mural Maintenance and Renewal	\$5,000
6.2 – Beaufort Street Lighting Renewal	\$220,000
Actions that may require additional budget from 22/23 onwards: 2.5, 6.2	

**COMMENTS:**

BSTCPP aligns the City's activities and services with a clear plan for the area that is informed by the community. The ongoing review of the document would ensure that the City's service delivery in town centres keeps pace with emerging trends and community aspirations and ensures that the Beaufort Street Town Centre continues to thrive as a place for people to live, work and visit.

The City will continue to work closely with the Beaufort Street Network to support the continued improvement of the Brighter Beaufort Action Plan, which would continue to inform the evolution of the BSTCPP.





CITY OF VINCENT

# BEAUFORT STREET TOWN CENTRE PLACE PLAN VOLUME 05







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DATE	DETAILS	STATUS
21/04/21	Beaufort Street Town Centre Place Plan	Draft

## 00. INTRODUCTION

The City of Vincent (City) Town Centre Place Plans series has been developed as a set of 'place based' strategic action plans to guide the allocation of funding and resources in the City's town centres. The Place Plans direct the City's service units to deliver a range of place-based initiatives and enable the City to effectively support and coordinate change.

Beaufort Street Town Centre Place Plan (Place Plan) is Volume 05 in the Town Centre Place Plan series and will guide the implementation of all major initiatives in the Beaufort Street Town Centre (Town Centre).

The Town Centre is situated largely in the City of Vincent with the portion north of Walcott Street located in the City of Stirling. Although a primary arterial route connecting Inglewood, Mount Lawley, Highgate, and extending through to Perth, Beaufort Street is home to some of Perth's most eclectic restaurants, bars and shops.

## BEAUFORT STREET SNAPSHOT

### Historic

Beaufort Street forms part of Boorloo – Noongar land belonging to the Whadjuk people of the Noongar nation.

Prior to European settlement, camps and ceremonial grounds were associated with Stone's Lake which is now drained and where the southern end of the Town Centre is sited.

Post European settlement, under the 1871 Municipal Institutions Act, the City of Perth was established with the northern boundary being Walcott Street. This northern extent would later become the City of Vincent in 1995.

Beaufort Street was named in 1838 after the Duke of Beaufort, who was the Secretary of State for the Colonies in the early 1830s. Construction in the Town Centre first began in 1889, with the first house being a small cottage on the corner of Barlee and Beaufort Streets.

In 1915 businesses between Bulwer and Walcott streets included 5 confectioners, 4 butchers, 4 bootmakers, 3 laundries, 2 grocers, 2 greengrocers, 2 hairdressers, 2 drapers, 2 chemists, 2 dressmakers, a milliner, a tailor, a bicycle shop, a fuel merchant, a produce merchant, a Chinese market garden, a pastry cook, a wood dealer, a plumber, a newsagent

with post office, a fancy goods and library, a blinds manufacturer, a French polisher, a wine merchant, a wine saloon and the Queens Hotel.

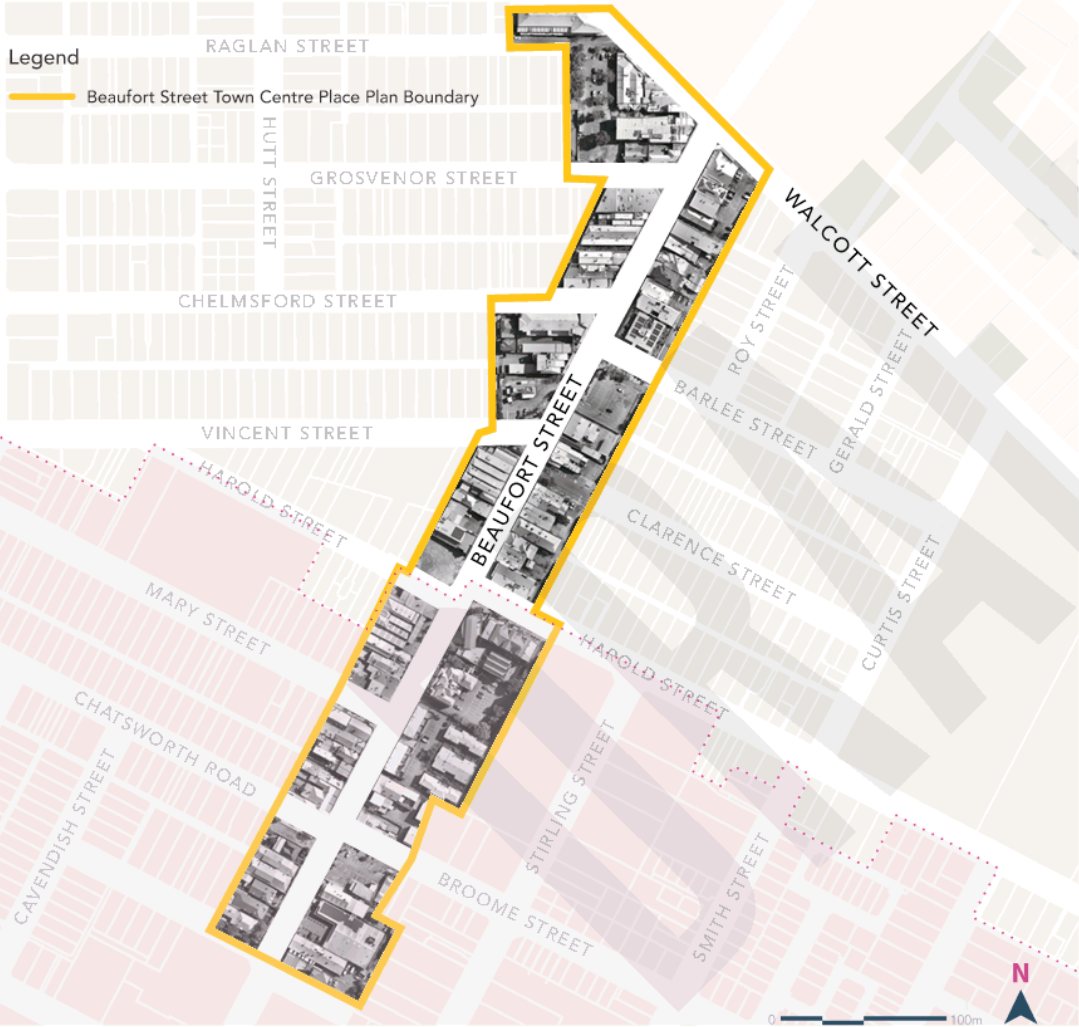
The street's rich heritage remains prominent and can be easily identified through buildings such as the Queens Hotel and Alexander Buildings.



The Town Centre is primarily centred upon Beaufort Street extending from St Albans Avenue, Highgate to Queens Crescent, Mount Lawley. The Town Centre is largely situated in the City of Vincent, with the northern portion located in the City of Stirling, and Walcott Street being the boundary between the two local government areas.

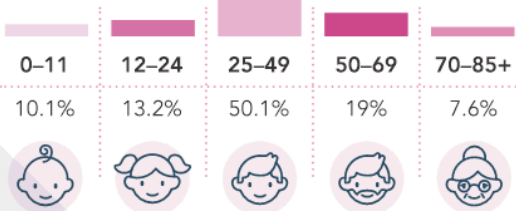


BEAUFORT STREET TOWN CENTRE BOUNDARY MAP



# SNAPSHOT

## Community



Mount Lawley/Highgate households have a slightly higher proportion of high income households (more than \$2500/wk) at **27.8%** compared to **24.8% in Greater Perth**.

Mount Lawley population is **3,343** and Highgate population is **2,543**, combined **5,886**.

## Transport

**9.6% of Mount Lawley / Highgate residents** do not own a car compared to **4.7% in Greater Perth**.

**19.4% of residents** travel to work on train or bus compared to **10.2% in Greater Perth**.

**11.7% of residents** commute using active modes compared to **3.1% in Greater Perth**.

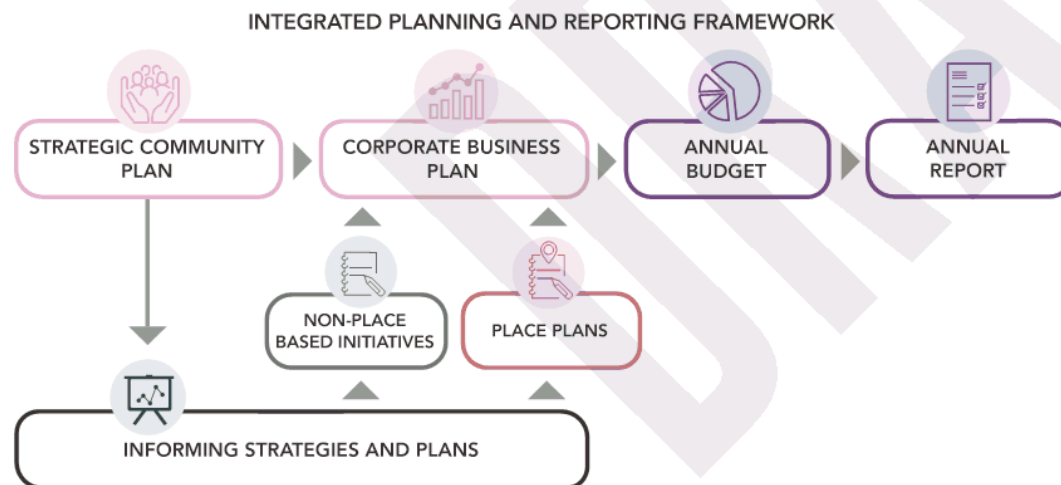


## PLACE PLAN PURPOSE

The Place Plan outlines the place-based initiatives and resources the City has specifically committed to the Town Centre.

The boundary of the Town Centre (refer **Beaufort Street Town Centre Boundary Map**) extends south beyond the City of Vincent's Town Planning Scheme No. 2 District Centre Scheme Zone, to incorporate the commercial offerings along Beaufort Street from Vincent Street to St Albans Avenue.

The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires the City to adopt a Strategic Community Plan and a Corporate Business Plan. The Place Plan provides a filter for the place based initiatives within the City's suite of informing strategies and plans, and directly informs the Corporate Business Plan. The role of the Place Plan within the City of Vincent Integrated Planning and Reporting Framework is illustrated below.



BEAUFORT STREET TOWN CENTRE PLACE PLAN | 5



## BEAUFORT STREET NETWORK

Each of the City of Vincent town centres has a town team. The town teams are independently formed and incorporated bodies that aim to make their respective Town Centres the best places they can possibly be. The town teams are not an affiliate of the City, but do receive funding for community driven initiatives. The town teams are made up of a diverse range of members that include business owners, land owners, local residents and town centre visitors. Each town team member brings a different set of skills, interests, and life experiences to the table and these collectively shape the direction, composition, and identity of the six town teams.

The town teams and the City enjoy a symbiotic relationship. The City engages directly with each town team on a variety of issues that are specific to their respective town centres and the town teams are able to effectively communicate issues, solutions, and ideas to the City through their strategic action plans. The City works collaboratively with the town teams to deliver locally based activations and events, physical improvements, and economic and community development initiatives.

Beaufort Street Network (BSN) is the town team operating in the Town Centre. BSN's Brighter Beaufort Action Plan sets out a vision, key focus areas and a robust framework to proactively shape Beaufort Street's future direction and identity.



## PLACE PLAN PROCESS

The Place Plan enables the range of initiatives identified in the City's suite of informing strategies and plans, and Beaufort Street Network's Action Plan, to be filtered, prioritised and resourced appropriately.

Some of the City's informing strategies and plans provide high level guidance for the direction and type of initiatives the City should be undertaking, while others provide specific actions.

The Place Plans provide a place based filter and cross-directorate lens on these strategies and plans to enable a robust, planned, and integrated approach to project identification and delivery.

Prior to being confirmed as a new action in the Place Plan, proposed initiatives and projects are cross checked against the vision and priorities set in the Strategic Community Plan and the following three sources:

- A.** Local needs and wants (City strategies and plans and town team action plans);
- B.** Best practice; and
- C.** Data (collected through the implementation of the Town Centre Performance Measurement Strategy).

The process in which Place Plan actions are filtered is illustrated in the adjacent diagram.



The Place Plan outlines the implementation schedule for all of the actions to be undertaken in the Town Centre. These may include but are not limited to public realm upgrades, marketing initiatives, economic and community development projects, and policy and procedural improvements.

The Place Plan actions are organised into six sections which align with the six priorities of the Strategic Community Plan.

While the City remains responsible for planning and delivering the actions identified in the Place Plan, BSN is considered a key stakeholder and will be given opportunity to be involved in the ongoing development of the Place Plan actions.

The Place Plan is implemented, reviewed and updated annually. This allows the progress of actions to be reported on, including updating actions to reflect where they are in the action delivery cycle, and for newly identified actions to be included.

The Place Plan action delivery cycle is illustrated in the following diagram.





## INFORMING STRATEGIES & PLANS

The City's Strategic Community Plan 2018 – 2028 identifies the community's vision and strategic priorities, as identified through the Imagine Vincent engagement campaign. The Place Plan actions are designed to respond to at least one priority, while many respond to multiple. Each action has been listed under the priority that is most applicable to the objectives of the action. The Place Plan is also informed by the following strategies and plans which have been developed through community engagement and previously adopted by Council.

 <p><b>GREENING PLAN 2018 – 2023</b></p> <p>Actions 2.5, 2.4, 4.1 and 6.4 have the opportunity to increase tree canopy, native plantings, and green the Town Centre.</p>	 <p><b>DISABILITY ACCESS AND INCLUSION PLAN 2017 – 2022</b></p> <p>Actions 2.2, 2.3, 2.4, 4.1 and 6.4 have the opportunity to improve equitable access to buildings and infrastructure.</p>	 <p><b>ECONOMIC DEVELOPMENT STRATEGY 2011 – 2016</b></p> <p>Each action in the Place Plan aims to support economic development in the Town Centre.</p>
 <p><b>SUSTAINABLE ENVIRONMENT STRATEGY 2019 – 2024</b></p> <p>Actions 1.1, 1.2, 2.1, 2.2, 2.3, 2.4, 3.1, 4.1, 4.3 and 6.4 have the opportunity to support urban greening and biodiversity, and increased use of public and active transport modes.</p>	 <p><b>RECONCILIATION ACTION PLAN   INNOVATE 2019 – 2021</b></p> <p>Actions 2.7, 4.4 and 6.4 have the opportunity to celebrate Noongar artwork, culture and language in public spaces.</p>	 <p><b>YOUTH ACTION PLAN 2020 – 2022</b></p> <p>Actions 3.1 and 4.3 have the opportunity to provide opportunities for young people to connect with each other and the broader community, and support our youth to be strong, healthy, safe and active.</p>
 <p><b>SAFER VINCENT 2019 – 2022</b></p> <p>Actions 1.2, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 4.2, 4.3 and 6.1 have the opportunity to support safer spaces, community connection, and apply Crime Prevention through Environmental Design (CPTED) principles.</p>	 <p><b>PUBLIC OPEN SPACE STRATEGY</b></p> <p>Actions 4.3 and 6.4 have the opportunity to maximise the value of open spaces for the community through improved amenity, respond to the impacts of development and population growth, and improve access to and functionality of open space.</p>	 <p><b>PUBLIC HEALTH PLAN 2020 – 2025</b></p> <p>Each action in the Place Plan aims to support the Public Health Plan, specifically the social, built, and natural environment pillars.</p>



### ARTS DEVELOPMENT ACTION PLAN 2018 – 2020

Actions 4.2 and 4.4 have the opportunity to support the arts and creative economy in the Town Centre.



### DRAFT ACCESSIBLE CITY STRATEGY 2020 – 2030

Actions 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 4.1, 4.2 and 6.3 have the opportunity to make getting around the Town Centre safe, easy, environmentally friendly, and enjoyable.



### DRAFT ASSET MANAGEMENT AND SUSTAINABILITY STRATEGY

Each action in the Place Plan aims to support the Asset Management and Sustainability Strategy vision to plan and manage our resources and assets in an efficient and sustainable manner.

## READING THIS DOCUMENT

All the projects and initiatives being undertaken in the Town Centre are listed as 'actions'. Each action is explained using the following three step process:



### STEP 01 DIAGNOSIS

Diagnosing the issue or opportunity evident in the Town Centre. These may be identified in an informing strategy or plan, as an opportunity to achieve best practice or through the analysis of data..



### STEP 02 ANALYSIS

Analysing the detail of the issue or opportunity to understand the best approach to solve the issue or seize the opportunity.



### STEP 03 SOLUTION

Proposing a solution that solves the issue or seizes the opportunity.



### ENHANCED ENVIRONMENT



### ACCESSIBLE CITY



### CONNECTED COMMUNITY



### THRIVING PLACES



### SENSITIVE DESIGN



### INNOVATIVE & ACCOUNTABLE

The Place Plan highlights the broad range of projects and initiatives the City is undertaking to support and improve the Town Centre.

The Implementation Framework sets out the actions, time frames and the responsible teams for the delivery of all of the identified actions.

# 01. ENHANCED ENVIRONMENT

Sets out the actions and projects which assist the City to make the best use of our natural resources for the benefit of current and future visitors, residents, and businesses of the Town Centre.

## ACTION 1.1 FAST-CHARGING ELECTRIC VEHICLE STATION

<b>Diagnosis</b>	There is an opportunity for the Town Centre to become part of the electric vehicle fast-charging network
<b>Analysis</b>	<p>The City has been approached to nominate fast charging electric vehicle station locations, in town centres, as part of the expansion of the electric vehicle fast-charging network.</p> <p>The proximity of the northern Town Centre car parks to Beaufort Street, Walcott Street, late night supermarkets and lighting makes it an appealing electric vehicle charging location.</p>
<b>Solution</b>	Support the potential installation of a fast-charging electric vehicle station in the Beaufort Street Town Centre.



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## ACTION 1.2 CONTAINERS FOR CHANGE TRIAL

**Diagnosis** Containers for Change began in October 2020 as WA's state-wide container deposit scheme, allowing the community to cash in eligible recyclable containers for 10-cents each. There is concern that members of the public seeking the discarded refundable containers from existing City bins may result in damage to the enclosure, injuries to people seeking to collect refundable containers, and the indignity of sifting through public waste.

**Analysis** The Containers for Change scheme aims to:

- Increase recovery and recycling and reduce litter and landfill;
- Provide opportunities for social enterprise and benefits for community organisations;
- Create opportunities for employment; and
- Complement existing collection and recycling activities for recyclable waste.

Western Australia Return Recycle Renew (WARRRL) is the not-for-profit organisation created to set-up and run the scheme in Western Australia. The City's existing bin enclosures are designed to keep people out and waste inside. Now that the scheme is in place, there is concern that vulnerable members of the public will be seeking and retrieving discarded refundable containers from bin enclosures.

WARRRL has reported that since the scheme commenced, there has been 'bin diving' and damage to public bin enclosures, where attempts have been made to force them open. The City has the opportunity to proactively find a solution to address this problem by providing an external shelf attachment on the bin enclosure for refundable containers to be easily placed and safely retrieved.

This project aligns with Waste Strategy 2018-2023 Project 6: Waste and Recycling Education, Awareness, and Promotional Programs.

**Solution** Develop and implement a trial installation of a Containers for Change attachment for existing Beaufort Street Town Centre bins.

**ACTION 1.3 BUSINESS COMMUNITY SOLAR**

<b>Diagnosis</b>	There is currently low uptake of solar in the business community compared to the residential sector.
<b>Analysis</b>	<p>Growth in business community solar is a high growth area of solar investment in the next decade. The low uptake of solar is primarily due to owners of the properties not being the operator who receives the power bill. However, there are a significant number of options available to enable business owners and building owners to mutually benefit through the installation of solar. Options for tenants are currently limited and in all cases need the building owner's cooperation and permission to proceed.</p> <p>The City of Vincent currently has significant understanding of how these options work, including direct installation in facilities or creating a Purchasing Power Agreement (PPA). For business that operate during the day, installation of solar will pay for itself in 2-3 years where it is directly used on site.</p> <p>The City is currently in the process of working with tenants to identify mutually beneficial mechanisms for funding solar on leased facilities.</p>
<b>Solution</b>	Engage with local business owners directly and through the town team, to communicate the benefits of solar and support further actions being undertaken.

## 02. ACCESSIBLE CITY

Sets out the actions and projects which enhance connectivity, improve the use of public transport, deliver parking efficiencies, and create a more pedestrian and cycle friendly Town Centre.

**ACTION 2.1 CYCLE NETWORK IMPROVEMENTS**

<b>Diagnosis</b>	The Town Centre does not have a dedicated path for cyclists. This often creates conflict between pedestrians, cyclists, and vehicles.
<b>Analysis</b>	<p>Beaufort Street has been identified as a local route in the draft Long Term Cycling Network from Bulwer Street to Queens Crescent in City of Stirling.</p> <p>As Beaufort Street is currently not a suitable road to be shared by vehicles and bicycles due to the clearway, volume and speed of traffic, bicycles often share the footpath with pedestrians. This impacts the safety and amenity for both cyclists and pedestrians.</p> <p>There is an opportunity to plan improvements in the Town Centre to improve the safety and amenity for pedestrians and cyclists along Beaufort Street. There is also opportunity to improve the connection to William Street (primary route) &amp; Hyde Park via Mary Street (local route), and/or to improve the access to Smith Street (secondary route) via Broome Street (local route).</p>
<b>Solution</b>	Plan improvements to Long Term Cycling Network.



**ACTION 2.2 IMPROVED PEDESTRIAN ENVIRONMENT**

<b>Diagnosis</b>	The volume of vehicle traffic and frequency of Public Transport Authority (PTA) buses along Beaufort Street does not support an enjoyable pedestrian environment.
<b>Analysis</b>	Beaufort Street is currently four lanes, including a bus priority lane in each direction. The frequency and proximity of the buses to the footpath generates significant noise and negatively impacts people using the footpath and alfresco areas in the Town Centre.  Engagement on the City's draft Accessible City Strategy has recently been undertaken. There is an opportunity to examine the Beaufort Street specific feedback, to inform the development of potential improvements to the pedestrian environment.
<b>Solution</b>	Plan improvements to the Beaufort Street pedestrian environment.

**ACTION 2.3 PEDESTRIAN CROSSINGS**

<b>Diagnosis</b>	Beaufort Street at times is difficult to cross, especially for those with differing abilities.
<b>Analysis</b>	The Town Centre has a lot of vibrant nodes of activity, which often requires pedestrians to cross Beaufort Street at multiple points throughout the Town Centre.  The only formalised crosswalks in the Town Centre are at the Beaufort and Walcott Street intersection. There is an opportunity through good urban design to reduce the dominance on cars in the Town Centre and improve the pedestrian's ability to cross Beaufort Street in strategic locations.  Item 17 within the Brighter Beaufort Action Plan identifies the need to improve safety and quantity of pedestrian crossings.
<b>Solution</b>	Investigate pedestrian crossing improvements on Beaufort Street.

**ACTION 2.4 TRIAL PEDESTRIAN STREETS**

<b>Diagnosis</b>	The volume of traffic and high frequency bus routes on Beaufort Street makes it difficult to host events and gatherings. At the same time, there are a number of side streets off Beaufort Street within the Town Centre that carry significantly less traffic and have activated tenancies that would suit a more pedestrian oriented streetscape.
<b>Analysis</b>	There is an opportunity to investigate and trial the pedestrianisation of key activated streets, including Grosvenor Road and Barlee Street.  Trials can be undertaken to close these streets to understand if these spaces are suitable for a more permanent transformation of implementing a shared space similar to Leederville Village Square.
<b>Solution</b>	Trial pedestrianisation of Grosvenor Road and Barlee Street.

**ACTION 2.5 40 KM/H SPEED LIMIT ZONE**

<b>Diagnosis</b>	The variable speed limit in the Town Centre does not support the night time economy.
<b>Analysis</b>	In 2009 Main Roads introduced a Variable Speed Limit zone on Beaufort Street between Lincoln Street and Walcott Street.  Electronic signs display a 40km/h speed limit during peak pedestrian periods, Sunday-Thursday: 7:30am-10pm and Friday and Saturday: 7:30am-1am.  Removal of the variable speed limit to formalise Beaufort Street from Lincoln Street to Queens Crescent as a 40km/h zone will further support the Town Centre, which has a night time economy that extends later than the current variable speed limit times to improve pedestrian safety at all hours.
<b>Solution</b>	Advocate to Main Roads to formalise 40km/h along Beaufort Street.

**ACTION 2.6 ON-DEMAND TRANSPORT IMPROVEMENTS**

<b>Diagnosis</b>	On-demand transport drop off and pick up points are becoming increasingly congested along Beaufort Street.
<b>Analysis</b>	<p>The Beaufort Street area is identified as a high demand location for on-demand transport during peak hour commute periods, as well as on Friday and Saturday evenings, and Saturday and Sunday mornings<sup>1</sup>. There is currently only one designated on-demand transport drop off and pick up point adjacent the Queens Hotel. This has become increasingly congested as the use of on-demand services have increased, particularly during key times that also correlate with activated/busy times within the Town Centre.</p> <p>As the Town Centre continues to accommodate mixed-use development incorporating diverse uses of residential and hospitality offerings, the demand for on-demand transport will likely continue to increase. The limited availability of designated pick up and drop off points for on-demand transport vehicles, results in vehicles double parking while loading and unloading passengers, increasing congestion, and impacting the pedestrian amenity in the Town Centre.</p> <p>There is an opportunity to improve the designated on-demand pick up and drop off point adjacent the Queens Hotel on the eastern side of Beaufort Street, between Harold Street and Mary Street, while investigating the potential to incorporate another pick up and drop off point on the western side of Beaufort Street. Increasing the number of designated points and improving the design of those existing will minimise congestion during peak times and improve the Town Centre visitor experience.</p>
<b>Solution</b>	Improve the on-demand transport drop off and pick up point adjacent the Queens Hotel and investigate the potential to incorporate another on the western side of Beaufort Street.

1: <https://www.uber.com/en-AU/blog/perth/busy-spots-in-perth/>

**ACTION 2.7 WAYFINDING STRATEGY**

<b>Diagnosis</b>	Wayfinding in Vincent's town centres is cluttered, unclear and limited.
<b>Analysis</b>	<p>Wayfinding is a critical component to the legibility and walkability of a place. Wayfinding can help determine how people decide to move through spaces. The decisions people make when moving through places are guided by architecture, urban design, landmarks and views.</p> <p>Wayfinding in Vincent's Town Centres has significant room for improvement. An over proliferation of signage and styles compete for attention and can result in confusion. Moreover, the previous Wayfinding Signage Strategy (2012) has an emphasis on vehicles and car parking.</p> <p>A Wayfinding Strategy should be prepared to:</p> <ul style="list-style-type: none"> <li>• Create a comprehensive, clear and consistent visual communication system with concise messaging;</li> <li>• Only include the information that is relevant to the space, location and navigation path; and</li> <li>• Focus on active transportation mode users, particularly pedestrians.</li> </ul>
<b>Solution</b>	Develop a Wayfinding Strategy.





# 03. CONNECTED COMMUNITY

Sets out the actions and projects which contribute to Beaufort Street’s unique sense of place, and encourage the community to connect with each other to enhance their quality of life.

## ACTION 3.1 TOWN TEAM GRANT PROGRAM

Diagnosis	Town teams require financial support to deliver outcomes for their respective town centres and places and to make themselves more sustainable entities.
Analysis	Town teams can access grant funding through the Town Team Grant Program. This funding can be used to facilitate events, activities and/or initiatives that engage the local community, contribute to the local economy or improve the sustainability of the town team.
Solution	Manage the Town Team Grant Program.



## 04. THRIVING PLACES

Sets out the actions and projects which assist the City to create, enhance, and promote great places and spaces in the Town Centre in order for it to reach its activation and economic potential.

### 4.1 STREETScape AUDIT

<b>Diagnosis</b>	There is an opportunity to rationalise the location of existing street furniture with a potential to accommodate additional planting, furniture, and streetscape improvements.
<b>Analysis</b>	The City understands the importance of canopy cover, street furniture, and streetscape amenities, and the role they play in encouraging people to linger longer.
	The informal street furniture throughout the Town Centre is inconsistent and there are significant gaps between benches and/or public bins.
	To build on Beaufort Street's existing character, an audit should be undertaken to determine any current deficiencies in the streetscape, to identify opportunities that build on the Town Centre's unique and inviting character. This could include additional planting, beautification, urban design improvements, street art, and street furniture rationalization and upgrades.
<b>Solution</b>	This supports Item 14 within the Brighter Beaufort Action Plan to identify areas within the Town Centre in need of improvement.
	Undertake a Streetscape Audit to determine opportunities for streetscape improvements in collaboration with the City of Stirling.

### 4.2 LIGHTING STRATEGY

<b>Diagnosis</b>	The Town Centre spans across the City of Vincent and City of Stirling and has a number of food & beverage businesses, supporting a vibrant and exciting night time economy, that would benefit from increased evening activation.
<b>Analysis</b>	The lighting of the Beaufort Street sign and installation of Christmas lights in the verge trees have been small initiatives implemented to activate and support night time activity.
	There is an opportunity to explore permanent lighting options to light up elements such as the street trees and artworks as well as install festoon lighting in nodes and laneways.
	There is also an opportunity to support and partner with property owners to up light iconic heritage building facades.
<b>Solution</b>	This supports Item 21 within the Brighter Beaufort Action Plan to develop a lighting and projection strategy.
	Partner with Beaufort Street Network and City of Stirling to prepare and implement a Lighting Strategy.





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**ACTION 4.3 MARY STREET PIAZZA**

<b>Diagnosis</b>	Mary Street Piazza is not well lit and lacks vibrancy after dark.
<b>Analysis</b>	<p>Mary Street Piazza is the only green space in the Town Centre, which includes trees, turf, seating, and a stage.</p> <p>The Piazza previously had a single strand of festoon lights that zigzagged across the space. The festoons were a necessary addition to the Piazza and provided much needed lighting in the evening. They were removed in early 2021 due to maintenance issues and are yet to be replaced.</p> <p>There is an opportunity to replace the festoon lighting, to increase the vibrancy and feel of the Piazza after sunset.</p> <p>This supports Item 21 within the Brighter Beaufort Action Plan to bring the Town Centre to life after dark.</p>
<b>Solution</b>	Implement festoon lighting improvements in Mary Street Piazza.

**ACTION 4.4 EXISTING MURALS**

<b>Diagnosis</b>	<p>The Town Centre has a number of beautiful and interesting artworks in a number of forms. These artworks enhance the streetscape by adding interest and activation to the area.</p> <p>The Town Centre has a number of murals that require maintenance as they have received damage over time from graffiti, bill postings, and general wear.</p>
<b>Analysis</b>	For the City of Vincent funded murals, the City will do an audit of these murals and determine if the damaged murals should be repaired, replaced or removed.
<b>Solution</b>	Investigate options for existing mural maintenance and renewal.

# 05. SENSITIVE DESIGN

Sets out the actions and projects which assist the City encourage unique, high quality developments that respect and respond to the character and identity of the Town Centre.

ACTION 5.1 STREETScape PALETTE	
Diagnosis	The Town Centre has an eclectic character, embracing a colourful and playful aesthetic as well as referencing the heritage features found within the area.
Analysis	The Town Centre has a number of distinct pieces of urban furniture and colours in place. The development of a Streetscape Palette will ensure consistency in the Town Centre, while remaining eclectic and celebrating the area's heritage.
Solution	Develop a Beaufort Street Town Centre Streetscape Palette in collaboration with the City of Stirling.



BEAUFORT STREET TOWN CENTRE PLACE PLAN | 17





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## 06. INNOVATIVE & ACCOUNTABLE

Sets out the actions and projects which assist the City support the community to realise its vision. To achieve this, we will be an organisation that manages resources well, communicates effectively, and takes our stewardship role seriously.

### ACTION 6.1 CITY OF STIRLING

#### Diagnosis

The Town Centre area is governed by two separate local government authorities, the City of Vincent and City of Stirling (Cities). From a visitor or community perspective, the Town Centre operates as a whole regardless of the boundary between the Cities.

#### Analysis

The Cities have identified an opportunity to approach the Town Centre in collaboration where possible and have agreed in principle to collaborate to improve outcomes for the Town Centre. Some of these collaborations will include:

- Working with and supporting Beaufort Street Network, residents, and local businesses;
- Joint approaches on shared issues;
- Sharing information and resources; and

Being open to innovation, experimentation, and new ideas that support positive growth and vibrancy for the Town Centre.

#### Solution

Work collaboratively with the City of Stirling.

**ACTION 6.2 BEAUFORT & WALCOTT STREET LIGHTING RENEWAL**

<b>Diagnosis</b>	<p>The Art Deco street lights at the Beaufort and Walcott Street intersection are iconic Town Centre wayfinding elements that bridge the City of Vincent and City of Stirling local government areas. The lights are located at each end of the intersection, with five on the City of Vincent side in the central median, five on the City of Stirling side, and three on the shared boundary along Walcott Street.</p> <p>The City of Vincent median lights are nearly 40 years old, have not been well maintained and are near end of life. They do not provide sufficient street lighting, and do not highlight the established street trees or iconic Art Deco light features.</p>
<b>Analysis</b>	<p>Beaufort Street is a busy gateway into the City of Vincent, which includes the busiest bus route in the State. The presentation of the Town Centre is important and the Art Deco lights and kerbing should be renewed and maintained.</p> <p>Renewal works should include the replacement of posts, repair of kerbs and paving, and upgrade to LED lights. While undertaking these works, there is an opportunity to implement additional median upgrades including:</p> <ul style="list-style-type: none"> <li>• Up-lighting the Art Deco crown features and six Eucalypts;</li> <li>• Changing the light post colour from the blue and white to the more vibrant red, orange, yellow, green and pink seen throughout the Town Centre;</li> <li>• Removal of the Palm tree fronds around trunks; and</li> <li>• Installation of bud lighting on the three Palms.</li> </ul> <p>Item 21.3 within the Brighter Beaufort Action Plan identifies the opportunity to up-light large / iconic street trees.</p>
<b>Solution</b>	Plan and implement Beaufort Street median lighting renewal and improvement work in collaboration with the City of Stirling.

**ACTION 6.3 BEAUFORT STREET MEDIANS**

<b>Diagnosis</b>	There are central median islands along Beaufort Street that are damaged and in need of renewal.
<b>Analysis</b>	<p>The central median islands along Beaufort Street were planted with trees in 2009. As the trees have grown, the expansion of the trunk and root systems have caused portions of the median paving and kerbing to lift.</p> <p>As the trees continue to grow overtime, they will require further space to expand. The medians need repair, replacement, or removal to accommodate the current and future growth of the trees.</p>
<b>Solution</b>	Investigate options to repair, replace or remove medians along Beaufort Street.

**ACTION 6.4 SMOKE-FREE TOWN CENTRES**

<b>Diagnosis</b>	Exposure to second-hand smoke is harmful to public health.
<b>Analysis</b>	<p>The City's Public Health Plan sets a target of introducing smoke-free town centres by 2025 in response to the known health risks of both using tobacco and exposure to second-hand smoke. While the implementation of this target seeks to directly reduce exposure to second-hand smoke, it also seeks to de-normalise smoking.</p> <p>Additional benefits of smoke-free town centres include reduced litter from cigarette butts and maintaining the enjoyment for all users of the City's high-pedestrian main streets.</p> <p>There is an opportunity to work with the community, health partners, and local businesses to develop a project to achieve smoke-free town centres by 2025.</p>
<b>Solution</b>	Develop and deliver a smoke-free town centres project with involvement from the community, health partners, and local businesses.



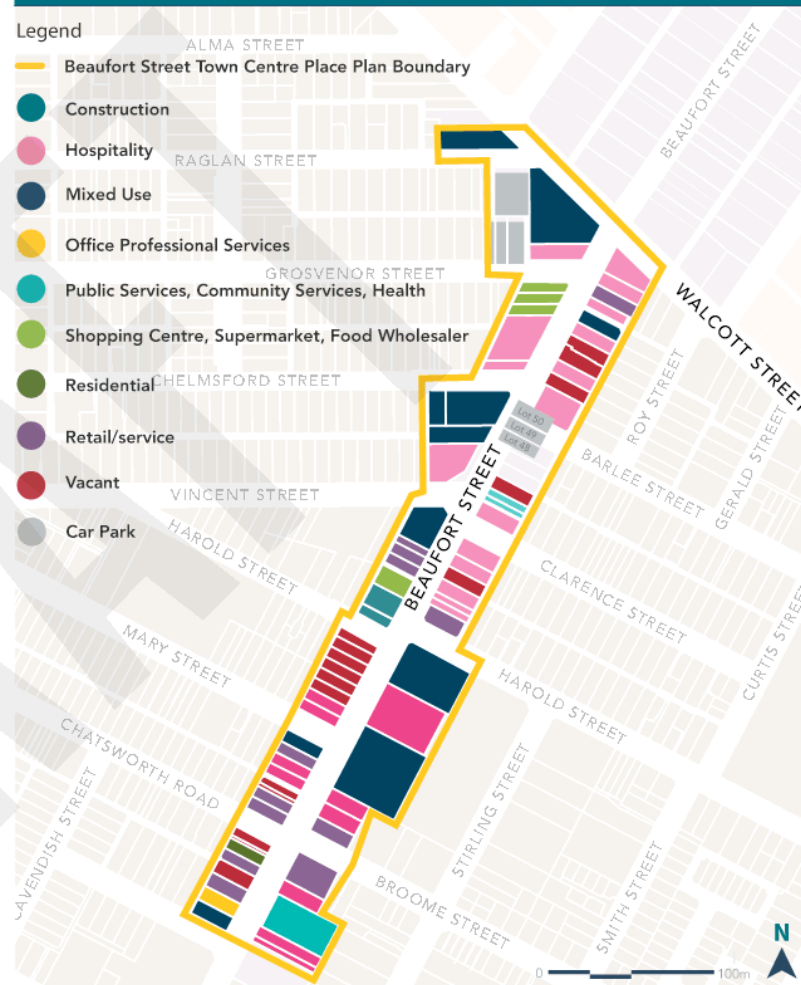
**ACTION 6.5 BARLEE STREET CAR PARK**

<b>Diagnosis</b>	The Barlee Street Car Park is generally underused, runs at a financial loss and does not positively contribute to the streetscape.
<b>Analysis</b>	The City of Vincent owns lot 48 (596) Beaufort Street, while Lots 49 & 50 (596) Beaufort Street are privately owned and leased to the City. Together, these make the Barlee Street Car Park.
	Lots 49 and 50 have been leased to the City since 14 February 2001, with the final option term under the lease expiring 13 February 2021. At its 20 October 2020 Meeting, Council approved the extension of the lease for a further one year, expiring 13 February 2022.
	The City has the opportunity to determine the future of this site, whether the City owned lot should be sold with the funds from the sale going into a City of Vincent Public Open Space reserve fund, the City extend the lease and continue as the car park for a longer period, or the City land and private lots be swapped for the corner lot to be developed as a local park or square.
<b>Solution</b>	In early 2021 the City undertook public consultation in respect to the potential future use and sale of the site, with the outcomes of consultation to be presented to Council. The future of the car park will be determined by Council following consideration of the community consultation.
	Item 15 within the Brighter Beaufort Action Plan suggests the need to facilitate activations during periods of low parking demand.
<b>Solution</b>	Investigate options for the future of Barlee Street Car Park.

**LAND USE MAP**

## Legend

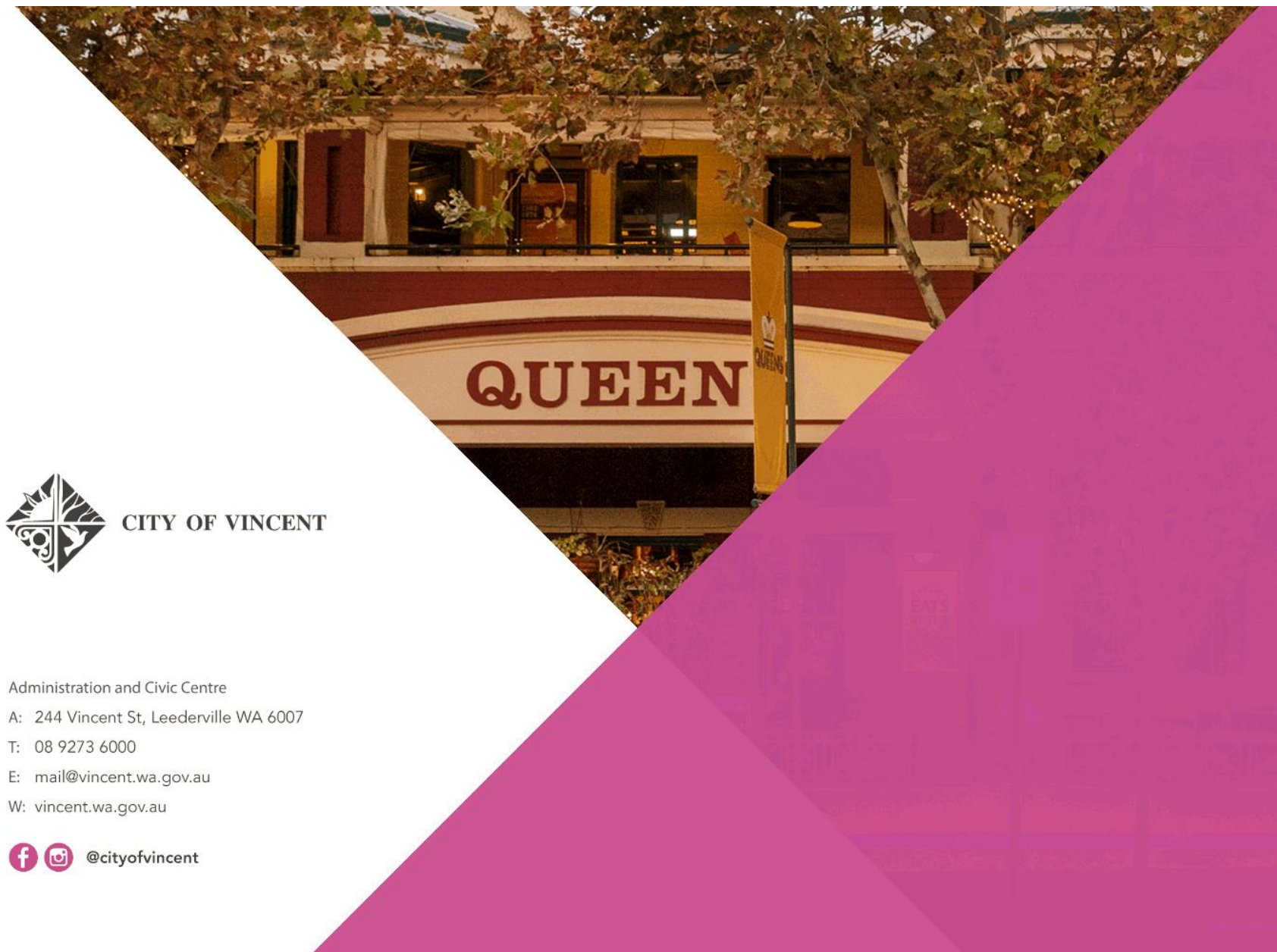
- Beaufort Street Town Centre Place Plan Boundary
- Construction
- Hospitality
- Mixed Use
- Office Professional Services
- Public Services, Community Services, Health
- Shopping Centre, Supermarket, Food Wholesaler
- Residential
- Retail/service
- Vacant
- Car Park



# 07. IMPLEMENTATION FRAMEWORK

BEAUFORT STREET TOWN CENTRE PLACE PLAN IMPLEMENTATION FRAMEWORK							
KEY ACTION / PROJECT		RESPONSIBLE TEAM	SUPPORT TEAM	TIMING			
				21/22	22/23	23/24	24/25
PRIORITY AREA 1: ENHANCED ENVIRONMENT							
1.1	Support the potential installation of a fast-charging electric vehicle station in the Beaufort Street Town Centre.	CEO	I&E	✓			
1.2	Develop and implement a trial installation of a Containers for Change attachment for existing Beaufort Street Town Centre bins.	S&D	I&E	✓			
1.3	Engage with local business owners directly and through the town team, to communicate the benefits of solar and support further actions being undertaken.	CEO	S&D		✓	✓	✓
PRIORITY AREA 2: ACCESSIBLE CITY							
2.1	Plan improvements to Long Term Cycling Network.	I&E	S&D			✓	✓
2.2	Plan improvements to the pedestrian environment on Beaufort Street.	I&E	S&D	✓			
2.3	Investigate pedestrian crossing improvements on Beaufort Street.	I&E	S&D	✓	✓		
2.4	Trial pedestrianisation of Grosvenor Road and Barlee Street.	I&E	S&D	✓	✓	✓	
2.5	Advocate to Main Roads to formalise 40km/h along Beaufort Street.	I&E	S&D	✓	✓	✓	✓
2.6	Improve the on-demand transport drop off and pick up point adjacent the Queens Hotel and investigate the potential to incorporate another on the western side of Beaufort Street.	I&E	S&D	✓			
2.7	Develop a Wayfinding Strategy.	S&D	I&E	✓			
PRIORITY AREA 3: CONNECTED COMMUNITY							
3.1	Manage the Town Team Grant Program.	S&D	I&E/C&B	✓	✓	✓	✓
PRIORITY AREA 4: THRIVING PLACES							
4.1	Undertake a Streetscape Audit to determine opportunities for streetscape improvements in collaboration with City of Stirling.	S&D	I&E	✓			
4.2	Partner with Beaufort Street Network and City of Stirling to prepare and implement a Lighting Strategy.	S&D	C&B	✓	✓		
4.3	Implement festoon lighting improvements in Mary Street Piazza.	I&E	S&D	✓	✓		
4.4	Investigate options for existing mural maintenance and renewal.	C&B	S&D	✓	✓	✓	✓
PRIORITY AREA 5: SENSITIVE DESIGN							
5.1	Develop a Beaufort Street Town Centre Streetscape Palette in collaboration with the City of Stirling.	S&D	C&B	✓	✓		
PRIORITY AREA 6: INNOVATIVE & ACCOUNTABLE							
6.1	Work collaboratively with the City of Stirling.	S&D	I&E/C&B	✓	✓	✓	✓
6.2	Plan and implement Beaufort Street median lighting renewal and improvement work in collaboration with the City of Stirling.	I&E	S&D	✓	✓		
6.3	Investigate options to repair, replace or remove medians along Beaufort Street.	I&E	S&D		✓		
6.4	Develop and deliver a smoke-free town centres project with involvement from the community, health partners, and local businesses.	S&D	C&B	✓	✓	✓	✓
6.5	Investigate options for the Barlee Street Car Park.	CEO	S&D/I&E	✓	✓		

Community & Business Services (C&B), Strategy & Development (S&D), Infrastructure & Environment (I&E), Information & Communications Technology (ICT), Office of the CEO (CEO)



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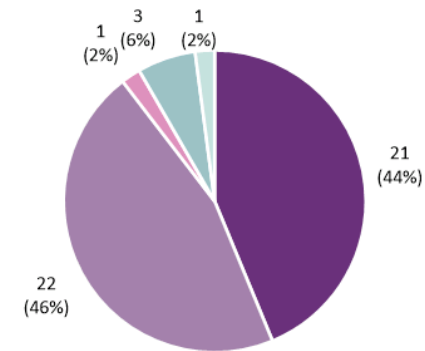
@cityofvincent

Attachment 2

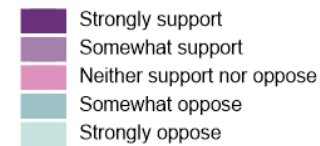
## Beaufort Street Town Centre Place Plan Summary of Submissions

SUBMISSIONS SUMMARY	
SUMMARY OF ONLINE SUBMISSIONS	
Strongly support	21 (44%)
Somewhat support	22 (46%)
Neither support nor oppose	1 (2%)
Somewhat oppose	3 (6%)
Strongly oppose	1 (2%)
<b>Total online submissions</b>	<b>48 (100%)</b>
SUMMARY OF WRITTEN SUBMISSIONS	
<b>Total written submission</b>	<b>5</b>
<b>Total number of submissions</b>	<b>53</b>

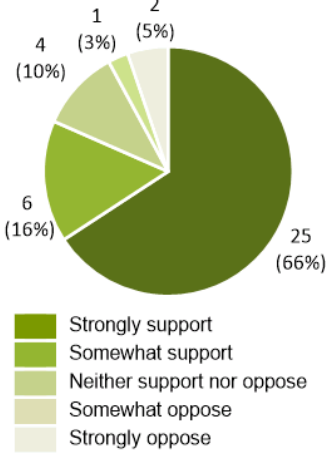
Question: Overall, do you support the Beaufort Street Town Centre Place Plan?



The consultation resulted in 53 submissions. The breakdown of these are below:



## Attachment 2

01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 1.1 FAST-CHARGING ELECTRIC VEHICLE STATION</b>			
 <p>25 (66%) 6 (16%) 4 (10%) 1 (3%) 2 (5%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>Submitters 5.</i> Submitter queried if people will utilise electric vehicle (EV) charging.</p>	Submitter comment noted. If installed, the City will monitor the use of the EV station following implementation and report on the performance of this action through the Sustainable Environment Strategy (SES) implementation reporting and annual BSTCPP review reporting.	No modification required.
	<p><i>Submitter 7.</i> Submitter notes they do not have on-site EV charging available in their apartment complex and are unable to purchase an EV. Submitter notes that the provision of a fast-charging station would allow them to purchase an EV.</p>	Submitter support noted.	No modification required.
	<p><i>Submitter 15.</i> Submitter notes EV charging is needed as an amenity for residents who are unable to charge in strata complexes. Submitter notes support for the initiative and notes the potential for EV stations to attract town centre visitors.</p>	Submitter support noted.	No modification required.
	<p><i>Submitter 16.</i> Submitter notes that fast charging EV stations will inherently change the number of petrol cars producing emissions (sound and air quality) in the area. Submitter suggests the initiative will increase the quality of life of the people in the City.</p>	Submitter support noted.	No modification required.
	<p><i>Submitter 17.</i> Submitter notes they would spend more time shopping in the Beaufort Street Town Centre if there was a fast charger and that the EV station would be a great asset.</p>	Submitter support noted.	No modification required.

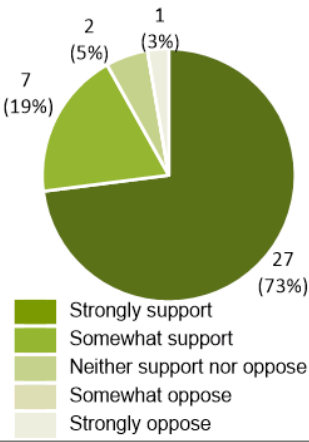


## Attachment 2

01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 1.1 FAST-CHARGING ELECTRIC VEHICLE STATION</b>			
	<p><i>Submitter 18.</i> Submitter notes a preference for several slower-charging stations (eg 22kW or 32-amp three-phase, with the industry standard of "type 2 socket") instead of a fast-charging (50kW or higher) EV station. Submitter notes this would allow multiple cars to charge for 2-3 hours whilst enjoying dinner in a nearby restaurants, instead of a single car for 20 minutes at a time which doesn't leave much time to enjoy the nearby venues.</p>	Submitter comments and suggestion noted. This comment will be considered as part of the development and implementation of the action.	No modification required.
	<p><i>Submitter 20.</i> Submitter requests multiple 3 phase AC chargers available for EVs and notes this amenity will encourage them to visit more often.</p>	Submitter comments and suggestion noted. This comment will be considered as part of the development and implementation of the action.	No modification required.
	<p><i>Submitter 27.</i> Submitter notes there should be a fast-charging EV station in every City car park.</p>	Submitter comment noted. The City is working with an external provider to deliver this action. The EV charging station is proposed to form part of the EV fast-charging network. If installed, the station will be monitored, and the outcomes of the initiative will inform the potential installation of additional stations. The City will report on the performance of the initiative through the SES reporting and annual BSTCPP review reporting.	No modification required.
	<p><i>Submitter 36.</i> Submitter supports action.</p>	Submitter support noted.	No modification required.
	<p><i>Submitter 43.</i> Submitter supports action.</p>	Submitter support noted.	No modification required.
	<p><i>Submitter 52</i> Submitter requests Beaufort Street redevelopments include EV charging facilities to attract visitors to the area.</p>	Submitter request noted. The SES includes action: <i>4.4a Identify and implement mechanisms to encourage developers to incorporate EV charging management systems in new developments.</i> This action is implemented and tracked through the SES reporting. Since adoption of the SES, State Government policy has been updated to require provision for EV charging in new development. The City continues to monitor the implementation of action 4.4a.	No modification required.



## Attachment 2

01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 1.2 CONTAINERS FOR CHANGE TRIAL</b>			
 <p>27 (73%) 7 (19%) 2 (5%) 1 (3%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<i>Submitter 11</i> Submitter is concerned over misuse of the containers for change attachment.	Submitter comment noted. The City will monitor the use of the attachment and report on the performance of the action through the annual BSTCPP review.	No modification required.
	<i>Submitter 17</i> Submitter notes they would make use of the attachment.	Submitter support noted.	No modification required.
	<i>Submitter 43.</i> Submitter supports action.	Submitter support noted.	No modification required.
01 ENHANCED ENVIRONMENT			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 1.3 BUSINESS COMMUNITY SOLAR</b>			
	<i>Submitter 33</i> Submitter supports the City engaging with businesses to communicate the benefits of solar.	Submitter support noted.	No modification required.

## Attachment 2

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 2.1 CYCLE NETWORK IMPROVEMENTS</b>			
<p>25 (68%) 6 (16%) 3 (8%) 2 (5%) 1 (3%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>Submitter 2.</i> Submitter notes the challenges navigating Beaufort Street as a pedestrian, particularly where vehicles turn from Vincent Street.</p>	Submitter comment noted. Actions 2.2, 2.3 and 2.4 seek to improve the pedestrian environment. The connection across Vincent Street will be considered as part of the planning of Action 2.2.	No modification required.
	<p><i>Submitter 15.</i> Submitter notes that a bike route alongside Beaufort Street, rather than along it, utilising Curtis Street and Smith Street would be a preferable option.</p>	Submitter suggestion noted. The Department of Transport identified Beaufort Street as a local route in the Long Term Cycle Network (LTCN). The LTCN is an aspirational blueprint to ensure State and local governments continue to work together towards the delivery of a continuous cycling network providing additional transport options. As part of the delivery of this action, the City will explore opportunities to plan improvements to the LTCN which includes Beaufort Street as a local route and Curtis Street and Smith Street as a secondary route.	No modification required.
	<p><i>Submitter 43.</i> Submitter supports action.</p>	Submitter support noted.	No modification required.

## Attachment 2

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 2.2 IMPROVED PEDESTRIAN ENVIRONMENT</b>			
22 June 2021 (Item 12.1) Council decision excerpt relating to Action 2.2 and 2.3: 5. REQUESTS the CEO to modify the draft Corporate Business Plan and Beaufort Street Place Plan to include the development of a plan, in the 2021/22 financial year, to improve pedestrian and cyclist experience on Beaufort Street (St Albans Ave to Walcott St) including improvements to road crossings, pedestrian and cycle path infrastructure, seating, greening and shade.			
<p>28 (74%) 7 (18%) 2 (5%) 1 (3%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>Submitter 2.</i> Submitter notes turning cars are a key issue for pedestrians. Submitter proposes that car movements be limited to accessing and leaving Beaufort street with left turns only. Submitter highlights Vincent Street as the worst street for pedestrians to cross. Submitter suggests paving the road with bricks to slow the traffic.</p>	<p>Submitter comment and suggestion noted. The submitters comments relate to Action 2.2 and 2.3 and will be considered as part of the planning of these actions. Given the interdependence of Actions 2.2 and 2.3, there are efficiencies in combining these actions and delivering them as one project.</p>	<p>Modify to update responsible project team to Strategy and Development, amalgamate Action 2.2, 2.3 and 4.1 to recognise their interdependence, and respond to the 22 June 2021 decision of Council.</p> <p>Recommended modification: <b>ACTION 2.2 IMPROVED PEDESTRIAN &amp; CYCLIST ENVIRONMENT</b> <del>The volume of vehicle traffic and frequency of Public Transport Authority (PTA) buses along Beaufort Street does not support an enjoyable pedestrian environment.</del></p> <p><del>Beaufort Street is currently four lanes, including a bus priority lane in each direction. The frequency and proximity of the buses to the footpath generates significant noise and negatively impacts people using the footpath and alfresco areas in the Town Centre.</del></p> <p><del>Engagement on the City's draft Accessible City Strategy has recently been undertaken. There is an opportunity to examine the Beaufort Street specific feedback, to inform the development of potential improvements to the pedestrian environment.</del> <del>Plan improvements to the Beaufort Street pedestrian environment.</del></p> <p><b>ACTION 2.3 PEDESTRIAN CROSSINGS</b> <del>Beaufort Street at times it is difficult to cross, especially for those with differing abilities, and the volume of vehicle traffic and frequency of Public Transport Authority (PTA) buses does not support an enjoyable pedestrian or cyclist experience.</del></p>

## Attachment 2

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 2.2 IMPROVED PEDESTRIAN ENVIRONMENT</b>			
			<p><del>The Town Centre Beaufort Street</del> has <del>a</del> lots of vibrant nodes of activity, <del>which often requires To visit these</del>, pedestrians <u>are required</u> to cross <del>Beaufort the S</del>street at multiple points throughout the Town Centre. <u>The central median provides some pedestrian refuge but is narrow, raised and in need of repair.</u></p> <p><del>The only f</del>Formalised crosswalks <del>in the Town Centre</del> are only <u>located at the northern extent of the Town Centre</u>, at the Beaufort and Walcott Street intersection. There is an opportunity through good urban design to reduce the dominance <del>on of</del> cars <del>in the Town Centre</del> and improve the pedestrian's ability to <u>negotiate the Town Centre in strategic locations.</u></p> <p><b>STREETSCAPE AUDIT</b></p> <p>The City understands the importance of canopy cover, <u>planting</u>, street furniture, and streetscape amenities, and the role they play in <u>improving walkability and</u> encouraging people to linger longer.</p> <p><del>The informal street furniture throughout the Town Centre is inconsistent and there are significant gaps between benches and/or public bins.</del></p> <p>To <u>build on Beaufort Street's existing character plan for the future</u>, an audit should be undertaken to determine <del>any</del> current deficiencies in the streetscape <u>and</u> opportunities to <u>improve pedestrian and cycle infrastructure. Identified opportunities should be documented and developed into a plan, and this plan should be used to prioritise and guide other streetscape improvement projects such as the Beaufort Street median repair and replacement. build on the Town Centre's unique and inviting character. This could include additional planting, beautification, urban design improvements, street art, and street furniture rationalization and upgrades.</u></p>

## Attachment 2

02 ACCESSIBLE CITY							
	Submitter Comment Summary	Administration Comment	Recommended Modification				
Action 2.2 IMPROVED PEDESTRIAN ENVIRONMENT							
			<p><i>This supports Item 14 within the Brighter Beaufort Action Plan to identify areas within the Town Centre in need of improvement.</i></p> <p><i>Item 17 within the Brighter Beaufort Action Plan identifies the need to improve safety and quantity of pedestrian crossings.</i></p> <p><i>Undertake a streetscape audit and develop a plan to improve the pedestrian and cyclist experience on Beaufort Street (St Albans Avenue to Walcott Street) including improvements to road crossings, pedestrian infrastructure, seating, greening and shade.</i></p> <p>IMPLEMENTATION FRAMEWORK</p> <table><tr><td>Responsible Team</td><td>Support Team</td></tr><tr><td><u>I&amp;ES&amp;D</u></td><td><u>S&amp;DI&amp;E</u></td></tr></table>	Responsible Team	Support Team	<u>I&amp;ES&amp;D</u>	<u>S&amp;DI&amp;E</u>
Responsible Team	Support Team						
<u>I&amp;ES&amp;D</u>	<u>S&amp;DI&amp;E</u>						
	<p>Submitter 5. Submitted notes Beaufort Street desperately needs to be more pedestrian friendly.</p>	<p>Submitter comment noted. Advertised Actions 2.2, 2.3, 2.4, 2.5, 2.7, 4.2 and 6.3 all seek to improve the pedestrian environment.</p>	<p>No modification required.</p>				
	<p>Submitter 30. Submitter notes that the planning ends at St Albans Avenue and queries if there will be consideration for the lower end of Beaufort Street towards the City.</p>	<p>Submitter comment noted. The BSTCPP boundary extends from Walcott Street to St Albans Avenue in Vincent. It does not currently extend further south as the boundary aligns with the extend of the Local Planning Scheme 2 District Centre and Commercial Zones. The City's Place Plans do not extend past the town centre boundaries but the City's place related policies, strategies and plans, such as the Parklets Policy and Accessible City Strategy, do, and these apply to the lower end of Beaufort Street.</p>	<p>No modification required.</p>				

## Attachment 2

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 2.2 IMPROVED PEDESTRIAN ENVIRONMENT</b>			
	<i>Submitter 43.</i> Submitter supports this action.	Submitter support noted.	No modification required.
	<i>Submitter 54</i> Submitter suggests making Beaufort Street a walking street (no vehicles allowed unless with special permission) on weekends 6pm - 12midnight (similar to Bangla Road in Phuket)	Submitter suggestion noted. Opportunities to trial pedestrian street will be considered during the delivery of advertised Action 2.4	No modification required.

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 2.3 PEDESTRIAN CROSSINGS</b>			
<p>27 (73%) 2 (5%) 5 (14%) 2 (5%) 1 (3%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<i>Submitter 33</i> Submitter notes that given the 4 year time frame it would be good to see this actions solution to be updated to 'Investigate and implement pedestrian crossing improvements'	Submitter comment noted. Advertised Actions 2.2, 2.3 and 4.1 are proposed to be amalgamated. Recommended Action 2.2 relates to undertaking an audit and developing a plan to improve the pedestrian and cyclist experience. Once the improvement plan has been considered, potentially endorsed by Council, and the implementation timing confirmed, the BSTCPP will be updated to note 'implement' as part of the BSTCPP annual review.	Modify to acknowledge the proposed amalgamation of Actions 2.2, 2.3 and 4.1.  Recommended modification listed above under Action 2.2.
	<i>Submitter 43.</i> Submitter supports this action.	Submitter support noted.	No modification required.



## Attachment 2

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 2.4 TRIAL PEDESTRIAN STREETS</b>			
<p>22 June 2021 (Item 12.1) Council decision excerpt relating to Action 2.4:  <i>6. REQUESTS the Chief Executive Officer to provide a further report to Council on potential public or shared spaces within Beaufort Street including the potential for trialling pedestrian spaces at Grosvenor Road or Barlee Street.</i></p>			
<p>15 (40%) 7 (18%) 7 (18%) 5 (13%) 4 (11%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><b>Submitter 8</b>          Submitter notes that full pedestrianisation would not be good and suggests a shared space like Bay View Terrace in Claremont.</p>	<p>Submitter comment noted. The City agrees that striking the right balance between pedestrian priority and the broader accessibility of the town centre is an important consideration regarding the development and implementation of Action 2.4.</p>	<p>Modify to update action number and respond to submitter comments and the 22 June 2021 decision of Council.</p> <p>Recommended modification:  <b>ACTION 2.43 TRIAL PEDESTRIAN STREETS</b></p> <p><i>Trial pedestrianisation spaces of at Grosvenor Road <del>and/or</del> Barlee Street.</i></p>
	<p><b>Submitter 33</b>          Submitter notes that of the two location options, Grosvenor Road is preferred to be trialled first as the space between the IGA and the future Elford pub is perfectly suited to pedestrian priority.</p>	<p>Submitter comment noted. The City agrees that the existing context and active frontages facing Grosvenor Road between IGA and the Elford make this an ideal trial location.</p>	<p>No modification required.</p>
	<p><b>Submitter 19</b>          Submitter notes pedestrianisation of Barlee Street should only be considered once final use of Barlee Street Car Park is determined. Submitter suggests undergrounding the car park and utilising the top of the car park as open space. open space over top of car park extending</p>	<p>Submitter comment noted. The City agrees that any trial or long term improvements to Barlee Street should consider the context of the site including the future use of Barlee Street Car Park.</p> <p>The analysis section of Action 6.5 has been updated to clarify that the City does not own the majority of the Barlee Street Car Park and that the owner intends to redevelop the property. Given this, options to underground a public car park are not feasible.</p>	<p>No modification required.</p>

## Attachment 2

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 2.4 TRIAL PEDESTRIAN STREETS</b>			
	<p><i>Submitter 37</i> Submitter notes concerns with the pedestrianisation of Barlee Street. Submitter notes concerns for increased traffic on Clarence Street and questions if traffic studies will be undertaken prior to any changes and made public.</p>	<p>Submitter comment noted. The City is proposing trialling pedestrian spaces. Traffic, cyclist and pedestrian movements will be monitored before, during and after the implementation of any trial. If the trial were successful, traffic modelling would also be undertaken to inform and future proof any proposed design interventions. The traffic modelling findings would be reported to Council prior to the implementation of any changes to the layout or design of the streets.</p>	No modification required.
	<p><i>Submitter 38</i> Submitter notes pedestrian modelling is required before changes are implemented to mitigate traffic utilising Urban Lane and Clarence Street.</p>	<p>Submitter comment noted. As noted above, traffic, cyclist and pedestrian movements would be monitored as part of the trial and traffic modelling would be required to inform any permanent changes to the layout or design of the streets.</p>	No modification required.
	<p><i>Submitter 40.</i> Submitter supports this action and supports the permanent transformation of these trial spaces to something like Leederville Village Square or by making them one-way only. Submitter notes Barlee Street entry from Beaufort Street is problematic and can be difficult for two cars in opposing directions to navigate as they often have to contend with cars reversing out of the street parking. Submitter notes the pedestrianisation of Barlee</p>	<p>Submitter support noted. Submitter comments will be considered during the development and implementation of Action 2.4.</p>	No modification required.
	<p><i>Submitter 43.</i> Submitter supports this action.</p>	<p>Submitter support noted.</p>	No modification required.

## Attachment 2

02 ACCESSIBLE CITY											
	Submitter Comment Summary	Administration Comment	Recommended Modification								
Action 2.5 40KM/H SPEED LIMIT ZONE											
<p>5 (13%) 7 (19%) 5 (13%) 3 (8%) 18 (47%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><b>Submitter 26</b> Submitter notes 40km/h seems excessive given the amount of traffic on William and Lord Street as well as Beaufort Street. Submitter would support 50km/h, with provision for better pedestrian and cycling paths, and more greenery.</p>	<p>Submitters comments noted. Beaufort Street is a Distributor A road but also an important activity precinct and town centre. In 2020 the averages speed between Chelmsford Road and Grosvenor Road northbound was 32km/h and 35.3km/h southbound. The 85<sup>th</sup> percentile speed, the speed at or below which motorists drive, was 41.8km/h and 43km/h respectively. The City's Accessible City Strategy prioritises pedestrians above all transport users. As Beaufort Street is a busy activity precinct at night, the City is seeking to improve pedestrian safety and the pedestrian experience by formalising the 40km/h at all hours.</p>	<p>Modify to update action number.</p> <p>Recommended modification: <b>ACTION 2.54 40KM/H SPEED LIMIT ZONE</b></p>								
	<p><b>Submitter 36</b> Submitter notes Beaufort Street is a major access route for vehicle traffic to Perth's CBD. Submitter notes the 40km/hr should be formalised outside am and pm peak traffic flow hours.</p>										
		<p><b>Submitter 43.</b> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>							
02 ACCESSIBLE CITY											
	Submitter Comment Summary	Administration Comment	Recommended Modification								
Action 2.6 ON-DEMAND TRANSPORT IMPROVEMENTS											
<p>2 (5%) 2 (5%) 14 (37%) 9 (24%) 11 (29%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><b>Submitter 5.</b> Submitter notes impending safety issues in the next 12 months with visitors to the new entertainment venues that are opening.</p>	<p>Submitter comment noted. Action 2.6 seeks to mitigate pedestrian and vehicle conflict. The City will continue to monitor movement on Beaufort Street as the new venues open.</p>	<p>Modify to update action number and extend action timeframe to allow for the monitoring and investigation of the on-demand transport drop off and pick up point before the implementation of improvements.</p> <p>Recommended modification: <b>ACTION 2.65 ON-DEMAND TRANSPORT IMPROVEMENTS</b></p> <p><b>IMPLEMENTATION FRAMEWORK</b></p> <table><tr><td>21/22</td><td>22/23</td><td>23/24</td><td>24/25</td></tr><tr><td>✓</td><td>✓</td><td></td><td></td></tr></table>	21/22	22/23	23/24	24/25	✓	✓		
	21/22	22/23	23/24	24/25							
✓	✓										
	<p><b>Submitter 43.</b> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>								

## Attachment 2

02 ACCESSIBLE CITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 2.7 WAYFINDING PLAN</b>			
<p>12 (33%) 9 (24%) 13 (35%) 2 (5%) 1 (3%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>Submitter 43.</i> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>Recommended modify of Action 2.7 to update action number and clarify that the project will deliver a Wayfinding Plan rather than a Strategy.</p> <p>Recommended modification: <b>ACTION 2.76 WAYFINDING PLAN STRATEGY</b></p> <p>A Wayfinding <b>Strategy Plan</b> should be prepared to:</p> <p>Develop a Wayfinding <b>Strategy Plan</b>.</p>
03 CONNECTED COMMUNITY			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 3.1 TOWN TEAM GRANT PROGRAM</b>			
<p>8 (22%) 9 (25%) 16 (44%) 2 (6%) 1 (3%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>Submitter 1.</i> Submitter notes they are a member of the town team. Submitter queried town team engagement with members and the general governance of town teams.</p> <p><i>Submitter 36.</i> Submitter notes they are unclear on the purpose of this action.</p> <p><i>Submitter 43.</i> Submitter supports this action.</p>	<p>Submitter comment noted. The City will liaise with the town team to provide feedback and potential engagement support.</p> <p>Submitter comment noted. Action 3.1 relates to the City's existing <a href="#">Town Team Grant program</a>. The program enables the town team to contribute to the local economy or improve the sustainability of the town team by accessing up to \$10,000 per annum in grant funding.</p> <p>Submitter support noted.</p>	<p>No modification required.</p> <p>Modify the pdf document to include a link to the Town Team Grant webpage on the City's website.</p> <p>Modification recommendation: Action 3.1 to include an embedded hyperlink to the Town Team Grant page on the City's website.</p> <p>No modification required.</p>

Attachment 2

04 THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 4.1 STREETSCAPE AUDIT</b>			
<p>4 (11%)</p> <p>1 (3%)</p> <p>8 (21%)</p> <p>24 (65%)</p> <p>         Strongly support          Somewhat support          Neither support nor oppose          Somewhat oppose          Strongly oppose       </p>	<p><i>City of Stirling requests:</i> 4.1 Streetscape Audit – delete <i>in collaboration with the City of Stirling</i> from the solution. The intent could still be realised through the additional wording proposed for Action 6.1</p>	<p>Submitter comment noted. The City of Stirling confirmed timing precludes collaboration on a number of previously identified opportunities/actions. Modification recommended in line with the City of Stirling request.</p>	<p>Modify to acknowledge the City of Stirling request and the proposed amalgamation of Actions 2.2, 2.3 and 4.1.</p> <p>Recommended modification listed above under Action 2.2.</p>
	<p><i>Submitter 4.</i> Submitter notes collaborating with the City of Stirling is unnecessary.</p>	<p>Submitter comment noted. The City of Stirling has requested to be removed as a collaborator on this Action.</p>	<p>No modification required.</p>
	<p><i>Submitter 43.</i> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>

## Attachment 2

04 THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 4.2 LIGHTING STRATEGY</b>			
<p>1 (3%)</p> <p>5 (13%)</p> <p>9 (24%)</p> <p>23 (60%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>City of Stirling requests:</i> 4.2 Lighting Strategy – delete <i>and City of Stirling</i> from the solution The intent could still be realised through the additional wording proposed for Action 6.1</p>	<p>Submitter comment noted. The City of Stirling confirmed timing precludes collaboration on a number of previously identified opportunities/ actions. Modification recommended in line with the City of Stirling request.</p>	<p>Modify to update action number, acknowledge the City of Stirling request, and clarify that the project will deliver a Lighting Plan rather than a Strategy.</p> <p>Recommended modification: <b>ACTION 4.21 LIGHTING STRATEGY PLAN</b></p> <p><i>The Town Centre spans across the City of Vincent and City of Stirling and has a number of food &amp; beverage businesses, supporting a vibrant and exciting night time economy, that would benefit from increased evening activation.</i></p> <p><i>Partner with Beaufort Street Network and City of Stirling to prepare and implement a Lighting Strategy Plan.</i></p>
	<p><i>Submitter 5.</i> Submitter notes the street is very dark at night and not pedestrian friendly. Submitter notes the lack of pedestrians contributes to the perception that Beaufort Street is unsafe at night. Submitter cited Darlington and Kings Cross as examples of where it feels safe at night because there's more people around.</p>	<p>Submitter comment noted. Actions 4.2 and 4.3 propose to address the issues raised by the submitter through the identification and delivery of enhance lighting opportunities to support night time activity.</p>	<p>No modification required.</p>
	<p><i>Submitter 9.</i> Submitter supports this action and notes the more artistic lighting the better.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>
	<p><i>Submitter 11.</i> Submitter supports this action.</p>	<p>Submitter support noted</p>	<p>No modification required.</p>



## Attachment 2

04 THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 4.2 LIGHTING STRATEGY</b>			
	<p><i>Submitter 17.</i> Submitter suggests energy efficient LED lights be used with solar to power them where possible.</p>	<p>Submitter suggestion noted. The City is committed to sustainable procurement where appropriate, and the City's Procurement Framework includes Part 6. Sustainable Procurement. During any procurement processes associated with Actions 4.2 and 4.3, the City would consider the sustainability implications and impacts of any products sourced, on the natural environment, in line with the Procurement Framework. Although not specifically noted, the City could better reference these actions to clearly align them with the City's SES Strategy 6: <i>Reduce grid-supplied energy use for public open space and carpark lighting through energy efficiency and solar power.</i></p>	<p>Modify to better align Actions 4.2 (proposed 4.1) and Action 4.3 (proposed 4.2) with the City's SES Strategy 6 and include 'LED and solar' reference.</p> <p>Recommended modification: <i>There is an opportunity to explore permanent lighting options to light up elements such as the street trees and artworks, as well as install festoon lighting in nodes and laneways, <u>using LED and solar where appropriate.</u></i></p>
	<p><i>Submitter 37.</i> Submitter suggests including festoon lighting at Grosvenor Road and Barlee Street if they are pedestrianised.</p>	<p>Submitter suggestion noted. This comment will be considered as part of the development and implementation of Actions 2.4 and 4.2.</p>	<p>No modification required.</p>
	<p><i>Submitter 43.</i> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>
	<p><i>Submitter 54.</i> Submitter supports this action and additional lighting. Submitter satisfied with standard or decorative.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>

Attachment 2

04 THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 4.3 MARY STREET PIAZZA</b>			
<p>16 (42%)</p> <p>12 (31%)</p> <p>9 (24%)</p> <p>1 (3%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>Submitter 17.</i> Submitter suggests energy efficient LED lights be used with solar to power them where possible</p>	<p>Submitter suggestion noted. Response noted above under Action 4.2.</p>	<p>Modify to update action number and better align Actions 4.2 (proposed 4.1) and Action 4.3 (proposed 4.2) with the City's SES Strategy 6 and include 'LED and solar' reference.</p> <p><i>Recommended modification:</i> ACTION 4.32 MARY STREET PIAZZA</p> <p><i>There is an opportunity to replace the festoon lighting, to increase the vibrancy and feel of the Piazza after sunset, <u>using LED and solar where appropriate.</u></i></p>
	<p><i>Submitter 2.</i> Submitter suggests closing Mary Street to make a nice place to sit and eat.</p>	<p>Submitter suggestion noted. In 2014 extensive community consultation was undertaken as part of the concept development for Mary Street Pizza. Mary Street is a local road, servicing Sacred Heart Primary School, and connecting Beaufort Street to William Street and Hyde Park. During the 2014 consultation it was determined that closing the street was not a desirable outcome and that making the street one way onto Beaufort Street was the preferable option. The current street configuration services the school without creating congestion and has been found to operate well. There are no plans to fully close Mary Street.</p>	<p>No modification required.</p>
	<p><i>Submitter 9.</i> Submitter supports this action and notes the more artistic lighting the better.</p>	<p>Submitters support for action and preference for artistic lighting is noted and will be considered as the project progresses.</p>	<p>No modification required.</p>
	<p><i>Submitter 11.</i> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>
	<p><i>Submitter 43.</i> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>

## Attachment 2

04 THRIVING PLACES			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 4.4 EXISTING MURALS</b>			
<p>23 (60%) 9 (24%) 3 (8%) 2 (5%) 1 (3%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>Submitter 9.</i> Submitter suggests the more street art the better.</p>	Submitter support and comment noted.	<p>Modify to update action number and title.</p> <p>Recommended modification: <b>ACTION 4.43 EXISTING MURALS MAINTENANCE &amp; RENEWAL</b></p>
	<p><i>Submitter 11.</i> Submitter notes they'd like to see more murals.</p>	Submitter support and comment noted.	No modification required.
	<p><i>Submitter 31.</i> Submitter questions if murals add value to the town centre and whether or not they are cost effective. Submitter notes the Barlee Street Car Park murals should be remove or maintained.</p>	Submitter comment noted. The City considers murals to add value to the public realm and co-funds murals annually. The car park murals will be considered as part of the implementation of the Action 6.5 Barlee Street Car Park.	No modification required.
	<p><i>Submitter 33.</i> Submitter supports action and suggests action be expanded to identify and implement new mural opportunities. Submitter suggests gaps in Grosvenor Road Car Park works be addressed.</p>	Submitter comments noted. The City is in the process of development an Arts Plan and Wayfinding Plan. As part of the development of these plans it's anticipated key locations for artwork will be identified.	No modification required.
	<p><i>Submitter 43.</i> Submitter supports this action.</p>	Submitter support noted.	No modification required.
05 SENSITIVE DESIGN			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 5.1 STREETSCAPE PALETTE</b>			
<p>14 (39%) 9 (25%) 10 (28%) 2 (5%)</p> <p>Strongly support Somewhat support Neither support nor oppose Strongly oppose</p>	<p><i>City of Stirling requests:</i> 5.1 Streetscape Palette - delete <i>in collaboration with the City of Stirling</i> from the solution The intent could still be realised through the additional wording proposed for Action 6.1</p>	Submitter comment noted. The City of Stirling confirmed timing precludes collaboration on a number of previously identified opportunities/ actions. Modification recommended in line with the City of Stirling request.	<p>Modify to acknowledge the City of Stirling request.</p> <p>Recommended modification: <i>Develop a Beaufort Street Town Centre Streetscape Palette</i> <b>in collaboration with the City of Stirling.</b></p>
	<p><i>Submitter 4.</i> Submitter suggests there is no need to collaborate with the City of Stirling.</p>	Submitter comment noted.	No modification required.
	<p><i>Submitter 5.</i> Submitter supports City of Stirling. collaboration</p>	Submitter support noted.	No modification required.

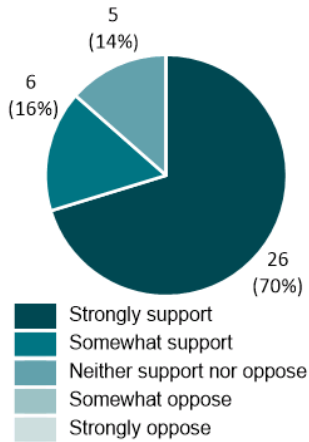
## Attachment 2

05 SENSITIVE DESIGN			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 5.1 STREETSCAPE PALETTE</b>			
<div> <div></div> Strongly support           <div></div> Somewhat support           <div></div> Neither support nor oppose           <div></div> Somewhat oppose           <div></div> Strongly oppose         </div>	<i>Submitter 9.</i> Submitter raises concern that the landscape palette will limit artistic freedom.	The landscape palette is being developed to ensure consistency not to limit artistic freedom.	No modification required.
	<i>Submitter 21</i> Submitter notes that the eclectic look of the town centre is messy and should be improved.	Submitter comments noted. Comments will be considered during the development and implementation of Action 5.1.	No modification required.
	<i>Submitter 33.</i> Submitter supports this action in principle but notes concern that collaboration with the City of Stirling may lead to a palette that is overly conservative and not in keeping with the existing vibrant urban character of the area.	Submitter support noted. Submitter comments will be considered during the development and implementation of Action 5.1.	No modification required.
	<i>Submitter 36.</i> Submitter notes Beaufort Streets monoculture does not lend itself to a streetscape palette.	Submitter comment noted.	No modification required.
	<i>Submitter 43.</i> Submitter supports this action and requests the City consider the Beaufort Street sign when developing the streetscape palette.	Submitters support for action is noted.	No modification required.

## Attachment 2

06 INNOVATIVE & ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 6.1 CITY OF STIRLING</b>			
<p>1 (3%) 1 (3%) 3 (8%) 12 (31%) 21 (55%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>City of Stirling requests:</i> 6.1 – City of Stirling – consider the inclusion of the following dot point in the Analysis section..</p> <ul style="list-style-type: none"> <li>Consistent approach to infrastructure planning and provision within the public realm (or something similar to allow each LGA to be unique but also achieve some improved consistency regarding public realm infrastructure); and</li> </ul>	<p>Submitter comments noted. Modification recommended to capture the intent of the City of Stirling request.</p>	<p>Modify to acknowledge the City of Stirling request.</p> <p>Recommended modification: <i>The Cities have identified an opportunity to approach the Town Centre in collaboration where possible and have agreed in principle to collaborate to improve outcomes for the Town Centre. Some of these collaborations will include:</i></p> <ul style="list-style-type: none"> <li>Working with and supporting Beaufort Street Network, residents, and local businesses;</li> <li>Joint approaches on shared issues;</li> <li><b>Engagement on infrastructure planning and public realm improvement projects;</b></li> <li>Sharing information and resources; and</li> <li>Being open to innovation, experimentation, and new ideas that support positive growth and vibrancy for the Town Centre.</li> </ul>
	<p>Submitter 43. Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>
	<p>Submitter 52. Submitter supports this action and the City's working cohesively together.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>

## Attachment 2

06 INNOVATIVE & ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 6.2 BEAUFORT &amp; WALCOTT STREET LIGHTING RENEWAL</b>			
 <p>5 (14%)</p> <p>6 (16%)</p> <p>26 (70%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>City of Stirling requests:</i> 6.2 Beaufort &amp; Walcott Street Lighting Renewal - delete <i>in collaboration with the City of Stirling</i> from the solution The intent could still be realised through the additional wording proposed for Action 6.1</p>	<p>Submitter comment noted. The City of Stirling confirmed timing precludes collaboration on a number of previously identified opportunities/ actions. Modification recommended in line with the City of Stirling request.</p>	<p>Modify to acknowledge the City of Stirling request and to remove reference to Walcott Street in the title.</p> <p>Recommended modification: 6.2 Beaufort &amp; <del>Walcott</del> Street Lighting Renewal</p> <p><i>Plan and implement Beaufort Street median lighting renewal and improvement work <del>in collaboration with the City of Stirling.</del></i></p>
	<p><i>Submitter 5.</i> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>
	<p><i>Submitter 43.</i> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>



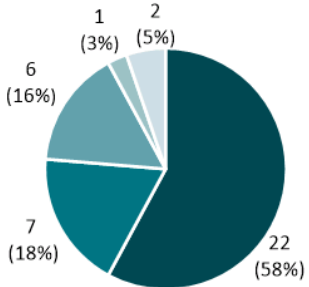
## Attachment 2

06 INNOVATIVE & ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 6.3 BEAUFORT STREET MEDIANS</b>			
<p>3 (8%) 0 (0%)</p> <p>8 (22%)</p> <p>7 (19%) 19 (51%)</p> <ul style="list-style-type: none"> <li>Strongly support</li> <li>Somewhat support</li> <li>Neither support nor oppose</li> <li>Somewhat oppose</li> <li>Strongly oppose</li> </ul>	<p><i>Submitter 5.</i> Submitter proposes trees be removed from the median and relocated to a more appropriate location.</p>	Submitter comment noted. Median trees enhance the pedestrian experience by contributing to the aesthetics of the town centre and providing shade canopy from solar radiation. The City actively seeks to green the town centres, including median planting, where possible.	No modification required.
	<p><i>Submitter 11.</i> Submitter notes support for the repair of the median but concern regarding any removal.</p>	Submitter support and concern noted.	<p>Modify to respond to the numerous concerns raised regarding the removal of medians and to clarify that the intent of Action 6.3 is to improve the pedestrian environment and useability of the medians not to simply remove them. The terminology relating to the Action 6.3 which referenced 'removal', was to describe the potential for raised sections of the existing median to be made flush with the road. As this involves the removal of infrastructure but not removal of the median, the 'removal' terminology has been updated to reference 'improve'.</p> <p>Recommended modification: <i>As the trees continue to grow overtime, they will require further space to expand. The medians need repair, replacement, or <del>removal</del> improvement to accommodate the current and future growth of the trees.</i></p> <p><i>Investigate options to repair, replace or <del>remove</del> improve medians along Beaufort Street.</i></p>
	<p><i>Submitter 14.</i> Submitter requests the City does not remove the medians along Beaufort Street.</p>	Submitter request noted.	
	<p><i>Submitter 19.</i> Submitter suggest the City consider widening the median and providing additional planting and shelter.</p>	Submitter suggestion noted.	
	<p><i>Submitter 32.</i> Submitter notes support for the repair of the median but notes strong opposition to the removal of any of the median. Submitter notes that medians contribute to pedestrian safety.</p>	Submitter support and opposition noted.	
	<p><i>Submitter 41.</i> Submitter notes concern at any removal of the median or trees. Submitter notes the median is a refuge when crossing the road.</p>	Submitter comment and concern noted.	
	<p><i>Submitter 43.</i> Submitter supports this action.</p>	Submitter support noted.	No modification required.
	<p><i>Submitter 52.</i> Submitter supports this action.</p>	Submitter support noted.	No modification required.

## Attachment 2

06 INNOVATIVE & ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 6.4 SMOKE FREE TOWN CENTRES</b>			
<p>26 (68%)</p> <p>3 (8%)</p> <p>2 (5%)</p> <p>3 (8%)</p> <p>4 (11%)</p> <p>Strongly support Somewhat support Neither support nor oppose Somewhat oppose Strongly oppose</p>	<p><i>Submitter 6.</i> Submitter supports this action and notes exposure to tobacco and e-cigarette smoke is harmful and should be eliminated as much as possible</p>	Submitter support noted.	No modification required.
	<p><i>Submitter 43.</i> Submitter supports this action.</p>	Submitter support noted.	No modification required.

## Attachment 2

06 INNOVATIVE & ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 6.5 BARLEE STREET CAR PARK</b>			
<p>22 June 2021 (Item 12.1) Council decision excerpt relating to Action 2.4:</p> <p>4. REQUESTS the CEO to prepare for discussion with Council, prior to first quarter budget review:</p> <p>a. costings for the removal and a feasibility analysis for the relocation of the Beaufort Street sign;</p> <p>b. removal of other improvements on the property; and</p>			
 <p>1 (3%)</p> <p>2 (5%)</p> <p>6 (16%)</p> <p>7 (18%)</p> <p>22 (58%)</p> <p>Strongly support</p> <p>Somewhat support</p> <p>Neither support nor oppose</p> <p>Somewhat oppose</p> <p>Strongly oppose</p>	<p><i>Submitter 2.</i></p> <p>Submitter notes something could be done to Barlee Street Car Park to improve the area as that part of Beaufort Street has not life.</p>	Submitter comments noted.	Modify to clarify project status and constraints, and reference the 22 June 2021 decision of Council and resulting feasibility analysis investigation to relocate the Beaufort Street sign.
	<p><i>Submitter 10.</i></p> <p>Submitter notes the Barlee Street Car Park should be built underground with a green park above it to make it the "heart" of Beaufort Street.</p>	Submitter comments noted. Action 6.5 analysis text to clarify project status and constraints.	Recommended modification: <b>ACTION 6.6 BARLEE STREET CAR PARK &amp; BEAUFORT STREET SIGN</b>
	<p><i>Submitter 15.</i></p> <p>Submitter noted pedestrianisation of Barlee street should only be considered once final use of Barlee street car park is determined to maximise potential. Submitter notes underground car park with open space over top of car park extending onto Barlee Street itself would work.</p>	Submitter comments noted. Action 6.5 analysis text to clarify project status and constraints.	<p><i>The Barlee Street Car Park is generally underused/ utilised at times, runs at a financial loss, and does not positively contribute to the streetscape, and is partly privately owned. The car park site currently accommodates the iconic Beaufort Street sign but is poised for development.</i></p>
	<p><i>Submitter 19.</i></p> <p>Submitter suggests an underground car park on the Barlee Street Car Park site. Submitter notes this could be a collaborative commercial project with other landowner and include open space, gardens, green space and trees above with urban art around the edges and or commercial / community space.</p>	Submitter suggestion noted. Action 6.5 analysis text to clarify project status and constraints.	<p><i>The City of Vincent owns lot 48 (596) Beaufort Street, while Lots 49 &amp; 50 (596) Beaufort Street are privately owned and leased to the City. Together, these make the Barlee Street Car Park.</i></p> <p><i>Lots 49 and 50 have been leased to the City since 14 February 2001, with the final option term under the lease and are currently leased until expiring 13 February 2021. At its 20 October 2020 Meeting, Council approved the extension of the lease for a further one year, expiring 13 February 2022.</i></p>

## Attachment 2

06 INNOVATIVE & ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 6.5 BARLEE STREET CAR PARK</b>			
	<p><i>Submitter 24.</i> Submitter notes the Barlee Street Car Park is a perfect spot for a plaza style skate park or shared activity area to bring more diversity and vibrancy to the area.</p>	Submitter comment noted. Action 6.5 analysis text to clarify project status and constraints.	<del><i>the funds from the sale going into a City of Vincent Public Open Space reserve fund, the City extend the lease and continue as the car park for a longer period, or the City land and private lots be swapped for the corner lot to be developed as a local park or square.</i></del>
	<p><i>Submitter 31.</i> Submitter notes the Barlee Street Car park serves a purpose and questions why the City would remove it. Submitter notes unsupervised children playing on Beaufort Street are a concern and may cause distractions close to a major road.</p>	Submitter comment noted. Action 6.5 analysis text to clarify project status and constraints.	<del><i>In early 2021 the City undertook public consultation in respect to the potential future use and sale of the site, with the outcomes of consultation to be presented to Council. The future of the car park will be determined by Council following consideration of the community consultation. Future use options were provided to the</i></del>

## Attachment 2

06 INNOVATIVE & ACCOUNTABLE			
	Submitter Comment Summary	Administration Comment	Recommended Modification
<b>Action 6.5 BARLEE STREET CAR PARK</b>			
	<p><i>Submitter 32.</i> Submitter 32 notes they only have off street parking and frequently find it difficult to find parking near their home particularly on weekends and weekend evenings. Submitter notes that with the new venue going into the old Empire site (with room for 1000 people) parking issue may be exacerbated.</p>	<p>Submitter comment noted. Action 6.5 analysis text to clarify project status and constraints. Parking management in the town centre will be considered and addressed through the implementation of the City's Accessible City Strategy.</p>	<p><u>community for feedback and included: sell the City owned lot; land swap to create a park or town square; or retain the site as a car park.</u></p> <p><u>Approximately 59% of respondents were in favour of a land swap with the next preferred option being to retain the car park. The owners of Lots 49 &amp; 50 have since confirmed an intent to develop the land and progressing the land swap is no longer an option. The Beaufort Street sign will need to be relocated as its current location limits potential ground interaction with Beaufort Street.</u></p> <p><u>At its 22 June 2021 Ordinary Meeting, Council resolved not to proceed with the land sale of Lot 48 but to reconsider the sale prior to the expiry of the current lease. Council also requested costing and feasibility analysis for the removal/relocation of the Beaufort Street sign and the removal of other improvements on the property.</u></p> <p><u>Item 15 within the Brighter Beaufort Action Plan suggests the need to facilitate activations during periods of low parking demand.</u></p> <p><u>Investigate options for the future of Barlee Street Car Park- including the relocation of the Beaufort Street sign and removal of other improvements on the property.</u></p>
	<p><i>Submitter 43.</i> Submitter supports this action.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>

## Attachment 2

07 GENERAL COMMENTS		
Submitter Comment Summary	Administration Comment	Recommended Modification
The Beaufort Street Network strongly supports the draft Beaufort Street Town Centre Place Plan and commends the work of the City on the development of a solid plan that takes into consideration the wants and needs of residents, businesses and the community.	Submitter support noted.	No modification required.
<i>Submitter 2.</i> Submitter notes that parking on Town Centre streets are used by people using public transport into the City. Submitter recommends reviewing parking on Beaufort Street between Broome and Walcott. Submitter recommends not restricting opening hours.	Submitter comment noted. Parking management in the town centre will be considered and addressed through the implementation of the City's Accessible City Strategy.  The City does not regulate the trading hours of a business unless it is a specific condition of development approval.	No modification required.
<i>Submitter 5.</i> Submitter suggests prioritising pedestrians to draw visitors to Beaufort Street.	Submitter comment noted. The City's Accessible City Strategy does prioritise pedestrians and Actions 2.2 – 2.7 and 4.1 – 4.4 contribute to improving the pedestrian environment and should contribute to making Beaufort Street Town Centre a more attractive visitor destination.	No modification required.
<i>Submitter 7.</i> Submitter is supportive of the City of Vincent's approach in creating and managing public spaces.	Submitter support noted.	No modification required.
<i>Submitter 8.</i> Submitter notes they are glad to live in the City of Vincent compared to other local governments as the City is proactive and typically does a good job creating and managing public spaces. Submitter notes they'd like to see the City continue to go above and beyond and aim to push the upper limits of best practice.	Submitter comments noted. The City strives to push the limits on best practice in relation to place planning and place management.	No modification required.
<i>Submitter 16.</i> Submitter notes to keep up the great work.	Submitter support noted.	No modification required.



## Attachment 2

07 GENERAL COMMENTS		
Submitter Comment Summary	Administration Comment	Recommended Modification
<p><i>Submitter 19.</i> Submitter notes an increased focus on shade and cooling taking into account increases in temperature and effects of climate change. Submitter also notes the need to ensure suitability of streetscape vegetation for changing climate. Submitter suggests considering awnings policy incentives. Submitter notes better use of laneways could be made to better leverage these for both access, transport and place setting (laneway culture possible with small hole in wall venues off laneways). Submitter notes Beaufort street needs better and higher density commercial space to sustain retail and cafe culture during day and that an incentive scheme could facilitate this.</p>	<p>Submitter comments noted. Submitter comments will be considered during the development and potential implementation of Actions 2.2 and 5.1. The City's Built Form Policy requires awnings in town centres. The City seeks to maintain and improve town centre laneways. The City facilitated the naming of the town centre laneways off Beaufort Street and has installed a light box gallery and artwork in these important spaces. The City is soon to install seating in Lois Lane and will continue to implement improvement laneway opportunities as they are identified.</p>	No modification required.
<p><i>Submitter 21.</i> Submitter notes the area requires a higher level of maintenance and additional free parking.</p>	<p>Submitter comments noted. Enhancing the presentation of town centres is Action 1.3 of the City's Vincent Rebound Plan and a review of the town centre street cleaning services was recently undertaken. Current daily precinct cleaning schedules are inclusive of waste/litter removal, street sweeping (early morning before peak traffic) and graffiti removal at the main town centre 'hot spots'. Additional 0.5 FTE for graffiti removal was approved for 2021/22 financial year to assist with graffiti removal. High pressure cleaning of the public litter bin frames will be completed monthly and high pressure 'deep cleans' of the pavement will be completed annually in the town centre moving forward.</p> <p>Parking management in the town centre will be considered and addressed through the implementation of the City's Accessible City Strategy.</p>	No modification required.
<p><i>Submitter 26.</i> Submitter suggests providing a regular market for fresh food and speciality producers to activate the area outside of peak times.</p>	<p>Submitter comment noted. The City is supportive of a variety of diverse uses in the town centres and would consider a fresh food offering an excellent addition to the Beaufort Street Town Centre. The provision of this offering will be market driven and although the City is not able to directly procure this offering, the City is seeking to make the town centre an attractive place to invest through the development and delivery of the BSTCPP.</p>	No modification required.

## Attachment 2

07 GENERAL COMMENTS		
Submitter Comment Summary	Administration Comment	Recommended Modification
<p><i>Submitter 30.</i> Submitter queries the town centre boundary extents.</p>	<p>Submitter comment noted. The town centres are classified as District Centres in the State Planning Framework. The State and local planning framework identify the town centres as important opportunities for targeted infill development that are expected to redevelop over time to meet changing community needs. The current boundary of the Beaufort Street Town Centre has been aligned with the Local Planning Scheme 2 District Centre and Commercial Zones.</p>	<p>No modification required.</p>
<p><i>Submitter 33</i> Submitter suggests including Free Wifi as a new action item and suggests implementing it in strategic locations such as Mary Street Pizza.</p>	<p>Submitter suggestion noted. An action to implement a free Wifi trial was included in the Mount Hawthorn Town Centre Place Plan but was not supported through the 2021/22 budget process. If a trial were to progress in Mount Hawthorn, the findings would be used to determine the feasibility of implementing free Wifi in Mary Street Piazza or other strategic locations along Beaufort Street.</p>	<p>No modification required.</p>
<p><i>Submitter 36.</i> Submitter suggest Beaufort Street has become a monoculture with little or no variation in commercial businesses. Submitter noted is almost all restaurants from Lincoln to Walcott Streets and the daytime use is extremely limited. Submitter questions the foot traffic count across the day. Submitter notes Beaufort Street is a dead zone with limited foot traffic and requires more variety in commercial offerings. Submitter notes that more shops would be preferred over restaurants.</p>	<p>Submitters comments noted. The City doesn't currently have foot traffic data for Beaufort Street. The City implemented an unsuccessful trial of Device Sensors to measure foot traffic in 2016 but the data was found to be inaccurate, and the trial was discontinued. The City recently commenced collaborating with Curtin University to undertake a retail and place performance assessment study of the City's town centres. To support this project, the City subscribed to a trial Spendmapp subscription to gather data on how people are spending in the town centres and to enable us to monitor trends in consumer spending. Upon completion of the Curtin study, the findings will be made public and will be used to assist the City to determine appropriate actions and initiatives to support and improve the town centres moving forward.</p>	<p>No modification required.</p>
<p><i>Submitter 37.</i> Submitter suggests installing historical plaques and greening where possible. Submitter suggests widening footpaths utilising building setback forecourts for trees, seating and lighting. Submitter cites the Inglenooks in Inglewood town centre as an example. Submitter suggests entry statements and the potential for a sculptural lighting archway. Submitter notes lighting and seating create safe areas and have the potential to attract town centre visitors. Submitter notes the need to provide a well-lit on-demand transport area to cater for the increased taxi and uber service demand that will likely result from the opening of the new developments.</p>	<p>Submitter suggestions and comments noted. The City is in the process of development an Arts Plan and Wayfinding Plan. As part of the development of these plans it's anticipated key locations for artwork, which could incorporate heritage interpretation, will be identified. Beaufort is reserved as an Other Regional Road (ORR) in the Metropolitan Region Scheme (MRS) and a Category 2 ORR in WAPC Plan No. SP694/3. This means that new development is required to be set back from the traditional zero lot line and these setbacks create opportunities for wider footpaths and Inglenook like areas. Opportunities to improve and enhance these spaces in collaboration with the landowner will be considered through the development and potential implementation of Action 2.2.</p>	<p>No modification required.</p>

## Attachment 2

07 GENERAL COMMENTS		
Submitter Comment Summary	Administration Comment	Recommended Modification
<p><i>Submitter 38.</i> Submitter requests the City provide timely assessment on development applications.</p>	<p>Submitter comment noted. Identifying improvements in the regulatory planning framework and advocating for change is part of Action 2.2 of the City's Vincent Rebound Plan. The City and the State Government introduced legislative, regulatory and policy reforms in February 2021 to support Western Australia's COVID-19 Recovery and create a more flexible, responsive, and contemporary planning system. These reforms have been implemented to remove barriers to enable development, create and protect jobs and support business.</p>	<p>No modification required.</p>
<p><i>Submitter 40.</i> Submitter notes reduction of Beaufort St to one lane per direction would have the biggest impact on improving the area as the remaining space could be used to install high quality cycle paths and wider footpaths to enhance alfresco dining.</p>	<p>Submitter comment noted and will be considered through the development and potential implementation of Action 2.2.</p>	<p>No modification required.</p>
<p><i>Submitter 44.</i> Submitter notes the City has done a fantastic job in the development of the place plan and that they can't wait to see it come to life.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>
<p><i>Submitter 45.</i> Submitter notes the place plan looks great.</p>	<p>Submitter support noted.</p>	<p>No modification required.</p>
<p><i>Submitter 47.</i> Submitter congratulates City on preparing the BSTCPP and notes it contains good actions about the general upkeep of the public realm and a range of initiatives that will likely add value overall. Submitter notes the BSTCPP doesn't outline a vision statement or identify high-level objectives for Beaufort Street which means that it just reads as actions under six different categories. Submitter notes it would have been great if engagement with the community was undertaken prior to the development of the BSTCPP to shape how the actions all contribute to a common goal. Submitter notes Submitter suggests students should be invited to work with the City on public realm improvement projects.</p>	<p>Submitter comments noted. The development of the City's place plans is currently heavily reliant on the development of the relevant town team action plans. The town team action plans are one of three data sources that inform the development of the place plan actions, and the City engages heavily with the community and businesses throughout the development of these action plans. The City has recognised that a stronger visioning focus should be embedded into the development of future place plans and intends to embed this into the place plan development process as part of the place plan major review which is scheduled 2022/23. The City intends to utilise the engagement that will be undertaken to deliver the City's updated Strategic Community Plan and Local Planning Strategy, between 2021/22-2022/23, to inform the development of a robust vision for each of the City's town centres and places.</p>	<p>No modification required.</p>

## Attachment 2

07 GENERAL COMMENTS		
Submitter Comment Summary	Administration Comment	Recommended Modification
<p><i>Submitter 49.</i> Submitter requests maps and town centre boundary be updated to reflect the correct street names and boundary extents.</p> <p><i>Submitter 50.</i> Submitter requests maps and town centre boundary be updated to reflect the correct street names and boundary extents.</p>	Submitter comments noted. Incorrectly referenced street names and boundary extent to be updated.	<p>Modify in response to submitters comments and to ensure maps are correct.</p> <p>Recommended modification: <i>Maps on pages 4 and 20 to be updated to reflect correct street names and correct town centre boundary extents.</i></p>
<p>Submitter 52 Submitter suggests repainting the road just south of Walcott Street, or better still, removing the paint. Submitter suggests removing graffiti and bill posters expediently. Submitter notes new paving or repairing paving/ kerbing should be considered. Submitter notes that planter boxes and/or hanging planter boxes/baskets would be a great addition to the street.</p>	Submitter suggestion noted. Submitters comments relate to proposed amended Action 2.2 and will be considered as part of the planning and delivery of this action. Enhancing the presentation of town centres is Action 1.3 of the City's Vincent Rebound Plan and a review of the town centre street cleaning services was recently undertaken. Current daily precinct cleaning schedules are inclusive of waste/litter removal, street sweeping and graffiti removal at the main town centre 'hot spots'. Additional 0.5 FTE for graffiti removal was approved for 2021/22 financial year to assist with graffiti removal. High pressure cleaning of the public litter bin frames will be completed monthly and high pressure 'deep cleans' of the pavement will be completed annually in the town centre moving forward.	No modification required.
<p>Submitter 54 Submitter suggests a free bus service from the city to Beaufort Street (CAT Bus or similar).</p>	<p>Submitter suggestion noted. This has not been specifically addressed as part of the Beaufort Street Place Plan as it is an initiative that is being investigated city wide. The City's Accessible City Strategy (ACS) has the vision of 'putting people first, getting around is safe, easy, environmentally friendly, and enjoyable' with the goal of creating mode shift resulting in a higher number of people using active transport modes for day-to-day journeys. This vision and goal are supported by a user hierarchy which is based on a people first philosophy, prioritising vulnerable people and supporting active and sustainable modes of transport before traditional considerations of private vehicle movement.</p> <p>In achieving this vision and goal, public transport infrastructure is ideal to prioritise as it can enable the movement of the highest number of people in the smallest amount of space. A frequent and convenient public transport service will support a vibrant, sustainable, and connected city. The ACS Action 2.1.1 looks to 'advocate for additional public transport infrastructure along corridors.' This will include advocacy for reduced fees to high frequency transport services.</p>	No modification required.





CITY OF VINCENT

# BEAUFORT STREET TOWN CENTRE PLACE PLAN VOLUME 05





2 | CITY OF VINCENT

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DATE	DETAILS	STATUS
18/08/21	Beaufort Street Town Centre Place Plan	Final

## 00. INTRODUCTION

The City of Vincent (City) Town Centre Place Plans series has been developed as a set of 'place based' strategic action plans to guide the allocation of funding and resources in the City's town centres. The Place Plans direct the City's service units to deliver a range of place-based initiatives and enable the City to effectively support and coordinate change.

Beaufort Street Town Centre Place Plan (Place Plan) is Volume 05 in the Town Centre Place Plan series and will guide the implementation of all major initiatives in the Beaufort Street Town Centre (Town Centre).

The Town Centre is situated largely in the City of Vincent with the portion north of Walcott Street located in the City of Stirling. Although a primary arterial route connecting Inglewood, Mount Lawley, Highgate, and extending through to Perth, Beaufort Street is home to some of Perth's most eclectic restaurants, bars and shops.



## BEAUFORT STREET SNAPSHOT

### Historic

Beaufort Street forms part of Boorloo – Noongar land belonging to the Whadjuk people of the Noongar nation.

Prior to European settlement, camps and ceremonial grounds were associated with Stone's Lake which is now drained and where the southern end of the Town Centre is sited.

Post European settlement, under the 1871 Municipal Institutions Act, the City of Perth was established with the northern boundary being Walcott Street. This northern extent would later become the City of Vincent in 1995.

Beaufort Street was named in 1838 after the Duke of Beaufort, who was the Secretary of State for the Colonies in the early 1830s. Construction in the Town Centre first began in 1889, with the first house being a small cottage on the corner of Barlee and Beaufort Streets.

In 1915 businesses between Bulwer and Walcott streets included 5 confectioners, 4 butchers, 4 bootmakers, 3 laundries, 2 grocers, 2 greengrocers, 2 hairdressers, 2 drapers, 2 chemists, 2 dressmakers, a milliner, a tailor, a bicycle shop, a fuel merchant, a produce merchant, a Chinese market garden, a pastry cook, a wood dealer, a plumber, a newsagent

with post office, a fancy goods and library, a blinds manufacturer, a French polisher, a wine merchant, a wine saloon and the Queens Hotel.

The street's rich heritage remains prominent and can be easily identified through buildings such as the Queens Hotel and Alexander Buildings.



The Town Centre is primarily centred upon Beaufort Street extending from St Albans Avenue, Highgate to Queens Crescent, Mount Lawley. The Town Centre is largely situated in the City of Vincent, with the northern portion located in the City of Stirling, and Walcott Street being the boundary between the two local government areas.

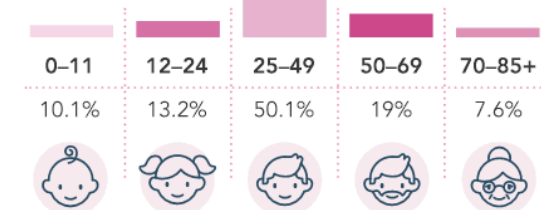


BEAUFORT STREET TOWN CENTRE BOUNDARY MAP



## SNAPSHOT

### Community



Mount Lawley/Highgate households have a slightly higher proportion of high income households (more than \$2500/wk) at **27.8%** compared to **24.8% in Greater Perth**.



Mount Lawley population is **3,343** and Highgate population is **2,543**, combined **5,886**.

### Transport



**9.6% of Mount Lawley / Highgate residents** do not own a car compared to **4.7% in Greater Perth**.



**19.4% of residents** travel to work on train or bus compared to **10.2% in Greater Perth**.



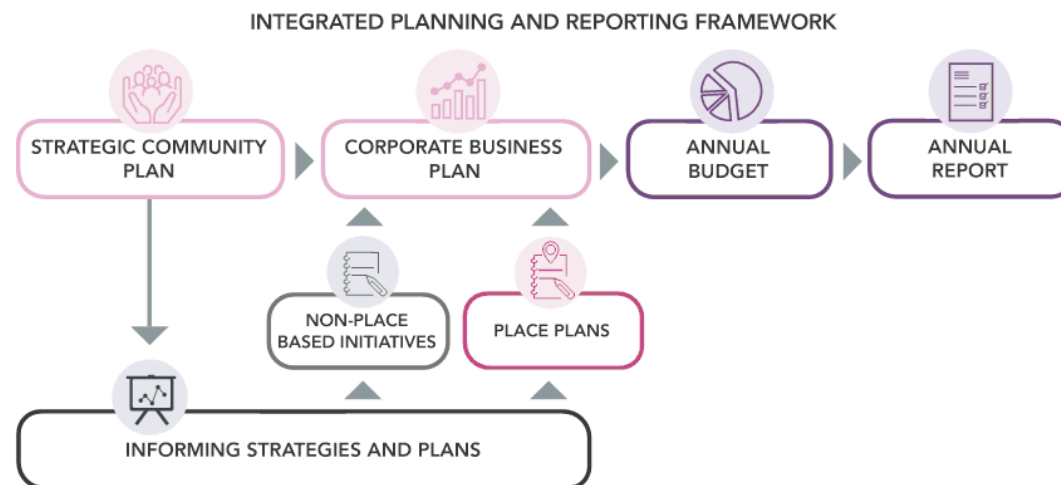
**11.7% of residents** commute using active modes compared to **3.1% in Greater Perth**.

## PLACE PLAN PURPOSE

The Place Plan outlines the place-based initiatives and resources the City has specifically committed to the Town Centre.

The boundary of the Town Centre (refer **Beaufort Street Town Centre Boundary Map**) extends south beyond the City of Vincent's Town Planning Scheme No. 2 District Centre Scheme Zone, to incorporate the commercial offerings along Beaufort Street from Vincent Street to St Albans Avenue.

The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires the City to adopt a Strategic Community Plan and a Corporate Business Plan. The Place Plan provides a filter for the place based initiatives within the City's suite of informing strategies and plans, and directly informs the Corporate Business Plan. The role of the Place Plan within the City of Vincent Integrated Planning and Reporting Framework is illustrated below.



BEAUFORT STREET TOWN CENTRE PLACE PLAN | 5





## BEAUFORT STREET NETWORK

Each of the City of Vincent town centres has a town team. The town teams are independently formed and incorporated bodies that aim to make their respective Town Centres the best places they can possibly be. The town teams are not an affiliate of the City, but do receive funding for community driven initiatives. The town teams are made up of a diverse range of members that include business owners, land owners, local residents and town centre visitors. Each town team member brings a different set of skills, interests, and life experiences to the table and these collectively shape the direction, composition, and identity of the six town teams.

The town teams and the City enjoy a symbiotic relationship. The City engages directly with each town team on a variety of issues that are specific to their respective town centres and the town teams are able to effectively communicate issues, solutions, and ideas to the City through their strategic action plans. The City works collaboratively with the town teams to deliver locally based activations and events, physical improvements, and economic and community development initiatives.

Beaufort Street Network (BSN) is the town team operating in the Town Centre. BSN's Brighter Beaufort Action Plan sets out a vision, key focus areas and a robust framework to proactively shape Beaufort Street's future direction and identity.

## PLACE PLAN PROCESS

The Place Plan enables the range of initiatives identified in the City's suite of informing strategies and plans, and Beaufort Street Network's Action Plan, to be filtered, prioritised and resourced appropriately.

Some of the City's informing strategies and plans provide high level guidance for the direction and type of initiatives the City should be undertaking, while others provide specific actions.

The Place Plans provide a place based filter and cross-directorate lens on these strategies and plans to enable a robust, planned, and integrated approach to project identification and delivery.

Prior to being confirmed as a new action in the Place Plan, proposed initiatives and projects are cross checked against the vision and priorities set in the Strategic Community Plan and the following three sources:

- A.** Local needs and wants (City strategies and plans and town team action plans);
- B.** Best practice; and
- C.** Data (collected through the implementation of the Town Centre Performance Measurement Strategy).

The process in which Place Plan actions are filtered is illustrated in the adjacent diagram.



The Place Plan outlines the implementation schedule for all of the actions to be undertaken in the Town Centre. These may include but are not limited to public realm upgrades, marketing initiatives, economic and community development projects, and policy and procedural improvements.

The Place Plan actions are organised into six sections which align with the six priorities of the Strategic Community Plan.

While the City remains responsible for planning and delivering the actions identified in the Place Plan, BSN is considered a key stakeholder and will be given opportunity to be involved in the ongoing development of the Place Plan actions.

The Place Plan is implemented, reviewed and updated annually. This allows the progress of actions to be reported on, including updating actions to reflect where they are in the action delivery cycle, and for newly identified actions to be included.

The Place Plan action delivery cycle is illustrated in the following diagram.



## INFORMING STRATEGIES & PLANS

The City's Strategic Community Plan 2018 – 2028 identifies the community's vision and strategic priorities, as identified through the Imagine Vincent engagement campaign. The Place Plan actions are designed to respond to at least one priority, while many respond to multiple. Each action has been listed under the priority that is most applicable to the objectives of the action. The Place Plan is also informed by the following strategies and plans which have been developed through community engagement and previously adopted by Council.



### GREENING PLAN 2018 – 2023

Actions 2.2, 2.3 and 6.4 have the opportunity to increase tree canopy, native plantings, and green the Town Centre.



### SUSTAINABLE ENVIRONMENT STRATEGY 2019 – 2024

Actions 1.1, 1.2, 2.1, 2.2, 2.3, 3.1, 4.1, 4.2 and 6.4 have the opportunity to support urban greening and biodiversity, and increased use of public and active transport modes.



### SAFER VINCENT 2019 – 2022

Actions 1.2, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 4.1, 4.2 and 6.1 have the opportunity to support safer spaces, community connection, and apply Crime Prevention through Environmental Design (CPTED) principles.



### DISABILITY ACCESS AND INCLUSION PLAN 2017 – 2022

Actions 2.2, 2.3 and 6.4 have the opportunity to improve equitable access to buildings and infrastructure.



### RECONCILIATION ACTION PLAN | INNOVATE 2019 – 2021

Actions 2.6, 4.3 and 6.4 have the opportunity to celebrate Noongar artwork, culture and language in public spaces.



### PUBLIC OPEN SPACE STRATEGY

Actions 4.2 and 6.4 have the opportunity to maximise the value of open spaces for the community through improved amenity, respond to the impacts of development and population growth, and improve access to and functionality of open space.



### ECONOMIC DEVELOPMENT STRATEGY 2011 – 2016

Each action in the Place Plan aims to support economic development in the Town Centre.



### YOUTH ACTION PLAN 2020 – 2022

Actions 3.1 and 4.3 have the opportunity to provide opportunities for young people to connect with each other and the broader community, and support our youth to be strong, healthy, safe and active.



### PUBLIC HEALTH PLAN 2020 – 2025

Each action in the Place Plan aims to support the Public Health Plan, specifically the social, built, and natural environment pillars.





#### ARTS DEVELOPMENT ACTION PLAN 2018 – 2020

Actions 4.2 and 4.3 have the opportunity to support the arts and creative economy in the Town Centre.



#### DRAFT ACCESSIBLE CITY STRATEGY 2020 – 2030

Actions 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 4.1, 4.2 and 6.3 have the opportunity to make getting around the Town Centre safe, easy, environmentally friendly, and enjoyable.



#### DRAFT ASSET MANAGEMENT AND SUSTAINABILITY STRATEGY

Each action in the Place Plan aims to support the Asset Management and Sustainability Strategy vision to plan and manage our resources and assets in an efficient and sustainable manner.

## READING THIS DOCUMENT

All the projects and initiatives being undertaken in the Town Centre are listed as 'actions'. Each action is explained using the following three step process:



#### STEP 01 DIAGNOSIS

Diagnosing the issue or opportunity evident in the Town Centre. These may be identified in an informing strategy or plan, as an opportunity to achieve best practice or through the analysis of data..



#### STEP 02 ANALYSIS

Analysing the detail of the issue or opportunity to understand the best approach to solve the issue or seize the opportunity.



#### STEP 03 SOLUTION

Proposing a solution that solves the issue or seizes the opportunity.



#### ENHANCED ENVIRONMENT



#### ACCESSIBLE CITY



#### CONNECTED COMMUNITY



#### THRIVING PLACES



#### SENSITIVE DESIGN



#### INNOVATIVE & ACCOUNTABLE

The Place Plan highlights the broad range of projects and initiatives the City is undertaking to support and improve the Town Centre.

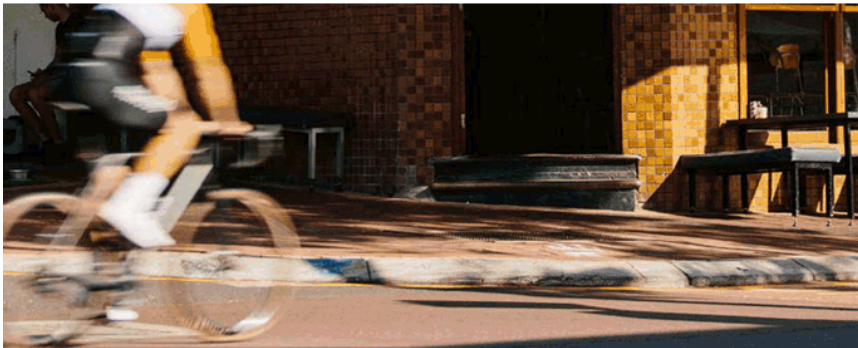
The Implementation Framework sets out the actions, time frames and the responsible teams for the delivery of all of the identified actions.

# 01. ENHANCED ENVIRONMENT

Sets out the actions and projects which assist the City to make the best use of our natural resources for the benefit of current and future visitors, residents, and businesses of the Town Centre.

## ACTION 1.1 FAST-CHARGING ELECTRIC VEHICLE STATION

<b>Diagnosis</b>	There is an opportunity for the Town Centre to become part of the electric vehicle fast-charging network
<b>Analysis</b>	<p>The City has been approached to nominate fast charging electric vehicle station locations, in town centres, as part of the expansion of the electric vehicle fast-charging network.</p> <p>The proximity of the northern Town Centre car parks to Beaufort Street, Walcott Street, late night supermarkets and lighting makes it an appealing electric vehicle charging location.</p>
<b>Solution</b>	Support the potential installation of a fast-charging electric vehicle station in the Beaufort Street Town Centre.



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## ACTION 1.2 CONTAINERS FOR CHANGE TRIAL

<b>Diagnosis</b>	Containers for Change began in October 2020 as WA's state-wide container deposit scheme, allowing the community to cash in eligible recyclable containers for 10-cents each. There is concern that members of the public seeking the discarded refundable containers from existing City bins may result in damage to the enclosure, injuries to people seeking to collect refundable containers, and the indignity of sifting through public waste.
<b>Analysis</b>	<p>The Containers for Change scheme aims to:</p> <ul style="list-style-type: none"> <li>• Increase recovery and recycling and reduce litter and landfill;</li> <li>• Provide opportunities for social enterprise and benefits for community organisations;</li> <li>• Create opportunities for employment; and</li> <li>• Complement existing collection and recycling activities for recyclable waste.</li> </ul> <p>Western Australia Return Recycle Renew (WARRRL) is the not-for-profit organisation created to set-up and run the scheme in Western Australia. The City's existing bin enclosures are designed to keep people out and waste inside. Now that the scheme is in place, there is concern that vulnerable members of the public will be seeking and retrieving discarded refundable containers from bin enclosures.</p> <p>WARRRL has reported that since the scheme commenced, there has been 'bin diving' and damage to public bin enclosures, where attempts have been made to force them open. The City has the opportunity to proactively find a solution to address this problem by providing an external shelf attachment on the bin enclosure for refundable containers to be easily placed and safely retrieved.</p> <p>This project aligns with Waste Strategy 2018-2023 Project 6: Waste and Recycling Education, Awareness, and Promotional Programs.</p>
<b>Solution</b>	Develop and implement a trial installation of a Containers for Change attachment for existing Beaufort Street Town Centre bins.

**ACTION 1.3 BUSINESS COMMUNITY SOLAR**

<b>Diagnosis</b>	There is currently low uptake of solar in the business community compared to the residential sector.
<b>Analysis</b>	<p>Growth in business community solar is a high growth area of solar investment in the next decade. The low uptake of solar is primarily due to owners of the properties not being the operator who receives the power bill. However, there are a significant number of options available to enable business owners and building owners to mutually benefit through the installation of solar. Options for tenants are currently limited and in all cases need the building owner's cooperation and permission to proceed.</p> <p>The City of Vincent currently has significant understanding of how these options work, including direct installation in facilities or creating a Purchasing Power Agreement (PPA). For business that operate during the day, installation of solar will pay for itself in 2-3 years where it is directly used on site.</p> <p>The City is currently in the process of working with tenants to identify mutually beneficial mechanisms for funding solar on leased facilities.</p>
<b>Solution</b>	Engage with local business owners directly and through the town team, to communicate the benefits of solar and support further actions being undertaken.

## 02. ACCESSIBLE CITY

Sets out the actions and projects which enhance connectivity, improve the use of public transport, deliver parking efficiencies, and create a more pedestrian and cycle friendly Town Centre.

**ACTION 2.1 CYCLE NETWORK IMPROVEMENTS**

<b>Diagnosis</b>	The Town Centre does not have a dedicated path for cyclists. This often creates conflict between pedestrians, cyclists, and vehicles.
<b>Analysis</b>	<p>Beaufort Street has been identified as a local route in the draft Long Term Cycling Network from Bulwer Street to Queens Crescent in City of Stirling.</p> <p>As Beaufort Street is currently not a suitable road to be shared by vehicles and bicycles due to the clearway, volume and speed of traffic, bicycles often share the footpath with pedestrians. This impacts the safety and amenity for both cyclists and pedestrians.</p> <p>There is an opportunity to plan improvements in the Town Centre to improve the safety and amenity for pedestrians and cyclists along Beaufort Street. There is also opportunity to improve the connection to William Street (primary route) &amp; Hyde Park via Mary Street (local route), and/or to improve the access to Smith Street (secondary route) via Broome Street (local route).</p>
<b>Solution</b>	Plan improvements to Long Term Cycling Network.

ACTION 2.2 IMPROVED PEDESTRIAN & CYCLIST ENVIRONMENT	
Diagnosis	Beaufort Street is currently four lanes, including a bus priority lane in each direction. It is difficult to cross, especially for those with differing abilities, and the volume of vehicle traffic and frequency of Public Transport Authority buses does not support an enjoyable pedestrian or cyclist experience.
Analysis	Beaufort Street has lots of vibrant nodes of activity. To visit these, pedestrians are required to cross the street at multiple points throughout the Town Centre. The central median provides some pedestrian refuge but is narrow, raised and in need of repair.
	Formalised crosswalks are only located at the northern extent of the Town Centre, at the Beaufort and Walcott Street intersection. There is an opportunity through good urban design to reduce the dominance of cars and improve the pedestrian's ability to negotiate the Town Centre.
	The City understands the importance of canopy cover, planting, street furniture, and streetscape amenities, and the role they play in improving walkability and encouraging people to linger longer.
Solution	To plan for the future, an audit should be undertaken to determine current deficiencies in the streetscape and opportunities to improve pedestrian and cycle infrastructure. Identified opportunities should be documented and developed into a plan, and the plan should be used to prioritise and guide other streetscape improvement projects such as the Beaufort Street median repair and replacement.
	Item 17 within the Brighter Beaufort Action Plan identifies the need to improve the safety and quantity of pedestrian crossings.
Solution	Undertake a streetscape audit and develop a plan to improve the pedestrian and cyclist experience on Beaufort Street (St Albans Avenue to Walcott Street) including improvements to road crossings, pedestrian infrastructure, seating, greening and shade.

ACTION 2.3 TRIAL PEDESTRIAN STREETS	
Diagnosis	The volume of traffic and high frequency bus routes on Beaufort Street makes it difficult to host events and gatherings. At the same time, there are a number of side streets off Beaufort Street within the Town Centre that carry significantly less traffic and have activated tenancies that would suit a more pedestrian oriented streetscape.
Analysis	There is an opportunity to investigate and trial the pedestrianisation of key activated streets, including Grosvenor Road and Barlee Street.  Trials can be undertaken to close these streets to understand if these spaces are suitable for a more permanent transformation of implementing a shared space similar to Leederville Village Square.
Solution	Trial pedestrian spaces at Grosvenor Road or Barlee Street.

ACTION 2.4 40KM/H SPEED LIMIT ZONE	
Diagnosis	The variable speed limit in the Town Centre does not support the night time economy.
Analysis	In 2009 Main Roads introduced a Variable Speed Limit zone on Beaufort Street between Lincoln Street and Walcott Street.  Electronic signs display a 40km/h speed limit during peak pedestrian periods, Sunday-Thursday: 7:30am-10pm and Friday and Saturday: 7:30am-1am.
	Removal of the variable speed limit to formalise Beaufort Street from Lincoln Street to Queens Crescent as a 40km/h zone will further support the Town Centre, which has a night time economy that extends later than the current variable speed limit times to improve pedestrian safety at all hours.
Solution	Advocate to Main Roads to formalise 40km/h along Beaufort Street.

**ACTION 2.5 ON-DEMAND TRANSPORT IMPROVEMENTS**

<b>Diagnosis</b>	On-demand transport drop off and pick up points are becoming increasingly congested along Beaufort Street.
<b>Analysis</b>	<p>The Beaufort Street area is identified as a high demand location for on-demand transport during peak hour commute periods, as well as on Friday and Saturday evenings, and Saturday and Sunday mornings<sup>1</sup>. There is currently only one designated on-demand transport drop off and pick up point adjacent the Queens Hotel. This has become increasingly congested as the use of on-demand services have increased, particularly during key times that also correlate with activated/busy times within the Town Centre.</p> <p>As the Town Centre continues to accommodate mixed-use development incorporating diverse uses of residential and hospitality offerings, the demand for on-demand transport will likely continue to increase. The limited availability of designated pick up and drop off points for on-demand transport vehicles, results in vehicles double parking while loading and unloading passengers, increasing congestion, and impacting the pedestrian amenity in the Town Centre.</p> <p>There is an opportunity to improve the designated on-demand pick up and drop off point adjacent the Queens Hotel on the eastern side of Beaufort Street, between Harold Street and Mary Street, while investigating the potential to incorporate another pick up and drop off point on the western side of Beaufort Street. Increasing the number of designated points and improving the design of those existing will minimise congestion during peak times and improve the Town Centre visitor experience.</p>
<b>Solution</b>	Improve the on-demand transport drop off and pick up point adjacent the Queens Hotel and investigate the potential to incorporate another on the western side of Beaufort Street.

1: <https://www.uber.com/en-AU/blog/perth/busy-spots-in-perth/>

**ACTION 2.6 WAYFINDING PLAN**

<b>Diagnosis</b>	Wayfinding in Vincent's town centres is cluttered, unclear and limited.
<b>Analysis</b>	<p>Wayfinding is a critical component to the legibility and walkability of a place. Wayfinding can help determine how people decide to move through spaces. The decisions people make when moving through places are guided by architecture, urban design, landmarks and views.</p> <p>Wayfinding in Vincent's Town Centres has significant room for improvement. An over proliferation of signage and styles compete for attention and can result in confusion. Moreover, the previous Wayfinding Signage Strategy (2012) has an emphasis on vehicles and car parking.</p> <p>A Wayfinding Plan should be prepared to:</p> <ul style="list-style-type: none"> <li>• Create a comprehensive, clear and consistent visual communication system with concise messaging;</li> <li>• Only include the information that is relevant to the space, location and navigation path; and</li> <li>• Focus on active transportation mode users, particularly pedestrians.</li> </ul>
<b>Solution</b>	Develop a Wayfinding Plan.





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# 03. CONNECTED COMMUNITY

Sets out the actions and projects which contribute to Beaufort Street’s unique sense of place, and encourage the community to connect with each other to enhance their quality of life.

## ACTION 3.1 TOWN TEAM GRANT PROGRAM

Diagnosis	Town teams require financial support to deliver outcomes for their respective town centres and places and to make themselves more sustainable entities.
Analysis	Town teams can access grant funding through the Town Team Grant Program. This funding can be used to facilitate events, activities and/or initiatives that engage the local community, contribute to the local economy or improve the sustainability of the town team.
Solution	Manage the Town Team Grant Program.





## 04. THRIVING PLACES

Sets out the actions and projects which assist the City to create, enhance, and promote great places and spaces in the Town Centre in order for it to reach its activation and economic potential.

### ACTION 4.1 LIGHTING PLAN

<b>Diagnosis</b>	<p>The Town Centre has a number of food &amp; beverage businesses, supporting a vibrant and exciting night time economy, that would benefit from increased evening activation.</p> <p>The lighting of the Beaufort Street sign and installation of Christmas lights in the verge trees have been small initiatives implemented to activate and support night time activity.</p>
<b>Analysis</b>	<p>There is an opportunity to explore permanent lighting options to light up elements such as the street trees and artworks, as well as install festoon lighting in nodes and laneways, using LED and solar where appropriate.</p> <p>There is also an opportunity to support and partner with property owners to up light iconic heritage building facades.</p> <p>This supports Item 21 within the Brighter Beaufort Action Plan to develop a lighting and projection strategy.</p>
<b>Solution</b>	<p>Partner with Beaufort Street Network to prepare and implement a Lighting Plan.</p>



BEAUFORT STREET TOWN CENTRE PLACE PLAN | 15



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**ACTION 4.2 MARY STREET PIAZZA**

<b>Diagnosis</b>	Mary Street Piazza is not well lit and lacks vibrancy after dark.
<b>Analysis</b>	<p>Mary Street Piazza is the only green space in the Town Centre, which includes trees, turf, seating, and a stage.</p> <p>The Piazza previously had a single strand of festoon lights that zigzagged across the space. The festoons were a necessary addition to the Piazza and provided much needed lighting in the evening. They were removed in early 2021 due to maintenance issues and are yet to be replaced.</p> <p>There is an opportunity to replace the festoon lighting, to increase the vibrancy and feel of the Piazza after sunset, using LED and solar where appropriate.</p> <p>This supports Item 21 within the Brighter Beaufort Action Plan to bring the Town Centre to life after dark.</p>
<b>Solution</b>	Implement festoon lighting improvements in Mary Street Piazza.

**ACTION 4.3 MURAL MAINTENANCE & RENEWAL**

<b>Diagnosis</b>	The Town Centre has a number of beautiful and interesting artworks in a number of forms. These artworks enhance the streetscape by adding interest and activation to the area.
<b>Analysis</b>	<p>The Town Centre has a number of murals that require maintenance as they have received damage over time from graffiti, bill postings, and general wear.</p> <p>For the City of Vincent funded murals, the City will do an audit of these murals and determine if the damaged murals should be repaired, replaced or removed.</p>
<b>Solution</b>	Investigate options for existing mural maintenance and renewal.



# 05. SENSITIVE DESIGN

Sets out the actions and projects which assist the City encourage unique, high quality developments that respect and respond to the character and identity of the Town Centre.

ACTION 5.1 STREETScape PALETTE	
Diagnosis	The Town Centre has an eclectic character, embracing a colourful and playful aesthetic as well as referencing the heritage features found within the area.
Analysis	The Town Centre has a number of distinct pieces of urban furniture and colours in place. The development of a Streetscape Palette will ensure consistency in the Town Centre, while remaining eclectic and celebrating the area's heritage.
Solution	Develop a Beaufort Street Town Centre Streetscape Palette.



BEAUFORT STREET TOWN CENTRE PLACE PLAN | 17



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## 06. INNOVATIVE & ACCOUNTABLE

Sets out the actions and projects which assist the City support the community to realise its vision. To achieve this, we will be an organisation that manages resources well, communicates effectively, and takes our stewardship role seriously.

### ACTION 6.1 CITY OF STIRLING

Diagnosis	The Town Centre area is governed by two separate local government authorities, the City of Vincent and City of Stirling (Cities). From a visitor or community perspective, the Town Centre operates as a whole regardless of the boundary between the Cities.
Analysis	<p>The Cities have identified an opportunity to approach the Town Centre in collaboration where possible and have agreed in principle to collaborate to improve outcomes for the Town Centre. Some of these collaborations will include:</p> <ul style="list-style-type: none"> <li>• Working with and supporting Beaufort Street Network, residents, and local businesses;</li> <li>• Joint approaches on shared issues;</li> <li>• Engagement on infrastructure planning and public realm improvement projects;</li> <li>• Sharing information and resources; and</li> <li>• Being open to innovation, experimentation, and new ideas that support positive growth and vibrancy for the Town Centre.</li> </ul>
Solution	Work collaboratively with the City of Stirling.



ACTION 6.2 BEAUFORT STREET LIGHTING RENEWAL	
Diagnosis	The Art Deco street lights at the Beaufort and Walcott Street intersection are iconic Town Centre wayfinding elements that bridge the City of Vincent and City of Stirling local government areas. The lights are located at each end of the intersection, with five on the City of Vincent side in the central median, five on the City of Stirling side, and three on the shared boundary along Walcott Street.
	The City of Vincent median lights are nearly 40 years old, have not been well maintained and are near end of life. They do not provide sufficient street lighting, and do not highlight the established street trees or iconic Art Deco light features.
Analysis	Beaufort Street is a busy gateway into the City of Vincent, which includes the busiest bus route in the State. The presentation of the Town Centre is important and the Art Deco lights and kerbing should be renewed and maintained.
	<p>Renewal works should include the replacement of posts, repair of kerbs and paving, and upgrade to LED lights. While undertaking these works, there is an opportunity to implement additional median upgrades including:</p> <ul style="list-style-type: none"> <li>• Up-lighting the Art Deco crown features and six Eucalypts;</li> <li>• Changing the light post colour from the blue and white to the more vibrant red, orange, yellow, green and pink seen throughout the Town Centre;</li> <li>• Removal of the Palm tree fronds around trunks; and</li> <li>• Installation of bud lighting on the three Palms.</li> </ul> <p>Item 21.3 within the Brighter Beaufort Action Plan identifies the opportunity to up-light large / iconic street trees.</p>
Solution	Plan and implement Beaufort Street median lighting renewal and improvement work.

ACTION 6.3 BEAUFORT STREET MEDIANS	
Diagnosis	There are central median islands along Beaufort Street that are damaged and in need of renewal.
Analysis	The central median islands along Beaufort Street were planted with trees in 2009. As the trees have grown, the expansion of the trunk and root systems have caused portions of the median paving and kerbing to lift.
	As the trees continue to grow overtime, they will require further space to expand. The medians need repair, replacement, or improvement to accommodate the current and future growth of the trees.
Solution	Investigate options to repair, replace or improve medians along Beaufort Street.

ACTION 6.4 SMOKE-FREE TOWN CENTRES	
Diagnosis	Exposure to second-hand smoke is harmful to public health.
Analysis	The City's Public Health Plan sets a target of introducing smoke-free town centres by 2025 in response to the known health risks of both using tobacco and exposure to second-hand smoke. While the implementation of this target seeks to directly reduce exposure to second-hand smoke, it also seeks to de-normalise smoking.
	<p>Additional benefits of smoke-free town centres include reduced litter from cigarette butts and maintaining the enjoyment for all users of the City's high-pedestrian main streets.</p> <p>There is an opportunity to work with the community, health partners, and local businesses to develop a project to achieve smoke-free town centres by 2025.</p>
Solution	Develop and deliver a smoke-free town centres project with involvement from the community, health partners, and local businesses.

ACTION 6.5 BARLEE STREET CAR PARK & BEAUFORT STREET SIGN	
Diagnosis	Barlee Street Car Park is underutilised at times, runs at a financial loss, does not positively contribute to the streetscape, and is partly privately owned. The car park site currently accommodates the iconic Beaufort Street sign but is poised for development.
Analysis	The City owns lot 48 (596) Beaufort Street, while Lots 49 & 50 (596) Beaufort Street are privately owned and leased to the City. Together, these make the Barlee Street Car Park. Lots 49 & 50 have been leased to the City since 14 February 2001 and are currently leased until 13 February 2022.
	<p>In early 2021 the City undertook public consultation in respect to the potential future use and sale of the site. Future use options were provided to the community for feedback and included: sell the City owned lot; land swap to create a park or town square; or retain the site as a car park.</p> <p>Approximately 59% of respondents were in favour of a land swap with the next preferred option being to retain the car park. The owners of Lots 49 &amp; 50 have since confirmed an intent to develop the land and progressing the land swap is no longer an option. The Beaufort Street sign will need to be relocated as its current location limits potential ground interaction with Beaufort Street.</p> <p>At its 22 June 2021 Ordinary Meeting, Council resolved not to proceed with the land sale of Lot 48 but to reconsider the sale prior to the expiry of the current lease. Council also requested costing and feasibility analysis for the removal/relocation of the Beaufort Street sign and the removal of other improvements on the property.</p>
Solution	Investigate options for the future of Barlee Street Car Park including the relocation of the Beaufort Street sign and removal of other improvements on the property.

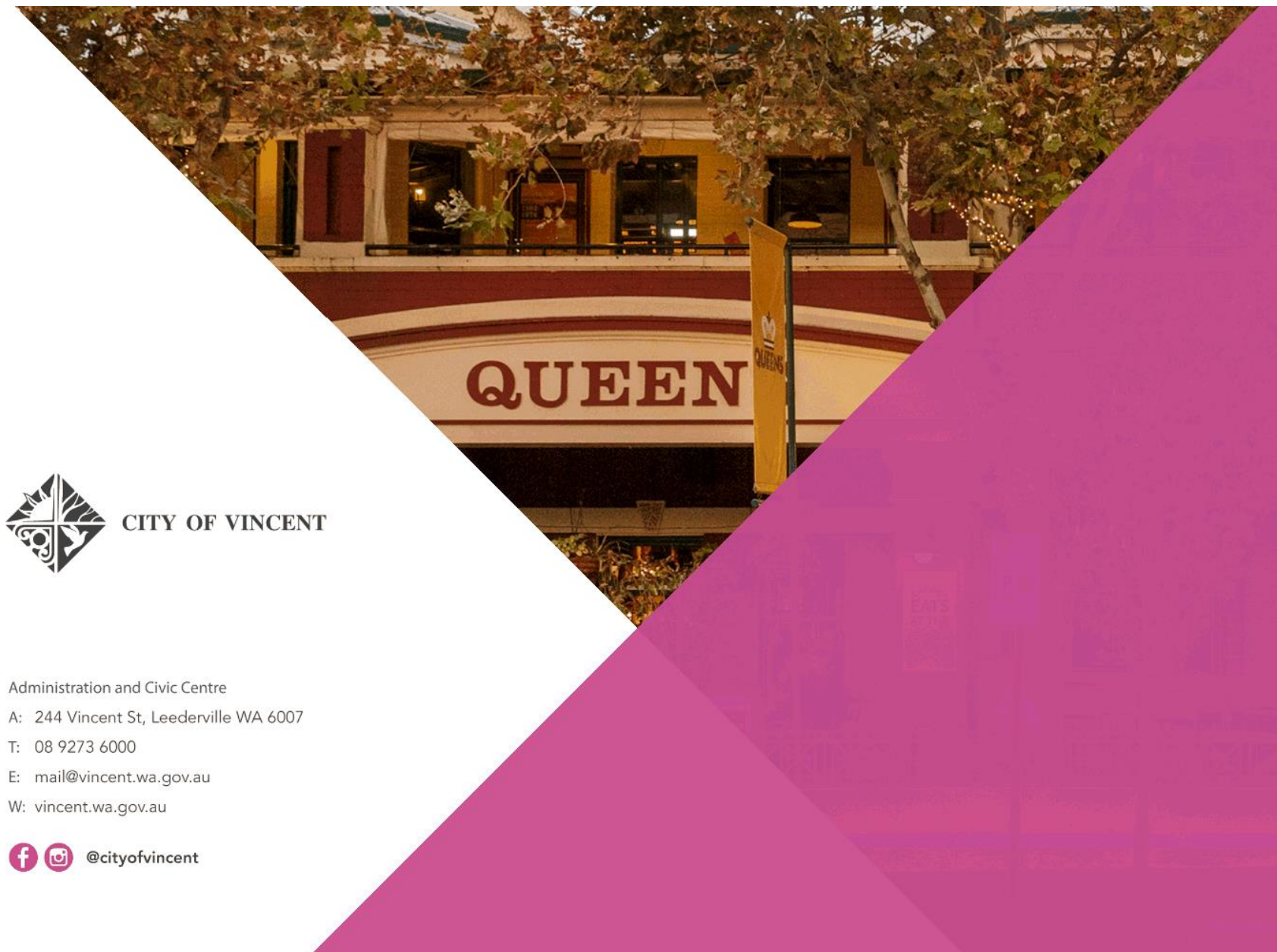




# 07. IMPLEMENTATION FRAMEWORK

BEAUFORT STREET TOWN CENTRE PLACE PLAN IMPLEMENTATION FRAMEWORK							
KEY ACTION / PROJECT		RESPONSIBLE TEAM	SUPPORT TEAM	TIMING			
				21/22	22/23	23/24	24/25
PRIORITY AREA 1: ENHANCED ENVIRONMENT							
1.1	Support the potential installation of a fast-charging electric vehicle station in the Beaufort Street Town Centre.	CEO	I&E	✓			
1.2	Undertake a streetscape audit and develop a plan to improve the pedestrian and cyclist experience on Beaufort Street (St Albans Avenue to Walcott Street) including improvements to road crossings, pedestrian infrastructure, seating, greening and shade.	S&D	I&E	✓			
1.3	Engage with local business owners directly and through the town team, to communicate the benefits of solar and support further actions being undertaken.	CEO	S&D		✓	✓	✓
PRIORITY AREA 2: ACCESSIBLE CITY							
2.1	Plan improvements to Long Term Cycling Network.	I&E	S&D			✓	✓
2.2	Undertake a streetscape audit and plan improvements to the pedestrian and cyclist environment along Beaufort Street.	S&D	I&E	✓			
2.3	Trial pedestrian spaces at Grosvenor Road or Barlee Street.	I&E	S&D	✓	✓	✓	
2.4	Advocate to Main Roads to formalise 40km/h along Beaufort Street.	I&E	S&D	✓	✓	✓	✓
2.5	Improve the on-demand transport drop off and pick up point adjacent the Queens Hotel and investigate the potential to incorporate another on the western side of Beaufort Street.	I&E	S&D	✓	✓		
2.6	Develop a Wayfinding Plan.	S&D	I&E	✓			
PRIORITY AREA 3: CONNECTED COMMUNITY							
3.1	Manage the Town Team Grant Program.	S&D	I&E/C&B	✓	✓	✓	✓
PRIORITY AREA 4: THRIVING PLACES							
4.1	Partner with Beaufort Street Network to prepare and implement a Lighting Plan.	S&D	C&B	✓	✓		
4.2	Implement festoon lighting improvements in Mary Street Piazza.	I&E	S&D	✓	✓		
4.3	Investigate options for existing mural maintenance and renewal.	C&B	S&D	✓	✓	✓	✓
PRIORITY AREA 5: SENSITIVE DESIGN							
5.1	Develop a Beaufort Street Town Centre Streetscape Palette.	S&D	C&B	✓	✓		
PRIORITY AREA 6: INNOVATIVE & ACCOUNTABLE							
6.1	Work collaboratively with the City of Stirling.	S&D	I&E/C&B	✓	✓	✓	✓
6.2	Plan and implement Beaufort Street median lighting renewal and improvement work.	I&E	S&D	✓	✓		
6.3	Investigate options to repair, replace or improve medians along Beaufort Street.	I&E	S&D		✓		
6.4	Develop and deliver a smoke-free town centres project with involvement from the community, health partners, and local businesses.	S&D	C&B	✓	✓	✓	✓
6.5	Investigate options for the future of Barlee Street Car Park including the relocation of the Beaufort Street sign and removal of other improvements on the property.	CEO	S&D/I&E	✓	✓		

Community & Business Services (C&B), Strategy & Development (S&D), Infrastructure & Environment (I&E), Information & Communications Technology (ICT), Office of the CEO (CEO)



CITY OF VINCENT

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**5.10 SMALL BUSINESS DEVELOPMENT CORPORATION - SMALL BUSINESS FRIENDLY APPROVALS PROGRAM**

**Attachments:** 1. Small Business Friendly Approvals Program Round Two - FAQs [↓](#) 

**RECOMMENDATION:**

**That Council ENDORSES the City's participation in the Small Business Development Corporation Small Business Friendly Approvals Program.**

**PURPOSE OF REPORT:**

To consider supporting the City's participation in Round Two of the Small Business Development Corporation (SBDC) *Small Business Friendly Approvals Program* (Approvals Program).

**BACKGROUND:**

On 11 December 2018 at its Ordinary Meeting, Council agreed to the terms outlined in the SBDC's Small Business Friendly Charter and to implement the [Small Business Friendly Local Government initiative](#).

The Small Business Friendly Local Governments initiative recognises and promotes local government authorities in Western Australia that are committed to actively support small businesses in their local area.

On 15 September 2020 at its Ordinary Meeting, Council endorsed the [City of Vincent Rebound Plan](#) (Rebound Plan) which outlines the activities the City is currently undertaking to actively support local and small business.

**DETAILS:**

In 2019, the SBDC piloted the Approvals Program in partnership with the City of Canning and City of Stirling. Through the pilot, the SBDC sought to work with each local government to map the approvals pathway for small business customers and co-design reforms to enhance the customer experience and achieve more streamlined approvals processes.

Since the conclusion of the pilot, the City of Canning and City of Stirling have reported excellent results, including internal efficiency and time savings for their business customers. The City of Stirling has also reported a 25% reduction in approval timeframes for development applications.

Due to the success of the pilot, the SBDC has been funded by the State Government to partner with an additional 20 local governments across 2020/21 and 2021/22.

In 2020, as a member of the Small Business Friendly Local Governments initiative, the City was invited to submit an Expression of Interest (EOI) to participate in Round One of the Approvals Program but was unsuccessful due to the competitive nature of the EOI process and the unprecedented number of quality submissions.

Administration has been in contact with participants of both the pilot and Round One of the Approvals Program, including the City of Canning, City of Stirling, and Town of Cambridge. Administration has received positive feedback from all three local governments and would like to participate in the program as part of our service delivery improvement process.

In July 2022, the City was provided the Approvals Program Frequently Asked Questions document included as **Attachment 1** and invited to submit an EOI to participate in Round Two of the Approvals Program.

Administration is seeking Council's endorsement to participate in the Approvals Program.

**CONSULTATION/ADVERTISING:**

The opportunity to participate in the Approvals Program was discussed and supported at the 25 August 2021 Rebound Roundtable.

The outcome of the EOI submission process will be confirmed at the November Rebound Roundtable and reported to Council as part of the quarterly Rebound Plan update in December 2021.

**LEGAL/POLICY:**

Nil.

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to endorse the City's participation in the Approvals Program.

**STRATEGIC IMPLICATIONS:**

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

Thriving Places

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

Innovative and Accountable

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

**SUSTAINABILITY IMPLICATIONS:**

On 18 August 2020, Council supported the 'Statement of Principles' announced by the Mayors of the C40 Climate Leadership Group with the goal to build a better, more sustainable, more resilient and fairer society out of the recovery from the COVID-19. The Rebound Plan, including *Action 2.6 Improve the customer experience for businesses*, has been considered against the Statement of Principles and has been found to be in alignment.

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Increased mental health and wellbeing*

The economic hardship experience by small businesses in response to the COVID-19 pandemic has impacted the mental health and wellbeing of the local business community. The Approvals Program presents an opportunity to improve the small business customer experience when engaging with the City. By improving the experience when applying for permits and approvals, the City could mitigate poor and stressful customer experiences, and positively contribute to the wellbeing of the small business community.

**FINANCIAL/BUDGET IMPLICATIONS:**

The Approvals Program is fully funded by the State Government. It is valued at \$100,000 per local government which covers the cost of the SBDC's dedicated project management resources.

The resources the City must commit to meet program requirements will be met through the existing 2021/22 operational budget. The implementation of the identified reforms developed during the program will be met through the existing operation budget or considered as part of the City's annual budget process.

**COMMENTS:**

The Approvals Program aligns with the City's Strategic Community Plan and Rebound Plan. Participation in the Approvals Program would assist the City to meet the following key objective of the Rebound Plan: *Provide a business enabling environment that supports local and small business to innovate and rebound to sustainable economic performance.*

The City is committed to supporting local and small business and has made several improvements to progress Rebound Plan *Action 2.6 Improve the customer experience for businesses*. Although improvements have been made, there are still many opportunities to further streamline the City's approvals processes.

The Approvals Program presents an invaluable opportunity for the City's service units to work cross-collaboratively with the guidance from a human centred design facilitator and the SBDC's dedicated project team.

Small Business Friendly  
Approvals Program  
**Round Two**

# Frequently Asked Questions

July 2021



GOVERNMENT OF  
WESTERN AUSTRALIA

Small Business  
Development Corporation



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**The Small Business Development Corporation (SBDC) has compiled a series of Frequently Asked Questions about the *Small Business Friendly Approvals Program* (Approvals Program) to help inform local governments interested in participating in the initiative.**

**These questions include:**

- **Q1.** What is the Approvals Program?
- **Q2.** What responsibilities do the SBDC and the local government commit to?
- **Q3.** What steps are involved in the Approvals Program?
- **Q4.** Which local governments have participated in the program to date?
- **Q5.** What were the outcomes from the pilot projects and Round One?
- **Q6.** What are the benefits of participating in the Approvals Program?
- **Q7.** How much does it cost to participate in the Approvals Program?
- **Q8.** What commitment is required from the local government?
- **Q9.** Why do local governments need to provide baseline data?
- **Q10.** How does my local government sign up to the Approvals Program?
- **Q11.** Who can I contact for further information about the Small Business Friendly Local Governments initiative or the Approvals Program?

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## Q1. What is the Approvals Program?

The Approvals Program is an initiative of the SBDC that seeks to transform the small business customer experience when applying for permits and approvals from local government authorities.

Importantly, the program represents a partnership between the state and local government sectors which is formalised through a memorandum of understanding between the SBDC and participating local governments.

With a budget of \$2.2 million over its life, the program represents a significant investment by the State Government towards driving local government efficiencies and building local economies.

The program is uniquely different from more traditional government projects in the fact that it adheres to human centred design principles. It brings together representatives from across the local government administration who, via a series of workshops, will be expertly guided through activities designed to build empathy for the customer, understand the problems and opportunities facing the local government and customers, and creatively design and prototype solutions. Local government officers are encouraged to adopt an agile approach to solution design and to explore various iterations of each reform – that is: what can be done now, soon and later? What can be done using existing or additional resources?

At the completion of the workshops, local governments will receive the following deliverables:

1. An Executive Report outlining the process, findings and reform themes.
2. An Implementation Plan outlining the detail of each reform, with associated resource implications, responsibilities and key performance indicators.

The SBDC will offer guidance and support as the local government commences the implementation of its reform schedule.

## Q2. What responsibilities do the SBDC and the local government commit to?

The SBDC is the program owner and is responsible for:

- engaging and funding the workshop facilitators
- assisting with logistics and administration
- participating in workshops
- presenting to the local government executive team and Council (as needed)
- co-drafting the implementation plan
- preparing the Executive Report
- overseeing biannual progress updates
- reporting to the Department of Treasury on program outcomes
- provision of support to local governments following the completion of the workshops
- sharing success stories and reform case studies.

Local governments are responsible for:

- provision of approvals baseline data
- identifying small business operators that could be interviewed during the program
- appointment of a project lead
- establishing a working group of officers with appropriate seniority from across key service areas that may include planning, building, health, economic development, customer service, communications and IT; and permitting them to participate in all workshops
- accepting the evidence-based findings of the working group
- implementing the reforms in a timely manner, where possible
- reporting to the SBDC on its reform implementation status.

### Q3. What steps are involved in the Approvals Program?

Participation in the Approvals Program comprises the following stages:

<b>Stage 1</b>	<b>Expression of Interest process</b> <ul style="list-style-type: none"> <li>Managed by the SBDC, the expression of interest process will open on 1 August 2021 and will close on 30 September 2021.</li> <li>A pre-requisite for participation in the Approvals Program is being a member of the SBDC's Small Business Friendly Local Governments initiative.</li> <li>A selection panel will be established to review all applications.</li> <li>Successful local governments will be notified by 31 October 2021.</li> </ul>
<b>Stage 2</b>	<b>Pre-workshop administration</b> <ul style="list-style-type: none"> <li>The local government project lead will be required to schedule pre-commencement meetings with the local government CEO and Executive team, identify and contact small businesses that could contribute their experiences with the working group, and provide approvals data to the SBDC and book appropriate meeting rooms and resources.</li> </ul>
<b>Stage 3</b>	<b>Workshops</b> <ul style="list-style-type: none"> <li>The core program is typically delivered over 12 days, with working group members required to attend all workshops.</li> <li>In some instances where the local government is located regionally, or resource constraints prevent the local government from committing to this full program, a reduced workshop schedule may be negotiated.</li> </ul>
<b>Stage 4</b>	Executive endorsement of reforms and the implementation plan.
<b>Stage 5</b>	Implementation of reforms and reporting to the SBDC.

### Q4. Which local governments have participated in the program to date?

The SBDC piloted the Approvals Program in 2019 with the Cities of Canning and Stirling.

Following a similar Expression of Interest process undertaken last year, the SBDC selected the following local governments to partner with in Round One of the program (January 2021 to December 2021):

- City of Armadale
- City of Busselton
- City of Bunbury
- Town of Cambridge
- City of Cockburn
- Shire of Esperance
- City of Joondalup
- City of Karratha
- City of Kwinana
- City of Melville
- City of Rockingham
- City of Subiaco
- City of Wanneroo

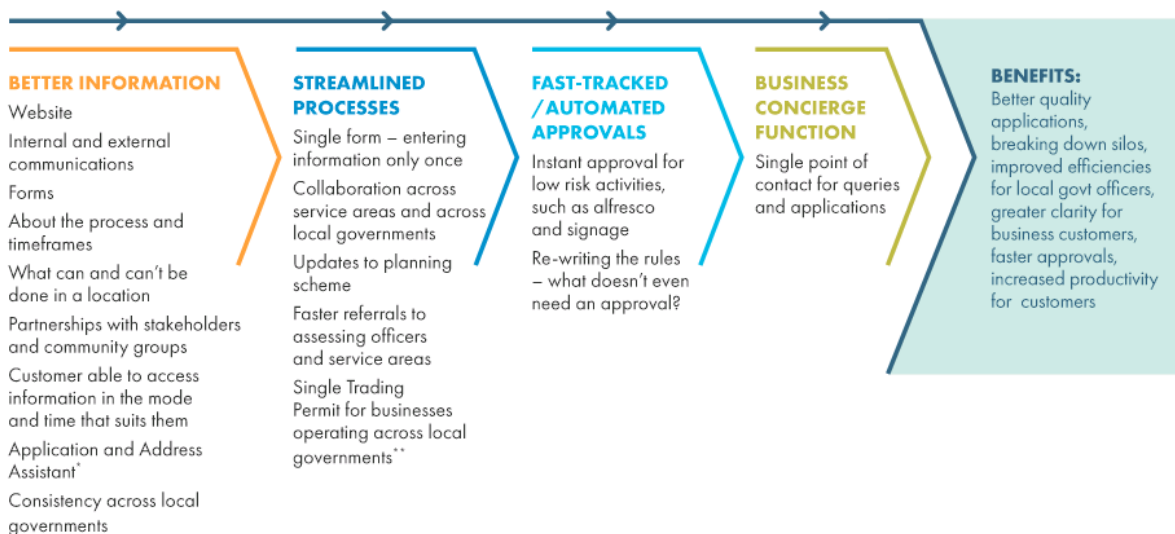
## Q5. What were the outcomes from the pilot projects and Round One?

Throughout the pilot projects and Round One of the program, the following common reform themes have emerged:

- better information
- business concierge function ('one stop shop')
- fast-tracked/automated approvals
- streamlined processes

An overview of these reform themes and reform focus areas is outlined in Figure One.

Figure One: Reform themes and focus areas



\*An initiative developed by the City of Stirling

\*\*An initiative developed by the City of Canning, City of Gosnells and Town of Victoria Park

## Q6. What are the benefits of participating in the Approvals Program?

The importance of small business to Western Australia's economy is significant. In 2019, small businesses contributed over \$50 billion to the State's economy. Small businesses also create more jobs than their medium-sized or large competitors, employing 41 percent of the total private sector workforce, which was just under 500,000 people in 2019.

The COVID-19 pandemic has illustrated how agile and resilient small businesses can be, but has also highlighted the need for governments at all levels to engage with and support the business community as it strives for long-term sustainability and resilience.

By reviewing and reforming processes through a small business customer lens, local governments can demonstrate their commitment to growing and diversifying their economies, creating local jobs and enabling a more productive business environment.

The benefits of the Approvals Program are far reaching, with benefits to the broader business community and within the local government itself. Through improved clarity of information, a central point of contact, simplified and streamlined processes, a re-writing of the rules, and reduction in approval timeframes, businesses will be more productive, experience less frustration, submit higher quality applications, and will be able to get on with running their business and employing workers much sooner.

The SBDC recognises that every dollar a small business can save on approval-related costs and delays is an extra dollar it can put to a productive use, generating income and jobs for the local community and for all Western Australians.

Based on preliminary data, the SBDC estimates that if a local government was to reduce development application timeframes by 30 days<sup>1</sup>, it would result in a total estimated saving of \$1.37 million for local businesses per year. Through

the local multiplier effect, this would increase Western Australia's economy by \$1.72 million: the equivalent of creating a further 15 Full Time (Equivalent FTE) jobs.

Local government officers participating in the program will also have a professional development opportunity; have the opportunity to work across service areas to solve complex, multi-faceted problems; contribute to the strategic direction of the organisation; and redesign how things are done internally.

The local government will experience efficiency gains, which means that resources can be reallocated to customer-facing services or other more productive tasks.

Feedback from local government officers that have participated in the Approvals Program, and feedback from small business operators that were interviewed as part of the program is outlined below.

### Feedback from local government officers

#### **Question: what are some of the positive outcomes of being selected to participate in the Approvals Program?**

*"Working with a great team of people who were also very passionate about this project."*

*"The feeling of working hard to come up with ideas to make changes that will directly impact the customer's experience with the City."*

*"The chance to collaborate across service units and gain a better understanding of other's roles in the small business approvals process."*

*"New tools, resources and ideas to use for future projects..."*

#### **Question: What additional skills and insight have you gained through the program that will help you when working with small business in the future?**

*"One additional insight this workshop provided was humanising small businesses. By actually hearing the Voice of the Customer in person, it allowed me to think through the black and white of the approval process and relate to the humans on the other side. It allowed me to fully appreciate that we're helping people in their lives. These small businesses are their hopes, their dreams, and their livelihoods. They need us to do our absolute best in order for them to provide for their families and the community."*

#### **Question: Are there any other comments you would like to share about the program?**

*"This was a fantastic program that I feel very honoured to have participated in. The project style was unlike anything I have done before and I loved every minute of it."*

*"It's a great initiative and an eye opener for the challenges faced by City residents who want to open a business. The workshops were very well structured and ensured maximum participation over the 12 days. There was a lot of research done prior to the workshops which contributed well to the six weeks."*

### Feedback from small business operators interviewed as part of the program

*"Thank you for having me there. I felt very supported and listened to, and felt very safe to be honest. I think it is a very positive thing that the city... is doing, and I believe they will be leading the way for other government organisations." [Small business owner, hospitality business]*

*"Please pass on my congratulations to the group. I was blown away by not only the amount of work that had been done, but by the empathy and understanding of small business issues that shone through. Thank you again for giving me the opportunity to be a part of this awesome project." (Small business owner, hospitality business)*

*"Courageous is when the city... asks you for honest feedback about their small business approvals process, then has the openness and transparency to invite you back to present on their outcomes and plans for the future and ask for feedback. Impressed duly, and glad to be able to contribute to this great community." (Small business owner, technology business)*

<sup>1</sup> Based on 100 applications across the retail and hospitality sectors



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## Q7. How much does it cost to participate in the Approvals Program?

The State Government is fully funding the cost of the program's delivery, which is valued at \$100,000 per local government. This covers the cost of the human centred design facilitator and the SBDC's dedicated project management resources.

While local governments are not required to provide any financial contribution up front, they are required to commit resource capacity to meet program requirements, and cover any costs associated with implementing the reforms developed during the program.

## Q8. What commitment is required from the local government?

While no upfront financial commitment is required by local governments, there is a requirement to commit to the following:

- Establishing a cross-functional working group of officers to participate in the workshops and be involved in leading the implementation of reforms within the organisation.
- The working group is to be comprised of a project lead (nominated by the local government CEO) and representatives from key service areas across the organisation – such as planning, building, health, customer service, economic development, communications and marketing, and IT.
- These officers will have appropriate seniority (senior officer or team coordinator position), subject matter expertise and an ability to share the approval pathway or customer interaction points for their service area with the broader working group.
- Those nominated for the project lead and working group membership must have the confidence to identify improvements to current processes, and be given permission to freely contribute to developing reforms that will result in transformational change.

At the completion of the workshop phase, local governments will then be required to commence implementation of the identified reforms. The SBDC has observed that local governments tend to have the most success when the implementation team is comprised of the working group members.

Local governments are also required to report to the SBDC on the status of their reform implementation at six monthly intervals, until all reforms have been implemented

## Q9. Why do local governments need to provide baseline data?

As part of the Expression of Interest process, local governments are asked to provide baseline data related to planning, building and health applications for business customers. This data is used by the SBDC and the local government for the following:

- To baseline current performance.
- To identify areas for improvement prior to commencing the workshop process (for example: there has been a trend identified whereby incomplete applications have longer average approval times. This highlights that a focus area for the local government could be improving the quality of applications to immediately reduce approval timeframes).
- To measure the success of the Approvals Program over time as reforms are implemented. The main quantifiable measure for the program is a reduction in approval timeframes.
- To assist local governments quantify the benefits to the local economy through participation in the program, which can then be used in marketing and promotional material.



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**Q10. How does my local government sign up to the Approvals Program?**

Local governments are selected to participate in the Approvals Program through a competitive Expression of Interest process. One of the prerequisites is that local governments are already participating in the SBDC's *Small Business Friendly Local Governments initiative*.

Expressions of interest for Round Two open on 1 August 2021 and close on 30 September 2021.

**Q11. Who can I contact for further information about the Small Business Friendly Local Governments initiative or the Approvals Program?**

If you would like further information about the *Small Business Friendly Local Governments initiative*, or would like to discuss the Approvals Program, please visit [smallbusiness.wa.gov.au/about/projects-and-initiatives](https://smallbusiness.wa.gov.au/about/projects-and-initiatives) or contact Lauren Westcott, Approvals Program Manager, on 6552 3307 or at [lauren.westcott@smallbusiness.wa.gov.au](mailto:lauren.westcott@smallbusiness.wa.gov.au).

**5.11 CITY OF VINCENT REBOUND PLAN - QUARTERLY UPDATE**

- Attachments:**
1. **Rebound Plan Implementation Framework**  
  2. **Rebound Roundtable Forward Agenda**  

**RECOMMENDATION:**

**That Council NOTES the:**

1. **Quarterly update on the City of Vincent Rebound Plan implementation included as Attachment 1, and the monthly reporting to the Rebound Roundtable; and**
2. **Rebound Roundtable Forward Agenda included as Attachment 2.**

**PURPOSE OF REPORT:**

To consider an update on the City of Vincent Rebound Plan implementation and the City's actions to manage, recover and rebound from the COVID-19 pandemic.

**BACKGROUND:**

On 15 September 2020 at its Ordinary Meeting, Council endorsed the [City of Vincent Rebound Plan](#) (Rebound Plan), as an addendum to the [COVID-19 Relief & Recovery Strategy](#) and noted that the implementation of the Rebound Plan would be reported monthly to the Rebound Roundtable and quarterly to Council.

On 15 December 2020, 23 March 2021 and 22 June 2021 at its Ordinary Meeting, Council noted the quarterly update on the implementation of the Rebound Plan.

The Rebound Roundtable was established 12 August 2020, as a collaborative partnership, and forum to share learning and ideas, between the City, local business representatives and the local Town Teams. The Rebound Roundtable evolved from the Town Team Roundtable which had been established in April 2020, as an online forum to obtain feedback regarding the City's Covid-19 relief and recovery measures.

With the exclusion of January 2021 due to attendee availability, the Rebound Roundtable has met monthly since August 2020 to guide the implementation of the Vincent Rebound Plan – Implementation Framework (Implementation Framework), included as **Attachment 1**. The Implementation Framework addresses the ongoing actions and deliverables for the rebound phase of recovery. To enable specific deliverables to be discussed in detail at the Rebound Roundtable, a Rebound Roundtable Forward Agenda has been prepared and is included as **Attachment 2**.

**COVID-19 State of Emergency Directions**

At 12:01am on Tuesday 29 June 2021 the Perth metropolitan and Peel regions went into a four-day lockdown by way of the 'Stay at Home and Closure (Perth, Peel and Rottnest) Directions', issued under the *Emergency Management Act 2005*. Lockdown restrictions included the requirement for all people to stay at home unless carrying out duties as an essential worker, obtaining essential goods, providing care or support for a relative or exercising under certain conditions.

On Saturday 3 July 2021 'Safe Transition for Western Australia Directions' were issued with post lockdown transitional restrictions in place until Tuesday 6 July 2021. During this time, masks were mandatory when leaving the home, requiring businesses and the community to quickly adapt. The face mask requirement remained in place from Tuesday 6 July until Monday 12 July but was eased to only include public indoor areas, on public transport and outside where physical distancing was not possible.

Following this time, Western Australia reverted back to pre-lockdown conditions as experienced prior to 12:01am on Tuesday 29 June 2021 including the transition to Phase 5, which still applied to areas outside of Perth and Peel during this time.

Western Australia transitioned to Phase 5 on Wednesday 23 June 2021 which ended the remaining capacity and gathering limits for venues and events, including the removal of the two square metre rule and the 75 percent capacity limit for hospitality and entertainment venues. Maintaining good hygiene standards and COVID-safe principles, along with mandatory contact registers, COVID-19 Safety Plans and COVID-19 Event Plans will continue to be required.

In June 2021, the Western Australian Local Government Association (WALGA) provided an economic briefing which highlighted the Western Australian economy as continuing to recover from the COVID-19 pandemic with domestic economic growth accelerating in the first quarter of 2021. Business investment has also ramped up over the last quarter (up by 7.6 percent over the year) and suggests private sector activity is strengthening.

#### **DETAILS:**

The Rebound Plan is a locally responsive action plan designed to support the City's community and businesses to return to strong economic performance by making it easier to do business in the City, further cutting red tape and supporting initiatives to encourage community connection. It is a living document, updated regularly, allowing for new opportunities and initiatives to be included as they arise. It is tracking the City's economic development and social reconnection initiatives over a 24-month period.

The fourth quarterly update to Council is outlined through the Implementation Framework included as **Attachment 1**. The highlights from this are summarised below:

- To make it easy to use town centre public spaces and simplify the process to host events and activations (Action 1.1), an internal City wide 'events working group' meeting was held in July 2021. Representatives from all service units involved in event assessment, management and approval were in attendance. Event approval process improvement opportunities were discussed and a list of priority actions determined.
- To encourage and support events and activations (Action 1.2), major event sponsorship for 2021/22 was approved at the Council meeting on 27 July 2021 with \$60,000 allocated to future town team events to be held in 2021/22.
- To enhance the presentation of town centres and main streets (Action 1.3), an additional resource of 0.5 FTE for graffiti removal has been approved for 2021/22.
- To make it easy to get around Vincent and visit town centres and main streets (Action 1.4), Aspect Studios have been appointed as the preferred consultant to complete the Wayfinding Plan. Background analysis for the project has begun.
- To enhance the public realm through incorporation of cultural infrastructure and activation (Action 1.6), Expressions of Interests were released on 21 July 2021 for the two public art opportunities forming part of the Arts Rebound: Town Centre Artworks project. One art opportunity is for a suspended lighting artwork at the intersection of William Street and Brisbane Street in Perth, and the other is for a functional artwork at the corner of Oxford Street and Newcastle Street in Leederville. The submission period will close 1 September 2021.
- To build community capacity to support a resilient community (Action 3.6), events for young people were held during Youth Week, including the Youth Forum, financial management workshops, and a first aid workshop.

#### **CONSULTATION/ADVERTISING:**

The Rebound Plan will continue to be implemented in consultation with the town team community and business representatives through the Rebound Roundtable.

#### **LEGAL/POLICY:**

Nil.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to note the implementation of the actions identified in the Rebound Plan.

#### **STRATEGIC IMPLICATIONS:**

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

Connected Community

*We have enhanced opportunities for our community to build relationships and connections with each other and the City.*

*Our community facilities and spaces are well known and well used.*

Thriving Places

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

*Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*

*We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.*

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.*

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

**SUSTAINABILITY IMPLICATIONS:**

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*; however, the Rebound Plan has been considered against the Statement of Principles announced by the Mayors of the C40 Climate Leadership Group on 18 August 2020 and has been found to be in alignment. The goal of the Statement of Principles is to build a better, more sustainable, more resilient and fairer society out of the recovery from the COVID-19.

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Increased mental health and wellbeing*

*Increased physical activity*

*Mitigate the impact of public health emergencies*

**FINANCIAL/BUDGET IMPLICATIONS:**

The Rebound Plan highlights existing budgeted services, projects and programs.

The actions listed in the Rebound Plan have all been accounted for through the City's approved budget. The relevant funding allocations are referenced against each action in **Attachment 1**. These allocations have been updated following adoption of the City's 2021/22 budget.

Future initiatives and actions will be subject to Council consideration and/or external grant funding. External grant funding opportunities have and will continue to be sought as opportunities arise.

**COMMENTS:**

Ongoing engagement with community and business representatives to guide the implementation of the Rebound Plan will support community reconnection, working towards creating more agile and resilient places, and provide ongoing support for businesses to thrive, diversify and start up. This will promote community ownership of the Rebound Plan and ensure it meets the needs and expectations of the community and businesses.

## VINCENT REBOUND PLAN – IMPLEMENTATION FRAMEWORK

Table 1. Our Places: Actions and initiatives to create safe, easy to use and attractive, places for people that support social interaction, creativity and vibrancy

Action - what we'll do	Deliverable - how we'll do it	Funding Allocation	Responsible Team(s)	Timing				Status – 8 June 2021	Quarterly Update – 5 August 2021
				2020/21 Jul-Dec	2021/22 Jan-Jun	2020/21 Jul-Dec	2021/22 Jan-Jun		
1.1 Make it easy to use town centre public spaces and simplify the process to host events and activations	1. update SpacetoCo booking options and promote free hire of town centre public spaces	\$5,000	Marketing & Partnerships/ Policy & Place	•	•			<b>Completed</b> - SpacetoCo booking options have been updated. Free spaces have been promoted and will continue to be promoted on the City's website and in the Use Public Space to Grow Your Business flipbook.	<b>Completed</b>
	2. explore opportunities to create pre-approved event spaces			•	•	•	•		
	3. streamline events approval processes in consultation with Town Teams to ensure processes are fit for purpose		Built Environment & Wellbeing	•	•	•		The City's Place Planners, Health Services and Marketing and Events teams met in April 2021 to discuss Town Centre events and activations. The objective of the group is to explore opportunities to enable an easy and efficient application process for our defined spaces, whilst managing the associated risks of the activity. The group will also work to improve the delivery of information and statutory requirements for events on the City's website, so it is in an easy to read and understand format.	<p>A pre-approved event space working group has been formed and met in April, which identified actions that the City can implement to provide pre-approved elements for selected event spaces.</p> <p>In July 2021, Health Services coordinated an internal City wide 'events' working group meeting. Representatives attended from all service units involved in event assessment, management, and approval.</p> <p>The group discussed: roles, responsibilities, lodgements, improvements (front facing and internal), when to host event pre-post meetings, lead-in times, forecast and known events and website improvements.</p> <p>The priority actions to come out of the meeting were:</p> <ul style="list-style-type: none"> <li>o Improve lodgement methods for event applications,</li> <li>o Simplify event application form,</li> <li>o Update website,</li> <li>o Arrange pre and post event meetings for 'large/high risk' events, and to any event holder who would like this, and</li> <li>o Schedule quarterly working group meetings.</li> </ul> <p>These improvements are scheduled for completion in late 2021.</p>
1.2 Encourage and support events and activations	4. collaborate with Town Teams and community event providers to activate our spaces and places	\$30,000	Marketing & Partnerships		•			<p>Through the special funding round, we've supported four community events.</p> <ul style="list-style-type: none"> <li>• RTRFM Neon Picnic</li> <li>• Hyde Park Fair</li> <li>• City of Vincent Football Match</li> <li>• Soundscapes at Beatty Park (postponed due to COVID).</li> </ul> <p>Major event sponsorship has closed; applicants will be notified in July.</p> <p>Free hire of town squares is still available.</p> <p>The Pickle District town team held Pickle District After Dark, an art crawl event on 7 May 2021. The initial event application was not approved, but administration staff assisted and worked with the town team to adjust the event details to gain approval. The event was very successful.</p>	<p>Through the special funding round, we've supported four community events.</p> <ul style="list-style-type: none"> <li>• RTRFM Neon Picnic</li> <li>• Hyde Park Fair</li> <li>• City of Vincent Football Match</li> <li>• Soundscapes at Beatty Park (postponed due to COVID).</li> </ul> <p>Major event sponsorship for 2021/22 was approved by Council on 27 July. Two town team event applications were approved and a further \$60,000 set aside for future Town Team events in 2021/22.</p> <p>Free hire of town squares is available.</p>
1.3 Enhance the presentation of town centres and main streets	5. implement and maintain streetscape enhancements including planter boxes, seating, greenery, tree planting, art, positive messaging and lighting	\$1.3mill	Policy & Place/ Engineering/ Parks	•	•			<p>Currently investigating having the Leederville Town Centre planter boxes anchored to the footpath after an incident of vandalism.</p> <p>The RAC Transforming Streets and Spaces Trial EOIs was highly competitive, and the Cleaver Main Street project was not the preferred project in March 2021. The LotteryWest (COVID-19 Relief Fund) criteria changed after the Grant</p>	<p>Planter boxes outside Fibber McGee's have been anchored to the footpath in response to an incident of vandalism.</p> <p>Oxford Street, between Leederville Parade and Vincent Street, was resurfaced in August utilising grant funding from Main Roads. These road maintenance resurfacing works will not be required for another 15 to 20 years.</p>



## VINCENT REBOUND PLAN – IMPLEMENTATION FRAMEWORK

Action - what we'll do	Deliverable - how we'll do it	Funding Allocation	Responsible Team(s)	Timing				Status – 8 June 2021	Quarterly Update – 5 August 2021
				2020/21 Jul-Dec	2021/22 Jan-Jun	2020/21 Jul-Dec	2021/22 Jan-Jun		
								<p>Application was submitted. The application did not strongly align with the updated criteria and the City was notified that the Grant was not successful in April 2021.</p> <p>Cleaver Street road resurfacing and artlets have now been completed, without the additional funding for lighting upgrades. 5 artlets have been installed and 8 street trees planted.</p> <p>Coogee Street Carpark in Mount Hawthorn Town Centre was recently planted with 13 new trees.</p>	<p>Locations for nine new benches along Beaufort Street are being finalised in consultation with businesses.</p> <p>A Containers for Change external shelf bin attachment prototype has been tested on William Street. The Containers for Change prototype allows for refundable containers to be easily placed and safely retrieved by those who wish to recycle the containers. A Containers for Change trial is set to be undertaken along William Street and Beaufort Street in late 2021.</p>
	6. review town centre street cleaning services including street furniture and pavement cleaning, and graffiti maintenance	\$48,000	Waste & Recycling/ Parks	•	•			<p>The following town centre/precinct pavement "deep cleans" have been undertaken YTD:</p> <ul style="list-style-type: none"> <li>• Leederville Town Centre (9-10 February - overnight) – Cost: \$6,900</li> <li>• William Street Precinct (22-23 February - overnight) – Cost: \$7,100</li> <li>• Mount Hawthorn (SBR - The Boulevard to Fairfield Street - 26/27 April – overnight) - Cost: awaiting invoice.</li> <li>• Angove Street (10-12 May - overnight) - Cost: awaiting invoice.</li> <li>• Fitzgerald Street (17-19 May – overnight) - Cost: awaiting invoice.</li> <li>• Beaufort Street (scheduled 31 May-2 June - overnight) - Cost: awaiting invoice.</li> </ul> <p>The budget was increased at mid-year to allow for all precincts to be "deep cleaned".</p> <p>Current daily precinct cleaning schedules are inclusive of waste/litter removal, street sweeping (early morning before peak traffic) and graffiti removal at the main precincts and known 'hot spots'.</p> <p>Additional graffiti removal resources proposed in the 2021-22 budget to facilitate a more proactive inspection and removal schedule in precincts, hotspots and laneways.</p>	<p><b>Review completed</b></p> <p>All six precinct pavement "deep cleans" completed for the 2020/21 financial year, at a total cost of \$42k (\$48k budgeted for 2021/22).</p> <p>High pressure cleaning of the public litter bin frames completed monthly (Enviroblast) at all town centre/precincts.</p> <p>Current daily precinct cleaning schedules are inclusive of waste/litter removal, street sweeping (early morning before peak traffic) and graffiti removal at the main precincts and known 'hot spots'.</p> <p>Extra 0.5 FTE for graffiti removal approved for 2021/22 financial year.</p>
1.4 Make it easy to get around Vincent and visit town centres and main streets	7. prioritise parking patrols to ensure the efficient use of available parking to support local businesses	Nil	Ranger Services	•	•	•	•	<p>Rangers assigned to place based parking patrols, focusing on town centres and activity corridors.</p> <p>Currently considering a parking sensor pilot project to be located within a town centre. There have been some minor delays, due to COVID, in that the sensors are required to be quarantined as they are being shipped from France.</p>	<p><b>Completed</b></p> <p>Rangers assigned to place based parking patrols, focusing on town centres and activity corridors.</p> <p>The parking sensors for the parking sensor pilot project have arrived and are ready to be installed in September at the trial location at the northern end of Oxford Street.</p>
	8. prepare the Vincent Wayfinding Strategy and implement cycle, signage and car parking improvements	\$208,000	Policy & Place/ Engineering	•	•	•		<p>The Wayfinding Strategy RFQ has been advertised. Submissions have been received and evaluated by the Evaluation Panel. The process to appoint the preferred consultant will be complete in May. Phase one (the background analysis, and identification of the gaps, constraints, and opportunities) will begin following the successful appointment.</p>	<p>Aspect Studios has been appointed as the preferred consultant to complete the Wayfinding Plan. The background analysis for the project is currently being undertaken. This will include a series of 'walk shops' with key stakeholders to gain a greater understanding of the local Vincent context and the unique character of each of the town centres.</p>
1.5 Encourage and promote active transport to visit and shop local	9. launch active transport campaign and Learn to Ride, Social Riding and Cycle Training sessions	Nil	Engineering	•	•			<p>Cycle Market was held 20 March 2021 in conjunction with charity Bicycles for Humanity. The event was supported by Crime Stoppers Bikelinc and Safer Vincent. Another market will be held in October 2021.</p> <p>Cycling courses for women: Learn to Ride, and Social Riding currently running weekly from 10 April to 19 June.</p>	<p><b>Launch completed</b></p> <p>The bi-annual Cycle Market to be held in October in conjunction with the charity Bicycles for Humanity.</p> <p>Principal Shared Path activation program 1: An original artwork will be created on the sound walls next to the PSP</p>



## VINCENT REBOUND PLAN – IMPLEMENTATION FRAMEWORK

Action - what we'll do	Deliverable - how we'll do it	Funding Allocation	Responsible Team(s)	Timing				Status – 8 June 2021	Quarterly Update – 5 August 2021
				2020/21 Jul-Dec	2021/22 Jan-Jun	2020/21 Jul-Dec	2021/22 Jan-Jun		
									<p>in Leederville. This will discourage graffiti tagging, provide path users with an enhanced sense of place and encourage people to visit the Leederville town centre by walking and cycling. This \$8,000 initiative is fully funded via a State Government grant.</p> <p>Principal Shared Path activation program 2: Additional street signs will be installed along the PSP at seven locations. This will improve wayfinding and remind path users of the multiple links into the Leederville area. This \$1,190 initiative is fully funded via a State Government grant.</p>
1.6 Enhance the public realm through improved development outcomes and incorporation of cultural infrastructure and activation	10. investigate opportunities to pursue development incentives for community benefit	Nil	Policy & Place	•	•	•		Development incentives included in draft Leederville Precinct Structure Plan for advertising. Advertising commenced 12 May and concludes 30 June 2021.	<p><b>Investigation completed</b></p> <p>Development incentives included in draft Leederville Precinct Structure Plan for advertising. Advertising commenced 12 May and concluded 5 July 2021.</p>
	11. complete phase 1 of the COVID-19 Arts Relief Grant funding	\$151,000	Marketing & Partnerships	•	•			<p>Medium scale sculptures by Roly Skender and Kate Rae, currently in fabrication, to be installed at Beatty Park Reserve.</p> <p>Liz Gray's 2D copper artwork was installed in the upstairs administration foyer with a small official launch event on 3 June 2021.</p> <p>Currently speaking with 888 Realty about Tanya Schultz's 'Pip n Pop' installation going into a vacant shopfront in Washing Lane, Northbridge.</p> <p>Leah Grant's EP is complete, almost finished video for first single release and looking into possible live performance/stream event.</p> <p>Nunzio Mondia has finished filming interviews and composing music for his documentary, now in the editing stage.</p>	<p>Eight projects complete, and eight projects still outstanding:</p> <ul style="list-style-type: none"> <li>• Tanya Schultz (Pip and Pop) installation in empty shop on Washing Lane (Northbridge) confirmed for August.</li> <li>• Neon sign and performance by Jen Jamieson, Mary Street Piazza in August/September.</li> <li>• Documentary by Nunzio Mondia currently filming, editing, and mixing music for 2021 delivery.</li> <li>• Skender &amp; Rae sculptures in fabrication, information bulletin to local residents in July. Install at Beatty Park Reserve mid-August followed by plaque install and artist talk.</li> <li>• Paula Hart's parklet canopy delayed due to damaged parklet, parklet has been repaired but awaiting structural certification. Delivery October.</li> <li>• Music and video by Leah Grant – final cut of video and organising artwork etc. for release. Delivery August.</li> <li>• Football commentary workshops by Matt Aitken and Jen Jamieson and then two live broadcast events. Delivery September.</li> <li>• Short dance film by Kaela Halatau and Stephanie Senior in final cut. Delivery August.</li> </ul>
	12. launch phase 2 (Medium Scale Town Centre Artworks) of the COVID-19 Arts Relief Grant Funding	\$280,000	Marketing & Partnerships	•	•			<p>The Medium Scale Town Centre Artworks project has been renamed 'Arts Rebound: Town Centre Artworks', two public art opportunities have been finalised, incorporating feedback from Council, AAG and town teams, as follows:</p> <ol style="list-style-type: none"> <li>1. William Street Town Centre: suspended lighting artwork at the corner of William and Brisbane Streets</li> <li>2. Leederville Town Centre: functional artwork at the corner of Oxford and Newcastle Streets</li> </ol> <p>A draft EOI has been circulated to Council members, AAG and relevant town teams for feedback. The EOI will be presented at the 22 June 2021 Ordinary Council Meeting for endorsement to advertise, and then released to the public 30 June 2021 to ensure project completion within the 2021/22 financial year.</p>	<p><b>Launch completed</b></p> <p>EOI released Wednesday 21 July, submissions due Wednesday 1 September (6 weeks).</p> <p>Advertised on City of Vincent website and socials, RTRFM, NAVA and ArtsHub as well as relevant arts groups on Facebook.</p>

Note: Monthly updates included in pink. Draft actions and/or deliverables to be considered for inclusion in Rebound Plan referenced in grey.

## VINCENT REBOUND PLAN – IMPLEMENTATION FRAMEWORK

Table 2. Our Businesses: Actions and initiatives to provide a business enabling environment that supports local and small business to innovate and rebound to sustainable economic performance

Action - what we'll do	Deliverable - how we'll do it	Funding Allocation	Responsible Team(s)	Timing				Status – 3 June 2021	Quarterly Update – 5 August 2021
				2020/21 Jul-Dec	2021/22 Jan-Jun	2020/21 Jul-Dec	2021/22 Jan-Jun		
2.1 Support businesses to innovatively use public space to grow, expand and diversify	13. implement a Parklet Fee Free 24-month Trial as part of the quarterly budget review	\$3,000	Policy & Place	•				<b>Completed</b>  Three parklet enquiries received and two parklets installed since commencement of parklet fee free trial.	<b>Completed</b>  Five parklet enquiries received and two parklets installed since commencement of parklet fee free trial.
	14. create a 'Use Public Space to Grow Your Business' flipbook 15. transition COVID-19 Temporary Parklets to permanent Parklets				•				
2.2 Make it easier for businesses to start-up, pivot and co-locate through policy and regulation change and advocacy	16. consider expanding change of use exemptions and land use definitions to provide greater flexibility and certainty for businesses seeking to alter operations or start-up	Nil	Policy & Place	•	•			Currently drafting new Minor Nature Development Policy.	Following changes to the Planning and Development (Local Planning Schemes) Regulations 2015, the City is drafting amendments to the Minor Nature Development Policy for further exemptions to be considered.
	17. consider the necessity for additional car parking to be provided for a change of use in non-residential areas								
	18. advocate to Racing, Gaming and Liquor to streamline the Extended Trading Permit requirements and application process 19. actively identify areas for improvement in the planning, building and health regulatory frameworks and advocate for change	Nil	Development & Design/ Built Environment & Wellbeing	•	•	•	•	<b>Completed</b>  The WAPC has approved changes to the Planning and Development (Local Planning Scheme) Regulations 2015 which came into effect 15 February 2021. The City's website has been updated with guidance for individuals/businesses on Health and Building Approvals that are still necessary, where a Development Approval may now not be required.	<b>Completed</b>  Streamlining of the Extended Trading Permit requirements and application purpose has been completed by Racing, Gaming and Liquor.  The WAPC has approved changes to the Planning and Development (Local Planning Scheme) Regulations 2015 which came into effect 15 February 2021. The City's website has been updated with guidance for individuals/businesses on Health and Building Approvals that are still necessary, where a Development Approval may now not be required.  The City is undertaking a review of the Minor Nature Development Policy to determine whether further planning exemptions for small business and small projects could be provided.
	20. explore the opportunity to create a 'Start-up Incubator and Community Hub' in response to the Vacancy Project outcomes	TBC	Policy & Place		•	•		The 'Start-up Incubator and Community Hub' project has commenced, and options for Council consideration are being developed.	<b>Completed</b>  The investigation into the Start-up Incubator and Community Hub project, in response to the Beaufort Street Vacancy Project, has concluded that the Hub is unlikely to be successful. The findings have been based on the lack of interest for a pop-up space by the business community demonstrated through the low uptake of responses to the Vacancy Project EOI process, the likely low return on investment and the significant resource allocation required to implement a start-up incubator and community hub.  The project was considered at June 2021 Council Workshop and it was agreed not proceed.  Small businesses will continue to be supported through Actions 2.1 – 2.6. The recommendations and learnings



## VINCENT REBOUND PLAN – IMPLEMENTATION FRAMEWORK

Action - what we'll do	Deliverable - how we'll do it	Funding Allocation	Responsible Team(s)	Timing				Status – 3 June 2021	Quarterly Update – 5 August 2021
				2020/21 Jul-Dec	2021/22 Jan-Jun	2020/21 Jul-Dec	2021/22 Jan-Jun		
									from the Vacancy Project will be considered during the development of the Economic Development Strategy.
2.3 Partner with government agencies, third party providers and inner city local governments to support small business and attract visitors and tourism	21. launch and promote Visit Perth Neighbourhood Map and Visit Perth Directory and increase local buy-in and use 22. determine opportunities to deliver small business support in collaboration with the Perth Inner City Working Group (Town of Victoria Park, City of Subiaco, City of Perth and City of South Perth)	\$20,000	Marketing & Partnerships	•	•	•	•	Visit Perth website content updated. First Visit your Neighbourhood video on Mount Hawthorn launched in May.	Neighbourhood video Mt Hawthorn shared on Insta & FB on 10 May 2021 Visit Perth Neighbourhood map is updated <a href="https://visitperth.com/see-and-do/neighbourhoods">https://visitperth.com/see-and-do/neighbourhoods</a>  Partnered blog scheduled periodically including Easter blog and Winter blog
	23. determine a preferred platform to further develop the COVID-19 established Business Directory 24. continue to engage with the Small Business Development Corporation (SBDC) and promote SBDC initiatives as they arise 25. Work with inner city local governments to identify incentives and support mechanisms to retain and establish creative spaces	Nil	Policy & Place	•	•	•	•	Preferred platform options including Streets of OurTowns and Visit Perth continuing to be explored.  Currently promoting SBDC events as and when they arise.	Preferred platform options including Streets of OurTowns and Visit Perth continuing to be explored.  Streets of OurTowns scheduled to present at the 25 August Rebound Roundtable.  Currently promoting SBDC events as and when they arise.
2.4 Improve engagement and communication with local and small business	26. distribute quarterly Business E-News and six-month Business Health Check surveys 27. expand the Business E-News database to increase reach	Nil	Policy & Place	•	•	•	•	Business E-News database expanded from 590 to 971. The seventh and eighth editions of the Business E-News were distributed, which included the following content. 24 April 2021 included promotion of Christmas 2020 Debrief Survey, Event & Festival Sponsorship, Visit Perth, and COVID-19 information. 5 May 2021 included promotion of COVID-19 information, free small business workshops, Visit Perth, small business development, City of Vincent consultations, and Roll up for WA. 7 July 2021 E-news included COVID-19 updates and promotion of free small business workshops.	Business E-News database currently at 971 businesses. 24 April 2021 E-news included promotion of Christmas 2020 Debrief Survey, Event & Festival Sponsorship, Visit Perth, and COVID-19 information. 5 May 2021 E-news included promotion of COVID-19 information, free small business workshops, Visit Perth, small business development, City of Vincent consultations, and Roll up for WA. 7 July 2021 E-news included COVID-19 updates and promotion of free small business workshops.
2.5 Support local business and drive Support Local and Buy Local campaigns	28. continue to use and promote VendorPanel Marketplace to support local businesses and contractors	Nil	Financial Services	•	•	•	•	The Procurement Team continues to promote the VendorPanel Marketplace to staff and suppliers. The Coordinator Procurement and Contracts recently met with some providers located in and around the City of Vincent boundary and provided information to them on how to sign up to VendorPanel. Further to this, Contract Management training is being rolled out to staff over May and June and includes information and highlights the importance of contracting local suppliers where possible.	The Procurement Team continues to promote the VendorPanel Marketplace to staff and suppliers.
	29. consider Christmas shop local campaign, in consultation with Town Teams and in partnership with the City of Stirling and City of Perth	\$8,000	Marketing & Partnerships	•				Christmas 2020 campaign delivered. Additional shop local messages promoted on an ongoing fashion.	Christmas 2020 campaign delivered.  Additional shop local messages promoted on an ongoing basis. Open for Business campaign and sharing of local business posts and stories relaunched during COVID lockdown in June 2021.  Feedback sought at the July Rebound Roundtable meeting to develop the Christmas campaign for 2021.

## VINCENT REBOUND PLAN – IMPLEMENTATION FRAMEWORK

Action - what we'll do	Deliverable - how we'll do it	Funding Allocation	Responsible Team(s)	Timing				Status – 3 June 2021	Quarterly Update – 5 August 2021
				2020/21 Jul-Dec	2021/22 Jan-Jun	2020/21 Jul-Dec	2021/22 Jan-Jun		
2.6 Improve the customer experience for businesses	30. better integrate and connect approvals processes across service units (e.g., planning, building and health) 31. streamlined approvals processes, supported by information sheets/application requirements and clarity around assessment and process requirements	Nil	Development & Design/ Built Environment & Wellbeing	•	•	•		Completed - December 2020 saw the launch of 'Start Your Business' page on the City's website, a hub for all approval requirements from planning, building, health to parklets and parking. The page has common business types and all the associated required information.	Improvements to business approval processes are continuing to be made with recent amendments to the assessment framework improving Officer consistency and processing timeframes. Processes are now documented in ProMapp.  An Expressions of Interest submission to is being prepared to participate in Round Two of the Small Business Development Corporation Small Business Friendly Approvals Program (Approvals Program) which is due 30 September 2021. A report recommending Council endorse the City's participation in the Approvals Program is to be presented at the 14 September Ordinary Meeting of Council.
	32. develop and distribute a 'Business Welcome Pack' including summary info sheets outlining requirements for various approvals, Public Space flipbook and Town Team welcome information	\$3,000	Policy & Place			•	•	The development of individual items to be included in the Business Welcome Pack, such as the Use Public Space to Grow Your Business flipbook and approvals process mapping have commenced. The preparation of the Business Welcome Pack will commence in mid-2021.	The development of individual items to be included in the Business Welcome Pack, such as the Use Public Space to Grow Your Business flipbook and approvals process mapping have commenced. The preparation of the Business Welcome Pack has been delayed and is now scheduled to commence late 2021.

Note: Monthly updates included in pink. Draft actions and/or deliverables to be considered for inclusion in Rebound Plan referenced in grey.

## VINCENT REBOUND PLAN – IMPLEMENTATION FRAMEWORK

Table 3. Our Community: Actions and initiatives to support an inclusive, empowered, resilient and socially connected community

Action - what we'll do	Deliverable - how we'll do it	Funding Allocation	Responsible Team(s)	Timing				Status – 3 June 2021	Quarterly Update – 5 August 2021
				2020/21 Jul-Dec	2021/22 Jan-Jun	2020/21 Jul-Dec	2021/22 Jan-Jun		
3.1 Celebrate community resilience and build awareness of local community groups, volunteers and sporting clubs to increase participation and membership	33. promote inspirational COVID-19 community stories from sporting clubs, organisations and volunteers, and as part of the Local History Awards and People of North Perth project in collaboration with North Perth Local	\$1,500	Local History Centre/ Marketing & Partnerships	•	•			People of North Perth stories launched, and information distributed to community via post-cards and web: <a href="https://www.northperthlocal.org/people-of-north-perth/">https://www.northperthlocal.org/people-of-north-perth/</a> Local History Award COVID stories promoted in April-June LHA Newsletter and on Vincent Vine. See: <a href="https://library.vincent.wa.gov.au/Profiles/library/Assets/ClientsData/0832_-LHN_April-June_SCREEN.pdf">https://library.vincent.wa.gov.au/Profiles/library/Assets/ClientsData/0832_-LHN_April-June_SCREEN.pdf</a> Arts Relief Grant – COVID Conversations Film Music Project – we are still working with Nunzio to help transcribe the interviews – these are being deposited with the Local History Centre in slow progression but will not be made public until after his project is formally launched. Display of artwork and paintings by COVID arts relief recipient Jane Coffey in Local History Centre June-July 2021.	COVID Conversations Film Music Project – the City is still working with Nunzio to help transcribe the interviews – these are being deposited with the Local History Centre in slow progression but will not be made public until after his project is formally launched.  Collaborative display of artwork and historic maps by COVID arts relief recipient Jane Coffey in Future Shelter (Angove Street) to follow in Local History Centre November-December 2021.
	34. facilitate club promotion and education, develop a new regular hirer events calendar and include sporting events and activities in events calendar	\$3,000	Marketing & Partnerships	•	•			The City's Club Development Coordinator has asked all Clubs for any 'good news' stories so they can be promoted via the City's social media channels.	The City's Club Development Coordinator has sent monthly emails, commencing April 2021, to all sporting clubs with updates on City activities and Club Development opportunities.
	35. refocus and relaunch the Vincent Community Support Network								
3.2 Support and promote healthy, active spaces, liveable neighbourhoods and social reconnection	36. engage the community to determine Pop Up Play locations	\$20,000	Marketing & Partnerships	•	•			Consultation on Edinboro Street Reserve (Mount Hawthorn) Pop Up Play completed.	Consultation on Edinboro Street Reserve (Mount Hawthorn) Pop Up Play completed.
	37. relaunch, promote and showcase Open Streets Events, street activation and Pop Up Play			•	•				Open Streets promotion planned for warmer months.
3.3 Support community groups and sporting clubs to become more sustainable and community based initiatives that respond to community need	38. assist groups and clubs to develop attraction and retention strategies and seek funding and grant opportunities 39. prepare and promote tools to aid club development and improve maintenance and lease management to assist club operation	\$30,000 expense \$15,000 income	Beatty Park Leisure Centre				•	A funding Agreement between DLGSC & the City has been entered into and the City has received the associated funds. A Club Development Plan has commenced, including introductions and communication to all City of Vincent Clubs. The City's Club Development Coordinator is setting up individual meeting with all Clubs to understand what challenges, issues and wins they are having. Also, to set up the Club Development Program to provide meaningful service and assistance to all Clubs and their respective committees.	The City's Club Development Coordinator regularly communicates with all clubs and has provided access and information to assist them with their respective club development, operational and facility management responsibilities. Some City strategic documents that have been highlighted and will have an influence to Clubs include 'draft Asset Management & Sustainability Strategy' and 'Sport and Recreation Facilities Plan'. As part of the process and consultation, the Club's own Sport Strategic & Facilities Plans will be vitally important in regards input and feedback. In addition, the City has also provided essential sporting infrastructure and funding, such as floodlight upgrades and changeroom upgrades, to assist clubs in growing their memberships (especially women and girls) and to encourage an increase in participation and physical activity levels to a few designated sporting ovals. These include Leederville Oval (Subiaco Football Club & East Perth Football Club) unisex changerooms, Loftus Recreation Centre unisex changerooms, Forrest Park (Perth Soccer Club) LED Floodlight upgrades and Leederville Tennis Club LED Floodlight upgrades. Other planned upgrades include Forest Park Croquet Club LED Floodlight upgrades, North Perth Tennis Club LED Floodlight upgrades and Leederville Oval LED Floodlight upgrades. The City of Vincent supported and commitment to the KidSport program. This program is aimed at reducing barriers to get more children in the local community playing sport and growing local clubs. The City funded over \$14,000 for priority population groups to play a range of sports in different clubs.



## VINCENT REBOUND PLAN – IMPLEMENTATION FRAMEWORK

Action - what we'll do	Deliverable - how we'll do it	Funding Allocation	Responsible Team(s)	Timing				Status – 3 June 2021	Quarterly Update – 5 August 2021
				2020/21 Jul- Dec	2021/22 Jan- Jun	2020/21 Jul- Dec	2021/22 Jan- Jun		
	40. advocate for the continuance of community-based initiatives funded by the Leederville Gardens Trust	\$3,000	Marketing & Partnerships		•			Some initiatives have been extended and a report will be submitted to the 15 June Ordinary Meeting of Council regarding further variations and extensions requested.	Extensions for some initiatives were sought and granted at 15 June Ordinary Meeting of Council to facilitate ongoing support until December 2021.
3.4 Foster wellness by ensuring the community has knowledge of, and access to, services that enhance wellbeing, sense of safety and belonging	41. build relationships with local community and wellbeing service providers and increase the visibility of mental health and wellbeing service providers through promotion 42. identify vulnerable cohorts and support the delivery of targeted services and rebound activities that supports segments in need	Nil	Marketing & Partnerships	•	•	•	•	Headspace have delivered a series of workshops at Aranmore College. Information delivered to secondary school students at Youth Engagement Summit and to over 50s at the LiveLighter Information Day.	Headspace have delivered a series of workshops at Aranmore College. Information delivered to secondary school students at Youth Engagement Summit and to over 50s at the LiveLighter Information Day.
3.5 Provide opportunities to celebrate an inclusive and socially connected community	43. recognise key Days of Importance by supporting innovative delivery models that align with economic and social outcomes, including celebrating NAIDOC and Youth Week 44. provide targeted funding opportunities, under the COVID-19 Arts Relief Grant, for artists including LGBTQI+, Youth, ATSI and CaLD	\$85,600	Marketing & Partnerships/ Built Environment & Wellbeing	•	•	•		Christmas decorations and Lunar New Year are now complete.  Youth Week heroes' campaign and Youth Week events held in April.	Dates of significance are celebrated through social media channels on an ongoing basis.  Youth Week heroes' campaign and Youth Week events held in April 2021.  Reconciliation Week event and promotion during May.  NAIDOC Week events held in July 2021 with some events rescheduled between August – September 2021 due to COVID-19 lockdown restrictions.
3.6 Build community capacity to support a resilient community	45. provide upskilling workshops for organisations, students and youths 46. progress towards asset-based community development 47. participation in cross-agency collaborations, networks and working groups to find opportunities for local organisations to partner	TBC (\$20,000)	Marketing & Partnerships	•	•	•	•	Youth Forum held as well as financial management workshops for young people.	Events for young people held during Youth Week and included Youth Forum and financial management workshops, and a first aid workshop for young people in July 2021.

Note: Monthly updates included in pink. Draft actions and/or deliverables to be considered for inclusion in Rebound Plan referenced in grey.



## VINCENT REBOUND PLAN – IMPLEMENTATION FRAMEWORK

Table 4. Our Organisation: Actions and initiatives to create an open, accountable, agile organisation that efficiently and sustainably manages resources and assets

Action - what we'll do	Deliverable - how we'll do it	Funding Allocation	Responsible Team(s)	Timing				Status – 8 June 2021	Quarterly Update – 5 August 2021
				2020/21 Jul-Dec	2021/22 Jan-Jun	2020/21 Jul-Dec	2021/22 Jan-Jun		
4.1 Improve community engagement and support open and transparent communication	48. monthly Rebound Roundtables with local Town Team and business representatives to identify initiatives to support community reconnection and business rebound	Nil	Policy & Place	•	•	•	•	Rebound Roundtable held 24 February, 24 March, 28 April and 26 May 2021. The next scheduled Rebound Roundtable is 30 June 2021. Forward agenda items include: Pre-approved Event Spaces and Streamlined Approvals Processes in June, and Christmas Planning in July.	Rebound Roundtable held 24 February, 24 March, 28 April, 26 May 2021, 30 June 2021 and 28 July 2021. The next scheduled Rebound Roundtable is 25 August 2021. Forward agenda items include: OurTowns App presentation, Business Directory, Small Business Development Corporation, and Making Space for Culture in August, and the Vincent Wayfinding Plan in September.
	49. update website, COVID-19 portal and conduct six-month community surveys to determine overall levels of success with implemented rebound projects and initiatives	\$3,000	Marketing & Partnerships	•	•	•	•	Website and COVID-19 Portal revived for April lockdown period.	Website and COVID-19 Portal revived for April 2021 lockdown period and for June 2021 lockdown period.
4.2 Seek external funding to deliver shovel ready projects and rebound initiatives	50. develop and implement an advocacy agenda to attract Federal and State Government and private sector funding or investment in the local economy – including delivery of the East Perth Power Station development	Nil	Policy & Place	•	•	•	•	Advocacy Agenda provided to Council members in March 2021. Progressing items as opportunities arise. The City will receive an additional funding allocation of \$541,114 under Phase 3 of the Local Roads and Community Infrastructure (LRCI) Program. This funding will be available from 1 January 2022, with construction due to be completed by 30 June 2023. The City also received \$17,320 for tree planting within the median strip of Beaufort Street to reduce heat for commuters under Round 1 of the 2021/22 Urban Canopy Grant Program.	Advocacy Agenda provided to Council members in March 2021. Progressing items as opportunities arise. The City will receive an additional funding allocation of \$541,114 under Phase 3 of the Local Roads and Community Infrastructure (LRCI) Program. This funding will be available from 1 January 2022, with construction due to be completed by 30 June 2023. The City also received \$17,320 for tree planting within the median strip of Beaufort Street to reduce heat for commuters under Round 1 of the 2021/22 Urban Canopy Grant Program.
4.3 Provide economic stimulus and sustainably manage resources and assets	51. complete critical works at Beatty Park Leisure Centre including retiling the indoor pool, modernising the change rooms and upgrading electrical and filtration systems 52. expand Beatty Park Leisure Centre operating hours and services as attendance levels and demand increases	\$2.9mill	Engineering/ Beatty Park Leisure Centre	•	•			All work progressing well despite additional shutdown in April. Still anticipating end of July for completion of major work. City again froze Beatty Park memberships during COVID-19 April lockdown and restrictions and maintained employment of casuals. Pool slides were ordered, and Aboriginal Artist (Seantelle Walsh) appointed for the indoor pool tile artwork.	Tiling of indoor pool and installation of water features complete. Plantroom 90% complete. Aboriginal artworks installed on pool floor. Tiling around pools commenced 23 July 2021 (due for completion 9 August). Opening date of 22 August scheduled, pending Health Department approvals.

Note: Monthly updates included in pink. Draft actions and/or deliverables to be considered for inclusion in Rebound Plan referenced in grey.



CITY OF VINCENT

## Rebound Roundtable Forward Agenda

City of Vincent, 244 Vincent Street Leederville + Zoom

### January - November 2021



Date	Action/Agenda Item	Topic	Participation
January – March 2021 <i>Note:</i> <i>Via Email/ Survey</i>	<b>2.5</b> Support local business and drive Support Local and Buy Local campaigns <ul style="list-style-type: none"> <li>consider Christmas shop local campaign, in consultation with Town Teams and in partnership with the City of Stirling and City of Perth</li> </ul> <b>3.5</b> Provide opportunities to celebrate an inclusive and socially connected community <ul style="list-style-type: none"> <li>recognise key Days of Importance</li> </ul>	Christmas Debrief	Town Team Business/Event/Activation Representative(s)  CoV Council Members/ Marketing & Partnerships/ Policy & Place
24 February 2021	<b>2.1</b> Support businesses to innovatively use public space to grow, expand and diversify <ul style="list-style-type: none"> <li>create a 'Use Public Space to Grow Your Business' flipbook</li> </ul> <b>1.6</b> Enhance the public realm through improved development outcomes and incorporation of cultural infrastructure and activation launch phase 2 (Medium Scale Town Centre Artworks) of the COVID-19 Arts Relief Grant Funding	Draft Flipbook, Development on City Owned and Managed Land Policy, Draft EOI and Locations for Medium Scale Town Centre Artworks	Town Team Streetscape/Design Representative(s)  CoV Council Members/ Marketing & Partnerships/ Policy & Place/
24 March 2021	<b>1.2</b> Encourage and support events and activations <ul style="list-style-type: none"> <li>collaborate with Town Teams and community event providers to activate our spaces and places</li> </ul> <b>3.5</b> Provide opportunities to celebrate an inclusive and socially connected community <ul style="list-style-type: none"> <li>recognise key Days of Importance by supporting innovative delivery models that align with economic and social outcomes, including celebrating NAIDOC and Youth Week</li> </ul>	External Funding Opportunities and City of Vincent Grant Funding Overview	Town Team Movement/Town Team Business/ Streetscape/Design Representative(s)  CoV Council Members/ Marketing & Partnerships/ Policy & Place
28 April 2021	<b>1.3</b> Enhance the presentation of town centres and main streets <ul style="list-style-type: none"> <li>implement and maintain streetscape enhancements including planter boxes, seating, greenery, tree planting, art, positive messaging and lighting</li> <li>review town centre street cleaning services including street furniture and pavement cleaning, and graffiti maintenance</li> </ul>	Streetscape Improvements and Maintenance	Town Team Business/ Streetscape/Design Representative(s)  CoV Council Members/ Policy & Place/Engineering/ Waste/Parks
26 May 2021 <i>(Rescheduled)</i>	<b>(Rescheduled)</b> <b>1.4</b> Make it easy to get around Vincent and visit town centres and main streets <ul style="list-style-type: none"> <li>prioritise parking patrols to ensure the efficient use of available parking to support local businesses</li> <li>prepare the Vincent Wayfinding Strategy and implement cycle, signage and car parking improvements</li> </ul> <b>1.5</b> Encourage and promote active transport to visit and shop local <ul style="list-style-type: none"> <li>launch active transport campaign</li> </ul>	<b>(Rescheduled)</b> Smoke-free Town Centres and Vincent Wayfinding Strategy and Accessibility	<b>(Rescheduled)</b> Town Team Business/ Streetscape/Design Representative(s)  CoV Council Members/ Policy & Place/ Health Services/ Engineering (Active Transport)
30 June 2021	<b>1.4</b> Make it easy to get around Vincent and visit town centres and main streets <ul style="list-style-type: none"> <li>prioritise parking patrols to ensure the efficient use of available parking to support local businesses</li> <li>prepare the Vincent Wayfinding Strategy and implement cycle, signage and car parking improvements</li> </ul> <b>1.5</b> Encourage and promote active transport to visit and shop local <ul style="list-style-type: none"> <li>launch active transport campaign</li> </ul>	Smoke-free Town Centres and Vincent Wayfinding Strategy and Accessibility	Town Team Business/ Streetscape/Design Representative(s)  CoV Council Members/ Policy & Place/ Health Services/ Engineering (Active Transport)
28 July 2021	<b>2.5</b> Support local business and drive Support Local and Buy Local campaigns <ul style="list-style-type: none"> <li>consider Christmas shop local campaign, in consultation with Town Teams and in partnership with the City of Stirling and City of Perth</li> </ul> <b>3.5</b> Provide opportunities to celebrate an inclusive and socially connected community <ul style="list-style-type: none"> <li>recognise key Days of Importance</li> </ul>	Christmas Planning	Town Team Business/Event/Activation Representative(s)  CoV Council Members/ Marketing & Partnerships/ Policy & Place



Date	Action/Agenda Item	Topic	Participation
25 August 2021	<b>2.3</b> Partner with government agencies, third party providers and inner city local governments to support small business and attract visitors and tourism <ul style="list-style-type: none"> <li>determine a preferred platform to further develop the COVID-19 established Business Directory</li> <li>continue to engage with the Small Business Development Corporation (SBDC) and promote SBDC initiatives as they arise</li> <li>Work with inner city local governments to identify incentives and support mechanisms to retain and establish creative spaces</li> </ul>	OurTowns App Presentation, Business Directory, Small Business Development Corporation and Making Space for Culture	Town Team Business/Event/Activation Representative(s)  CoV Council Members/ Marketing & Partnerships/ Policy & Place
22 September 2021	<b>1.4</b> Make it easy to get around Vincent and visit town centres and main streets <ul style="list-style-type: none"> <li>prepare the Vincent Wayfinding Plan and implement cycle, signage and car parking improvements</li> </ul>	Vincent Wayfinding Plan Background Analysis & Opportunities & Constraints Presentation	Town Team Business Representative(s)  CoV Council Members/ Marketing & Partnerships/ Policy & Place/
27 October 2021	<b>1.1</b> Make it easy to use town centre public spaces and simplify the process to host events and activations <ul style="list-style-type: none"> <li>explore opportunities to create pre-approved event spaces</li> <li>streamline events approval processes in consultation with Town Teams to ensure processes are fit for purpose</li> </ul>	Pre-approved Events Spaces, Streamlined Approvals Processes	Town Team Business/ Event/ Activation Representative(s)  CoV Council Members/ Marketing & Partnerships/ Policy & Place/ Built Environment & Wellbeing
24 November 2021	<b>2.1</b> Support businesses to innovatively use public space to grow, expand and diversify <b>2.6</b> Improve the customer experience for businesses <ul style="list-style-type: none"> <li>streamlined approvals processes, supported by information sheets/application requirements and clarity around assessment and process requirements</li> <li>develop and distribute a 'Business Welcome Pack' including summary info sheets outlining requirements for various approvals, Public Space flipbook and Town Team welcome information</li> </ul>	Business Welcome Pack	Town Team Economic Development Representative(s)  CoV Council Members/ Marketing & Partnerships/ Built Environment & Wellbeing/ Development & Design/ Policy & Place

## 6 INFRASTRUCTURE & ENVIRONMENT

### 6.1 ADVERTISING OF AMENDED POLICY - PARKING PERMITS

- Attachments:**
1. Attachment 1 - Parking Permits Policy - amended 2021 [↓](#) 
  2. Attachment 2 - 3.9.3 Parking Permits Policy [↓](#) 

#### RECOMMENDATION

##### That Council:

1. **APPROVES** the proposed amendments to the Parking Permits Policy, at Attachment 1, for the purpose of public notice, which is proposed to replace Policy [3.9.3 Parking Permits](#), at Attachment 2;
2. **AUTHORISES** the Chief Executive Officer to provide local public notice of the proposed new policy and invite public comments for a period of at least 21 days; and
3. **NOTES** that at the conclusion of the public notice period any submissions received would be presented to Council for consideration.

#### PURPOSE OF REPORT:

For Council to approve the proposed amendments to the Parking Permits Policy for public notice.

#### BACKGROUND:

In alignment with the City's Policy Document Register and Review Plan the City's [Parking Permits Policy](#) is to be reviewed.

The Parking Permit Policy was first adopted by Council in September 1997 and was due to be reviewed in May 2021.

The requirement of provisions outlined in clause 1.3 of the [Policy Development and Review Policy](#) were presented to Elected Members in the 7 May 2021 Policy Paper.

#### DETAILS:

The elements set out in clause 1.3 of the Policy Development and Review Policy have been considered as set out below.

##### **Proposed objective of the new policy:**

The purpose of this policy is to provide guidance on the allocation and control of Parking Permits issued in accordance with the City of Vincent Parking and Parking Facilities Local Law.

##### **Requirement for a documented City position (including community need or legislative requirement):**

The City has a number of time restricted locations, and a Parking Permit Policy would ensure that the City, with the increasing density and activity which leads to a decreased availability of on-street parking, would enable access for residents and businesses to park on-street.

The policy does not, however, guarantee the availability of a car parking space or an entitlement to a specific car parking space on-street.

As well as the identified community need for a documented City position, a policy would assist the City in achieving its priorities in the Strategic Community Plan, as shown by the alignment of the policy objectives with the SCP and other City strategies.

The proposed changes to the policy are to:

- a) remove the three-year expiration and replace it with the duration of home ownership or tenancy in clause 2.1;
- b) remove the reference that residential parking permits run with the property in clause 2.1;
- c) remove the requirement for a fee payable for a permit to be reproduced in clause 2.1;
- d) remove the requirement for the business to be located in an Activity Centre in order to be eligible for one Commercial Parking Permit clause 2.2(c);
- e) create a new parking permit type reference, called Monthly Parking Permit, under the Types of Parking Permits being clause 2.4;
- f) create a new parking permit type reference, called Trades Parking Permit, under the Types of Parking Permits being clause 2.5; and
- g) change the discretionary authority from the Chief Executive Officer to the 'City' in clause 4.

#### CONSULTATION/ADVERTISING:

In accordance with the City's Community Consultation Policy ([Appendix 2](#)), public notice of all new and significantly amended policies must be provided for a period exceeding 21 days in the following ways:

- notice published on the City's website;
- notice posted to the City's social media;
- notice published in the local newspapers;
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre; and
- letters distributed to relevant local businesses and community groups

Public notice of this proposed new policy will be provided from 23 September 2021.

#### LEGAL/POLICY:

Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies.

The City's [Policy Development and Review Policy](#) sets out the process for the development and review of the City's policy documents.

#### RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to provide public notice of the proposed amended policy.

#### STRATEGIC IMPLICATIONS:

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

##### Accessible City

*We have embraced emerging transport technologies.*

##### Innovative and Accountable

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

#### SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

#### PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

**FINANCIAL/BUDGET IMPLICATIONS:**

None related to this report.

**COMMENTS:**

The amended policy will provide clarification on permit eligibility and the types of permits available.

The policy will ensure compliance with legislative requirements relating to parking within the City of Vincent.



# PARKING PERMITS POLICY



Legislation / local law requirements	Parking and Parking Facilities Local Law
Relevant delegations	Register of delegations, authorisations and appointments section 3.1.6
Related policies, procedures and supporting documentation	Promapp Process – Creating an E-Permit - CM D21/146446.

## PRELIMINARY

### INTRODUCTION

The City of Vincent provides parking permits in recognition that increasing density and activity has led to a decrease in the availability of on-street parking. While parking permits enable access for residents and businesses, they do not guarantee the availability of a car parking space or entitlement to a specific car parking space on any street.

### PURPOSE

The purpose of this policy is to provide guidance on the allocation and control of parking permits issued in accordance with the City of Vincent Parking and Parking Facilities Local Law.

### OBJECTIVE

The City will issue parking permits in accordance with this policy and the eligibility criteria.

### SCOPE

The City of Vincent ("the City") understands the need to facilitate reasonable offsite parking, whilst recognising the demands of various other users for parking for residents.

The policy does not provide a mechanism for residents to have access to unlimited public parking.

This policy recognises that while there may be some exceptions, parking permits will be needed mainly during high parking demand periods of business, commercial, retailing and commuter activity.

## POLICY PROVISIONS

### POLICY

This section should contain a statement of policy principals, values and ideals that guide the organisation. Statements should link to the policy purpose and provide how the objectives are to be achieved

#### 1. PARKING PERMIT APPLICATION

The prescribed parking Permit Application Form must be submitted for all parking permit types with all necessary supporting information and payment of the prescribed Fee (where applicable).

# PARKING PERMITS POLICY



## 2. TYPES OF PARKING PERMITS

The City will only issue the following type of Parking Permits:

### 2.1 Residential Parking Permit

- a) Residential property owners with a parking restriction in their street will be issued with this permit to allow residents and visitors to park on their street or streets within a Residential Parking Zone, as designated by the City, beyond any prescribed time limit restriction.
- b) Residential Parking Permits remain valid for the duration of home ownership or the tenancy period.
- c) The maximum number of Residential Parking Permits that will be issued is:
  - i. a single house (i.e. detached) – 3 permits;
  - ii. a grouped dwelling (i.e. town house) – 2 permits; and
  - iii. a multiple dwelling unit (i.e. apartment unit) – 1 permit
- d) Residential Parking Permits will not be issued for:
  - i. a grouped dwelling or multiple-dwelling unit where the Development Approval included a specific condition not to receive parking permits;
  - ii. use by a business or commercial enterprise;
  - iii. any large commercial vehicle greater than one tonne (panel vans and utilities excepted); and
  - iv. grouped dwellings, multiple dwelling units or mixed use developments which were approved by the City of Perth, prior to the land being transferred to the City of Vincent, or which were approved by the East Perth Redevelopment Authority (EPRA). Development Approvals issued for Parry Street, Perth prior to 21 October 2009 are excepted.
- e) The City will issue Residential Parking Permit 'Terms and Conditions of Use' that must be adhered to at all times for the permit to remain valid.

### 2.2 Commercial Parking Permit

- a) Businesses and commercial enterprises with a parking restriction in their street may be issued with this permit to allow a bona fide employee to park on their street and adjoining street, as designated by the City, beyond any prescribed time limit restriction.
- b) Commercial Parking Permits remain valid for a period of one (1) year.
- c) A maximum of one (1) Commercial Parking Permit may be issued to the proprietor of a business or commercial enterprise located within the City.

# PARKING PERMITS POLICY



- d) Commercial Parking Permits will not be issued for any large commercial vehicles greater than one tonne (panel vans and utilities excepted).
- e) Commercial Parking Permits require payment of a prescribed fee in accordance with the City's Fees & Charges Schedule.
- f) The City will issue Commercial Parking Permit 'Terms and Conditions of Use' that must be adhered to at all times for the permit to remain valid.

## 2.3 Temporary Parking Permit

- a) Individuals and/or community organisations associated with a not-for-profit event may be issued with Temporary parking Permit/s for a street or nominated streets, as designated by the City, beyond any prescribed time limit restriction, and may incur a fee in accordance with the City's Fees & Charges Schedule.
- b) Temporary Parking Permits are only valid for a specific date and time.

## 2.4 Monthly Parking Permit

- a) An application for a Monthly Parking Permit shall be accompanied by the fee in accordance with the City's Fees & Charges Schedule.

Monthly Parking Permits are only valid for a specific month.

## 2.5 Trades Parking Permit

- a) Trades people working on residential properties with a parking restriction in the street may be issued with this permit to allow trades vehicles to park on the street or streets within a Residential Parking Zone, as designated by the City, beyond any prescribed time limit restriction.
- b) An application for a Trades Parking Permit shall be accompanied by the fee in accordance with the City's Fees & Charges Schedule
- c) The maximum number of Trades Parking Permits that will be issued is:
  - i. a single house (i.e. detached) – 3 permits;
  - ii. a grouped dwelling (i.e. town house) – 2 permits; and
  - iii. a multiple dwelling unit (i.e. apartment unit) – not eligible
- d) Trades Parking Permits will not be issued for:
  - i. a grouped dwelling or multiple-dwelling unit where the Development Approval included a specific condition not to receive parking permits;
  - ii. any large commercial vehicle greater than one tonne (panel vans and utilities excepted); and
  - iii. grouped dwellings, multiple dwelling units or mixed use developments which were approved by the City of Perth, prior to the land being transferred to the

# PARKING PERMITS POLICY



City of Vincent, or which were approved by the East Perth Redevelopment Authority (EPRA). Development Approvals issued for Parry Street, Perth prior to 21 October 2009 are excepted.

- e) The City will issue Trades Parking Permit 'Terms and Conditions of Use' that must be adhered to at all times for the permit to remain valid.

## 3. NON-COMPLIANCE OR ABUSE OF PARKING PERMITS

Where a Permit Holder does not comply with the intent of this Policy or the associated Parking Permit 'Terms and Conditions of Use', all permits allocated to that property, business or commercial enterprise, individual or community organisation will be revoked.

## 4. DISCRETIONARY AUTHORITY

Notwithstanding any other provisions, which restrict the number and type of Parking Permits that may be issued, the City may, in exceptional circumstances, consider varying these requirements subject to the applicant providing written justification.

OFFICE USE ONLY	
Responsible Officer	Manager Ranger Services
Initial Council Adoption	22/09/1997
Previous Title	3.9.3 Parking Permits Policy
Reviewed / Amended	17/08/2021
Next Review Date	08/2025

**POLICY NO: 3.9.3****PARKING PERMITS****OBJECTIVES**

To provide guidance on the allocation and control of Parking Permits issued in accordance with the City of Vincent Parking and Parking Facilities Local Law.

**POLICY STATEMENT**

The City of Vincent provides Parking Permits in recognition that increasing density and activity has led to a decrease in the availability of on-street parking. While Parking Permits enable access for residents and businesses they do not guarantee the availability of a car parking space or entitlement to a specific car parking space on any street.

**1. PARKING PERMIT APPLICATION**

The prescribed Parking Permit Application Form must be submitted for all parking permit types with all necessary supporting information and payment of the prescribed Fee (where applicable).

**2. TYPES OF PARKING PERMITS**

The City will only issue the following type of Parking Permits:

**2.1 Residential Parking Permit**

- a. Residential property owners with a parking restriction in their street will be issued with this Permit to allow residents and visitors to park on their street or streets within a Residential Parking Zone, as designated by the City, beyond any prescribed time limit restriction.
- b. Residential Parking Permits remain valid for a period of three (3) years.
- c. Residential Parking Permits run with the property and are transferable between owner and tenant. Where permits have not been transferred to a new owner or new tenant the City can issue replacement permits, at no cost to the resident, and cancel any previously allocated permits.
- d. The maximum number of Residential Parking Permits that will be issued is:
  - i) A single house (i.e. detached) – 3 permits

## Attachment 1

CITY OF VINCENT POLICY MANUAL  
COMMUNITY ENGAGEMENT – RANGER & COMMUNITY SAFETY SERVICES  
POLICY NO: 3.9.3  
PARKING PERMITS

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- ii) A grouped dwelling (i.e. town house) – 2 permits
  - iii) A multiple dwelling unit (i.e. apartment unit) – 1 permit
- e. Residential Parking Permits will not be issued for:
- i) a grouped dwelling or multiple-dwelling unit where the Development Approval included a specific condition not to receive parking permits
  - ii) use by a business or commercial enterprise
  - iii) any large commercial vehicle greater than one tonne (panel vans and utilities excepted)
  - iv) grouped dwellings, multiple dwelling units or mixed use developments which were approved by the City of Perth, prior to the land being transferred to the City of Vincent, or which were approved by the East Perth Redevelopment Authority (EPRA). Development Approvals issued for Parry Street, Perth prior to 21 October 2009 are excepted.
- f. The City will issue Residential Parking Permit 'Terms and Conditions of Use' that must be adhered to at all times for the permit to remain valid.
- g. A fee may be payable in accordance with the City's Fees & Charges Schedule where a permit is required to be reproduced.

## 2.2 Commercial Parking Permit

- a. Businesses and commercial enterprises with a parking restriction in their street may be issued with this Permit to allow a bona fide employee to park on their street and adjoining street, as designated by the City, beyond any prescribed time limit restriction.
- b. Commercial Parking Permits remain valid for a period of one (1) year.
- c. A maximum of one (1) Commercial Parking Permit will be issued to the proprietor of a business or commercial enterprise located within Activity Centres as identified within Appendices A - E.
- d. Commercial Parking Permits will not be issued for any large commercial vehicles greater than one tonne (panel vans and utilities excepted).
- e. Commercial Parking Permits require payment of a prescribed fee in accordance with the City's Fees & Charges Schedule.



- f. The City will issue Commercial Parking Permit 'Terms and Conditions of Use' that must be adhered to at all times for the permit to remain valid.

### **2.3 Temporary Parking Permit**

- a. Individuals and/or community organisations associated with a not-for-profit event may be issued with Temporary Parking Permit/s for a street or nominated streets, as designated by the City, beyond any prescribed time limit restriction.
- b. Temporary Parking Permits are only valid for a specific date and time.

### **3. NON-COMPLIANCE OR ABUSE OF PARKING PERMITS**

Where a Permit Holder does not comply with the intent of this Policy or the associated Parking Permit 'Terms and Conditions of Use' all permits allocated to that property, business or commercial enterprise, individual or community organisation will be revoked.

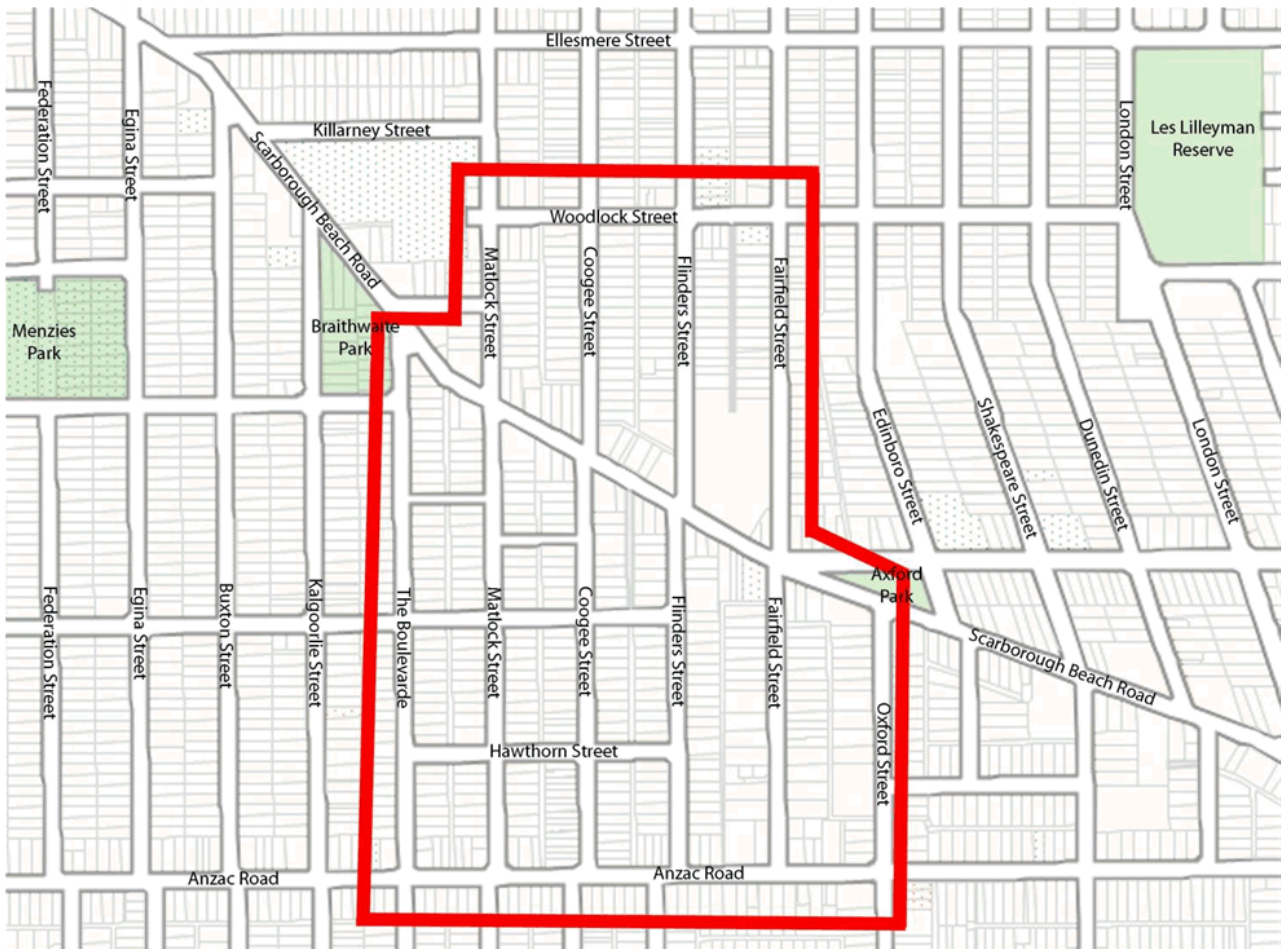
### **4. DISCRETIONARY AUTHORITY**

Notwithstanding any other provisions, which restrict the number and type of Parking Permits that may be issued, the Chief Executive Officer may in exceptional circumstances consider varying these requirements subject to the applicant providing written justification.

<b>Date Adopted:</b>	<b>22 September 1997</b>
<b>Date Amended:</b>	<b>26 June 2007, 20 October 2009, 10 May 2011, 5 July 2011, 20 September 2016</b>
<b>Date Reviewed:</b>	<b>4 November 2003, 26 June 2007, 10 May 2011, 5 July 2011, 20 September 2016</b>
<b>Date of Next Review:</b>	<b>May 2021</b>

Attachment 1  
CITY OF VINCENT POLICY MANUAL  
COMMUNITY ENGAGEMENT – RANGER & COMMUNITY SAFETY SERVICES  
POLICY NO: 3.9.3  
PARKING PERMITS

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**APPENDIX 1A****ACTIVITY CENTRE – MOUNT HAWTHORN**

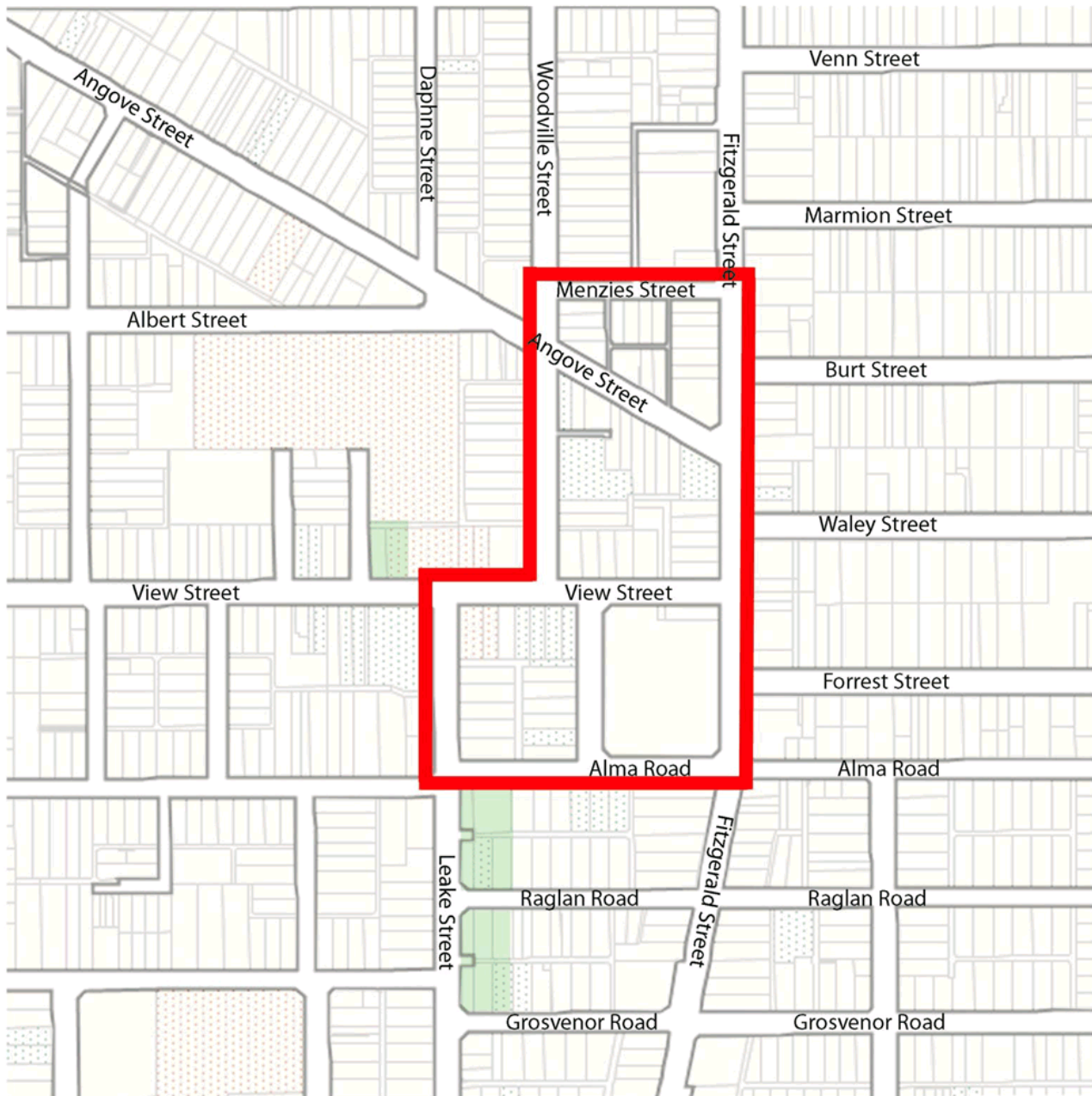
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PARKING PERMITS

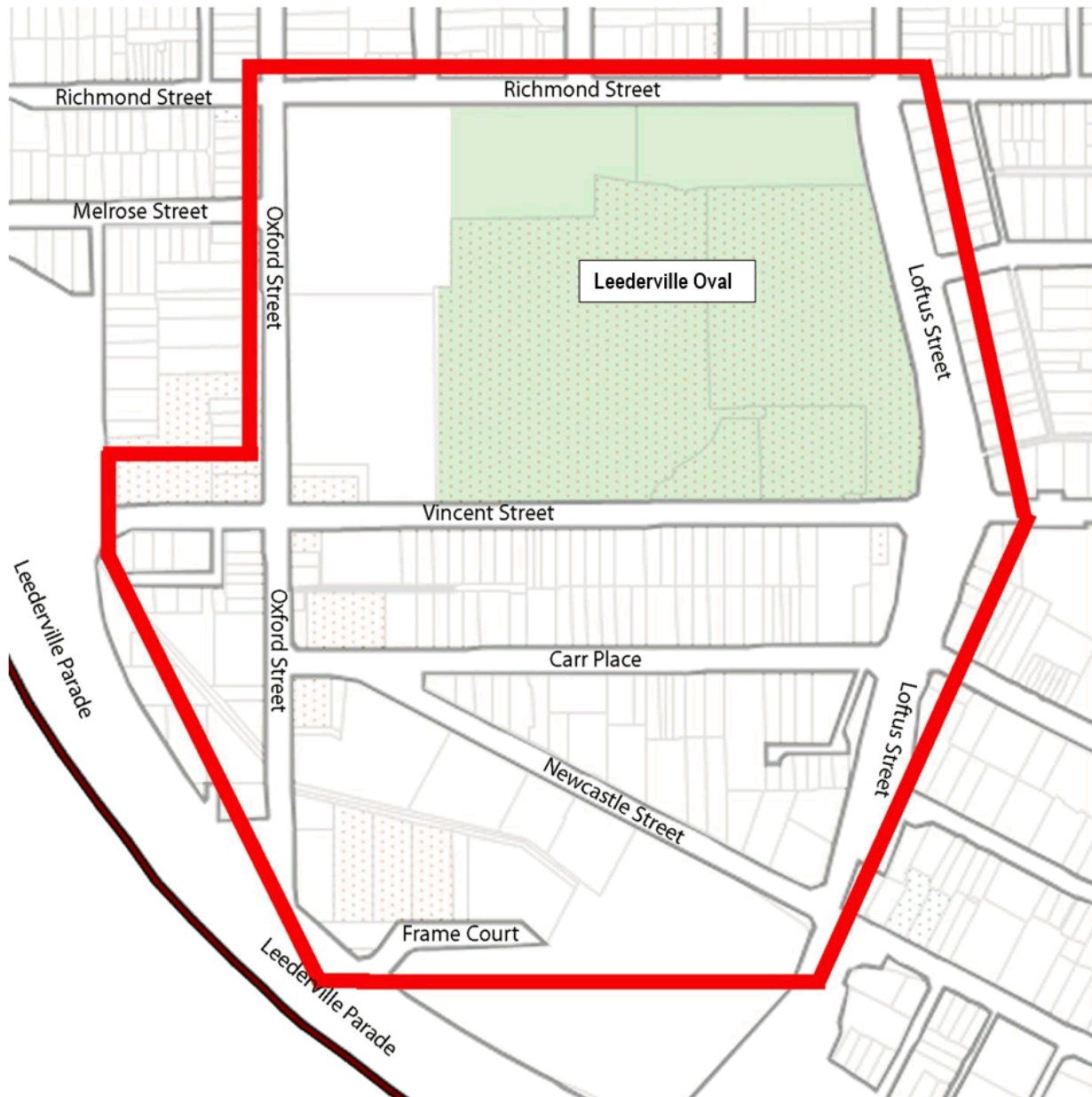
## APPENDIX 1B

### ACTIVITY CENTRE – MOUNT LAWLEY/HIGHGATE





**APPENDIX 1C****ACTIVITY CENTRE – NORTH PERTH**

**APPENDIX 1D****ACTIVITY CENTRE – LEEDERVILLE**

## APPENDIX 1E

### ACTIVITY CENTRE – PERTH





**6.2 E-PERMITS IMPLEMENTATION PROGRESS REPORT**

**Attachments:** Nil

**RECOMMENDATION:**

**That Council**

- 1. NOTES the progress in the implementation of the E-Permit system, and**
- 2. AGREES that further monthly progress are no longer required as the implementation process has been completed and the system is now fully operational.**

**PURPOSE OF REPORT:**

To provide an update to Council on the progress of the implementation of the e-permits system.

**BACKGROUND:**

At the Ordinary Council Meeting of 23 March 2021, Council requested Administration to provide a monthly report on the progress of the implementation system.

**DETAILS:**

Since the e-permit system went live on 2 November 2020, there has been a total of 3,493 residents who have created an account and are utilising the new system. This number consists of current permit holders and new residents. Of the current permit holders who were notified of the new system, approximately 81% have created an e-permits account.

There are 817 current permit holders who have not yet created an account despite two letters sent, an email and some have also been contacted by telephone. These residents have not made any contact with the City and so it appears that many of these existing permit holders either no longer live in Vincent or no longer require permits (e.g., have sufficient off-street parking).

From the 1 April, Rangers began informal enforcement by issuing a caution to residents displaying paper permits. The process does not attract a parking fine and the intention is to encourage eligible residents to make contact with the City or to register. To date there have been a total number of 90 cautions issued, which resulted in 25 accounts created and/or vehicle registrations activated.

From the 1 July 2021, Rangers commenced issuing infringement notices for those vehicles without an active e-permit, in line with standard procedure. To date 203 infringements have been issued for the offence of 'Failure to display a valid permit'.

**CONSULTATION/ADVERTISING:**

Two letters and an email have been sent to all current paper permit holders who have not registered for e-permits. Phone calls have also been made and will continue.

**LEGAL/POLICY:**

The City has run a security assessment against the e-permits system based on the Australian Cyber Security Centre framework, including confirmation of various security arrangements by the software vendor. The City is satisfied with data security controls that are in place for the e-permits system.

The City also reviewed the e-permits system against the Australian Privacy Principles. The Principles helped the City review how it intended to collect and use personally identifiable information for e-permits. The City identified several opportunities to improve its management of the information captured by e-Permits:

- The City has worked with the software vendor to ensure transactions with personally identifiable information are purged when older than 30 days.
- The City is working to improve its privacy policy, privacy assessment procedures and staff awareness of privacy principles. This is to help embed consideration of privacy requirements to ensure collection of personally identifiable information is necessary to meet a function or service requirement, and if necessary, that it is managed appropriately.

The City's Register of delegations, authorisations and appointments identifies which users within Administration have access to the e-permits database. Any additional requests for access to this information must be authorised by the CEO directly. No other external authorities have access to the e-permits database, nor is there any intention to make this data available to any external authority.

At the Ordinary Council Meeting of the 17 August, Council referred the matter of privacy in relation to the e-permit system to Audit Committee so that further advice could be provided to Council by October 2021.

### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to note this update on the implementation of e-permits.

### **STRATEGIC IMPLICATIONS:**

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

#### Enhanced Environment

*We have minimised our impact on the environment.*

#### Innovative and Accountable

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

### **SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

#### *Waste Reduction*

The replacement of approximately 10,000 paper permits with e-permits is a more sustainable option.

### **PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

### **FINANCIAL/BUDGET IMPLICATIONS:**



The e-permits system will result in an estimated financial saving of \$6,200 per annum.

E-permits also provide a more efficient and reliable system for enforcement of the residential parking permit policy to ensure only those residents entitled to the permits are using them.

### **COMMENTS:**

The e-permits system has been in place for almost one year. The implementation process has been finalised and the system is now fully operational. We recommend that monthly reports are no longer provided to Council as we do not expect any further significant changes to the system or its current use.

**6.3 PROPOSED 12 MONTH TRIAL OF NEW AND AMENDED PARKING RESTRICTIONS IN THE STREETS SURROUNDING HYDE PARK - VINCENT, HYDE, WILLIAM AND GLENDOWER STREETS PERTH, NORTH PERTH, MOUNT LAWLEY AND HIGHGATE**

- Attachments:**
1. Attachment 1 - Hyde Park PostCard for Parking Restrictions Proposal [↓](#) 
  2. Attachment 2 - Hyde Park Parking Survey Results [↓](#) 
  3. Attachment 3 - Hyde Park Parking Restrictions Map [↓](#) 
  4. Attachment 4 - Hyde Park Car Count Survey - August 2021 [↓](#) 

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

1. **RECEIVES** the results from the consultation period on the proposed 12 month trial of new and amended parking restrictions in Vincent, Hyde, William and Glendower Streets, Perth, North Perth, Mount Lawley and Highgate.
2. **APPROVES** the trial of the proposed restrictions for:
  - 2.1 Vincent Street between Throssell and William Streets, both sides, 3P, 8.00AM to 6.00PM Monday to Sunday parking restrictions, in the currently unrestricted sections (to match those of the existing), and
  - 2.2 Hyde Street, between Vincent Street and Chelmsford Road, both sides, 3P, 8.00AM to 6.00PM Monday to Friday parking restrictions, and
  - 2.3 William Street, between Vincent and Glendower Streets, eastern side 3P, 9.00AM to 6.00PM Monday to Sunday, and the western side, 3P, 8.00AM to 4.15PM Monday to Friday and 8.00AM to 6.00PM Saturday and Sunday parking restrictions in the unrestricted sections of William Street, allowing for the existing 'Clearway Restrictions', and
  - 2.4 Glendower Street, between William and Palmerston Streets, retain the existing 3P (At All Times) on the northern side (park side) and change the southern side from 3P (At All Times) to 1P (At All Times), from William Street to Fitzgerald Street.
3. **NOTES** that residents will continue to be eligible for parking permits other than those excluded as a condition of a development approval.
4. **ADVISES** the residents and businesses in those streets surrounding Hyde Park of Council's decision.

**PURPOSE OF REPORT:**

To seek Council's approval to trial for a period of 12 months, new and amended parking restrictions in the aforementioned streets surrounding Hyde Park.

**BACKGROUND:**

Hyde Park is often referred to as the City's *Jewel in Crown* and is viewed as an iconic park across the wider Perth metropolitan. As a consequence it is very popular with locals and visitors alike, which in-turn results in a constantly high parking demand in the streets surrounding the park.

Currently there are mix of parking restrictions in the streets immediately adjacent Hyde Park, as well as various sections with no restrictions.

The City has received a number of requests from residents to either reduce the length of the time restrictions in their streets to ensure a regular turn-over of available spaces, extend the time restrictions to those sections currently without restrictions, or install 'resident only' zones.

Therefore in light of the above the City has undertaken a review of parking in the following streets:

- Glendower Street, William Street to Fitzgerald Street
- Palmerston Street, Glendower Street to Bulwer Street
- Lake Street, Glendower Street to Bulwer Street
- Irene Street, Glendower Street to Bulwer Street
- Throssell Street, Glendower Street to Vincent Street.
- Vincent Street, Throssell Street to William Street
- Hyde Street\*, Vincent Street to Chelmsford Road, and
- William Street, Vincent Street to Glendower Street.

All of the above streets are predominately residential in nature and most of the surrounding streets in the area already have varying time restrictions. However, there are two significant omissions, Vincent Street, Norfolk Street to William Street northern side and Throssell Street to William Street (the length of Hyde Park) on the southern side, and the majority of William Street, Vincent Street to Glendower Street, both sides of which are currently unrestricted, other than Clearways.

As a result of the complaints that were received, Administration presented a report to Council on 27 April 2021, recommending a 12 month trial of new and amended parking restrictions in the streets surrounding Hyde Park.

At the 27 April 2021 Council meeting, Council resolved the following;

That Council:

- 1 *RECEIVES the report on the proposed 12 month trial of new and amended parking restrictions in Vincent, Hyde, William and Glendower Streets, Perth, North Perth, Mt Lawley and Highgate.*
- 2 *ENDORSES for the purposes of public consultation the proposed restrictions;*
  - 2.1 *Vincent Street, between Throssell and William Streets, both sides, 3P, 8.00am to 6.00pm Monday to Sunday parking restrictions, in the currently unrestricted sections (to match those of the existing), and*
  - 2.2 *Hyde Street, between Vincent Street and Chelmsford Road, both sides, 3P, 8.00am to 6.00pm Monday to Friday parking restrictions, and*
  - 2.3 *William Street, between Vincent and Glendower Streets, eastern side 3P, 9.00am to 6.00pm Monday to Sunday, and the western side, 3P 8.00am to 4.15pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday parking restrictions in the unrestricted sections of William Street, allowing for the existing 'Clearway' Restrictions, and*
  - 2.4 *Glendower Street, between William and Palmerston Streets, retain the existing 3P (At All Times) on the northern side (park side) and change the southern side from 3P (At All Times) to 1P (At All Times).*
- 3 *REQUESTS that the results of the consultation is the subject of a further report to Council by June 2021.*

This report has been prepared to address that request.

#### DETAILS:

The City consulted with the residents of the aforementioned streets, as well as visitors to Hyde Park, from the 5<sup>th</sup> of June to the 4<sup>th</sup> of July 2021. The consultation was not completed by June due to the high number of public consultations processes being undertaken by the City at this time, the extended nature of the consultation given the high level of interest in Hyde Park and additional parking surveys conducted by Rangers to inform the recommendations in this report.

The City organised a postcard, **Attachment 1**, which went to 1,000 separate addresses including properties in the area and property owners. Notices were also placed in Hyde Park inviting submissions, as were

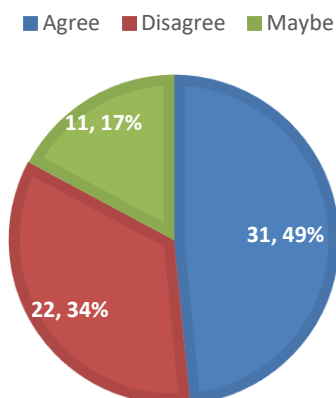
postcards handed out by the City's Rangers to patrons utilising the Park. 64 responses were received, and all responses are included in **Attachment 2**.

The three questions asked in the survey were:

1. Do you agree with the proposed parking changes;
2. How often do you use Hyde Park; and
3. Are you a resident or a visitor to Hyde Park

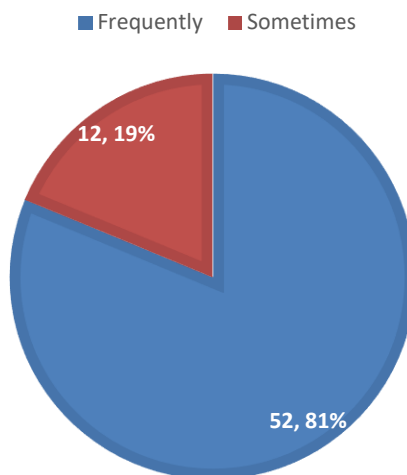
A snapshot of the responses are below:

### DO YOU AGREE WITH THE PROPOSED PARKING CHANGES

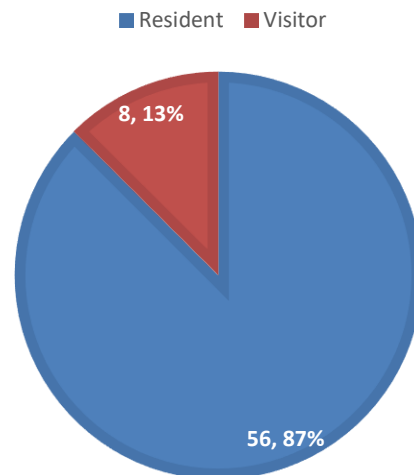


Of the 31 submissions that supported the proposal, 30 were from residents and 1 was from a visitor. Of the 22 submissions opposing the proposal, 15 were from residents, and 7 were from visitors and/or workers within the area. The 11 submissions received that were undecided on the proposal, were all from residents.

### HOW OFTEN DO YOU USE HYDE PARK



## ARE YOU A RESIDENT OR A VISITOR TO HYDE PARK



In summary, of the 64 responses, 31 expressed support for the parking restrictions, 22 opposed the parking restriction proposal and 11 were undecided.

A response signed by 14 residents also requested additional parking restrictions, with the first being on the southern side of Glendower Street from Palmerston Street to Fitzgerald Street, to maintain the proposed 1P consistency from William Street to Palmerston Street on the southern side, and in continuity with the existing 1P from Throssell Street to Fitzgerald Street on the northern side. Administration has considered the submission and have reflected this amendment in recommendation 2.4.

Further submissions and feedback received, is provided in Attachment 2.

The City has further assessed the parking restrictions in the aforementioned streets and based on the submissions received, have made amendments to recommendation 2.4, as highlighted in **Attachment 3**. The change to this recommendation was to ensure continuity along the southern side of Glendower Street, between Fitzgerald Street and William Street, to be 1P (At All Times).

The City also received submissions requesting restrictions greater than 3P, however, Administration believes that this would not deter all commuters to the City. The changing of the restrictions on Vincent Street, would also allow Administration to address the issue of vehicles parking for an unlimited time.

Further, residents will be eligible for resident and visitor parking permits other than those exclusions such as a condition of a development approval.

### CONSULTATION/ADVERTISING:

All affected property owners and occupiers within the immediate area of the proposed restrictions, were notified of the proposal and asked to provide comment. The Public Consultation postcard is attached in Attachment 1, and all responses are attached in Attachment 2.

The City advertised in accordance with the City's Policy No. 4.1.5 – Community Consultation Appendix 2 through the following means:

- Mail out to all properties and non-resident owners;
- The City's Imagine Vincent website;
- Posts on the City's social media pages;
- Corflute signage erected in Hyde Park; and
- Postcards distributed by the City's Rangers to patrons utilising Hyde Park.

Note: All persons who commented or provided submissions during the public notice/consultation period for this matter, will be notified that this item is going before Council.



**LEGAL/POLICY:**

The City's Parking and Parking Facilities Local Law states the local government may, by resolution, prohibit or regulate by signs or otherwise, the stopping or parking of any vehicle or any class of vehicles in any part of the parking region, but must do so consistently with the provisions of this local law.

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to undertake parking restrictions.

**STRATEGIC IMPLICATIONS:**

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

Thriving Places

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

**SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Sustainable Transport***PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

**FINANCIAL/BUDGET IMPLICATIONS:**

Signage and line-marking for the new parking restrictions would be expected to cost in the order of \$5,000, to be funded from the existing operational budget.

**COMMENTS:**

Over the past decade there has been a significant increase in demand for on-street parking by non-residents in the City's CBD fringe areas including the streets surrounding Hyde Park. This demand rises as the cost of parking in the CBD increases.

This local area has also seen significant infill development which only increases the demands on street parking given the popularity of Hyde Park.

The proposed restrictions will assist residents to find parking in the vicinity during the peak times.

Administration recommends a 12 month trial of the parking restrictions, which will allow further car count surveys to be conducted, which will allow for the varying seasonal activity and give Council a better snapshot of the parking demands over a 12 month period. Survey results for August 2021 are provided in **Attachment 4**.



CITY OF VINCENT

Have your say

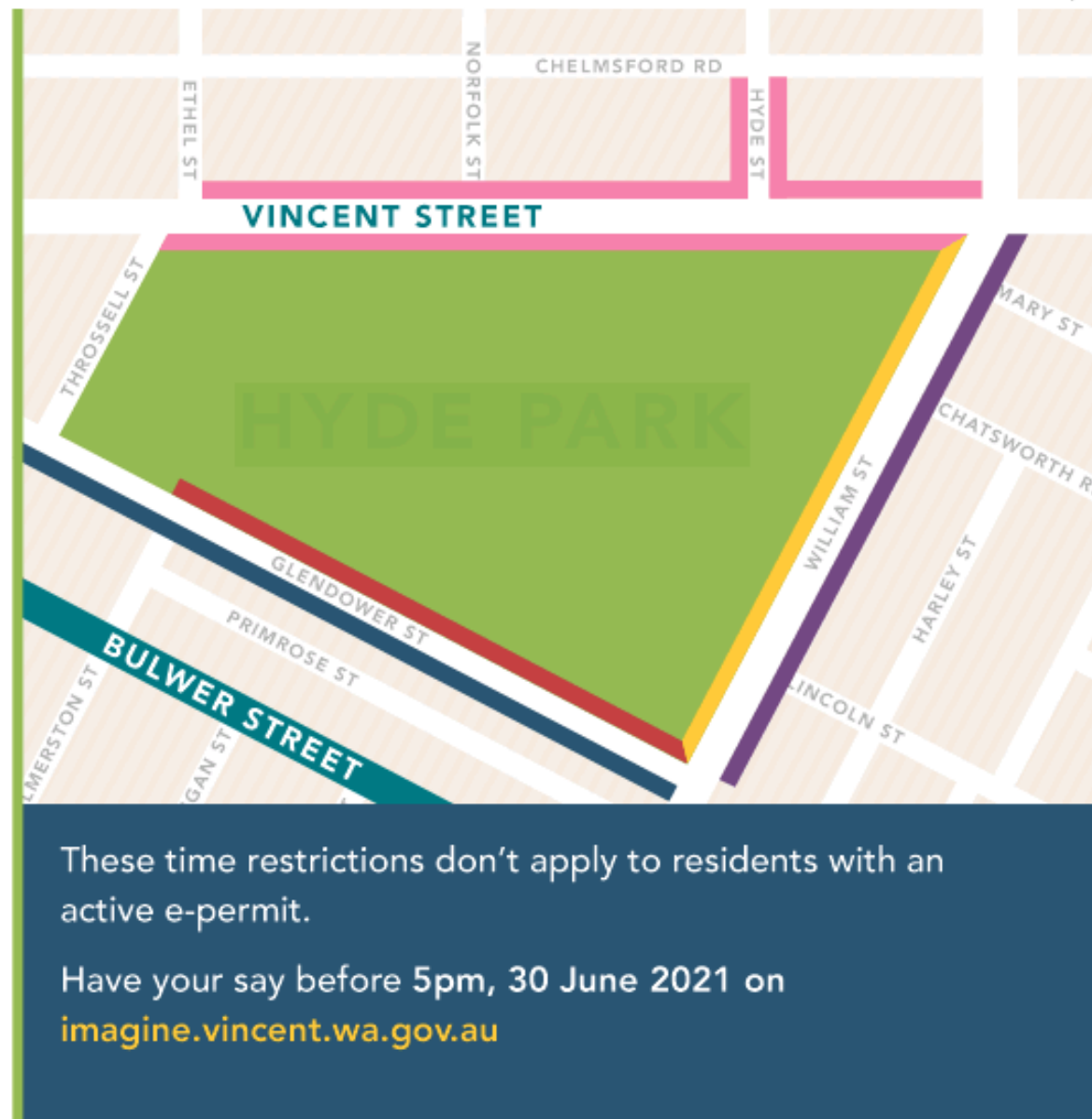
# HYDE PARK PARKING

**We are reviewing the parking restrictions around Hyde Park and want to hear your thoughts.**

The proposed restrictions for parts of Vincent, Hyde, William and Glendowner Streets aim to improve parking availability while ensuring local residents can park close to their homes.

## PARKING RESTRICTIONS

- .....
- 3hr, 8am – 6pm  
Monday – Sunday
- .....
- 3hr, 9am – 6pm  
Monday – Sunday
- .....
- 3hr, 8am – 4.15pm  
Monday – Friday
- .....
- 3hr, 8am – 6pm  
Saturday & Sunday
- .....
- Retains existing 3hr  
parking restrictions  
(at all times)
- .....
- Change existing  
3hr parking to 1hr  
parking restrictions  
(at all times)



## **ATTACHMENT 2**

### **HYDE PARK PARKING RESTRICTIONS (64)**

#### **Web Survey**

**1) Comments:**

- Undecided
- I support the 3 hour restrictions however disagree with the proposed change to one hour on the south side of Glendower St. This is not long enough for visitors to the park and will simply move the traffic to streets further out. Residents cannot live overlooking the park and be surprised when there are demands on parking. Changing the conditions to one hour parking will essentially restrict parking to residents only which is not in the best interests of the neighbourhood. A three hour limit will stop the issue of commuter parking which I don't believe is an issue for the streets surrounding the park.

**2) Comments:**

- Oppose the proposal
- People love going to Hyde Park to relax and unwind. We drive there for a picnic, walk the dog, or just sit down and read a book. Some of these activities will go for more than 3 hours. Why put a restriction? I walk to Hyde Park sometimes too, don't always drive. But regardless, I don't think your intention is to benefit the community. I feel that you just want your Rangers to come and start fining people who are just trying to enjoy their day. 3 hours go by so fast, I'd go with 5 hours limit. If they can't get a parking, then let them be. If they want to enjoy Hyde Park, they will find a way.

**3) Comments:**

- Oppose the proposal
- No additional comments provided.

**4) Comments:**

- In favour of the proposal
- 3 has is a decent length of time to enjoy the park. Could maybe consider William St as 5 hr to provide options for those that MAY wish to stay longer than 3hr?

**5) Comments:**

- In favour of the proposal
- Support as people park there all day and walk into the city

**6) Comments:**

- In favour of the proposal
- Half the people who park around the park don't even go to it - many just walk to work

**7) Comments:**

- Oppose the proposal

- 3hrs is not long enough, also very inconvenient when visiting friends along Vincent St. This would just make me park on the surrounding narrow residential streets instead.

**8) Comments:**

- Oppose the proposal
- We love going to Hyde Park, stroll around the park and walk to nearby cafes and shops for meals. It's hard enough to find a parking spot and the amount of rangers walking around these days giving out tickets is outrageous. I really hope this is not another way COV uses to raise revenue. We drive further up to Inglewood more these days because of parking and rangers. City of Vincent you have let us down again.

**9) Comments:**

- Oppose the proposal
- I think all bays should have a minimum of 3 hours (none with 1 hour) and preferably most with 4 hours.

**10) Comments:**

- In favour of the proposal
- Increase availability of parking for the park.

**11) Comments:**

- In favour of the proposal
- No additional comments provided

**12) Comments:**

- In favour of the proposal
- I think that having a consistent 3-hour parking limit in surrounding areas will provide a clear and transparent signal for all users of Hyde Park. That length of time is sufficient, in my opinion, for a visit to the park and to enjoy the amenities. It would also prevent CBD commuters from using the streets for free parking all day, to the detriment of park users and others who need short-period parking in the area for other purposes.

**13) Comments:**

- Oppose the proposal
- Please make the time longer. 4 hours would be ideal. We often go to events or plan picnics. 4 hours is really great. No rush.

**14) Comments:**

- In favour of the proposal
- We support but concerned about parking on our street as it's nearby on Grosvenor and worried people will park on our street instead.
- We already have problems with people parking regularly and getting bus to city or visitors at the apartments on corners of William and Grosvenor road.
- We would support 4 hour parking on our street and neighbouring areas. We have neighbors that also agree. Sometimes we have people park in front of our driveways and we can't access our driveway. Also sometimes we can't park our bins on the street as too many cars.

- Thanks for allowing us to fill in this survey.

**15) Comments:**

- Undecided
- I think a 3hr limit is appropriate (to stop people parking and commuting to the city). This allows enough time for people to enjoy Hyde Park.
- To limit it to residents only on Glendower St (where I am a resident myself) is unnecessary. I believe this would be exclusionary to people wanting to use the park and local businesses.
- One thing that I think should change is that there never seem to be any rangers monitoring parking. 3hrs is great but I don't believe people are being ticketed for parking considerably longer.

**16) Comments:**

- Undecided
- As long as there are parking alternatives as less parking spaces is not good.

**17) Comments:**

- In favour of the proposal
- I live on Glendower street and we have a lot of trouble street parking around our house

**18) Comments:**

- In favour of the proposal
- Large amount of parking is taken up by city workers who commute to work and park all day in this suburb limit access for residents and park visitors.

**19) Comments:**

- Undecided
- Living in Grosvenor Road, I'm concerned that timed parking in Hyde Street with extending to surrounding streets will just push the issue into neighbouring residential streets that don't have parking restrictions

**20) Comments:**

- Oppose the proposal
- The problem has nothing to do with time limits. The insufficient amount of parking results in trawling for parking which slows and blocks traffic. Parallel parking blocks through traffic completely. The solution is to provide more parking and make accessing it easier. There appears to be no long term plan for enjoying this unique space.

**21) Comments:**

- In favour of the proposal
- I fully support the changes however I fail to see how Vincent will be able to enforce the new parking code. As a resident of Glendower Street with off road parking I am constantly having to ask visitors to the park not to park across my driveway obstructing my ability to drive my car off my property. This is despite NO STOPPING in bold yellow painted on the road. This has been an ongoing issue for the past 25 years I would like to arrange a meeting with a council representative to provide so ideas as to how this ongoing problem can be rectified.



**22) Comments:**

- In favour of the proposal
- I whole heartedly agree due to the huge increase in people visiting the park. I often have difficulty in parking especially with people parking over my driveway. For instance on Good Friday mum had a STROKE I couldn't get out I rang the ranger 5 times and no one answered. In the end I had to get an Uber. It is very frustrating because people don't give a damn. It's an absolute nightmare, often on the weekends we have traffic jams on Glendower Street. It's supposed to be a residential street. Not a carpark.

**23) Comments:**

- In favour of the proposal
- I support this as too many people park their cars and then commute to the CBD - they get pretty much free parking all day.
- I take it that the current 2 hour parking in Chatsworth Road at the William Street end will remain the same.

**24) Comments:**

- In favour of the proposal
- I live in Chatsworth Rd and go down Vincent St several times a day and notice cars park there all day and get the bus to the city and lately there have been some 12 cars parked there for the past 10 days at least and they haven't moved. This is really unfair on the users of Hyde Park and the local Vincent St residents who would be losing their own and visitors parking spaces. I support all the proposed changes.

**25) Comments:**

- In favour of the proposal
- need to avoid abandoned vehicles many with LPG tanks on their roof

**26) Comments:**

- In favour of the proposal
- There are still quite a number of Perth city workers who use the area as an extension of city car parks. They park all day, don't put any money into the local businesses and in the case of William street (eastern side) block clear vision of oncoming cars if we're trying to exit via our rear laneways. The sooner City of Vincent implements the proposed time restricted parking around Hyde park streets the better.

**27) Comments:**

- In favour of the proposal
- I can never find parking on either side of Vincent Street between William and Hyde Street due to mainly the backpackers who park long term for weeks or months at a time! Very annoying when back from food shopping with no access to my home. Have resorted to parking in a neighbouring driveway when possible.

**28) Comments:**

- Undecided
- As a resident in a share house with no on-site parking I support this. It has been very noticeable and frustrating people are using Vincent st as a longer term parking option.

- I would like to have visitor permits available for our household to use so that when our partners stay over night they won't have to move their car in the morning

**29) Comments:**

- Undecided
- It will move the problem to adjoining streets. As a resident of Harley Street we struggle to find parking in the street during the weekend due to park visitors & or customers of Chu bakery. Poor control on 'resident' parking adding to the problem

**30) Comments:**

- In favour of the proposal
- As a resident on the south side of Glendower Street I welcome the change to 1 hour parking.
- I assume that my visitors and visiting tradespeople are able to park longer than 1 hour as long as they are listed on the e-parking website using one of my 3 epermit allocation?
- I am concerned that the development of the park kiosk will mean even more of the public coming to the park by car and staying longer putting further pressure on the parking around the Park.
- Another concern are the people who park daily in Glendower Street, and possibly other surrounding streets then catch the bus to the city. Many of these people pay the fine and keep parking on a regular basis believing it is still cheaper than inner city parking fees. Maybe there should be monitoring of regular offenders with a sliding scale of infringement fees according to the number of infringements.
- I would be against seeing high infringement fees implemented for everyone just to catch a few. It would be sad to see everyday families being hit with unreasonably high fees for accidentally overstaying the time limit.
- Any changes to parking restrictions should be very clearly signed and additional notices placed strategically advising of changes and penalties so that all residents and visitors to the area are aware of the changes.
- During the phasing in of these changes City of Vincent Rangers should be instructed to give warnings rather penalties in the first instance of non compliance.

**31) Comments:**

- In favour of the proposal
- I agree with the need for necessary changes but would like Vincent to assure us that there is enough manpower to ensure that these changes are enforced. Otherwise have smart ticket machines that ensure that a vehicle owner doesn't just go and get another 3hr ticket to extend their parking time as soon as their time is up. ie. Make the drivers register their vehicle registration and they can't park again within a 2-3hour window.

**32) Comments:**

- Undecided
- I support the introduction of 3hr parking limits around Hyde park (with the exception of resident permits), however as a nearby resident, the most common problem for my visitors is understanding the number of different parking restrictions in the area.

I believe a simplified and uniform approach would be far easier for visitors to understand. I don't support having slightly different hours for each of the streets and believe this will cause confusion.

**33) Comments:**

- In favour of the proposal
- It is important for people visiting the park, particularly parents with young children, to be able to park close to Hyde Park.

**34) Comments:**

- Oppose the proposal
- I don't think there should be 1 hour parking..make it all 3 hours.

**35) Comments:**

- Undecided
- These proposed changes all allow for short term users to have a chance to get parking near their local park. Parking is quite difficult nearby now with the all-day users/commuters using it like a park n ride station. While higher density living near CBD causes some parking issues, many of them park in their buildings.

**36) Comments:**

- Oppose the proposal
- I don't believe there is an issue with parking. I come at various hours of the day either by car or walking and have never noticed a lack of parking or difficulty in finding a parking spot.

**37) Comments:**

- Oppose the proposal
- There shouldn't be such limited parking when wanting to visit the park or surrounding residents for hours longer than the proposed restrictions

**38) Comments:**

- Oppose the proposal
- I prefer to keep parking as is in these streets to allow those who want to use the parking for longer periods to do so. I think there's already enough timed parking in the area to allow for turn over of visitors.

**39) Comments:**

- Oppose the proposal
- We don't need more restrictions and costs

**40) Comments:**

- Undecided
- Would prefer the three hour limit was retained and enforced by Rangers. Currently a lot of vehicles park along the park to access the Perth city for free (not the park or City of Vincent) or to use as an overnight camping/parking spot. A one hour turn over on the South side of Glendower St will create increased vehicle and passenger traffic/noise/air pollution outside of residential premises. This would also increase the footpath clutter of prams/car doors/visitors. Suggest the one hour turn over (if deemed necessary) be relocated to the North side of Glendower or Vincent St along

the park where there is more space for prams, visitor movement and encourage use of the park/nearby cafes instead of cheap parking.

**41) Comments:**

- Oppose the proposal
- Thanks for asking for feedback.
- I do not support changing the current 3hr limit on Glendower St south side to 1hr since as a resident this will simply create far more vehicle movements directly outside my residence. It's noisy enough already. If we must have a 1hr zone to increase vehicle turnover then I would suggest Vincent or William streets are more appropriate since these are busy and noisy arterial roads already.
- I would however suggest the 3hr limit is more regularly enforced since plenty of motorists seem to leave their vehicles all day or overnight without being challenged.

**42) Comments:**

- In favour of the proposal
- The parking changes seem fair, especially for those residents located directly next to Hyde Park.

**43) Comments:**

- Oppose the proposal
- One hour is an unreasonably short time. A two hour restriction on the south side of Glendower would increase turnover while allowing sufficient time for a park visit.

**44) Comments:**

- Oppose the proposal
- That makes NO SENSE and is wrong. Do you really expect anyone to believe that the City workers come back twice during the day and move their cars ???
- Please don't come to incorrect/fake conclusions to further the scenario you want to proceed with.

**45) Comments:**

- Oppose the proposal
- Glendower Street is where I often park when I bring grandchildren including babies, and a disabled elder to the park. There is time enough to park and enjoy the ambience of the park without rushing. It feels safe as it is the quietest of the streets surrounding Hyde Park, allowing us all to exit the car safely and the children walk straight on to the grass, whilst I manage the baby and assist the elder, with the children safely in sight in front of me. Decreasing the parking limit to 1 hour would be stressful. Perhaps all the parking signage around Hyde Park could state that the parking is for Hyde Park visitors only, similar to King's Park signage.

**46) Comments:**

- Oppose the proposal
- 1. Agree with only the southern side of Glendower st having parking restrictions to help residents there.
- 2. The restrictions on other streets as proposed, will only lead to increased parking on the streets surrounding the park area, and push the problem out to residents.

- 3. Further, these proposed restrictions would also prevent locals from having visitors to their homes being able to park for visits.
- 4. I live on Lincoln st and have already requested that parking on this small stretch be made residents only (we only have 5 parking bays for 16 dwellings).
- Chu bakery has made parking impossible for residents already with cars backing up and queuing in the street for a space so that patrons don't have to walk a few metres to have access to the bakery. Chu bakery customers should ideally park around the park, not congest Lincoln St.
- I'd like to re submit my request for serious consideration regarding the first stretch of Lincoln st becoming residents only parking between William st and Knebworth avenue please (I have written to the City of Vincent before and have previously been advised that Lincoln st would be considered along with the current review but it is clear that it has not been - please contact me directly for copies of correspondence to date, I would appreciate a dialogue on this matter. Further I was advised that residents only parking was not possible in Vincent, however I have since discovered that parking around Chinta cafe is now residents only and we share the same issues).
- Thanks for your consideration and I look forward to hearing from you on this matter.

**47) Comments:**

- Oppose the proposal
- 'I regularly visit the park for exercise and walking my Sister's dog. Its also nice to have some lunch at one of the food caravans in the park itself.
- As my Sister lives on Lincoln street, I prefer to park on Vincent street on the "all day" side as this means I can get some more exercise walking through the Park on the way there and back to her house, plus I don't need to worry about setting off home again too soon.
- -I need to drive as I live outside of the city, and the public transport does not cater well for my area.
- If the parking was set to just 3 hours, this would detract from the duration and flexibility of how I can enjoy my time at the park.
- I do not support the proposed changes.

**48) Comments:**

- In favour of the proposal
- I would like to see the one hour parking limit for non residents extended to the north side of Bulwer St between William and Palmerston Streets

**49) Comments:**

- In favour of the proposal
- No additional comments provided

**50) Comments:**

- In favour of the proposal
- It frustrates me seeing cars/vans parked on Vincent St that appear to belong to tourists/campers taking advantage of free all-day parking. The parking space should be for short term visitors to the park - families, exercisers, wedding guests etc. I am

vehemently against paid parking options and it is pleasing that this appears not to be a consideration.

**51) Comments:**

- Oppose the proposal
- I am a full-time worker at a local business situated near Hyde Park (on Fitzgerald Street). Due to the limited parking on-site I have found the all-day street parking along Vincent Street extremely beneficial for both professional and personal reasons. Being able to drive to and from work means that I save on commute time (20 minutes of driving as opposed to over an hour on public transport) as well as the ability to being able to readily access my vehicle to travel to the bank or meet with clients; even something as simple as driving to Leederville, North Perth, Mount Lawley or Mount Hawthorne to grab some lunch or do my weekly grocery shopping.

**52) Comments:**

- Oppose the proposal
- I am a very regular visitor to both the park and my daughter who resides close to the park.
- Parking is always difficult around the surrounding streets (due to park and cafe goes parking in surrounding streets) and I often have to use the parking around the park itself to be assured of a spot that I can use to visit my daughter for a decent length of time.
- I think that there needs to be more residents only areas as well as leaving the parking around the park flexible. I do however believe that glendower residents should have 1 side of their street with restrictions upon them so they are able to park outside their homes. Thank you

**53) Comments:**

- In favour of the proposal
- I want resident only parking for residents along resident side of the street after 6pm. I come home late from work and consistently find non residents parked along the resident side of the street - despite the fact there is available parking along the park side. I am forced to park my vehicle further away from my home which is both inconvenient and unsafe. These commuters do not appear to be using the park.

**54) Comments:**

- Oppose the proposal
- Worker in the city of Vincent. Rely on hyde park for parking. No decent alternatives.

**55) Comments:**

- In favour of the proposal
- I agree with the parking restrictions, but I hope the COV can put something in place to increase the number of registered vehicles per household, as i believe we can only register two vehicles.

**56) Comments:**

- Undecided
- I'm sceptical. I think Glendower and Throssell Streets provide adequate opportunities for parking so long as too many residents don't take up the kerb space.



I certainly agree that the area immediately around Chu's Bakery needs to be looked at, not only for their customers' parking needs but also to increase the safety of people crossing over from there to the Park. As for commuters using the Vincent Street edge and the northern section of William for free parking, I'd need to know if you have established a need for extra parking there during working hours.

**57) Comments:**

- Undecided
- 1. I support introducing restrictions on William and Vincent to remove CBD commuters. I think it would be reasonable to extend those restrictions to 4 hours to enable people to have picnics etc. One option could be to make it 4 hour on Vincent and William, and 3 hour on Glendower in order to encourage some park users to preference William and Vincent thus taking some pressure off Glendower.
- 2. Every dwelling along Glendower has off-road parking with the majority being from Primrose Street. The fact that some people choose to use these parking spaces for other uses or to park a less frequently used vehicle is an issue for those residents to resolve. While one person said that they had issues unloading their car when they came back from shopping or from school, this could easily be solved by using their off-road parking spot for trips of this nature.
- 3. The suggestion to introduce 1P on the south side of Glendower seems an overreaction to pander to a small number of Glendower residents. It may have been more acceptable if the proposal was to make the south side of Glendower 2P to make the treatment consistent with Throssel, but I think, given the length of Glendower, it is not justified at this stage.
- 4. Analysis of the March 2021 counts shows that there seems to be a peak on the south side of Glendower around about lunch time, particularly on Friday. At other times of the day the north side of Vincent Street has similar or heavier occupancy. The north side of Vincent and south side of Glendower are similar in that they front residential dwellings. So any argument used for the changing restrictions on the south of Glendower would equally apply to the north side of Vincent.
- 5. Hyde Park is designated as a 'Regional Public Open Space' and as such the expectation is that a significant number of people will drive to the park (i.e. the catchment spans local governments and people will drive more than 5 minutes to get to the park). We should not treat visitors like lepers by making it unattractive to visit.
- 6. The argument that the City will use parking restrictions to generate a greater turnover thus allowing more people to access the park and its facilities is fanciful. If that was seriously the intention then the restrictions would all be 1 hour.

**58) Comments:**

- In favour of the proposal
- Timed parking, with resident parking permit needs to be also implemented onto the sections of Chelmsford Rd that don't already have it, Such as between William and Norfolk.

- As the commuters using Vincent street and Chelmsford Rd for day parking will all congregate onto Chelmsford Rd.

**59) Comments:**

- In favour of the proposal
- Camping vans & cars are parked for extended periods on Vincent Street.
- City commuters take up the space that park users need, forcing them into side streets such as Ethel Street.

**60) Comments:**

- In favour of the proposal
- At the April meeting of council a proposal was put forward to seek community input into a proposed revision into parking around Hyde Park. If accepted by council, the proposal would see 3 hour parking limits around Hyde Park, inclusive of Hyde Street between Vincent Street and Chelmsford Road. As residents of Hyde Street between Vincent Street and Chelmsford Road, we support the proposal which, as we understand it, is to be further considered by council at the June meeting.

Note that while the council management proposal put to council focused on the volume of 'city worker' traffic involving residents of outer suburbs taking advantage of the 'free' parking in the Hyde Park area (which we agree with), no mention was made of the large number of 4WD and backpacker vehicles that remain parked on Vincent Street for weeks or months on end. Both categories of vehicles are a problem for Hyde Park residents throughout the week. Further, the 4WD and backpacker vehicles are a problem on weekends when the wider community seek to utilise Hyde Park for recreational purposes and are denied a parking spot. The wedding contractors have even taken to marking out parking spots on the night before the wedding with orange witches hats so as to ensure that the wedding couple are guaranteed a parking spot within walking distance of the Park.

It has also come to our attention that a number of backpacker and short term rental businesses within the suburb are in the habit of directing customers to the fact that there is 'free' long terms parking around the Hyde Park area, often several hundred metres from where the accommodation is actually provided. We have no hard evidence of it but it would appear that this cohort of vehicle owners often venture off to the north of the state for weeks or months on end, leaving their vehicles parked on Vincent Street without fear of prosecution. There are at least two vehicles that we can give you the registration details of have been parked on Vincent Street for in excess of 6 months, never moved. On speaking to Vincent rangers about these cars we are told that nothing can be done.

We ask that you support the proposal when it comes up for consideration at the June meeting.

**61) Comments:**

- In favour of the proposal

- I agree that 3 hour parking should be endorsed. As I live in Vincent Street I witness every day people parking and catching the bus into the city each weekday morning and returning in the afternoon. A number of people who do not live nearby, drive to the park to exercise and walk in the park and have to drive around looking for a park in nearby streets. Also with both sides of the street lined with cars it is more dangerous for people entering and exiting the park, particularly along Vincent Street as it is a very busy street. I really believe this change would be of benefit to the community using the park.

**62) Comments:**

- In favour of the proposal
- We support the new planned parking restrictions around Hyde Park.

**63) Comments:**

- Oppose the proposal
- To whom it may concern
- I am writing in relation to the proposed changes to the parking around Hyde Park.
- Myself, and many of my colleagues located on the corner of Fitzgerald & Vincent St, rely on the parking along the side of Vincent St between Monday and Friday.
- The proposed changes to turn this area to a 3 hour parking zone would have an enormous negative impact on us as local workers in the City of Vincent. There is a lack of alternative parking options in the area for workers, so the removal of all day parking would represent a huge problem for us, especially as public transport is not a viable alternative for many.
- We ask for consideration as members of the City of Vincent community that our below interests on this issue are taken into account:
  - 1) The proposed time restrictions on parking on Vincent St are not imposed.
  - 2) If restrictions are imposed, that we as local workers are taken into consideration and offered some assistance. This could include the ability to apply for a parking permit allowing us to park all day in the area.
- Many thanks for your consideration.

**64) Comments:**

- Oppose the proposal
- Attached is a petition signed by Glendower Street residents requesting the City to include the section between Throssell and Fitzgerald Streets (south side) in the proposed plan for 1-hour parking, on Glendower Street. We were under the impression that the proposal was to include all of Glendower Street.
- I work from home out of my front room. People park on this section of the street around 7.30 am and catch busses (or cycle) into the city. The bays are being used by people for all-day parking and longer than the 3-hour limit. I see parking inspectors marking parked car wheels about once every 6 weeks or so, and, I then rarely see them come back to check.
- If the current proposal goes ahead, as per the City's information brochure, it would mean that the entire Glendower Street would be 1-hour parking except for a section (of 3-hour parking) on the southern side between Throssell and Fitzgerald Streets. (Note: Currently there is 1-hour parking on the northern side).
- As residents, we formally wish to request the City extended the proposed 1-hour parking changes to include the section between Throssell and Fitzgerald Streets (on the south side).

## Hyde Park Parking

Petition to extend the Glendower Street proposed parking changes to include the section from Throssell to Fitzgerald Street. Residents in favour listed below.

**PARKING RESTRICTIONS**

- 3hr, 8am – 6pm  
Monday – Sunday
- 3hr, 9am – 6pm  
Monday – Sunday
- 3hr, 8am – 4.15pm  
Monday – Friday
- 3hr, 8am – 6pm  
Saturday & Sunday
- Retains existing 3hr  
parking restrictions  
(at all times)
- Change existing  
3hr parking to 1hr  
parking restrictions  
(at all times)

These time restrictions don't apply to residents with an active e-permit.

Have your say before 5pm, 30 June 2021 on [imagine.vincent.wa.gov.au](https://imagine.vincent.wa.gov.au)

House No	Name	Signature	Date
137	GREG NIZISKIOTIS		23/6/21
136	Malcolm Tull		25/6/21
134	C. Humphreys		27/6/21
124	Sherry Donaldson		24/6/21
139	Tim Walker		25/6/21
109	Amanda Alderson		26/6/21
133	STEVEN COLE		26/6/21
135	LEIGH CATTACAT		5/7/21
129	GUIDO BURRO		7/7/21
111	Edward Van Wijk		13/7/21
121	Tom RAOULY		13/7/21
117	Mitchell Reddell		13/7/21
128	JULIA STEWEN		13/7/21
123A	KEITH BINNS		18/7/21







## HYDE PARK - CAR COUNT SURVEY 5 AUGUST 2021 TO 18 AUGUST 2021

Street	Number of Bays	Average				
		8am	12pm	2pm	6pm	8pm
Vincent St (North)	55	51%	62%	55%	41%	35%
Between William & Throssell						

Street	Number of Bays	Average				
		8am	12pm	2pm	6pm	8pm
Vincent St (South)	68	59%	63%	65%	43%	36%
Between William & Throssell						

Street	Number of Bays	Average				
		8am	12pm	2pm	6pm	8pm
William St (East)	21	19%	85%	76%	40%	27%
Between Vincent & Glendower						

Street	Number of Bays	Average				
		8am	12pm	2pm	6pm	8pm
William St (West)	30	39%	49%	43%	5%	4%
Between Vincent & Glendower						

Street	Number of Bays	Average				
		8am	12pm	2pm	6pm	8pm
Hyde St (West)	8	25%	37%	35%	18%	8%
Between Vincent & Chelmsford						



Street	Number of Bays	Average				
		8am	12pm	2pm	6pm	8pm
Glendower St (North)	63	46%	83%	84%	40%	31%
Between William & Fitzgerald						

Street	Number of Bays	Average				
		8am	12pm	2pm	6pm	8pm
Glendower St (South)						
Between William & Throssell	54	46%	136%	61%	42%	37%
Between Throssell & Fitzgerald	18	45%	40%	42%	27%	25%

Street	Number of Bays	Average				
		8am	12pm	2pm	6pm	8pm
Throssell St (East)	26	24%	55%	42%	18%	4%
Between Glendower & Vincent						

Street	Number of Bays	Average				
		8am	12pm	2pm	6pm	8pm
Throssell St (West)	18	29%	80%	67%	32%	6%
Between Glendower & Vincent						

<b>6.4 TENDER NO IE 108/2021 TREE WATERING AND TREE PLANTING</b>
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**Attachments:** 1. Evaluation Summary - Confidential

**RECOMMENDATION:**

**That Council:**

- 1. NOTES the outcome of the evaluation process for Tender IE108/2021 Tree Watering and Tree Planting, and**
- 2. ACCEPTS the tender submitted by Leo Heaney Pty Ltd for Tender IE108/2021 for Tree Watering and Tree Planting service.**

**PURPOSE OF REPORT:**

To report to Council on the outcome of Tender IE108/2021 and to recommend the acceptance of a tenderer.

**BACKGROUND:**

The City undertakes a number of tree planting activities each year including programmed Greening Plan projects as well as residential requests.

The majority of new trees are planted in areas where there is no reticulation and manual tree watering is required for the first few years to assist in establishment and ensure tree survival.

The current three (3) year contract expired on the 6 August 2021 and the City is seeking to appoint a new contractor to ensure continuity of this service.

**DETAILS:**

**Tender Advertising**

The estimated value of the tender over three years is in excess of \$1,500,000. As the total budget exceeds \$250,000, Policy 1.2.3 – Purchasing, requires an open tender process to be undertaken.

Under CEO delegation 1.19, the Executive Director of Infrastructure and Environment approved the Procurement Plan, which included the following Evaluation Criteria.

EVALUATION CRITERIA (Regulation Part 4 S14(2a))			
Criteria		Weighting	How it will be evaluated
1.	Relevant Experience	50%	Respondents must, as a minimum, address the following information: a) Experience, expertise in the care and general requirements of trees located within parks and streetscapes. b) Provision of an organisation and management structure consistent with implementing all tasks to the required standard.
2.	Resources and Key Personnel Skills	40%	Respondent must demonstrate that it has the required plant, equipment, materials and appropriately skilled staff to undertake the service. Respondents must, as a minimum, address the following information: a) Evidence of the tenderer having the required plant/equipment (up to four trucks/tanks) to undertake the scope of works required.

EVALUATION CRITERIA (Regulation Part 4 S14(2a))			
Criteria		Weighting	How it will be evaluated
3.	Environmental Responsibility	10%	Respondent to address the following information: a) Provide details of your organisations environmental policy and/or practices which manage or reduce the impact on the environment. b) Offer details of any initiatives that would support the City's sustainability objectives and environmental targets. (i.e., recycle, reuse and reduce.)
<b>TOTAL</b>		<b>100%</b>	

At the close of the consultation period, five (5) tender responses were received, all of which were judged compliant, from the following companies:

- Baroness Holdings Pty Ltd
- Landscape Australia Construction
- LD Total
- Leo Heaney Pty Ltd
- United Lawns and Landscaping

### Tender Assessment

The tenders were assessed by members of the evaluation panel (below) and each tender was assessed using the above Evaluation Criteria, with a scoring system being used as part of the assessment process.

Title	Role
Coordinator Parks Strategy & Projects	Voting
Supervisor Parks Operations	Voting
Technical Officer Parks	Voting
Procurement and Contracts Officer	Non-Voting

### Evaluation

A summary table for each compliant Tenderer is provided below. A full outline of the Qualitative Evaluation Criteria for each Tenderer and pricing is contained with **Confidential Attachment 1**.

Company	Qualitative Score/100	Ranking
Leo Heaney Pty Ltd	81	1 <sup>st</sup>
Baroness Holdings Pty Ltd	81	1 <sup>st</sup>
United Lawns and Landscaping	75	2 <sup>nd</sup>
LD Total	68	3 <sup>rd</sup>
Landscape Australia Construction	20	4 <sup>th</sup>

### CONSULTATION/ADVERTISING:

The Request for Tender IE108/2021 was advertised in the West Australian and on both the City's website and Tenderlink portal on the 17 April 2021.

### LEGAL/POLICY:

The Request for Tender was prepared and advertised in accordance with The City's Purchasing protocol, Policy No. 1.2.3 – Purchasing.

### RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to accept the preferred tenderer.

**STRATEGIC IMPLICATIONS:**

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

Enhanced Environment

*Our urban forest/canopy is maintained and increased.  
Our parks and reserves are maintained, enhanced and well utilised.*

Accessible City

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.*

Thriving Places

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

**SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Urban Greening and Biodiversity***PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Reduced exposure to ultraviolet radiation***FINANCIAL/BUDGET IMPLICATIONS:**

Costs associated with tree watering and tree planting are charged against the Greening Plan capital budget or street trees operating account.

Total projected expenditure for each of the tenderers over the three (3) year life of the tender, as shown in the confidential attachment, was modelled on past typical annual tree watering and planting programs as a means of providing a comparison of anticipated expenditure.

Whilst the annual expenditure under this tender can vary from year to year dependant on programmed projects and seasonal growing conditions, it is estimated that the total value will be in order of \$550,000 to \$650,000 per financial year.

**COMMENTS:**

The tender submission from Leo Heaney Pty Ltd complies with all the tender requirements. The submission was satisfactorily presented and included all relevant and specific information required and requested within the tender specification.

The Evaluation Panel deemed the response to be convincing and credible, demonstrating the capability, capacity and experience to all Evaluation Criteria.

The Evaluation Panel recommends that Leo Heaney Pty Ltd be accepted for Tender IE108/2021 Tree watering and Tree Planting as it offers the best overall value for money to the City.

<b>6.5 TENDER IE111/2021 MAINTENANCE OF BORES, PUMPS AND ASSOCIATED WORKS</b>
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**Attachments:** 1. Evaluation Summary - Confidential

**RECOMMENDATION:**

**That Council**

- 1. NOTES the outcome of the evaluation process for Tender IE111/2021 Maintenance of Bores, Pumps and Associated Works, and**
- 2. ACCEPTS the tender submitted by K.S. Black Pty Ltd for Tender IE111/2021 Maintenance of Bores, Pumps and Associated Works.**

**PURPOSE OF REPORT:**

To report to Council on the outcome of Tender IE111/2021 and to recommend the acceptance of a tenderer.

**BACKGROUND:**

The City has sixty one groundwater bores and associated pumping units that are maintained on a four yearly cycle. These assets are very expensive and regular maintenance is required to ensure they continue to work efficiently and their life cycle is prolonged.

The current three (3) year contract/tender expired on 6 August 2021 and the City is seeking to appoint a new contractor to ensure continuity of this service.

**DETAILS:**

**Tender Advertising**

The estimated value of the tender over three years is in excess of \$600,000. As the total budget exceeds \$250,000, Policy 1.2.3 – Purchasing, requires an open tender process to be undertaken.

Under CEO delegation 1.19, the Executive Director of Infrastructure and Environment approved the Procurement Plan, which included the following Evaluation Criteria.

<b>EVALUATION CRITERIA</b> (Regulation Part 4 S14(2a))			
<b>Criteria</b>		<b>Weighting</b>	<b>How it will be evaluated</b>
1.	Relevant Experience	50%	<p>Respondents must, as a minimum, address the following information:</p> <ul style="list-style-type: none"> <li>a) Experience, expertise in the servicing of submersible pumps and developing of groundwater bores.</li> <li>b) Provision of an organisation and management structure consistent with implementing all tasks to the required standard and within any specified timeframe.</li> <li>c) Capacity to address the broad range of technical aspects involved in delivery of the required service.</li> </ul>
2.	Resources and Key Personnel Skills	40%	<p>Respondent must demonstrate that it has the required plant, equipment, materials and appropriately skilled staff to undertake the service.</p> <p>Respondents must, as a minimum, address the following information:</p> <ul style="list-style-type: none"> <li>a) Evidence of the tenderer having the required plant/equipment and staff to attend to emergency callouts within two working days during the irrigation period.</li> </ul>

EVALUATION CRITERIA (Regulation Part 4 S14(2a))		
Criteria	Weighting	How it will be evaluated
		b) Evidence of at least one employee having a drillers licence from the Australian Drilling Industry Association (A.D.I.A)
3. Environmental Responsibility	10%	Respondent to address the following information: a) Provide details of your organisations environmental policy and/or practices which manage or reduce the impact on the environment. b) Offer details of any initiatives that would support the City's sustainability objectives and environmental targets. (i.e., recycle, reuse and reduce.)
<b>TOTAL</b>	<b>100%</b>	

At the close of the consultation period, three (3) tender responses were received, all of which were judged compliant, from the following companies:

- Acemark Investment ATF The McFadden Trust t/a Hydroquip Pumps
- Kloof Investments Pty Ltd t/a Allpumps and Water
- K.S. Black Pty Ltd

### Tender Assessment

The tenders were assessed by members of the evaluation panel (below) and each tender was assessed using the above Evaluation Criteria, with a scoring system being used as part of the assessment process.

Title	Role
Coordinator Parks Strategy & Projects	Voting
Technical Officer Parks	Voting
Team Leader - Reticulation	Voting
Procurement and Contracts Officer	Non-Voting

### Evaluation

A summary table for each compliant Tenderer is provided below. A full outline of the Qualitative Evaluation Criteria for each Tenderer and pricing is contained with **Confidential Attachment 1**.

Company	Qualitative Score/100	Ranking
K.S. Black Pty Ltd	91	1 <sup>st</sup>
Acemark Investment ATF The McFadden Trust t/a Hydroquip Pumps	72	2 <sup>nd</sup>
Kloof Investments Pty Ltd t/a Allpumps and Water	50	3 <sup>rd</sup>

### CONSULTATION/ADVERTISING:

The Request for Tender IE111/2021 was advertised in the West Australian and on both the City's website and Tenderlink portal on the 17 April 2021.

### LEGAL/POLICY:

The Request for Tender was prepared and advertised in accordance with The City's Purchasing Protocol, Policy No. 1.2.3 – Purchasing.

### RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to accept the preferred tenderer.



**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.  
We have improved resource efficiency and waste management.  
We have minimised our impact on the environment.*

**SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Water Use Reduction/Water Quality Improvement  
Urban Greening and Biodiversity*

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Increased physical activity*

*Reduced exposure to ultraviolet radiation*

**FINANCIAL/BUDGET IMPLICATIONS:**

Costs associated with the maintenance of bores and pumps are charged against the relevant operating account.

Total projected expenditure for each of the tenderers over the three (3) year life of the tender, as shown in the confidential attachment, was modelled on typical examples of major and minor works and based on historical expenditure. This provided a comparison of anticipated expenditure for each of the submissions.

Whilst the annual expenditure under this tender can vary from year to year dependant on programmed projects and un-programmed repairs, it is estimated that the total value will be in order of \$600,000 to \$650,000 per financial year.





**COMMENTS:**

The tender submission from K.S. Black Pty Ltd complies with all the tender requirements. The submission was satisfactorily presented and included all relevant and specific information required and requested within the tender specification.

The Evaluation Panel deemed the response to be convincing and credible, demonstrating the capability, capacity and experience to all Evaluation Criteria.

The Evaluation Panel recommends that K.S. Black Pty Ltd be accepted for Tender IE111/2021 Maintenance of Bores, Pumps and Associated Works, as it offers the best overall value for money to the City.

**6.6 NORTH PERTH TRAFFIC CALMING - PUBLIC CONSULTATION RESULTS**

- Attachments:**
1. **Camelia Street Petition - Confidential**
  2. **North Perth Traffic Calming - Consultation Letter** [↓](#) 
  3. **North Perth Common - View Street, Fitzgerald Closure - Consultation Input From Residents of North Perth - Confidential**
  4. **Plan 3484-CP-01B - Proposed Traffic Calming Measures - Alma Road, Alfonso & Leake Streets, North Perth** [↓](#) 
  5. **North Perth Traffic Calming - Online Survey - Confidential**
  6. **Project Detailed Report - North Perth Traffic Calming** [↓](#) 
  7. **Summary of Comments - Public Meeting Road Safety & Amenity Improvements in Relation to Petition** [↓](#) 

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

1. **NOTES** the outcome of the North Perth Traffic Calming public consultation inclusive of the trial median closure at View and Fitzgerald Streets.
2. **RESCINDS** clause 3 of Council's decision for Item 10.4 of the Ordinary Meeting of 18 September 2018, and
3. **APPROVES**
  - 3.1 The installation of a mid-block single lane slow point in:
    - 3.1.1 Alfonso Street (between Claverton Street to Vincent Street)
    - 3.1.2 Alma Road (between Camelia Street to Persimmon Street)
    - 3.1.3 Claverton Street (between Camelia Street and Alfonso Street).
4. **APPROVES** a four week trial of a 'diagonal diversion' at the intersection of Alma Road and Leake Street, with the conclusion date to co-incide with the the Fitzgerald and View Street median closure trial in March 2022, as shown on Plan 3484-CP-01B, Attachment 4.
5. **INFORMS** impacted residents of the diagonal diversion trial in November.
6. **CONSULTS** with the residents and businesses within the precinct in March/April 2022 and provide a further report to Council no later than June 2022.
7. **ADVISES** the respondents and petitioners of the Council decision.

**PURPOSE OF REPORT:**

To advise Council of the outcome of the public consultation for the North Perth Traffic Calming plan for the area bounded by Charles, Angove, Fitzgerald and Vincent Streets, North Perth, inclusive of the 12 month trial median closure in Fitzgerald Street at View Street.

**BACKGROUND:**

At its Ordinary Meeting of Council held on 1 May 2018 a 42 signature petition was tabled outlining residents' concerns about the speed, volume, composition and origins of traffic using the local road network bounded by Leake, Vincent, Charles and View Streets.

Since the initial petition was received there have been numerous Council reports and advisory group meetings, and two public meetings:

- Report to the Ordinary Meeting of Council (OMC) 18 September 2018
- Discussed at Urban Mobility Advisory Group (UMAG) 8 October 2018
- Public forum North Perth Town Hall 12 November 2018
- Report to OMC 11 December 2018
- March 2019 engaged an independent Traffic Consultant to review the entire precinct.
- May 2019 expanded scope of consultant's report to consider the impact of a median closure in Fitzgerald Street, intersection of View Street.
- Discussed at UMAG 27 May 2019
- North Perth Common opened 15 June 2019
- Report to OMC 25 June 2019
- Report to OMC 15 December 2020
- Trial median closure in Fitzgerald Street installed 26 February 2021
- EHQ Public Consultation from 24 May to 8 June 2021 (inclusive of consultant's report as supporting information), questions and results as shown on **Attachments 1 and 2**.
- Received 2 petitions, 27 May 2021 (one specifically about Camelia Street and the primarily about the Fitzgerald/View Median Closure) **Attachments 3 and 4**
- Public forum North Perth Town Hall 29 June 2021, comments and feedback **Attachment 5**
- Discussed at Sustainability and Transport Advisory Group (STAG) 5 August 2021.

This issue has, and continues to, generate a lot of debate and a diversity of views within the local community.

The City has been successful in introducing traffic calming and road safety improvements in the adjoining precinct (east of Fitzgerald Street) such as the mini-roundabouts.

Each time the City has consulted with the local community through a formal consultation process or public meetings it has resulted in differing opinions as to what should, or should not, be implemented.

#### DETAILS:

At its Ordinary Meeting of 15 December 2021 Council made the following decision:

1. **NOTES** the analysis on the potential impact of a partial road closure at the intersection of View and Fitzgerald Streets, North Perth, specifically banning the right turn into and out of View Street;
2. **APPROVES** a 12 month trial of the above by extending the Fitzgerald Street median island through the intersection, as shown on Plan 3611-CP Attachment 1;
3. **NOTES** that the consultation with the residents and businesses will take place in February 2021, in the area bounded by Angove, Charles, Vincent and Fitzgerald Streets on the installation of mid-block traffic calming measures in (Attachment 2):
  - 3.1 Alma Road, between Camelia and Persimmon Streets
  - 3.2 Camelia Street, between Vincent and Claverton Streets
  - 3.3 Claverton Street, between Camelia and Alfonso Streets
  - 3.4 Alfonso Street, between Claverton and Vincent Streets; and
  - 3.5 Leake Street, between Grosvenor and Chelmsford;
4. **RECEIVES** a further report at the conclusion of the public consultation in March 2021; and
5. **INFORMS** the petitioners of the Council's decision.
6. **REQUESTS** Administration undertake traffic speed and volume data collection on Alma Road in the study area and present to Council in March 2021.

Whilst all of the above actions were completed the timing was disrupted by Covid-19 restrictions and lockdowns.

Public Consultation.

The public consultation commenced on 6 May 2021 with a mail out to every property within the precinct, including absentee landlords, as well as on the City's web-site and via social media.

The initial letter is shown as **Attachment 6**.

The Imagine Vincent - EHQ web-site page was live from 24 May to 8 June 2021, generating 72 responses.

The EHQ Project Report is shown on **Attachment 1**, inclusive of the questions asked, while the survey responses are on **Attachment 2**.

In addition to the EHQ and email responses the City also received two (2) petitions, **Attachments 3 & 4**:

- A nine (9) signature petition from the residents of Camelia Street, between Vincent Street and Claverton Street, requesting that a 'slow point or blister' not be installed in their street; and
- A twenty-four (24) signature petition primarily opposed to the continuation of the trial closure of the Fitzgerald Street median island at View Street due the adverse impact upon traffic in the surrounding local road network, but principally Alma Road between Fitzgerald and Leake Streets.

Petitions

The Camelia Street petition was succinct in that the residents (who signed the petition) do not want a single lane slow point in their street (between Vincent and Claverton Streets).

The most recent traffic data for Camelia Street indicates that the average weekday traffic was in the order of 350 vehicles per day while the 85% speed was 48.4 kph. In this instance, and in light of the resident's opposition, it is recommended that the slow point in Claverton Street not proceed but rather the City continue to monitor the traffic volumes and speed and if either increase significantly re-visit the situation, in consultation with the residents.

The Alma Road petition was principally about the impact of the closure of the Fitzgerald Street median island at View Street. However, many of their concerns could be addressed with the trial of a diagonal diversion, as per recommendation clause No. 4, at the intersection of Alma Road and Leake Street. This proposal was suggested at the STAG meeting, as discussed below, on the 5 August 2021. Refer plan 3484-CP-01B, **Attachment 6**.

Public Meeting 29 June 2021

A public meeting was held at the North Perth Town Hall on Monday evening 29 June 2021 attracting around 20 residents. Not all of those in attendance were there to discuss traffic issues. Of those who did want to discuss traffic there were divergent views expressed including some who were opposed to both traffic calming and any reduction in the speed limit to 40 kph - a key recommendation of the Accessible City Strategy.

A summary of the comments received is shown on **Attachment 5**.

Sustainability and Transport Advisory Group (STAG) Meeting 5 August 2021

The North Perth Traffic Study, and the proposed plan, were discussed by the STAG in anticipation of this report being prepared for Council's consideration. While the single lane slow points and possible intersection plateaus were discussed the Group also considered an alternate treatment, a *Diagonal Diversion* at the intersection of Leake and Alma Road.

The proposal is that it could address many of the concerns of the resident within the precinct and is based upon the two existing diagonal diversions in the Mt Lawley area east of William Street, specifically Hutt Street. These diversions largely prevent through traffic, thereby reducing both volumes and speed, while maintaining a reasonable level of access for residents.

The Leake and Alma proposal could work due to the offset nature of the intersection enabling a larger separation zone, rather than a narrow barricade, without encroaching into the verge.

The Alma Road traffic, west bound from Fitzgerald Street, would be diverted to View Street, a Local Distributor Road, to continue onto Charles Street, taking a significant volume of traffic away from Alma Road between Charles and Leake Streets.

Alma Road traffic heading east (up the hill) from Charles Street to Fitzgerald Street would be diverted south towards Vincent Street with the option of using either Raglan, Grosvenor or Chelmsford Roads to access Fitzgerald Street.

Interruption of either route might make it less desirable to 'rat run' through the precinct and could encourage drivers to towards the distributor roads on the perimeter of the precinct.

It would likely impact, at least during the initial period, upon Leake Street, between Alma Road and View Street and Raglan Road, between Leake Street and Fitzgerald Street, and to a lesser extent Grosvenor and Chelmsford Roads.

Those residents from within the cell, and indeed externally (west of Charles Street), would still be able to drive to the North Perth Town Centre, albeit by a more circuitous route.

The concept of a permanent Leake / Alma diversion is shown on plan 3484-CP01B, **Attachment 6**, with landscaping and a bicycle 'cut through'.

The trial version, if approved, would consist of temporary infrastructure, with the appropriate regulatory signage.

The specific design has not yet been determined and would require discussion with Main Roads WA.

Rescission motion required:

At its Ordinary Meeting of 18 September 2018 Council made the following decision (in part) for Item 10.4, specifically Clause 3, which is yet to be rescinded, that:

**3. APPROVES:**

- 3.1 *a mid-block single lane slow in Claverton Street, between Camelia and Alfonso Streets; and*
- 3.2 *a mid-block single lane slow point slow in Leake Street, between Grosvenor and Chelmsford Roads;*

Clause 3.2 becomes redundant under the current proposal as it is anticipated that the volume and speed of traffic using Leake would be significantly reduced and therefore the single lane slow point not warranted.

**CONSULTATION/ADVERTISING:**

Residents and businesses were, and will continue to be, consulted regarding the proposals in accordance with the City's Community Consultation Policy 4.1.5.

In respect of the trial of the *Diagonal Diversion*, residents would be informed of the Council decision in November.

**LEGAL/POLICY:**

The decision the Council may make in relation to this item could constitute a 'Major Policy Decision' within the context of the City of Vincent Election Period Policy, however, an exemption should be made because, in the CEO's opinion it is in the best interests of the Council and the City for the decision to be made as soon as possible to expedite the traffic management initiatives.

A road closure of more than 4 weeks would be required to be publicly advertised locally in line with the requirements of the Local Government Act.

**RISK MANAGEMENT IMPLICATIONS**

Low/Medium: It is low risk for Council to approve the recommended slow points which should lead to a reduction in traffic speeds and volumes and therefore improved road safety outcomes and residential amenity within North Perth Traffic Calming area.

The diagonal diversion trial has a medium risk of causing disruption to the traffic network, inconvenience and confusion to drivers and diverting traffic onto adjoining roads.

**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 through the City.*

Connected Community

*We have enhanced opportunities for our community to build relationships and connections with each other and the City.*

**SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

This project may provide a minor benefit to environmental sustainability outcomes but is largely environmentally neutral. It could potentially lead to fewer car trips as a result of the proposed changes, and encourage more short journey walking and cycling trips for those residents who live within the immediate vicinity of the North Perth Town Centre.

**PUBLIC HEALTH IMPLICATIONS:**

This does not contribute directly to any public health outcomes in the *City's Public Health Plan 2020-2025*. Nevertheless, the residents contend that it will improve their wellbeing and reduce their anxiety by calming, and potentially reducing, the volume and speed of traffic in their precinct.

**FINANCIAL/BUDGET IMPLICATIONS:**

The Council has existing funds within the 2021/22 Capital Works budget with which to install the x3 single lane slow points and 'trial' diagonal diversion. While the \$50,000 budget will be sufficient to complete all four installations a specific cost for the diagonal diversion infrastructure is yet to be determined.



ENQUIRIES TO: Andrew Murphy (9273 6000)  
Executive Director  
Infrastructure & Environment



CITY OF VINCENT

6 May 2021

Dear Sir/Madam,

### **PROPOSED NORTH PERTH TRAFFIC CALMING MEASURES**

The City of Vincent would like to know your thoughts about proposed traffic calming measures in the North Perth area bounded by Charles, View, Fitzgerald and Vincent Streets.

#### **Background**

In May 2018, a community petition was presented to Council asking the City to investigate traffic calming measures in North Perth. A report was subsequently submitted to Council in September 2018 and the matter was referred to the City's Urban Mobility Advisory Group (UMAG) for consideration.

The City then held a community forum at the North Perth Town Hall in late 2018 and a further report was presented to Council on 11 December 2018. The City also engaged the services of an independent traffic engineering consultant to review traffic data. This resulted in the North Perth Precinct Traffic Study, which was presented to Council on 25 June 2019. The study recommends a number of traffic calming measures to slow traffic and deter 'rat running' through North Perth.

#### **What's proposed?**

To improve road safety in North Perth, the City is proposing to install mid-block single lane slow points in the following streets:

- Alma Road, between Camelia and Persimmon Streets
- Camelia Street, between Vincent and Claverton Streets
- Claverton Street, between Camelia and Alfonso Streets
- Alfonso Street, between Claverton and Vincent Streets; and
- Leake Street, between Grosvenor and Chelmsford Roads.

The design of the proposed slow points is shown on the attached plan (figure 1). These are the same as the slow points on Shakespeare Street as part of the Safe Active Streets Project. An alternative slow point design, commonly referred to as a 'blister', is also shown on the attached plan (figure 2).

Both slow point designs are effective at slowing traffic and both designs incorporate trees. Please note that the installation of slow points typically results in the loss of up to four on-road parking spaces.

We would also like to get your feedback on a possible second stage of traffic calming measures in North Perth. Stage 2 would feature raised plateaus at critical intersections in the precinct. An example of a raised plateau can be seen at the intersection of Chelmsford Road and Hutt Street in Mount Lawley.

At this stage, we would like to know what you think about the addition of raised plateaus as an additional traffic calming measure in North Perth. This is a consideration for the future, as the City's initial funding allows for the installation of slow points, but not raised plateaus.

#### **Fitzgerald Street Median Extension**

In February 2021, the City closed a section of median strip on Fitzgerald Street to prevent right-turn access in and out of View Street. The intersection change was implemented as a 12 month trial, aimed at reducing vehicle traffic through North Perth Common.

Modelling by independent traffic consultants suggested that any redistribution of traffic as a result of the median closure would likely shift to the nearby distributor roads (Angove, Fitzgerald, Vincent and Charles).

#### **Administration & Civic Centre**

244 Vincent Street, (Cnr Loftus),  
Leederville, Western Australia 6007

PO Box 82,  
Leederville WA 6902

Tel: (08) 9273 6000  
Fax: (08) 9273 6099

Email: [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)  
[www.vincent.wa.gov.au](http://www.vincent.wa.gov.au)

The City has collected traffic data on Alma Road, Angove, View and Glebe Streets prior to the intersection change and we will continue to collect data throughout the year as part of our assessment of the trial.

We would like to take this opportunity to ask how you have experienced the intersection change so far, and ask if you are likely to support making the change permanent when the City consults again early next year.

### Share your thoughts

We would like to know what you think of the proposed traffic calming measures in North Perth. We would also like to know if you have any thoughts on the trial closure of the Fitzgerald Street median.

You can share your thoughts with us in a number of ways:

- Online, by visiting [www.imagine.vincent.wa.gov.au/north-perth-traffic-calming](http://www.imagine.vincent.wa.gov.au/north-perth-traffic-calming)
- By email, to [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)
- By phone, to 9273 6000
- In person, at the City of Vincent Library, 99 Loftus Street Leederville (during opening hours)
- By mail, to PO Box 82, Leederville, 6902

For full information on the proposed changes, visit [www.imagine.vincent.wa.gov.au](http://www.imagine.vincent.wa.gov.au) or contact the City by phone or email. Comments are invited until Thursday 27 May.

### What happens next?

After the comment period closes, City staff will summarise all feedback and present recommendations to Council. Everyone who provides feedback will be notified when the project is scheduled to be considered by Council. Members of the public are welcome to attend the Council Briefing and Council Meeting to ask questions or comment on the project.

For more information, please contact the City on 9273 6000 or [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

Yours sincerely,

Andrew Murphy  
**EXECUTIVE DIRECTOR**  
**INFRASTRUCTURE & ENVIRONMENT**



### Slow Point Designs

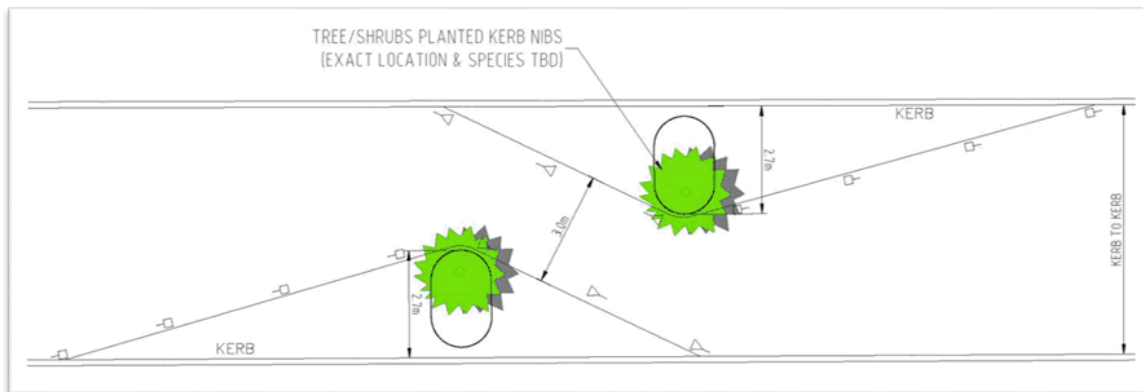


Figure 1: Slow Point Design A – mid block, single lane

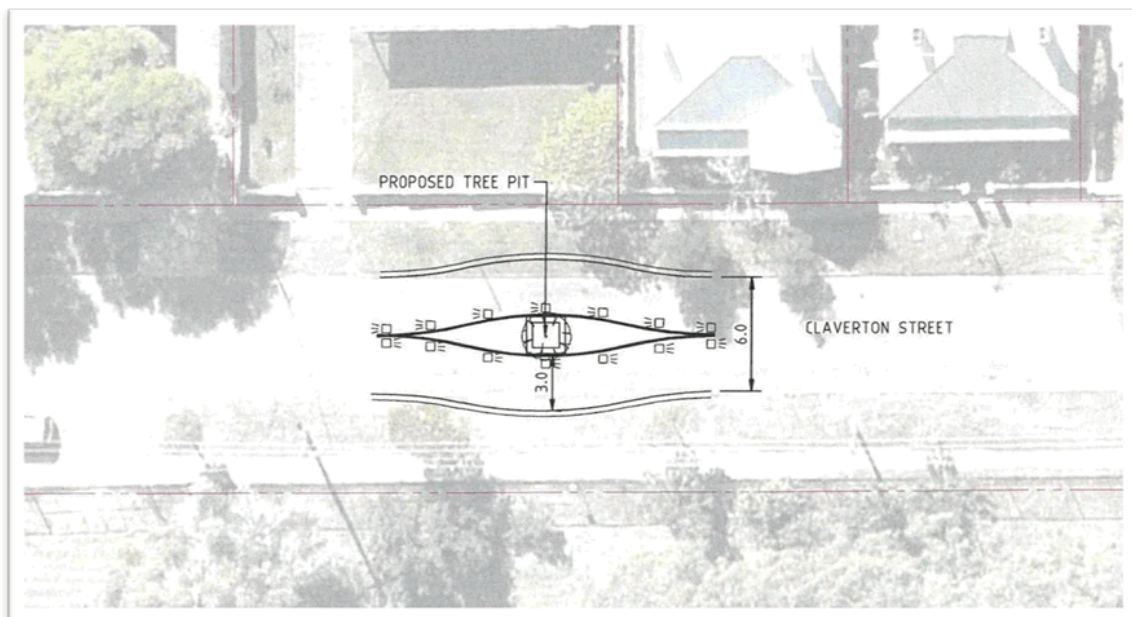


Figure 2: Slow Point Design B – Blister

Administration & Civic Centre  
244 Vincent Street (Cnr Loftus),  
Leederville, Western Australia 6007

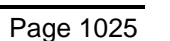
PO Box 82,  
Leederville WA 6902

Tel: (08) 9273 6000  
Fax: (08) 9273 6099

Email: [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)  
[www.vincent.wa.gov.au](http://www.vincent.wa.gov.au)







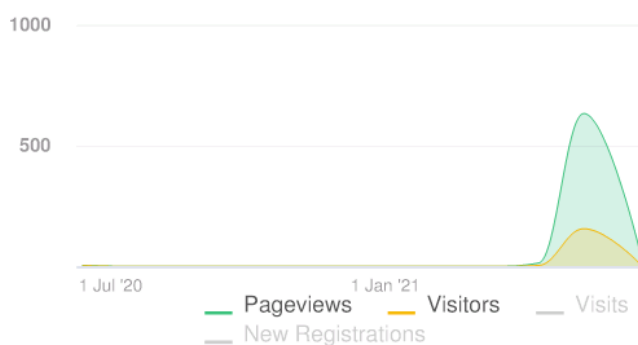
# Project Report

24 May 2017 - 08 June 2021

## The City of Vincent North Perth Traffic Calming



### Visitors Summary



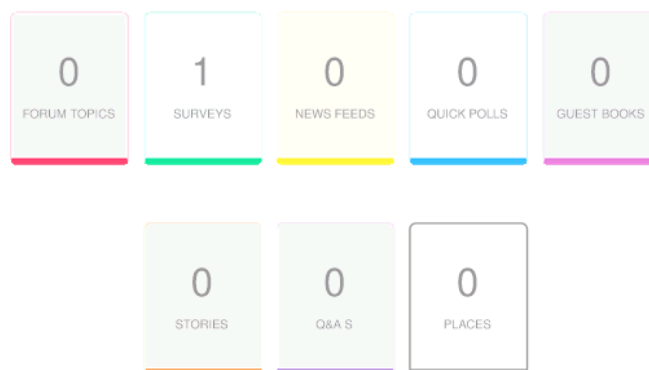
### Highlights

TOTAL VISITS	188	MAX VISITORS PER DAY	15
NEW REGISTRATIONS	0	ENGAGED VISITORS	43
		INFORMED VISITORS	102
		AWARE VISITORS	153

Aware Participants	153	Engaged Participants	43		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	153				
Informed Participants	102	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	43	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	48	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	62	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	43				

The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	North Perth Traffic Calming   Online Survey	Published	72	43	0	0

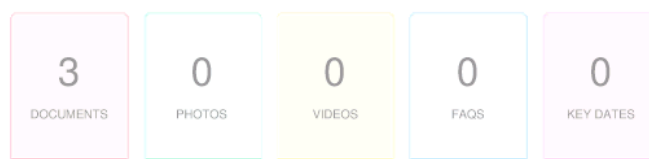


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The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

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## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Slow Point Design A: mid block, single lane	41	45
Document	Slow Point Design B: Blister	33	36
Document	North Perth Traffic Study - higher resolution.pdf	8	10

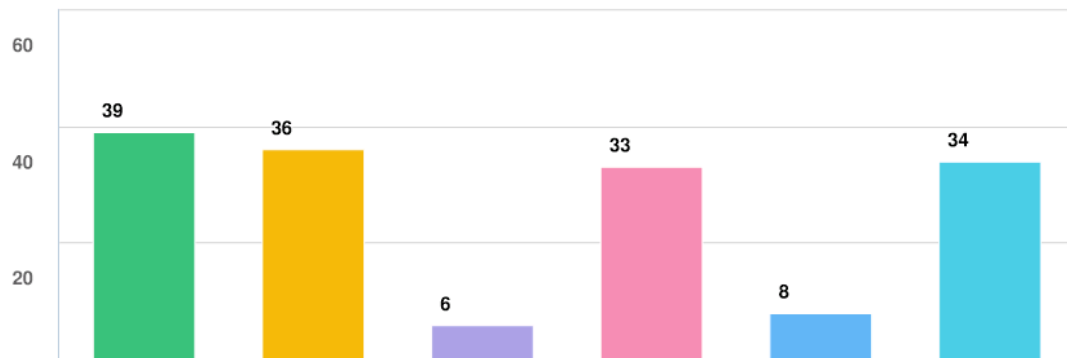
The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

## ENGAGEMENT TOOL: SURVEY TOOL

### North Perth Traffic Calming | Online Survey

Visitors	72	Contributors	43	CONTRIBUTIONS	43
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Please select all that apply to you



#### Question options

- I am a City of Vincent resident   ● I own property in the City of Vincent   ● I work in the City of Vincent  
● I own property in North Perth   ● I work in North Perth   ● I live in North Perth

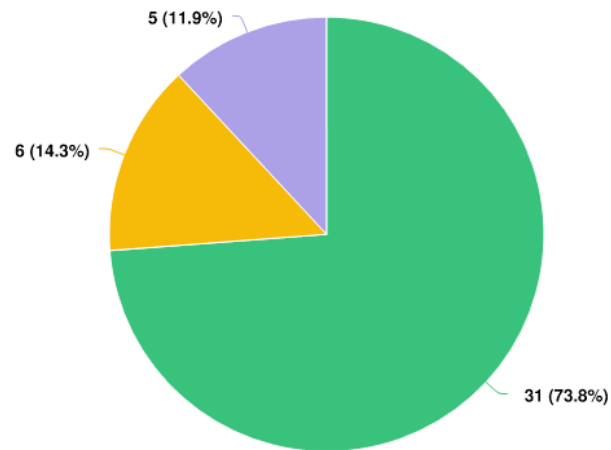
Optional question (42 response(s), 1 skipped)

Question type: Checkbox Question

The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

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Do you think the City should add traffic calming measures in the North Perth area  
bounded by Charles, View, Fitzgerald and ...



**Question options**

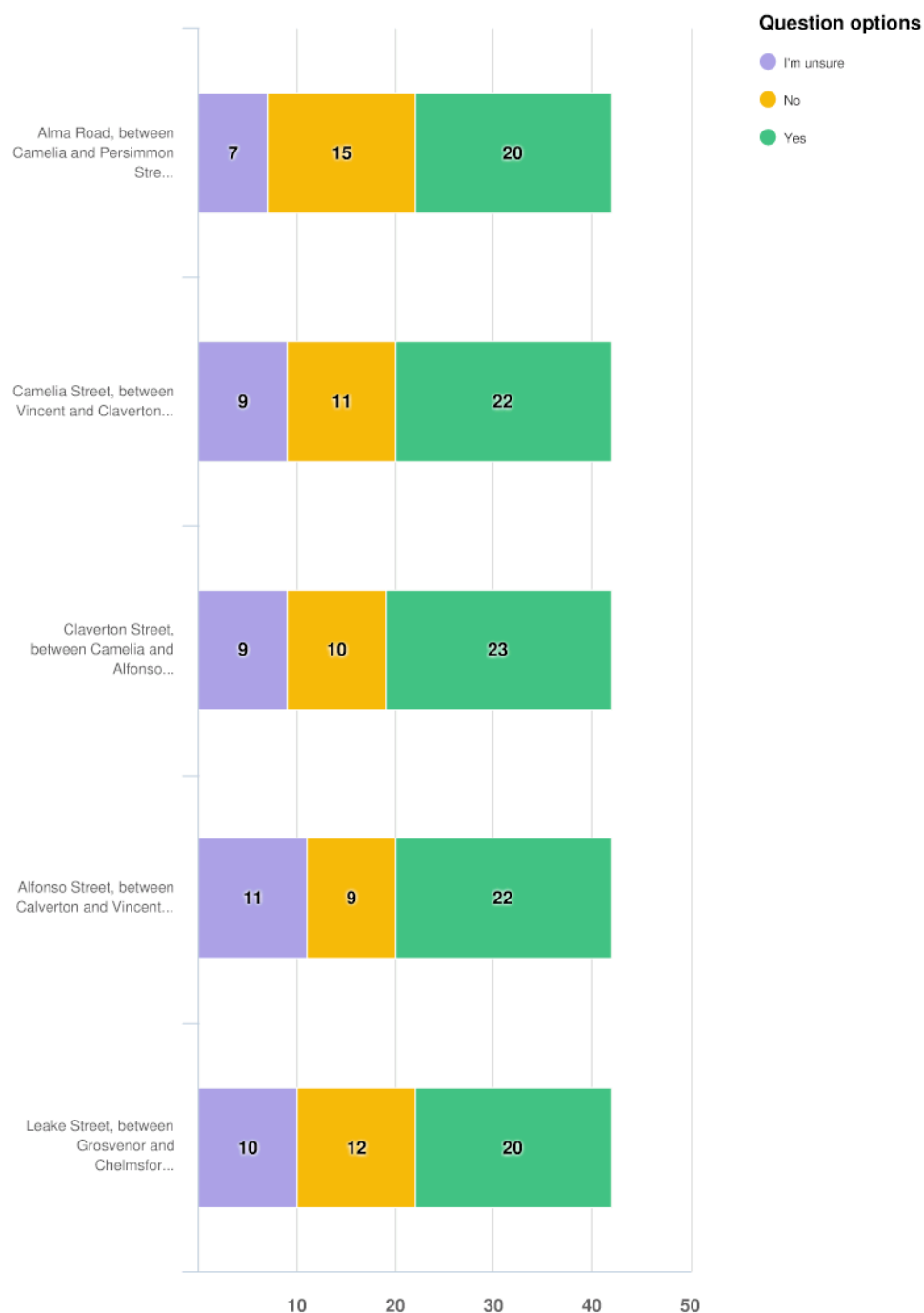
☒ Yes ☐ No ☐ I'm unsure

Optional question (42 response(s), 1 skipped)

Question type: Radio Button Question

The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

### Do you support the installation of slow points in the proposed streets?

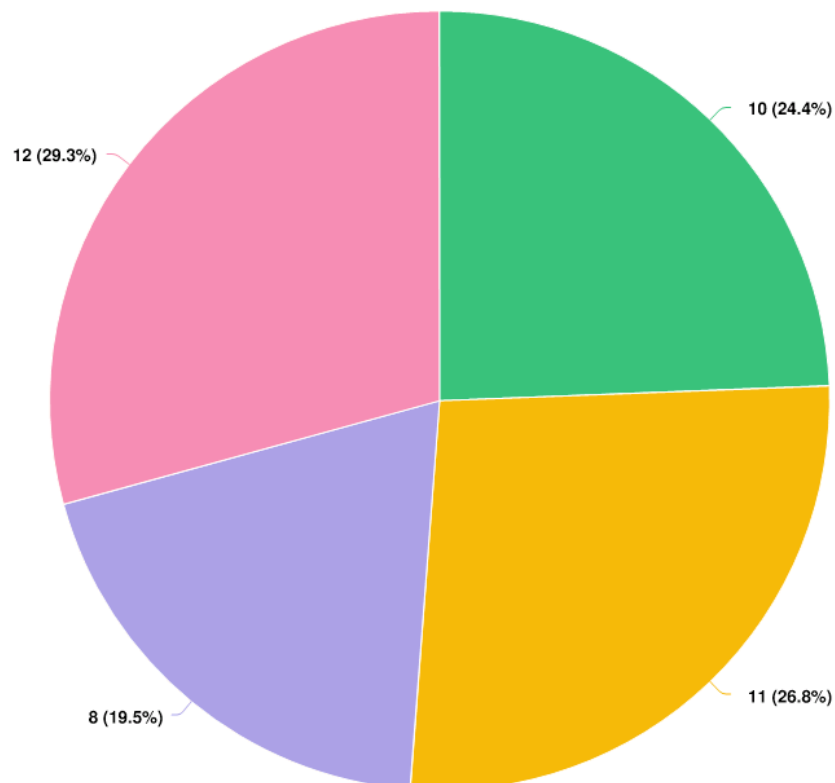


Optional question (42 response(s), 1 skipped)

Question type: Likert Question

The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

If the City is to proceed with installing slow points in these streets, which design do you prefer?



**Question options**

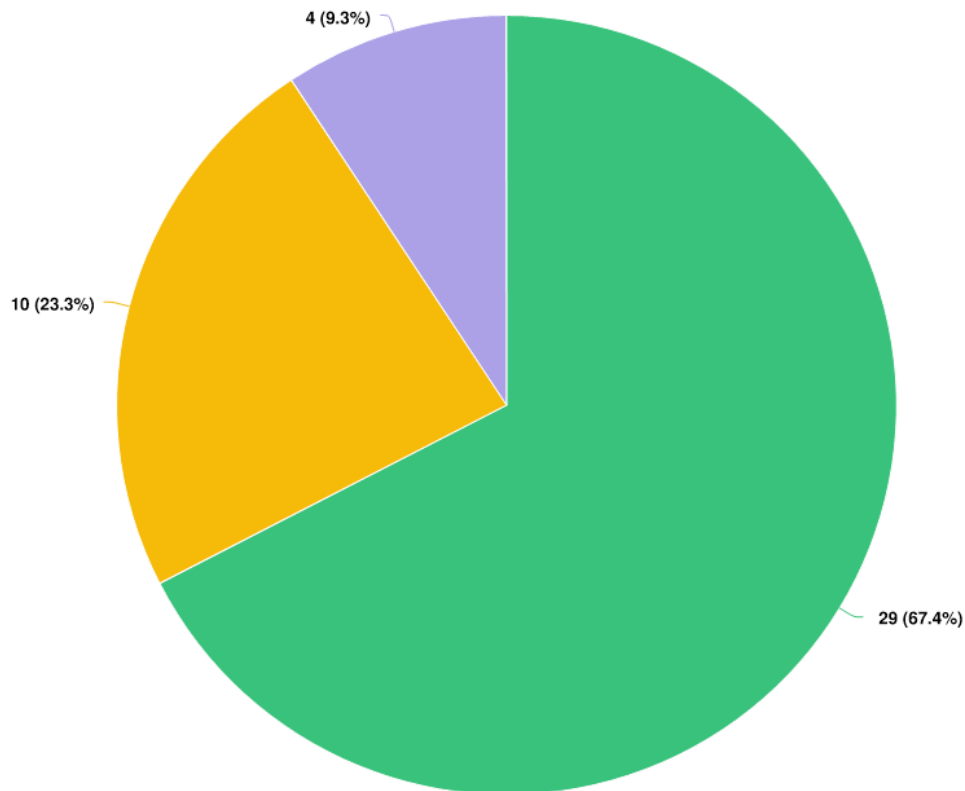
☐ I'm unsure ☐ Either design ☐ Blister slow points ☐ Mid-block, single lane slow points

Optional question (41 response(s), 2 skipped)

Question type: Radio Button Question

The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

Do you support the addition of raised plateaus at critical intersections in North Perth as future traffic calming measure?



**Question options**

☐ I'm unsure ☐ No ☐ Yes

Optional question (43 response(s), 0 skipped)

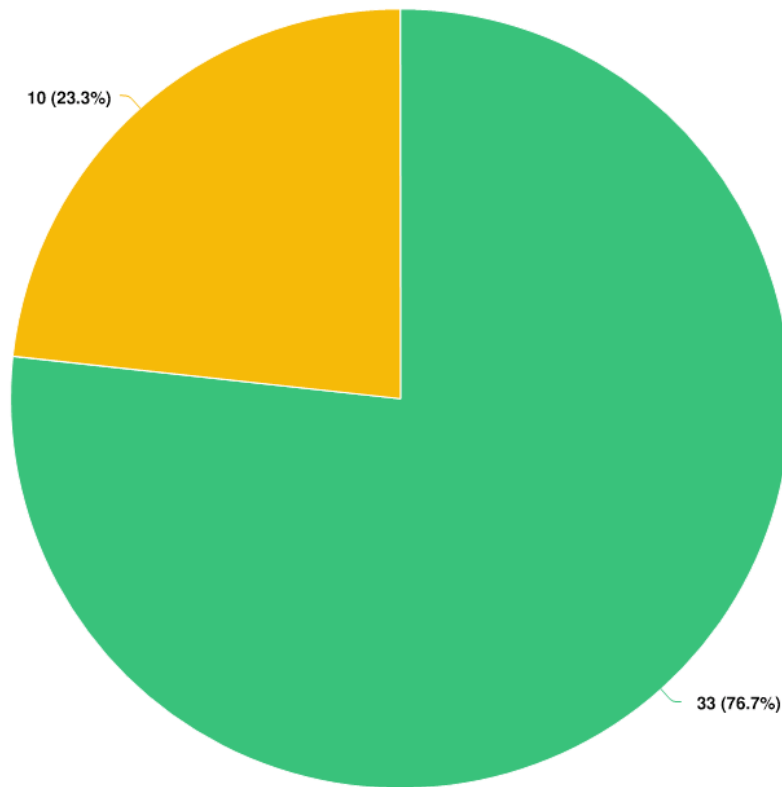
Question type: Radio Button Question



The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

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Do you live in the area bounded by Charles, View, Fitzgerald and Vincent Streets?



**Question options**

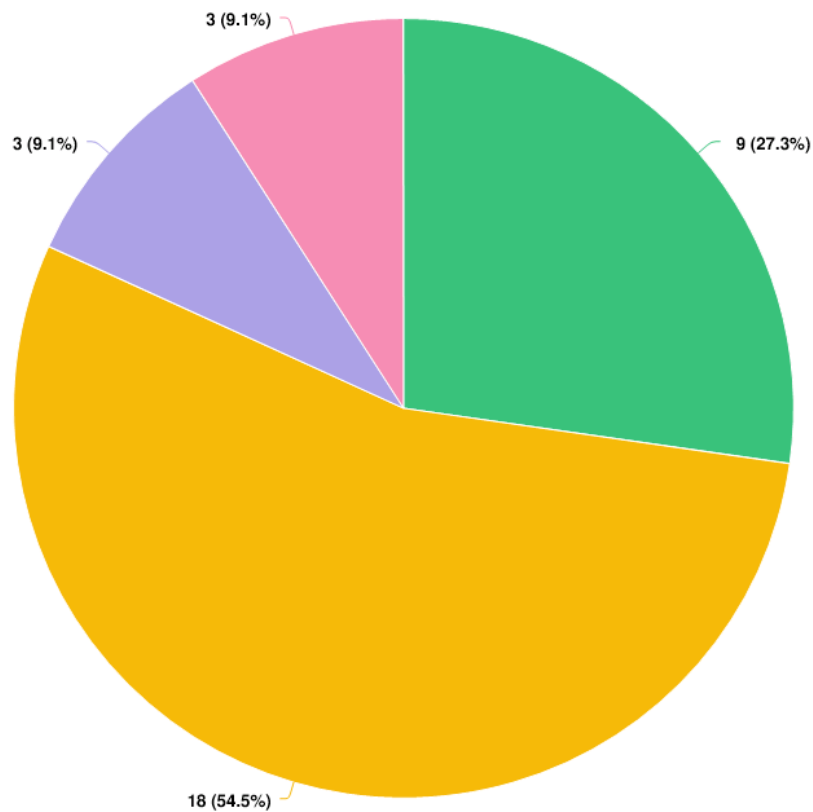
☐ No ☒ Yes

Optional question (43 response(s), 0 skipped)

Question type: Radio Button Question

The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

How has the Fitzgerald/View Street intersection change affected your local transportation?



**Question options**

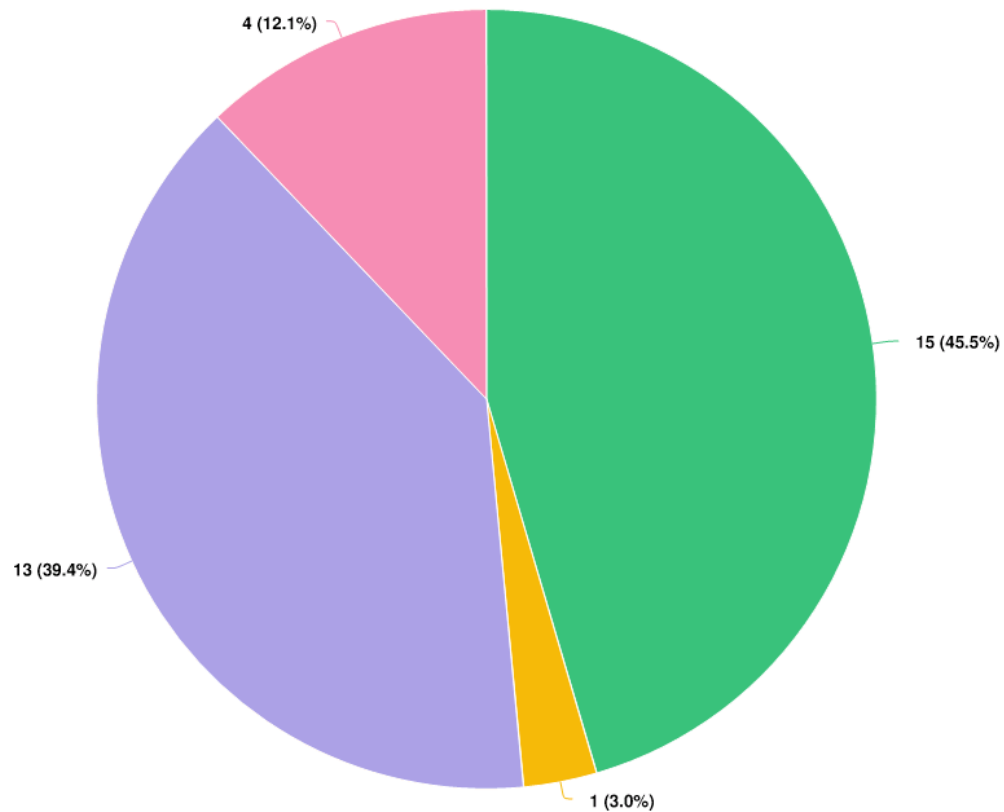
☐ I'm unsure ☐ It's had a positive impact ☐ It's had a negative impact ☐ It's had little to no affect

Optional question (33 response(s), 10 skipped)

Question type: Radio Button Question

The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

Has the closure of the Fitzgerald Street median had a noticeable affect on the traffic along your street?



**Question options**

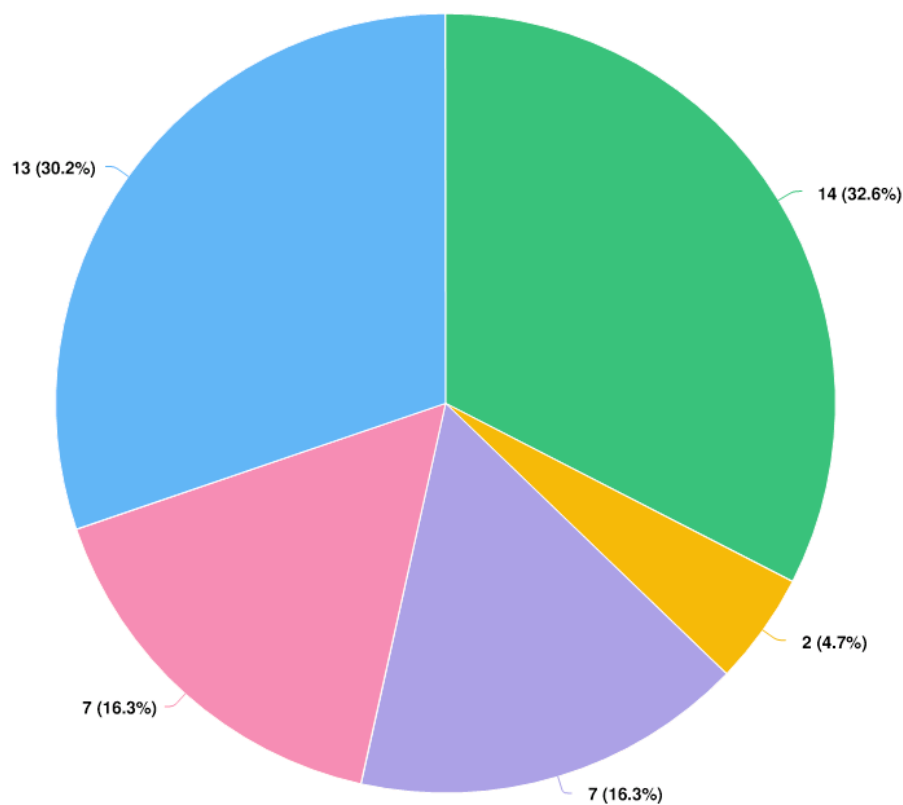
- ☐ I'm unsure    ☐ No - I haven't noticed any significant changes in traffic on my street  
☐ Yes - traffic on my street has noticeably decreased    ☐ Yes - traffic on my street has noticeably increased

Optional question (33 response(s), 10 skipped)

Question type: Radio Button Question

The City of Vincent : Summary Report for 24 May 2017 to 08 June 2021

Having experienced the Fitzgerald/View Street intersection change for the last two months, how likely are you to support making the change permanent when the City consults again early next year?



**Question options**

☐ Very unlikely ☐ Not that likely ☐ I'm unsure at this stage ☐ Somewhat likely ☐ Very likely

Optional question (43 response(s), 0 skipped)

Question type: Radio Button Question

Summary of Comments - Public Meeting Road Safety & Amenity Improvements in Relation to Petition				
Road Safety	Streetscape	Community Safety	Other Amenities	
<b>I Support the Proposal</b>				
Concerns about speed at the intersection of Vincent and Camilla Streets.				
Second slow point on Alma Road required - cars entering from Charles street accelerate fast. Can Charles Street and of Camilla Street be narrowed to slow traffic.				
Support traffic calming on Alma Road - prefer chicanes/slow points not speed humps.				
Support traffic calming on Alma Road and Alfonso Street.				
Support traffic calming on Alma Road, Alfonso, Clowerton and Leake Streets.				
	Tree outside 50 View Street drops berries, lifts pavement and exposes roots which are a trip hazard. Can it be removed. Better consideration in future of the type of trees to plant.		Parking on Leake Street be reviewed as workers leaving their cars and moving them when time elapses - prefer 2hrs	
Traffic calming proposals look good. Intersection of Leake Street and Alma Road as well as Camilla and Clowerton Streets dangerous can you please consider options.			Str parking on Leake Street used by City workers can this be reviewed.	
Approve slow point at Alma Road before starting on works at the City square project (North Perth Common)				
Request island at Clowerton and Alfonso Streets intersection. Slow traffic on Clowerton Street outside the village. Parking on both sides of Clowerton Street narrowing access. Connection Clowerton Street into Emmerston Street bottleneck.	Out back large tree on corner of Clowerton and Charles Streets to improve sightlines.			
Support the slow point in Alma Road and 48 High Entry				
Concerns about the intersection of View and Charles Streets.		Request zebra crossing at View Street for school children.		
It would be in favour of all proposed chicanes/slow points or other means of slowing traffic.				
Support slow points on Alma Road and Alfonso Street.		Support improved street lighting on Alma Road		
Support slow points on Alma Road and Alfonso Street.				
Diversion of daily commercial truck traffic away from local streets by placing slow point halfway along streets such as Alma Road. Connecting local areas with safe crossing facilities on the main distributor roads. A generic approach to renewal projects on the roads, footpaths, ramps etc. to incorporate the safe active streets thought.				

Information Bulletin dropped to all properties in the area surrounded by View, Leake, Vincent and Charles Street as well as properties on the north side of View Street and east side of Leake Street however not the south side of Vincent Street. (Total 156). 18 residents attended the meeting.

**6.7 FORREST STREET TRAFFIC PETITION - RESPONSE TO PETITION**

- Attachments:**
1. **Forrest Street Petition** [↓](#)
  2. **Information in Support of Forrest Street Petition** [↓](#) 
  3. **Forrest Street - Proposed Slow Points** [↓](#) 

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

1. **NOTES** the specific requests of the residents of Forrest Street, between Norfolk and Fitzgerald Streets, as presented by the lead petitioners;
2. **NOTES** the officer's comments in respect of items 1 - 4 of the residents list of requests.
3. **APPROVES IN-PRINCIPLE**, subject to public consultation, item 5, the installation of three (3) speed humps within the aforementioned section of Forrest Street, as shown on Plan 3666-DP, Attachment 1;
4. **CONSULTS** with the residents on item 6, changes to the parking restrictions and also the recommendation of the Sustainability and Transport Advisory Group to implement staggered parking as a means of slowing traffic.
5. **RECEIVES** a further report at the conclusion of the public consultation.

**PURPOSE OF REPORT:**

To seek Council approval for a proposed course of action in response to a petition received 16 June 2021 in requesting immediate measures in respect of traffic calming in Forrest Street, North Perth, for the section between Norfolk and Fitzgerald Streets.

**BACKGROUND:**

In June 2021 the City received a petition of in excess of a 100 signatories, from the residents of Forrest Street, North Perth, in requesting immediate action in respect of traffic calming for the section between Norfolk and Fitzgerald Streets.

The issue had previously been raised during public question time at the Council Briefing on 11 May 2021 as part of the discussion around the Accessible City Strategy, prior to its adoption by Council on 18 May 2021 and again at the Ordinary Meeting of 22 June 2021.

Some of the petitioners subsequently meet with Elected Members at Forrest Street on Saturday 24 July 2021 to personally voice their concerns and suggested improvements.

The residents also prepared and submitted a very comprehensive report in support of their petition, as shown as '**Attachment 2**'.

The matter was then listed on the agenda for discussion at the Sustainability and Transport Advisory Group (STAG) meeting of 5 August 2021.

Upon the release of the minutes of the STAG Meeting the City received a further letter from the lead petitioners expressing their disappointment in the STAG's recommendations and reiterating their concerns and preferred actions.

The petitioners are strongly opposed to the proposed staggered parking.

**DETAILS:**

The initial petition sought 'urgent traffic management controls in our residential street' to:



- Reduce the present danger of speed and the high number of vehicles using the street as a 'rat run' between William and Fitzgerald Streets, and visa-versa, by the installation of traffic calming devices.
- Reduce the three (3) hour parking limit on all days to one (1) hour limit as is provided in the Wasley Street car park which is partly empty on weekends, and
- Provide regular ranger patrols for Forrest Street as commuter's park all day on the street undisturbed.

With the recent implementation of the mini-roundabouts at nine (9) intersections in the streets to the south of Forrest Street, the aforementioned section of Forrest Street is essentially the last street within the immediate precinct\* without traffic calming, which the residents have also raised.

\*there are other streets from Burt Street north without traffic calming but the majority are not direct links/routes between Walcott and/or William Street to Fitzgerald Street, and therefore do not attract the same volume of traffic as that of Forrest Street.

There is a proposal to make Norfolk Street a Safe Active Street. This is yet to be approved by Council and could provide additional traffic calming in respect speed limits and traffic calming devices which would likely impact upon the adjoining streets (including Forrest Street). A Safe Active Street project would still be some way off and the residents are seeking immediate action.

#### Traffic Data.

Forrest Street is classified as an Access Road under the Metropolitan Functional Road Hierarchy and currently has the standard 50 kph Urban Speed Limit. Parking is confined to the southern side of the road only with a 3P 8.00am to 6.00pm Monday to Friday restriction in the residential portion of the street (it is 1P adjacent the commercial premises).

ROAD	CLASS	DATE		LOCATION	AWT 5 day	Ave Speed	85% Speed	% Heavy (Class 3-12)	5 Day Peak Vehicle/hr	
		START	FINISH						AM	PM
FORREST ST	AR	10-Oct-19	16-Oct-19	FITZGERALD-WASLEY CP	2105	24.2	31.3	2.2	183.3	193.5
FORREST ST	AR	03-Mar-21	10-Mar-21	FITZGERALD - NORFOLK Mid block	1781	40.9	49.1	2.8	140.2	182.6
FORREST ST	AR	03-Mar-21	10-Mar-21	NORFOLK - WILLIAM	1293	33.8	41.0	2.6	130.2	134.0

The above data is within the operating criteria for an Access Road, in that the 85<sup>th</sup> speed is below 50 kph and the average weekday volume is below the threshold 3,000 vehicles per day.

When compared to the surrounding road network traffic volume is higher, as can be seen in a 'heat' map of traffic data on the surrounding streets below.



The petitioners are specifically seeking that the following measures be implemented this year (by 31 December 2021):

1. 40km/hr speed limit applied to the street.

2. Local traffic only sign (at the entrance of the residential segment of Forrest Street)
3. Right turn only from Wasley Street carpark exit onto Forrest Street
4. Driveway Line Markings within street parking zone
5. Speed bumps installed at a maximum of 60m apart - Community Consultation required\*
6. 1 hr Parking Limit, 7 days a week - Community Consultation required\*

\*as discussed with the Elected Members at the 'street' meeting.

Officer Comment:

1. 40km/hr speed limit applied to the street.

This cannot be implemented without Main Road approval and requires data supporting the change before it will be considered (see point No. 5 below). However it can form part of the broader discussion with Main Roads WA when reviewing the Urban Road Safety Program – Mini-Roundabouts Project and the proposal to implement a 40 kph speed limit within the project area.

2. Local traffic only sign (at the entrance of the residential segment of Forrest Street).

Requires an application to Main Roads WA for approval to install, which will be submitted.

3. Right turn only from Wasley Street carpark exit into Forrest Street.

It would have an impact upon Wasley Street in respect of traffic redistribution as any local traffic generated by the town centre activity, including residents of Forrest Street, would have to exit via Wasley Street, whereas one could enter from either street. Further, anecdotally the volume of traffic turning left into Forrest Street from the Wasley Street car park is relatively minor in respect of the total volume of traffic using Forrest Street.

4. Drive-way line-markings within street parking zones.

Can be implemented immediately. However, residents would need to be aware that it may result in fewer on-road parking spaces if installed in accordance with the standards, i.e. if the spacing between crossovers cannot accommodate a standard vehicle, (which under Australian Standards is (the once) typical large 'family' sedan), with off-sets (length 7.8m), then technically it should be deleted.

5. Speed humps installed a maximum sixty (60) metres apart – Community Consultation required.

Plan 3666-DP, as shown on **Attachment 1**, indicates the approximate location of three (3) standard low profile speed humps. The spacing is in the order of 62m\*, whereas two (2) speed humps would have resulted in >80m spacing, thereby limiting the impact.

\*crossovers preclude evening spacing of the proposed speed humps.

The three (3) speed humps should reduce the 85% speed to the order of 40 kph which will, in-turn, meet Main Roads criteria when considering a 40 kph speed limit (build it and they shall come). It should be noted that there are existing speed humps adjacent the exit of the Wasley Street carpark, to delineate the residential portion of the street, as well as at the intersection of Fitzgerald Street.

6. 1 Hour Parking Limit – 7 days per week – Community Consultation Required.

The petitioners are of the view that the 3P limit is being abused and that there is a lack of enforcement. They contend that by reducing the restriction to 1P, retaining 8.00am to 6.00pm, but also covering weekends it should eliminate this problem and increase usage of the Wasley Street car park. This concern extends to 'football' parking when patrons of Perth Stadium catch the special football services, which picks-up at Chemist Warehouse and drops-off at North Perth Plaza.

The Manager of Ranger Services has advised that a Ranger is assigned to the North Perth Town Centre, including Forrest Street, on weekdays to enforce parking restrictions, commencing and concluding with Clearways. Further, they have issued 8 infringements within the residential portion of Forrest Street over the past 8 months (from 1 January 2021) months (of a total 1,733 in the North Perth area in the same period).

**CONSULTATION/ADVERTISING:**

Residents and businesses would be consulted regarding the proposals in accordance with the City's Community Consultation Policy 4.1.5.

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to approve the proposed actions which should lead to a reduction in traffic speeds and volumes, improved road safety outcomes and an improved level of amenity for residents of Forrest Street.

**STRATEGIC IMPLICATIONS:**

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

Accessible City

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.*

Connected Community

*We have enhanced opportunities for our community to build relationships and connections with each other and the City.*

**SUSTAINABILITY IMPLICATIONS:**

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral, as it is unlikely to lead to fewer car trips as a result of the proposed changes, but rather a redistribution of trips.

**PUBLIC HEALTH IMPLICATIONS:**

This does not contribute directly to any public health outcomes in the *City's Public Health Plan 2020-2025*. Nevertheless, the residents contend that it will improve their wellbeing and reduce their anxiety by calming, and potentially reducing, the volume and speed of traffic using Forrest Street.

**FINANCIAL/BUDGET IMPLICATIONS:**

The civil works (3 speed humps) are estimated to cost \$20,000, and if approved would be funded from the annual Minor Traffic Management Improvement Program.

**COMMENTS:**

As can be seen in the traffic data the 85% speed in the mid-block section of Forrest Street is on the cusp of the 50 kph speed limit and the traffic volumes are higher than the surrounding local road network.

The differential in the AM and PM traffic volumes, AM 140 v's PM 182, is likely, in part, because the east bound journey is easier as there is currently no parking on the northern side of Forrest Street and it gives an impression of priority over the west bound movement. This led the STAG to suggest that 'staggered' parking may overcome this issue, slowing traffic down and making it a less desirable route, in-lieu of traffic calming devices (speed humps). The petitioners, and therefore one could assume the residents, oppose staggered parking and had a very specific request for 'speed humps', along with the other aforementioned changes.

In light of the petition, which had more than 100 signatures, the majority of whom live in Forrest Street, the residents are seeking some action by the City to address their concerns as a priority. While the support appears overwhelming in respect of the request for traffic calming (speed humps) and change in the parking restrictions it is City's practice to consult before seeking Council's endorsement.

## Information in Support of Forrest St Petition to the City of Vincent

### Background

Forrest St is a local access road which is being heavily utilised by non-residents travelling through the area at the detriment of local residents. Forrest St is currently not fulfilling its role as an access road, with through-traffic dominating access to abutting properties, safety, and amenity aspects (Government of Western Australia, 2020) (City of Vincent, 2016). Forrest St residents are of the strong opinion that local area traffic management is not uniform across access roads within the cell (bounded by Walcott St, William Street, Fitzgerald Street, and Vincent Street) and that its application is required for the street to function effectively within its assigned category.

Forrest St refers to the segment of Forrest St in North Perth (between Fitzgerald St and Norfolk St), unless otherwise stated. Forrest St has a street pavement width of 6.0m.

### Meet Primary Criteria as an Access Road

Forrest St is classified under the City of Vincent's Functional Road Hierarchy as an access road (City of Vincent, 2016, p. 147). The City of Vincent Local Area Strategy states that "to promote effective and efficient traffic management, Main Roads developed a Metropolitan Road Hierarchy to designate the role of all roads within a region and to encourage the uniform traffic management of roads of the same role" (City of Vincent, 2016, p.144). Within their hierarchy, Main Roads define that a road section must meet all of the primary criteria to qualify for the category (Government of Western Australia, 2020). Forrest St currently fails to meet two primary criteria:

- Low degree of connectivity
- Predominant purpose of provision of vehicle access to abutting properties

#### Degree of Connectivity

Liveable Neighbourhoods reports that a through-traffic function is not suitable for access streets with a pavement width of 6m (Western Australian Planning Commission, 2015, p. 49). However, Forrest St has a high degree of connectivity to enable the function of through-traffic on the street. District distributor roads of Fitzgerald St and William St are connected via a roundabout at its Norfolk St intersection. Roundabouts also support a high degree of connectivity in all directions.

#### *Traffic is directed down Forrest St*

Non-resident traffic from outside the cell are encouraged to travel via Forrest St. Motorists exiting North Perth Plaza are not able to turn right onto, or U-turn on Fitzgerald St, hence restricted access along this distributor road directs traffic to the first available right, being Forrest St. U-turn vehicle traffic is not accounted for in recorded traffic data due to the Eastern location of traffic counters installed in March 2021.



Photos: Motorist completing a U-turn in resident driveway.

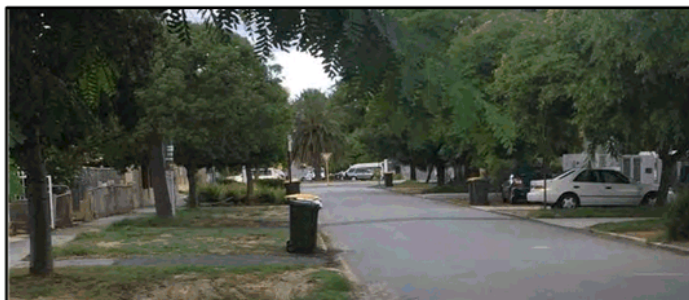
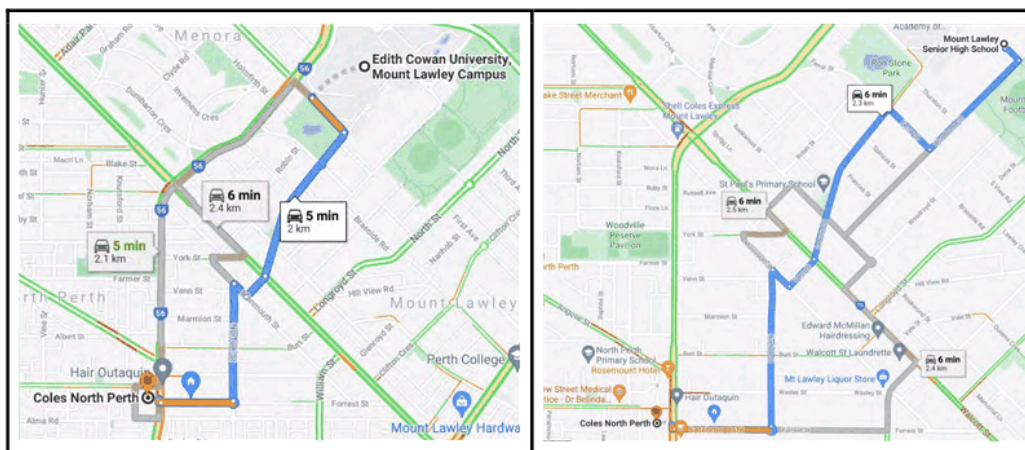


Photo: Traffic counters on Eastern side of the street, excludes U-turn traffic.

From the North, Forrest St is also the first and most accessible option for non-local motorists to access local (e.g North Perth Plaza or Wasley St Carpark) and regional destinations (e.g Fwy entry and educational institutions). Vehicles traveling South via Longroyd St are not permitted to take a right onto Walcott St. Restricted traffic movement on this distributor road directs traffic along William St and through Forrest St to access Fitzgerald St. Austroads recommends traffic is to be directed to the most appropriate route as part of orderly traffic planning and management (Austroads, 2020a, p. 7).



Images: Google Maps directing traffic down Forrest St to access the Town Centre.

Streets	Section and Year Recorded	Vehicles per day
Forrest St	Fitzgerald St to Norfolk St in 2021	1791
Raglan Rd	Ethel to Norfolk in 2020	571
Chelmsford Rd	Ethel to Fitzgerald in 2019	521

(City of Vincent, 2021a) (City of Vincent, 2021b) (City of Vincent, 2019).

Recent traffic data from within the cell, shows that Forrest St has significantly higher volumes of traffic per day.

#### *Distributor Road at Capacity*

Exacerbating the issue is the current traffic congestion along Fitzgerald St at the Forrest St intersection, which is currently at capacity during peak periods (City of Vincent, 2020a, p. 19) (Government of Western Australia, 2021). This traffic congestion encourages non-resident motorists to use Forrest St as an alternative route to district distributors to move between regional areas. In addition, the traffic lights located just North of the streets' entrance encourages through-traffic. Opportunistic motorists at a standstill heading North on Fitzgerald St, turn right into Forrest St to access William St or Walcott St (via Norfolk St). Austroads reports that restraints on 'rat-running' is involved for spill over traffic for orderly traffic planning and management (Austroads, 2020a, p. 7).

#### *Heavy Vehicles*

Main Roads reports that heavy vehicles are permitted on District Distributor A roads, however, on access roads they are permitted only to service properties (Government of Western Australia, 2020).

Type of Vehicle	Vehicle Volumes over one week (3 March - 10 March 2021)
Passenger Car	11873
Car with Trailer	21
Rigid-body 2 Axle Truck	336
Rigid-body 3 Axle Truck	17
Rigid-body 4 Axle Truck	4
3 Axle Articulated Truck	6
4 Axle Articulated Truck	3

(City of Vincent, 2021a)

Traffic data shows that Forrest St (Fitzgerald - Norfolk) and Forrest St (Norfolk - William) have heavy vehicle percentages of 3% (336 of 12260 vehicles) and 2.6% (227 of 8713 vehicles) respectively. These values exceed that of the parallel local area District Distributor A streets of Vincent St (Ethel-Norfolk) and Bulwer St (Fitzgerald-Palmerston) which both report 2.5% (City of Vincent, 2021b) (GHD, 2020). Traffic data at a similar location on parallel access road,



Chelmsford Road (Ethel-Norfolk) reported a heavy vehicle percentage of only 1.9% in 2019 (City of Vincent, 2019).

Historic data shows that the percentage of heavy vehicles using Forrest St has increased significantly (by 73%) from 2.2% in 2016, despite residential density on the street remaining unchanged (City of Vincent, 2021a). Heavy vehicles are using Forrest St to move goods between industrial, commercial, and residential regions.

Heavy vehicle use on Forrest St must be reduced for it to meet its access road criteria and conform to the City of Vincent's Accessible City Strategy, whereby pedestrians and cyclists are defined users over heavy goods vehicles (City of Vincent, 2020a, p. 31).

#### *Traffic Volumes*

Liveable neighbourhoods recommends a maximum volume of 1000 vehicles per day (vpd) for an Access street D (Planning Commission of Western Australia, 2015, p. 40). Forrest St recorded a 5 day average of 1891 vpd and a maximum volume of 1997 vehicles on Friday the 5th of March (City of Vincent, 2021a).

There are approximately 34 residential properties serviced on Forrest St between Fitzgerald St and Norfolk St (Landgate, 2019). Daily vehicle trips are assumed at 3 per dwelling within residential areas and weekday peak hour trips at 3.7 per dwelling (Connell Wagner, 2008, p. 27). However, a conservative estimate has been applied of 8 per dwelling within residential areas and weekday peak hour trips at 0.8 per dwelling (Western Australian Planning Commission, 2016, p. 11). Applying these assumptions, local residents on Forrest St account for approximately 272 vpd out of a 5 day average of 1891 vpd (14%); which aligns with Alma Rd (which has the same number of properties, but no through road function).

Day	Forrest St vpd
Monday	1864
Tuesday	1869
Wednesday	1862*
Thursday	1864
Friday	1997
Saturday	1834
Sunday	1444
<b>Total</b>	<b>12,734</b>

\*Total recorded at 1406 but excluded data from 9am-12pm. Four day average values between 9am - 12 pm (Monday, Tuesday, Thursday and Friday) included for accuracy (City of Vincent, 2021a).

Traffic volumes are not proportional to the number of abutting properties, with the majority of traffic (86%) being through-traffic. Weekday peak hour trips for residents are estimated at 27

vehicles. The weekday average am and pm peak hour trips are recorded at 144 and 183 vehicles, respectively (City of Vincent, 2021a). The majority of am (81%) and pm (85%) peak hour trips can be accounted for by through-traffic. Traffic data in the table below shows disproportionate traffic volumes across access roads within the cell.

Parallel Streets	Vehicles per day (Section Norfolk St to Hyde St) in 2017.
Forrest St	1426
Alma Rd	260
Raglan Rd	473
Grosvenor Rd	540
Chelmsford Rd	310

(City of Vincent, 2017, p. 55)

### Driveway Access

As a local access road, Forrest Streets' predominant function is to give access to abutting property (City of Vincent, 2016, p. 146-147), however, this is not the case. Residents report that access to their property is obstructed or delayed, and unsafe due to the high volume of through-traffic. Residents are significantly adversely impacted by the disproportionate volume of traffic as the street provides the only access to their property (with no secondary access via right of way).

Forrest St on-street parking is in high demand too, due to; its proximity to the Town Centre, crosswalk and public transport, free cost, and 3 hour weekday limit. This is consistent with neighbouring Wasley St (which is reported to have a 100% occupancy rate of on-street parking during peak periods) (City of Vincent, 2013, p. 147). A combination of the narrow street pavement and high parking demand has resulted in parking dominating the streetscape on the South side. Furthermore, 3P residential on-street parking is not monitored unless a complaint is submitted (City of Vincent, 2021c). As a consequence, approximately 200m of the street is limited to just one give way lane.



Photos: Motorists giving way at each end of the one way segment.



Photos: Sets of vehicles obstructing driveway access.



Photo: Sets of vehicles obstructing driveway access on Forrest St, Mount Lawley.

Traffic data shows that between 8am and 6pm Monday to Friday, there were on average 141 vehicles per hour (vph) or 2.35 vehicles every minute using Forrest St (City of Vincent, 2021a). During the peak pm period, this weekday average increased to 183 vph or one vehicle every 20 seconds (City of Vincent, 2021a). These conditions are incompatible with providing for the safe and convenient movement of vehicles accessing properties.

### Road Safety for Pedestrians and Cyclists

Liveable Neighbourhoods recommends that access streets “accommodate shared pedestrian, bike and vehicular movements”, the high volume of through-traffic does not support this. Furthermore, Forrest St does not benefit from having measures that visually narrow the street (such as staggered parking or parking on both sides) to provide a safe pedestrian environment (Western Australian Planning Commission, 2015).

Liveable Neighbourhoods recommends that an Access street D have a target vehicle speed of up to 30km/hr (Western Australian Planning Commission, 2015, p. 40). Traffic data reports that least 90% of vehicles within the week exceeded this recommended benchmark (City of Vincent, 2021a).

### Amenity

Unlike Mount Hawthorn, Leederville and Mount Lawley, on-street parking in North Perth (including Forrest St) is unrestricted on weekends (City of Vincent, 2021d) (City of Vincent, 2021e). Consequently, on-street parking on Saturdays is at capacity, reducing a segment of the street to a give way lane. This period coincides with high traffic volumes. Traffic data for



Forrest St, reports that at 11am on Saturday, we had 193 vehicles travel through or 1 vehicle every 18 seconds for the entire hour (City of Vincent, 2021a). From 8am through to 6pm on Saturday, Forrest St carried a total of 1485 vehicles or one vehicle every 24 seconds, with an estimated 74 of these being heavy vehicles. This rate of traffic flow is not present on other access roads within the cell (or within the City of Vincent) and is detrimental to the amenity of the street. Residents out in their gardens, on their verandas or in their homes are subject to the noise associated with the continuous flow of traffic.

In addition, there is also traffic noise generated by the high-speed differential at the commencement of the give way lane. Austroads report that high speed differentials "will result in excessive accelerations and decelerations, with accompanying noise impacts and inconsistent driver behaviour" (Austroads, 2020a, p. 176).

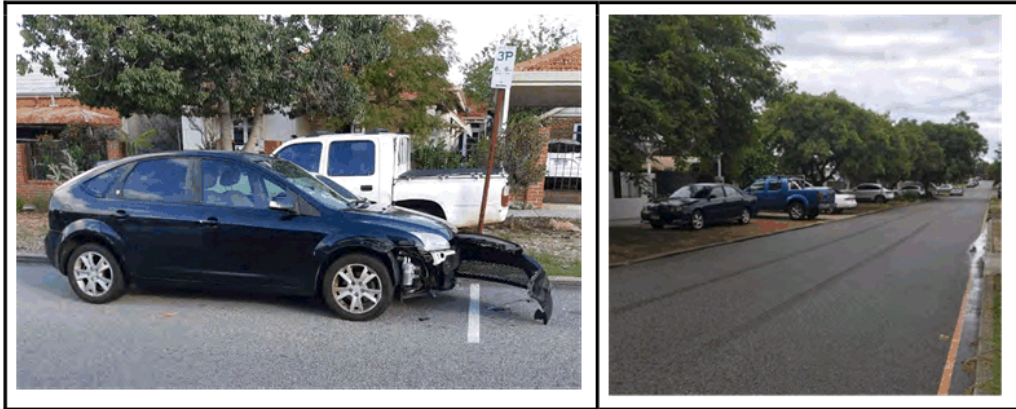


Photos: Vehicle waiting at a stop, followed by noisy acceleration to enter the give-way lane.

Through-traffic motorists eager to short-cut exhibit road rage behaviours (honking horns and verbal abuse) when faced with delay by residents accessing their properties or cyclists using the road. Residents have observed on a weekly basis, motorists revving their engines and vehicles mounting verges to avoid delay. On occasion, residents have observed motorists crashing into parked vehicles and doing burnouts.



Photos: Vehicles mounting resident verges and driveways to bypass oncoming traffic.



Photos: Vehicle accidents and burnouts on Forrest St.

These issues conflict with the City of Vincent's vision to put people first and ensure that "getting around is safe, easy, environmentally friendly and enjoyable" (City of Vincent, 2020a, p. i). Residents who have lived on the street for decades report a significant and more recent decline in amenity of the street, which is discouraging the use of the streetscape and limiting opportunities for residents to connect and build relationships (City of Vincent, 2021f). Furthermore, the poor amenity and perceived safety risks discourage more sustainable means of transport (including walking, cycling and public transport) for residents of the local area (City of Vincent, 2020b, p. 23).

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## 7 COMMUNITY & BUSINESS SERVICES

### 7.1 ADVERTISING OF AMENDMENTS TO THE ACCESS AND EQUITY POLICY

Attachments: 1. Draft Diversity Access and Equity Policy - Marked Up Version  

#### RECOMMENDATION

That Council:

1. **APPROVES** the amendments to the Access and Equity Policy, at Attachment 1, for the purpose of advertising;
2. **AUTHORISES** the Chief Executive Officer to provide local public notice of the proposed amendments in Recommendation 1 above and invites public comments for a period of 21 days; and
3. **NOTES** that at the conclusion of the public notice period any submissions received would be presented to Council for consideration.

#### PURPOSE OF REPORT:

To seek Council's authorisation to obtain public feedback on amendments to the Access and Equity Policy (**Attachment 1**).

#### BACKGROUND:

In alignment with the City's Policy Document register and Review Plan, the [Access and Equity Policy](#) has been reviewed.

The requirement to consult Elected Members, as per clause 1.3 of the [Policy Development and Review Policy](#), were presented to Elected Members in the 2 July 2021 Policy Paper.

The Access and Equity Policy was adopted in June 2002, with further reviews conducted in October 2004 and February 2010. The Policy is now overdue for review.

#### DETAILS:

The review of this policy highlighted the need to update its structure, language, and style for consistency with current terminology. The intent of the document remains largely unchanged, although the scope has been more clearly defined with the inclusion of diversity in its terminology and references to the LGBTIQ+ community.

The proposed changes to the policy, as marked up at **Attachment 1**, are:

- Inclusion of an Acknowledgement of Country.
- The inclusion of the word Diversity in the policy name.
- The inclusion of Seniors and Young People in the Purpose.
- The addition and removal of certain words to improve the language.
- The addition/amendments to the definitions for culture, diversity, and equity.
- The amendment to disability to align with the definition for that term used in the City's DAIP 2017-2022; and
- The update of terms used in the definitions.

The City's current DAIP expires in June 2022. Administration has commenced planning for the next DAIP, which will involve consultation with key stakeholders and with the community in early 2022.

Administration is suggesting a minor review of the policy within the next few months to update terminology.

If upcoming consultation on the DAIP highlights additional points to be considered, a secondary review of the policy could coincide with the DAIP consultation early next year to ensure that both documents are consistent and aligned to the needs of our community.

**CONSULTATION/ADVERTISING:**

In accordance with the City's Community Consultation Policy ([Appendix 2](#)), public notice of all new and significantly amended policies must be provided for a period exceeding 21 days in the following ways:

- notice published on the City's website;
- notice posted to the City's social media;
- notice published in the local newspapers;
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre; and
- letters distributed to relevant local businesses and community groups.

Public notice of this proposed new policy will be provided from October 2021.

**LEGAL/POLICY:**

Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies.

The City's [Policy Development and Review Policy](#) sets out the process for the development and review of the City's policy documents.

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to provide public notice of the proposed amended policy.

**STRATEGIC IMPLICATIONS:**

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

Connected Community

*Our many cultures are celebrated.*

Connected Community

*We recognise, engage and partner with the Whadjuk Noongar people and culture.*

Connected Community

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

Innovative and Accountable

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

**SUSTAINABILITY IMPLICATIONS:**

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Reduced injuries and a safer community*

*Increased mental health and wellbeing*

**FINANCIAL/BUDGET IMPLICATIONS:**

There are no financial implications because of the proposed changes to this policy.

**COMMENTS:**

It is recommended that Council review and approve for the policy to proceed to public notice, noting that the policy may need to be reviewed further during the development of the City's next DAIP early in 2022.

# Diversity, Access and Equity



Related policy procedures and supporting documentation	<ul style="list-style-type: none"> <li>• <a href="#">City of Vincent Disability Access and Inclusion Plan 2017-2022</a></li> <li>• <a href="#">City of Vincent Innovate Reconciliation Action Plan 2019-2021</a></li> <li>• <a href="#">City of Vincent Strategic Community Plan 2018-2028</a></li> <li>• <a href="#">Public Health Plan 2020-2025</a></li> </ul>
Legislation / local law requirements	<ul style="list-style-type: none"> <li>• Racial Discrimination Act (1975)</li> <li>• Racial Hatred Act (1995)</li> <li>• Human Rights and Equal Opportunity Commission Act (1986)</li> <li>• Commonwealth Disability Discrimination Act (1992)</li> <li>• Western Australian Disability Services Act (1993)</li> <li>• Equal Opportunity Act 1984 (amended 1988)</li> <li>• Age Discrimination Act (2004)</li> <li>• Sex Discrimination Act (1984)</li> <li>• Sex Discrimination Amendment Bill (2000)</li> <li>• Sex Discrimination Amendment Act (Sexual Orientation, Gender Identity and Intersex Status) (2013)</li> <li>• Disability Discrimination Act (1992)</li> <li>• Disability Services Act (1993)</li> <li>• Fair Work Act (2009)</li> <li>• Occupational Safety and Health Act (1984)</li> <li>• Workplace Gender Equality Act (2012)</li> <li>• The Local Government Act (1995) WA</li> </ul>

## ACKNOWLEDGEMENT OF COUNTRY

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

We recognise the contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet and thrive as a community always was and always will be Noongar land.

## PURPOSE

This Policy aims to raise awareness and promote inclusion of the diversity of people that make up our community. It demonstrates the City's commitment to ensuring services and activities are inclusive of all members of the community, including Aboriginal and Torres Strait Islander (ATSI) people, Culturally and Linguistically Diverse (CaLD) people, People with Disability (PwD), **Seniors, Young People** and Lesbian, Gay, Bisexual, Transgender, Queer, Intersex (LGBTQI+) people.

## OBJECTIVE

This policy formalises and supports the City's approach to diversity, access, equity and inclusion by ensuring these considerations are incorporated into all areas of City decision making, service delivery and general operational culture.



# Diversity, Access and Equity

## POLICY



The City of Vincent strives to improve the quality of life of all of its residents and is committed to identifying and addressing physical, social and economic barriers to participation. This Policy sets standards to ensure equity in service provision and to drive opportunity for full participation and inclusion. The following policy statements demonstrate the practices and processes the City will adopt to achieve the objectives of this Policy.

### SCOPE

#### 1. Community Inclusion and Participation

The City supports participation in community life for all people and is committed to meaningful, inclusive capacity building to enhance the strengths of individuals, redress disadvantage and foster a unified community. The City strives to secure access to services, activities and facilities that enable all people to live constructive fulfilling lives, feeling empowered to fully participate and ~~enjoy the freedom to~~ engage in all opportunities.

The City will:

- Encourage and enable all members of the community to participate in activities which will in turn lead to improvements in the wellbeing of people within the City.
- Encourage all people to participate in life in the general community, by minimising the physical, cultural, attitudinal, social, gender, economic and institutional barriers that prevent participation.
- Promote self-development of community members by creating and enhancing opportunities for independence, choice and self-determination aimed at maintaining and improving quality of life.
- Support ~~the need to and~~ promote harmonious community relations and work towards eliminating all forms of discrimination within the community which prevent harmony.
- Recognise and respect different cultural and religious commemorations and significant events.
- Recognise and respect ATSI peoples' ~~descent~~ being the traditional owners and custodians of the land.
- ~~Endeavour to~~ Offer services that are designed and delivered in ways which meet a range of needs and therefore enable all members of the community to participate, ~~as appropriate~~.

#### 2. Physical Inclusion

The City recognises that certain groups in the community have specific needs and ~~, therefore, may where~~ ~~viable will~~ allocate resources according to need to reduce inequalities and enable improved access and participation.

The City will:

- Encourage and support local area needs-based planning reflecting local community ~~needs and~~ priorities.
- Advocate for the inclusion of diversity, access and inclusion principles in its strategic planning and development processes.
- Advocate and plan for the development and management of built environments, open spaces and streetscape that are accessible and maximise their potential use by diverse groups, and implements strategies to ensure access to buildings, services and facilities is available to all members of the community wherever possible.
- Ensure that planning for social, physical and economic infrastructure supports a design approach which reflects inclusion and community diversity.

## Diversity, Access and Equity



- Ensure that services and events are conducted in venues that are physically accessible to people with disability ~~with all staff, and that Administration, its agents and contractors are~~ aware of the relevant requirements.
- Ensure Administration ~~and builders/contractors~~, ~~its agents and contractors~~ are aware of their respective responsibilities under the Commonwealth Disability Discrimination Act (1992), Western Australian Disability Services Act (1993), Building Code Australia 1996, as amended, and the relevant Australian Standards (Access and Mobility (AS 1428) suite).
- Approve plans and projects only when compliant with requirements outlined in the above Codes and Standards.
- Ensure all contracts and tender documents contain a clause advising contractors of their obligation to implement the City's Disability Access and Inclusion Plan wherever practicable and report annually on their compliance with the plan.

### 3. Information Dissemination, Communication and Engagement

The City is committed to ensuring it provides the same opportunity for consultation and engagement, and that information is accessible to all members of the community regardless of culture, language, gender, sexuality, age or ability.

#### 3.1. Information Dissemination and Communication

The City will:

- Ensure that information can be provided in alternative formats and languages other than English according to the following requirements:
  - ✓ Translations and interpreters are to be National Accreditation Authority for Translators and Interpreters (NAATI) accredited level 3, at a minimum.
  - ✓ Deaf Interpreters are to be NAATI accredited level 2 (level 3 for legal matters).
  - ✓ Braille translations are to be sought from the Association for the Blind.
- Integrate equitable access and inclusion principles into the City's communication practices and provide access to clear, accessible information in a variety of formats and media, including but not limited to:
  - ✓ Ensuring an audio loop is used at Council meetings (and formal meetings at external venues) to ensure that people with a hearing impairment are able to participate.
  - ✓ Publicising, on written material in languages other than English, the availability of information in different formats.
  - ✓ Including a standard phrase indicating documents are available in alternative formats on brochures, promotional material and letters where appropriate.
  - ✓ Ensuring the City's website is W3C Web Accessibility Guidelines compliant.
  - ✓ Providing closed captioning and audio description facilities in video presentations and televisions.

#### 3.2. Engagement and Consultation

The City will:

- Provide information in clear and concise language on how residents can participate in decision making processes, public consultations, and grievance mechanisms.
- Ensure varied and user-friendly engagement and consultation processes that encourage feedback from all members of the community with regards to the level of access and equitable provision of services.
- Ensure all grievance procedures are accessible and allow for a range of options for making complaints including: in person, by phone, letter, fax, email, SMS, National Relay Service, AUSLAN (Australian Sign Language) and via the City's website and social media.

### 4. Organisational Culture and Employment Practices

## Diversity, Access and Equity



The City promotes equal opportunity in recruitment, promotion, retention and training and will continue to operate and set examples as an organisation which promotes diversity and inclusion and rejects discrimination, unconscious bias and exclusion.

### 4.1. Employment and Retention

The City will:

- Ensure recruitment and selection policies and practices reflect the desire for a diverse workforce as one strategy to achieve and promote diversity, access and inclusion principles and provide equitable service delivery.
- Make appropriate workplace flexibility, modifications and adaptive technologies available to ensure diversity, access and inclusion principles are successfully embedded in the City's workforce to enable **a person staff** to do their jobs effectively.

### 4.2. Training and Development

The City will:

- Encourage and enable all Council representatives to be aware of community diversity and the subsequent implications for policy formation, program **me** design and service delivery.
- Continue to integrate the City's Diversity, Access and Equity Policy, Reconciliation Action Plan and Disability Access and Inclusion Plan into policy development and review processes, strategic planning processes and employee inductions.
- Provide relevant diversity awareness training, support and resources to staff to strengthen their knowledge and build understanding.
- Provide advice to Administration and contractors relating to the appropriate communication methods when liaising with ATSI, CaLD, PwD and LGBTQI+ communities.

## DEFINITIONS

~~The following definitions are based on definitions provided by State and Federal Government Departments and the Western Australian Municipal Association.~~

**Access** – implies fair and equitable access to services in areas essential to achieving and maintaining social, cultural and economic well-being. This includes access to services, programs, facilities, decision-making processes and entitlements.

**Community Relations** – refers to how people interact and relate to each other as individuals and as **a groups within the wider** community.

**Culture** – refers to the ideas, beliefs, values, knowledge, **customs** and experiences which influence the ~~way in which people behave and relate behaviours~~ of people from different groups and backgrounds.

**Disability** - ~~refers to any condition that restricts a person's mental, sensory or mobility functions. It may be caused by accident, trauma, genetics or disease. A disability may be temporary or permanent, total or partial, lifelong or acquired, visible or invisible.~~

A condition that:

- Is attributable to an intellectual, cognitive, neurological, sensory or physical impairment or combination of those impairments;
- Is permanent or likely to be permanent;
- May or may not be episodic in nature;
- And results in:

# Diversity, Access and Equity



- A substantially reduced capacity of the person for communication, social interaction, learning or mobility; and
- A need for continuing services.

**Diversity** – Diversity refers to the differences in individuals based on sex, gender, age, language, ethnicity, cultural background, disability, sexual orientation, intersex status, religious beliefs, educational level, professional skills, work experience, socio-economic background, carer obligations and/or other factors, that are represented in a community, organisation, team or other group.

**Equity** – ~~affirms is the~~ distribution of economic, social and political resources in ways that are not restricted by sex, gender, age, language, ethnicity, cultural background, disability, sexual orientation, intersex status, religious beliefs, educational level, professional skills, work experience, socio-economic background, carer obligations and/or other factors. It ensures fair and equal distribution of resources (according to need), opportunities, and access to decision-making processes.

**Inclusion** – refers to a culture where everyone feels valued and respected and is able to fully contribute. It ~~is about~~ includes removing barriers to make sure everyone can fully participate and has equal access to opportunities.

**LGBTQI+** – ~~refers to the acronym for Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex and any other diverse sexual orientations or gender identities.~~

**Participation** – is active involvement in aspects of society including community and social activities, employment, education and decision-making.

**Rights** – ~~relates to the entitlement to justice for all individuals and includes freedom of assembly, speech, beliefs, and information.~~

**Social Justice** – ~~refers to the right of all people to equality of treatment and opportunity and the removal of barriers preventing access equity. The four main principles underpin the concept of social justice are: Access, Equity, Participation and Rights.~~

OFFICE USE ONLY	
Initial Council adoption	DATE: 25/06/2002, REF# D18/29329
Reviewed / Amended	DATE: 08/09/2020, REF#: D19/195039
Next Review Date	DATE: 01/09/2024



## 7.2 FINANCIAL STATEMENTS AS AT 31 JULY 2021

Attachments: 1. Financial Statements as at 31 July 2021  

**RECOMMENDATION:**

That Council **RECEIVES** the Financial Statements for the month ended 31 July 2021 as shown in Attachment 1.

**PURPOSE OF REPORT:**

To present the statement of financial activity for the period ended 31 July 2021.

**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 **31 July 2021**: -

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	6-42
5.	Capital Expenditure including Funding graph and Capital Works Schedule	43-49
6.	Cash Backed Reserves	50
7.	Rating Information and Graph	51-52
8.	Debtors Report	53
9.	Beatty Park Leisure Centre Financial Position	54

**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** (on page 1) is tracking lower than year to date budgeted revenue by \$175,923 (10.2%). The following item materially contributed to this position:

- An unfavourable variance of \$202,165 due to lower than anticipated revenue collected from public halls, and sporting grounds and lower than anticipated swim school revenue at Beatty Park (**Recreation and Culture**).

**Revenue by Nature or Type** is tracking slightly lower than the year to date budgeted revenue by \$184,293 (0.5%). The following item materially contribute to this position: -

- An unfavourable variance of \$160,684 due to lower activity at Beatty Park and Parking and Infringements income (**Fees and Charges**)

**Expenditure by Program** is favourable, attributed by an under-spend of \$2,263,069 (45.6%) compared to the year-to-date budget. The following items materially contributed to this position: -

- An under-spend of \$136,477 mainly contributed by reversal of accruals and timing variance relating to legal and subscription costs, management & operating initiative programmes, software maintenance and IT strategy (**Governance**).

- A favourable variance of \$724,244 mainly contributed by timing variances of works relating to waste collection and tipping costs and reversal of amounts to expenditure for works completed in the last financial year (**Community Amenities**).
- An under-spend of \$742,432 mainly contributed by favourable variances relating to timing variances of maintenance works at various City facilities, various works in parks and reserves and reversal of accrual amounts relating to expenditure for works completed last financial year. (**Recreation and Culture**)
- A favourable variance of \$430,915 mainly pertaining to infrastructure maintenance and costs relating to street lighting and reversal of accrual of amounts of expenditure relating to last financial year. (**Transport**)

**Expenditure by Nature or Type** is favourable, attributed by an under-spend of \$2,263,068 (45.6%). The following items materially contributed to this position: -

- Employee costs reflects a favourable variance of \$984,372 mainly attributed to the following items:
  - Favourable variance for staff training courses and agency labour costs
  - Vacant staff positions within business units yet to be filled.
  - Payroll accruals of approximately \$650K was reversed in July 2021, resulting in a timing variance
- There is an under-spend of \$1,111,821 primarily attributed by timing variances of works and reversal of accrual amounts relating to expenditure for works completed in the last financial year. (**Materials and Contracts**)
  - Waste services - \$120,325 relating to tipping, bulk verge & recycling costs;
  - Maintenance works - \$276,886 relating to building maintenance; various sites & street cleaning works;
  - Office Expenses and Other Expenses -\$314,000 relating to printing and photocopying, subscription and publication, postage courier, stationery and freight and advertising;
  - Operating projects within multiple areas of \$240,374 relating to strategic planning programs, leisure planning programmes and due to reversal of accrual amounts relating to expenditure
- There is a favourable variance of \$111,539 contributed by timing variances of works and reversal of accrual amounts relating to expenditure for works completed in the last financial year. (**Other expenditure**)

### **Surplus Position – 2020/2021**

The surplus position brought forward in 2021/2022 is \$7,730,738, compared to the adopted budget amount of \$5,166,974. The actual opening surplus figure will be adjusted once the year audit has been finalised in November 2021.

### **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 1-3)

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 Comprehensive Income 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 – 42)

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 43 - 49)

Below is a summary of the year-to-date expenditure of each asset category and the funding source associated to the delivery of capital works.

	Revised Budget	YTD Budget	YTD Actual	Remaining Budget
	\$	\$	\$	%
Land and Buildings	9,328,220	325,000	(278,002)	103.0%
Infrastructure Assets	7,831,761	40,000	(40,508)	100.5%
Plant and Equipment	2,991,056	0	0	100.0%
Furniture and Equipment	2,007,673	0	(5,288)	100.3%
<b>Total</b>	<b>22,158,710</b>	<b>365,000</b>	<b>(323,797)</b>	<b>101.5%</b>
FUNDING	Revised Budget	YTD Budget	YTD Actual	Remaining Budget
	\$	\$	\$	%
Own Source Funding - Municipal	16,315,377	(2,024,150)	(2,164,353)	113.3%
Cash Backed Reserves	3,365,850	380,000	334,549	90.1%
Capital Grant and Contribution	1,704,483	1,236,150	578,574	66.1%
Other (Disposals/Trade In)	773,000	773,000	927,433	-20.0%
<b>Total</b>	<b>22,158,710</b>	<b>365,000</b>	<b>(323,797)</b>	<b>101.5%</b>

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

6. Cash Backed Reserves (Note 6 Page 50)

The cash backed reserves schedule provides a detailed summary of the movements in the reserve portfolio, including transfers to and from the reserve. The provisional balance as at 31 July 2021 is \$11,563,424.

7. Rating Information (Note 7 Page 51 – 52)

The notices for rates and charges levied for 2020/21 were issued on 22 July 2021. *The Local Government Act 1995* provides for ratepayers to pay rates by four instalments. The due dates for each instalment are:

	Due Date
First Instalment	27 August 2021
Second Instalment	29 October 2021
Third Instalment	7 January 2022
Fourth Instalment	11 March 2022

Rates debtors for 2021/22 was raised on 7 July 2021 after the adoption of the budget.

The outstanding rates debtors balance as of 31 July 2021 was \$41,267,455 excluding deferred rates of \$116,996. The outstanding rates percentage as of 31 July 2021 was 91% compared to 97% for the similar period last year, noting rates in 2020/21 was raised in August 2020 as compared to July 2021 for the current financial year

8. Receivables (Note 8 Page 53)

Total trade and other receivables as at 31 July 2021 was \$2,052,580.

Below is a summary of the significant items with outstanding balance over 90 days: -

- \$1,283,058 (88.1%) relates to unpaid infringements (plus costs) over 90 days. Infringements that remain unpaid for more than two months are referred to the Fines Enforcement Registry (FER), which then collects the outstanding balance on behalf of the City for a fee.

\$971,183 of the unpaid infringements has been transferred to long-term infringement debtors (non-current portion).

As a result, a doubtful debt provision has also been allowed for:

- \$181,310 has been provided for doubtful debt (Current – Up to 12 months).
- \$238,616 has been provided for doubtful debt (non-Current. Over 12 months). This complies with Australian Accounting standard (AASB 9).

The debtors provision for the 2020/21 financials will be reviewed as part of the year end audit process.

- \$233,755 (7.5%) 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 their debt over a fixed term of five years.

However, on 8 April 2020, the Minister of Planning WA issued a provision that exempts proponents from making cash in lieu related payments for existing or new non-residential development to the City. This exemption is effective up to the earlier date of either: -

- a) 90 days after the date upon which the State of Emergency Declaration ceases to have effect or is revoked: or
- b) Midnight, 1 May 2023.

- Tenancy related debts have been dealt with in accordance with the direction approved by the City's COVID-19 Committee.
- Health licenses debtors are being followed up with final reminders. Thereafter, the debts will be sent to the debt collectors for further follow up.

9. Beatty Park Leisure Centre – Financial Position report (Note 9 Page 54)

As of 31 July 2021, the Centre's operating deficit position was \$51,148 (excluding depreciation) compared to the year to date budgeted deficit amount of \$17,872. This position is primarily due to a budgeting variance relating to the purchase of retail shop stock that will be rectified in August.

10. Explanation of Material Variances

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 2020/2021 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 with the above, all material variances as at 31 July 2021 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:**

Expenditure within this report facilitates various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

#### **PUBLIC HEALTH IMPLICATIONS:**

Expenditure within this report facilitates various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

#### **FINANCIAL/BUDGET IMPLICATIONS:**

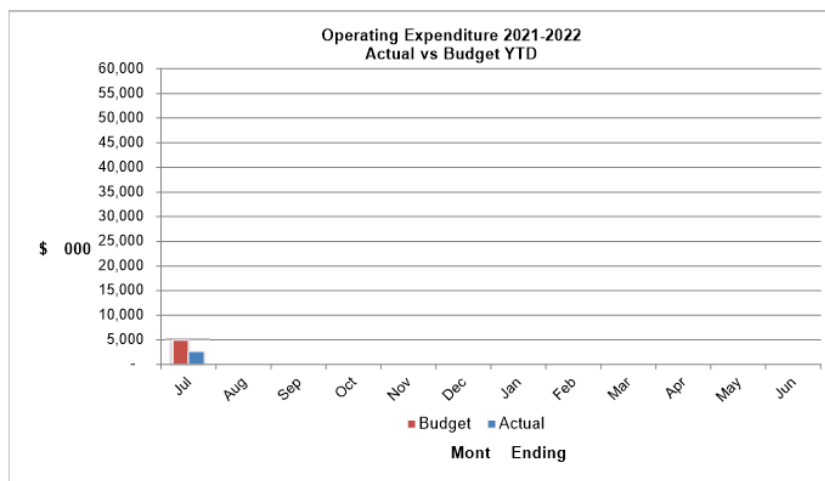
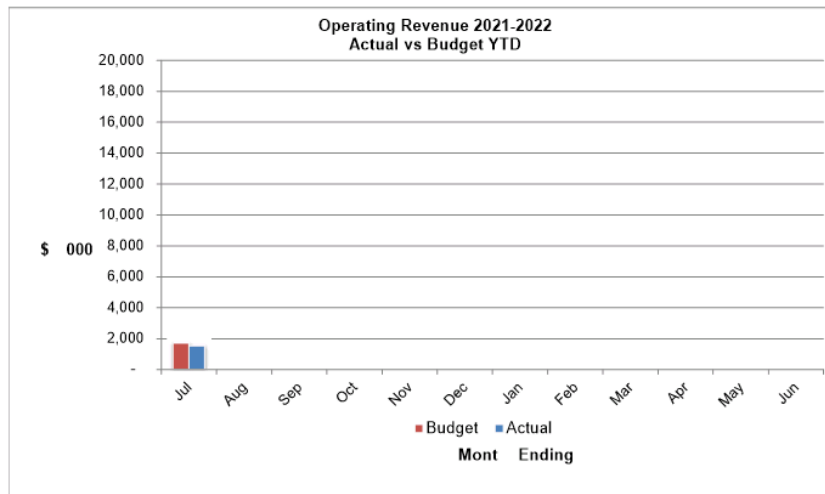
The June provisional monthly financials are still to be finalised and audited. Once the audit has been completed this will be presented to Council and will result in the opening balances being updated.

CITY OF VINCENT  
NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY  
BY PROGRAM  
FOR THE PERIOD ENDED 31 JULY 2021

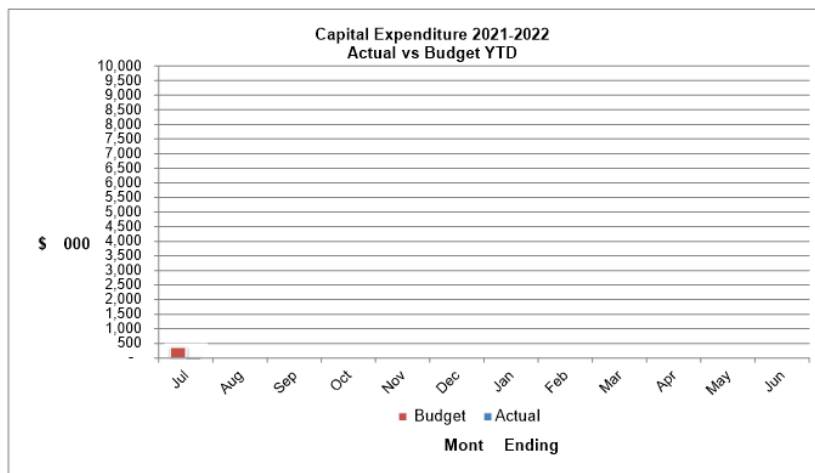
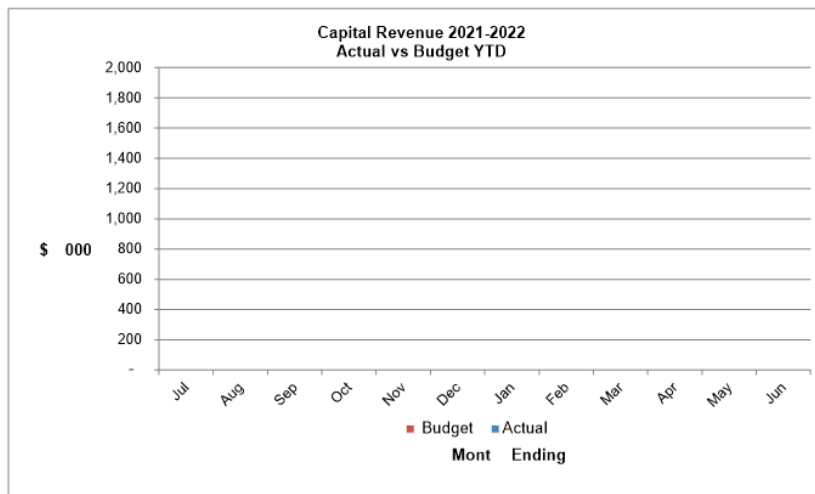


	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	YTD Variance %
Opening Funding Surplus/(Deficit)	5,166,974	135,441	7,730,738	7,595,297	5607.8%
<b>Revenue from operating activities</b>					
Governance	57,050	6,444	230	(6,214)	-96.4%
General Purpose Funding	1,406,000	22,009	66,220	44,211	200.9%
Law, Order and Public Safety	1,100,061	17,254	15,352	(1,902)	-11.0%
Health	336,542	17,506	21,735	4,229	24.2%
Education and Welfare	138,370	25,651	23,115	(2,536)	-9.9%
Community Amenities	606,965	186,190	191,832	5,642	3.0%
Recreation and Culture	9,333,938	694,384	492,219	(202,165)	-29.1%
Transport	8,193,212	685,893	690,590	4,697	0.7%
Economic Services	280,425	22,591	29,343	6,752	29.9%
Other Property and Services	1,318,638	42,693	14,056	(28,637)	-67.1%
	22,771,201	1,720,615	1,544,692	(175,923)	-10.2%
<b>Expenditure from operating activities</b>					
Governance	(3,213,338)	(246,045)	(109,568)	136,477	-55.5%
General Purpose Funding	(716,799)	(59,223)	(20,914)	38,309	-84.7%
Law, Order and Public Safety	(1,689,011)	(94,157)	(63,704)	30,453	-32.3%
Health	(1,768,032)	(133,166)	(72,001)	61,165	-45.9%
Education and Welfare	(390,264)	(19,161)	(2,175)	16,986	-88.8%
Community Amenities	(22,651,839)	(2,055,937)	(1,331,693)	724,244	-35.2%
Recreation and Culture	(23,926,933)	(1,417,381)	(674,949)	742,432	-52.4%
Transport	(15,294,339)	(800,876)	(369,961)	430,915	-53.8%
Economic Services	(660,253)	(49,843)	(11,599)	38,244	-76.7%
Other Property and Services	(2,567,119)	(87,158)	(43,314)	43,844	-50.3%
	(72,877,927)	(4,902,947)	(2,699,878)	2,263,069	-45.6%
Add Deferred Rates Adjustment	0	0	4,376	4,376	0.0%
Add Back Depreciation	14,068,923	0	0	0	0.0%
Adjust (Profit)/Loss on Asset Disposal	(1,890,054)	0	0	0	0.0%
Restricted Unspent Grant					
	12,178,869	0	4,376	4,376	0.0%
<b>Amount attributable to operating activities</b>	<b>(37,927,857)</b>	<b>(3,242,332)</b>	<b>(1,150,810)</b>	<b>2,091,522</b>	<b>-64.5%</b>
<b>Investing Activities</b>					
Non-operating Grants, Subsidies and Contributions	7,249,525	0	0	0	0.0%
Purchase Land and Buildings	(9,328,220)	(325,000)	278,002	603,002	-185.5%
Purchase Infrastructure Assets	(7,831,761)	(40,000)	40,507	80,507	-201.3%
Purchase Plant and Equipment	(2,991,056)	0	0	0	0.0%
Purchase Furniture and Equipment	(2,007,673)	0	5,288	5,288	0.0%
Proceeds from Joint Venture Operations	1,633,333	0	0	0	0.0%
Proceeds from Disposal of Assets	502,833	0	0	0	0.0%
<b>Amount attributable to investing activities</b>	<b>(12,773,019)</b>	<b>(365,000)</b>	<b>323,797</b>	<b>688,797</b>	<b>-188.7%</b>
<b>Financing Activities</b>					
Proceeds from Self Supporting Loan	0	0	0	0	0.0%
Principal elements of finance lease payments	(92,839)	(23,210)	(23,210)	0	0.0%
Repayment of Debentures	(1,366,872)	(67,952)	(67,953)	(1)	0.0%
Proceeds from New Debentures	8,368,366	0	0	0	0.0%
Transfer to Reserves	(3,190,415)	(680,297)	(666,447)	13,850	-2.0%
Transfer from Reserves	5,177,037	0	655,070	655,070	0.0%
<b>Amount attributable to financing activities</b>	<b>8,895,277</b>	<b>(771,459)</b>	<b>(102,540)</b>	<b>668,919</b>	<b>-86.7%</b>
<b>Surplus/(Deficit) before general rates</b>	<b>(36,638,625)</b>	<b>(4,243,350)</b>	<b>6,801,185</b>	<b>11,044,535</b>	<b>-260.3%</b>
<b>Total amount raised from general rates</b>	<b>36,745,248</b>	<b>36,580,248</b>	<b>36,571,877</b>	<b>(8,371)</b>	<b>0.0%</b>
<b>Closing Funding Surplus/(Deficit)</b>	<b>106,623</b>	<b>32,336,898</b>	<b>43,373,062</b>	<b>11,036,164</b>	<b>34.1%</b>

CITY OF VINCENT  
NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY  
BY PROGRAM - GRAPH  
AS AT 31 JUL 2021



CITY OF VINCENT  
NOTE 1 - CAPITAL REVENUE / EX PENDITURE PROGRAM  
AS AT 31 JUL 2021





CITY OF VINCENT  
 NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME  
 BY NATURE OR TYPE  
 FOR THE PERIOD ENDED 31 JULY 2021



	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	YTD Variance %
<b>Revenue</b>					
Rates	36,745,248	36,580,248	36,571,877	(8,371)	0%
Operating Grants, Subsidies and Contributions	810,383	15,808	11,370	(4,438)	-28.1%
Fees and Charges	18,429,368	1,581,976	1,421,292	(160,684)	-10.2%
Interest Earnings	503,000	12,333	38,822	26,489	214.8%
Other Revenue	1,133,174	110,498	73,209	(37,289)	-33.7%
	<u>57,621,173</u>	<u>38,300,863</u>	<u>38,116,570</u>	<u>(184,293)</u>	<u>-0.5%</u>
<b>Expenses</b>					
Employee Costs	(26,815,330)	(2,221,502)	(1,237,130)	984,372	-44.3%
Materials and Contracts	(26,746,965)	(1,557,911)	(446,090)	1,111,821	-71.4%
Utility Charges	(1,603,890)	(134,189)	(80,369)	53,820	-40.1%
Depreciation on Non-Current Assets	(14,068,923)	0	0	0	0.0%
Interest Expenses	(553,948)	(33,280)	(33,280)	0	0.0%
Insurance Expenses	(604,121)	(50,344)	(48,828)	1,516	-3.0%
Other Expenditure	(2,479,528)	(965,721)	(854,182)	111,539	-11.5%
	<u>(72,872,705)</u>	<u>(4,962,947)</u>	<u>(2,699,879)</u>	<u>2,263,068</u>	<u>-45.6%</u>
	<u>(15,251,532)</u>	<u>33,337,916</u>	<u>35,416,691</u>	<u>2,078,775</u>	<u>6.2%</u>
Non-operating Grants, Subsidies and Contributions	7,249,525	0	0	0	0.0%
Profit on Disposal of Assets	1,061,943	0	0	0	0.0%
Loss on Disposal of Assets	(5,222)	0	0	0	0.0%
Profit on Assets Held for Sale (TPRC Joint Venture)	833,333	0	0	0	0.0%
	<u>9,139,579</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<b>Net result</b>	<u>(6,111,953)</u>	<u>33,337,916</u>	<u>35,416,691</u>	<u>2,078,775</u>	<u>6.2%</u>
Other comprehensive income					
<i>Items that will not be reclassified subsequently to profit or loss</i>					
<b>Total comprehensive income</b>	<u>(6,111,953)</u>	<u>33,337,916</u>	<u>35,416,691</u>	<u>2,078,775</u>	<u>6.2%</u>

CITY OF VINCENT  
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
 NOTE 3 - NET CURRENT FUNDING POSITION  
 FOR THE PERIOD ENDED 31 JULY 2021



	Note	YTD Actual 31/07/2021 \$	FY Actual 30/06/2021 \$
<b>Current Assets</b>			
Cash Unrestricted		15,021,718	12,886,414
Cash Restricted		11,563,424	11,552,048
Investments		11,000	11,000
Receivables - Rates	7	41,267,455	1,512,805
Receivables - Other	8	2,052,580	2,199,337
Inventories		200,578	195,581
		<u>70,116,755</u>	<u>28,357,185</u>
<b>Less: Current Liabilities</b>			
Payables		(12,426,981)	(6,370,465)
Provisions - employee		(4,735,077)	(4,687,687)
		<u>(17,162,058)</u>	<u>(11,058,152)</u>
<b>Unadjusted Net Current Assets</b>		<b>52,954,697</b>	<b>17,299,033</b>
<b>Adjustments and exclusions permitted by FM Reg 32</b>			
Less: Reserves - restricted cash	6	(11,563,424)	(11,552,048)
Less: Restricted- Sundry Debtors( Non-Operating Grant)		0	0
Less: Shares transferred from non current asset		(11,000)	(11,000)
Add: Current portion of long term borrowings		934,329	930,732
Add: Infringement Debtors transferred to non current asset		971,183	971,183
Add: Current portion of long term finance lease liabilities		87,280	92,839
		<u>(9,581,632)</u>	<u>(9,568,294)</u>
<b>Adjusted Net Current Assets</b>		<b>43,373,065</b>	<b>7,730,739</b>

CITY OF VINCENT  
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
 BY SERVICE AREAS  
 AS AT 31 JULY 2021

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Chief Executive Officer</b>						
Operating Projects	0	0	0	0		
<b>Chief Executive Officer Expenditure Total</b>	<b>583,289</b>	<b>36,254</b>	<b>72,446</b>	<b>36,192</b>	<b>6%</b>	
Chief Executive Officer Indirect Costs						
Allocations	(583,287)	(36,254)	(72,446)	(36,192)	6%	
<b>Chief Executive Officer Indirect Costs Total</b>	<b>(583,287)</b>	<b>(36,254)</b>	<b>(72,446)</b>	<b>(36,192)</b>	<b>6%</b>	
<b>Chief Executive Officer Total</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
<b>Members of Council</b>						
Members Of Council Expenditure						
Employee Costs	84,333	7,135	2,781	(4,354)	-5%	
Other Employee Costs	20,000	1,667	0	(1,667)	-8%	
Other Expenses	458,000	27,262	25,401	(1,861)	0%	
<b>Members Of Council Expenditure Total</b>	<b>562,333</b>	<b>36,094</b>	<b>28,182</b>	<b>(7,912)</b>	<b>-1%</b>	
Members Of Council Indirect Costs						
Allocations	46,294	3,230	1,693	(1,537)	-3%	
<b>Members Of Council Indirect Costs Total</b>	<b>46,294</b>	<b>3,230</b>	<b>1,693</b>	<b>(1,537)</b>	<b>-3%</b>	
<b>Members of Council Total</b>	<b>608,627</b>	<b>39,324</b>	<b>29,874</b>	<b>(9,450)</b>	<b>-2%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Corporate Strategy and Governance Revenue</b>						
Corporate Strategy and Governance Revenue						
Revenue	0	0	(200)	(200)	100%	
Corporate Strategy and Governance Revenue Total	0	0	(200)	(200)	100%	
Corporate Strategy and Governance Revenue Total	0	0	(200)	(200)	100%	
<b>Corporate Strategy and Governance Expenditure</b>						
Corporate Strategy and Governance Expenditure						
Employee Costs	497,387	42,078	13,973	(28,103)	-6%	
Other Employee Costs	3,000	250	0	(250)	-8%	
Other Expenses	148,200	12,348	309	(12,039)	-8%	
Operating Projects	70,000	4,167	2,450	(1,717)	-2%	
Corporate Strategy and Governance Expenditure Total	718,567	58,841	16,732	(42,109)	-6%	
Corporate Strategy and Governance Expenditure Total	718,567	58,841	16,732	(42,109)	-6%	
<b>Corporate Strategy and Governance Indirect Costs</b>						
Corporate Strategy and Governance Indirect Costs						
Allocations	279,986	20,124	12,209	(7,915)	-3%	
Corporate Strategy and Governance Indirect Costs Total	279,986	20,124	12,209	(7,915)	-3%	
Corporate Strategy and Governance Indirect Costs Total	279,986	20,124	12,209	(7,915)	-3%	
<b>Human Resources</b>						
Human Resources Revenue						
Revenue	(50,000)	(6,419)	0	6,419	-13%	
Human Resources Revenue Total	(50,000)	(6,419)	0	6,419	-13%	
Human Resources Expenditure						
Employee Costs	1,039,585	75,090	44,847	(30,243)	-3%	
Other Employee Costs	145,800	12,133	8,407	(3,726)	-3%	
Other Expenses	95,990	7,999	7,181	(818)	-1%	
Human Resources Indirect Costs						
Allocations	(1,231,175)	(88,803)	(60,435)	28,368	-2%	
Human Resources Indirect Costs Total	(1,231,175)	(88,803)	(60,435)	28,368	-2%	
Human Resources Total	0	0	0	(0)	100%	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Information Technology</b>						
Information Technology Expenditure						
Employee Costs	575,384	48,879	27,100	(21,579)	-4%	
Other Employee Costs	3,980	330	0	(330)	-8%	
Other Expenses	1,557,325	129,777	(8,362)	(138,139)	-9%	
Operating Projects	40,000	8,888	8,909	243	1%	
<b>Information Technology Expenditure Total</b>	<b>2,176,669</b>	<b>185,452</b>	<b>25,646</b>	<b>(159,806)</b>	<b>-7%</b>	
Information Technology Indirect Costs						
Allocations	(2,176,669)	(185,452)	(25,646)	159,806	-7%	
<b>Information Technology Indirect Costs Total</b>	<b>(2,176,669)</b>	<b>(185,452)</b>	<b>(25,646)</b>	<b>159,806</b>	<b>-7%</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	(300)	(25)	(30)	(5)	2%	
<b>Records Management Revenue Total</b>	<b>(300)</b>	<b>(25)</b>	<b>(30)</b>	<b>(5)</b>	<b>2%</b>	
Records Management Expenditure						
Employee Costs	300,895	25,456	12,285	(13,191)	-4%	
Other Employee Costs	2,004	167	0	(167)	-8%	
Other Expenses	19,400	1,617	380	(1,257)	-6%	
Allocations	(341,999)	(28,882)	(12,595)	16,287	-5%	
<b>Records Management Indirect Costs Total</b>	<b>(341,999)</b>	<b>(28,882)</b>	<b>(12,595)</b>	<b>16,287</b>	<b>-5%</b>	
<b>Records Management Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100%</b>	
<b>Sustainability and Environment</b>						
Sustainability and Environment						
Employee Costs	225,948	19,117	9,994	(9,123)	-4%	
Other Employee Costs	1,500	125	0	(125)	-8%	
Other Expenses	0	0	850	850	100%	
Operating Projects	0	0	0	0		
<b>Sustainability and Environment Total</b>	<b>227,448</b>	<b>19,242</b>	<b>10,843</b>	<b>(8,399)</b>	<b>-4%</b>	
<b>Sustainability and Environment Total</b>	<b>227,448</b>	<b>19,242</b>	<b>10,843</b>	<b>(8,399)</b>	<b>-4%</b>	
<b>Sustainability and Environment Indirect Cost</b>						
Sustainability and Environment Indirect Cost						
Allocations	120,664	8,383	4,261	(4,122)	-3%	
<b>Sustainability and Environment Indirect Cost Total</b>	<b>120,664</b>	<b>8,383</b>	<b>4,261</b>	<b>(4,122)</b>	<b>-3%</b>	
<b>Sustainability and Environment Indirect Cost Total</b>	<b>120,664</b>	<b>8,383</b>	<b>4,261</b>	<b>(4,122)</b>	<b>-3%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Director Community and Business Services</b>						
Director Community and Business Services						
Employee Costs	308,254	26,080	18,859	(9,221)	-3%	
Other Employee Costs	4,571	256	130	(126)	-3%	
Other Expenses	4,200	(18)	(6)	10	0%	
<b>Director Community and Business Services Total</b>	<b>317,025</b>	<b>26,318</b>	<b>16,981</b>	<b>(9,337)</b>	<b>-3%</b>	
<b>Director Community and Business Services Total</b>	<b>317,025</b>	<b>26,318</b>	<b>16,981</b>	<b>(9,337)</b>	<b>-3%</b>	
<b>Director Community and Business Services Indirect Costs</b>						
Director Community and Business Services Indirect Costs						
Allocations	(317,025)	(26,318)	(16,981)	9,337	-3%	
<b>Director Community and Business Services Indirect Costs Total</b>	<b>(317,025)</b>	<b>(26,318)</b>	<b>(16,981)</b>	<b>9,337</b>	<b>-3%</b>	
<b>Director Community and Business Services Indirect Costs Total</b>	<b>(317,025)</b>	<b>(26,318)</b>	<b>(16,981)</b>	<b>9,337</b>	<b>-3%</b>	
<b>Finance Services</b>						
Finance Services Revenue						
Revenue	(1,000)	(12)	(140)	(128)	13%	
<b>Finance Services Revenue Total</b>	<b>(1,000)</b>	<b>(12)</b>	<b>(140)</b>	<b>(128)</b>	<b>13%</b>	
Finance Services Expenditure						
Employee Costs	1,147,440	97,074	50,182	(46,892)	-4%	
Other Employee Costs	8,860	730	0	(730)	-8%	
Other Expenses	186,600	2,786	980	(1,806)	-1%	
<b>Finance Services Expenditure Total</b>	<b>1,342,900</b>	<b>100,590</b>	<b>51,161</b>	<b>(49,429)</b>	<b>-4%</b>	
Finance Services Indirect Costs						
Allocations	(1,341,900)	(100,578)	(51,021)	49,557	-4%	
<b>Finance Services Indirect Costs Total</b>	<b>(1,341,900)</b>	<b>(100,578)</b>	<b>(51,021)</b>	<b>49,557</b>	<b>-4%</b>	
<b>Finance Services Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100%</b>	



	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Insurance Premium</b>						
Insurance Premium E penditure						
Other E penses	604,121	50,344	48,828	(1,516)	0%	
<b>Insurance Premium Expenditure Total</b>	<b>604,121</b>	<b>50,344</b>	<b>48,828</b>	<b>(1,516)</b>	<b>0%</b>	
Insurance Premium Recovery						
Allocations	(604,121)	(50,348)	(48,831)	1,517	0%	
<b>Insurance Premium Recover Total</b>	<b>(604,121)</b>	<b>(50,348)</b>	<b>(48,831)</b>	<b>1,517</b>	<b>0%</b>	
<b>Insurance Premium Total</b>	<b>0</b>	<b>(4)</b>	<b>(3)</b>	<b>1</b>	<b>100%</b>	
<b>Insurance Claim</b>						
Insurance Claim Recoup						
Revenue	(75,000)	(32,992)	(1,780)	31,212	-42%	Lower than e pected insurance claims.
<b>Insurance Claim Recoup Total</b>	<b>(75,000)</b>	<b>(32,992)</b>	<b>(1,780)</b>	<b>31,212</b>	<b>-42%</b>	
Insurance Claim E penditure						
Other E penses	5,000	0	0	0	0%	
<b>Insurance Claim Expenditure Total</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
<b>Insurance Claim Total</b>	<b>(70,000)</b>	<b>(32,992)</b>	<b>(1,780)</b>	<b>31,212</b>	<b>-45%</b>	
<b>Mindarie Regional Council</b>						
Mindarie Regional Council Revenue						
Revenue	(141,000)	(5,307)	(7,125)	(1,818)	1%	
<b>Mindarie Regional Council Revenue Total</b>	<b>(141,000)</b>	<b>(5,307)</b>	<b>(7,125)</b>	<b>(1,818)</b>	<b>1%</b>	
Mindarie Regional Council E penditure						
Other E penses	32,000	0	0	0	0%	
<b>Mindarie Regional Council Expenditure Total</b>	<b>32,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
<b>Mindarie Regional Council Total</b>	<b>(109,000)</b>	<b>(5,307)</b>	<b>(7,125)</b>	<b>(1,818)</b>	<b>2%</b>	
<b>General Purpose Revenue</b>						
General Purpose Revenue						
Revenue	(828,000)	(12,333)	(15,230)	(2,897)	0%	
<b>General Purpose Revenue Total</b>	<b>(828,000)</b>	<b>(12,333)</b>	<b>(15,230)</b>	<b>(2,897)</b>	<b>0%</b>	
<b>General Purpose Revenue Total</b>	<b>(828,000)</b>	<b>(12,333)</b>	<b>(15,230)</b>	<b>(2,897)</b>	<b>0%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Rates Services</b>						
Rates Services Revenue						
Revenue	(37,323,248)	(36,589,924)	(36,622,868)	(32,944)	0%	
<b>Rates Services Revenue Total</b>	<b>(37,323,248)</b>	<b>(36,589,924)</b>	<b>(36,622,868)</b>	<b>(32,944)</b>	<b>0%</b>	
Rates Services Expenditure						
Employee Costs	277,512	23,477	14,727	(8,750)	-3%	
Other Expenses	184,950	(27)	598	825	0%	
Operating Projects	100,000	25,000	0	(25,000)	-25%	Budget phasing variance.
<b>Rates Services Expenditure Total</b>	<b>562,462</b>	<b>48,450</b>	<b>15,325</b>	<b>(33,125)</b>	<b>-6%</b>	
Rates Services Indirect Costs						
Allocations	154,337	10,773	5,589	(5,184)	-3%	
<b>Rates Services Indirect Costs Total</b>	<b>154,337</b>	<b>10,773</b>	<b>5,589</b>	<b>(5,184)</b>	<b>-3%</b>	
<b>Rates Services Total</b>	<b>(36,606,449)</b>	<b>(36,530,791)</b>	<b>(36,601,953)</b>	<b>(71,252)</b>	<b>0%</b>	
<b>Marketing and Communications</b>						
Marketing and Communications Expenditure						
Employee Costs	888,571	58,254	39,147	(19,107)	-3%	
Other Employee Costs	3,000	1,000	0	(1,000)	-33%	
Other Expenses	371,700	30,728	(4,781)	(35,507)	-10%	
Operating Projects	43,000	0	0	0	0%	
<b>Marketing and Communications Expenditure Total</b>	<b>1,106,271</b>	<b>89,980</b>	<b>34,366</b>	<b>(55,614)</b>	<b>-5%</b>	
Marketing and Communications Indirect Costs						
Allocations	329,221	22,974	12,125	(10,849)	-3%	
<b>Marketing and Communications Indirect Costs Total</b>	<b>329,221</b>	<b>22,974</b>	<b>12,125</b>	<b>(10,849)</b>	<b>-3%</b>	
<b>Marketing and Communications Total</b>	<b>1,435,492</b>	<b>112,954</b>	<b>46,491</b>	<b>(66,463)</b>	<b>-5%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Art and Culture</b>						
Art and Culture						
Other E penses	30,000	2,500	0	(2,500)	-8%	
<b>Art and Culture Total</b>	<b>30,000</b>	<b>2,500</b>	<b>0</b>	<b>(2,500)</b>	<b>-8%</b>	
Allocations	0	0	0	0		
<b>Art and Culture Indirect Costs Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Art and Culture Total</b>	<b>30,000</b>	<b>2,500</b>	<b>0</b>	<b>(2,500)</b>	<b>-8%</b>	
<b>Communit Partners ips Revenue</b>						
Community Partnerships Revenue						
Revenue	(26,225)	(894)	(82)	812	-3%	
<b>Communit Partners ips Revenue Total</b>	<b>(26,225)</b>	<b>(894)</b>	<b>(82)</b>	<b>812</b>	<b>-3%</b>	
<b>Communit Partners ips Revenue Total</b>	<b>(26,225)</b>	<b>(894)</b>	<b>(82)</b>	<b>812</b>	<b>-3%</b>	
<b>Communit Partners ip Expenditure</b>						
Community Partnership E penditure						
Employee Costs	483,807	40,930	14,139	(28,791)	-6%	
Other Employee Costs	7,430	619	307	(312)	-4%	
Other E penses	368,300	30,692	1,825	(29,067)	-8%	
Operating Projects	30,000	5,000	0	(5,000)	-17%	
<b>Communit Partners ip Expenditure Total</b>	<b>889,537</b>	<b>77,241</b>	<b>16,071</b>	<b>(61,170)</b>	<b>-7%</b>	
<b>Communit Partners ip Expenditure Total</b>	<b>889,537</b>	<b>77,241</b>	<b>16,071</b>	<b>(61,170)</b>	<b>-7%</b>	
<b>Communit Partners ips Indirect Costs</b>						
Community Partnerships Indirect Costs						
Allocations	235,719	18,143	9,860	(8,283)	-4%	
<b>Communit Partners ips Indirect Costs Total</b>	<b>235,719</b>	<b>18,143</b>	<b>9,860</b>	<b>(8,283)</b>	<b>-4%</b>	
<b>Communit Partners ips Indirect Costs Total</b>	<b>235,719</b>	<b>18,143</b>	<b>9,860</b>	<b>(8,283)</b>	<b>-4%</b>	

		Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
Beatt	Par	Leisure Centre Administration					
Beatt	Par	Leisure Centre Admin Revenue Total	(2,795,950)	(232,995)	(185,061)	47,934	-2%
		Beatty Park Leisure Centre Admin Indirect Revenue					
		Employee Costs	832,921	70,466	42,664	(27,804)	-3%
		Other Employee Costs	16,174	1,014	831	(183)	-1%
		Other Expenses	262,638	22,042	5,482	(16,560)	-6%
Beatt	Par	Leisure Centre Admin Expenditure Total	1,111,733	93,524	48,977	(44,547)	-4%
		Beatty Park Leisure Centre Admin Indirect Costs					
		Allocations	(1,111,733)	(93,524)	(48,977)	44,547	-4%
Beatt	Par	Leisure Centre Admin Indirect Costs Total	(1,111,733)	(93,524)	(48,977)	44,547	-4%
Beatt	Par	Leisure Centre Administration Total	0	0	(0)	0	100%
Beatt	Par	Leisure Centre Building					
		Beatty Park Leisure Centre Building Revenue					
		Revenue	(201,864)	(26,816)	(25,452)	1,364	-1%
Beatt	Par	Leisure Centre Building Revenue Total	(201,864)	(26,816)	(25,452)	1,364	-1%
		Beatty Park Leisure Centre Occupancy Costs					
		Building Maintenance	593,100	49,425	10,800	(38,625)	-7%
		Ground Maintenance	56,800	4,718	275	(4,443)	-8%
		Other Expenses	2,036,951	59,784	32,246	(27,538)	-1%
Beatt	Par	Leisure Centre Occupancy Costs Total	2,686,651	113,927	43,121	(70,806)	-3%
Beatt	Par	Leisure Centre Indirect Costs Total	(2,484,787)	(87,111)	(17,669)	69,442	-3%
Beatt	Par	Leisure Centre Building Total	0	0	(0)	0	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>\$imming Pool Areas</b>						
Swimming Pool Areas Revenue						
Revenue	(1,758,333)	(139,907)	(40,392)	99,515	-6%	
<b>\$imming Pool Areas Revenue Total</b>	<b>(1,758,333)</b>	<b>(139,907)</b>	<b>(40,392)</b>	<b>99,515</b>	<b>-6%</b>	
Swimming Pool Areas Indirect Revenue						
Allocations	(450,996)	(37,583)	(29,869)	7,714	-2%	
<b>\$imming Pool Areas Indirect Revenue Total</b>	<b>(450,996)</b>	<b>(37,583)</b>	<b>(29,869)</b>	<b>7,714</b>	<b>-2%</b>	
Swimming Pool Areas Expenditure						
Employee Costs	998,379	84,471	38,918	(45,553)	-5%	
Other Employee Costs	6,496	208	3,945	3,737	58%	
Other Expenses	228,120	22,962	4,595	(18,367)	-8%	
<b>\$imming Pool Areas Expenditure Total</b>	<b>1,230,995</b>	<b>107,641</b>	<b>47,458</b>	<b>(60,183)</b>	<b>-5%</b>	
Swimming Pool Areas Indirect Costs						
Allocations	2,726,671	137,906	53,055	(84,851)	-3%	
<b>\$imming Pool Areas Indirect Costs Total</b>	<b>2,726,671</b>	<b>137,906</b>	<b>53,055</b>	<b>(84,851)</b>	<b>-3%</b>	
<b>\$imming Pool Areas Total</b>	<b>1,748,337</b>	<b>68,057</b>	<b>30,252</b>	<b>(37,805)</b>	<b>-2%</b>	
<b>\$im School</b>						
Swim School Revenue						
Revenue	(1,525,000)	(70,750)	(3,940)	66,810	-4%	
<b>\$im School Revenue Total</b>	<b>(1,525,000)</b>	<b>(70,750)</b>	<b>(3,940)</b>	<b>66,810</b>	<b>-4%</b>	
Swim School Indirect Revenue						
Allocations	(5,318)	(443)	(333)	110	-2%	
<b>\$im School Indirect Revenue Total</b>	<b>(5,318)</b>	<b>(443)</b>	<b>(333)</b>	<b>110</b>	<b>-2%</b>	
<b>\$im School Total</b>	<b>(422,742)</b>	<b>21,780</b>	<b>26,344</b>	<b>4,564</b>	<b>-1%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Caf</b>						
Cafe Indirect Revenue						
Allocations	0	0	0	0		
<b>Cafe Indirect Revenue Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Cafe E penditure						
Other E penses	0	0	110	110	100%	
<b>Cafe Expenditure Total</b>	<b>0</b>	<b>0</b>	<b>110</b>	<b>110</b>	<b>100%</b>	
Cafe Indirect Costs						
Allocations	0	0	0	0		
<b>Cafe Indirect Costs Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Caf Total</b>	<b>0</b>	<b>0</b>	<b>110</b>	<b>110</b>	<b>100%</b>	
<b>Retail</b>						
Retail Revenue						
Revenue	(550,000)	(45,833)	(18,439)	29,394	-5%	
<b>Retail Revenue Total</b>	<b>(550,000)</b>	<b>(45,833)</b>	<b>(18,439)</b>	<b>29,394</b>	<b>-5%</b>	
Retail Indirect Revenue						
Allocations	(1,116)	(93)	(74)	19	-2%	
<b>Retail Indirect Revenue Total</b>	<b>(1,116)</b>	<b>(93)</b>	<b>(74)</b>	<b>19</b>	<b>-2%</b>	
Retail E penditure						
Employee Costs	94,595	8,003	4,891	(3,112)	-3%	
Other Employee Costs	800	50	0	(50)	-8%	
Other E penses	295,550	22,287	(5,506)	(27,793)	-9%	
<b>Retail Expenditure Total</b>	<b>390,745</b>	<b>30,340</b>	<b>(615)</b>	<b>(30,955)</b>	<b>-8%</b>	
Retail Indirect Costs						
Allocations	81,294	5,146	2,352	(2,794)	-3%	
<b>Retail Indirect Costs Total</b>	<b>81,294</b>	<b>5,146</b>	<b>2,352</b>	<b>(2,794)</b>	<b>-3%</b>	
<b>Retail Total</b>	<b>(79,077)</b>	<b>(10,440)</b>	<b>(14,776)</b>	<b>(4,336)</b>	<b>5%</b>	



	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Health and Fitness</b>						
Health and Fitness Revenue						
Revenue	(185,600)	(15,467)	(11,200)	4,267	-2%	
<b>Health and Fitness Revenue Total</b>	<b>(185,600)</b>	<b>(15,467)</b>	<b>(11,200)</b>	<b>4,267</b>	<b>-2%</b>	
Health and Fitness Indirect Revenue						
Allocations	(1,547,274)	(128,939)	(102,413)	26,526	-2%	
<b>Health and Fitness Indirect Revenue Total</b>	<b>(1,547,274)</b>	<b>(128,939)</b>	<b>(102,413)</b>	<b>26,526</b>	<b>-2%</b>	
Health and Fitness Expenditure						
Employee Costs	685,607	58,007	29,313	(28,694)	-4%	
Other Employee Costs	5,296	233	177	(56)	-1%	
<b>Group Fitness</b>						
Group Fitness Revenue						
Group Fitness Expenditure						
Employee Costs	176,287	14,915	10,551	(4,364)	-2%	
Other Employee Costs	1,496	83	0	(83)	-6%	
Other Expenses	134,650	10,512	5,562	(4,930)	-4%	
<b>Group Fitness Expenditure Total</b>	<b>312,433</b>	<b>25,510</b>	<b>16,133</b>	<b>(9,377)</b>	<b>-3%</b>	
Group Fitness Indirect Costs						
Allocations	193,043	9,327	4,087	(5,240)	-3%	
<b>Group Fitness Indirect Costs Total</b>	<b>193,043</b>	<b>9,327</b>	<b>4,087</b>	<b>(5,240)</b>	<b>-3%</b>	
<b>Group Fitness Total</b>	<b>(169,886)</b>	<b>(21,443)</b>	<b>(21,158)</b>	<b>285</b>	<b>0%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Aqua Fitness</b>						
Aqua Fitness Revenue						
Revenue	(32,000)	(2,029)	(406)	1,623	-5%	
<b>Aqua Fitness Revenue Total</b>	<b>(32,000)</b>	<b>(2,029)</b>	<b>(406)</b>	<b>1,623</b>	<b>-5%</b>	
Aqua Fitness Indirect Revenue						
Allocations	(222,553)	(18,546)	(14,731)	3,815	-2%	
<b>Aqua Fitness Indirect Revenue Total</b>	<b>(222,553)</b>	<b>(18,546)</b>	<b>(14,731)</b>	<b>3,815</b>	<b>-2%</b>	
Aqua Fitness Expenditure						
Employee Costs	103,890	8,793	1,355	(7,438)	-7%	
Other Employee Costs	96	8	0	(8)	-8%	
Other Expenses	14,800	675	827	152	1%	
<b>Aqua Fitness Expenditure Total</b>	<b>118,586</b>	<b>9,476</b>	<b>2,181</b>	<b>(7,295)</b>	<b>-6%</b>	
Aqua Fitness Indirect Costs						
Allocations	107,748	6,433	3,309	(3,124)	-3%	
<b>Aqua Fitness Indirect Costs Total</b>	<b>107,748</b>	<b>6,433</b>	<b>3,309</b>	<b>(3,124)</b>	<b>-3%</b>	
<b>Aqua Fitness Total</b>	<b>(28,219)</b>	<b>(4,666)</b>	<b>(9,647)</b>	<b>(4,981)</b>	<b>18%</b>	
<b>Crane</b>						
Crane Revenue						
Revenue	(18,000)	(1,500)	(1,411)	89	0%	
<b>Crane Revenue Total</b>	<b>(18,000)</b>	<b>(1,500)</b>	<b>(1,411)</b>	<b>89</b>	<b>0%</b>	
Crane Indirect Revenue						
Allocations	(43,333)	(3,811)	(2,868)	743	-2%	
<b>Crane Indirect Revenue Total</b>	<b>(43,333)</b>	<b>(3,811)</b>	<b>(2,868)</b>	<b>743</b>	<b>-2%</b>	
Crane Expenditure						
Employee Costs	106,588	9,271	7,076	(2,195)	-2%	
Other Employee Costs	1,340	70	0	(70)	-5%	
Other Expenses	2,200	141	(1)	(142)	-6%	
<b>Crane Expenditure Total</b>	<b>110,128</b>	<b>9,482</b>	<b>7,075</b>	<b>(2,407)</b>	<b>-2%</b>	
Crane Indirect Costs						
Allocations	97,584	5,328	2,421	(2,907)	-3%	
<b>Crane Indirect Costs Total</b>	<b>97,584</b>	<b>5,328</b>	<b>2,421</b>	<b>(2,907)</b>	<b>-3%</b>	
<b>Crane Total</b>	<b>149,379</b>	<b>9,699</b>	<b>5,217</b>	<b>(4,482)</b>	<b>-3%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Communit Partners ip Mgmt Administration</b>						
Community Partnerships Management Administration						
Other E penses	0	0	0	0		
<b>Communit Partners ips Management Administration Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Communit Partners ip Mgmt Administration Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Customer Service Centre</b>						
Customer Services Centre E penditure						
Employee Costs	687,305	68,147	28,531	(29,616)	-4%	
Other Employee Costs	9,804	817	0	(817)	-8%	
Other E penses	26,300	2,191	(453)	(2,644)	-10%	
<b>Customer Services Centre Expenditure Total</b>	<b>723,409</b>	<b>61,155</b>	<b>28,078</b>	<b>(33,077)</b>	<b>-5%</b>	
Customer Services Centre Indirect Costs						
Allocations	(723,409)	(61,155)	(28,078)	33,077	-5%	
<b>Customer Services Centre Indirect Costs Total</b>	<b>(723,409)</b>	<b>(61,155)</b>	<b>(28,078)</b>	<b>33,077</b>	<b>-5%</b>	
<b>Customer Service Centre Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100%</b>	
<b>Librar Services</b>						
Library Services Revenue						
Revenue	(11,350)	(947)	(2,161)	(1,214)	11%	
<b>Librar Services Revenue Total</b>	<b>(11,350)</b>	<b>(947)</b>	<b>(2,161)</b>	<b>(1,214)</b>	<b>11%</b>	
Library Services E penditure						
Employee Costs	854,070	72,253	43,616	(28,637)	-3%	
Other Employee Costs	8,100	675	0	(675)	-8%	
Other E penses	100,350	7,271	7,239	(32)	0%	
<b>Librar Services Expenditure Total</b>	<b>962,520</b>	<b>80,199</b>	<b>50,855</b>	<b>(29,344)</b>	<b>-3%</b>	
Library Services Indirect Costs						
Allocations	431,257	33,194	17,700	(15,494)	-4%	
Library Occupancy Costs Allocations	11,649	769	776	7	0%	
<b>Librar Services Indirect Costs Total</b>	<b>442,906</b>	<b>33,963</b>	<b>18,476</b>	<b>(15,487)</b>	<b>-3%</b>	
<b>Librar Services Total</b>	<b>1,394,076</b>	<b>113,215</b>	<b>67,169</b>	<b>(46,046)</b>	<b>-3%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Librar Building</b>						
Library Occupancy Costs						
Building Maintenance	90,700	12,225	1,891	(10,334)	-11%	
Ground Maintenance	10,000	2,500	0	(2,500)	-25%	
Other Expenses	158,792	2,292	1,852	(840)	0%	
<b>Librar Occupancy Costs Total</b>	<b>259,492</b>	<b>17,017</b>	<b>3,543</b>	<b>(13,474)</b>	<b>-5%</b>	
Library Indirect Costs						
Allocations	8,494	541	544	3	0%	
Library Occupancy Costs Recovery	(53,200)	(3,512)	(3,543)	(31)	0%	
<b>Librar Indirect Costs Total</b>	<b>(46,706)</b>	<b>(2,971)</b>	<b>(2,999)</b>	<b>(28)</b>	<b>0%</b>	
<b>Librar Building Total</b>	<b>212,786</b>	<b>14,046</b>	<b>544</b>	<b>(13,502)</b>	<b>-6%</b>	
<b>Loftus Community Centre Revenue</b>						
Loftus Community Centre Revenue						
Senior and Disability Services Expenditure						
Other Expenses	40,500	3,377	(715)	(4,092)	-10%	
<b>Senior and Disability Services Expenditure Total</b>	<b>40,500</b>	<b>3,377</b>	<b>(715)</b>	<b>(4,092)</b>	<b>-10%</b>	
<b>Senior and Disability Services Expenditure Total</b>	<b>40,500</b>	<b>3,377</b>	<b>(715)</b>	<b>(4,092)</b>	<b>-10%</b>	
<b>Senior and Disability Services Indirect Costs</b>						
Senior and Disability Services Indirect Costs						
Allocations	0	0	91	91	100%	
Library Occupancy Costs Allocations	0	0	0	0		
<b>Senior and Disability Services Indirect Costs Total</b>	<b>0</b>	<b>0</b>	<b>91</b>	<b>91</b>	<b>100%</b>	
<b>Senior and Disability Services Indirect Costs Total</b>	<b>0</b>	<b>0</b>	<b>91</b>	<b>91</b>	<b>100%</b>	
<b>Director Strategy and Development Services</b>						
Director Strategy and Development Services						
Employee Costs	323,275	27,350	17,182	(10,168)	-3%	
Other Employee Costs	1,800	100	0	(100)	-6%	
Other Expenses	1,800	27	4	(23)	-1%	
<b>Director Strategy and Development Services Total</b>	<b>326,875</b>	<b>27,477</b>	<b>17,186</b>	<b>(10,291)</b>	<b>-3%</b>	
<b>Director Strategy and Development Services Total</b>	<b>326,875</b>	<b>27,477</b>	<b>17,186</b>	<b>(10,291)</b>	<b>-3%</b>	
<b>Director Strategy and Development Services Indirect Co</b>						
Director Strategy and Development Services Indirect Co						
Allocations	(326,875)	(27,477)	(17,186)	10,291	-3%	
<b>Director Strategy and Development Services Indirect Co Total</b>	<b>(326,875)</b>	<b>(27,477)</b>	<b>(17,186)</b>	<b>10,291</b>	<b>-3%</b>	
<b>Director Strategy and Development Services Indirect Co Total</b>	<b>(326,875)</b>	<b>(27,477)</b>	<b>(17,186)</b>	<b>10,291</b>	<b>-3%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Health Administration and Inspection</b>						
Health Administration and Inspection Revenue						
Revenue	(306,320)	(2,882)	(7,291)	(4,409)	1%	
<b>Health Administration and Inspection Revenue Total</b>	<b>(306,320)</b>	<b>(2,882)</b>	<b>(7,291)</b>	<b>(4,409)</b>	<b>1%</b>	
Health Administration and Inspection Expenditure						
Employee Costs	993,154	84,023	48,828	(35,397)	-4%	
Other Employee Costs	15,319	1,277	533	(744)	-5%	
Other Expenses	98,087	7,008	(27)	(7,035)	-7%	
<b>Health Administration and Inspection Expenditure Total</b>	<b>1,104,560</b>	<b>92,308</b>	<b>49,132</b>	<b>(43,176)</b>	<b>-4%</b>	
Health Administration and Inspection Indirect Cost						
Allocations	505,719	35,310	22,099	(13,211)	-3%	
<b>Health Administration and Inspection Indirect Cost Total</b>	<b>505,719</b>	<b>35,310</b>	<b>22,099</b>	<b>(13,211)</b>	<b>-3%</b>	
<b>Health Administration and Inspection Total</b>	<b>1,303,959</b>	<b>124,736</b>	<b>63,940</b>	<b>(60,796)</b>	<b>-5%</b>	
<b>Food Control</b>						
Food Control Revenue						
Revenue	(500)	0	0	0	0%	
<b>Food Control Revenue Total</b>	<b>(500)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
<b>Food Control Total</b>	<b>12,000</b>	<b>1,041</b>	<b>0</b>	<b>(1,041)</b>	<b>-9%</b>	
<b>Health Clinics</b>						
Health Clinics Revenue						
Revenue	(29,722)	(14,824)	(14,444)	180	-1%	
<b>Health Clinics Revenue Total</b>	<b>(29,722)</b>	<b>(14,824)</b>	<b>(14,444)</b>	<b>180</b>	<b>-1%</b>	
Health Clinics Expenditure						
Building Maintenance	80,500	3,805	0	(3,805)	-5%	
Ground Maintenance	0	0	0	0	0%	
Other Expenses	62,627	525	592	67	0%	
<b>Health Clinics Expenditure Total</b>	<b>143,127</b>	<b>4,330</b>	<b>592</b>	<b>(3,738)</b>	<b>-3%</b>	
Health Clinics Indirect Costs						
Allocations	2,128	177	178	1	0%	
<b>Health Clinics Indirect Costs Total</b>	<b>2,128</b>	<b>177</b>	<b>178</b>	<b>1</b>	<b>0%</b>	
<b>Health Clinics Total</b>	<b>115,531</b>	<b>(10,117)</b>	<b>(13,674)</b>	<b>(3,557)</b>	<b>-3%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Statutor Planning Services</b>						
Statutory Planning Services Revenue						
Revenue	(340,140)	(32,316)	(35,087)	(2,771)	1%	
<b>Statutor Planning Services Revenue Total</b>	<b>(340,140)</b>	<b>(32,316)</b>	<b>(35,087)</b>	<b>(2,771)</b>	<b>1%</b>	
Statutory Planning Services Expenditure						
Employee Costs	1,140,495	96,487	55,885	(40,602)	-4%	
Other Employee Costs	11,074	898	486	(412)	-4%	
Other Expenses	181,950	35,345	6,056	(29,289)	-16%	15k budgeted legal cost not yet required. Other favourable variances that are individually immaterial.
<b>Statutor Planning Services Expenditure Total</b>	<b>1,333,519</b>	<b>132,730</b>	<b>62,228</b>	<b>(70,502)</b>	<b>-5%</b>	
Statutory Planning Services Indirect Costs						
Allocations	608,069	43,006	21,276	(21,730)	-4%	
<b>Statutor Planning Services Indirect Costs Total</b>	<b>608,069</b>	<b>43,006</b>	<b>21,276</b>	<b>(21,730)</b>	<b>-4%</b>	
<b>Statutor Planning Services Total</b>	<b>1,601,448</b>	<b>143,420</b>	<b>48,416</b>	<b>(95,004)</b>	<b>-6%</b>	



	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Compliance Services</b>						
Compliance Services Revenue						
Revenue	(22,000)	(1,759)	(766)	993	-5%	
<b>Compliance Services Revenue Total</b>	<b>(22,000)</b>	<b>(1,759)</b>	<b>(766)</b>	<b>993</b>	<b>-5%</b>	
<b>Compliance Services Expenditure Total</b>	<b>528,346</b>	<b>44,615</b>	<b>25,933</b>	<b>(18,682)</b>	<b>-4%</b>	
Compliance Services Indirect Costs						
Allocations	259,947	18,178	10,041	(8,137)	-3%	
<b>Compliance Services Indirect Costs Total</b>	<b>259,947</b>	<b>18,178</b>	<b>10,041</b>	<b>(8,137)</b>	<b>-3%</b>	
<b>Compliance Services Total</b>	<b>766,293</b>	<b>61,034</b>	<b>35,207</b>	<b>(25,827)</b>	<b>-3%</b>	
<b>Policy and Place Services</b>						
Policy and Place Services Revenue						
Revenue	(5,125)	(133)	0	133	-3%	
<b>Policy and Place Services Revenue Total</b>	<b>(5,125)</b>	<b>(133)</b>	<b>0</b>	<b>133</b>	<b>-3%</b>	
Policy and Place Services Expenditure						
Employee Costs	1,597,084	135,192	80,285	(54,907)	-3%	
Other Employee Costs	10,404	1,300	834	(732)	-4%	
Other Expenses	1,016,360	71,613	(34,112)	(105,725)	-10%	Timing variance of works relating to leisure and strategic planning programmes. Also accrual reversal of 40k invoice paid in FY 20-21 to be adjusted in August.
Operating Projects	100,000	8,333	0	(8,333)	-8%	
<b>Policy and Place Services Expenditure Total</b>	<b>2,733,728</b>	<b>216,504</b>	<b>46,807</b>	<b>(169,697)</b>	<b>-6%</b>	
Policy and Place Services Indirect Cost						
Allocations	731,768	51,082	27,665	(23,417)	-3%	
<b>Policy and Place Services Indirect Cost Total</b>	<b>731,768</b>	<b>51,082</b>	<b>27,665</b>	<b>(23,417)</b>	<b>-3%</b>	
<b>Policy and Place Services Total</b>	<b>3,460,371</b>	<b>267,453</b>	<b>74,473</b>	<b>(192,980)</b>	<b>-6%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Building Control</b>						
Building Control Revenue						
Revenue	(272,050)	(22,591)	(29,343)	(6,752)	2%	
<b>Building Control Revenue Total</b>	<b>(272,050)</b>	<b>(22,591)</b>	<b>(29,343)</b>	<b>(6,752)</b>	<b>2%</b>	
Building Control Expenditure						
Employee Costs	381,703	32,292	13,198	(19,098)	-5%	
Other Employee Costs	28,282	2,357	(9,873)	(12,230)	-43%	
Other Expenses	10,000	835	44	(791)	-8%	
<b>Building Control Expenditure Total</b>	<b>419,985</b>	<b>35,484</b>	<b>3,367</b>	<b>(32,117)</b>	<b>-8%</b>	
Building Control Indirect Costs						
Allocations	205,768	14,359	8,233	(6,126)	-3%	
<b>Building Control Indirect Costs Total</b>	<b>205,768</b>	<b>14,359</b>	<b>8,233</b>	<b>(6,126)</b>	<b>-3%</b>	
<b>Building Control Total</b>	<b>353,703</b>	<b>27,252</b>	<b>(17,743)</b>	<b>(44,995)</b>	<b>-13%</b>	
<b>Director Infrastructure and Environment Expenditure</b>						
Director Infrastructure and Environment Expenditure						
Employee Costs	410,858	34,780	16,275	(18,485)	-4%	
Other Employee Costs	14,318	778	521	(255)	-2%	
Other Expenses	50,250	13	(5)	(21)	0%	
<b>Director Infrastructure and Environment Expenditure Total</b>	<b>475,426</b>	<b>35,549</b>	<b>16,789</b>	<b>(18,760)</b>	<b>-4%</b>	
<b>Director Infrastructure and Environment Expenditure Total</b>	<b>475,426</b>	<b>35,549</b>	<b>16,789</b>	<b>(18,760)</b>	<b>-4%</b>	
<b>Director Infrastructure and Environment Indirect</b>						
Director Infrastructure and Environment Indirect						
Allocations	(475,426)	(35,549)	(16,789)	18,760	-4%	
<b>Director Infrastructure and Environment Indirect Total</b>	<b>(475,426)</b>	<b>(35,549)</b>	<b>(16,789)</b>	<b>18,760</b>	<b>-4%</b>	
<b>Director Infrastructure and Environment Indirect Total</b>	<b>(475,426)</b>	<b>(35,549)</b>	<b>(16,789)</b>	<b>18,760</b>	<b>-4%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Ranger Services Administration</b>						
Ranger Services Administration Revenue	(2,800)	(142)	0	142	-5%	
<b>Ranger Services Administration Revenue Total</b>	<b>(2,800)</b>	<b>(142)</b>	<b>0</b>	<b>142</b>	<b>-5%</b>	
Ranger Services Administration Expenditure						
Employee Costs	2,804,537	237,268	119,891	(117,577)	-4%	
Other Employee Costs	61,934	2,244	1,866	(378)	-1%	
Other Expenses	233,000	(5,044)	307	5,351	2%	
Lease Expenses	1,801	450	450	0	0%	
<b>Ranger Services Administration Expenditure Total</b>	<b>3,101,272</b>	<b>234,918</b>	<b>122,314</b>	<b>(112,604)</b>	<b>-4%</b>	
Ranger Services Administration Indirect Costs						
Allocations	(3,098,472)	(234,776)	(122,314)	112,462	-4%	
Revenue	(1,500)	0	0	0	0%	
<b>Fire Prevention Revenue Total</b>	<b>(1,500)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
Fire Prevention Expenditure						
Other Expenses	2,000	0	0	0	0%	
<b>Fire Prevention Expenditure Total</b>	<b>2,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
Fire Prevention Indirect Costs						
Allocations	32,857	2,498	1,380	(1,118)	-3%	
<b>Fire Prevention Indirect Costs Total</b>	<b>32,857</b>	<b>2,498</b>	<b>1,380</b>	<b>(1,118)</b>	<b>-3%</b>	
<b>Fire Prevention Total</b>	<b>33,357</b>	<b>2,498</b>	<b>1,380</b>	<b>(1,118)</b>	<b>-3%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Animal Control</b>						
Animal Control Revenue						
Revenue	(92,150)	(7,918)	(5,662)	2,226	-2%	
<b>Animal Control Revenue Total</b>	<b>(92,150)</b>	<b>(7,918)</b>	<b>(5,662)</b>	<b>2,226</b>	<b>-2%</b>	
Animal Control Expenditure						
Other Expenses	30,000	0	0	0	0%	
<b>Animal Control Expenditure Total</b>	<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
Animal Control Indirect Costs						
Allocations	262,956	19,994	11,047	(8,947)	-3%	
<b>Animal Control Indirect Costs Total</b>	<b>262,956</b>	<b>19,994</b>	<b>11,047</b>	<b>(8,947)</b>	<b>-3%</b>	
<b>Animal Control Total</b>	<b>200,806</b>	<b>12,076</b>	<b>5,355</b>	<b>(6,721)</b>	<b>-3%</b>	
<b>Local Laws (Law and Order)</b>						
Local Laws (Law and Order) Revenue						
Revenue	(143,300)	(5,027)	(9,661)	(4,634)	3%	
<b>Local Laws (Law and Order) Revenue Total</b>	<b>(143,300)</b>	<b>(5,027)</b>	<b>(9,661)</b>	<b>(4,634)</b>	<b>3%</b>	
Local Laws (Law and Order) Expenditure						
Other Expenses	0	0	0	0		
<b>Local Laws (Law and Order) Expenditure Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Local Laws (Law and Order) Indirect Costs						
Allocations	420,731	31,990	17,675	(14,315)	-3%	
<b>Local Laws (Law and Order) Indirect Costs Total</b>	<b>420,731</b>	<b>31,990</b>	<b>17,675</b>	<b>(14,315)</b>	<b>-3%</b>	
<b>Local Laws (Law and Order) Total</b>	<b>277,431</b>	<b>26,963</b>	<b>8,014</b>	<b>(18,949)</b>	<b>-7%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Abandoned Vehicles</b>						
Abandoned Vehicles Revenue						
Revenue	(8,000)	0	(501)	(501)	6%	
<b>Abandoned Vehicles Revenue Total</b>	<b>(8,000)</b>	<b>0</b>	<b>(501)</b>	<b>(501)</b>	<b>6%</b>	
Abandoned Vehicles Expenditure						
Other Expenses	6,000	0	0	0	0%	
<b>Abandoned Vehicles Expenditure Total</b>	<b>6,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
Abandoned Vehicles Indirect Costs						
Allocations	368,138	27,991	15,466	(12,525)	-3%	
<b>Abandoned Vehicles Indirect Costs Total</b>	<b>368,138</b>	<b>27,991</b>	<b>15,466</b>	<b>(12,525)</b>	<b>-3%</b>	
<b>Abandoned Vehicles Total</b>	<b>366,138</b>	<b>27,991</b>	<b>14,965</b>	<b>(13,026)</b>	<b>-4%</b>	
<b>Inspectorial Control</b>						
Inspectorial Control Revenue						
Revenue	(2,678,837)	(212,541)	(192,333)	20,208	-1%	
<b>Inspectorial Control Revenue Total</b>	<b>(2,678,837)</b>	<b>(212,541)</b>	<b>(192,333)</b>	<b>20,208</b>	<b>-1%</b>	
Inspectorial Control Expenditure						
Other Expenses	1,077,384	11,388	18,482	7,094	1%	
<b>Inspectorial Control Expenditure Total</b>	<b>1,077,384</b>	<b>11,388</b>	<b>18,482</b>	<b>7,094</b>	<b>1%</b>	
Inspectorial Control Indirect Costs						
Allocations	3,283,007	249,619	137,921	(111,698)	-3%	
<b>Inspectorial Control Indirect Costs Total</b>	<b>3,283,007</b>	<b>249,619</b>	<b>137,921</b>	<b>(111,698)</b>	<b>-3%</b>	
<b>Inspectorial Control Total</b>	<b>1,681,554</b>	<b>48,466</b>	<b>(35,936)</b>	<b>(84,396)</b>	<b>-5%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Car Park Control</b>						
Car Park Control Revenue						
Revenue	(2,718,527)	(252,941)	(259,198)	(6,257)	0%	
<b>Car Park Control Revenue Total</b>	<b>(2,718,527)</b>	<b>(252,941)</b>	<b>(259,198)</b>	<b>(6,257)</b>	<b>0%</b>	
Car Park Control Expenditure						
Ground Maintenance	183,150	15,272	(2,130)	(17,402)	-10%	
Other Expenses	655,814	33,050	7,036	(26,014)	-4%	
<b>Car Park Control Expenditure Total</b>	<b>838,964</b>	<b>48,322</b>	<b>4,907</b>	<b>(43,415)</b>	<b>-5%</b>	
<b>Car Park Control Total</b>	<b>(1,879,563)</b>	<b>(204,619)</b>	<b>(254,291)</b>	<b>(49,672)</b>	<b>3%</b>	
<b>Kerb-side Parking Control</b>						
Kerb-side Parking Control Revenue						
Revenue	(2,632,288)	(219,356)	(230,097)	(10,741)	0%	
<b>Kerb-side Parking Control Revenue Total</b>	<b>(2,632,288)</b>	<b>(219,356)</b>	<b>(230,097)</b>	<b>(10,741)</b>	<b>0%</b>	
Kerb-side Parking Control Expenditure						
Other Expenses	534,513	34,375	0	(34,375)	-6%	
<b>Kerb-side Parking Control Expenditure Total</b>	<b>534,513</b>	<b>34,375</b>	<b>0</b>	<b>(34,375)</b>	<b>-6%</b>	
<b>Kerb-side Parking Control Total</b>	<b>(2,097,775)</b>	<b>(184,981)</b>	<b>(230,097)</b>	<b>(45,116)</b>	<b>2%</b>	



	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Community Connections Revenue</b>						
Community Connections Revenue						
Revenue	(50,000)	(4,167)	0	4,167	-8%	
<b>Community Connections Revenue Total</b>	<b>(50,000)</b>	<b>(4,167)</b>	<b>0</b>	<b>4,167</b>	<b>-8%</b>	
<b>Community Connections Revenue Total</b>	<b>(50,000)</b>	<b>(4,167)</b>	<b>0</b>	<b>4,167</b>	<b>-8%</b>	
<b>Community Connections</b>						
Community Connections Expenditure						
Employee Costs	52,774	4,483	1,052	(3,411)	-6%	
Other Employee Costs	380	30	0	(30)	-8%	
Other Expenses	82,550	0	0	0	0%	
Operating Projects	0	0	(500)	(500)	100%	
<b>Community Connections Expenditure Total</b>	<b>135,684</b>	<b>4,493</b>	<b>552</b>	<b>(3,941)</b>	<b>-3%</b>	
Community Connections Indirect Costs						
Allocations	28,209	2,018	1,520	(498)	-2%	
Library Occupancy Costs Allocations	710	47	47	0	0%	
<b>Community Connections Indirect Costs Total</b>	<b>26,919</b>	<b>2,063</b>	<b>1,567</b>	<b>(496)</b>	<b>-2%</b>	
<b>Community Connections Total</b>	<b>162,603</b>	<b>6,556</b>	<b>2,119</b>	<b>(4,437)</b>	<b>-3%</b>	
<b>Engineering Design Services</b>						
Engineering Design Services Revenue						
Revenue	(3,500)	(72)	(254)	(182)	5%	
<b>Engineering Design Services Revenue Total</b>	<b>(3,500)</b>	<b>(72)</b>	<b>(254)</b>	<b>(182)</b>	<b>5%</b>	
Engineering Design Services Expenditure						
Employee Costs	784,288	84,880	28,975	(35,885)	-5%	
Other Employee Costs	39,913	1,117	15,819	14,502	36%	
Other Expenses	149,500	2,374	5,514	3,140	2%	
<b>Engineering Design Services Expenditure Total</b>	<b>953,681</b>	<b>68,151</b>	<b>50,108</b>	<b>(18,043)</b>	<b>-2%</b>	
Engineering Design Services Indirect Costs						
Allocations	414,345	28,998	16,507	(12,491)	-3%	
<b>Engineering Design Services Indirect Costs Total</b>	<b>414,345</b>	<b>28,998</b>	<b>16,507</b>	<b>(12,491)</b>	<b>-3%</b>	
<b>Engineering Design Services Total</b>	<b>1,364,526</b>	<b>97,077</b>	<b>66,360</b>	<b>(30,717)</b>	<b>-2%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b><u>Bike Station Expenditure</u></b>						
Bike Station Expenditure						
Other Expenses	8,000	0	0	0	0%	
<b>Bike Station Expenditure Total</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
<b>Bike Station Expenditure Total</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
<b><u>Street Lighting</u></b>						
Street Lighting Revenue						
Revenue	(24,500)	0	0	0	0%	
<b>Street Lighting Revenue Total</b>	<b>(24,500)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
Street Lighting Expenditure						
Other Expenses	790,000	85,833	46,386	(19,447)	-2%	
<b>Street Lighting Expenditure Total</b>	<b>790,000</b>	<b>85,833</b>	<b>46,386</b>	<b>(19,447)</b>	<b>-2%</b>	
<b>Street Lighting Total</b>	<b>765,500</b>	<b>85,833</b>	<b>46,386</b>	<b>(19,447)</b>	<b>-3%</b>	
<b><u>Bus Shelter</u></b>						
Bus Shelter Revenue						
Revenue	(86,500)	0	0	0	0%	
<b>Bus Shelter Revenue Total</b>	<b>(86,500)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
Bus Shelter Expenditure						
Other Expenses	137,144	1,291	4,492	3,201	2%	
<b>Bus Shelter Expenditure Total</b>	<b>137,144</b>	<b>1,291</b>	<b>4,492</b>	<b>3,201</b>	<b>2%</b>	
<b>Bus Shelter Total</b>	<b>50,644</b>	<b>1,291</b>	<b>4,492</b>	<b>3,201</b>	<b>6%</b>	
<b><u>Parking and Street Name Signs Expenditure</u></b>						
Parking and Street Name Signs Expenditure						
Other Expenses	112,000	9,333	2,522	(6,811)	-6%	
<b>Crossovers</b>						
Crossovers Expenditure						
Other Expenses	15,000	1,250	680	(570)	-4%	
<b>Crossovers Expenditure Total</b>	<b>15,000</b>	<b>1,250</b>	<b>680</b>	<b>(570)</b>	<b>-4%</b>	
<b>Crossovers Total</b>	<b>15,000</b>	<b>1,250</b>	<b>680</b>	<b>(570)</b>	<b>-4%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Roads Linemar ing Expenditure</b>						
Roads Linemarking E penditure						
Other E penses	80,000	6,667	1,790	(4,877)	-6%	
<b>Roads Linemar ing Expenditure Total</b>	<b>80,000</b>	<b>6,667</b>	<b>1,790</b>	<b>(4,877)</b>	<b>-6%</b>	
<b>Roads Linemar ing Expenditure Total</b>	<b>80,000</b>	<b>6,667</b>	<b>1,790</b>	<b>(4,877)</b>	<b>-6%</b>	
Other E penses	75,000	0	0	0	0%	
<b>Par lets Expenditure</b>						
Parklets E penditure						
Other E penses	5,000	0	0	0	0%	
<b>Par lets Expenditure Total</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
<b>Par lets Expenditure Total</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
<b>Environmental Services</b>						
Environmental Services Revenue						
Revenue	(10,000)	0	0	0	0%	
<b>Environmental Services Revenue Total</b>	<b>(10,000)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
Environmental Services E penditure						
Employee Costs	99,213	8,393	4,983	(3,430)	-3%	
Other Employee Costs	800	50	0	(50)	-8%	
<b>Environmental Services Indirect Costs Total</b>	<b>48,057</b>	<b>3,463</b>	<b>1,787</b>	<b>(1,676)</b>	<b>-3%</b>	
<b>Environmental Services Total</b>	<b>355,370</b>	<b>47,156</b>	<b>19,034</b>	<b>(28,122)</b>	<b>-8%</b>	
<b>Propert Management Administration</b>						
Property Management Administration Revenue						
Revenue	(2,000)	(90)	(291)	(201)	10%	
<b>Propert Management Administration Revenue Total</b>	<b>(2,000)</b>	<b>(90)</b>	<b>(291)</b>	<b>(201)</b>	<b>10%</b>	
Property Management Administration E penditure						
Employee Costs	365,193	30,898	17,300	(13,598)	-4%	
Other Employee Costs	5,100	425	353	(72)	-1%	
Other E penses	20,000	1,667	(4)	(1,671)	-8%	
<b>Propert Management Administration Expenditure Total</b>	<b>390,293</b>	<b>32,988</b>	<b>17,650</b>	<b>(15,338)</b>	<b>-4%</b>	
Property Management Administration Indirect Costs						
Allocations	176,996	12,799	7,947	(4,852)	-3%	
<b>Propert Management Administration Indirect Costs Total</b>	<b>176,996</b>	<b>12,799</b>	<b>7,947</b>	<b>(4,852)</b>	<b>-3%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Civic Centre Building</b>						
Civic Centre Building Expenditure						
Building Maintenance	154,500	13,376	3,836	(9,540)	-6%	
Ground Maintenance	7,000	1,416	0	(1,416)	-20%	
Other Expenses	628,972	7,666	4,327	(3,339)	-1%	
<b>Civic Centre Building Expenditure Total</b>	<b>791,472</b>	<b>22,458</b>	<b>8,163</b>	<b>(14,295)</b>	<b>-2%</b>	
Civic Centre Building Indirect Costs						
Allocations	(791,472)	(22,458)	(8,163)	14,295	-2%	
<b>Civic Centre Building Indirect Costs Total</b>	<b>(791,472)</b>	<b>(22,458)</b>	<b>(8,163)</b>	<b>14,295</b>	<b>-2%</b>	
<b>Civic Centre Building Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Child Care Centres and Play Groups</b>						
Child Care Centres and Play Groups Revenue						
Revenue	(11,120)	(1,155)	(301)	854	-8%	
<b>Child Care Centres and Play Groups Revenue Total</b>	<b>(11,120)</b>	<b>(1,155)</b>	<b>(301)</b>	<b>854</b>	<b>-8%</b>	
Child Care Centres and Play Groups Expenditure						
Building Maintenance	37,000	2,800	0	(2,800)	-8%	
<b>Child Care Centres and Play Groups Expenditure Total</b>	<b>83,510</b>	<b>3,045</b>	<b>157</b>	<b>(2,888)</b>	<b>-3%</b>	
Child Care Centres and Play Groups Indirect Costs						
Allocations	2,597	218	218	0	0%	
<b>Child Care Centres and Play Groups Indirect Costs Total</b>	<b>2,597</b>	<b>218</b>	<b>218</b>	<b>0</b>	<b>0%</b>	
<b>Child Care Centres and Play Groups Total</b>	<b>74,987</b>	<b>2,108</b>	<b>74</b>	<b>(2,034)</b>	<b>-3%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Pre Schools and Indergartens</b>						
Pre Schools and K Indergartens Revenue						
Revenue	(68,222)	(21,229)	(19,925)	1,304	-2%	
<b>Pre Schools and Indergartens Revenue Total</b>	<b>(68,222)</b>	<b>(21,229)</b>	<b>(19,925)</b>	<b>1,304</b>	<b>-2%</b>	
Pre Schools and K Indergartens Expenditure						
Building Maintenance	3,025	1,513	0	(1,513)	-50%	
Other Expenses	50,576	542	312	(230)	0%	
<b>Pre Schools and Indergartens Expenditure Total</b>	<b>53,601</b>	<b>2,055</b>	<b>312</b>	<b>(1,743)</b>	<b>-3%</b>	
Pre Schools and K Indergartens Indirect Costs						
Allocations	1,842	153	155	2	0%	
<b>Pre Schools and Indergartens Indirect Costs Total</b>	<b>1,842</b>	<b>153</b>	<b>155</b>	<b>2</b>	<b>0%</b>	
<b>Pre Schools and Indergartens Total</b>	<b>(12,779)</b>	<b>(19,021)</b>	<b>(19,458)</b>	<b>(437)</b>	<b>3%</b>	
<b>Community and Welfare Centres</b>						
Community and Welfare Centres Revenue						
Revenue	(46,590)	(2,767)	(2,951)	(184)	0%	
<b>Community and Welfare Centres Revenue Total</b>	<b>(46,590)</b>	<b>(2,767)</b>	<b>(2,951)</b>	<b>(184)</b>	<b>0%</b>	
Community and Welfare Centres Expenditure						
Building Maintenance	26,900	8,326	306	(8,020)	-30%	
Other Expenses	173,960	1,375	1,035	(340)	0%	
<b>Community and Welfare Centres Expenditure Total</b>	<b>200,860</b>	<b>9,701</b>	<b>1,341</b>	<b>(8,360)</b>	<b>-4%</b>	
Community and Welfare Centres Indirect Costs						
Allocations	7,354	612	616	4	0%	
<b>Community and Welfare Centres Indirect Costs Total</b>	<b>7,354</b>	<b>612</b>	<b>616</b>	<b>4</b>	<b>0%</b>	
<b>Community and Welfare Centres Total</b>	<b>161,624</b>	<b>7,546</b>	<b>(994)</b>	<b>(8,540)</b>	<b>-5%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Department of Sports and Recreation Building</b>						
Dept of Sports and Recreation Building Revenue						
Revenue	(880,174)	(12,709)	(73,403)	(60,694)	7%	
<b>Dept of Sports and Recreation Building Revenue Total</b>	<b>(880,174)</b>	<b>(12,709)</b>	<b>(73,403)</b>	<b>(60,694)</b>	<b>7%</b>	
Dept of Sports and Recreation Building E penditure						
Building Maintenance	93,000	7,751	11,662	3,911	4%	
Ground Maintenance	5,250	438	0	(438)	-8%	
Other Expenses	885,370	1,767	1,715	(52)	0%	
<b>Dept of Sports and Recreation Building Expenditure Total</b>	<b>983,620</b>	<b>9,956</b>	<b>13,378</b>	<b>3,422</b>	<b>0%</b>	
Dept of Sports and Recreation Building Indirect Costs						
Allocations	13,451	1,121	1,126	5	0%	
<b>Dept of Sports and Recreation Building Indirect Costs Total</b>	<b>13,451</b>	<b>1,121</b>	<b>1,126</b>	<b>5</b>	<b>0%</b>	
<b>Department of Sports and Recreation Building Total</b>	<b>116,897</b>	<b>(1,632)</b>	<b>(58,900)</b>	<b>(57,268)</b>	<b>-49%</b>	
<b>nib Stadium</b>						
nib Stadium Revenue						
Revenue	(28,042)	(28,042)	(29,017)	(975)	3%	
<b>nib Stadium Revenue Total</b>	<b>(28,042)</b>	<b>(28,042)</b>	<b>(29,017)</b>	<b>(975)</b>	<b>3%</b>	
nib Stadium E penditure						
Other Expenses	2,028,816	0	0	0	0%	
<b>nib Stadium Expenditure Total</b>	<b>2,028,816</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	
<b>nib Stadium Total</b>	<b>2,000,774</b>	<b>(28,042)</b>	<b>(29,017)</b>	<b>(975)</b>	<b>0%</b>	



	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Leederville Oval</b>						
Leederville Oval Revenue						
Revenue	(165,744)	(13,486)	(11,927)	1,559	-1%	
<b>Leederville Oval Revenue Total</b>	<b>(165,744)</b>	<b>(13,486)</b>	<b>(11,927)</b>	<b>1,559</b>	<b>-1%</b>	
Leederville Oval Expenditure						
Building Maintenance	19,700	3,850	0	(3,850)	-20%	
Ground Maintenance	100,000	8,333	307	(8,028)	-8%	
Other Expenses	436,733	5,417	4,877	(740)	0%	
<b>Leederville Oval Expenditure Total</b>	<b>559,433</b>	<b>17,600</b>	<b>4,984</b>	<b>(12,616)</b>	<b>-2%</b>	
Leederville Oval Indirect Costs						
Allocations	14,277	1,190	1,195	5	0%	
<b>Leederville Oval Indirect Costs Total</b>	<b>14,277</b>	<b>1,190</b>	<b>1,195</b>	<b>5</b>	<b>0%</b>	
<b>Leederville Oval Total</b>	<b>407,966</b>	<b>5,304</b>	<b>(5,748)</b>	<b>(11,052)</b>	<b>-3%</b>	
<b>Loftus Centre</b>						
Loftus Centre Revenue						
Revenue	(643,848)	(53,640)	(54,210)	(570)	0%	
<b>Loftus Centre Revenue Total</b>	<b>(643,848)</b>	<b>(53,640)</b>	<b>(54,210)</b>	<b>(570)</b>	<b>0%</b>	
Loftus Centre Expenditure						
Building Maintenance	137,850	25,251	987	(24,264)	-18%	Timing variance, no major maintenance required
Ground Maintenance	12,000	4,500	532	(3,968)	-33%	
Other Expenses	711,507	9,029	9,855	826	0%	
<b>Loftus Centre Expenditure Total</b>	<b>861,357</b>	<b>38,780</b>	<b>11,374</b>	<b>(27,406)</b>	<b>-3%</b>	
Loftus Centre Indirect Costs						
Allocations	26,320	2,194	2,204	10	0%	
<b>Loftus Centre Indirect Costs Total</b>	<b>26,320</b>	<b>2,194</b>	<b>2,204</b>	<b>10</b>	<b>0%</b>	
<b>Loftus Centre Total</b>	<b>243,829</b>	<b>(12,666)</b>	<b>(40,632)</b>	<b>(27,966)</b>	<b>-11%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Public Halls</b>						
Public Halls Revenue						
Revenue	(145,199)	(16,737)	(19,919)	(3,179)	2%	
<b>Public Halls Revenue Total</b>	<b>(145,199)</b>	<b>(16,737)</b>	<b>(19,916)</b>	<b>(3,179)</b>	<b>2%</b>	
Public Halls Expenditure						
Building Maintenance	123,050	20,380	225	(20,155)	-16%	Timing variance, no major maintenance required
Ground Maintenance	3,000	500	0	(500)	-17%	
Other Expenses	268,117	2,262	2,055	(207)	0%	
Public Halls Indirect Costs						
Allocations	7,273	607	609	2	0%	
<b>Public Halls Indirect Costs Total</b>	<b>7,273</b>	<b>607</b>	<b>609</b>	<b>2</b>	<b>0%</b>	
<b>Public Halls Total</b>	<b>256,241</b>	<b>7,012</b>	<b>(17,027)</b>	<b>(24,039)</b>	<b>-9%</b>	
<b>Reserves Pavilions and Facilities</b>						
Reserves Pavilions and Facilities Revenue						
Revenue	(21,300)	(1,763)	(2,032)	(269)	1%	
<b>Reserves Pavilions and Facilities Revenue Total</b>	<b>(21,300)</b>	<b>(1,763)</b>	<b>(2,032)</b>	<b>(269)</b>	<b>1%</b>	
Reserves Pavilions and Facilities Expenditure						
Building Maintenance	418,251	48,449	1,346	(47,103)	-11%	Timing variance, no major maintenance required
Ground Maintenance	1,000	500	0	(500)	-50%	
Other Expenses	287,402	4,024	3,073	(951)	0%	
<b>Reserves Pavilions and Facilities Expenditure Total</b>	<b>706,653</b>	<b>52,973</b>	<b>4,419</b>	<b>(48,554)</b>	<b>-7%</b>	
Reserves Pavilions and Facilities Indirect Costs						
Allocations	7,215	603	604	1	0%	
<b>Reserves Pavilions and Facilities Indirect Costs Total</b>	<b>7,215</b>	<b>603</b>	<b>604</b>	<b>1</b>	<b>0%</b>	
<b>Reserves Pavilions and Facilities Total</b>	<b>692,568</b>	<b>51,813</b>	<b>2,991</b>	<b>(48,822)</b>	<b>-7%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Sporting Clubs Buildings</b>						
Sporting Clubs Buildings Revenue						
Revenue	(144,988)	(7,814)	(9,258)	(1,444)	1%	
<b>Sporting Clubs Buildings Revenue Total</b>	<b>(144,988)</b>	<b>(7,814)</b>	<b>(9,258)</b>	<b>(1,444)</b>	<b>1%</b>	
Sporting Clubs Buildings Expenditure						
Building Maintenance	205,600	26,681	9,770	(16,911)	-8%	
Allocations	33,125	2,761	2,774	13	0%	
<b>Sporting Clubs Buildings Indirect Costs Total</b>	<b>33,125</b>	<b>2,761</b>	<b>2,774</b>	<b>13</b>	<b>0%</b>	
<b>Sporting Clubs Buildings Total</b>	<b>826,541</b>	<b>27,942</b>	<b>9,663</b>	<b>(18,279)</b>	<b>-2%</b>	
<b>Parks and Reserves Administration</b>						
Parks and Reserves Administration Revenue						
Revenue	(2,800)	(117)	(399)	(282)	10%	
<b>Parks and Reserves Administration Revenue Total</b>	<b>(2,800)</b>	<b>(117)</b>	<b>(399)</b>	<b>(282)</b>	<b>10%</b>	
Parks and Reserves Administration Expenditure						
Employee Costs	1,238,171	104,474	63,158	(41,316)	-3%	
Other Employee Costs	82,525	6,876	5,652	(1,226)	-1%	
Other Expenses	196,155	6,291	690	(5,601)	-3%	
<b>Parks and Reserves Administration Expenditure Total</b>	<b>1,518,851</b>	<b>117,643</b>	<b>69,500</b>	<b>(48,143)</b>	<b>-3%</b>	
Parks and Reserves Administration Indirect Costs						

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Par s and Reserves</b>						
Parks and Reserves Revenue						
Revenue	(43,345)	(3,613)	(586)	3,027	-7%	
<b>Par s and Reserves Revenue Total</b>	<b>(43,345)</b>	<b>(3,613)</b>	<b>(586)</b>	<b>3,027</b>	<b>-7%</b>	
Parks and Reserves E penditure						
Ground Maintenance	2,028,100	163,585	119,253	(44,332)	-2%	
Other E penses	522,720	0	863	863	0%	
<b>Par s and Reserves Expenditure Total</b>	<b>2,548,820</b>	<b>163,585</b>	<b>120,116</b>	<b>(43,469)</b>	<b>-2%</b>	
Parks and Reserves Indirect Costs						
Allocations	382	32	32	0	0%	
<b>Par s and Reserves Indirect Costs Total</b>	<b>382</b>	<b>32</b>	<b>32</b>	<b>0</b>	<b>0%</b>	
<b>Par s and Reserves Total</b>	<b>2,505,857</b>	<b>160,004</b>	<b>119,561</b>	<b>(40,443)</b>	<b>-2%</b>	
Ground Maintenance	1,297,850	102,742	77,080	(25,662)	-2%	
Other E penses	471,672	0	20	20	0%	
<b>Sporting Grounds Expenditure Total</b>	<b>1,769,522</b>	<b>102,742</b>	<b>77,101</b>	<b>(25,641)</b>	<b>-1%</b>	
<b>Sporting Grounds Total</b>	<b>1,734,710</b>	<b>99,840</b>	<b>75,534</b>	<b>(24,306)</b>	<b>-1%</b>	
<b>Road Reserves Expenditure</b>						
Road Reserves E penditure						
Ground Maintenance	376,600	33,025	9,000	(23,635)	-6%	
Other E penses	0	0	(95)	(95)	100%	
<b>Road Reserves Expenditure Total</b>	<b>376,600</b>	<b>33,025</b>	<b>8,994</b>	<b>(24,031)</b>	<b>-6%</b>	
<b>Road Reserves Expenditure Total</b>	<b>376,600</b>	<b>33,025</b>	<b>8,994</b>	<b>(24,031)</b>	<b>-6%</b>	
<b>Par s Ot er</b>						
Parks Other Revenue						
Revenue	(2,000)	0	0	0	0%	
Money/M onger Street Trees Surgery	20,000	10,000	0	(10,000)	-50%	
<b>Par s Ot er Expenditure Total</b>	<b>1,819,500</b>	<b>195,947</b>	<b>58,146</b>	<b>(137,801)</b>	<b>-8%</b>	
<b>Par s Ot er Total</b>	<b>1,817,500</b>	<b>195,947</b>	<b>58,146</b>	<b>(137,801)</b>	<b>-8%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Processable Waste Collection</b>						
Processable Waste Collection Revenue						
Revenue	(126,700)	(151,149)	(155,216)	(4,067)	3%	
<b>Processable Waste Collection Revenue Total</b>	<b>(126,700)</b>	<b>(151,149)</b>	<b>(155,216)</b>	<b>(4,067)</b>	<b>3%</b>	
Processable Waste Collection Expenditure						
Employee Costs	1,315,839	111,056	99,802	(11,454)	-1%	
Other Employee Costs	50,028	4,169	2,642	(1,527)	-3%	
Other Expenses	4,267,215	1,187,816	990,948	(187,868)	-4%	
Operating Projects	7,545,500	0	0	0	0%	
<b>Processable Waste Collection Expenditure Total</b>	<b>13,178,582</b>	<b>1,303,041</b>	<b>1,102,192</b>	<b>(200,849)</b>	<b>-2%</b>	
<b>Processable Waste Collection Indirect Costs Total</b>	<b>753,739</b>	<b>51,139</b>	<b>836</b>	<b>(50,303)</b>	<b>-7%</b>	
<b>Processable Waste Collection Total</b>	<b>13,805,621</b>	<b>1,203,031</b>	<b>947,811</b>	<b>(255,220)</b>	<b>-2%</b>	
<b>Other Waste Services</b>						
Other Waste Services Revenue						
Revenue	(10,000)	(833)	(261)	572	-6%	
<b>Other Waste Services Revenue Total</b>	<b>(10,000)</b>	<b>(833)</b>	<b>(261)</b>	<b>572</b>	<b>-6%</b>	
Other Waste Services Expenditure						
Other Expenses	814,292	66,608	2,369	(64,239)	-8%	
Household Hazardous Waste Collection Day	11,000	917	0	(917)	-8%	
<b>Other Waste Services Expenditure Total</b>	<b>825,292</b>	<b>67,525</b>	<b>2,369</b>	<b>(65,156)</b>	<b>-8%</b>	
<b>Other Waste Services Total</b>	<b>815,292</b>	<b>66,692</b>	<b>2,108</b>	<b>(64,584)</b>	<b>-8%</b>	
<b>Recycling Expenditure</b>						
Recycling Expenditure	973,119	81,093	0	(81,093)	-8%	
<b>Recycling Expenditure Total</b>	<b>973,119</b>	<b>81,093</b>	<b>0</b>	<b>(81,093)</b>	<b>-8%</b>	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Public or s Over ead</b>						
Public Works Overhead Revenue						
Revenue	(58,000)	(4,265)	(4,612)	(347)	1%	
<b>Public or s Over ead Revenue Total</b>	<b>(58,000)</b>	<b>(4,265)</b>	<b>(4,612)</b>	<b>(347)</b>	<b>1%</b>	
Public Works Overhead E penditure						
Employee Costs	443,674	37,524	31,055	(6,469)	-1%	
Other Employee Costs	40,259	3,355	3,226	(129)	0%	
Other E penses	53,450	454	1,905	1,541	3%	
<b>Public or s Over ead Expenditure Total</b>	<b>537,383</b>	<b>41,333</b>	<b>36,277</b>	<b>(5,056)</b>	<b>-1%</b>	
Public Works Overhead Indirect Costs						
Allocations	593,039	43,307	25,110	(18,197)	-3%	
On Costs Recovery	(767,740)	(63,978)	(31,658)	32,320	-4%	
<b>Public or s Over ead Indirect Costs Total</b>	<b>(174,701)</b>	<b>(20,671)</b>	<b>(6,548)</b>	<b>14,123</b>	<b>-8%</b>	
<b>Public or s Over ead Total</b>	<b>304,682</b>	<b>16,397</b>	<b>25,116</b>	<b>8,719</b>	<b>3%</b>	
<b>Plant Operating</b>						
Plant Operating E penditure						
Other E penses	1,756,690	48,833	55,286	6,453	0%	
<b>Plant Operating Expenditure Total</b>	<b>1,756,690</b>	<b>48,833</b>	<b>55,286</b>	<b>6,453</b>	<b>0%</b>	
Plant Operating Indirect Costs						
Allocations	(959,801)	(79,981)	(99,787)	(19,806)	2%	
<b>Plant Operating Indirect Costs Total</b>	<b>(959,801)</b>	<b>(79,981)</b>	<b>(99,787)</b>	<b>(19,806)</b>	<b>2%</b>	
<b>Plant Operating Total</b>	<b>796,889</b>	<b>(31,148)</b>	<b>(44,561)</b>	<b>(13,353)</b>	<b>-2%</b>	



	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b>Recoverable or s</b>						
Recoverable Works Revenue						
Revenue	(32,660)	(1,055)	(1,058)	(3)	0%	
<b>Recoverable or s Revenue Total</b>	<b>(32,660)</b>	<b>(1,055)</b>	<b>(1,058)</b>	<b>(3)</b>	<b>0%</b>	
Recoverable Works E penditure						
Other E penses	32,655	1,055	0	(1,055)	-3%	
<b>Recoverable or s Expenditure Total</b>	<b>32,655</b>	<b>1,055</b>	<b>0</b>	<b>(1,055)</b>	<b>-3%</b>	
<b>Recoverable or s Total</b>	<b>(5)</b>	<b>0</b>	<b>(1,058)</b>	<b>(1,058)</b>	<b>21155%</b>	
<b>Drainage Expenditure</b>						
Drainage E penditure						
Other E penses	435,444	2,149	12,853	10,704	2%	
<b>Drainage Expenditure Total</b>	<b>435,444</b>	<b>2,149</b>	<b>12,853</b>	<b>10,704</b>	<b>2%</b>	
<b>Drainage Expenditure Total</b>	<b>435,444</b>	<b>2,149</b>	<b>12,853</b>	<b>10,704</b>	<b>2%</b>	
<b>Footpat s/C cle a s Expenditure</b>						
Footpaths/Cycleways E penditure						
Other E penses	1,083,648	35,820	22,545	(13,275)	-1%	
<b>Footpat s/C cle a s Expenditure Total</b>	<b>1,083,648</b>	<b>35,820</b>	<b>22,545</b>	<b>(13,275)</b>	<b>-1%</b>	
<b>Footpat s/C cle a s Expenditure Total</b>	<b>1,083,648</b>	<b>35,820</b>	<b>22,545</b>	<b>(13,275)</b>	<b>-1%</b>	
<b>Rig ts of a Expenditure</b>						
Rights of Way E penditure						
Other E penses	305,296	11,151	557	(10,594)	-3%	
<b>Rig ts of a Expenditure Total</b>	<b>305,296</b>	<b>11,151</b>	<b>557</b>	<b>(10,594)</b>	<b>-3%</b>	
<b>Rig ts of a Expenditure Total</b>	<b>305,296</b>	<b>11,151</b>	<b>557</b>	<b>(10,594)</b>	<b>-3%</b>	

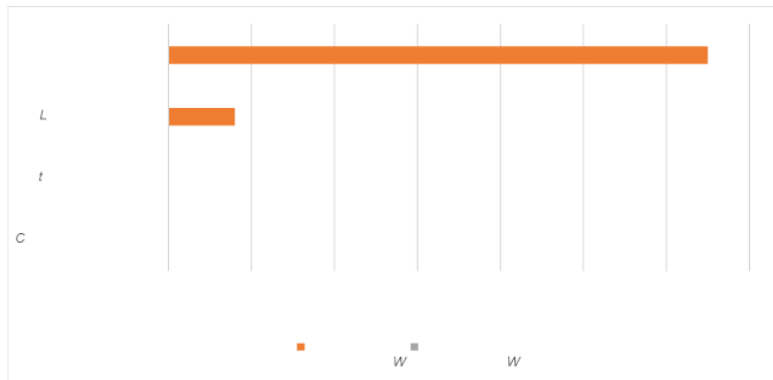
	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<b><u>Roads Expenditure</u></b>						
Roads E penditure						
Other E penses	3,263,688	16,305	(11,917)	(28,222)	-1%	
Roads Expenditure Total	3,263,688	16,305	(11,917)	(28,222)	-1%	
Roads Expenditure Total	3,263,688	16,305	(11,917)	(28,222)	-1%	
<b><u>Street Cleaning Expenditure</u></b>						
Street Cleaning E penditure						
Other E penses	1,595,635	80,752	73,672	(7,080)	0%	
Street Cleaning Expenditure Total	1,595,635	80,752	73,672	(7,080)	0%	
Street Cleaning Expenditure Total	1,595,635	80,752	73,672	(7,080)	0%	
<b><u>Traffic Control for Road or s Expenditure</u></b>						
Traffic Control for Roadworks E penditure						
Other E penses	90,000	4,807	1,428	(3,379)	-4%	
Traffic Control for Road or s Expenditure Total	90,000	4,807	1,428	(3,379)	-4%	
Traffic Control for Road or s Expenditure Total	90,000	4,807	1,428	(3,379)	-4%	
<b><u>Road or Signs and Barricades Expenditure</u></b>						
Roadwork Signs and Barricades E penditure						
Other E penses	5,000	0	0	0	0%	
Road or Signs and Barricades Expenditure Total	5,000	0	0	0	0%	
Road or Signs and Barricades Expenditure Total	5,000	0	0	0	0%	
<b><u>Sump Expenditure</u></b>						
Sump E penditure						
Other E penses	500	3	12	9	2%	
Sump Expenditure Total	500	3	12	9	2%	
Sump Expenditure Total	500	3	12	9	2%	

	Adopted Budget 2021/22 \$	YTD Budget 31/07/2021 \$	YTD Actual 31/07/2021 \$	YTD Variance \$	Variance %	Variance Commentar
<u>or s Depot Revenue</u>						
Works Depot Revenue						
Revenue	(1,000)	(45)	(145)	(100)	10%	
or s Depot Revenue Total	(1,000)	(45)	(145)	(100)	10%	
or s Depot Revenue Total	(1,000)	(45)	(145)	(100)	10%	
<u>or s Depot</u>						
Works Depot E penditure						
Employee Costs	188,821	15,958	8,331	(7,627)	-4%	
Other Employee Costs	2,500	208	384	156	6%	
Other E penses	10,000	834	(159)	(993)	-10%	
or s Depot Expenditure Total	201,121	17,000	8,535	(8,465)	-4%	
Works Depot Indirect Costs						
Allocations	(200,121)	(16,955)	(8,390)	8,565	-4%	
or s Depot Indirect Costs Total	(200,121)	(16,955)	(8,390)	8,565	-4%	
or s Depot Total	1,000	45	145	100	10%	
<u>Depot Building</u>						
Depot Occupancy Costs						
Building Maintenance	48,500	3,757	522	(3,235)	-7%	
Other E penses	238,741	2,333	(410)	(2,743)	-1%	
Depot Occupanc Costs Total	287,241	6,090	112	(5,978)	-2%	
Depot Indirect Costs						
Allocations	(287,241)	(6,090)	(112)	5,978	-2%	
Depot Indirect Costs Total	(287,241)	(6,090)	(112)	5,978	-2%	
Depot Building Total	0	0	0	0		
Net Operating	15,251,532	(33,337,916)	(35,416,691)	(2,078,775)	-14%	

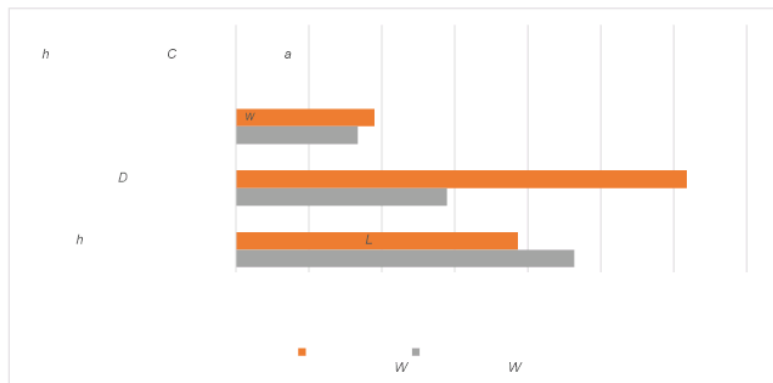
CITY OF VINCENT  
NOTE 5 - CAPITAL BUDGET SCHEDULE 2021/22  
AS AT 31 JULY 2021



CAPITAL EXPENDITURE	Adopted Budget 2021/22	YTD Budget Jul-21	YTD Actual Jul-21	YTD Variance	Variance
	\$	\$	\$	\$	%
Land and Buildings	9,328,220	325,000	(278,002)	(603,002)	-186%
Infrastructure Assets	7,831,761	40,000	(40,508)	(80,508)	-201%
Plant and Equipment	2,991,056	0	0	0	0%
Furniture and Equipment	2,007,673	0	(5,288)	(5,288)	100%
<b>Total</b>	<b>22,158,710</b>	<b>365,000</b>	<b>(323,797)</b>	<b>(688,797)</b>	<b>-189%</b>



FUNDING	Revised Budget 2021/22	YTD Budget Jul-21	YTD Actual Jul-21	YTD Variance	Variance
	\$	\$	\$	\$	%
Own Source Funding - Municipal	16,315,377	(2,024,150)	(2,164,353)	(140,203)	7%
Cash Backed Reserves	3,365,850	380,000	334,549	(45,451)	-12%
Capital Grant, Contribution and Loan	1,704,483	1,236,150	578,574	(657,576)	-53%
Other (Disposals/Trade In)	773,000	773,000	927,433	154,433	20%
<b>Total</b>	<b>22,158,710</b>	<b>365,000</b>	<b>(323,797)</b>	<b>(688,797)</b>	<b>-189%</b>



CITY OF VINCENT  
NOTE 5 - CAPITAL OR S SCHEDULE 2021/22  
AS AT 31 JULY 2021

Description		Adopted Budget 2021/22	YTD Budget 2021/22	YTD Actual 2021/22	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentar
<b>LAND BUILDING ASSETS</b>								
<b>ADMIN CENTRE</b>								
Air Conditioning HVAC Renewal - Admin Building HVAC	Renewal	344,000	5,000	4,950	(50)	-1%	(4,950)	Project to commence in August 2021.
<b>BEATTY PAR LEISURE CENTRE</b>								
Beatty Park Leisure Centre - Facilities Infrastructure Renewal	Renewal	1,500,000	300,000 -	282,952	(582,952)	-194%	581,642	Variance due to accrual reversal for FY 20-21, to be cleared when invoice has been processed.
Beatty Park Leisure Centre Concourse Tiling	Renewal	165,000	10,000	0	(10,000)	-100% -	154,250	Works in progress.
Beatty Park Leisure Centre Repair and maintain Heritage Grandstand	Renewal	450,000	10,000	0	(10,000)	-100%	0	
<b>LIBRARY</b>								
Upgrade Library counter to enhance customer service delivery	Upgrade	48,500	0	0	0	0%	0	
<b>VINCENT COMMUNITY CENTRE</b>								
Vincent Community Centre Air Conditioning HVAC Renewal	Renewal	170,000	0	0	0	0%	0	
<b>DEPARTMENT OF SPORTS AND RECREATION</b>								
DLGSC LED lighting upgrade/renewal	Renewal	225,000	0	0	0	0%	0	
DLGSC Air Conditioning HVAC Renewal	Renewal	250,000	0	0	0	0%	4,950	
DLGSC renewal/upgrade-Lease obligation	Renewal	80,000	0	0	0	0%	0	
<b>MISCELLANEOUS</b>								
Infrastructure Works - Litis Stadium	Renewal	3,000,000	0	0	0	0%	0	
413 Bulwer Street, West Perth - Replacement of shed (Volleyball WA)	Renewal	50,000	0	0	0	0%	0	
Works Depot - Non fi ed assets renewals	Renewal	95,000	0	0	0	0%	0	
Lease Property Non Scheduled Renewal	Renewal	50,000	0	0	0	0%	0	
99 Loftus Street, Leederville - Loftus Child Health leasing requirements	Renewal	20,000	0	0	0	0%	0	
Loftus Recreation Centre, 99 Loftus Street, Leederville - ventilation installation	New	20,000	0	0	0	0%	0	
North Perth Main Town Hall - K itchen and toilet renewal	Renewal	180,000	0	0	0	0%	6,000	
North Perth Lesser Town Hall - K itchen and toilet renewal	Renewal	120,000	0	0	0	0%	3,000	
Library Renewals	Renewal	80,000	0	0	0	0%	0	
Men ies Park Pavilion Ablutions	Renewal	330,000	0	0	0	0%	7,000	
Miscellaneous Assets Renewal (City Buildings)	Renewal	100,000	0	0	0	0%	0	
Aircon HVAC Miscellaneous Renewals all properties	Renewal	50,000	0	0	0	0%	0	
Water and Energy Efficiency Initiatives	Renewal	75,000	0	0	0	0%	0	
Hyde Park West	Renewal	220,000	0	0	0	0%	3,000	
Leederville Tennis Club - fencing upgrade	Upgrade	75,000	0	0	0	0%	0	
Leederville Oval Stadium - Light posts renewal	Renewal	1,100,000	0	0	0	0%	0	
Forrest Park Croquet Club	Renewal	16,450	0	0	0	0%	0	
Solar Photovoltaic Panel System Installation - Mt Hawthorn Community Centre	New	8,732	0	0	0	0%	0	
Solar Photovoltaic Panel System Installation - Vincent Community Centre	New	20,150	0	0	0	0%	0	
Solar Photovoltaic Panel System Installation - Britannia Reserve Pavilion	New	8,900	0	0	0	0%	0	
Roofing Renewal-Loton Park Tennis Club Room	Renewal	178,400	0	0	0	0%	0	
Leederville Oval Stadium - Electrical renewal - 3 boards	Renewal	298,088	0	0	0	0%	0	
<b>FOR LAND BUILDING ASSETS</b>		- 9,328,220	325,000 -	278,002	(603,002)	-186%	446,392	

CITY OF VINCENT  
NOTE 5 - CAPITAL OR S SCHEDULE 2021/22  
AS AT 31 JULY 2021

Description		Adopted Budget 2021/22	YTD Budget 2021/22	YTD Actual 2021/22	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentar
<b>INFRASTRUCTURE ASSETS</b>								
<b>LOCAL ROADS PROGRAM</b>								
Lake Street - Bulwer Street to Brisbane Street	Renewal	110,307	0	0	0	0%	500	
Lake Street - Stuart Street to Newcastle Street	Renewal	116,615	0	0	0	0%	500	
Glyde Street - Coogee Street to Matlock Street	Renewal	45,562	0	0	0	0%	250	
Richmond Street - Scott Street to O ford Street	Renewal	62,141	0	0	0	0%	500	
Eton Street - Gill Street to Ellesmere Street	Renewal	132,596	0	0	0	0%	2,800	
Grosvenor Road - Ethel Street to Fit gerald Street	Renewal	73,279	0	0	0	0%	500	
Lawley Street - Fit gerald Street to R.O.W	Renewal	21,734	0	0	0	0%	250	
Richmond Street - Leicester Street to Cul-de-sac	Renewal	37,429	0	0	0	0%	250	
Britannia Road - Federation Street to K algoorlie Street	Renewal	96,305	0	0	0	0%	500	
Bouverie Place - Federation Street to K algoorlie Street	Renewal	86,953	0	0	0	0%	250	
Ashby Street - Egina Street to East Street	Renewal	100,341	0	0	0	0%	500	
Ashby Street - K algoorlie Street to Egina Street	Renewal	105,907	0	0	0	0%	0	
Ashby Street - K algoorlie Street to Egina Street	Renewal	53,984	0	0	0	0%	0	
Ashby Street - Flinders Street to Coogee Street	Renewal	53,984	0	0	0	0%	0	
Thompson Street - Barnet Street to Loftus Street	Renewal	2,500	0	0	0	0%	500	
Bruce Street - Barnet Street to Loftus Street	Renewal	2,500	0	0	0	0%	500	
Egina Street - Berryman Street to An ac Road	Renewal	5,000	0	0	0	0%	500	
Egina Street - Tasman Street to Berryman Street	Renewal	5,000	0	0	0	0%	500	
Minor Traffic Management Improvements Program	Upgrade	80,000	0	0	0	0%	0	
Chelmsford Road to Raglan Road		0	0	1,368	1,368	100%	(2,281)	Actuals from FY 20-21, to be adjusted during budget review.
<b>ROAD TO RECOVERY</b>								
Tennyson Street - Loftus Street to Shakespeare Street	Renewal	200,377	0	0	0	0%	500	
Glyde Street - Matlock St to Coogee St	Renewal	33,363	0	0	0	0%	2,570	
Ellesmere Street - Shakespeare St to London St	Renewal	90,170	0	0	0	0%	500	
<b>TRAFFIC MANAGEMENT</b>								
Alma/Claverton Local Area Traffic M anagement	Renewal	48,955	0	0	0	0%	0	
Harold and Lord St Intersection	Renewal	26,000	0	0	0	0%	0	
Mini Roundabouts		0	0	2,492	2,492	100%	2,271	Actuals from FY 20-21, to be adjusted during budget review.



CITY OF VINCENT  
NOTE 5 - CAPITAL OR S SCHEDULE 2021/22  
AS AT 31 JULY 2021

Description		Adopted Budget 2021/22	YTD Budget 2021/22	YTD Actual 2021/22	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentar
<b>BLAC SPOT PROGRAM</b>								
Grosvenor Road - Install half seagull islands on Grosvenor Rd to ban through and right turn mo Upgrade		100,000	0	0	0	0%	0	
Leederville Parade - Vincent Street to Loftus Street	Upgrade	200,000	0	0	0	0%	9,440	
Intersection of Bulwer and Stirling St, Perth	Upgrade	95,960	0	0	0	0%	0	
Intersection of Green, Tyler Merredin St, Mt Hawthorn/Joondanna	Upgrade	30,000	0	0	0	0%	700	
Intersection of Loftus and Vincent Streets, West Perth/Leederville	Upgrade	245,270	0	0	0	0%	4,951	
<b>STREETSCAPE IMPROVEMENTS</b>								
Streetscape Improvements Program	Upgrade	35,000	0	0	0	0%	0	
Streetscape Improvements-Angove St and Fit gerald St	Upgrade	10,000	0	0	0	0%	0	
<b>ROAD OR S - REHABILITATION (MRRG PROGRAM)</b>								
O ford Street - Leederville Parade to Vincent Street	Renewal	118,376	0	0	0	0%	12,342	
Loftus Street - North bound lanes Vincent Street to Bourke Street	Renewal	157,528	0	0	0	0%	4,951	
Loftus Street - South bound lanes Vincent Street to Bourke Street	Renewal	149,145	0	0	0	0%	4,951	
Bourke Street - Charles Street to Loftus Street	Renewal	173,745	0	0	0	0%	-	
Carr Street - Fit gerald Street to Charles Street	Renewal	110,518	0	0	0	0%	3,608	
Fit gerald Street - Central lanes Burt Street to Walcott Street	Renewal	211,842	0	0	0	0%	5,518	
Walcott Street - North-west bound lanes William Street to Beaufort Street	Renewal	162,281	0	0	0	0%	5,518	
Newcastle Street - Eastbound lane M oney Street to Beaufort Street	Renewal	77,271	0	0	0	0%	3,608	
<b>RIGHTS OF AY</b>								
Annual review based upon the most recent condition assessment survey	Renewal	100,000	0	0	0	0%	0	
Laneway Lighting Program	New	20,000	0	0	0	0%	0	
<b>SLAB FOOTPATH PROGRAMME</b>								
Footpath Upgrade and Renewal Program	Renewal	446,309	0	0	0	0%	0	

CITY OF VINCENT  
NOTE 5 - CAPITAL OR S SCHEDULE 2021/22  
AS AT 31 JULY 2021

Description		Adopted Budget 2021/22	YTD Budget 2021/22	YTD Actual 2021/22	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentar
<b>BICYCLE NET OR</b>								
Florence/Strathcona/Golding Safe Active Street		0	0	106	106	100%	(15,352)	Actuals from FY 20-21, to be adjusted during budget review.
Travel Smart Actions	New	10,500	0	0	0	0%	0	
Construct Norfolk St N/S Route Stage 1	New	375,000	0	0	0	0%	0	
Design for Norfolk St N/S Route	New	8,635	0	0	0	0%	0	
<b>DRAINAGE</b>								
Britannia Reserve Main Drain Renewal stage 1 2	Renewal	143,635	0	0	0	0%	0	
Minor drainage improvement program	Upgrade	50,000	0	0	0	0%	5,460	
Gully Soak-well program	Upgrade	60,000	20,000	19,751	(249)	-1%	5,460	Works in progress.
<b>CAR PARK DEVELOPMENT</b>								
Car Parking Upgrade/Renewal Program	Renewal	330,300	0	0	0	0%	0	
Accessible City Strategy Implementation	New	205,000	0	0	0	0%	0	
Car Parking Upgrade-Strathcona St angled parking	Renewal	20,000	0	0	0	0%	0	
Depot - Car park lighting Renewal		0	0	16,124	16,124	100%	0	Actuals from FY 20-21, to be adjusted during budget review.
<b>PARKS AND RESERVES</b>								
Greening Plan-West End Arts Precinct		0	0	240	240	100%	240	Actuals from FY 20-21, to be adjusted during budget review.
Leederville Parade (Greening Plan)	New	200,000	0	0	0	0%	0	
Drummond Place (Greening Plan)	New	10,000	0	0	0	0%	0	
Old Aberdeen Place (Greening Plan)	New	10,000	0	0	0	0%	0	
Stirling Street (Greening Plan)	New	30,000	0	0	0	0%	0	
Edward Street (Greening Plan)	New	20,000	0	0	0	0%	0	
Dunedin Street Car Park (Greening Plan)	New	15,000	0	0	0	0%	0	
Flinders Street Car Park (Greening Plan)	New	15,000	0	0	0	0%	0	
Brittania Reserve Floodlight Repair	New	741,444	0	99	99	100%	(99)	
Litlis Stadium Britannia Res End of Le		0	0	(75,650)	(75,650)	100%	38,193	Variance due to accrual reversal for FY 20-21, will be cleared when invoice is processed
Greening Plan - Coogee St Car Park		0	0	990	990	100%	(990)	Actuals from FY 20-21, to be adjusted during budget review.
Greening Plan - Howlett Street		0	0	609	609	100%	0	Actuals from FY 20-21, to be adjusted during budget review.
Greening Plan - Little Russell Street		0	0	323	323	100%	0	Actuals from FY 20-21, to be adjusted during budget review.
Auckland/Hobart Street Reserve - replace irrigation		0	0	2,040	2,040	100%	(4,395)	Actuals from FY 20-21, to be adjusted during budget review.
<b>RETICULATION</b>								
Menies Park - Replace Irrigation System	Renewal	180,000	0	0	0	0%	0	
Weld Square - Renew electrical cubicle and Upgrade in ground reticulation system/electrical cu	Renewal	15,000	0	0	0	0%	0	

CITY OF VINCENT  
NOTE 5 - CAPITAL OR S SCHEDULE 2021/22  
AS AT 31 JULY 2021

Description		Adopted Budget 2021/22	YTD Budget 2021/22	YTD Actual 2021/22	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentar
<b>PAR S FURNITURE</b>								
Implementation and renewal of parks signage	Renewal	20,000	0	0	0	0%	0	
Norwood Park - replace electric BBQ (double)	Renewal	15,000	0	0	0	0%	0	
Banks Reserve Masterplan - Infrastructure Improvements (benches/seating)	New	40,000	0	0	0	0%	0	
Auckland/Hobart Street Reserve replacement perimeter fencing	Renewal	20,000	0	0	0	0%	0	
Hyde Park - upgrade of path lighting	Renewal	90,000	0	0	0	0%	0	
Britannia Reserve - shade sail replacement (south)	Renewal	18,000	0	0	0	0%	0	
Charles Veryard Reserve - Flood Lighting	Upgrade	100,000	0	0	0	0%	0	
<b>PAR S DEVELOPMENT</b>								
Haynes Street Reserve Development Plan Implementation Stages 1 2	New	340,000	0	0	0	0%	0	
Monmouth Street	Renewal	10,000	0	0	0	0%	0	
Edinboro Street Reserve	Renewal	20,000	0	0	0	0%	0	
Hyde Park re-asphalt Pathways	Renewal	100,000	0	0	0	0%	0	
Les Lilleyman Playground and softfall replacement	Renewal	115,000	0	0	0	0%	0	
Tolcon Place Reserve - replace playground soft fall	Renewal	20,000	0	0	0	0%	0	
Cricket Wicket Renewal Program	Renewal	25,000	0	0	0	0%	0	
<b>PLAYGROUND E UIPMENT</b>								
Men ies Park replace e ercise equipment	Renewal	60,000	0	0	0	0%	0	
Forrest Park - replace e ercise equipment (deferred from 2019/20)	Renewal	60,000	0	0	0	0%	0	
Charles Veryard Reserve - Replace playground softfall and e ercise equipment	Renewal	45,000	0	0	0	0%	0	
Gladstone Street Reserve - upgrade replace playground equipment	Renewal	105,000	0	0	0	0%	0	
<b>STREET FURNITURE</b>								
Bus Shelter Replacement and Renewal Program	Renewal	30,000	20,000	(9,000)	(29,000)	-145%	0	Variance due to accrual reversal for FY 20-21, will be cleared when invoice is processed
Street Lighting Upgrade Program	Renewal	55,000	0	0	0	0%	0	Works completed.
<b>MISCELLANEOUS</b>								
Public Open Space Strategy Implementation Plan	New	50,000	0	0	0	0%	0	
Mary Street Pia a - Festoon Light Improvements	New	20,000	0	0	0	0%	0	
<b>FOR INFRASTRUCTURE ASSETS</b>		- 7,831,761	40,000 -	40,508 -	80,508	10	95,984	

CITY OF VINCENT  
NOTE 5 - CAPITAL OR S SCHEDULE 2021/22  
AS AT 31 JULY 2021

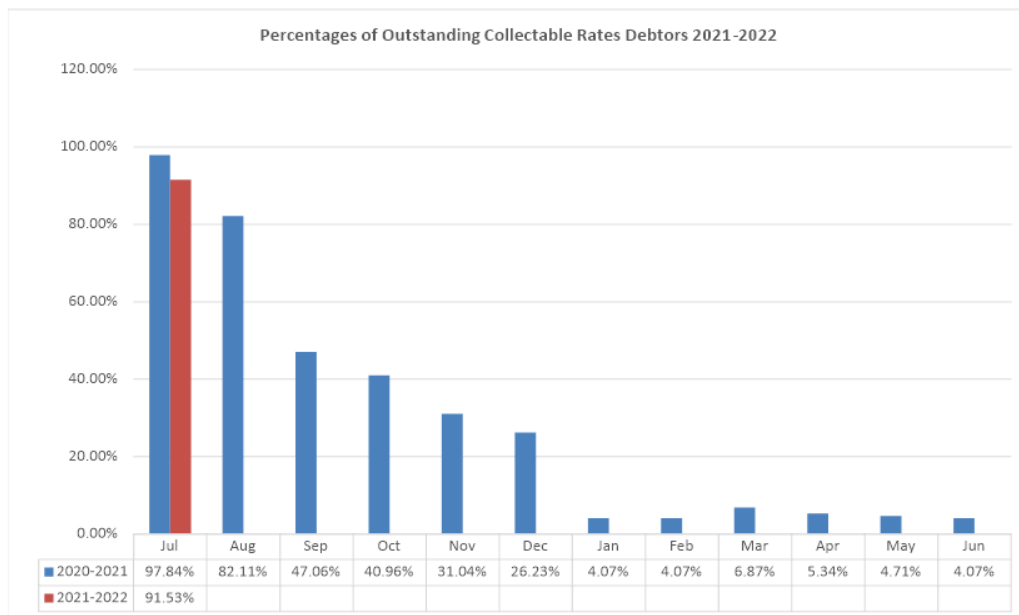
Description		Adopted Budget 2021/22	YTD Budget 2021/22	YTD Actual 2021/22	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentar
<b>PLANT E UIPMENT ASSETS</b>								
<b>LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME</b>								
Light Fleet - Annual Changeover	Renewal	547,500	0	0	0	0%	51,000	
<b>MAJOR PLANT REPLACEMENT PROGRAMME</b>								
5 Tonne Rubbish Compactor Small Rear Loader	Renewal	340,000	0	0	0	0%	0	
Road Sweeper	Renewal	380,000	0	0	0	0%	0	
Single A le Tipper Truck	Renewal	170,000	0	0	0	0%	0	
Scarifier and vacuum system	New	20,000	0	0	0	0%	0	
Elevated Work Platform - Squirrel	Renewal	60,000	0	0	0	0%	0	
Mower / Ride On Rotary Toro Q uad Steer	Renewal	40,000	0	0	0	0%	0	
Mower / Ride On Rotary	Renewal	35,000	0	0	0	0%	0	
<b>MISCELLANEOUS</b>								
FOGO 3 Bin	New	1,378,556	0	0	0	0%	0	
Parking Machines Asset Replacement Prog	New	20,000	0	0	0	0%	0	
<b>TOTAL EX PENDITURE</b>								
FOR PLANT E UIPMENT ASSETS		- 2,991,056	0	0	0	0%	51,000	
<b>FURNITURE E UIPMENT ASSETS</b>								
<b>F E ASSETS - BP LEISURE CENTRE</b>								
Lifeguard Tower renewal, Shade Sails, Fire alarm System, Umbrellas, Floor Scrubber and for o Renewal		132,000	0	0	0	0%	0	
Gym equipment - Strength and Group Fitness EquipmentGym equipment - Cardio and Fans	Renewal	868,366	0	0	0	0%	0	
<b>FURNITURE AND E UIPMENT</b>								
Building Management System software-Admin	New	120,000	0	0	0	0%	0	
<b>INFORMATION TECHNOLOGY</b>								
Enterprise Applications upgrade	Upgrade	238,080	0	0	0	0%	61,434	
ICT infrastructure renewal (switches, UPS, audio visual, network links)	Renewal	275,000	0	0	0	0%	104,350	
<b>Beatt Par Leisure Centre</b>								
Beatty Park Leisure Centre - Non Fi ed Assets Renewal		0	0 -	5,288	(5,288)	100% -	5,000	Variance due to accrual reversal for FY 20-21.
<b>MAR ETING COMMUNICATIONS</b>								
COVID-19 Artwork relief project	New	374,227	0	0	0	0%	0	
<b>TOTAL EX PENDITURE</b>								
FOR FURNITURE E UIPMENT ASSETS		- 2,007,673	- -	5,288	(5,288)	100%	160,784	
<b>TOTAL CAPITAL EX PENDITURE</b>								
		22,158,710	365,000 -	323,797	(688,797)	-189%	754,159	

CITY OF VINCENT  
NOTE 6 - CASH BACKED RESERVES  
AS AT 31 JULY 2021



Reserve Particulars	Budget Opening Balance 01/07/2021 \$	Actual Opening Balance 01/07/2021 \$	Budget Transfers to Reserve 30/06/2022 \$	YTD Actual Transfers to Reserve 31/07/2021 \$	Budget Interest Earned 30/06/2022 \$	YTD Actual Interest Earned 31/07/2021 \$	Budget Transfers from Reserve 30/06/2022 \$	YTD Actual Transfers from Reserve 31/07/2021 \$	Budget Closing Balance 30/06/2022 \$	Actual Closing Balance 31/07/2021 \$
Asset Sustainability Reserve	5,890,677	5,534,180	701,114	0	45,550	5,379	(2,726,156)	(4,950)	3,911,185	5,534,609
Beatty Park Leisure Centre Reserve	102,048	102,096		0	789	93	0	0	102,837	102,189
Cash in Lieu Parking Reserve	1,540,735	1,611,564		0	11,914	1,407	(441,000)	0	1,111,649	1,612,971
Hyde Park Lake Reserve	160,575	160,649		0	1,242	147	0	0	161,817	160,796
Land and Building Acquisition Reserve	299,910	300,049		0	2,319	274	0	0	302,229	300,323
Leederville Oval Reserve	94,840	94,885		0	733	87	0	0	95,573	94,972
Loftus Community Centre Reserve	37,204	37,219		0	288	34	0	0	37,492	37,253
Loftus Recreation Centre Reserve	224,595	220,496	59,458	4,920	1,737	205	0	0	285,790	225,622
Office Building Reserve - 246 Vincent Street	288,445	311,925		0	2,230	263	(290,675)	0	0	312,188
Parking Facility Reserve	106,473	106,521		0	823	97	0	0	107,296	106,618
Percentage For Public Art Reserve	401,299	401,577		0	3,103	366	(374,227)	0	30,175	401,943
Plant and Equipment Reserve	22,667	22,680		0	175	21	(22,667)	0	175	22,701
POS reserve - General	0	0	1,450,120		11,213	0	(190,000)	0	1,271,333	0
State Gymnastics Centre Reserve	120,783	119,423	11,144	922	934	110	0	0	132,861	120,455
Strategic Waste Management Reserve	1,005,650	841,923		0	7,776	918	(982,312)	0	31,114	842,841
Tamala Park Land Sales Reserve	1,093,870	1,093,870	833,333	0	4,591	542	0	0	1,931,794	1,094,412
Underground Power Reserve	211,773	211,870		0	1,638	193	0	0	213,411	212,063
Waste Management Plant and Equipment Reserve	221,752	221,856		0	1,715	203	0	0	223,467	222,059
POS reserve - Haynes Street	159,194	159,265	35,245	0	1,231	145	(150,000)	0	45,670	159,410
	<b>11,982,490</b>	<b>11,552,048</b>	<b>3,090,414</b>	<b>5,842</b>	<b>100,000</b>	<b>10,484</b>	<b>(5,177,037)</b>	<b>(4,950)</b>	<b>9,995,867</b>	<b>11,563,424</b>

**CITY OF VINCENT**  
**NOTE 7 - RATING INFORMATION**  
**AS AT 31 JULY 2021**





CITY OF VINCENT  
NOTE 7 - RATING INFORMATION  
FOR THE MONTH ENDED 31 JULY 2021



	Rateable Value	Rate in Dollar	Budget	Actual	Rates Levied to Budget
	\$	Cents	\$	\$	%
<b>Rate Revenue</b>					
General Rate					
10902 Residential	245,429,636	0.0797	19,828,111	19,621,826	99.0%
182 Vacant Residential	4,265,470	0.0761	354,712	322,920	91.0%
1622 Other	124,588,530	0.0672	8,379,858	8,350,806	99.7%
46 Vacant Commercial	2,437,750	0.1282	312,447	350,064	112.0%
 Minimum Rate					
6144 Residential @ \$1,241.00	78,076,012		7,633,391	7,650,886	100.2%
185 Vacant Residential @ \$1,170.00	1,822,160		183,690	190,268	103.6%
157 Other @ \$1,197.70	1,886,030		188,039	188,039	100.0%
0 Vacant Commercial @ \$1,516.40			0	0	
 Interim Rates	0		300,000	13,095	4.4%
 Rates Waiver	0		(135,000)	(116,028)	85.9%
 <b>Total Amount Made up from Rates</b>	<b>458,505,588</b>		<b>37,045,248</b>	<b>36,571,877</b>	
 <b>Non Payment Penalties</b>					
Instalment Interest @ 5.5%			170,000	16,978	10.0%
Penalty Interest @ 8%			133,000	6,614	5.0%
Administration Charge - \$8 per instalment			150,000	12,168	8.1%
Legal Costs Recovered			10,000	0	0.0%
			<b>37,508,248</b>	<b>36,607,637</b>	
 <b>Other Revenue</b>					
Exempt Bins - Non Rated Properties			100,000	134,160	134.2%
Commercial / Residential Additional Bins			16,000	20,248	126.6%
Swimming Pools Inspection Fees			18,800	14,800	78.7%
			<b>37,643,048</b>	<b>36,776,845</b>	
 <b>Opening Balance</b>				<b>1,053,606</b>	
 <b>Total Collectable</b>			<b>37,643,048</b>	<b>37,830,450</b>	<b>100.50%</b>
 Less					
Cash Received				3,563,638	
Rebates Allowed				(1,091,620)	
 <b>Rates Balance To Be Collected</b>			<b>37,643,048</b>	<b>34,456,232</b>	<b>91.53%</b>
 Add					
ESL Debtors				5,572,652	
Pensioner Rebates Not Yet Claimed				1,088,007	
ESL Rebates Not Yet Claimed				267,560	
 Less					
Deferred Rates Debtors				(116,996)	
 <b>Current Rates Debtors Balance</b>				<b>41,267,455</b>	



**CITY OF VINCENT**  
**NOTE 8 - DEBTOR REPORT**  
**FOR THE MONTH ENDED 31 JULY 2021**

DESCRIPTION	CURRENT \$	31-59 DAYS \$	60-89 DAYS \$	OVER 90 DAYS \$	BALANCE \$
DEBTOR CONTROL - HEALTH LICENCES	(905)	(512)	(14,372)	138,182	122,393
DEBTOR CONTROL - RUBBISH CHARGES					0
DEBTOR CONTROL - CASH IN LIEU CAR PARKING		97,200		138,555	233,755
DEBTOR CONTROL - PROPERTY INCOME	17,345	127,329	5,729	7,814	158,217
DEBTOR CONTROL - RECOVERABLE WORKS		1,184		930	2,093
DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE					0
DEBTOR CONTROL - OTHER	199,528	(200)		110,527	309,853
DEBTOR CONTROL - % ART CONTRIBUTIONS					0
DEBTOR CONTROL - PLANNING SERVICES FEES	350		(355)	1,410	1,405
DEBTOR CONTROL - GST	(241,182)	(100,115)	(169,899)	511,192	18
DEBTOR CONTROL - INFRINGEMENT	122,972	74,444	85,922	1,283,058	1,546,396
PROVISION FOR DOUBTFUL DEBT (CURRENT)	0	0	0	(181,310)	(181,310)
IMPAIRMENT OF RECEIVABLES	0	0	0	(194,871)	(194,871)
<b>TOTAL DEBTORS OUTSTANDING AS AT 31/07/2021</b>	<b>98,126</b>	<b>199,389</b>	<b>(112,975)</b>	<b>1,813,686</b>	<b>1,998,146</b>

ACCURED INCOME	19,232
ACCURED INTEREST	27,904
PREPAYMENTS	7,208
<b>TOTAL TRADE AND OTHER RECEIVABLES</b>	<b>2,052,580</b>

DATE	SUNDRY DEBTORS OVER 90 DAYS	AMOUNT	DEBT DETAILS	Comments
11/03/2019	Tennis Seniors Western Australia	5,728.05	Building Insurance 2018/19 & 2019/20	In the process to debt collection
23/02/2021	Kreß Constructions	929.50	Damaged to ROW 47 Redfern St	On-going discussion to ascertain if the Club qualifies for COVID-19 relief.
01/04/2021	Hospitality Industry Service Providers (HISP)	2,108.87	Monthly lease fee	Financial hardship
04/11/2018	C Caferelli	28,800.00	Breaches of Planning Development Act	Have been handed over to FER
22/08/2018	C D Hunter	14,655.25	Outstanding court costs awarded to COV	\$100 Monthly Repayment in progress from 27/10/20
21/01/2019	Matthew Slinger	21,800.30	Outstanding court costs awarded to COV	Have been handed over to FER.
09/07/2019	R Cox	1,170.00	Breach of condition of hall hire	Sent to debt collection agency.
13/10/2020	D Bianchi	18,149.00	Court fines and costs re: 195-195 Scarborough	\$200 Monthly Repayment in progress from 30 Dec 20
21/07/2020	Kamran Beykpour	25,813.00	Outstanding court costs awarded to COV	Pleaded not guilty. Court trial adjourned to 27 July 2021
28/11/2019	A Kindu	2,339.25	Damage/vandalism to hired venue	with debt collector
<b>BALANCE OF 90 DAY DEBTORS OVER \$500.00</b>				
		<b>119,291.22</b>		

**CITY OF VINCENT**  
**NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION**  
**AS AT 31 JULY 2021**



	Original Budget 2021/22 \$	YTD Budget Jul-21 \$	YTD Actuals Jul-21 \$	YTD Actuals Jul-20 \$	Month Actuals Jul-21 \$	Month Actuals Jul-20 \$
<b>ADMINISTRATION</b>						
Revenue	0	0	0	0	0	0
Expenditure	0	0	0	73,705	0	73,705
<b>Surplus/(Deficit)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>73,705</b>	<b>0</b>	<b>73,705</b>
<b>SWIMMING POOLS AREA</b>						
Revenue	2,209,329	177,490	70,261	99,884	70,261	99,884
Expenditure	(3,957,666)	(245,547)	(100,513)	(102,398)	(100,513)	(102,398)
<b>Surplus/(Deficit)</b>	<b>(1,748,337)</b>	<b>(68,057)</b>	<b>(30,252)</b>	<b>(2,514)</b>	<b>(30,252)</b>	<b>(2,514)</b>
<b>SWIM SCHOOL</b>						
Revenue	1,530,316	71,193	4,273	73,508	4,273	73,508
Expenditure	(1,107,574)	(92,973)	(30,617)	(49,723)	(30,617)	(49,723)
<b>Surplus/(Deficit)</b>	<b>422,742</b>	<b>(21,780)</b>	<b>(26,344)</b>	<b>23,786</b>	<b>(26,344)</b>	<b>23,786</b>
<b>CAFÉ</b>						
Revenue	0	0	0	1,011	0	1,011
Expenditure	0	0	(110)	(3,278)	(110)	(3,278)
<b>Surplus/(Deficit)</b>	<b>0</b>	<b>0</b>	<b>(110)</b>	<b>(2,268)</b>	<b>(110)</b>	<b>(2,268)</b>
<b>RETAIL SHOP</b>						
Revenue	551,116	45,926	16,513	32,541	16,513	32,541
Expenditure	(472,039)	(35,486)	(1,737)	(14,742)	(1,737)	(14,742)
<b>Surplus/(Deficit)</b>	<b>79,077</b>	<b>10,440</b>	<b>14,776</b>	<b>17,798</b>	<b>14,776</b>	<b>17,798</b>
<b>HEALTH &amp; FITNESS</b>						
Revenue	1,732,874	144,406	113,613	129,819	113,613	129,819
Expenditure	(1,336,438)	(99,291)	(46,122)	(42,313)	(46,122)	(42,313)
<b>Surplus/(Deficit)</b>	<b>396,436</b>	<b>45,115</b>	<b>67,490</b>	<b>87,505</b>	<b>67,490</b>	<b>87,505</b>
<b>GROUP FITNESS</b>						
Revenue	675,362	56,280	41,378	46,442	41,378	46,442
Expenditure	(505,476)	(34,837)	(20,219)	(25,546)	(20,219)	(25,546)
<b>Surplus/(Deficit)</b>	<b>169,886</b>	<b>21,443</b>	<b>21,158</b>	<b>20,895</b>	<b>21,158</b>	<b>20,895</b>
<b>AQUAROBICS</b>						
Revenue	254,553	20,575	15,137	18,683	15,137	18,683
Expenditure	(226,334)	(15,909)	(5,490)	(3,829)	(5,490)	(3,829)
<b>Surplus/(Deficit)</b>	<b>28,219</b>	<b>4,666</b>	<b>9,647</b>	<b>14,854</b>	<b>9,647</b>	<b>14,854</b>
<b>CRECHE</b>						
Revenue	61,333	5,111	4,280	4,399	4,280	4,399
Expenditure	(210,712)	(14,810)	(9,496)	(9,851)	(9,496)	(9,851)
<b>Surplus/(Deficit)</b>	<b>(149,379)</b>	<b>(9,699)</b>	<b>(5,217)</b>	<b>(5,452)</b>	<b>(5,217)</b>	<b>(5,452)</b>
<b>Net Surplus/(Deficit)</b>	<b>(801,356)</b>	<b>(17,872)</b>	<b>51,148</b>	<b>228,311</b>	<b>51,148</b>	<b>228,311</b>
Less: Depreciation	(1,286,772)	0	0	73,452	0	73,452
<b>Cash Surplus/(Deficit)</b>	<b>485,416</b>	<b>(17,872)</b>	<b>51,148</b>	<b>154,860</b>	<b>51,148</b>	<b>154,860</b>

**7.3 CLUB NIGHT LIGHTS PROGRAM APPLICATIONS FOR 2022/23**

- Attachments:**
1. **2022-23 Leederville Oval Floodlights CNLP Application**  
  2. **2022-2023 North Perth Tennis Club Night Lights Program Application Form**  

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

1. **NOTES** the 'Club Night Lights Program' grant submission from the City of Vincent for the Leederville Oval Floodlighting Project and **ENDORSES** Administration's assessment of the submission;
2. **NOTES** the 'Club Night Lights Program' grant submission received from North Perth Tennis Club for floodlighting upgrades and **ENDORSES** Administration's assessment of the submission;
3. **SUPPORTS IN PRINCIPLE** the City's 'Club Night Lights Program' application included as Attachment 1 subject to:
  - 3.1 The application being successful in obtaining funding from the Department of Local Government, Sport and Cultural Industries; and
  - 3.2 East Perth Football Club and Subiaco Football Club financially contributing a combined one-third of the project cost;
4. **SUPPORTS IN PRINCIPLE** the North Perth Tennis Club's 'Club Night Lights Program' application included as Attachment 2 subject to:
  - 4.1 The application being successful in obtaining funding from the Department of Local Government, Sport and Cultural Industries; and
  - 4.2 Including \$8,705 ex GST in the City's budget for the 2022/2023 financial year to fund one third of the project; and
5. **NOTES** that following Council support, Administration will forward both submissions to the Department of Local Government, Sport and Cultural Industries for consideration.

**PURPOSE OF REPORT:**

To consider in principle support and endorse Administration's assessment of two funding submissions to the Department of Local Government, Sport and Cultural Industries (DLGSCI) Club Night Lights Program (CNLP).

**BACKGROUND:**

Local governments and not-for-profit sport/recreation organisations are eligible to apply for the Club Night Lights Program. This program aims to increase participation and physical activity through the development of sustainable, good quality and well-designed floodlighting infrastructure for sport across the State.

The maximum grant offered for standard grant applications is one third of the total estimated project costs (ex GST) up to a maximum grant of \$1 million. Any applications for the current CNLP round need to be submitted to the relevant local government for assessment, followed by Council endorsement and final submission to the DLGSCI by 4pm on 30 September 2021.

Applications are assessed by the Local Government Authority on the following criteria:

- Project justification;
- Planned approach;

- Community input;
- Management planning;
- Access and opportunity;
- Design;
- Financial viability;
- Co-ordination;
- Potential to increase physical activity;
- Sustainability.

Applications are then ranked in order of priority and rated as either:

- A. Well planned and needed by municipality;
- B. Well planned and needed by applicant;
- C. Needed by municipality, more planning required;
- D. Needed by applicant, more planning required;
- E. Idea has merit, more planning work needed; or
- F. Not recommended.

The City coordinates all applications between our community and sporting clubs, in conjunction with City submissions, to ensure there is no duplication in applications. The City has received one singular application for this round of funding from the North Perth Tennis Club, in addition to our own application for the Leederville Oval Floodlight Upgrade Project.

Both successful and unsuccessful applicants are notified by DLGSCI in December 2021 / January 2022. Funds will be available from July 2022 and the grants must be acquitted by June 2023

#### DETAILS:

##### **Leederville Oval Floodlighting Upgrade Project**

With the passage of time, the Leederville Oval facilities and surrounding areas are dated, generally aging, and not keeping pace with increasing community expectations. To maintain the facilities and the surrounds, in conjunction with the current outstanding works, impose significant costs to all involved. As such, the development of a Leederville Oval Master Plan was identified as a priority for the City of Vincent and its stakeholders, which include the WA Football Commission (WAFC), Department of Local Government, Sport and Cultural Industries (DLGSCI) and the two WAFL clubs (Subiaco Football Club & East Perth Football Club). The intent of the draft Master Plan was to consider the potential upgrade, replacement or construction of new buildings, floodlights, landscaping, playing surfaces and other facilities for community and sporting club use on the site.

The draft Vision for Leederville Oval is:

*'The development and delivery of a connected formal and informal active recreation and sporting space within a Town Centre location, which will be accessible to all, safe and sustainably managed for the benefit of the community and sporting clubs.'*

The draft Master Plan identified that for the next decade or more the following components are going to be critical to the evolution of Leederville Oval:

- The site will be the home to the EPFC and SFC WAFL clubs and requires sufficient/appropriate infrastructure to enable the game to grow and develop;
- The site should provide a training, developmental and competition base for both the WAFL and WAWFL;
- Existing infrastructure is substandard and should be re-developed in a staged and cost effective manner, to meet the needs of the key tenants and the broader needs of the community;
- Football Oval & Floodlighting: Complete redevelopment & replacement of floodlighting and oval surface to State level requirements to provide greater flexibility for scheduling & enhance exposure of various sporting codes;
- Upgrade Floodlighting around the oval to comply with AFLW games and to support WAFL televised games.

In 2018 the City engaged BEST Consultants to produce a Leederville Oval floodlighting upgrade program report that addressed the following:

- Auditing the existing infrastructure;
- Needs analysis;
- Feasibility Study;
- Design Options;
- Life Cycle Costs Analysis;
- Order of Probable Costs.

The Consultant:

- Delivered a detailed audit report on existing floodlights including all associated infrastructure, components, tower metallurgy/capacity, power supply and existing lux readings. This audit report included an assessment of the suitability, condition and estimated lifespan of the floodlight's infrastructure and components for current use and improved lighting options.
- Delivered a detailed inspection of each light tower to confirm condition and suitability for reuse including poles and head-unit components.
- Identified contemporary lighting standards and requirements for relevant sporting and community events held at Leederville Oval, including (but not limited to):
  - Australian Standards for sportsground floodlighting and obtrusive light;
  - International standards and best practice;
  - LED operational guidelines and standards;
  - City of Vincent Planning and Built Form / Constructions Laws;
  - AFL / AFLW Venue Guidelines 2017.
- Investigated existing and emerging technologies that are appropriate to consider for current and future needs that optimize:
  - Light quality, including: Lux, Lumen, CRI (Colour Rendering Index), focal capacity, blue-light reduction, flicker etc.;
  - Controlling and minimizing spillage;
  - Operating costs including: watt/lumen, lifecycle costing of lamps, switchboards and other components;
  - Maintenance schedules and costs;
  - Upgradeability of installed components upon new technologies emerging to the market.
- Prepared notional lighting design options at three alternative lux levels (200, 500 and 1000 lux, which reflect the AFL 2017 Facility Guidelines) based upon agreed standards and technologies, including both estimated capital costs and 10 year life cycle costs. These design options must include levels of illuminance, uniformity of illuminance, contrast, glare control, colour rendering, and compliance with statutory regulations. Consideration should be given to:
  - Identifying the viability of using the existing floodlighting infrastructure and components to deliver upgraded lighting designs;
  - Identifying existing floodlighting infrastructure and components that require replacement to meet upgrade options.
- Identified any challenges and opportunities associated with the upcoming Leederville Oval Master Plan and potential facility upgrades and what impact they may have on the notional lighting design options;
- Provided a detailed final report.

The results of BEST Consultants audit and investigation are highlighted within the City of Vincent's CNLP grant application at **Attachment 1**. The preferred floodlight upgrade option is to a 500 LUX LED solution, with an estimated total project cost of \$1,032,750 (ex GST). If the grant is successful, one-third would be funded by DLGSCI and one-third would be funded by the two Clubs (EPFC & SFC), with the remaining one-



third to be funded by the City. The City's one-third contribution is included in the Capital Works budget for 2021-2022.

The Leederville Oval Master Plan and the WA Football Commission Strategic Facilities Plan 2020 – 2030 has identified Leederville Oval as a genuine AFL Tier 2 Venue that would regularly host of AFLW and AFL Pre-Season matches. However, an immediate upgrade to the current floodlights is vitally important and urgent as the first step in achieving the required Tier 2 standard.

This project is:

- Rated 'A – Well planned and needed by municipality'; and
- Ranked priority one (1) of two (2) applications.

#### **North Perth Tennis Club Floodlighting Upgrade Project**

The North Perth Tennis Club has identified that their current floodlighting levels are below the recommended standard and falling well short of the required lighting level for 'social' and 'competition' play. The existing lighting has proven expensive to maintain through globe replacement and starter maintenance. The metal halide lights are beyond their useful life and continuing to maintain or replace is not cost effective. Replacing globes will not achieve the required lighting levels. Playing tennis is also becoming increasingly difficult with a lower lighting level.

The current lighting to the two hard courts is being provided by metal halide globes, installed in 2009. The globes have needed to be replaced at increasingly shorter periods - currently every two years. Replacement and maintenance are a costly exercise as two light fittings recently failed completely. Replacement of these two fittings cost \$3,590 and further light failures may very well occur in the future. There are three main issues with the existing metal halide lighting:

1. The globes require replacing at increasingly shorter periods (now 2 years);
2. The lights are beginning to fail, which indicates they are at the end of their useful life. Replacing the full light is expensive;
3. The existing lights are now significantly below the required standard. A recent light audit confirmed the lighting actual average readings were only 118 lux across the courts, compared with the required level of 350 lux. Replacing the globes will not produce the required light level needed.

An immediate upgrade to LED lighting will avoid wasting funds on costly maintenance and provide light that meets the current Australian Standards. The current metal halide lights take approximately 12 minutes to warm up and restrike after turning off. The LED lighting will have a 50,000-hour life expectancy (20+ years). This should result in lower costs to club members and hirers, which will in turn draw more people to the Club. More people at the Club results in increased physical activity levels within the community. Tennis West advise that 54% of national court bookings occur after 5.00pm, indicating a changing trend in evening use. This project will cater for this growing demand, with lights that are suitable. An increase in the lux levels and quality provision offers the opportunity for more players to start and return to tennis.

North Perth Tennis Club has submitted a CNLP grant application to the City at **Attachment 2**, seeking support for the floodlighting upgrade on their 2 tennis hardcourts. The Club has completed its due diligence and identified the need to upgrade the lighting to LED. It is not a preferred option for the Club to replace like for like due to the higher use of electricity and higher maintenance costs. The LED lights have the following benefits:

- Instant on/off function with immediate full brightness;
- Lower maintenance requirements;
- Energy savings of approximately 50 percent;
- Lamp life of approximately 50,000 hours;
- Improved control of light spillage when using shields; and
- Lower running temperature.

The total project cost is \$26,148 (ex gst). If the grant is successful, one-third will be funded by DLGSCI and one-third will be funded by NPTC, with the remaining one-third to be funded by the City.

North Perth Tennis Club has demonstrated, over an extended period, that it is well governed and has proven that it is capable of project managing this upgrade and maintaining the proposed infrastructure.

Administration supports resolving this matter through a collaborative approach and recommends including \$8,705 in the City of Vincent 2022/23 budget.

This project is:

- Rated 'B – Well planned and needed by applicant'; and
- Ranked priority two (2) of two (2) applications.

#### **CONSULTATION/ADVERTISING:**

The City has been liaising and working collaboratively with the WA Football Commission and both East Perth Football Club and Subiaco Football Club regarding the future of Leederville Oval and in particular the standard of floodlighting. Preparation of the draft Master Plan did include extensive engagement with a range of key stakeholders and the broader community in accordance with the project specific Stakeholder Engagement Plan as detailed in Attachment 1.

The North Perth Tennis Club's main issue is to limit the light spill to adjacent dwellings, particular a northern residence approximately one (1) meter from the fence line of the court. The light spill does not impact residences to the west of the courts. The Club met with the owner who is requesting that any lighting upgrade complies fully with the Australian standards, which it will, as well as continuing with a night curfew switch which turns the lights off at 10.30pm.

#### **LEGAL/POLICY:**

Nil.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to endorse the City of Vincent's and North Perth Tennis Club's CNLP grant applications for respective lighting upgrade and consider including funding for NPTC's project in the 2022/23 budget.

#### **STRATEGIC IMPLICATIONS:**

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

##### Enhanced Environment

*Our parks and reserves are maintained, enhanced and well utilised.*

##### Connected Community

*Our community facilities and spaces are well known and well used.*

##### Thriving Places

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

#### **SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

Upgrades to lighting at each venue will improve energy utilisation. It will also enable technology that allows users to better manage lighting in real time, including turning off lights when they are not needed.

*Sustainable Energy Use/Greenhouse Gas Emission Reduction*

#### **PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Increased physical activity*

Improved lighting at both venues increases the opportunity of community members to participate in physical activity and socialise within club environments, leading to improved physical and mental health outcomes.

**FINANCIAL/BUDGET IMPLICATIONS:**

The Leederville Oval Floodlight Upgrade project has already been approved and budgeted for by Council in the 2021/22 FY, subject to receiving one-third financial contribution by DLGSCI and one-third combined by the two Clubs.

The North Perth Tennis Club's total project cost is \$26,148 (ex GST). The application is seeking a one third contribution from the City, one third from DLGSCI and the remaining one third will be the Club's contribution. The City will include \$8,705 for consideration in the 2022/23 budget.

**COMMENTS:**

A floodlight upgrade to 500 lux LED would form the first step towards Leederville Oval being highly regarded and utilised by the AFL and WAFL competition more regularly and in particular by the respective women's competitions. This project will allow the two respective WAFL Clubs (SFC and EPFC) to activate the venue to greater capacity and with regular night football comes greater connection and activation to local businesses in the Leederville Town Centre. These upgrades will also allow both WAFL clubs to better support their growing Women's activities and Community Engagement programs while creating a space that the entire community can enjoy.

The lighting upgrade at North Perth Tennis Club would have a positive impact on both the City of Vincent and the local community. A sustainable upgrade to the lighting would support participation of Tennis across extended hours and increase the availability of recreation to the wider demographic. The lighting upgrade would also increase the level of safety at the facility for users. The joint funding of this project would provide a long-term cost saving for both the Club and the City.

The City is currently working on developing a Sport and Recreation Facilities Plan, with the recommendations and implementation approach still to be determined. Given the current poor state of the floodlights at both sites, it is recommended to proceed with both projects due to its immediate benefits.



Government of Western Australia  
Department of Local Government, Sport  
and Cultural Industries

## Office Use Only

TRIM: \_\_\_\_\_

Grant No: \_\_\_\_\_

Project Coordinator: \_\_\_\_\_

# Club Night Lights Program

## Grant Application Form

### Year 2022/23 – 2024/25 Triennium

This application form can only be used for applications to be submitted in the 2022/23 funding round.  
No other forms will be accepted.

**You MUST discuss your project with an officer from your nearest Department of Local Government, Sport and Cultural Industries office before completing and submitting your application. Failure to do so will render your project ineligible.**

**All applications MUST be submitted to your local government. Contact your local government to determine the cut off date for the submission of applications.**

DLGSC Contact: Clayton White, Manager-  
Community Infrastructure- Sport and Recreation

Date: 09 Aug 2021

Office: Leederville

#### TYPE OF GRANT:

☒ **FORWARD PLANNING GRANT \$166,667–\$1 million**  
The total project cost (GST exclusive) exceeds \$500,000.

**Year of Claim** (Applicable to forward planning grants only):

Please indicate the year that you would prefer to claim a grant, taking into account the CNLP Acquittal Requirements. Only indicate first preference for funding in 2022/23 if all planning is finalised and the project will be completed before 1 June 2023.

☒ 2022/23

☐ 2023/24

☐ 2024/25

**Would the project proceed if funding was allocated in a later year?** Yes ☒

If yes, how would the project be impacted (e.g. – delayed etc)?

Delayed, however this project cannot proceed without successful funding.

**How would the resulting cost escalation be funded?** The City of Vincent, Subiaco & East Perth Football Clubs

#### Applicant's Details:

Organisation Name:	City of Vincent				
Postal Address:	PO Box 82				
Suburb:	Leederville	State:	WA	Postcode:	6902
Street Address:	244 Vincent Street				
Suburb:	Leederville	State:	WA	Postcode:	6007

#### Preferred Contact Person:

All application correspondence will be directed to this person

Name:	Wayne Grimes		Title:	Mr
Position Held:	Coordinator Club Development, City of Vincent			
Business Phone:	9273 6011	Facsimile:	N/A	
Mobile Phone:	N/A	Email:	wayne.grimes@vincent.wa.gov.au	

**Organisation Business Details:**

Does your organisation have an ABN?	Yes	ABN: 62 191 132 542	
Is your organisation registered for GST?	Yes	* Note, in order to be eligible for funding you must attach a copy of the Incorporation Certificate. LGAs exempt.	
Is your organisation not-for-profit?	Yes – Local Government Entity		
Is your organisation incorporated?	N/A	Incorporation # N/A	
Bank details:	Bank: CBA	BSB: 066000	A/c: 10074432

**Local Government Authority Details:**

LGA:	City of Vincent		
Contact:	Wayne Grimes	Title:	Mr
Position Held:	Coordinator Club Development, City of Vincent		
Business Phone:	9273 6011	Facsimile:	N/A
Mobile Phone:	N/A	Email:	wayne.grimes@vincent.wa.gov.au

**PROJECT DETAILS**

<b>Project Title (brief and specific):</b> Leederville Oval Floodlighting Upgrade			
<b>Project Description:</b> This Project involves upgrading the current very poor, old, expensive, non-sustainable and non-compliant floodlights at Leederville Oval to a more energy efficient, effective and sustainable LED lighting solution at a level of 500lux to enable increased accessibility to community sport infrastructure.			
<b>Project location:</b>	Leederville Oval		
<b>Land ownership:</b>	Who owns the land on which your facility will be located? Owned by the State of WA and vested in the City of Vincent through a Management Order. Lease Expiry (if applicable): N/A		
<b>Planning approvals</b>		If no, provide the date it will be applied for:	
<b>Where applicable, has planning permission been granted? (LGA)</b>	N/A	___/___/___	
<b>Aboriginal Heritage Act?</b>	N/A	___/___/___	
<b>Department of Biodiversity, Conservation and Attractions? (Environmental, Swan River)</b>	N/A	___/___/___	
<b>Native Vegetation Clearing Permit?</b>	N/A	___/___/___	
<b>Please list any other approvals that are required?</b>	N/A	___/___/___	
<b>What discussions have been held with adjoining local authorities?</b> N/A			
<b>Approximate distance from proposed project to nearest adjoining council boundary:</b> 1 km			
<b>Have you discussed this project with Department of Infrastructure and Regional Development (Federal Government)?</b> No			
<b>If so, are you seeking funding from them?</b> No			
Contact: N/A			
<b>How will your project increase physical activity?</b> This Project is the first component of a proposed Master Plan for Leederville Oval and its facilities. Upgrading the lighting will provide the community and the sport of football, a greater level of flexibility to use active open space to accommodate existing demand by offering night time bookings for structured competitions, AFL9's and talent programs, as well as supporting the growing demand in women participants which is continuing to build since the AFLW inception. Specifically, East Perth Football Club's eight Junior District (zoned) clubs would like access to play night time games at the oval. There is a current decline in youth participation (children aged 13-17 years) which,			

according to a WA Football Commission youth survey, could be rectified if they had the opportunity to play at WAFL grounds, particularly at night.

Local community sports throughout the state are faced with a shortage of suitably lit venues. This project will allow Leederville Oval to be better utilised by the junior and youth aged male and female athletes, with 'night football' being discussed to bring multiple games into the precinct on any given night. This also has a flow-on effect to the many nearby businesses, who benefit from an increase in foot traffic into the precinct.

This project would allow for the venue to be utilised for social football formats such as AFLX and AFL9's. These are safe activities for all age groups and skill levels and promote healthy activities in a non-threatening environment. The AFL has also indicated a desire for AFLW games to be broadcast live into the eastern states (AFLW Season in November to February) and these games can attract up to 10,000 spectators, hence delivering an additional economic benefit to the local businesses.

Subiaco Football Club and East Perth Football Club have committed to having WAFLW matches integrated into the standard WAFL match day, elevating female participation to that of equal to the men's competition. Both Clubs' women's football teams are currently unable to play games at their home ground due to the demand of Leederville Oval from other programs. Upgrading the floodlighting will enable fixture flexibility to cater to the demand, allowing the women's teams to play at their home ground and opponent women's teams to also play under lights. Being able to play at Leederville Oval and play under lights will give greater visibility to women's football and promote opportunities for football development pathways. It will also provide other clubs in the WAWFL the opportunity to play under lights, enabling participation equality.

East Perth Football Club have an interest in delivering off-season multicultural and indigenous Australian Rules Football programs. It is a key strategy of the Club and WA Football Commission to continue to engage with the Chung Wah Association of WA, Indian Society of WA and the South Sudanese community in the region. The Club's Yaakiny Royals program, which supports Aboriginal players in the region, is also a key development program that they wish to expand. Allowing these players to train at night rather than in the heat of the day over summer (off peak football season) is not only safer for participants but makes the program more appealing to be involved in.

The venue can also be used for City of Vincent Community events, with substantial lighting providing very safe ingress & egress for all community users.

As a result of safe match standard LED lighting, we would attract AFLW matches. It is estimated that an increase in the standard of lighting would allow an additional 1000 hours of additional time per annum for physical activity.

**Do you share your facility with other groups?** YES

If so, who: East Perth Football Club, Subiaco Football Club, City of Vincent residents, Metropolitan TAFE, SEDA Group.

List up to three sport and recreation activities which will **directly benefit** from your proposal. Please indicate the approximate % usage of the facility (or part of the facility relating to this proposal).

Sport/community organisation	% use of the facility	Hours per week
WAFL (Subiaco Football Club and East Perth Football Club)	75	40-45 hours per week
Community Youth/District Participants (Male and Female players, umpires and volunteers)	25	10-15 hours per week
AFLW (West Coast Eagles) and Social football AFLX, AFL9's etc SUMMER ONLY	N/A	10-12 hours (Nov to Feb)

Activity/sport **capitated membership** numbers over the past three years relevant to your project. For example, if a bowls project, golf members not relevant; **Social membership numbers not applicable**.

Note: if membership is not applicable, ie recreation facility or aquatic centre, please enter the number of users of the facility with evidence of how you arrived at the figure.



<b>2018/19</b>	50,000 Players, Members and spectators of EPFC and SFC.  20,000 attendees City of Vincent Events.  15,000 attendees of 3 <sup>rd</sup> party functions and events other than football match days.  5,000 casual City of Vincent residents.	<b>2019/20 (COVID RESTRICTED)</b>	25,000 Players, Members and spectators of EPFC and SFC.  5,000 attendees City of Vincent Events.  10,000 attendees of 3 <sup>rd</sup> party functions and events other than football match days.  5,000 casual City of Vincent residents.	<b>2020/21</b>	50,000 Players, Members and spectators of EPFC and SFC.  20,000 attendees City of Vincent Events.  15,000 attendees of 3 <sup>rd</sup> party functions and events other than football match days.  5,000 casual City of Vincent residents.
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State Sporting Associations are involved in the assessment of applications and may be able to provide valuable information when planning your project, particularly in relation to technical design issues. They should be consulted as part of the application process. A complete list of State Sporting Associations and their contact details are available on the departments website: <https://www.dlgsc.wa.gov.au/sport-and-recreation/state-sporting-associations>

<b>What is the name of the State Sporting Association for your activity/sport?</b>	
West Australian Football Commission.	
<b>Have you discussed your project with your State Sporting Association?</b> Yes	
Contact Name: Tom Bottrell	Date of contact: May 2021

## PLANNING

You need to demonstrate that you have undertaken an appropriate level of planning for your project. Questions 1 – 24 must be completed for all applications. Forward Planning grant applications must complete all the questions in detail. Annual grant applications must provide responses where appropriate and relative to the project.

Attach your responses (in numerical order) to the application form. If you believe that you have a valid reason for answering in the negative to a question please detail that reason.

Ensure that you have addressed the Key Principles of Facility Provision as they apply to your project. Questions 1 to 24 below relate directly to these principles.

You are expected to provide detail on the planning, management and financial viability of your project. Where research findings are used to justify a project a range of research techniques should be evident in the methodology used. When using comparative analysis local conditions must be considered.

All assumptions must be clearly stated. Please do not solely refer to attachments in the answers below – please summarise the content in the section provided.

1	<p><b>When did you complete your needs assessment?</b> (This is a formal analysis required for projects over \$500,000).</p> <ul style="list-style-type: none"> <li>March 2020 – Leederville Oval Master Plan Summary report (refer Attachment 1)</li> <li>August 2020 – Best Consultants 'Leederville Oval Floodlight Upgrade electrical report' (refer Attachment 2)</li> </ul>
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**How has the need for your project been identified and assessed?****'Leederville Oval Floodlight Upgrade electrical report' - Best Consultants (refer Attachment 2)**

On 15 August 2003, the East Perth Football Club (EPFC) and the Subiaco Football Club (SFC) entered into a ground share partnership at Leederville Oval. The shared facility was part of a redevelopment of Leederville Oval/Loftus precinct that was to see AFL football remain an important part of Leederville culture. The current floodlights were installed in 2004, with both clubs providing financial input to the operating and maintenance costs of the floodlights. There have been significant issues since that time regarding the operating costs, maintenance costs and quality of the floodlights at Leederville Oval. The current 102 metal halide lamps cost approximately \$1000 each (life of approx. 2,000hrs), whereas new/current standard LED technology costs approximately \$4,000 each (life of approx. 50,000 hrs). While the purchase price of the LED lamps is much higher than the existing metal halide lamps, the lifecycle costs are lower. This is achieved by a much longer life expectancy of each lamp, reduced running costs and hence reduced maintenance costs. For example each time a high-lift machine ("cherry picker") is required to replace metal halide lamps the costs are substantial.

The delivery of a floodlight upgrade program will address the current issues of high operating and maintenance costs and ensure light quality meets future demand, which in turn will meet the City's Corporate Business Plan and Strategic Community Plan. An investigation, in relation to a floodlighting upgrade program, by BEST Consultants addressed the following:

1. Auditing the existing infrastructure;
2. Needs analysis;
3. Feasibility Study;
4. Design Options;
5. Life Cycle Costs Analysis;
6. Order of Probable Costs.

The Consultant was responsible for and delivered:

- A detailed audit report on existing floodlights including all associated infrastructure, components, tower metallurgy/capacity, power supply and existing lux readings. This audit report included an assessment of the suitability, condition and estimated lifespan of the floodlights infrastructure and components for current use and improved lighting options.
- A detailed inspection of each light tower to confirm condition and suitability for reuse including poles and head-unit components.
- Identify contemporary lighting standards and requirements for relevant sporting and community events held at Leederville Oval, including (but not limited to):
  - Australian Standards for sportsground floodlighting and obtrusive light;
  - International standards and best practice;
  - LED operational guidelines and standards;
  - City of Vincent Planning and Built Form / Constructions Laws;
  - AFL / AFLW Venue Guidelines 2017.
- Investigate existing and emerging technologies that are appropriate to consider for current and future needs that optimize:
  - Light quality, including: Lux, Lumen, CRI (Colour Rendering Index), focal capacity, blue-light reduction, flicker etc.;
  - Controlling and minimizing spillage;
  - Operating costs including: watt/lumen, lifecycle costing of lamps, switchboards and other components;
  - Maintenance schedules and costs;
  - Upgradeability of installed components upon new technologies emerging to the market.
- Prepare notional lighting design options at three alternative lux levels (likely 200, 500 and 1000 lux, which reflect the AFL 2017 Facility Guidelines) based upon agreed standards and technologies, including both estimated capital costs and 10 year life cycle costs. These design options must include levels of illuminance, uniformity of illuminance, contrast, glare control, colour rendering, and compliance with statutory regulations. Consideration should be given to:
  - Identifying the viability of using the existing floodlighting infrastructure and components to deliver upgraded lighting designs;
  - Identifying existing floodlighting infrastructure and components that require replacement to meet upgrade options.

<ul style="list-style-type: none"> <li>Identify any challenges and opportunities associated with the upcoming Leederville Oval Master Plan and potential facility upgrades and what impact they may have on the notional lighting design options;</li> <li>Provide a detailed final report.</li> </ul> <p><b>Leederville Oval Master Plan Summary report (refer Attachment 1)</b></p> <p>With the passage of time, the Leederville Oval facilities and surrounding areas are dated, generally aging and not keeping pace with increasing community expectations. To maintain the facilities and the surrounds, in conjunction with the current outstanding works, impose significant costs to all involved. As such, the development of a Leederville Oval Master Plan was identified as a priority for the City of Vincent and its stakeholders, which include the WA Football Commission (WAFC), Department of Local Government, Sport and Cultural Industries (DLGSCI) and the two WAFL clubs (Subiaco Football Club &amp; East Perth Football Club). The intent of the Master Plan was to consider the potential upgrade, replacement or construction of new buildings, floodlights, landscaping, playing surfaces and other facilities for community and sporting club use on the site.</p> <p>The Vision for Leederville Oval is:</p> <p><i>'The development and delivery of a connected formal and informal active recreation and sporting space within a Town Centre location, which will be accessible to all, safe and sustainably managed for the benefit of the community and sporting clubs.'</i></p> <p>The Master Plan identified that for the next decade or more the following components are going to be critical to the evolution of Leederville Oval:</p> <ul style="list-style-type: none"> <li>The site will be the home to the EPFC and SFC WAFL clubs and requires sufficient/appropriate infrastructure to enable the game to grow and develop.</li> <li>The site should provide a training, developmental and competition base for both the WAFL and WAWFL.</li> <li>Existing infrastructure is substandard and should be re-developed in a staged and cost effective manner, to meet the needs of the key tenants and the broader needs of the community.</li> <li>Football Oval &amp; Floodlighting: Complete redevelopment &amp; replacement of floodlighting and oval surface to State level requirements to provide greater flexibility for scheduling &amp; enhance exposure of various sporting codes.</li> <li>Upgrade Floodlighting around the oval to comply with AFLW games and to support WAFL televised games.</li> </ul> <p><b>Is the need or a part of the need that you have identified already being catered for?</b></p> <p>No <input checked="" type="checkbox"/></p>
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2	<p><b>Have you undertaken a feasibility study?</b> (must be included with Forward Planning applications).</p> <p>Yes <input checked="" type="checkbox"/> – <b>Refer Attachment 2 - BEST Consultants Electrical Report</b></p> <p>The Feasibility Study, Audit Inspection and Needs Analysis was conducted in 2018 (3 years ago).</p> <p>The following observations have been identified during the inspection and preliminary calculations for the Leederville Oval floodlighting report:</p> <p><b>EXECUTIVE SUMMARY</b></p> <ul style="list-style-type: none"> <li>The existing site has sufficient power available from the existing point of attachment transformer to the Site Main Switchboard (SMSB) for the current lighting and general power works including illumination levels up to 500lux. A new incoming power supply upgrade would be required for the development to achieve a lighting scheme level of 1000lux. The recently installed SMSB has sufficient space for an upgrade to 1000lux on the oval and would not need replacing.</li> <li>The current recorded lighting measurement on the oval has a horizontal illuminance average of 391lux. (Appendix "A"). Initial lux reading taken in 2004 indicated an average of 736lux was achieved (Appendix "B"). The existing pole and light configuration due to its aging equipment and some nonreplaced lamps, would not be suitable for a 500lux requested base design requirement.</li> <li>A preliminary Design evaluation using an LED solution was proposed in June 2017 by Gerard Lighting, however the design was only able to achieve 400lux average utilising the existing lighting tower positions. Modification to the existing headframes was recommended due to the additional weight of LED technology Floodlights.</li> <li>A LED solution in all cases, is the recommendation BEST Consultants would offer to the City of Vincent based on a Life Cycle cost analysis, site access issues and the most important issue of maintenance. If the proposed AFLW is introduced and television rights are required then the LED solution will remove any potential power spike issues in the system and delays to the broadcasting.</li> <li>Obtrusive lighting is still of concern outside the oval and it is proposed that any new lighting solution does not increase the current levels measured. The current obtrusive lighting measurements do not comply with the Australian Standards at the southern end of the ground.</li> </ul> <p><b><u>Audit and Assessment Observations / Findings:</u></b></p> <ol style="list-style-type: none"> <li><b>Power availability:</b> The existing site has sufficient power available from the existing point of attachment transformer to the Site Main Switchboard (SMSB) for the current lighting and general power works including illumination levels up to 500lux. A new incoming power supply upgrade would be required for the development to achieve a lighting scheme level of 1000lux. The recently installed SMSB has sufficient space for an upgrade to 1000lux on the oval and would not need replacing.</li> <li><b>Lux readings:</b> The existing luminaries have some surface corrosion, however this is not affecting their performance and will not be an issue for another 2-5 years. There has been a number of lamps replaced during its 14 years of service which has reflected on the lux levels. The current recorded lighting measurement on the oval has a horizontal illuminance average of 391 lux. Initial lux reading taken in 2004 indicated an average of 736 lux was achieved. The existing pole and light configuration due to its aging equipment and some nonreplaced lamps, would not be suitable for a 500 lux requested base design requirement. A preliminary design evaluation using an LED solution was proposed in June 2017 by Gerard Lighting, however the design was only able to achieve 400 lux average utilising the existing lighting tower positions. Modification to the existing headframes was recommended due to the additional weight of LED technology Floodlights.</li> <li><b>LED solution:</b> The expected lamp life of the metal halide lamps on site is 4,000 hours. The expected lamp life of the new technology LED lamps on site is 50,000 hours. Based on a life cycle cost analysis, site access issues and the most important issue of maintenance, it is recommended that, in almost all cases, to replace the existing halide lamps to LED lamps. Whilst this is the most initial expensive cost option, LED is also the most cost effective solution over a 10-15 year period. If the proposed AFLW is introduced and television rights are required, then the LED solution will remove any potential power spike issues in the system. The restrike time for a metal halide lamps is approximately 20 minutes, compared to the restrike time for the LED is 15-20 seconds and 2 minutes to full working brightness.</li> </ol>
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4. **Headframes:** No rust or corrosion and in good condition. The existing head frame is only suitable for the current metal halide fitting design being underslung and a LED design solution up to 500 lux will require top and underslung installation. The current headframes are not suitable for the 1000 lux lighting designs.
5. **Poles:** The existing poles have no sign of rust (above ground) and are considered in good condition. The structural warranty on the poles is only 18 years – they are currently at 14 years (now 17 years). Whilst some towers have been known to last longer it is the tower bases that corrode first.
6. **Tower footings:** The existing footings are suitable for the current metal halide design for a lighting level up to 500 lux, however not suitable for 500 and 1000 lux LED designs, or 1000 lux metal halide design. To comply with the 500 and 1000 lux LED requirements, one option is to add additional sheet pilings to the existing 3 x eastern lighting towers footings. This would reinforce the existing footings to support an additional head frame capacity on each tower to accommodate the increased weight of a 28kg LED fitting compared to a 13.5kn metal halide fitting.
7. **Obtrusive lighting:** Obtrusive lighting is still of concern outside the oval and it is proposed that any new lighting solution does not increase the current levels measured. The current obtrusive lighting measurements do not comply with the Australian Standards at the southern end of the ground.

#### Lighting lux levels at other venues:

Leederville Oval currently has on average 391 lux. As a comparison:

- WACA – 2200lux.
- Optus Stadium – 2000lux. (841 fixtures - LED).
- West Coast training facility – 800lux (180 fixtures - LED).
- Dockers training facility – 300lux. (44 fixtures - metal halide)
- HBF Park / NIB stadium – 2000lux (630 fixtures – metal halide).
- Subiaco Oval – 2100lux.
- Haynes Oval Bunbury – 500lux.
- Wonthella Oval Geraldton – 500lux. (132 fixtures)
- Adelaide Oval, Adelaide – 2500lux (680 fixtures - metal halide)

The preferred lighting criteria for televised AFL games is 1400 Lux. The lighting standards for professional football competition (e.g. WAFL) is 500 Lux. The Leederville Oval floodlights are predominately used for football purposes, however other proposed purposes could be concerts and community events. If the Council plan on continuing providing Leederville Oval for a tenure for more than 5 years to the WAFL clubs (EPFC & SFC), then Best Consultants recommendation is to upgrade to LED lights.

#### Investigate existing and emerging technologies:

There are many innovations and emerging technologies that can be adopted with all current LED technology designs.

- **Use of dimming and Dali\DMX** (Digital Lighting control system) control for all the lights.
- **Uniformity of light** across the oval. If all lights are operating properly then the uniformity across the oval will be at it optimum design. If there are some metal halide lights that are not working then the dark spots across the oval increases.
- New technology LED Dali\DMX lighting control system can **dim all lights** down to a specific level **with the same uniformity** and if there were still issues concerned with dark spots across the oval you could increase specific lights by dimming control and thereby increase uniformity across the oval. This is very relevant for the pockets within an AFL oval.
- This Dali\DMX lighting control also **increases the lamp life** (approximately 15%) of the luminaire when dimmed at 95%. Over a period of 50,000 hours this is considerable lamp life extension.
- The use of **colour changing** LED technology is a standard design in modern facilities. Most facilities create mood lighting at the start of play and at the end of the game to enhance the viewing and emotion of the event. This form of lighting is currently being used at OPTUS stadium where 280 LED luminaires are used at the ground for this effect. The effect it can create is endless with 1080 colours available. BEST Consultants do not think this form of lighting is appropriate for Leederville Oval at a cost of around \$350,000.



**Challenges and opportunities associated with the Leederville Oval potential facility upgrades and what impact they may have on the notional lighting design options.**

**Challenges**

Based on the strategic plan for the oval the existing towers expected life is 18 years of which the current installation is at year 14 (now 17 years). Should the council look to remain at the oval for the next 15-20 years the only recommendation would be for new towers which would last the expectancy of the oval. This however is a \$390,000 cost to replace all towers. Another challenge to the design of the oval lighting is the impending residential building developments surrounding only the southern side of the oval. It is envisaged that in the next 15-20 years the area will be surrounded with multi-residential building and therefore the glare control of the lights will be important. The option No3 LED solution can control the glare through height however the compliance with the obtrusive light Standard AS4282-1997 would be marginal. The requirement is as follows and is measured vertically at the boundary of the property.

- Pre-curfew hours residential 10lux.
- Curfew hours residential 2lux
- Pre-curfew hours commercial 25lux
- Curfew hours commercial 4lux

Currently the pre-curfew measured values along Vincent Street is 14lux.

Another critical challenge is the access to the oval and surrounding area for the installation and maintenance of the luminaires. With an LED solution, maintenance it is envisaged that this would only occur every 18+ years however the metal halide solution would be every 4-5 years. Access across the oval particular during the winter months is very difficult due to the low water table and on some occasions not accessible. This access issue should be a consideration when selection the correct lighting design option of the site.

The existing metal halide solution has an issue with its restrike time of the lamp upon a power outage or spike within the system. The restrike time for a Metal Halide is approximately 20 minutes. The restrike time for the LED is 15-20 seconds and 2 minutes to full working brightness. When television rights for either the AFL or WAFL are undertaken this is an important consideration in the negotiations. Most television broadcasters select facilities which can provide an uninterrupted viewing of the game.

**Opportunities**

The main opportunity should an LED solution be adopted would be the flexible switching modes of the lighting levels across the oval surface. By the use of DaliDMX lighting control dimming equipment, each luminaire could be programmed to suit any lighting solution. The control of the solution can simply be programmed as a scene for use at a later date.

The LED solution would also provide the best uniformity over the playing surface. By dimming the LED lights, it means that the fitting positioning on the frame is not critical to a pre-set lighting mode. All fittings would be used and dimmed to a set point. This would eliminate the high and low dark spots within the playing surface.

DaliDMX is a lighting control system which would allow the ultimate flexibility for scene control for a variety of switching modes depending on the use. This system will also allow modification to the number of luminaires energised to suit other activities on the oval other than AFL. The control of the solution can simply be programmed as a scene for use at a later date.

BEST Consultants, in its review, has looked at the use of tilt towers for the facility, however the cost was four times the standard tower configuration and it is our view that this was not justifiable for this type of facility.

**If not, how have you assessed the feasibility of your project?**

See above



3	<p><b>What alternatives were considered and why were they rejected?</b> (This should include a 'do nothing' option)</p> <p><b>Refer Attachment 2 - BEST Consultants Electrical Report</b></p> <p>Prepared notional lighting design options at three alternative lux levels (200, 500 and 1000 lux). Include options for MH (Metal Halide) and LED (Light Emitting Diode) solutions.</p> <ul style="list-style-type: none"> <li> <b>200lux requirement Option 1 (MH)</b> – The existing luminaires and tower configuration can be maintained for this level. Additional switching would be required to ensure this level is maintained. The existing lighting levels currently exceed the minimum 200 lux level so we would recommend leaving the existing luminaires installed and perhaps rotating the switching for maintenance reasons. Re-aiming of the existing luminaires will be required. It is envisaged that 9 metal halide luminaires per tower would be required. </li> <li> <b>200lux requirement Option 2 (LED)</b> – A new LED solution can replace the existing MH (Metal Halide) solution. Existing head frame can be reused for this lower design only. We would recommend that Dali\DMX lighting control be added as part of the design. This would require approximately 9 LED luminaires per tower. </li> <li> <b>500lux requirement Option 3 (MH)</b> – The existing luminaire and tower configuration can be maintained for this level. Due to the age of the equipment we would recommend that the luminaires and control gear be replaced as recent lighting level tests have confirmed that an average of 391lux is now being achieved. The original design readings when installed was 736lux average. </li> <li> <b>500lux requirement Option 4 (LED)</b> – New LED solution can replace the existing MH (Metal Halide) solution. Existing head frame and tower would be suitable however an additional headframe would be needed for the additional LED lights. The LED solution increasing the weight of the headframe by approximately 232kg which the current pole and footing is not rated at. New controls and dimming would be installed at the time of the new installation. The offset to the existing footing would be to Sheet pile around the existing footing. This would stabilise the pole and allow the additional weight on the pole. The LED wind loading is less than that of the Metal Halide fitting. The LED has a wind load factor of 0.17 underslung and the metal halide has a wind load factor of 0.24. This reduced load factor is one of the reasons we are able to maintain the existing pole configuration. A final design will need to consider the pile solution and the manufacturer's warranty of the towers. The towers only have an expected rated life of 18 years. This design LED solution is based on the tower being suitable for the expectancy of the facility. </li> <li> <b>1000lux requirement Option 5 (MH)</b> – This solution would require all new towers, footings and head frames to the development. The total power supply to each tower would also need to be increased due to the current draw of approximately 50 MH fittings per tower. The end design solution would also only have the traditional 4 lighting tower design. Due to the space constraints we would envisage the current two western tower locations and two off towers to the eastern side of the oval. Each tower would have approximately 50 luminaires on a head frame. All locations would support the new tower configurations. </li> <li> <b>1000lux requirement Option 6 (LED)</b> – This solution would require all new towers, footings and head frames to the development. The total power supply to each tower would also need to be increased, although we may be able to utilise the A1 and A2 towers power supply due to the decrease in power consumption in LED technology which is approximately 52% of metal halide power usage. Each pole would have approximately 55 luminaires on a headframe similar to the Appendix "D" design. The appendix "D" is a design used for the current West Coast Eagles training facility which had a design requirement of 800lux. The head frame configuration allowed for spare luminaire positions to increase the levels at a later date. The new proposed head frame would be similar in nature. Ultimately this is the design solution best suited for a 1000lux design for a number of reasons including power usage, maintenance, access to the oval, lamp life of 50,000 minimum, flexibility of alternative lux levels (200lux, 500lux, 1000lux) across the playing surface, uniformity under any lighting condition and ultimate control of the system through a C-Bus lighting control system for any scene control for football and other events etc. </li> </ul>
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**ORDER OF PROBABLE COSTS (refer Attachment 3)**

The following order of cost estimates are provided for guidance only and are not intended to determine the final cost, but rather provide an indication. All costs are reported excluding professional fees, project management and GST. A summary of the labour and materials has only been provided at this stage:

The following order of cost magnitudes are as follows:

- **Option 1 – Metal Halide 200 Lux Solution** (Existing tower, head frames and footings)  
Material costs \$98,000 + Labour costs \$546,250 = **Total Cost \$644,250**
- **Option 2 – LED 200 Lux Solution** (New tower, head frames and footings) Material costs \$103,000 + Labour costs \$592,500 = **Total Cost \$695,500**
- **Option 3 – Metal Halide 500 Lux Solution** (New tower, head frames and footings) Material costs \$135,050 + Labour costs \$687,700 = **Total Cost \$822,750**
- **Option 4 – LED 500 Lux Solution** (New tower, head frames and footings) Material costs \$165,250 + Labour costs \$867,500 = **Total Cost \$1,032,750**
- **Option 5 – Metal Halide 1000 Lux Solution** (New tower, head frames and footings) Material costs \$259,600 + Labour costs \$973,600 = **Total Cost \$1,233,200**
- **Option 6 – LED 1000 Lux Solution** (New tower, head frames and footings) Material costs \$269,050 + Labour costs \$1,197,200 = **Total Cost - \$1,466,250**

**Exclusions:** The following clarification and exclusions apply with the above costs:

- All costs listed above exclude GST.
- All above costs exclude design or Authority Headworks Fee's.
- Refer to each item to confirm if new poles, head frames and footings are required.
- Option No3&4 500lux has included for piles footings around the existing towers in the costs.
- No allowances have been made for any Specific environmental conditions on site.
- No allowance has been made for consultation of user client or public group.

**Did you consider sharing with another group?** (Please detail).

Yes ☒ -

East Perth Football Club, Subiaco Football Club, City of Vincent residents, Metropolitan TAFE, SEDA Group.

**Did you consider the whole of life cost when assessing the viability of these options to ensure that the preferred project was both affordable and cost-effective?** (Please detail).

Yes ☒

Refer Attachment 2 - BEST Consultants Electrical Report APPENDIX "E" and Attachments 5, 6 & 7.

4	<p><b>How does your project fit into your:</b></p> <ul style="list-style-type: none"> <li> <b>Club's strategic plan or development plan?</b>  <b>East Perth Football Club:</b> It is considered a pivotal component for 2 of our 3 strategic pillars, 'Connecting with the Community' through allowing more hours of use and 'Striving for Success' assisting us to provide the players in our District the best facilities to reach their potential. This is of particular importance for the growing EPFC Female Football Program and growth of female participation in the EPFC District.  <b>Refer Attachment 8. – East Perth Football Club Letter of Support</b> </li> <li> <b>Subiaco Football Club Strategic Plan</b> – important under 3 of our 5 Focus Areas – <b>Subi 2030</b> and <i>improved facilities to allow wider access</i> and <b>Community Engagement</b> – <i>we are an integral part of our community and Strengthen our connections in the football community and Identify how we can build our influence in the "non-football space".</i>  <b>Refer Attachment 9. – Subiaco Football Club Letter of Support</b> </li> </ul> <p>Both EPFC and SFC have confirmed and committed to funding up to one third between them of the floodlighting project's cost <b>Refer Attachment 14. – EPFC &amp; SFC confirmation of financial contribution.</b></p> <ul style="list-style-type: none"> <li> <b>State Sporting Association's strategic or development plan?</b>            In 2020, the West Australian Football Commission launched its Strategic Facilities Plan 2020-2030 <a href="https://www.wafooty.com.au/download/d/utvuLuiv0bNb7OGRNsLmXBGGwLdLUzWvc0VMQNCkayY">https://www.wafooty.com.au/download/d/utvuLuiv0bNb7OGRNsLmXBGGwLdLUzWvc0VMQNCkayY</a>            Leederville Oval floodlighting is referred to on pages 10, 12, 16, 30 (Strategy # 1.1, 1.2, 1.3, 6.4, 6.6, 7.1.)            This project also meets the 3 Pillars from within that Plan            SUSTAINABILITY: Deliver projects that respond to demand and are operationally viable.            PARTNERSHIPS: Partner with all levels of government.            INVESTMENT: Highlight the social, economic and wellbeing benefits football provides to the community. Please see the recent WACFL &amp; UWA report into the benefits football plays in the mental health and connection of communities.  <a href="https://www.wafooty.com.au/download/d/8PkxW6JT00QsuFZ6VL_scJ-VLtEfJ6AWN6zabfJeyEs">https://www.wafooty.com.au/download/d/8PkxW6JT00QsuFZ6VL_scJ-VLtEfJ6AWN6zabfJeyEs</a> </li> </ul> <p>The plan also addresses the clear focus of ensuring our WAFL venues (State Level venues) are of a quality standard, as these venues are the central hub for the junior and youth players within the relevant zones and it also promotes football for all levels of skill and age groups via the social football alternatives.</p> <p>Western Australia requires 50 new venues in the next 10 years to keep up with population and participation growth. As such, it's imperative we maximise current venues/facilities to ensure no-one misses out on the opportunity to participate.</p> <p>As well as project enhances community level participation, the WAFL clubs are the key drivers in Talent Development and provide players and coaches for the AFL system but, more importantly, develop the players as people. The WAFC and WAFL clubs partner such organisations as Heathway, the Mental Health Commission and Outside the Locker Room to deliver Mental Health and Wellbeing education as well as providing support to such charities as Motor Neuron Association WA, Sock it to Sarcoma and Prostate Cancer WA to name just a few.</p> <p>From this you can see that football is not the only important thing for these clubs. They are now community enablers who serve a much broader purpose than just winning and losing on the weekend. A project such as this one, allows the tenant clubs to continue and increase the community initiatives. As such, the WAFC fully supports this application. <b>Refer Attachment 10. – WAFC Letter of Support and Attachment 11. – WAFLW Proposal Leederville Oval Floodlight Upgrade</b></p> <ul style="list-style-type: none"> <li> <b>Local authority's strategic or development plan?</b>            The City of Vincent's 'Strategic Community Plan (SCP)' established six priority areas to guide the delivery of the City's projects, programs and services over a 10-year period. A set of outcomes was then determined for each priority with a number of actions required to achieve each outcome.             The Leederville Oval Floodlight project is aligned to the following:  <a href="https://www.vincent.wa.gov.au/documents/1541/corporate-business-plan-202021-202324">https://www.vincent.wa.gov.au/documents/1541/corporate-business-plan-202021-202324</a> </li> <li>           Page 17: 'Thriving Places' - Our vibrant places and spaces are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy - Our physical assets are efficiently and effectively managed and maintained - Prepare and implement Master Plans and development plans for various City         </li> </ul>
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	<p>reserves/parks/ facilities/community spaces - Implement Public Open Space Strategy - Develop Sport and Recreation Facilities Plan.</p> <ul style="list-style-type: none"> <li>Page 29: Thriving Places #13 'Leederville Oval Master Plan' and #14 'Public Open Space Strategy'.</li> <li>Page 41: City of Vincent Public Open Space Strategy 2018 – Key Action #22 'Prepare &amp; Implement the Leederville Oval Master Plan'</li> <li><a href="https://www.vincent.wa.gov.au/documents/1674/public-open-space-strategy-2018">https://www.vincent.wa.gov.au/documents/1674/public-open-space-strategy-2018</a>;</li> <li>Refer Attachment 12 – Mayor's Letter of Support</li> <li>Refer Attachment 13 – Leederville Oval in Partnership</li> </ul>
5	<p><b>What impact is your project likely to have on other facilities and services in your local and regional area?</b></p> <p>Increasing the usage of the oval because of high-quality lighting has a natural flow-on effect to the local economy. Increasing the amount of junior/youth football in the venue brings families into the precinct who utilise the nearby shops and restaurants. Likewise, the increasing popularity of female football via the AFLW competition. Crowds of up to 10,000 people have attended AFLW matches in WA in recent years, and this has a significant economic benefit to the local community. As a quantifiable example of what a well-attended football match can provide, the WAFL Grand Final was played at Fremantle Oval in 2020 and the City of Fremantle reported an economic benefit of over \$1m to the local businesses on the day of the event. Leederville and Fremantle are very similar in that they are entertainment precincts which can be included in game day activations.</p>
6	<p><b>Is your facility multi-purpose (i.e. caters for a variety of activities at one time)?</b> No <input checked="" type="checkbox"/></p> <p><b>If so, does it service more than one LGA?</b></p> <p>Site and locality maps should be included with all applications outlining where the proposed facility is located in relation to other sport and recreation infrastructure (where applicable).</p> <p>Yes <input checked="" type="checkbox"/></p> <ul style="list-style-type: none"> <li>Refer Attachment 1 - Leederville Oval Master Plan – Summary</li> <li>Refer Attachment 2 - BEST Consultants Electrical Report APPENDIX "B"</li> </ul>
7	<p><b>Describe the consultation process undertaken for the project. For example, have you invited public submissions, conducted a survey, held stakeholder or public forums etc.:</b></p> <p>The following consultation processes were undertaken as part of the <b>Leederville Oval Master Plan</b>:</p> <ul style="list-style-type: none"> <li>Online engagement through the City's EHQ platform including relevant surveys</li> <li>Council workshops</li> <li>Consultation with City of Vincent Advisory groups (i.e. Arts, Environmental, Urban Mobility, Children &amp; Young People, Safer Vincent and Reconciliation Action Plan Working Group).</li> <li>Pop-up consultation at community events and spaces (WAFL game days, AFL Pre-Season Game).</li> <li>One-on-one consultation with key community stakeholders including Town Teams, sporting clubs and community groups</li> <li>Consultation with WAFC, Subiaco Football Club and East Perth Football Club and other key stakeholders.</li> <li>Consultation with site adjoining stakeholders (DLGSCI, Loftus Community Centre, North Metropolitan TAFE – Leederville, Loftus Recreation Centre, School of Isolated and Distance Education, Mount Hawthorn Primary School – Margaret Kindergarten).</li> <li>Displays at City of Vincent facilities (Beatty Park Leisure Centre, Library and Main Admin Centre)</li> <li>Signage at and around Leederville Oval</li> <li>Social media and other tools</li> <li>Printed marketing collateral including postcards and banners</li> <li>Refer Attachment 1 - Leederville Oval Master Plan Summary report pages 4 &amp; 5.</li> <li><b>Asset Management &amp; Sustainability Strategy (AMSS)</b>. Leederville Oval, and its ageing facilities, is specifically identified on page 31 of the below AMSS, as well as in 'Case Study 2b' within the AMSS Discussion Paper::</li> </ul> <p><a href="https://imagine.vincent.wa.gov.au/1asset-management-strategy">https://imagine.vincent.wa.gov.au/1asset-management-strategy</a></p>



A range of resources regarding the development of sporting facilities are available on the website. DLGSC's Decision-Making Guide for Community Facilities and Services is useful to assist in determining the need for, and feasibility of, community and recreation services. The Guide is designed in such a way that it can be entered at any point in the planning process and used by planners for user groups with a range of skills and experiences.

### MANAGEMENT

8.	<p><b>Have you developed a management plan for your facility? Yes <input checked="" type="checkbox"/></b></p> <p>Please attach a copy with this application.</p> <ul style="list-style-type: none"> <li>• City of Vincent, East Perth Football Club &amp; Subiaco Football Club – shared equally.</li> <li>• As per the terms and conditions of each Club's respective Lease with the City of Vincent, and the Memorandum of Understanding for Use of Leederville Oval by the East Perth and Subiaco Football Clubs.</li> </ul>
	<p><b>If not, please explain how you plan to address management issues i.e. attracting new members, maintenance and repairs, replacement of broken or stolen items and/or raise sufficient revenue to cover operating costs?</b> An asset management plan detailing provisions for life of asset costs should be provided for projects over \$500,000.</p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
9.	<p><b>How have you catered for management needs in your design (if required)?</b></p> <ul style="list-style-type: none"> <li>• Yes <input checked="" type="checkbox"/> Refer Attachment 2 - BEST Consultants Electrical Report</li> </ul>

10. **Was an experienced facility manager, builder or technical expert involved in planning the design of your project?** Please outline their experience.

- Yes ☒ **Refer Attachment 2 - BEST Consultants Electrical Report**

BEST Consultants have a good sized team and have indicated that the Director would be responsible for this project. BEST Consultants have recent and relevant experience with sporting facilities and floodlighting. This means that they have current understanding of relevant standards and requirements pertinent to the proposed project. The following is a short list of projects BEST have undertaken:

West Coast Eagles – New Training & Administration Facility; NIB Stadium; HBF Arena Joondalup; WACA Redvelopment - Main lighting oval redesign; Members Equity Floodlighting; Mundaring Indoor Sports Stadium D & C; Boya Oval Sports Lighting; Karratha Sports Floodlighting; Yanchep Active Open Space Sports Amenities Building; Rosalie Park Floodlighting; Bulgarra Sports Precinct & Floodlighting; Sorrento Bowls Club Floodlighting; Exmouth Marina Footbridge, Floodlighting; Prince Regent Park – Floodlights; Seacrest Park Floodlighting; Ocean Reef Park Floodlighting; Chichester Park Floodlighting - 109 Trappers Drive Woodvale; Warradale Park, Landsdale - Sports Floodlighting Stage 2; Haynes Oval, Broome; Wanneroo Showgrounds Floodlighting; Kostera Oval – Sports Ground Upgrade; Perth Oval – Rectangular Stadium; Caversham Playing Fields - Sports Floodlighting; Paloma Park, Marangaroo - Skateboard Park Floodlighting; Altone & Kingfisher Ovals - Sport Floodlighting Assessment - City of Swan; Thomas Rd Floodlighting; Jandakot Jets Football Club - Oval Lighting.

The Director, Cameron Dawe, has over 23 years of experience in electrical consulting and has been the Project Principal/Lead Engineer in the following sporting facility lighting projects within the office: NIB Stadium; West Coast Eagles new training facility; WACA lighting upgrade; Caversham Playing Fields - Sports Floodlighting; Bob Blackburn Reserve – Hockey Floodlighting; Alfred Skeet Reserve - Soccer Pitch Flood Lighting; Jandakot Jets Football Club - Oval Lighting.

BEST Consultants have proposed to use a drone as a cost and turf damage saving measure and they indicated a clear understanding of the project and have thorough and sound methods from their previous lighting design projects. Their understanding of the project and ability to identify emerging technologies through their experience with other projects will be beneficial. In addition, their acknowledgement of the overall master plan project including suitability of proposed design, obtrusive lighting, location of towers and suitability, running costs and flexibility of the design for new technology demonstrates their big picture approach and supports the City's priorities for the overall Leederville Oval master plan project.

It is considered that BEST Consultants have a proven track record in similar projects, a skilled and experienced team and a detailed proposal which will ensure that the project is completed to a high standard. The scale, experience and scope presented by BEST Consultants was considered very applicable to this project.

11. **If you propose to share a facility, have other groups been asked what features they need?** List these needs and describe how they will be accommodated, either through your project's location, design or the way in which it will be managed.

Yes ☒:

- Refer Attachment 8 – East Perth Football Club Letter of Support**
- Refer Attachment 9 – Subiaco Football Club Letter of Support**
- Refer Attachment 10 – WAFC Letter of Support**

12. **Have you considered:**

• <b>access for low income earners</b>	Yes <input checked="" type="checkbox"/> Leederville Oval is Public Open Space
• <b>access for people with a disability</b>	Yes <input checked="" type="checkbox"/> Leederville Oval is Public Open Space
• <b>access for seniors</b>	Yes <input checked="" type="checkbox"/> Leederville Oval is Public Open Space
• <b>access on a casual and short-term basis</b>	Yes <input checked="" type="checkbox"/> Leederville Oval is Public Open Space

Please attach a copy of the proposed fee structure.



## DESIGN

Grant applications are required to provide a **locality map, site map and lighting plans**. Plans are to be submitted in **A3 digital format**.

13.	<p><b>Have you written a design brief for your project?</b> Yes <input checked="" type="checkbox"/></p> <p>If yes, please respond to the following points:</p> <p><b>Refer Attachment 2 - BEST Consultants Electrical Report</b></p>
	<p><b>Describe the process used to obtain an estimate of construction cost.</b></p> <p><b>Refer Attachment 2 - BEST Consultants Electrical Report</b></p>
	<p>An estimate from a qualified consultant in the building industry (e.g. architect, quantity surveyor, builder, engineer, etc.) must be provided with your application. Yes <input checked="" type="checkbox"/></p>
14.	<p><b>What design features will allow your facility to meet changing needs over time?</b></p> <p><b>Refer Attachment 2 - BEST Consultants Electrical Report</b></p>
	<p><b>Is your current proposal likely to limit any future development on your site?</b></p> <p>NO <input checked="" type="checkbox"/></p> <p>If yes, how? N/A</p>
15.	<p><b>How have you determined the most appropriate technical specification?</b> Yes <input checked="" type="checkbox"/></p> <p><b>Refer Attachment 2 - BEST Consultants Electrical Report</b></p>
	<p><b>Do they meet Australian Design Standards for your sport or recreation needs?</b> This will be an assessment factor.</p> <p>Yes <input checked="" type="checkbox"/> <b>Refer Attachment 2 - BEST Consultants Electrical Report page 10</b></p> <p>The relevant lighting standards for this project are</p> <ul style="list-style-type: none"> <li>AS2560.2.3-2007. Professional level greater than 500lux</li> <li>AFL venues Guidelines 2017 Category 2 (greater than 1400lux)</li> <li>AS4282 – Control of the Obtrusive effects of outdoor lighting.</li> </ul>
	<p>Please refer to DLGSC's Asset Management Guide on the website for a list of common standards and <b>note that projects that do not meet Australian Design Standards are ineligible for funding.</b></p>
16.	<p><b>What energy efficient products or design considerations will be included in your facility or project?</b> It is expected that the lighting will be LED as standard.</p> <p><b>Refer Attachment 2 - BEST Consultants Electrical Report</b></p> <ul style="list-style-type: none"> <li><b>500 lux LED</b></li> <li><b>Use of dimming and Dali\DMX</b> (Digital Lighting control system) control for all the lights.</li> <li><b>Uniformity of light</b> across the oval. If all lights are operating properly then the uniformity across the oval will be at it optimum design. If there are some metal halide lights that are not working then the dark spots across the oval increases.</li> <li>New technology LED Dali\DMX lighting control system can <b>dim all lights</b> down to a specific level <b>with the same uniformity</b> and if there were still issues concerned with dark spots across the oval you could increase specific lights by dimming control and thereby increase uniformity across the oval. This is very relevant for the pockets within an AFL oval.</li> <li>This Dali\DMX lighting control also <b>increases the lamp life</b> (approximately 15%) of the luminaire when dimmed at 95%. Over a period of 50,000 hours this is considerable lamp life extension.</li> </ul>
17.	<p><b>Have you determined whether there is a need to upgrade your power supply?</b> If so, is this allowed for in your application?</p> <p><b>Refer Attachment 2 - BEST Consultants Electrical Report</b></p> <p>The existing site has sufficient power available from the existing point of attachment transformer to the Site Main Switchboard (SMSB) for the current lighting and general power works including illumination levels up to 500lux. A new incoming power supply upgrade would be required for the development to achieve a lighting scheme level of 1000lux. The recently installed SMSB has sufficient space for an upgrade to 1000lux on the oval and would not need replacing.</p>

## FINANCIAL VIABILITY

It is understood that some facilities will operate at a loss. It is not necessary to suggest that all facilities will break even or make a profit. The intent of this assessment is to be sure that applicants have a realistic understanding of the impact of their project on the operational budget, membership costs or entry fees and an appreciation of the funding requirements over the life of the facility.

18. Have you applied a Life Cycle Cost Analysis to your project? This is mandatory for projects that have a total project cost over \$500,000.

Yes ☒ Refer Attachment 2 - BEST Consultants Electrical Report

**APPENDIX "E" – LIFE CYCLE COSTINGS (LED v METAL HALIDE)**

- The expected lamp life of the Metal Halide lamps on site is 4000 hours.
- The expected lamp life of the new technology LED lamps on site is 50,000 hours.
- Based on a typical life cycle costing in Appendix "E" if the client is looking for a long-term solution the LED configuration is the only recommendation based on the type of site access this oval has, maintenance and running costs.
- This life cycle costing clearly identifies much lower running costs for the LED solution.

**COST ANALYSIS (LED v Metal Halide) – refer Attachment 6**

<b>500 LUX</b>	<b>LED</b>	<b>Metal Halide</b>	<b>Comments</b>
Quantity of luminaires	110	102	8 more LED's
Kilowatts of power used	153.12	216.546	LED uses less wattage
Total Amps drawn	396	581	LED uses less amps
Lamp life (hours)	50,000	4,000	LED has over 12 times the life of MH
Total kWh Electricity for lighting / year	94,934	134,259	LED uses 39,325 kWh per year less
Annual coal consumption			LED will reduce coal consumption by approximately 11.8 tonne per year
Carbon Dioxide into atmosphere			LED will reduce the amount of carbon dioxide by 33.8 tonnes less / year
Purchase Cost of each Luminaire	\$3,500	\$2,400	LED costs \$1,100 more
Total Luminaire Costs	\$385,000	\$244,800	LED costs \$140,200 more
Labour Costs	\$50,350	\$46,787	LED costs \$3,563 more
<b>Total Installation Costs</b>	<b>\$435,350</b>	<b>\$291,587</b>	<b>LED cost \$143,763 more</b>
Cost of electricity for lighting / year	\$38,923.10	\$55,045.99	LED saves \$16,123 / year
Replacement lamp cost / year	\$1.36	\$9,486	LED maintenance costs are extremely low
<b>Total Operating Cost / year</b>	<b>\$38,924.46</b>	<b>\$64,531.99</b>	<b>LED saves \$25,607.53 / year</b>

The Pay-Back period for the 500 lux LED Proposal is:

- ✓ Total Installation Cost difference \$143,763 divided by Total Operating Savings / year \$25,607.53
- ✓ = 5.6 Years

**COST ANALYSIS (LED v Metal Halide) – refer Attachment 7**

<b>1000 LUX</b>	<b>LED</b>	<b>Metal Halide</b>	<b>Comments</b>
Quantity of luminaires	212	199	13 more LED's
Kilowatts of power used	295.104	422.477	LED uses less wattage
Total Amps drawn	763.2	1134.3	LED uses less amps
Lamp life (hours)	50,000	4,000	LED has over 12 times the life of MH
Total kWh Electricity for lighting / year	182,964	261,936	LED uses 78,972 kWh per year less

Annual coal consumption			LED will reduce coal consumption by approximately 23.7 tonne per year
Carbon Dioxide into atmosphere			LED will reduce the amount of carbon dioxide by 67.9 tonnes less / year
Purchase Cost of each Luminaire	\$3,500	\$2,400	LED costs \$1,100 more
Total Luminaire Costs	\$742,000	\$477,600	LED costs \$264,400 more
Labour Costs	\$50,350	\$46,787	LED costs \$3,563 more
<b>Total Installation Costs</b>	<b>\$792,350</b>	<b>\$524,387.50</b>	<b>LED cost \$267,962.50 more</b>
Cost of electricity for lighting / year	\$75,015.44	\$107,393.65	LED saves \$32,378.21 / year
Replacement lamp cost / year	\$2.63	\$18,507	LED maintenance costs are extremely low
<b>Total Operating Cost / year</b>	<b>\$75,018.07</b>	<b>\$125,900.65</b>	<b>LED saves \$50,882.58 / year</b>

The Pay-Back period for the 1000 lux LED Proposal is:

- ✓ Total Installation Cost difference \$267,962.50 divided by Total Operating Savings / year \$50,882.58
- ✓ = 5.3 Years

#### **COST ANALYSIS (LED v Metal Halide) – refer Attachment 5**

<b>200 LUX</b>	<b>LED</b>	<b>Metal Halide</b>	<b>Comments</b>
Quantity of luminaires	45	45	
Kilowatts of power used	62.64	95.535	LED uses less wattage
Total Amps drawn	162	256.5	LED uses less amps
Lamp life (hours)	50,000	4,000	LED has over 12 times the life of MH
Total kWh Electricity for lighting / year	38,837	59,232	LED uses 20,395 kWh per year less
Annual coal consumption			LED will reduce coal consumption by approximately 6.1 tonne per year
Carbon Dioxide into atmosphere			LED will reduce the amount of carbon dioxide by 17.5 tonnes less / year
Purchase Cost of each Luminaire	\$3,500	\$2,400	LED costs \$1,100 more
Total Luminaire Costs	\$157,500	\$108,000	LED costs \$49,500 more
Labour Costs	\$50,350	\$46,787	LED costs \$3,563 more
<b>Total Installation Costs</b>	<b>\$207,850</b>	<b>\$154,787</b>	<b>LED cost \$53,063 more</b>
Cost of electricity for lighting / year	\$15,923.09	\$24,285	LED saves \$16,123 / year
Replacement lamp cost / year	\$0.56	\$4,185	LED maintenance costs are extremely low
<b>Total Operating Cost / year</b>	<b>\$15,923.65</b>	<b>\$28,470</b>	<b>LED saves \$12,546.35 / year</b>

The Pay-Back period for the 200 lux LED Proposal is:

- ✓ Total Installation Cost difference \$53,063 divided by Total Operating Savings / year \$12,546.35
- ✓ = 4.2 Years

	DLGSC's Life Cycle Cost Guidelines are available on the website. Developing a life cycle cost approach when considering your project's parameters will assist to make effective financial, economic and operationally sustainable decisions. Applicants may use alternative computer programs to demonstrate compliance.
19.	<p><b>Is your organisation able to meet the ongoing operating costs of your project?</b> (e.g. wages, power)</p> <p>Yes <input checked="" type="checkbox"/></p>
	For <b>Annual Grant applications</b> please attach a projected income and expenditure statement for the first year of operation, detailing operating costs, and user fees.
	<p><b>Forward Planning applications</b> are to provide income and expenditure statements for the first three years of operation, and include an assessment of the potential impact on the project of social trends, competition, the strategic plans of neighboring local authorities and other factors.</p> <p>Applicants are to consider the financial impact the development of the project will have on existing facilities within the identified catchment area. Applications to include details of a number of scenarios related to projected income and expenditure. This type of sensitivity analysis based on worst, average, and best-case performance should be used to inform proponents of the project development to the variables and consequent implications. A list of assumptions should be included with all analyses.</p> <p><b>Attach your audited income and expenditure statements for the last three years (LGAs exempted).</b></p>
20.	<p><b>Who will be responsible for any operational costs and how will it be funded (include evidence as required)?</b></p> <ul style="list-style-type: none"> <li>• City of Vincent, East Perth Football Club &amp; Subiaco Football Club – shared equally.</li> <li>• As per the terms and conditions of each Club's respective Lease with the City of Vincent, and the Memorandum of Understanding for Use of Leederville Oval by the East Perth and Subiaco Football Clubs.</li> </ul>
21.	<p><b><u>WHERE A CLUB/ASSOCIATION IS THE APPLICANT</u></b></p> <p><b>Will a formal Asset Replacement Fund be created to ensure the ongoing maintenance of the facility?</b> N/A</p> <p><b>If yes, how have you determined the required annual contributions? If no, why not?</b> N/A</p> <p><b>Where the facility is owned by an LGA, how will the funds be accounted for and what agreement exists with the council?</b></p> <ul style="list-style-type: none"> <li>• City of Vincent, East Perth Football Club &amp; Subiaco Football Club – shared equally.</li> <li>• As per the terms and conditions of each Club's respective Lease with the City of Vincent, and the Memorandum of Understanding for Use of Leederville Oval by the East Perth and Subiaco Football Clubs.</li> </ul>

**WHERE A LGA IS THE APPLICANT**

**Will a formal Asset Replacement Fund be created to ensure the ongoing maintenance of the facility?**

Yes ☒

**Will the facility be listed in your Council's Asset Management Plan and has Council accepted the ongoing cost of maintaining the asset?**

Yes ☒

**Comments:** The City of Vincent's 'Asset Management and Sustainability Strategy (AMSS)' is a strategic framework that guides the:

- planning, management and provision of assets;
- renewal and investment in assets;
- utilisation and rationalisation of assets; and
- best use of resources for the benefit of current and future generations.

The AMSS has four key objectives to meet the City's asset sustainability goals:

1. Having enough funds to keep our assets up-to-date;
2. Keeping our historic assets safe for use;
3. Planning for the future of our assets; and
4. Making sure we have the assets we need now and in the future.

Leederville Oval, and its ageing facilities, is specifically identified on page 31 of the below AMSS, as well as 'Case Study 2b' within the AMSS Discussion Paper::

<https://imagine.vincent.wa.gov.au/1asset-management-strategy>

**PROJECT DELIVERY**

22. **Please indicate key milestones of your project.**

The key milestones need to be realistic and demonstrate that the project can be delivered in the timeframe. Please consider these milestones as they will determine the financial years in which any grant will be offered. Please be conservative with the time required to complete the design and approval phase of the project prior to going to tender.

Task	Date
Attainment of all required approvals	February 2022
Preparation of tender/quotes for the major works contract	February 2022
Issuing of tender for major works	June 2022
Signing of major works contract	June 2022
Site works commence	October 2022
Construction of project starts	October 2022
Project 50% complete	December 2022
Project Completed	March 2023
Project hand over and acquittal	April 2023

23. **Are there any operational constraints that would impact on the construction phase of your project?** (such as your sporting season or major annual event, i.e. if your sport is a winter sport, when will the project commence to ensure that inclement weather does not hinder progress) – provide details. Projects that are delayed due to undeclared known constraints are not eligible for a deferral.
- Ideally, the construction phase of this project would commence after the 2022 winter football season (October 2022).

24	<b>How many construction and/or ongoing jobs will your project create?</b> <i>(Only applicable if your project is over \$1 million)</i>
	10

### GST

Grant payments are payable to the applicant/grantee only. This may have taxation implications for grantees. If grantees wish specific advice relating to their grant, this can be obtained from the Australian Taxation Office (ATO). Please note depending upon the value of the project and/or grant, the ATO may require an organisation be registered for GST. If the applicant is registered for GST, the grant is grossed up with the GST amount.

### PRIVACY STATEMENT AND STATEMENT OF DISCLOSURE

The Organisation acknowledges and agrees that this Application and information regarding it is subject to the *Freedom of Information Act 1992* and that the Grantor may publicly disclose information in relation to this Application, including its terms and the details of the Organisation.

Any information provided by you to DLGSC can be accessed by you during standard office hours and updated by writing to DLGSC or calling (08) 9492 9700. All information provided on this form and gathered throughout the assessment process will be stored on a database that will only be accessed by authorised departmental personnel and is subject to privacy restrictions.

DLGSC may wish to provide certain information to the media for promotional purposes. The information will only include the applicant's club name, sport, location, grant purpose and grant amount.

### APPLICANT'S CERTIFICATION

I certify that the information supplied is to the best of my knowledge, true and correct.

**Name:** Virginia Miltrup  
**Position Held:** Executive Director Community & Business Services  
City of Vincent  
**Signature:** \_\_\_\_\_  
**Date:** September 2021



### LODGEMENT OF YOUR APPLICATION

- Applications including all attachments are to be received electronically and officially submitted to [csrff@dlgsc.wa.gov.au](mailto:csrff@dlgsc.wa.gov.au) by the cut-off date. A hard copy can also be provided and should be clipped at the top left-hand corner, please do not bind.
- It is recommended that you **retain your completed application form**, including attachments for your own records and future audit purposes.
- All **attachments** and supporting documentation (see next section) should be **clearly named and identified** and submitted with the application form.
- **Applications must be submitted to your Local Government Authority** by the Local Government's advertised cut-off date to ensure inclusion at the relevant Council Meeting.

The following documentation **MUST** be included with your application. Applicants may wish to supply additional RELEVANT information.

Yes <input checked="" type="checkbox"/>	<b>Application form</b> (including any attachments).
Yes <input checked="" type="checkbox"/>	<b>Leederville Oval Master Plan Summary report</b> – refer Attachment 1
Yes <input checked="" type="checkbox"/>	<b>BEST Consultants Electrical Report Leederville Oval Floodlighting Upgrade</b> refer Attachment 2
Yes <input checked="" type="checkbox"/>	<b>Two written quotes.</b> Quantity Surveyor costs will be accepted; however the responsibility lies with the applicant to ensure the validity of the information. DLGSC accepts no responsibility for cost variations to projects that were provided a grant based on submitted Quantity Surveyor costs refer Attachment 3 – Order of Probable Costs BEST Consultants and refer Attachment 4 – Urban Lighting Group
Yes <input checked="" type="checkbox"/>	If your project involves the upgrade of an existing facility, include <b>photograph/s</b> of this facility. refer Attachment 2 - BEST Consultants Electrical Report
Yes <input checked="" type="checkbox"/>	<b>Locality map and site map</b> , including where the proposed facility is located in relation to other sport and recreation lighting infrastructure. refer Attachment 2 - BEST Consultants Electrical Report
Yes <input checked="" type="checkbox"/>	<b>Itemised project cost for components</b> and identified on the relevant quote for each (including cost escalation). Also construction signage costs if relevant. refer Attachment 3 – Order of Probable Costs BEST Consultants
Yes <input checked="" type="checkbox"/>	A <b>lighting plan</b> must be supplied showing lux, configuration and sufficient power supply – refer Attachment 2 - BEST Consultants Electrical Report and refer Attachment 4 – Urban Lighting Group
Yes <input checked="" type="checkbox"/>	<b>Formal Needs assessment*</b> refer Attachment 2 - BEST Consultants Electrical Report
Yes <input checked="" type="checkbox"/>	<b>Management plan*</b> refer Memorandum of Understanding for Use of Leederville Oval by the East Perth and Subiaco Football Clubs
Yes <input checked="" type="checkbox"/>	<b>Feasibility study*</b> refer Attachment 2 - BEST Consultants Electrical Report
Yes <input checked="" type="checkbox"/>	<b>Life Cycle Cost Analysis*</b> refer Attachment 2 - BEST Consultants Electrical Report and Attachment 5,6 & 7 BEST Consultants
Yes <input checked="" type="checkbox"/>	<b>East Perth Football Club Letter of Support</b> – refer Attachment 8
Yes <input checked="" type="checkbox"/>	<b>Subiaco Football Club Letter of Support</b> – refer Attachment 9
Yes <input checked="" type="checkbox"/>	<b>WA Football Commission Letter of Support</b> – refer Attachment 10
Yes <input checked="" type="checkbox"/>	<b>WAFW Proposal – Leederville Oval Floodlight Upgrade</b> – refer Attachment 11
Yes <input checked="" type="checkbox"/>	<b>Mayor (City of Vincent) Letter of Support</b> – refer Attachment 12
Yes <input checked="" type="checkbox"/>	<b>Joint Partnership (City, WAFW, EPFC &amp; SFC) for Leederville Oval</b> – refer Attachment 13
Yes <input checked="" type="checkbox"/>	<b>Written confirmation of financial commitments</b> from other sources including copies of <b>council minutes</b> . (If a club is contributing financially then evidence of their cash at hand must be provided). refer Attachment 14 – EPFC & SFC confirmation of financial contribution

\*Only essential for requests where the total project cost exceeds \$500,000

**Your application will be considered not eligible if:**

- You have not discussed your project with the Department of Local Government, Sport and Cultural Industries and your State Sporting Association.
- You do not meet the eligibility criteria for the grant category to which you are applying.
- You have not included with your application all the relevant required supporting documentation. There is no onus on department staff to pursue missing documentation.
- Applicants/projects that have received a CSRFF or CNLP grant in the past and have not satisfactorily acquitted that grant. In some cases this may apply to localities where other significant projects have not been progressed or have not completed a previous project in accordance with the conditions of the grant provided. An assessment will be made and if no physical progress has occurred, new applications may not be recommended.
- It is not on the 2022/23 CNLP application form.
- The project for which the application is made is specifically excluded from receiving CNLP support.

**DEVELOPMENT BONUS APPLICANTS ONLY**

If you applied for a CNLP grant for more than one third of the cost of the project, please provide evidence of meeting at least one of the following criteria.

**You MUST contact your local DLGSC office to determine eligibility before applying.**

Category		Details
Geographical location	<input type="checkbox"/> Regional/Remote location <input type="checkbox"/> Growth Local Government	
Co-location	<input type="checkbox"/> New <input type="checkbox"/> Existing	
Sustainability initiative	<input type="checkbox"/> Energy reduction <input type="checkbox"/> Other	
Increased participation	<input type="checkbox"/> New participants <input type="checkbox"/> Existing participants – higher level <input type="checkbox"/> Special interest <input type="checkbox"/> Other	

## PROJECT BUDGET

## ESTIMATED EXPENDITURE

Please itemise the components of your project in the table below, indicating their cost and which quote or part of quote was used to estimate this. Quantity Surveyor costs will be accepted however the responsibility lies with the applicant to ensure the validity of the information. A contingency allowance is considered an acceptable component. *PLEASE ITEMISE BY COMPONENT (e.g. floodlighting, power upgrade, additional lights to make it 100 lux) rather than materials (electrician, poles, lights, finishings).*

Project Description (detailed breakdown of project to be supplied)	Quantity	\$ Labour Cost (ex GST)	\$ Material Cost (ex GST)	\$ Total Cost (ex GST)	\$ Total Cost (inc GST)	Quote Used (list company name and quote no)
<b>Option No 4 - 500 Lux LED Solution.</b>						<b>BEST Consultants</b>
Conduits and pits	0	0	0	0	0	BEST Consultants
Modification to the existing pole enclosures	5	7,500	7,500	15,000	16,500	BEST Consultants
Modification to the existing switchboards	0	0	0	0	0	BEST Consultants
Main Switchboard modifications control C-Bus \ DALI \ DMX wiring	5	7,500	17,500	25,000	27,500	BEST Consultants
Pole Concrete and piles around the existing poles	5	17,500	42,500	60,000	66,000	BEST Consultants
Boom lift hire	5	7,500	12,500	20,000	22,000	BEST Consultants
New pole and footings (500lux)	5	25,000	350,000	375,000	412,500	BEST Consultants
Headframe for lights (500lux)	5	12,500	22,500	35,000	38,500	BEST Consultants
Headframe crane hire (500lux)	5	12,500	22,500	35,000	38,500	BEST Consultants
LED lights (500Lux) including control switchboard at the base of the pole.	110	71,500	385,000	456,500	502,150	BEST Consultants
Demolition Services	1	1,000	1,000	2,000	2,200	BEST Consultants
AS Constructed & Manuals	1	500	500	1,000	1,100	BEST Consultants
Site Establishment cost	1	1,500	1,500	3,000	3,300	BEST Consultants
Warranty	1	750	4,500	5,250	5,775	BEST Consultants
<b>Donated materials (Cost breakdown must be attached)</b>	0	0	0	0	0	

Volunteer Labour (Cost breakdown must be attached)	0	0	0	0	0	
Sub Total		165,250	867,500	\$1,032,750	\$1,136,025	BEST Consultants
Cost escalation						<i>Please explain amount used</i>
a) Total project expenditure				\$1,032,750	\$1,136,025	BEST Consultants

- At least **two written quotes** are required for each component.
  - refer Attachment 3 – Order of Probable Costs BEST Consultants and refer Attachment 4 – Urban Lighting Group
- Please ensure that the power supply is sufficient and no upgrade will be required. If upgrade is required and not budgeted for, the grant will immediately be withdrawn. A **lighting plan** must be supplied showing lux and configuration.
- Projects that do not meet **Australian Standards** are ineligible for funding.

## PROJECT FUNDING

Source of funding	\$Amount ex GST	\$ Amount inc GST		Funding confirmed Y / N	Comments to support claim (please attach relevant support)
Local government	344,250	378,675	LGA cash and in-kind	YES	Approved in City of Vincent 2021/22 FY Budget
Applicant cash	0	0			
Volunteer labour	0	0			
Donated materials	0	0			
Other State Government funding	0	0			
Federal Government funding	0	0			
Other funding – to be listed	344,250	378,675	East Perth Football Club & Subiaco Football Club	YES	Both Clubs have confirmed in writing of their respective financial commitment – <a href="#">refer Attachment 14</a>
CNLP request (No Development Bonus)	344,250	378,675	up to 1/3 project cost	NO	
or CNLP request (Development Bonus)	0	0	Up to ½ project cost	NO	
<b>b) Total project funding</b>	<b>\$1,032,750</b>	<b>\$1,136,025</b>	<i>This should equal project expenditure as listed on the previous page</i>		

**REQUIRED:** If the funding approved is less than funding requested for this project, or the project is more expensive than indicated, where would the extra funds be sourced from? Is this funding confirmed? If the project scope would be reduced, which components would be revisited?

City of Vincent, East Perth Football Club and Subiaco Football Club have confirmed funding.  
The project scope can not be reduced as Leederville Oval requires 500 lux LED lighting.

## GST

Grant payments are payable to the applicant/grantee only. This may have taxation implications for grantees. If grantees wish specific advice relating to their grant, this can be obtained from the Australian Taxation Office (ATO). Please note depending upon the value of the project and/or grant, the ATO may require an organisation be registered for GST. If the applicant is registered for GST, the grant is grossed up with the GST amount.

### PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

<b>Name of Local Government Authority:</b> City of Vincent
<b>Name of Applicant:</b> City of Vincent

Note: The applicant's name cannot be changed once the application is lodged at DLGSC.

#### Section A

The CNLP principles have been considered and the following assessment is provided:  
(Please include below your assessment of how the applicant has addressed the following criteria)

##### All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Section B

Priority ranking of no of applications received	ONE (1) of TWO (2) applications received
Is this project consistent with the	Yes <input checked="" type="checkbox"/> Local Plan    Yes <input checked="" type="checkbox"/> Regional Plan
Have all planning and building approvals been given for this project?	N/A
If no, what approvals are still outstanding?	N/A

##### Project Rating (Please tick the most appropriate box to describe the project)

- A      Well planned and needed by municipality Yes ☒
- B      Well planned and needed by applicant
- C      Needed by municipality, more planning required
- D      Needed by applicant, more planning required
- E      Idea has merit, more planning work needed
- F      Not recommended



*Please complete the questions attached. This assessment is an important part of the CNLP process and your answers to these questions assist the committee make their recommendations, even if you are the applicant. Please provide a summary of any attachments in your assessment, rather than referring to attachments or external documents such as Council Minutes.*

- 1. Please confirm your contribution to the project, whether it has been formally approved (including financial year for which it is approved) and any conditions on the funding. If no funding has been provided, why not?**

The City of Vincent has formally approved this financial year 2021/22 to financially contribute one third of this project. However this can be deferred until next financial year 2022/23 to align with this grant terms and conditions. This is conditional on being successful with this grant and that DLGSCI also financial contribute up to one third.

- 2. A) If a community group application: Do you believe the project is financially viable, including the applicant's ability to provide upfront contributions, ongoing payments and contributions to an asset replacement fund. Does council commit to underwriting any shortfalls as the ultimate asset owner?**

**B) If a council application: Is Council fully aware of the ongoing cost of operating and maintaining this facility and does your organisation have the capacity to service it into the future? How are the user groups contributing to the ongoing cost of operating the facility?**

YES, Council is fully aware of the ongoing cost of operating and maintaining the new floodlights at Leederville Oval. East Perth Football Club, Subiaco Football Club and the City of Vincent will share the ongoing cost of operating the floodlights as per our existing Lease and Memorandum of Understanding for Use of Leederville Oval by the East Perth and Subiaco Football Clubs.

- 3. Please provide any additional comments regarding this applications merit against the assessment criteria to support your project rating and ranking.**

The City of Vincent are fully committed towards the Leederville Oval Floodlight Upgrade project, as is evident via the already committed investment into previous bodies of work and established partnerships (with WA Football Commission, Subiaco Football Club & East Perth Football Club) as demonstrated in the following Attachments:

- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

**Signed:**

**Position:**

**Date:**

**Virginia Miltrup**

**Executive Director Community &  
Business Services  
City of Vincent**

Applications for CNLP funding must be submitted to the Department of Local Government, Sport and Cultural Industries by **4pm on 30 September 2021**. Late applications cannot be accepted in any circumstances.

**DLGSC OFFICES****PERTH OFFICE**

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GPO Box 8349  
Perth Business Centre WA 6849  
Tel: (08) 6552 9700  
[CSRFF@dlgsc.wa.gov.au](mailto:CSRFF@dlgsc.wa.gov.au)

**GASCOYNE**

15 Stuart Street  
PO Box 140  
Carnarvon WA 6701  
Tel: (08) 9941 0900  
[Gascoyne@dlgsc.wa.gov.au](mailto:Gascoyne@dlgsc.wa.gov.au)

**GOLDFIELDS**

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PO Box 1036  
Kalgoorlie WA 6430  
Tel: (08) 9022 5800  
[goldfields@dlgsc.wa.gov.au](mailto:goldfields@dlgsc.wa.gov.au)

**GREAT SOUTHERN**

22 Collie Street  
Albany WA 6330  
Tel: (08) 9892 0100  
[greatsouthern@dlgsc.wa.gov.au](mailto:greatsouthern@dlgsc.wa.gov.au)

**MID-WEST**

Level 1, 268-270  
Foreshore Drive  
PO Box 135  
Geraldton WA 6531  
Tel: (08) 9956 2100  
[midwest@dlgsc.wa.gov.au](mailto:midwest@dlgsc.wa.gov.au)

**KIMBERLEY – Broome**

Unit 2B, 23 Coghlan Street  
PO Box 1476  
Broome WA 6725  
Telephone (08) 9195 5749  
Mobile 0438 916 185  
[kimberley@dlgsc.wa.gov.au](mailto:kimberley@dlgsc.wa.gov.au)

**KIMBERLEY – Kununurra**

Kununurra Youth Hub  
Rod Hodnett Drive  
Kununurra WA 6743  
PO Box 1476  
Broome WA 6725  
Telephone 08 9195 5750  
[kimberley@dlgsc.wa.gov.au](mailto:kimberley@dlgsc.wa.gov.au)

**PEEL**

Suite 94  
16 Dolphin Drive  
PO Box 1445  
Mandurah WA 6210  
Tel: (08) 9550 3100  
[peel@dlgsc.wa.gov.au](mailto:peel@dlgsc.wa.gov.au)

**PILBARA**

Karratha Leisureplex  
Dampier Hwy, Karratha  
PO Box 941  
Karratha WA 6714  
Tel: (08) 9182 2100  
[pilbara@dlgsc.wa.gov.au](mailto:pilbara@dlgsc.wa.gov.au)

**SOUTH WEST**

80A Blair Street  
PO Box 2662  
Bunbury WA 6231  
Tel: (08) 9792 6900  
[southwest@dlgsc.wa.gov.au](mailto:southwest@dlgsc.wa.gov.au)

**WHEATBELT - Northam**

298 Fitzgerald Street  
PO Box 55  
Northam WA 6401  
Tel: (08) 9690 2400  
[wheatbelt@dlgsc.wa.gov.au](mailto:wheatbelt@dlgsc.wa.gov.au)

**WHEATBELT – Narrogin**

50 Clayton Road  
Narrogin WA 6312  
PO Box 55  
Northam WA 6401  
Telephone 0429 881 369  
[wheatbelt@dlgsc.wa.gov.au](mailto:wheatbelt@dlgsc.wa.gov.au)



Government of Western Australia  
Department of Local Government, Sport  
and Cultural Industries

## Office Use Only

TRIM: \_\_\_\_\_

Grant No: \_\_\_\_\_

Project Coordinator: \_\_\_\_\_

# Club Night Lights Program

## Grant Application Form

### Year 2022/23 – 2024/25 Triennium

This application form can only be used for applications to be submitted in the 2022/23 funding round. No other forms will be accepted.

**You MUST discuss your project with an officer from your nearest Department of Local Government, Sport and Cultural Industries office before completing and submitting your application. Failure to do so will render your project ineligible.**

**All applications MUST be submitted to your local government. Contact your local government to determine the cut off date for the submission of applications.**

DLGSC Contact: Mark Toomath (see confirmation email at Attachment No 1)

Date: 24/07/2021

Office: Perth

#### TYPE OF GRANT:

☒ **ANNUAL GRANT \$2,500 – \$166,666 (Up to \$250,000 with development bonus)**  
The total project cost (GST exclusive) is between \$5,000 and \$500,000.

☐ **FORWARD PLANNING GRANT \$166,667–\$1 million**  
The total project cost (GST exclusive) exceeds \$500,000.

#### Year of Claim (Applicable to forward planning grants only):

Please indicate the year that you would prefer to claim a grant, taking into account the CNLP Acquittal Requirements. Only indicate first preference for funding in 2022/23 if all planning is finalised and the project will be completed before 1 June 2023.

☒ 2022/23

☐ 2023/24

☐ 2024/25

**Would the project proceed if funding was allocated in a later year?** Yes ☐ No ☒

The project is required now. The lighting is substandard, falling well short of the required lighting level for "social" and "competition" play. A recent light audit confirmed the lighting is well below the required standard (actual average readings of 118 lux compared with the required level of 350 lux).

The metal halide lights are beyond their useful life and continuing to maintain or replace is not cost effective.

Replacing globes will not achieve the required lighting levels.

See more details of the alternatives considered at Attachment No.1.

The current lighting to the two hard courts is being provided by metal halide globes. These were installed in 2009.

The globes have needed to be replaced at increasingly shorter periods - currently every two years. Replacement is a costly exercise. Recently, two light fittings failed completely. Replacement of these two fittings cost \$3,590.

Further light failures may well occur.

An immediate upgrade to LED lighting will avoid wasting funds on costly maintenance and provide light that meets

the meet the current Australian Standards.

If yes, how would the project be impacted (e.g. – delayed etc)? N/A

**How would the resulting cost escalation be funded?** Not applicable

#### Applicant's Details:

Organisation Name:	North Perth Tennis Club Inc.				
Postal Address:	PO Box 180				
Suburb:	North Perth	State:	WA	Postcode:	6906
Street Address:	10 Farmer Street				
Suburb:	North Perth	State:	WA	Postcode:	6006

**Preferred Contact Person:**

Name:	Gary Fitzgerald	Title:	Mr
Position Held:	North Perth Tennis Club – Club Captain, NPTC Committee member		
Business Phone:		Facsimile:	
Mobile Phone:	0408 093 036	Email:	gary.fitzgerald@inet.net.au

All application correspondence will be directed to this person

**Organisation Business Details:**

Does your organisation have an ABN?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	ABN: 77705900780	
Is your organisation registered for GST?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	* Note, in order to be eligible for funding you must attach a copy of the Incorporation Certificate. LGAs exempt. (Included at Attachment No.1- Appendix D)	
Is your organisation not-for-profit?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Is your organisation incorporated?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Incorporation #: IARN:A0640005U	
Bank details:	Bank: CBA	BSB: 066118	A/c: 00912074

**Local Government Authority Details:**

LGA:	City of Vincent		
Contact:	Wayne Grimes	Title:	Mr
Position Held:	Coordinator Club Development		
Business Phone:	08 92736011	Facsimile:	
Mobile Phone:		Email:	wayne.grimes@vincent.wa.gov.au

**PROJECT DETAILS**

<b>Project Title (brief and specific):</b> North Perth Tennis Club – LED Light Replacement			
<b>Project Description:</b> Replace 10 existing 1000 W metal halide lights to two hard courts and replace with 10 LED 480 W lights. The metal halide lights are beyond their useful life. Existing poles and cabling do not need any change.			
<b>Project location:</b>	North Perth Tennis Club – 10 Farmer Street, North Perth		
<b>Land ownership:</b>	Who owns the land on which your facility will be located? City of Vincent  Lease Expiry (if applicable): In 2020 the City of Vincent adopted a revised and structured leasing and licensing framework to cover their 48 properties. The CoV is in the process of drafting a new template lease agreement and from this developing a new lease for the North Perth Tennis Club. The Framework indicates the term of the lease will be 5 years. The City has proposed an interim 3 year lease to facilitate the Club's activities pending the finalisation of the Framework document and Leases, which is acceptable to the Club.		
<b>Planning approvals</b>	Not applicable (replacement of lights only)	If no, provide the date it will be applied for:	
<b>Where applicable, has planning permission been granted? (LGA)</b>	Not applicable	___/___/___	
<b>Aboriginal Heritage Act?</b>	Not applicable	___/___/___	
<b>Department of Biodiversity, Conservation and Attractions? (Environmental, Swan River)</b>	Not applicable	___/___/___	
<b>Native Vegetation Clearing Permit?</b>	Not applicable	___/___/___	
<b>Please list any other approvals that are required?</b>	Not applicable	___/___/___	

**What discussions have been held with adjoining local authorities?**

Not applicable. This application is for the replacement of lights only and does not impact adjoining local authorities.

**Approximate distance from proposed project to nearest adjoining council boundary:** 0.5 km (see location map at Attachment No. 1).

**Have you discussed this project with Department of Infrastructure and Regional Development (Federal Government)?** No, not applicable.

**If so, are you seeking funding from them?** No, not applicable.

Contact: n/a

**How will your project increase physical activity?**

LED lighting will provide lighting to the required lighting levels (current lighting is on average 118 lux – required lighting level is 350 lux) which will draw more people to the club as club members and hirers of the courts. Our current metal halide lights take approximately 12 minutes to warm up and restrike after turning off. Metal halide lights are costlier to maintain and replace. The LED lighting will have a 50,000-hour life expectancy (20+ years). This should result in lower costs to club members and hirers which will in turn draw more people to the club.

More people at the club – more physical activity.

Tennis West advise that 54% of national court bookings occur after 17.00 – showing a changing trend in evening use. This project will cater for this growing demand, with lights that are suitable. Currently the lux levels are so low that it will be impacting the number of court hirers due to poor provision and especially if they also suffer with their vision. An increase in the lux levels and quality provision offers the opportunity for more players to start and return to tennis.



**Do you share your facility with other groups?** Yes If so, who:

1. Tennis Coach – PlayTennis has a coaching contract with the Club. The nominated coach is Kuni Hitomase,
2. Tennis West Pennant Competitions (summer and winter) 8 teams, average 6 people per team, 48 players.
3. The Clubrooms are available for hire. One hirer has been hiring the room on a fortnightly basis for 15 years.

List up to three sport and recreation activities which will **directly benefit** from your proposal. Please indicate the approximate % usage of the facility (or part of the facility relating to this proposal).

Sport/community organisation	% use of the facility	Hours per week
Tennis court hire (night)	57%	5.8
Tennis coaching (night)	23%	2.3
Tennis community programs, social and Pennant Tennis (nights)	20%	2.1

Activity/sport **capitated membership** numbers over the past three years relevant to your project. For example, if a bowls project, golf members not relevant; **Social membership numbers not applicable**.

Note: if membership is not applicable, ie recreation facility or aquatic centre, please enter the number of users of the facility with evidence of how you arrived at the figure.

2018/19	87 Members*	2019/20	84 members*	2020/21	95 members*
---------	-------------	---------	-------------	---------	-------------

\* These are memberships numbers only. Members use the grass courts (6) and hardcourts (2). Hirers use the hardcourts (2) only. Night-time use is captured in the table above. Day time use is in addition to the numbers and percentages above.

State Sporting Associations are involved in the assessment of applications and may be able to provide valuable information when planning your project, particularly in relation to technical design issues. They should be consulted as part of the application process. A complete list of State Sporting Associations and their contact details are available on the departments website: <https://www.dlgsc.wa.gov.au/sport-and-recreation/state-sporting-associations>

<b>What is the name of the State Sporting Association for your activity/sport?</b>	
Tennis West	
<b>Have you discussed your project with your State Sporting Association?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Contact Name: Charlotte King (See Appendix E)	Date of contact: 13 July 2021

## PLANNING

You need to demonstrate that you have undertaken an appropriate level of planning for your project. Questions 1 – 24 must be completed for all applications. Forward Planning grant applications must complete all the questions in detail. Annual grant applications must provide responses where appropriate and relative to the project.

Attach your responses (in numerical order) to the application form. If you believe that you have a valid reason for answering in the negative to a question please detail that reason.

Ensure that you have addressed the Key Principles of Facility Provision as they apply to your project. Questions 1 to 24 below relate directly to these principles.

You are expected to provide detail on the planning, management and financial viability of your project. Where research findings are used to justify a project a range of research techniques should be evident in the methodology used. When using comparative analysis local conditions must be considered.

All assumptions must be clearly stated. Please do not solely refer to attachments in the answers below – please summarise the content in the section provided.



1.	<p><b>When did you complete your needs assessment?</b> (This is a formal analysis required for projects over \$500,000).</p> <p>No formal needs assessment has been undertaken however a detailed assessment is provided at Attachment No 1 – Appendix J.</p> <p>This assessment has focused on the following key areas:          Diminishing lighting levels within the playing area and          Escalating maintenance costs.</p> <p>Further we have considered the feasibility of upgrading the current installed luminaires to a more modern technology i.e. LEDs and in doing so have considered the following:          Proposed LED lighting design,          LED luminaires and associated installation quotes,          Reuse of existing infrastructure; specifically lighting poles and electrical equipment and cabling,          and          Ongoing operational (power) costs.</p>
	<p><b>How has the need for your project been identified and assessed?</b></p> <p>This is provided at Attachment No. 1 – Appendices J, K and L.</p>
	<p><b>Is the need or a part of the need that you have identified already being catered for?</b></p> <p>No.</p>
2.	<p><b>Have you undertaken a feasibility study?</b> (must be included with Forward Planning applications).</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The Feasibility Study is provided at Attachment No. 1 – Appendices J, K and L.</p>
	<p><b>If not, how have you assessed the feasibility of your project?</b></p>
3.	<p><b>What alternatives were considered and why were they rejected?</b> (This should include a 'do nothing' option)</p> <p>See Attachment No.1.</p> <p><b>Did you consider sharing with another group?</b> (Please detail).</p> <p>Not applicable. This is an upgrade project only.</p> <p><b>Did you consider the whole of life cost when assessing the viability of these options to ensure that the preferred project was both affordable and cost-effective?</b> (Please detail).</p> <p>Yes, the whole of life cost is addressed at Attachment No. 1 – Appendices J and L.</p>

4.	<ul style="list-style-type: none"> <li>• <b>Club's strategic plan or development plan?</b> Provided at Attachment No. 1.</li> <li>• <b>State Sporting Association's strategic or development plan?</b> Tennis West endorsed the "Tennis West Strategic Facilities Plan (a roadmap for the future of Tennis facilities – 2018 and beyond". The Plan provides clear direction and priorities for the future of planning and development of tennis facilities in WA.  NPTC is located in a high density area. The Plan advises that "no evidence of oversupply was identified" and furthermore states "the Perth and Peel areas are projected to grow to over 3.5 million by 2050 (an increase of almost 70% on the current population)".  A key objective included in the plan is "Floodlight installation and retrofitting" – This project is a "retrofitting" project and meets the Tennis West plan guidelines.</li> <li>• <b>Local authority's strategic or development plan?</b> Unknown, as there is currently no City of Vincent masterplan for the site and the future direction that will be achieved through the City's Sport and Recreation Facilities Plan is currently being determined and drafted.</li> </ul>
5.	<p><b>What impact is your project likely to have on other facilities and services in your local and regional area?</b></p> <p>There is nil impact on other facilities and services in your local region. This is an upgrade of the existing lighting from metal halide, which is beyond its useful life, to LED lighting.</p>
6.	<p><b>Is your facility multi-purpose</b> (i.e. caters for a variety of activities at one time)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>The hard-court tennis courts cater for tennis only. The Tennis clubhouse and tennis surrounds cater for other community uses.</p> <p><b>If so, does it service more than one LGA?</b></p> <p>Not applicable.</p>
	<p><b>Site and locality maps should be included with all applications outlining where the proposed facility is located in relation to other sport and recreation infrastructure (where applicable).</b></p> <p>The site and locality maps are provided in Attachment No. 1</p>
7.	<p><b>Describe the consultation process undertaken for the project. For example, have you invited public submissions, conducted a survey, held stakeholder or public forums etc.:</b></p> <p>As detailed at Question 3 the main issue with the any new lighting design and installation is meeting the requirements of the updated Australian Standards – in particular limiting the light spill to adjacent dwellings to 10 Lux. The challenge was the northern residence at 8 Mignonette Street, with the house being 1.0 m from the fence line of the court.</p> <p>We met with the owner of this residence who indicated the light spill from the existing metal halide lights was obtrusive. He would require the replacement light to fully comply with the Australian Standards. The proposed lighting design complies. Provided at Attachment No. 1 – Appendix A. The light spill has not impacted the residences to the west of the tennis courts and the replacement lights comply with the Australian Standards.</p> <p>The lights currently have a night curfew switch which turns off the lights at 10.30 pm. This mechanism will remain in place with the replacement lights. No other community members or stakeholders are impacted by the LED replacement.</p>

A range of resources regarding the development of sporting facilities are available on the website. DLGSC's Decision-Making Guide for Community Facilities and Services is useful to assist in determining the need for, and feasibility of, community and recreation services. The Guide is designed in such a way that it can be entered at any point in the planning process and used by planners for user groups with a range of skills and experiences.

### MANAGEMENT

8.	<b>Have you developed a management plan for your facility?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Please attach a copy with this application.  <a href="#">Provided at Attachment No. 1.</a>	
	<b>If not, please explain how you plan to address management issues i.e. attracting new members, maintenance and repairs, replacement of broken or stolen items and/or raise sufficient revenue to cover operating costs?</b> An asset management plan detailing provisions for life of asset costs should be provided for projects over \$500,000.	
9.	<b>How have you catered for management needs in your design (if required)?</b>  <a href="#">Provided at Attachment No. 1.</a>	
10.	<b>Was an experienced facility manager, builder or technical expert involved in planning the design of your project?</b> Please outline their experience.  <a href="#">Provided at Attachment No. 1.</a>	
11.	<b>If you propose to share a facility, have other groups been asked what features they need?</b> List these needs and describe how they will be accommodated, either through your project's location, design or the way in which it will be managed.  <a href="#">Not applicable. This is a tennis specific project which will be used by NPTC members, tennis coaches, Tennis West pennant teams and hirers.</a>	
12.	<b>Have you considered:</b>	
	<ul style="list-style-type: none"> <li>access for low income earners</li> </ul>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <a href="#">The new LED should result in lower running and maintenance costs and higher usage which will all drive lower fees.</a>
	<ul style="list-style-type: none"> <li>access for people with a disability</li> </ul>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <a href="#">The new LED lights will greatly improve the lux levels. Currently the lux levels are so low (below both Social and Competition play standards) that it impacts the number of court hirers due to poor provision and especially if they also suffer with their vision. The existing infrastructure already caters for access for people with a disability.</a>
	<ul style="list-style-type: none"> <li>access for seniors</li> </ul>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <a href="#">The existing infrastructure already caters for access for seniors.</a>
	<ul style="list-style-type: none"> <li>access on a casual and short-term basis</li> </ul>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <a href="#">The existing infrastructure already caters for access for club members and hirers of the hard courts including an online booking system.</a>
	<ul style="list-style-type: none"> <li>Please attach a copy of the proposed fee structure.</li> </ul>	<a href="#">The proposed fee structure is provided in Attachment No.1</a>
	Please attach a copy of the proposed fee structure. <a href="#">The proposed fee structure is provided at Attachment No. 1.</a>	<a href="#">Hard Court Hire costs for night play are currently as follows:-          Members: \$15 per 90 minutes          Non-Member court hirers: \$25 per 90 minutes</a>

## DESIGN

Grant applications are required to provide a locality map ([Attachment No.1](#)), site map ([Attachment No.1](#)), and lighting plans ([Attachment No.1 Appendix A](#)). Plans are to be submitted in **A3 digital format**.

13.	<p><b>Have you written a design brief for your project?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, please respond to the following points:</p> <p>The Design Brief is included in Attachment No.1 Appendix B.</p>
	<p><b>Describe the process used to obtain an estimate of construction cost.</b></p> <p>There are two parts to the cost estimate for the project:</p> <ol style="list-style-type: none"> <li>1. LED lighting design and supply of the LED lights. The Design Brief was written, design solutions sought from 6 designers, designs evaluated for compliance (only one design solution was compliant) and a quotation sought. The quotation was evaluated and included in the cost estimate.</li> <li>2. Installation of the LED lights to the existing infrastructure. A request for quotation was sought from a number of electrical/lighting subcontractors. The quotations were evaluated and the lowest tender included in the cost estimate.</li> </ol>
	<p>An estimate from a qualified consultant in the building industry (e.g. architect, quantity surveyor, builder, engineer, etc.) must be provided with your application.</p> <p>The cost estimate for this project is included at Attachment No. 1 –Appendix N. This estimate has been provided by and signed by a Registered Architect.</p>
14.	<p><b>What design features will allow your facility to meet changing needs over time?</b></p> <p>The proposed LED light has a 50,000 life expectancy (30+ years), interchangeable lenses, Multiple beam angles: 30 - 110 degrees, versatile multi-voltage AC 230 DC 24 -48, 3000K to 5700K colour, multiple bracket options and spill shields for light control. These features are likely to future proof the lighting solution over the next 30+ years.</p>
	<p><b>Is your current proposal likely to limit any future development on your site?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, how?</p>
15.	<p><b>How have you determined the most appropriate technical specification?</b></p> <p>The Design Brief (Attachment No. 1 – Appendix B), includes the performance specification and the current Australian Standards. This was written by Brian Lloyd from MO Consultants Pty Ltd. Brian's CV is provided (see Attachment No. 1 – Appendix C).</p>
	<p><b>Do they meet Australian Design Standards for your sport or recreation needs?</b> This will be an assessment factor. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Yes – see Australian Standards listed below, and in the Design Brief (Attachment No. 1 - Appendix B) and the Detailed Lighting Design Attachment No. 1 - Appendix A).</p>

	<p>Please refer to DLGSC's Asset Management Guide on the website for a list of common standards and <b>note that projects that do not meet Australian Design Standards are ineligible for funding.</b></p> <p>The proposed Lighting design (Attachment No.1 – Appendix A), meets the Design Brief (Attachment No. 1 – Appendix B) and specifically meets current Australian Standards for lighting;</p> <ul style="list-style-type: none"> <li>AS 3000 Australian Wiring Rules.</li> <li>AS 2560.1 Sports Lighting - General Principles.</li> <li>AS 2560.2.1 Sports Lighting - Specific Applications - Lighting for Outdoor Tennis.</li> <li>AS 4282 Control of the Obtrusive Effects of Outdoor Lighting.</li> <li>AS/NZ 60598.1 Luminaires – General Requirements.</li> <li>AS/NZ 60598.2.5 Luminaires – Particular Requirements – Floodlights.</li> </ul>
16.	<p><b>What energy efficient products or design considerations will be included in your facility or project.</b></p> <p>It is expected that the lighting will be LED as standard. <b>Complies</b></p> <p>The lighting solution replaces metal halide lights with LED lights. The energy efficiency and resultant cost saving in changing to LED lighting is provided at Attachment No. 1 - Appendices J and L.</p>
17.	<p><b>Have you determined whether there is a need to upgrade your power supply?</b> If so, is this allowed for in your application?</p> <p>The assessment of the need to upgrade the existing power supply for the proposed LED light fitting has been undertaken. <b>No</b> upgrade is required. Written confirmation of this is provided at Attachment No. 1 – Appendix J.</p> <p>Also included is confirmation by a Certified Engineer, that no upgrade is required to the poles, outreach arms or foundations, for the proposed change of light fitting.</p>

### FINANCIAL VIABILITY

It is understood that some facilities will operate at a loss. It is not necessary to suggest that all facilities will break even or make a profit. The intent of this assessment is to be sure that applicants have a realistic understanding of the impact of their project on the operational budget, membership costs or entry fees and an appreciation of the funding requirements over the life of the facility.

18.	<p><b>Have you applied a Life Cycle Cost Analysis to your project?</b> This is mandatory for projects that have a total project cost over \$500,000. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>DLGSC's Life Cycle Cost Guidelines are available on the website. Developing a life cycle cost approach when considering your project's parameters will assist to make effective financial, economic and operationally sustainable decisions. Applicants may use alternative computer programs to demonstrate compliance.</p> <p>A Life Cycle Cost Analysis is provided at Attachment No. 1 – Appendices J and L.</p>
19.	<p><b>Is your organisation able to meet the ongoing operating costs of your project?</b> (e.g. wages, power) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The Club has significant cash reserves and prepares an annual budget factoring in all fixed operating costs plus provisions for court resurfacing and general maintenance. The Club has a long record of prudent financial management and strong governance measures in place at the operating committee level.</p>



	<p>For <b>Annual Grant applications</b> please attach a projected income and expenditure statement for the first year of operation, detailing operating costs, and user fees.</p> <p><a href="#">Refer to Appendix P – Hardcourts Forecast Income &amp; Expenditure Statement</a></p>
	<p><b>Forward Planning applications</b> are to provide income and expenditure statements for the first three years of operation, and include an assessment of the potential impact on the project of social trends, competition, the strategic plans of neighboring local authorities and other factors.</p> <p>Applicants are to consider the financial impact the development of the project will have on existing facilities within the identified catchment area. Applications to include details of a number of scenarios related to projected income and expenditure. This type of sensitivity analysis based on worst, average, and best-case performance should be used to inform proponents of the project development to the variables and consequent implications. A list of assumptions should be included with all analyses.</p> <p><b>Attach your audited income and expenditure statements for the last three years (LGAs exempted).</b></p> <p><a href="#">Refer to Appendix Q - Financial Statements – Balance Sheet and Income &amp; Expenditure Statement</a></p>
20.	<p><b>Who will be responsible for any operational costs and how will it be funded (include evidence as required)?</b></p> <p>The Club's operating costs are overseen by our Club Treasurer who has been in that role for approximately 25 years and thus has an excellent understanding of the Club's finances. Our hardcourts usage and direct costs have been self-funded via coaching and court hire charges received by the Club.</p> <p><a href="#">The attached Hardcourt's Income &amp; Expenditure statement confirms this position.</a></p>
21.	<p><b><u>WHERE A CLUB/ASSOCIATION IS THE APPLICANT</u></b></p> <p><b>Will a formal Asset Replacement Fund be created to ensure the ongoing maintenance of the facility?</b></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Currently the NPTC has provisions for:</p> <ol style="list-style-type: none"> <li>1. Harcourt Resurfacing and</li> <li>2. General Maintenance.</li> </ol> <p>A separate Provision will be provided for LED maintenance and replacement.</p> <p><b>If yes, how have you determined the required annual contributions? If no, why not?</b></p> <p>Yes – A new provision for LED maintenance costs and end of life replacement cost will be included in the annual financial statement commencing from the year after installation and commissioning. A 33 year life timeframe will be used for the LEDs capital replacement based upon our independent engineer's report that has been attached as an appendix to this application.</p> <p><b>Where the facility is owned by an LGA, how will the funds be accounted for and what agreement exists with the council?</b></p> <p>The facility is owned by the CoV. The CoV does not require the NPTC to have funds deposited in a CoV "Sinking Fund" for any maintenance/replacement items. In fact, in 2018 the CoV returned the monies in the Hard Court Replacement sinking fund to NPTC to self manage the fund.</p> <p>NPTC is required to submit yearly financial statements include in a "Health Check" on the Club's performance.</p>



<p><b><u>WHERE A LGA IS THE APPLICANT</u></b></p> <p><b>Will a formal Asset Replacement Fund be created to ensure the ongoing maintenance of the facility?</b>          Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p><b>Will the facility be listed in your Council's Asset Management Plan and has Council accepted the ongoing cost of maintaining the asset?</b>          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p><b>Comments:</b> The Club is responsible for the maintaining the asset, as has always been the case, and it has always met these responsibilities and will do in the future as outlined elsewhere.</p>
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### PROJECT DELIVERY

22.	<p><b>Please indicate key milestones of your project.</b>          The key milestones need to be realistic and demonstrate that the project can be delivered in the timeframe. Please consider these milestones as they will determine the financial years in which any grant will be offered. Please be conservative with the time required to complete the design and approval phase of the project prior to going to tender.</p>
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Task	Date
Attainment of all required approvals - Final lighting design and approval by CoV	1 June 2022
Preparation of tender/quotes for the major works contract 1. Supply of light fittings and 2. Install the light fittings	1 April 2022
Issuing of tender for major works	1 May 2022
Signing of major works contract	15 June 2022
Site works commence	1 July 2022
Construction of project starts	1 July 2022
Project 50% complete	15 July 2022
Project Completed	31 July 2022
Project hand over and acquittal	31 July 2022

23.	<p><b>Are there any operational constraints that would impact on the construction phase of your project?</b> (such as your sporting season or major annual event, i.e. if your sport is a winter sport, when will the project commence to ensure that inclement weather does not hinder progress) – provide details. Projects that are delayed due to undeclared known constraints are not eligible for a deferral.</p> <p>No, once the dates are known for the installation of the lights, court hire and general usage can be blocked out in the booking system.</p> <p>Pennant play can be changed to other venues if required.</p>
24	<p><b>How many construction and/or ongoing jobs will your project create?</b> (Only applicable if your project is over \$1 million)</p> <p>Not applicable</p>

## GST

Grant payments are payable to the applicant/grantee only. This may have taxation implications for grantees. If grantees wish specific advice relating to their grant, this can be obtained from the Australian Taxation Office (ATO). Please note depending upon the value of the project and/or grant, the ATO may require an organisation be registered for GST. If the applicant is registered for GST, the grant is grossed up with the GST amount.

## PRIVACY STATEMENT AND STATEMENT OF DISCLOSURE

The Organisation acknowledges and agrees that this Application and information regarding it is subject to the *Freedom of Information Act 1992* and that the Grantor may publicly disclose information in relation to this Application, including its terms and the details of the Organisation.

Any information provided by you to DLGSC can be accessed by you during standard office hours and updated by writing to DLGSC or calling (08) 9492 9700. All information provided on this form and gathered throughout the assessment process will be stored on a database that will only be accessed by authorised departmental personnel and is subject to privacy restrictions.

DLGSC may wish to provide certain information to the media for promotional purposes. The information will only include the applicant's club name, sport, location, grant purpose and grant amount.

## APPLICANT'S CERTIFICATION

I certify that the information supplied is to the best of my knowledge, true and correct.

**Name:** Lyall Bear

**Position Held:** President – North Perth Tennis Club Inc.

**Signature:** 

**Date:** 29th July 2021

### LODGEMENT OF YOUR APPLICATION

- Applications including all attachments are to be received electronically and officially submitted to [csrff@dlgsc.wa.gov.au](mailto:csrff@dlgsc.wa.gov.au) by the cut-off date. A hard copy can also be provided and should be clipped at the top left-hand corner, please do not bind.
- It is recommended that you **retain your completed application form**, including attachments for your own records and future audit purposes.
- All **attachments** and supporting documentation (see next section) should be **clearly named and identified** and submitted with the application form.
- **Applications must be submitted to your Local Government Authority** by the Local Government's advertised cut-off date to ensure inclusion at the relevant Council Meeting.

The following documentation **MUST** be included with your application. Applicants may wish to supply additional RELEVANT information.

x	<b>Application form</b> (including any attachments).
x	<b>Incorporation Certificate.</b> (see <a href="#">Attachment No.1 – Appendix D</a> )
x	<b>Two written quotes.</b> Quantity Surveyor costs will be accepted; however the responsibility lies with the applicant to ensure the validity of the information. DLGSC accepts no responsibility for cost variations to projects that were provided a grant based on submitted Quantity Surveyor costs. (see <a href="#">Attachment No.1 – Appendices M and N</a> )
x	If your project involves the upgrade of an existing facility, include <b>photograph/s</b> of this facility. (see <a href="#">Attachment No. 1 –Appendix O</a> )
x	<b>Locality map and site map</b> , including where the proposed facility is located in relation to other sport and recreation lighting infrastructure. (see <a href="#">Attachment No. 1</a> )
x	<b>Income and expenditure statements</b> for the current and next financial years. (see <a href="#">Attachment No. 1 – Appendix F</a> , the Club's financial position. Our forward budget is subject to our upcoming AGM)
x	<b>Written confirmation of financial commitments</b> from other sources including copies of <b>council minutes</b> . (If a club is contributing financially then evidence of their cash at hand must be provided). ( <a href="#">Attachment No. 1 –Appendix G</a> )
x	<b>Itemised project cost for components</b> and identified on the relevant quote for each (including cost escalation). Also, construction signage costs if relevant. ( <a href="#">Attachment No. 1 –Appendix N</a> )
x	A <b>lighting plan</b> must be supplied showing lux, configuration and sufficient power supply <ul style="list-style-type: none"> <li>• The lighting design and details are provided at <a href="#">Attachment No 1 – Appendix A</a>.</li> <li>• Sufficient power supply confirmation is provided at <a href="#">Attachment No. 1 – Appendix J</a>.</li> </ul>
<input type="checkbox"/>	Formal Needs assessment* <a href="#">Provided on Grant Application Form</a>
<input type="checkbox"/>	Management plan* <a href="#">Provided on Grant Application Form</a>
<input type="checkbox"/>	Feasibility study* <a href="#">Provided at Attachment No. 1 – Appendix J</a>
<input type="checkbox"/>	Life Cycle Cost Analysis* <a href="#">Provided at Attachment No. 1 – Appendices J and L</a>

**\*Only essential for requests where the total project cost exceeds \$500,000**

**Your application will be considered not eligible if:**

- You have not discussed your project with the Department of Local Government, Sport and Cultural Industries and your State Sporting Association.
- You do not meet the eligibility criteria for the grant category to which you are applying.
- You have not included with your application all the relevant required supporting documentation. There is no onus on department staff to pursue missing documentation.
- Applicants/projects that have received a CSRFF or CNLP grant in the past and have not satisfactorily acquitted that grant. In some cases this may apply to localities where other significant projects have not been progressed or have not completed a previous project in accordance with the conditions of the grant provided. An assessment will be made and if no physical progress has occurred, new applications may not be recommended.
- It is not on the 2022/23 CNLP application form.
- The project for which the application is made is specifically excluded from receiving CNLP support.

## DEVELOPMENT BONUS APPLICANTS ONLY

If you applied for a CNLP grant for more than one third of the cost of the project, please provide evidence of meeting at least one of the following criteria.

**You MUST contact your local DLGSC office to determine eligibility before applying.**

Category		Details
Geographical location	<input type="checkbox"/> Regional/Remote location <input type="checkbox"/> Growth Local Government	
Co-location	<input type="checkbox"/> New <input type="checkbox"/> Existing	
Sustainability initiative	<input type="checkbox"/> Energy reduction <input type="checkbox"/> Other	
Increased participation	<input type="checkbox"/> New participants <input type="checkbox"/> Existing participants – higher level <input type="checkbox"/> Special interest <input type="checkbox"/> Other	

## PROJECT BUDGET

## ESTIMATED EXPENDITURE

Please itemise the components of your project in the table below, indicating their cost and which quote or part of quote was used to estimate this. Quantity Surveyor costs will be accepted however the responsibility lies with the applicant to ensure the validity of the information. A contingency allowance is considered an acceptable component. *PLEASE ITEMISE BY COMPONENT (e.g. floodlighting, power upgrade, additional lights to make it 100 lux) rather than materials (electrician, poles, lights, finishings).*

Project Description (detailed breakdown of project to be supplied)	\$ Cost ex GST	\$ Cost inc GST	Quote Used (list company name and quote no)
Design of the LED Lighting and Supply of the LED lights to upgrade the current lighting from 118 lux average to 350 lux minimum (competition standard).	\$19,660	\$21,626	IWE Quote of 8/7/20219 (included at Attachment No.1 – Appendix M)
Installation of LED Lights	\$5,005	\$5,505	NAB Quote 21/7/2021 (included at Attachment No.1 – Appendix M)
Contingency on Design of Lighting	\$983	\$1,081	5% Design growth in the final design stage
Contingency on Installation of Lighting	\$500	\$550	10 % Growth of the install price to allow for existing connection adaptors at the top of the poles which may require modification.
Donated materials (Cost breakdown must be attached)			
Volunteer Labour (Cost breakdown must be attached)			
<b>Sub Total</b>	<b>\$26,148</b>	<b>\$28,762</b>	
<b>Cost escalation</b>			<b>Please explain amount used</b>
<b>a) Total project expenditure</b>	<b>\$26,148</b>	<b>\$28,762</b>	

- At least **two written quotes** are required for each component. (Attachment No. 1 – Appendix M). **Noting that only 1 quote has been received for the Design of lighting and supply of the light fittings as there was only one design and light fitting that could meet the Design Brief. For further explanation see Attachment No. 1 Item 3 “Alternatives”.**
- Please ensure that the power supply is sufficient and no upgrade will be required. (See Attachment No 1 – Appendix J). If upgrade is required and not budgeted for, the grant will immediately be withdrawn. A **lighting plan** must be supplied showing lux and configuration. (Provided at Attachment No. 1 – Appendix A)
- Projects that do not meet **Australian Standards** are ineligible for funding.

## PROJECT FUNDING

Source of funding	\$Amount ex GST	\$ Amount inc GST		Funding confirmed Y / N	Comments to support claim (please attach relevant support)
Local government	\$8,705	\$9,575	LGA cash and in-kind		
Applicant cash	\$8,727	\$9,600	Organisation's cash	Y	
Volunteer labour			Cannot exceed applicant cash and LGA contribution – max \$50,000		
Donated materials			Cannot exceed applicant cash and LGA contribution		
Other State Government funding					
Federal Government funding					
Other funding – to be listed			Loans, sponsorship etc		
CNLP request (No Development Bonus)	\$8,716	\$9,587	up to 1/3 project cost	N	
or CNLP request (Development Bonus)			Up to 1/2 project cost	N	
<b>b) Total project funding</b>	<b>\$26,148</b>	<b>\$28,762</b>	<i>This should equal project expenditure as listed on the previous page</i>		

**REQUIRED:** If the funding approved is less than funding requested for this project, or the project is more expensive than indicated, where would the extra funds be sourced from? Is this funding confirmed? If the project scope would be reduced, which components would be revisited?

The Club has sufficient cash reserves to cover any excess costs that may arise for this project, as supported by the attached Club financial statements. There is no planned reduction of this lighting project scope as there are only two hardcourts that are both reliant upon the integrated lighting design provided.

**GST**

Grant payments are payable to the applicant/grantee only. This may have taxation implications for grantees. If grantees wish specific advice relating to their grant, this can be obtained from the Australian Taxation Office (ATO). Please note depending upon the value of the project and/or grant, the ATO may require an organisation be registered for GST. If the applicant is registered for GST, the grant is grossed up with the GST amount.



## PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

<b>Name of Local Government Authority:</b> City of Vincent
<b>Name of Applicant:</b> North Perth Tennis Club

Note: The applicant's name cannot be changed once the application is lodged at DLGSC.

### Section A

The CNLP principles have been considered and the following assessment is provided:  
(Please include below your assessment of how the applicant has addressed the following criteria)

#### All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Section B

Priority ranking of no of applications received	TWO (2) of TWO (2) applications received
Is this project consistent with the	Yes <input checked="" type="checkbox"/> Local Plan    Yes <input checked="" type="checkbox"/> Regional Plan
Have all planning and building approvals been given for this project?	N/A
If no, what approvals are still outstanding?	N/A

#### Project Rating (Please tick the most appropriate box to describe the project)

- A      Well planned and needed by municipality
- B      Well planned and needed by applicant Yes ☒
- C      Needed by municipality, more planning required
- D      Needed by applicant, more planning required
- E      Idea has merit, more planning work needed
- F      Not recommended

*Please complete the questions attached. This assessment is an important part of the CNLP process and your answers to these questions assist the committee make their recommendations, even if you are the applicant. Please provide a summary of any attachments in your assessment, rather than referring to attachments or external documents such as Council Minutes.*

1. Please confirm your contribution to the project, whether it has been formally approved (including financial year for which it is approved) and any conditions on the funding. If no funding has been provided, why not?

The City is supportive of the project and will contribute one third of the project cost upon obtaining funding from the Department of Local Government, Sport and Cultural Industries

2. A) *If a community group application: Do you believe the project is financially viable, including the applicant's ability to provide upfront contributions, ongoing payments and contributions to an asset replacement fund. Does council commit to underwriting any shortfalls as the ultimate asset owner?*

Yes, the Club is financially viable and able to fund part of the project. The club is also able to fund the ongoing maintenance and able to budget for future replacement. The Council will not commit to underwriting any shortfalls due the clubs lease requirements.

**B) *If a council application: Is Council fully aware of the ongoing cost of operating and maintaining this facility and does your organisation have the capacity to service it into the future? How are the user groups contributing to the ongoing cost of operating the facility?***

3. Please provide any additional comments regarding this applications merit against the assessment criteria to support your project rating and ranking.

This project will have a positive impact on both the City of Vincent and the local community. A sustainable upgrade to the lighting will support participation of tennis across extended hours and increase the availability of recreation of the wider demographic. The lighting upgrade will also increase the safety at the facility for users. The project will provide a long-term cost saving for both the Club and the City.

**Signed:**

**Position:**




**Date:**

**Virginia Miltrup**

**Executive Director Community &  
Business Services  
City of Vincent**

Applications for CNLP funding must be submitted to the Department of Local Government, Sport and Cultural Industries by **4pm on 30 September 2021**. Late applications cannot be accepted in any circumstances.

<b>7.4</b>	<b>AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 JULY 2021 TO 31 JULY 2021</b>
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- Attachments:**
1. **Payments by EFT and Payroll July 21** [↓](#) 
  2. **Payments by Cheque July 21** [↓](#) 
  3. **Payments by Direct Debit July 21** [↓](#) 

**RECOMMENDATION:**

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 July 2021 to 31 July 2021 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	\$4,870,208.84
Cheques	\$31,834.07
Direct debits, including credit cards	\$191,717.38
<b>Total payments for July 2021</b>	<b>\$5,093,760.29</b>

**PURPOSE OF REPORT:**

To present to Council the list of expenditure and accounts paid for the period 1 July 2021 to 31 July 2021.

**BACKGROUND:**

Council has delegated to the Chief Executive Officer (Delegation No. 2.2.18) the power to make payments from the City's Municipal and Trust funds. In accordance with *Regulation 13(1) of the Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

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

**DETAILS:**

The Schedule of Accounts paid for the period 1 July 2021 to 31 July 2021, covers the following:

<b>FUND</b>	<b>CHEQUE NUMBERS/ BATCH NUMBER</b>	<b>AMOUNT</b>
<b>Municipal Account (Attachment 1, 2 and 3)</b>		
EFT Payments	<b>2694-2703 and 2710</b>	\$3,671,987.38
Payroll by Direct Credit	<b>July 2021</b>	\$1,198,221.46
<b>Sub Total</b>		<b>\$4,870,208.84</b>
<b>Cheques</b>		
Cheques	<b>82666-82668</b>	\$31,834.07
Cancelled cheques		\$0.00
<b>Sub Total</b>		<b>\$31,834.07</b>

**Direct Debits (including Credit Cards)**

Lease Fees	\$29,064.30
Loan Repayments	\$129,365.41
Bank Charges – CBA	\$22,926.75
Credit Cards	\$10,360.92
<b>Sub Total</b>	<b>\$191,717.38</b>

**Total Payments** **\$5,093,760.29**

**CONSULTATION/ADVERTISING:**

Not applicable.

**LEGAL/POLICY:**

Regulation 12(1) and (2) of the *Local Government (Financial Management) Regulations 1996* refers, i.e.-

*“12. Payments from municipal fund or trust fund, restrictions on making*

*(1) A payment may only be made from the municipal fund or the trust fund —*

- if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
- otherwise, if the payment is authorised in advance by a resolution of Council.*

*(2) Council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to Council.”*

Regulation 13(1) and (3) of the *Local Government (Financial Management) Regulations 1996* refers, i.e.-

*“13. Lists of Accounts*

*(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared –*

- the payee’s name;*
- the amount of the payment;*
- the date of the payment; and*
- sufficient information to identify the transaction.*

*(2) A list prepared under sub regulation (1) is to be —*

- presented to Council at the next ordinary meeting of Council after the list is prepared; and*
- recorded in the minutes of that meeting.”*

**RISK MANAGEMENT IMPLICATIONS:**

Low: Management systems are in place that 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:**

Expenditure covered in this report includes various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

**PUBLIC HEALTH IMPLICATIONS:**

Expenditure covered in this report includes various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

**FINANCIAL/BUDGET IMPLICATIONS:**

All municipal fund expenditure included in the list of payments is in accordance with Council's annual budget.

Creditors Report - Payments by EFT and Payroll 01/07/21 to 31/07/21			
Date	Payee	Description	Amount
22/07/2021	A Fink	Fitness instructor fees	\$ 66.32
14/07/2021	A Ravine	Expense reimbursement - study assistance claim	\$ 1,425.00
22/07/2021	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 1,419.00
14/07/2021	Afgri Equipment Australia Pty Ltd	Plant repairs and maintenance	\$ 1,491.97
14/07/2021	Aha Consulting	Staff training - Engagement essentials	\$ 1,140.00
22/07/2021	Alinta Energy	Gas charges - various locations	\$ 137.60
14/07/2021	All Class Tiling Services	Pool retiling project - BPLC	\$ 227,689.31
22/07/2021	All Class Tiling Services	Pool retiling project - BPLC	\$ 220,637.00
14/07/2021	Allmark and Associates Pty Ltd	Plaque supplies - Avenue car park	\$ 572.00
14/07/2021	Alsco Pty Ltd	Mat supplies - BPLC	\$ 611.82
22/07/2021	Amerex Pty Ltd	Refund of infrastructure bond	\$ 1,500.00
14/07/2021	Ampol Australia Petroleum Pty Ltd	Fuel and oils	\$ 24,266.16
22/07/2021	Amy L Edwards	Reimbursement of playgroup fee	\$ 190.00
22/07/2021	Anna Cappelletta	Fitness instructor fees	\$ 2,170.00
22/07/2021	Anthea Bird	Refund of parking permit	\$ 180.00
22/07/2021	APARC	Central management system, software licensing, Ticketor enforcement, meter maintenance, sensor maintenance and credit card transactions	\$ 55,061.98
22/07/2021	Apollo Plumbing and Gas Pty Ltd	Plumbing services - various locations	\$ 2,140.00
22/07/2021	Ashley Pandey	Refund of playgroup fees	\$ 190.00
22/07/2021	Aspect Studios Pty Ltd	Design advisory meeting fee	\$ 440.00
14/07/2021	Asphalttech Pty Ltd	Asphalt supplies - various locations	\$ 104,380.91
22/07/2021	Australasian Performing Right Association Ltd	Music licence fees - various halls	\$ 1,295.13
22/07/2021	Australia Post	Postage charges	\$ 6,806.93
22/07/2021	Australia Post (Agency Commission)	Commission charges	\$ 7.74
14/07/2021	Australian HVAC Services Pty Ltd	Air conditioning maintenance and repairs - North Perth Town Hall	\$ 154.00
14/07/2021	Australian HVAC Services Pty Ltd	Air conditioning renewal - Admin (progress claim)	\$ 73,408.50
22/07/2021	Australian HVAC Services Pty Ltd	Air conditioning maintenance and repairs - various locations	\$ 1,430.00
07/07/2021	Australian Services Union	Payroll deduction	\$ 310.80
20/07/2021	Australian Services Union	Payroll deduction	\$ 284.90
23/07/2021	Australian Services Union	Payroll deduction	\$ 284.90
12/07/2021	Australian Taxation Office	Payroll deduction	\$ 209,014.00
20/07/2021	Australian Taxation Office	Payroll deduction	\$ 171,238.00
23/07/2021	Australian Taxation Office	Payroll deduction	\$ 189,151.20
14/07/2021	Autosweep WA	Hire of road sweepers - various locations	\$ 506.00
14/07/2021	Award Contracting	Locating services - various locations	\$ 6,110.50



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
14/07/2021	Bang The Table	Website appearance editing tool	\$ 1,650.00
14/07/2021	BCITF Building & Construction Industry Training	Levy collection	\$ 31,559.80
14/07/2021	BDD Australia Pty Ltd	Milk supplies - BPLC	\$ 18.67
22/07/2021	BDD Australia Pty Ltd	Milk supplies - BPLC	\$ 25.47
14/07/2021	Beaufort Street Network Inc.	Town team grants - Xero and Winter Nights	\$ 7,624.00
14/07/2021	Belgravia Health & Leisure Group Pty Ltd	Supply and install gym equipment - Loftus Recreation Centre	\$ 3,100.00
14/07/2021	Benara Nurseries	Supply of plants	\$ 2,845.57
14/07/2021	Blackwoods	Hardware supplies - Depot	\$ 669.52
14/07/2021	Bladon WA Pty Ltd	Merchandise for FOGO project	\$ 1,348.06
14/07/2021	Blue Heeler Trading	Embroidery services - BPLC	\$ 1,974.94
22/07/2021	Bobjoy Pty Ltd	Refund of infrastructure bond	\$ 750.00
14/07/2021	BOC Limited	Medical oxygen supplies and CO2 for beverage	\$ 510.01
14/07/2021	Boral Construction Materials Group Limited	Concrete supplies	\$ 1,561.23
14/07/2021	Boyan Electrical Services	Electrical services - various locations	\$ 7,165.95
22/07/2021	Brendan Lyons	Refund of planning application fee	\$ 512.00
14/07/2021	Briskleen Supplies	Toiletry and cleaning products; sanipod service - BPLC	\$ 4,016.46
22/07/2021	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 275.00
22/07/2021	Budget Rent a Car	Vehicle hire - commercial bin removal project	\$ 295.35
14/07/2021	Bunnings Trade	Hardware supplies - Depot	\$ 146.10
22/07/2021	Burdens Australia Pty Ltd	Supply of park benches	\$ 20,628.30
14/07/2021	Canon Production Printing Australia Pty Ltd	Supply of plan printer rolls	\$ 154.88
14/07/2021	Cat Haven	Cat impound fees	\$ 357.50
22/07/2021	Charmaine Amanda Magness	Fitness instructor fees	\$ 454.72
07/07/2021	Child Support Agency	Payroll deduction	\$ 941.42
20/07/2021	Child Support Agency	Payroll deduction	\$ 941.42
23/07/2021	Child Support Agency	Payroll deduction	\$ 941.42
14/07/2021	Chindarsi Architects	Design advisory consultancy fees	\$ 770.00
22/07/2021	Chindarsi Architects	Design advisory meeting and consultancy fees	\$ 440.00
22/07/2021	Chittering Valley Worm Farm	Worms and castings	\$ 340.00
14/07/2021	Christou Design Group Pty Ltd	Design advisory meeting and consultancy fees	\$ 935.00
14/07/2021	Citizens Advice Bureau of WA Inc	Mediation services 2021/22	\$ 2,200.00
22/07/2021	City Of Perth	BA archive retrievals	\$ 192.91
14/07/2021	City of Stirling	Mixed waste tipping fees	\$ 13,994.20
07/07/2021	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 865.40
20/07/2021	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 865.40
23/07/2021	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 865.40
07/07/2021	City of Vincent Staff Social Club	Payroll deduction	\$ 538.00
20/07/2021	City of Vincent Staff Social Club	Payroll deduction	\$ 548.00
23/07/2021	City of Vincent Staff Social Club	Payroll deduction	\$ 550.00

<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
14/07/2021	Civica Pty Limited	Consulting - Authority online requisitions	\$ 2,844.60
14/07/2021	Civica Pty Limited	Authority upgrade - version 7 (milestone 2)	\$ 46,871.39
14/07/2021	Cleanaway	Recycling contract - partial May and June 21	\$ 78,416.07
22/07/2021	Cleanaway	Recycling contract - partial June 21	\$ 37,699.05
22/07/2021	Cleansweep WA	Hire of road sweepers - Depot	\$ 825.00
22/07/2021	ClimateClever Pty Ltd	Data web program to monitor carbon footprint	\$ 935.00
14/07/2021	Coates Hire Operations Pty Ltd	Plant hire - Depot	\$ 420.96
14/07/2021	Cobblestone Concrete Pty Ltd	Concrete path repairs - various locations	\$ 89,978.19
14/07/2021	Colleagues Nagels	Supply of notebooks - Rangers	\$ 657.99
14/07/2021	Compu-Stor	Records digitisation and off-site storage	\$ 2,401.93
14/07/2021	Contraflow Pty Ltd	Traffic management services - various locations	\$ 183,727.92
22/07/2021	Contraflow Pty Ltd	Traffic management services - various locations	\$ 2,660.08
14/07/2021	Corsign WA Pty Ltd	Supply of bollards and mirror posts	\$ 1,224.30
15/07/2021	Cr A Castle	Council meeting fee	\$ 1,935.83
15/07/2021	Cr Ashley Wallace	Council meeting fee	\$ 1,935.83
15/07/2021	Cr D Loden	Council meeting fee	\$ 1,935.83
15/07/2021	Cr J Fotakis	Council meeting fee	\$ 1,935.83
15/07/2021	Cr J Hallett	Council meeting fee	\$ 1,935.83
15/07/2021	Cr J Topelberg	Council meeting fee	\$ 1,935.83
15/07/2021	Cr S Gontaszewski	Council meeting fee	\$ 3,255.70
15/07/2021	Cr Sally Smith	Council meeting fee	\$ 1,935.83
14/07/2021	Credit Clear Pty Ltd	Debt recovery services	\$ 64.86
14/07/2021	CSE Crosscom Pty Ltd	Cellular device tracking plan - Waste	\$ 1,386.00
14/07/2021	CSP Group Pty Ltd	Plant repairs and maintenance	\$ 130.65
14/07/2021	D B Green	Fitness instructor fees	\$ 1,421.00
22/07/2021	D Dama	Fitness instructor fees	\$ 56.84
14/07/2021	Danica Zuks Photography	Photographic services - various events	\$ 6,260.00
22/07/2021	Daniel Bullen	Fitness instructor fees	\$ 641.56
14/07/2021	Department of Mines, Industry Regulation and Safety	Building services levy collection	\$ 41,925.62
22/07/2021	Department of Transport	Vehicle ownership searches	\$ 3,797.80
07/07/2021	Depot Social Club	Payroll deduction	\$ 56.00
20/07/2021	Depot Social Club	Payroll deduction	\$ 56.00
23/07/2021	Depot Social Club	Payroll deduction	\$ 56.00
22/07/2021	Design Right Pty Ltd	Design services - various locations	\$ 4,730.00
14/07/2021	Devco Builders	Maintenance and repairs - various locations	\$ 186,337.53
22/07/2021	Devco Builders	Maintenance and repairs - various locations	\$ 7,096.87
22/07/2021	Domenico Del Borrello	Refund of infrastructure bond	\$ 2,500.00
14/07/2021	Dominic Snellgrove	Design advisory meeting fees	\$ 400.00
14/07/2021	Donegan Enterprises Pty Ltd	Playground safety inspection - Braithwaite Park (May 21)	\$ 132.00

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<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
22/07/2021	Donegan Enterprises Pty Ltd	Playground safety inspection - Braithwaite Park (June 21)	\$ 132.00
14/07/2021	Downer EDI Engineering Power Pty Ltd	Install connection to CCTV - Loftus Community Centre	\$ 4,778.40
14/07/2021	Drainflow Services Pty Ltd	Pressure jet services - Lindsay Street	\$ 1,716.00
14/07/2021	Duane Blair	Part refund of Beatty Park Leisure Centre fees	\$ 817.65
14/07/2021	Eastside Concrete Contracting	Kerbing services - various locations	\$ 4,867.13
22/07/2021	Eastside Concrete Contracting	Kerbing services - Norfolk/Raglan Road	\$ 500.50
14/07/2021	EL & RM McCain	Refund of planning application fee	\$ 320.00
22/07/2021	Element Advisory Pty Ltd	Economic study for Beatty Park 2062 project	\$ 28,578.00
14/07/2021	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance	\$ 2,061.44
22/07/2021	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance	\$ 70.75
22/07/2021	Enigin Partners Pty Ltd	Investigate electrical distribution - Depot	\$ 1,078.00
14/07/2021	Enviroblast Cannington	Pressure cleaning services	\$ 1,574.10
22/07/2021	Enviroblast Cannington	Pressure cleaning services	\$ 72.60
14/07/2021	Enzed Malaga	Plant repairs and maintenance	\$ 317.63
14/07/2021	Expo Signage and Digital Pty Ltd	Printing services - vehicle inspection books	\$ 529.10
14/07/2021	Fi's Mascot Cleaning and Repair Services	Cleaning and repair services - bin costumes for FOGO project	\$ 500.00
14/07/2021	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 18,194.94
22/07/2021	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 15,741.42
14/07/2021	Focus Networks	Manage corporate WiFi, firewall and onsite managed network support	\$ 10,712.63
22/07/2021	Focus Networks	Manage corporate WiFi, firewall and onsite managed network support	\$ 12,617.35
22/07/2021	G Edwards	Fitness instructor fees	\$ 113.68
14/07/2021	Geoff Ninnies Fong & Partners Pty Ltd	Consultancy services - filtration and tiling (BPLC)	\$ 19,406.75
14/07/2021	Geografia Pty Ltd	Spendmapp subscription and onboarding fee - monitors trends in consumer spending	\$ 6,407.50
14/07/2021	Gettin Hectic	FOGO pop up campaign - phase 1	\$ 8,659.20
22/07/2021	Gian Mario Tonossi	Refund of planning application fee	\$ 320.00
14/07/2021	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 867.00
22/07/2021	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 569.00
14/07/2021	Go Print	Print services - various departments	\$ 858.00
14/07/2021	Graffiti Force Pty Ltd	Graffiti removal services - Claisebrook Road	\$ 704.00
14/07/2021	Great Lakes Community Resources	Street goods collection services	\$ 2,179.10
22/07/2021	Green Building Council of Australia	Annual membership renewal	\$ 2,695.00
14/07/2021	Gymcare	Gym equipment repairs and maintenance - BPLC	\$ 1,294.92
14/07/2021	Hans Andresen	Banner installation - Scarborough Beach Road/Fitzgerald Street	\$ 2,618.00
22/07/2021	Happiness Co Pty Ltd	Workshop - Youth engagement summit	\$ 1,815.00
14/07/2021	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Marketing	\$ 2,352.09
07/07/2021	Health Insurance Fund of WA	Payroll deduction	\$ 268.80
20/07/2021	Health Insurance Fund of WA	Payroll deduction	\$ 268.80
23/07/2021	Health Insurance Fund of WA	Payroll deduction	\$ 178.10

<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
14/07/2021	Imagesource Digital Solutions	Printing services - BPLC	\$ 1,628.00
14/07/2021	Initial Hygiene	Sharps disposal services	\$ 812.54
14/07/2021	Innovations Catering	Catering for City events - Council and training and development	\$ 2,029.40
22/07/2021	Innovations Catering	Catering for City events - Council and seminar	\$ 1,650.00
14/07/2021	Insight Enterprises Australia Pty Ltd	Software and security licences	\$ 1,391.54
22/07/2021	Janet Verburg	Fitness instructor fees	\$ 407.36
22/07/2021	JDF Wlozny	Refund of planning application fee	\$ 295.00
22/07/2021	Jeverley de Souza	Part refund of Beatty Park Leisure Centre fees	\$ 38.20
14/07/2021	Jing Ming Guo	Refund of parking permit	\$ 180.00
14/07/2021	Joy Artists	Painting - William Street murals project	\$ 500.00
14/07/2021	K Bin Salleh	Digital artwork for vinyl wrapping on street sign poles - William Street	\$ 7,900.00
22/07/2021	K Harcus	Fitness instructor fees	\$ 300.00
14/07/2021	Karri Real Estate	Parking revenue distribution from 1 April 2021 to 30 June 2021 - 375 William Street	\$ 35,893.13
14/07/2021	KC Distributors (Aust) Pty Ltd	Supply and embroider waist bags - BPLC	\$ 495.00
30/07/2021	KJ Concha Pty Ltd ATF HODL Superannuation Fund	Superannuation	\$ 1,315.56
14/07/2021	Konica Minolta Business Solutions Australia Pty Ltd	Copy costs - various departments	\$ 408.44
14/07/2021	L R Bayliss	Crossover subsidy	\$ 490.00
22/07/2021	L Van Der Weide	Refund of playgroup fees	\$ 190.00
07/07/2021	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
20/07/2021	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
23/07/2021	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
14/07/2021	Leederville Connect	Town team grant- Leederville welcome pack	\$ 3,500.00
22/07/2021	Leederville Square Partnership	COV contribution to Leederville Laneway upgrade - balance	\$ 85,694.40
14/07/2021	Leo Heaney Pty Ltd	Street tree watering and pruning services - various locations	\$ 46,431.00
22/07/2021	Leo Heaney Pty Ltd	Street tree watering and pruning services - various locations	\$ 29,641.00
22/07/2021	Les Mills Asia Pacific	Licence fees for fitness classes	\$ 1,600.56
14/07/2021	Line Marking Specialists	Line marking services - various locations	\$ 11,894.85
22/07/2021	Line Marking Specialists	Line marking services - various locations	\$ 181.54
14/07/2021	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies - various departments	\$ 226.12
22/07/2021	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies - various departments	\$ 414.54
22/07/2021	Liveable Group Pty Ltd	Tree pruning and removal services - various locations	\$ 5,324.00
14/07/2021	Local Government Planners Association	Staff training - Incentivising quality outcomes	\$ 85.00
14/07/2021	LO-GO Appointments	Temporary staff - Building	\$ 2,269.24
22/07/2021	LO-GO Appointments	Temporary staff - various departments	\$ 5,198.98
14/07/2021	M L Humich	Fitness instructor fees	\$ 454.72
22/07/2021	M Slater	Fitness instructor fees	\$ 120.58
22/07/2021	Mahdi Zein	Refund of infrastructure bond	\$ 1,500.00
14/07/2021	Major Motors Pty Ltd	Truck repairs and maintenance	\$ 489.29

<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
22/07/2021	Major Motors Pty Ltd	Truck repairs and maintenance	\$ 990.43
14/07/2021	Manheim Pty Ltd	Towing services	\$ 236.50
14/07/2021	Marketforce Pty Ltd	Advertising services - various departments	\$ 4,663.55
22/07/2021	Marketforce Pty Ltd	Advertising services - various departments	\$ 3,697.37
22/07/2021	Matrix Traffic and Transport Data Pty Ltd	Bicycle and pedestrian data collection	\$ 7,150.00
22/07/2021	Maxima Group Training	School based trainees - Apprenticeship Cert II in business	\$ 402.12
15/07/2021	Mayor E Cole	Council meeting fee	\$ 7,875.25
14/07/2021	McLeods Barristers & Solicitors	Legal services - compliance matter	\$ 667.76
22/07/2021	Menagerie Choir	Choir - Citizenship ceremony	\$ 500.00
22/07/2021	Merielle Cooper	Part refund of Beatty Park Leisure Centre fees	\$ 244.00
14/07/2021	MessageMedia	SMS integrating for Phoenix	\$ 405.68
22/07/2021	Messages on Hold	'On hold' equipment and programming and ownership agreements	\$ 2,020.26
14/07/2021	Meter Australia Pty Ltd	Supply of paper	\$ 451.00
22/07/2021	Michael Page International Australia Pty Limited	Temporary staff - Engineering	\$ 1,879.97
14/07/2021	Mindarie Regional Council	Processable and non processable waste	\$ 139,683.83
14/07/2021	Mount Hawthorn Hub Inc	Town team grant - rebranding, website design and social media	\$ 10,736.00
14/07/2021	My Media Intelligence Pty Ltd	Annual media monitoring subscription	\$ 10,520.40
22/07/2021	N Kumar	Distribution services - 1000 Britannia Reserve lighting flyers	\$ 99.00
22/07/2021	Nao Williams	Fitness instructor fees	\$ 120.00
14/07/2021	Natural Area Holdings Pty Ltd	Weed control - Les Lilleyman Reserve	\$ 2,586.54
22/07/2021	Node1 Internet	Fixed wireless internet charges	\$ 189.00
14/07/2021	Noma Pty Ltd	Design advisory meeting and consultancy fees	\$ 990.00
22/07/2021	Noma Pty Ltd	Design advisory consultancy fee	\$ 440.00
14/07/2021	North Perth Business & Community Association Inc.	Town team grant - associated liability insurance	\$ 1,500.00
14/07/2021	North Perth Business & Community Association Inc.	Town team grant - local action plan	\$ 8,500.00
14/07/2021	Northbridge Common Incorporated	Town team grant - Celebrate Northbridge	\$ 10,000.00
14/07/2021	Northsands Resources	Construction waste disposal services and sand supplies	\$ 12,081.80
22/07/2021	Northshore Unit Inc. - SES	FESA SES contribution - 1st quarter 2022	\$ 10,705.35
14/07/2021	NovoFit WA Pty Ltd	Gym equipment repairs - BPLC	\$ 269.48
14/07/2021	Nutrien Ag Solutions Limited	Supply of weedkiller	\$ 5,456.88
14/07/2021	O Dedic	Expense reimbursement - office cleaning supplies	\$ 70.00
22/07/2021	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 2,671.74
14/07/2021	Orbit Health & Fitness Solutions Pty Ltd	Gym equipment supplies - BPLC	\$ 319.00
14/07/2021	Oswald Homes	Refund of planning application fee	\$ 147.00
14/07/2021	Otis Elevator Company Pty Ltd	Lift maintenance - Admin	\$ 567.49
14/07/2021	P A Jones	Refund of planning application fee	\$ 147.00
14/07/2021	P Zand Aeen	Part refund of Beatty Park Leisure Centre fees	\$ 17.00
14/07/2021	Park Motor Body Builders	Plant repairs and maintenance	\$ 693.00
14/07/2021	Perth Patio Magic	Refund of planning application fee	\$ 147.00

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<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
22/07/2021	Perth Renovations Co Pty Ltd	Refund of infrastructure bond	\$ 1,000.00
14/07/2021	Pivot Point Projects	Refund of planning application fee	\$ 387.20
22/07/2021	Planning Institute Australia	Staff training - Healthy active by design	\$ 35.00
14/07/2021	Plantrite	Supply of plants	\$ 940.50
22/07/2021	Powerbrite	Supply and install path lighting - Brentham Street Reserve	\$ 58,311.00
14/07/2021	PowerVac Pty Ltd	Supply of hazardous waste vacuum cleaner	\$ 1,832.90
14/07/2021	PPG Industries Australia Pty Ltd	Graffiti removal supplies	\$ 613.62
14/07/2021	Precious People	Sound meditation - Winter wellness workshop	\$ 200.00
22/07/2021	Precision Patios	Refund of planning application fee	\$ 147.00
22/07/2021	Price Consulting Group Pty Ltd	HR consulting services - CEO performance	\$ 1,210.00
14/07/2021	Print and Sign Co	Printing services - various departments	\$ 748.77
14/07/2021	Print and Sign Co	Printing services - vinyl signs for waste trucks	\$ 10,065.00
14/07/2021	Pro Turf Services	Plant repairs and maintenance	\$ 11,921.09
14/07/2021	Process Pumps (Aust) Pty Ltd	Supply of container pump - BPLC	\$ 1,584.00
14/07/2021	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 26,070.00
22/07/2021	Professional Tree Surgeons	Tree pruning and removal services - Anzac Road	\$ 819.50
22/07/2021	Proficiency Group Pty Ltd	Content Manager upgrade	\$ 14,740.00
22/07/2021	Programmed Integrated Workforce Ltd	Temporary staff - Parks	\$ 1,584.66
14/07/2021	Programmed Skilled Workforce Limited	Temporary staff - various departments	\$ 3,721.08
22/07/2021	Programmed Skilled Workforce Limited	Temporary staff - various departments	\$ 4,398.40
30/07/2021	Programmed Skilled Workforce Limited	Temporary staff - Engineering	\$ 7,920.40
22/07/2021	Protector Fire Services Pty Ltd	Service fire equipment - BPLC	\$ 2,296.25
14/07/2021	Rada & Neso Services	Cleaning services - BPLC	\$ 9,600.00
14/07/2021	Raymond Lesley Espinos	Fitness instructor fees	\$ 397.88
14/07/2021	Reconciliation Western Australia Inc	Annual membership renewal	\$ 1,650.00
22/07/2021	Red Spear Pty Ltd	Welcome to Country and Heal Country talk	\$ 1,155.00
22/07/2021	Red Spear Pty Ltd	Cultural learning experience - RAP week	\$ 800.00
14/07/2021	Reece Australia Pty Ltd	Plumbing supplies - Lindsay Street	\$ 762.39
14/07/2021	Regents Commercial	Rent - Barlee Street car park	\$ 6,050.00
14/07/2021	Renew Property Maintenance	Clearing rights of way and tipping fees - various locations	\$ 3,525.50
14/07/2021	Repco	Auto part supplies	\$ 58.91
14/07/2021	Retech Rubber	Repairs to soft fall play area - Kyilla Reserve	\$ 2,200.00
14/07/2021	Ringie	Onsite support - Cisco telephony service	\$ 2,640.00
14/07/2021	Roadline Removal (WA)	Line marking removal services - various locations	\$ 3,465.00
14/07/2021	Rosemount Hotel	Parking revenue distribution - April to Jun 21	\$ 18,525.61
14/07/2021	RPG Auto Electrics	Plant repairs and maintenance	\$ 5,937.86
14/07/2021	S Patchett	Fitness instructor fees	\$ 765.00
22/07/2021	Samantha Fake	Reimbursement of playgroup fee	\$ 155.00
22/07/2021	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 5,236.00



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
22/07/2021	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	\$ 850.00
14/07/2021	SAS Locksmiths	Key cutting and lock maintenance service - various locations	\$ 1,182.77
14/07/2021	Securus	Security services - various locations	\$ 1,165.98
14/07/2021	Securus	Install reader to lift and install reader and electronic lock to communications room - Admin	\$ 13,374.28
14/07/2021	ServiceFM Pty Ltd	Cleaning services and cleaning materials - various locations (part of June 21)	\$ 48,552.09
14/07/2021	Shamir OHS Pty Ltd	Supply of safety glasses - Depot	\$ 3,300.00
22/07/2021	Sharon Gregory	Noongar language sessions	\$ 500.00
22/07/2021	Signbiz WA Pty Ltd	Sign supplies - BPLC stickers	\$ 121.00
14/07/2021	Signs and Lines	Digital pylon entry sign design and specifications - BPLC	\$ 3,696.00
14/07/2021	Solo Resource Recovery	Pressure cleaning services - various locations	\$ 59,856.50
22/07/2021	Solo Resource Recovery	Pressure cleaning services - various locations	\$ 1,127.50
14/07/2021	Soundtown	Accessories for PA system - BPLC	\$ 3,825.00
22/07/2021	SpacetoCo Pty Ltd	Facilities weekly reporting and financial handling	\$ 660.00
14/07/2021	Speedo Australia Pty Ltd	Merchandise - BPLC	\$ 1,980.00
14/07/2021	Sports Turf Technology Pty Ltd	Turf inspection and reports - various locations	\$ 1,309.00
14/07/2021	SPP Group WA Pty Ltd	Mechanical consultancy - Admin air conditioning upgrade	\$ 1,100.00
30/07/2021	Steeg Banham Superannuation Fund	Superannuation	\$ 214.29
14/07/2021	Stephen Carrick Architects Pty Ltd	Heritage advice	\$ 440.00
22/07/2021	Stephen Carrick Architects Pty Ltd	Design advisory meeting fees	\$ 440.00
14/07/2021	Suez Recycling & Recovery Pty Ltd	Waste collection - BPLC	\$ 1,103.30
22/07/2021	Suida International on Oxford Pty Ltd ATF Xu2 Family Trust	Rates refund - due to overpayment	\$ 1,903.28
30/07/2021	SuperChoice Services Pty Ltd	Superannuation	\$ 211,059.86
14/07/2021	Swimming WA	Hire of training room - COV digital archive project	\$ 1,261.29
14/07/2021	Synergy	Electricity and gas charges - various locations	\$ 5,073.20
22/07/2021	Synergy	Electricity and gas charges - various locations	\$ 85,607.70
22/07/2021	T Riesch	Expense reimbursement - catering for City event (staff event)	\$ 344.00
14/07/2021	Tamala Park Regional Council	GST for sale of land	\$ 8,102.92
22/07/2021	Teena Smith	Fitness instructor fees	\$ 380.00
14/07/2021	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 285.33
14/07/2021	The BBQ Man	BBQ, outdoor artwork and pressure cleaning services - various locations	\$ 7,052.64
14/07/2021	The de Mol Group of Companies Pty Ltd ATFT DGC Trust t/as TD	Electricity reimbursement for Beaufort Street CCTV equipment	\$ 33.00
22/07/2021	The History Council of WA	Annual membership renewal	\$ 200.00
14/07/2021	The Royal Life Saving Society Western Australia Inc	Servicing of AIDS memorial fountain	\$ 792.00
22/07/2021	The Royal Life Saving Society Western Australia Inc	Staff training - first aid courses (Parks)	\$ 2,398.00
30/07/2021	The Trustee for Fergco Family Super Fund	Superannuation	\$ 1,920.74
30/07/2021	The Trustee for Guild Retirement Fund	Superannuation	\$ 544.02
14/07/2021	The University of Western Australia	Oblong turtle population study - Hyde Park Lakes	\$ 8,800.00
22/07/2021	Thrifty Car Rental	Vehicle hire for tour of streets - Norfolk neighbourhood improvement project	\$ 297.86

<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
14/07/2021	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 859.10
22/07/2021	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 5,756.30
14/07/2021	Totally Workwear	Uniform supplies - various departments	\$ 1,759.55
22/07/2021	Totally Workwear	Uniform supplies - various departments	\$ 370.00
22/07/2021	Town of Cambridge	COV contribution - management of Lake Monger 2020/21	\$ 14,630.00
14/07/2021	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply and install traffic control products - various locations	\$ 979.00
14/07/2021	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance - BPLC	\$ 1,243.00
14/07/2021	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	\$ 4,048.76
22/07/2021	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	\$ 1,580.35
14/07/2021	Turfmaster Facility Management	Turf maintenance - various locations	\$ 3,030.50
22/07/2021	Tyres4U Pty Ltd	Tyre replacements and maintenance	\$ 3,436.40
14/07/2021	Universal Diggers	Plant hire - Depot	\$ 22,756.25
22/07/2021	Universal Diggers	Plant hire - Depot	\$ 3,916.00
22/07/2021	Urbaqua	Project consultancy - water sensitive urban design	\$ 4,840.00
30/07/2021	Vision Super	Superannuation	\$ 1,533.64
14/07/2021	Vortex Group of Companies Pty Ltd	Dewatering system for drainage - Lindsay Street	\$ 4,488.00
22/07/2021	W.A. Hino Sales & Service	Plant repairs and maintenance	\$ 2,339.15
22/07/2021	W.A. Limestone Co	Supply of limestone	\$ 1,845.48
14/07/2021	WA Library Supplies	Library supplies - book tape	\$ 170.50
14/07/2021	WA Safety Tape & Mesh	Supply of cones - Ranger Services	\$ 532.50
14/07/2021	Water Corporation	Water charges - various locations	\$ 12,324.07
22/07/2021	Water Corporation	Water charges - various locations	\$ 24,005.84
14/07/2021	West Coast Profilers Pty Ltd	Profiling services - various locations	\$ 29,926.25
22/07/2021	West Coast Profilers Pty Ltd	Profiling services - Golding Street	\$ 17,896.34
22/07/2021	Western Resource Recovery Pty Ltd	Grease trap maintenance - various locations	\$ 404.80
22/07/2021	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 1,933.31
14/07/2021	Wilson Security	Security services - Loftus Recreation Centre	\$ 71.50
22/07/2021	Wilson Security	Security services - various locations	\$ 654.50
14/07/2021	Winc Australia Pty Ltd	Office supplies and consumables	\$ 1,622.34
22/07/2021	Woodlands Distributors Pty Ltd	Supply of compostable dog waste bags	\$ 7,319.40
14/07/2021	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
14/07/2021	Worldwide East Perth	Printing services - various departments	\$ 418.00
22/07/2021	Worldwide East Perth	Printing services - various departments	\$ 803.00
14/07/2021	YogaNut	Fitness instructor fees	\$ 300.00
14/07/2021	Yolande Gomez	Fitness instructor fees	\$ 203.68
22/07/2021	Yolande Gomez	Fitness instructor fees	\$ 146.84
			<b>\$ 3,671,987.38</b>
<b>Payroll</b>			

<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
06/07/21	Pay 1		\$ 579,833.06
20/07/21	Pay 2		\$ 616,760.89
23/07/21	Ad hoc		\$ 1,627.51
<b>Total Payroll</b>			<b>\$ 1,198,221.46</b>
<b>Total Payments</b>			<b>\$ 4,870,208.84</b>

Creditors Report - Payments by Cheque				
01/07/21 to 31/07/21				
<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
00082666	20/07/2021	Commissioner of State Revenue	Refund for rates and ESL rebate	\$583.47
00082667	20/07/2021	Department of Transport	Fleet vehicle licences	\$30,964.50
00082668	21/07/2021	Petty Cash - Finance	Petty cash recoup	\$286.10
<b>Total Nett Cheque Payments</b>				<b>\$ 31,834.07</b>

Creditors Report - Payments by Direct Debit				
01/07/21 to 31/07/21				
<b>Credit Card Transactions for the Period 8 June 21 - 6 July 21</b>				
<b>Card Holder</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
CEO	11/06/2021	Department of Local Government	Probate search - State Records Office WA	\$ 42.00
	26/06/2021	WA News	Newspaper subscription	\$ 83.60
				<b>\$ 125.60</b>
Director Strategy & Development	21/06/2021	ASIC	Company search	<b>\$ 9.00</b>
Director Infrastructure & Environment	17/06/2021	Dan Murphy's	Catering for City events - Council	\$ 294.27
	19/06/2021	Woolworths	Catering for City events - Council	\$ 12.50
				<b>\$ 306.77</b>
Branch Librarian	09/06/2021	North Metropolitan Tafe	Staff training - Library digital technology skills	\$ 406.00
	10/06/2021	Booktopia Pty Ltd	Book for Library	\$ 115.25
	10/06/2021	Royal WA History Society	Books for Library	\$ 140.00
	10/06/2021	Blue Chip Productions	Book for Library	\$ 50.00
	11/06/2021	WA News	Local history image purchases	\$ 153.62
	15/06/2021	Ngala Community Service	Books for Library	\$ 70.00
	16/06/2021	State Library of WA	Local history image purchases	\$ 50.00
				<b>\$ 984.87</b>
Manager Marketing & Partnerships	08/06/2021	Facebook	Advertising	\$ 143.00
	08/06/2021	Absolute IT	Web hosting - Community Centre	\$ 101.50
	08/06/2021	Officeworks	Supply of bags - Citizenship ceremony	\$ 34.82
	14/06/2021	Smart Group Enterprise	Supply of bags - Citizenship ceremony	\$ 191.95
	17/06/2021	Ticket - Elder Abuse	Refund - training session	-\$ 80.00
	20/06/2021	Facebook	Advertising	\$ 40.00
	23/06/2021	Facebook	Disputed transaction	\$ 20.00
	25/06/2021	BuggyBuddys	NAIDOC promotion	\$ 559.63
	30/06/2021	Officeworks	Purchase of safe for Customer Service	\$ 174.00
	30/06/2021	Facebook	Advertising	\$ 32.27
	30/06/2021	Facebook	Advertising	\$ 598.13
				<b>\$ 1,815.30</b>
Manager ICT	19/06/2021	Zoom.com	Video conferencing	\$ 307.89

<b>Card Holder</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
	23/06/2021	XS Network Tech Pty Ltd	IT accessories - cooling fan module	\$ 210.94
	30/06/2021	M2M one Pty Ltd	Mobile SIMs for parks reticulation devices	\$ 303.60
	01/07/2021	Safetyculture	Mobile inspection application	\$ 92.35
	02/07/2021	Assetsonar.com	IT asset management software	\$ 268.03
	02/07/2021	International transaction fee	IT asset management software	\$ 6.70
	03/07/2021	Intruder Systems Ltd	Subscription - cyber security testing	\$ 338.49
	03/07/2021	International transaction fee	Subscription - cyber security testing	\$ 8.46
	05/07/2021	Deputy.com	Online timesheet software	\$ 840.95
				<b>\$ 2,377.41</b>
Procurement and Contracts Officer	10/06/2021	Mailchimp	Email campaign	\$ 443.57
	10/06/2021	Standards Australia	Purchase of contract templates	\$ 1,939.60
	15/06/2021	Shutterstock	Image download subscription	\$ 99.00
	21/06/2021	Standards Australia	Copyright licence fee for contract templates	\$ 587.77
	22/06/2021	Asana.com	Subscription - work flow graphic design tool	\$ 814.28
	22/06/2021	International transaction fee	Subscription - work flow graphic design tool	\$ 20.36
	22/06/2021	Trint	Subscription - digital audio to text transcription services	\$ 768.67
	22/06/2021	International transaction fee	Subscription - digital audio to text transcription services	\$ 19.22
	23/06/2021	Facebook	Advertising	\$ 44.00
	05/07/2021	Facebook	Advertising	\$ 5.50
				<b>\$ 4,741.97</b>
<b>Total Corporate Credit Cards</b>				<b>\$ 10,360.92</b>
<b>Direct Debits</b>				
Lease Fees	01/07/2021	All Leasing 279258	Beatty Park Leisure Centre cleaning equipment	\$ 2,642.54
	01/07/2021	All Leasing 279259	Upgrade kit for parking meters	\$ 26,025.92
			<b>Total All Leasing</b>	<b>\$ 28,668.46</b>
	21/07/2021	Pitney Bowes Leasing	Postal scales	\$ 395.84
			<b>Total Lease Fees</b>	<b>\$ 29,064.30</b>
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Car Park and Beatty Park Leisure Centre	<b>\$ 129,365.41</b>



<i><b>Card Holder</b></i>	<i><b>Date</b></i>	<i><b>Payee</b></i>	<i><b>Description</b></i>	<i><b>Amount</b></i>
Bank Fees and Charges		Commonwealth Bank	Bank fees	<b>\$ 22,926.75</b>
<b>Total Direct Debits including Credit Cards</b>				<b>\$ 191,717.38</b>

**7.5 INVESTMENT REPORT AS AT 31 JULY 2021**

**Attachments:** 1. **Investment Statistics as at 31 July 2021** [↓](#) 

**RECOMMENDATION:**

**That Council NOTES the Investment Statistics for the month ended 31 July 2021 as detailed in Attachment 1**

**PURPOSE OF REPORT:**

To advise Council of the nature and value of the City's Investments as at 31 July 2021 and the interest amounts 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:****Summary of key investment decisions in this reporting period**

The City's investment portfolio is diversified across several accredited financial institutions.

No additional funds have been invested in July 2021 to ensure cash flows are maintained at an optimum level and to cover short to medium term expenditure requirements.

As at 31 July 2021, \$3,860,091 (16.7%) of the City's investments are held in the financial institutions considered to be investing in non- fossil fuel related activities. Further increases in non-fossil fuel investment is restricted due to:

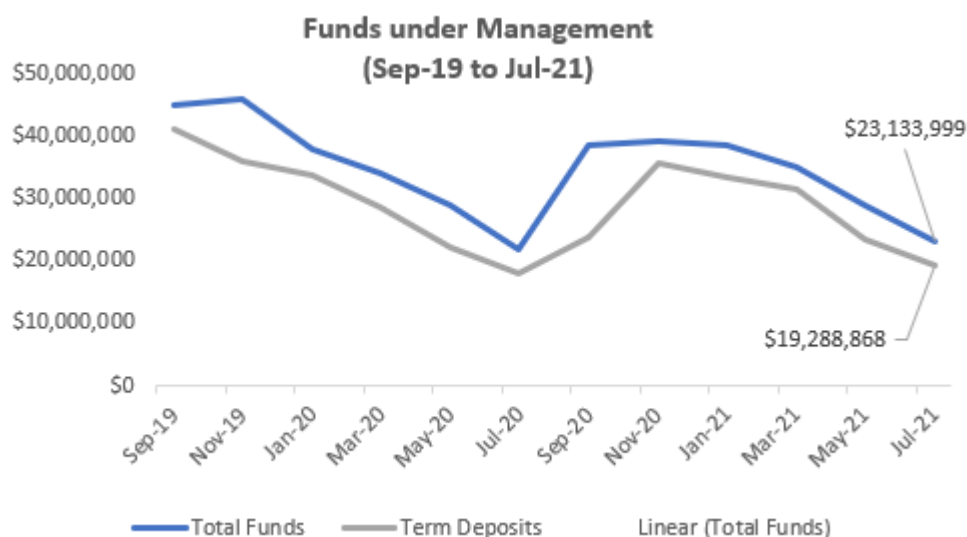
- Record low interest rates offered by banks divested in fossil fuel activities; and
- Smaller divested banks have capped the number of term deposits they can undertake due to surplus cash positions primarily fuelled by low borrowing costs in the market.

**Investment Status**

As at 31 July 2021, the total funds held in the City's operating account (including on call) is \$23,133,999 compared to \$21,740,955 for the period ending 31 July 2020. Interest bearing term deposits account for \$21,318,267, non interest bearing account for \$1,804,732 and the remaining \$11,000 is held in equity shares.

The total term deposit investments for the period ending 31 July 2021 is \$19,288,868 compared to \$17,906,824 for the period ending 31 July 2020.

The following chart shows funds under management since Sept 2019.



### Interest Status

Total accrued interest earned on investments as at 31 July 2021 is:

Total Accrued Interest Earned on Investment	Budget Adopted	Budget YTD	Actual YTD	% of FY Budget
Municipal	\$100,000	\$4,849	\$ 3,223	66.47%
Reserve	\$100,000	\$7,484	\$12,007	160.44%
<b>Subtotal</b>	<b>\$200,000</b>	<b>\$12,333</b>	<b>\$15,230</b>	<b>123.49%</b>
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$15,880	0.00%
<b>Total</b>	<b>\$200,000</b>	<b>\$12,333</b>	<b>\$31,110</b>	<b>252.25%</b>

\*Interest estimates for Leederville Gardens Inc. Surplus Trust were not included in the 2020/21 Budget as actual interest earned is restricted.

The City has a weighted average interest rate of 0.41% for current investments whereas the Reserve Bank 90 days accepted bill rate for July 2021 is 0.02%. The online Saver interest rate has been maintained at 0.2% and is subject for review by CommBank in September 2021.

### Sustainable Investments

The City's investment policy requires that in the first instance, the City considers rate of return of the fund. All things being equal, the City then prioritises funds with no current record of funding fossil fuels. The City can increase the number of non-fossil fuel lenders but will potentially result in a lower rate of return.

Administration utilises 'Market Forces' to ascertain the level of exposure banks have in fossil fuel activities and utilises a platform called 'Yield Hub' to determine daily interest rates published by banks.

The investment guidelines which is the supplementary document to the Council Investment Policy has been updated to increase the maximum exposure limits to divested institutions, this has now been increased to 90% as reflected in the below table. The majority of divested institutions lie within A-2 and A-1 categories.

Short Term Rating (Standard & Poor's) or Equivalent	Direct Investments Maximum % with any one institution		Maximum % of Total Portfolio	
	Guideline	Current position	Guideline	Current position
A1+	30%	16.5%	90%	53.1%
A-1	25%	11.0%	90%	10.8%
A-2	20%	0.0%	90%	36.1%

Administration will continuously explore options to ascertain if a balanced investment strategy can be developed where investments in divested banks can be increased with a minimal opportunity cost of loss in interest rate returns for instances when banks not divested in fossil fuel activities offer a higher rate of return.

**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:**

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*, however focussing on non fossil fuel investments contributes to a Sustainable Environment.

**PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any public health outcomes of the City's Public Health Plan 2020-2025.

**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 PORTFOLIO  
AS AT 31 JULY 2021**

	Municipal	Reserve	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	%
<b>BY INVESTMENT HOLDINGS</b>					
Municipal Account	1,804,732	0	0	1,804,732	7.8%
Online Saver	2,029,399	0	0	2,029,399	8.8%
Term Deposits	7,600,000	7,996,592	3,692,276	19,288,868	83.4%
Equity Shares	11,000	0	0	11,000	0.0%
	<b>11,445,131</b>	<b>7,996,592</b>	<b>3,692,276</b>	<b>23,133,999</b>	<b>100.0%</b>
<b>BY INSTITUTION</b>					
Bank of Queensland	2,600,000	1,000,000	899,629	4,499,629	20.0%
Commonwealth Bank of Australia	3,834,131	0	0	3,834,131	16.0%
National Australia Bank	5,000,000	1,500,000	0	6,500,000	40.0%
North Perth Community Bank	11,000	0	0	11,000	0.0%
Westpac Banking Corp	0	0	1,940,148	1,940,148	8.0%
Macquarie Bank	0	2,500,000	0	2,500,000	11.0%
Defense Bank	0	1,191,330	0	1,191,330	5.0%
	<b>11,445,131</b>	<b>7,996,592</b>	<b>3,692,276</b>	<b>23,133,999</b>	<b>100.0%</b>
<b>BY CREDIT RATINGS (SHORT-TERM ISSUE)</b>					
A-1+	8,834,131	1,500,000	1,940,148	12,274,279	53.1%
A-1	0	2,500,000	0	2,500,000	10.8%
A-2	2,611,000	3,996,592	1,752,128	8,359,720	36.1%
	<b>11,445,131</b>	<b>7,996,592</b>	<b>3,692,276</b>	<b>23,133,999</b>	<b>100.0%</b>
<b>BY TERMS</b>					
0-30 days	3,834,131	0	0	3,834,131	16.6%
91-180 days	5,100,000	0	0	5,100,000	22.1%
181-270 days	2,500,000	6,996,592	852,499	10,349,091	44.7%
270-365 days	0	1,000,000	2,839,777	3,839,777	16.6%
> 1 year	11,000	0	0	11,000	0.0%
	<b>11,445,131</b>	<b>7,996,592</b>	<b>3,692,276</b>	<b>23,133,999</b>	<b>100.0%</b>
<b>BY MATURITY</b>					
0-30 days	6,334,131	1,500,000	1,940,148	9,774,279	42.3%
31-90 days	11,000	1,500,000	0	1,511,000	6.5%
91-180 days	5,089,000	4,996,592	899,629	10,985,221	47.5%
181-270 days	0	0	852,499	852,499	3.7%
> 1 Year	11,000	0	0	11,000	0.0%
	<b>11,445,131</b>	<b>7,996,592</b>	<b>3,692,276</b>	<b>23,133,999</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	11,434,131	5,000,000	2,839,777	19,273,908	83.3%
Non Fossil Fuel Lending	11,000	2,996,592	852,499	3,860,091	16.7%
	<b>11,445,131</b>	<b>7,996,592</b>	<b>3,692,276</b>	<b>23,133,999</b>	<b>100.0%</b>

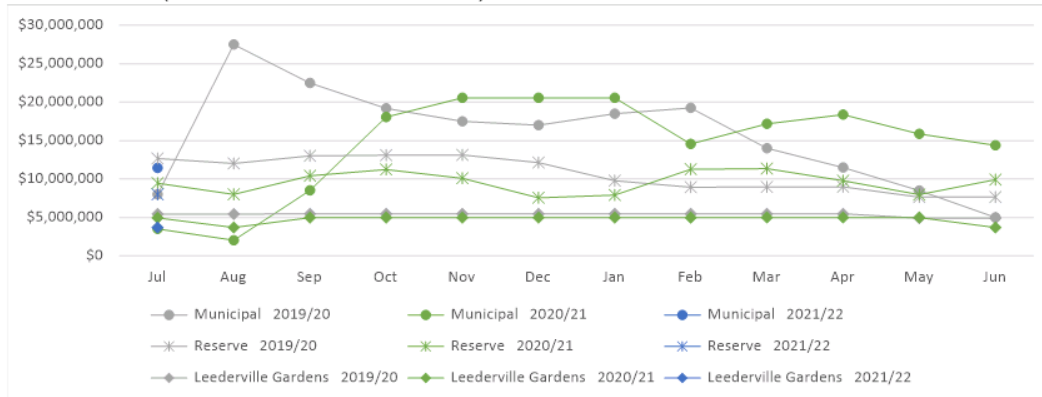
**CITY OF VINCENT  
CURRENT INVESTMENT HOLDING  
AS AT 31 JULY 2021**

Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
<b><u>OPERATING ACCOUNTS</u></b>						
Municipal	Commonwealth Bank of Australia				0.00%	1,804,732
Municipal	Commonwealth Bank of Australia		Ongoing		0.20%	2,029,399
<b>Total Operating Funds</b>						<b>3,834,131</b>
<b><u>EQUITY SHARES</u></b>						
	North Perth Community Bank	23/11/2001				<b>11,000</b>
<b>Total Equity Shares</b>						<b>11,000</b>
<b><u>TERM DEPOSITS</u></b>						
Leederville Gardens Inc Surplus Trust	Westpac Banking Corp	01/09/2020	16/08/2021	349	0.80%	1,940,148
Reserve	National Australia Bank	29/01/2021	20/09/2021	234	0.30%	1,500,000
Reserve	Macquarie Bank	01/02/2021	16/08/2021	196	0.30%	1,500,000
Reserve	Macquarie Bank	01/02/2021	01/11/2021	273	0.55%	1,000,000
Leederville Gardens Inc Surplus Trust	Bank of Queensland	18/03/2021	20/12/2021	277	0.40%	899,629
Municipal	Bank of Queensland	18/03/2021	13/09/2021	179	0.40%	2,600,000
Reserve	Defense Bank	18/03/2021	13/12/2021	270	0.37%	1,191,330
Municipal	National Australia Bank	18/03/2021	16/08/2021	151	0.30%	2,500,000
Municipal	National Australia Bank	18/03/2021	18/10/2021	214	0.31%	2,500,000
Reserve	Members Equity Bank Ltd.	18/06/2021	14/01/2022	210	0.45%	1,805,262
Leederville Gardens Inc Surplus Trust	Members Equity Bank Ltd.	30/06/2021	28/01/2022	212	0.45%	852,499
Reserve	Bank of Queensland	18/06/2021	14/01/2022	210	0.45%	1,000,000
<b>Total Term Deposits</b>						<b>19,288,868</b>
<b>Total Investment Including At Call</b>						<b>23,133,999</b>

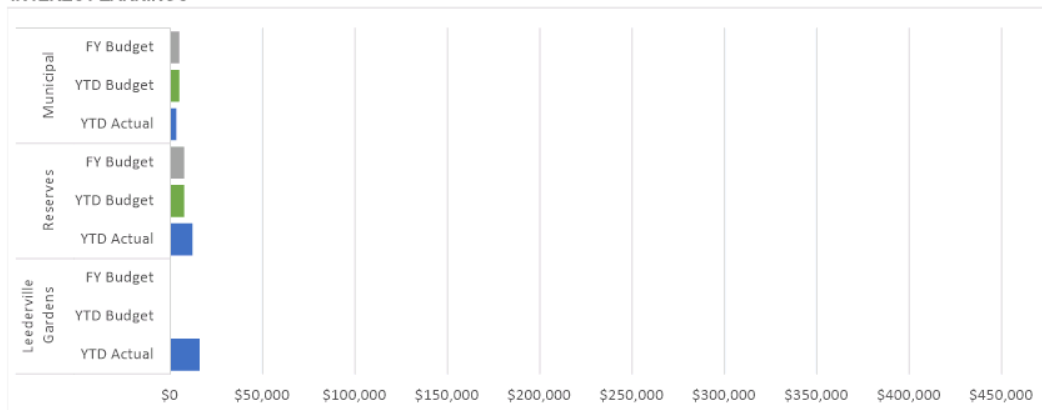


**CITY OF VINCENT  
INVESTMENT PERFORMANCE  
AS AT 31 JULY 2021**

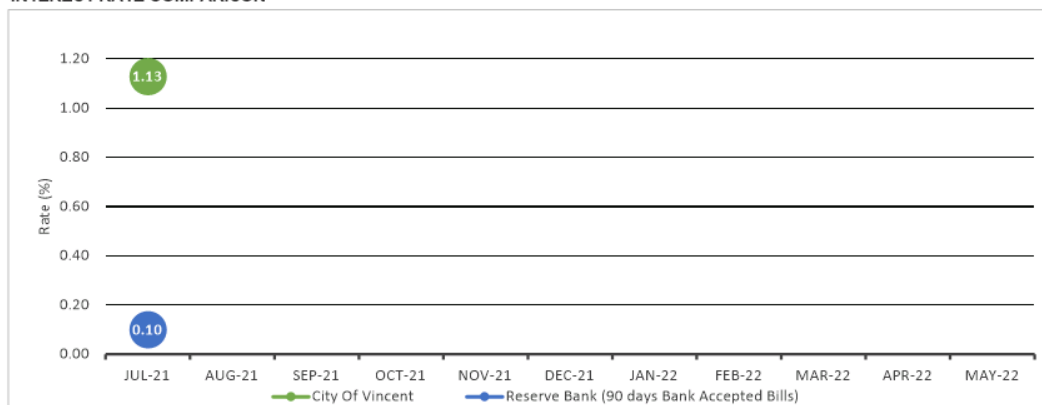
**FUNDS INVESTED (ONLINE SAVER AND TERM DEPOSITS)**



**INTEREST EARNINGS**

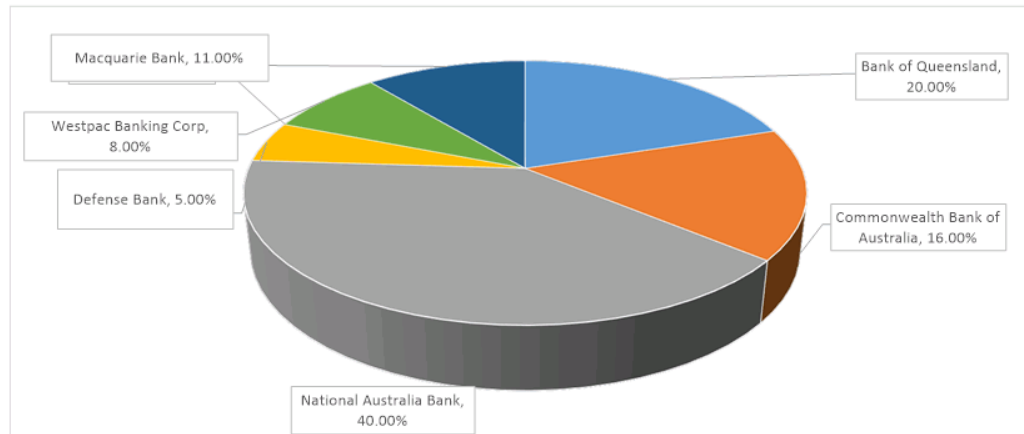


**INTEREST RATE COMPARISON**

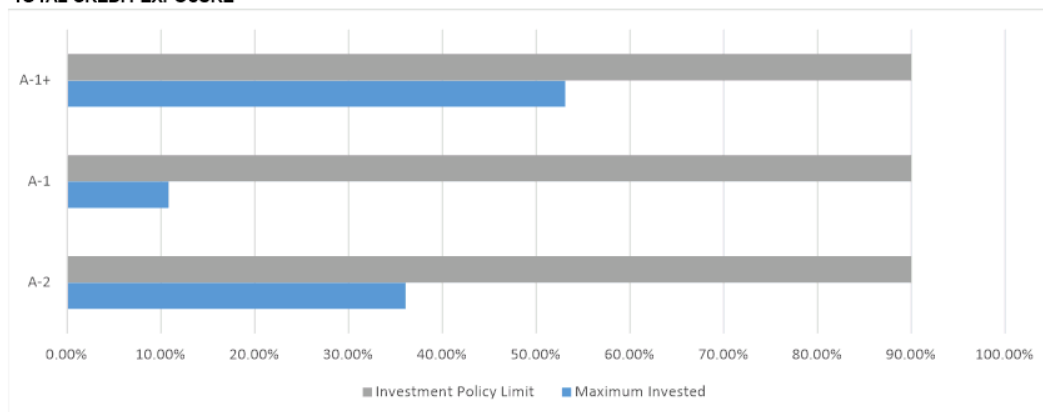


**CITY OF VINCENT  
INVESTMENT POLICY COMPLIANCE  
AS AT 31 JULY 2021**

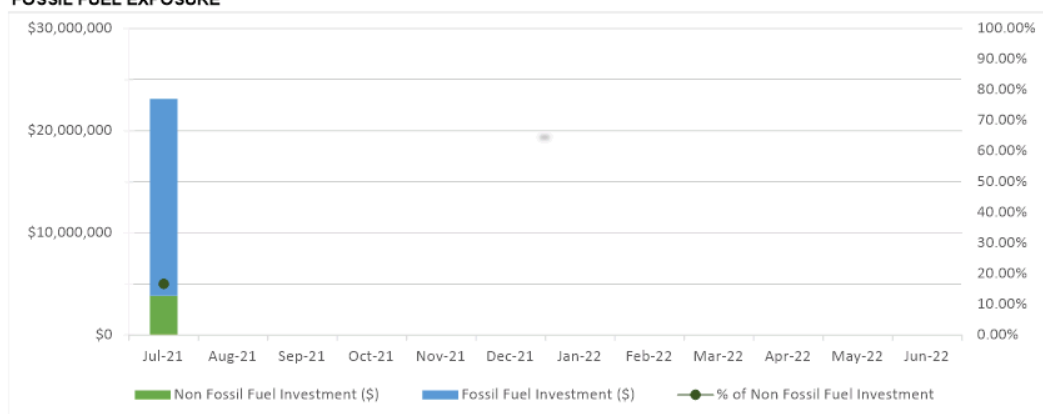
**TOTAL PORTFOLIO EXPOSURE**



**TOTAL CREDIT EXPOSURE**



**FOSSIL FUEL EXPOSURE**



\* 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 INTEREST EARNINGS  
AS AT 31 JULY 2021**

	YTD 31/07/2021 \$	YTD 31/07/2020 \$	FY 2021/22 \$	FY 2020/21 \$
<b>MUNICIPAL FUNDS</b>				
Budget	4,849	4,889	4,849	70,000
Interest Earnings	3,223	6,225	3,223	69,957
% Income to Budget	66.47%	127.33%	66.47%	99.94%
<b>RESERVE FUNDS</b>				
Budget	7,484	15,990	7,484	90,000
Interest Earnings	12,007	10,345	12,007	79,826
% Income to Budget	160.44%	64.70%	160.44%	88.70%
<b>LEEDERVILLE GARDENS INC SURPLUS TRUST</b>				
Budget	0	0	0	0
Interest Earnings	15,880	6,168	15,880	58,921
% Income to Budget	0.00%	0.00%	0.00%	0.00%
<b>TOTAL</b>				
Budget	12,333	20,879	12,333	160,000
Interest Earnings	31,110	22,738	31,110	208,704
% Income to Budget	252.25%	108.90%	252.25%	130.44%
Variance	18,777	1,859	18,777	48,704
% Variance to Budget	152.25%	8.90%	152.25%	30.44%
<b>TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)</b>				
Budget	12,333	20,879	12,333	160,000
Interest Earnings	15,230	16,570	15,230	149,783
% Income to Budget	123.49%	79.36%	123.49%	93.61%
Variance	2,897	(4,309)	2,897	(10,217)
% Variance to Budget	23.49%	-20.64%	23.49%	-6.39%

**8 CHIEF EXECUTIVE OFFICER****8.1 INFORMATION BULLETIN**

- Attachments:**
1. Minutes of the Tamala Park Regional Council - Special Meeting of Council held on 19 July 2021 [↓](#) 
  2. Minutes of the Tamala Park Regional Council Meeting held on 19 August 2021 [↓](#) 
  3. Unconfirmed Minutes of the Mindarie Regional Council Meeting held on 12 August 2021 [↓](#) 
  4. Unconfirmed Minutes of the Mindarie Regional Council - Special Meeting of Council held on 19 August 2021 [↓](#) 
  5. Unconfirmed Minutes Arts Advisory Group (AAG) 11 August 2021 [↓](#) 
  6. Statistics for Development Services Applications as at August 2021 - to follow due to end of month [↓](#) 
  7. Quarterly Street Tree Removal Information [↓](#) 
  8. Register of Legal Action and Prosecutions Monthly - Confidential
  9. Register of Legal Action - Orders and Notices Quarterly - Confidential
  10. Register of State Administrative Tribunal (SAT) Appeals - Progress report as at 27 August 2021 [↓](#) 
  11. Register of Applications Referred to the MetroWest Development Assessment Panel - Current [↓](#) 
  12. Register of Applications Referred to the Design Review Panel - Current [↓](#) 
  13. Register of Petitions - Progress Report - August 2021 [↓](#) 
  14. Register of Notices of Motion - Progress Report - August 2021 [↓](#) 
  15. Register of Reports to be Actioned - Progress Report - August 2021 [↓](#) 

**RECOMMENDATION:**

That Council RECEIVES the Information Bulletin dated September 2021.



## Special Meeting of Council

Monday 19 July 2021

# MINUTES

These Minutes were confirmed as a true and correct record of proceedings at a meeting held on 19 August 2021.

Signature: .....  
Chair

*Constituent Members:*  
*Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo*  
*Towns of Cambridge and Victoria Park*

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Minutes TPRC Special Meeting of Council – 19 July 2021

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## Minutes TPRC Special Meeting of Council – 19 July 2021

**MEMBERSHIP**

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Andres Timmermanis (DEPUTY CHAIR)	Cr Gary Mack
City of Joondalup	Cr John Chester Cr Phillipa Taylor	Cr Christopher May Cr Suzanne Thompson
City of Perth	Cr Brent Fleeton	Cr Clyde Bevan
City of Stirling	Cr Karen Caddy (CHAIR) Cr David Lagan Cr Suzanne Migdale Cr Bianca Sandri	Cr Karlo Perkov
Town of Victoria Park	Cr Claire Anderson	
City of Vincent	Cr Joanne Fotakis	Cr Alex Castle
City of Wanneroo	Cr Brett Treby Cr Domenic Zappa	Cr Natalie Sangalli Cr Vinh Nguyen

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Minutes TPRC Special Meeting of Council – 19 July 2021

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**PRESENT**

<b>Chair</b>	Cr Karen Caddy
<b>Councillors</b>	Cr Claire Anderson Cr John Chester Cr Brent Fleeton Cr Joanne Fotakis Cr David Lagan Cr Suzanne Migdale Cr Bianca Sandri Cr Philippa Taylor Cr Brett Treby Cr Domenic Zappa
<b>Alternate Members</b>	Nil
<b>Staff</b>	Mr Tony Arias (Chief Executive Officer) (left meeting for Item 7.1, 6:17pm – 6:23pm) Ms Vickie Wesolowski (Executive Assistant)
<b>Apologies Councillors</b>	Cr Andres Timmermanis
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Nil
<b>Consultants</b>	Ms Bianca Starcevich (Humanitas HR Solutions)
<b>In Attendance Participant Councils' Advisers</b>	Nil
<b>Members of the Public</b>	Nil
<b>Press</b>	Nil

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**Minutes TPRC Special Meeting of Council – 19 July 2021**

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**1. OFFICIAL OPENING**

The Chair declared the meeting open at 6:01pm and welcomed Councillors to the Special Meeting of the Tamala Park Regional Council.

**DISCLOSURE OF INTERESTS**

- Cr Anderson disclosed an Impartiality Interest for Item 7.1 - Appointment of a Temporary TPRC CEO as she works with Jon Morelli at the Town of Victoria Park.
- Crs Fleeton and Sandri each disclosed an Impartiality Interest for Item 7.1 - Appointment of a Temporary TPRC CEO as Megan Adair is known to them.

**2. PUBLIC STATEMENT/QUESTION TIME**

Nil

**3. APOLOGIES AND LEAVE OF ABSENCE**

**Apologies:** Cr Andres Timmermanis

**4. PETITIONS**

Nil

**5. CONFIRMATION OF MINUTES**

Ordinary Meeting of Council – 17 June 2021

Moved Cr Migdale, Seconded Cr Zappa.

**That the minutes of the Ordinary Meeting of Council of 17 June 2021 be confirmed, and signed by the Chair, as a true and correct record of proceedings.**

The Motion was put and declared CARRIED (11/0).

**5A BUSINESS ARISING FROM MINUTES**

Nil

**6. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)**

Nil

**7. ADMINISTRATION REPORT AS PRESENTED (ITEM 7.1)**

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Minutes TPRC Special Meeting of Council – 19 July 2021

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**7.1 CONFIDENTIAL: APPOINTMENT OF A TEMPORARY TPRC CEO**

Mr Arias left the meeting (6:17pm)

Crs Anderson, Fleeton and Sandri each disclosed an Impartiality Interest for Item 7.1 - Appointment of a Temporary TPRC CEO as detailed under Disclosures of Interest.

Moved Cr Treby, Seconded Cr Migdale.

**That in accordance with Section 5.23 (2) of the Local Government Act 1995 the Meeting be CLOSED to the public on the grounds that it deals with:**

- i) A contract entered into, or which may be entered into, by the TPRC and which relates to a matter to be discussed at a meeting (section 5.23(2)(c)); and*
- ii) A matter that if disclosed, would reveal a trade secret or information that has a commercial value to a person or relates to the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the TPRC (section 5.23(2)(e))*

The Motion was put and declared CARRIED (11/0).

Moved Cr Treby, Seconded Cr Lagan.

[The recommendation in the agenda]

**That the Council APPROVES the recommendations contained in the Confidential Report prepared by Humanitas HR Solutions (dated 16 July 2021).**

The Motion was put and declared CARRIED by ABSOLUTE MAJORITY (11/0).

Moved Cr Treby, Seconded Cr Fotakis.

**That the Meeting be REOPENED to the public.**

The Motion was put and declared CARRIED (11/0).

Mr Arias re-joined the meeting (6:23pm)

**9. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

**10. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

Minutes TPRC Special Meeting of Council – 19 July 2021

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**11. URGENT BUSINESS APPROVED BY THE CHAIR**

Nil

**12. GENERAL BUSINESS**

Nil

**13. FORMAL CLOSURE OF MEETING**

The Chair declared the meeting closed at 6:25pm.



## Ordinary Meeting of Council

Thursday 19 August 2021

# MINUTES

City of Wanneroo  
23 Dundobar Road, Wanneroo

These Minutes were confirmed as a true and correct record of proceedings at a meeting held on 14 October 2021.

Signature: .....  
Chair



## Minutes TPRC Council Meeting – 19 August 2021

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## Minutes TPRC Council Meeting – 19 August 2021

**MEMBERSHIP**

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Andres Timmermanis (DEPUTY CHAIR)	Cr Gary Mack
City of Joondalup	Cr John Chester Cr Phillipa Taylor	Cr Christopher May Cr Suzanne Thompson
City of Perth	Cr Brent Fleeton	Cr Clyde Bevan
City of Stirling	Cr Karen Caddy (CHAIR) Cr David Lagan Cr Suzanne Migdale Cr Bianca Sandri	Cr Karlo Perkov
Town of Victoria Park	Cr Claire Anderson	
City of Vincent	Cr Joanne Fotakis	Cr Alex Castle
City of Wanneroo	Cr Brett Treby Cr Domenic Zappa	Cr Natalie Sangalli Cr Vinh Nguyen

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 Minutes TPRC Council Meeting – 19 August 2021
 

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**PRESENT**

<b>Chair</b>	Cr Karen Caddy
<b>Councillors</b>	Cr Claire Anderson Cr John Chester Cr Joanne Fotakis Cr David Lagan Cr Suzanne Migdale Cr Bianca Sandri Cr Philippa Taylor Cr Brett Treby
<b>Alternate Members</b>	Cr Clyde Bevan (arrived 6:18pm)
<b>Staff</b>	Mr Jon Morellini (Chief Executive Officer) Mr Simon O'Sullivan (Manager Project Coordination) Ms Gemma Tonkin (Executive Assistant) Ms Vickie Wesolowski (Executive Assistant)
<b>Apologies Councillors</b>	Cr Brent Fleeton Cr Andres Timmermanis Cr Domenic Zappa
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Nil
<b>Consultants</b>	Mr Alan Abel (Satterley Property Group) Mr Carl Buckley (Satterley Property Group) Ms Julia Nelson (Satterley Property Group) Mr John Silla (Satterley Property Group)
<b>Apologies Participant Councils' Advisers</b>	Mr John Giorgi (Town of Cambridge) Mr Stuart Jardine (City of Stirling) Mr David MacLennan (City of Vincent) Mr James Pearson (City of Joondalup) Ms Michelle Reynolds (City of Perth) Mr Daniel Simms (City of Wanneroo) Mr Anthony Vuleta (Town of Victoria Park)
<b>In Attendance Participant Councils' Advisers</b>	Mr Stevan Rodic (City of Stirling) Ms Noelene Jennings (City of Wanneroo)
<b>Members of the Public</b>	Nil
<b>Press</b>	Nil

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Minutes TPRC Council Meeting – 19 August 2021

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**1. OFFICIAL OPENING**

The Chair declared the meeting open at 6:12pm.

**DISCLOSURE OF INTERESTS**

Nil

**2. PUBLIC STATEMENT/QUESTION TIME**

Nil

**3. APOLOGIES AND LEAVE OF ABSENCE**

**Apologies:** Crs Fleeton, Timmermanis & Zappa

**4. PETITIONS**

Nil

**5. CONFIRMATION OF MINUTES**

Special Meeting of Council – 19 July 2021

Moved Cr Treby, Seconded Cr Chester.

**That the minutes of the Special Meeting of Council of 19 July 2021 be confirmed, and signed by the Chair, as a true and correct record of proceedings.**

The Motion was put and declared CARRIED (9/0).

**5A BUSINESS ARISING FROM MINUTES**

Nil

**6. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)**

Cr Bevan joined the meeting at 6:18pm.

The Chair welcomed the new CEO, Jon Morellini, and new Executive Assistant, Gemma Tonkin to the TPRC. She also acknowledged the hard work and success of the outgoing CEO, Tony Arias, and Executive Assistant, Vickie Wesolowski.

**7. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 7.1 – 7.5)**

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Minutes TPRC Council Meeting – 19 August 2021

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**7.1 BUSINESS REPORT – PERIOD ENDING 12 AUGUST 2021**

Moved Cr Chester, Seconded Cr Sandri.

[The recommendation in the agenda]

**That the Council RECEIVES the Business Report to 12 August 2021.**

The Motion was put and declared CARRIED (10/0).

**7.2 PROJECT FINANCIAL REPORT – JUNE 2021**

Moved Cr Treby, Seconded Cr Fotakis.

[The recommendation in the agenda]

**That the Council RECEIVES the Project Financial Report (June 2021) submitted by the Satterley Property Group.**

The Motion was put and declared CARRIED (10/0).

**7.3 SALES AND SETTLEMENT REPORT – PERIOD ENDING 12 AUGUST 2021**

Moved Cr Sandri, Seconded Cr Migdale.

[The recommendation in the agenda]

**That the Council RECEIVES the Sales and Settlement Report to 12 August 2021.**

The Motion was put and declared CARRIED (10/0).

**7.4 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JUNE AND JULY 2021**

Moved Cr Chester, Seconded Cr Migdale.

[The recommendation in the agenda]

**That the Council RECEIVES and NOTES the Statements of Financial Activity for the months ending 30 June 2021 and 31 July 2021.**

The Motion was put and declared CARRIED (10/0).

**7.5 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF JUNE - JULY 2021**

Moved Cr Lagan, Seconded Cr Migdale.

[The recommendation in the agenda]



## Minutes TPRC Council Meeting – 19 August 2021

That the Council:

1. **RECEIVES** and **NOTES** the list of accounts paid under Delegated Authority to the CEO for the months of June and July 2021:

Month ending 30 June 2021 (Total \$10,642,844.22)

Month ending 31 July 2021 (Total \$478,929.35)

Total (\$11,121,773.57)

2. **APPROVES** the CEO Credit Card Statement for the period June - July 2021.

The Motion was put and declared CARRIED (10/0).

## 8. COMMITTEE REPORTS 8.1 - 8.14

### MANAGEMENT COMMITTEE (15 JULY 2021)

The recommendations for Items 8.1 - 8.4 were moved and seconded en bloc.

Moved Cr Treby, Seconded Cr Fotakis.

#### 8.1 CATALINA BEACH BUILDERS DISPLAY VILLAGE 2 – MODIFICATION TO DISPLAY BUILDERS REBATE TERMS

[The recommendation in the agenda]

That Council **APPROVES** the modification of Condition 4 of the commercial terms and conditions for the sale of lots in the Catalina Beach Builders Display Village 2, (approved by the Council on 10 December 2020) as follows:

4. Practical completion of the Display Home is to be 65 weeks for a single-storey dwelling and 73 weeks for a double-storey dwelling from settlement or the date of development approval for the Catalina Beach Display Village 2, whichever occurs the latest.

#### 8.2 LOT PRICING POLICY 2021

[The recommendation in the agenda]

That the Council **APPROVES** the Lot Pricing Policy 2021 for public release lots at Catalina.

#### 8.3 PURCHASER TERMS AND CONDITIONS – CATALINA GREEN

[The recommendation in the agenda]

That the Council:

## Minutes TPRC Council Meeting – 19 August 2021

1. **APPROVES** the following Purchaser Terms/Conditions and Incentives for all public and builder release lots in Catalina Green for the period to August 2022:
  - 1.1 Use of the REIWA Offer and Acceptance Contract with Special Conditions and Annexure.
  - 1.2 A \$2,000 deposit to be used in the Sales Contracts.
  - 1.3 A finance approval period of 60 days, where finance is required.
  - 1.4 A 21-day settlement period from finance approval or the issue of titles, whichever is the later.
  - 1.5 A waterwise landscaping package to the front garden.
  - 1.6 A \$2,000 rebate for all homes constructed with a minimum 3.0kw capacity photovoltaic solar power system, with an additional \$1,000 rebate paid where the system includes integrated battery storage.
  - 1.7 Side and rear boundary fencing (behind the building line).
  - 1.8 A \$1,000 rebate for all homes that include appropriate WELS rated fittings and fixtures.
  - 1.9 Sales incentives (Items 1.5 – 1.8) subject to homes being constructed in accordance with the approved Catalina Green Design Guidelines within 24 months of settlement for single storey homes and 30 months of settlement for two storey homes.
2. **REQUESTS** the Satterley Property Group to review the Purchaser Terms/Conditions and Incentives for Catalina Green lots and provide a report to the Council for consideration in August 2022.

#### 8.4 PROJECT FORECAST (2021)

[The recommendation in the agenda]

That the Council:

1. **RECEIVES** the Project Forecast (2021), prepared by the Satterley Property Group.
2. **REQUESTS** the Satterley Property Group to identify opportunities to increase lot income and reduce development costs in order to maximise financial returns to the member Councils while delivering environmental, social and economic objectives and provide a report on this matter for consideration at the Council's October 2021 meeting.

The Motions were put and declared CARRIED (10/0).

#### AUDIT COMMITTEE (5 AUGUST 2021)

#### 8.5 TPRC DRAFT BUDGET FOR FYE 2022

Moved Cr Migdale, Seconded Cr Treby.

[The recommendation in the agenda]

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Minutes TPRC Council Meeting – 19 August 2021

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That the Council:

1. ADOPTS the Budget for the Tamala Park Regional Council for the year ending 30 June 2022, incorporating the following statements:
  - (a) Statement of Comprehensive Income, indicating an operating deficit of \$819,050.
  - (b) Statement of Financial Activity, showing surplus at end of year position of \$24,847,853.
  - (c) Rate Setting Statement, indicating no rates levied.
2. ADOPTS a percentage of 10% or \$5,000 whichever is the greater for the purposes of the reporting of material variances by Nature and Type monthly for the 2021/2022 financial year, in accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.

The Motion as amended was as follows:

1. **ADOPTS the Budget for the Tamala Park Regional Council for the year ending 30 June 2022, incorporating the following statements:**
  - (a) **Statement of Comprehensive Income, indicating an operating deficit of \$848,348.**
  - (b) **Statement of Financial Activity, showing surplus at end of year position of \$28,436,856.**
  - (c) **Rate Setting Statement, indicating no rates levied.**
2. **ADOPTS a percentage of 10% or \$5,000 whichever is the greater for the purposes of the reporting of material variances by Nature and Type monthly for the 2021/2022 financial year, in accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.**

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (10/0).

## **8.6 TAMALA PARK REGIONAL COUNCIL MEETING PROCEDURES LOCAL LAW 2021**

[The recommendation in the agenda]

That the Council:

1. NOTES the Notice of the Chair, in accordance with Section 3.12 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996*, of the purpose and effect of Tamala Park Regional Council (TPRC) Meeting Procedures Local Law 2021.
2. APPROVES the Tamala Park Regional Council (TPRC) Meeting Procedures Local Law 2021, for the purposes of public advertising, under section 3.16 of the *Local Government Act 1995*; and INVITES submissions to the Tamala Park Regional Council Meeting Procedures Local Law 2021 by way of a state-wide public notice.

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Minutes TPRC Council Meeting – 19 August 2021

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3. AUTHORISES a copy of the proposed Tamala Park Regional Council Meeting Procedures Local Law 2021 to be sent to the Minister for Local Government, Sport and Cultural Industries under section 3.12 of the *Local Government Act 1995*.
4. NOTES that the matter will be referred back to Council for consideration following advertising in accordance with (2) above and consideration of submissions.

Moved Cr Sandri, Seconded Cr Migdale.

**That Council DEFERS the Tamala Park Regional Council Meeting Procedures Local Law 2021 to the October Council meeting and REQUESTS the CEO to seek clarification of the potential modification of Part 9.1.**

The Motion was put and declared CARRIED (10/0).

The Chair was handed to Cr Treby for Item 8.7.

### 8.7 PAYMENT OF DISTRIBUTIONS POLICY

Moved Cr Migdale, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council APPROVES the Payment of Distributions Policy (2021).

The Motion as amended was as follows:

**That Council APPROVES the Payment of Distributions Policy, with the following changes:**

- Objectives be updated to include an additional objective: TPRC will seek, to the extent possible, to provide member Councils with predictable and smoothed distributions from year to year.
- Catalina Project Forecast section be updated to include the following statement: TPRC will provide Member Councils with updated distribution forecasts in January - March of every year to help inform their budget-setting process.

The Motion was put and declared CARRIED (10/0).

The Chair was returned to Cr Caddy for the remainder of the meeting.

**The recommendations for Items 8.8 and 8.9 were moved and seconded en bloc.**

Moved Cr Lagan, Seconded Cr Anderson.

### 8.8 AUDIT COMMITTEE AUDIT CHARTER & ANNUAL AUDIT PLAN REVIEW

[The recommendation in the agenda]

## Minutes TPRC Council Meeting – 19 August 2021

That Council **APPROVES** the TPRC Audit Charter (2022) and **ADOPTS** the Audit Plan 2021/2022.

**8.9 CREDIT CARD STATEMENT**

[The recommendation in the agenda]

That the Audit Committee **RECEIVES** the statement summary for the CEO credit card for the period May - June 2021.

The Motions were put and declared **CARRIED** (10/0).

**9. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

**10. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

**11. URGENT BUSINESS APPROVED BY THE CHAIR**

Nil

**12. GENERAL BUSINESS**

Nil

**13. DECISION TO MOVE TO CONFIDENTIAL SESSION**

Moved Cr Migdale, Seconded Cr Treby.

That the Council:

Move into Closed Session and exclude members of the press and public from the meeting of the Closed Session and access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld. This action is taken in accordance with Section 5.23 of the *Local Government Act 1995*, as items 13.1 - Annual Marketing Plan FYE 2022, 13.2 - Civil Works Contract Extension, 13.3 - Development Management Agreement - Key Personnel, 13.4 MRC Landfill Buffer - Groundwater Monitoring Results Update and 13.5 Sale of TPRC Landholding come within the following provisions:

- c) *a contract entered into, or which may be entered into, by the TPRC and which relates to a matter to be discussed at a meeting (section 5.23(2)(c));*

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- d) *legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting; or*  
 e) *a matter that if disclosed, would reveal –*  
     i) *Information that has a commercial value to a person; or*  
     ii) *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 TPRC (section 5.23(2)(e)).*

The Motion was put and declared CARRIED (10/0).

The recommendations for Items 13.1, 13.3 and 13.4 were moved and seconded en bloc.

Moved Cr Migdale, Seconded Cr Lagan.

### 13.1 **CONFIDENTIAL:** ANNUAL MARKETING PLAN FYE 2022

[The recommendation in the agenda]

1. **APPROVES** the Annual Marketing Plan FYE 2022, prepared by the Satterley Property Group.
2. **ADVISES** the Satterley Property Group that marketing expenditure will be reviewed and monitored in line with market conditions and the requirements of the Project and the Project Budget FYE 2022, as approved.
3. **ACCEPTS** that the Development Manager's Key Performance Indicator (February 2020) requiring the preparation of an Annual Marketing Plan has been achieved.

### 13.3 **CONFIDENTIAL:** DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE

[The recommendation in the agenda]

That the Council **APPROVES** the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

Name of Person	Position
Bryony Yuill	Marketing
Name of Replacement Person	Position
Rosanne Cagorski	Marketing

### 13.4 **CONFIDENTIAL:** MINDARIE REGIONAL COUNCIL LANDFILL BUFFER – GROUNDWATER MONITORING RESULTS UPDATE

[The recommendation in the agenda]

That the Council **RECEIVES** the report on the Mindarie Regional Council Landfill Buffer – Groundwater Monitoring.



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The Motions were put and declared CARRIED (10/0).

**13.2 CONFIDENTIAL: EXTENSION OF CIVIL CONSTRUCTION RATES CONTRACT**

Moved Cr Lagan, Seconded Cr Migdale.

[The recommendation in the agenda]

**That the Council APPROVES a 12-month extension to the contract with RJ Vincent and rates schedule (dated 17 June 2021) in accordance with the terms of Tender 04/2019 (Earthworks and Subdivision Works).**

The Motion was put and declared CARRIED (10/0).

Satterley Property Group left the meeting at 7:05pm.

**13.5 CONFIDENTIAL: SALE OF TPRC LANDHOLDING**

Moved Cr Fotakis, Seconded Cr Sandri.

[The recommendation in the agenda]

**That the Council RECEIVES the report, dated 8 July 2021.**

The Motion as amended was as follows:

**That the Council:**

- 1. RECEIVES the report, dated 8 July 2021.**
- 2. REQUESTS the CEO to provide a report on the process and resources necessary to guide its consideration of the potential sale of all/portion of the TPRC landholding and comply with the legislative requirements. Including obtaining an independent valuation of the Catalina landholding to ascertain current market value.**
- 3. REQUESTS the CEO to schedule a Councillor workshop to be held in November 2021.**

The Motion was put and declared CARRIED (10/0).

**13.6 CONFIDENTIAL: CIVIL ENGINEERING CONSULTANCY SERVICES TENDER 04/2021 - LATE ITEM**

Moved Cr Sandri, Seconded Cr Treby.

[The recommendation in the agenda]

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That the Council:

1. **ACCEPTS** the Cossill & Webley tender submission (dated July 2021), for the provision of civil engineering consultancy services in accordance with Tender 4/2021 (Catalina Civil Engineering Consultancy Services).
2. **REQUIRES** Satterley Property Group to further review the alternative fee structure proposed in Cossill & Webley's tender submission (dated July 2021) and provide a recommendation on whether it will provide a more favourable outcome for the Council.
3. **DELEGATES** authority to the Chief Executive Officer to determine the fee schedule that is to form the basis of the civil engineering term contract.

The Motion was put and declared CARRIED (10/0).

Moved Cr Sandri, Seconded Cr Migdale.

**That the Meeting be REOPENED to the public.**

The Motion was put and declared CARRIED (10/0).

#### **14. FORMAL CLOSURE OF MEETING**

The Chair declared the meeting closed at 7:11pm.



## MINUTES

ORDINARY COUNCIL MEETING

TIME: 6.30 PM

12 AUGUST 2021

TOWN OF CAMBRIDGE

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*Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo  
Towns of Cambridge and Victoria Park*



CITY OF VINCENT



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**1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

The Chair declared the meeting open at 6.32 pm.

**2 ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE****Councillor Attendance**

Cr K Vernon (Chair)	Town of Victoria Park
Cr F Cvitan, JP (Deputy Chair)	City of Wanneroo
Cr A Jacob, JP	City of Joondalup
Cr R Fishwick, JP	City of Joondalup
Cr R Gordon	City of Perth
Cr S Proud, JP	City of Stirling
Cr K Sargent	City of Stirling
Cr L Thornton	City of Stirling
Cr A Castle	City of Vincent
Cr D Newton, JP	City of Wanneroo
Cr A Timmermanis	Town of Cambridge

**Apologies**

Cr J Ferrante	City of Stirling
Cr K Shannon	Town of Cambridge

**Leave of Absence**

Nil

**Absent**

Nil

**MRC Officers**

Mr G Hoppe (Chief Executive Officer)  
Ms S Cherico (Manager Human Resources)  
Ms D Toward (Executive Support)

**Member Council Observers**

Mr M MacPherson (City of Joondalup)  
Mr M Littleton (City of Stirling)  
Mr R Bryant (City of Stirling)  
Mr A Murphy (City of Vincent)  
Mr H Singh (City of Wanneroo)  
Mr S Cairns (City of Wanneroo)  
Mr K Hincks (Town of Cambridge)  
Mr J Giorgi (Town of Cambridge)

**MRC Observers**

Mr B Twine  
Mr A Griffiths

**Visitors**

Nil

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<b>3</b>	<b>DECLARATION OF INTERESTS</b>
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Nil

<b>4</b>	<b>PUBLIC QUESTION TIME</b>
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Nil

<b>5</b>	<b>ANNOUNCEMENTS BY THE PRESIDING PERSON</b>
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Nil

<b>6</b>	<b>APPLICATIONS FOR LEAVE OF ABSENCE</b>
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Nil

<b>7</b>	<b>PETITIONS / DEPUTATIONS / PRESENTATIONS</b>
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Nil

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**8 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS****8.1 ORDINARY COUNCIL MEETING – 24 June 2021**

The Minutes of the Ordinary Council Meeting held on 24 June 2021 have been printed and circulated to members of the Council.

**RESPONSIBLE OFFICER RECOMMENDATION**

That the Minutes of the Ordinary Meeting of Council held on 24 June 2021 be confirmed as a true record of the proceedings.

Moved Cr Proud, seconded Cr Sargent

**RESOLVED**

That the recommendation be adopted  
(CARRIED UNANIMOUSLY 11/0)

**8.2 SPECIAL COUNCIL MEETING – 08 July 2021**

The Minutes of the Special Council Meeting held on 08 July 2021 have been printed and circulated to members of the Council.

**RESPONSIBLE OFFICER RECOMMENDATION**

That the Minutes of the Special Meeting of Council held on 08 July 2021 be confirmed as a true record of the proceedings.

Moved Cr Cvitan, seconded Cr Newton

**RESOLVED**

That the recommendation be adopted  
(CARRIED UNANIMOUSLY 11/0)

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## 9.1 CHIEF EXECUTIVE OFFICER REPORTS

9.1	FINANCIAL STATEMENTS FOR THE MONTHS ENDED 31 MAY 2021 AND 30 JUNE 2021
File No:	FIN/5-09
Appendix(s):	Appendix No. 1 Appendix No. 2
Date:	15 JULY 2021
Responsible Officer:	DIRECTOR CORPORATE SERVICES

### SUMMARY

The purpose of this report is to provide financial reporting in line with statutory requirements which provides useful information to stakeholders of the Council.

### BACKGROUND

Reporting requirements are defined by Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996.

The financial statements presented for each month consist of:

- Operating Statement by Nature – Combined
- Operating Statement by Nature – RRF Only
- Operating Statement by Function
- Statement of Financial Activity
- Statement of Reserves
- Statement of Financial Position
- Statement of Investing Activities
- Information on Borrowings
- Tonnage Report

### DETAIL

The Financial Statements for the months ended 31 May 2021 and 30 June 2021 are attached at **Appendix No. 1 and 2** to this Item. The Tonnage Report for the 12 months to 30 June 2021 is attached at **Appendix No. 3**.

The financial statements are pending external auditor approval and are subject to change.

The complete suite of Financial Statements which includes the Operating Statements, Statement of Financial Position, Statement of Financial Activity and other related information are reported on a monthly basis.

The estimates for Provisions for Amortisation of Cell Development, Capping and Post Closure expenditure are based on the estimated rates per tonne calculated with reference to estimated excavation cost of various stages of the landfill and the life of the landfill. An adjustment is made (if necessary) at the end of the year based on actual tonnages on a survey carried out to assess the "air space" remaining and other relevant information.

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Summary of results for the year to date period ended 30 June 2021

	Actual	Budget	Variance
	t	t	t
Tonnes – Members	241,153	245,878	(4,725)
Tonnes – Others	27,628	14,550	13,078
<b>TOTAL TONNES</b>	<b>268,781</b>	<b>260,428</b>	<b>8,353</b>
	\$	\$	\$
Revenue – Members	49,448,151	50,405,206	(957,055)
Revenue – Other	6,202,727	5,075,917	1,126,810
<b>TOTAL REVENUE</b>	<b>55,650,878</b>	<b>55,481,123</b>	<b>169,755</b>
Expenses	58,640,833	60,403,478	1,762,645
Profit on sale of assets	56,441	35,266	21,175
Loss on sale of assets		7,963	7,963
Impairment of assets	-	-	-
<b>NET DEFICIT</b>	<b>(2,933,514)</b>	<b>(4,895,052)</b>	<b>1,961,538</b>

Members

Members tonnages for the financial period ended 30 June 2021 were 4,725 tonnes less than budgeted, member councils delivering less waste than what was estimated.

RRF

The Resource Recovery Facility residue tonnes have delivered 57,781 tonnes in total to Tamala Park year to date, 1,081 tonnes above budgeted.

Trade & Casuals

The Casual and Trade tonnages are 13,078 tonnes higher than forecast for the financial year to date, 12,304 tonnes attributable to the discounted rate waste tender.

Overall tonnages for the financial period ended 30 June 2021 were 8,353 tonnes more than budgeted.

The net result variance against budget of \$1,961,538 is mainly attributable to RRF expenditures, abated by unbudgeted tonnages received in the commercial waste tenders, landfill costs and legal fees.

**VOTING REQUIREMENT**

Simple Majority

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**RESPONSIBLE OFFICER RECOMMENDATION**

**That Council:**

**Receive the Financial Statements set out in Appendix No. 1 and Appendix No. 2 for the months ended 31 May 2021 and 30 June 2021.**

**Moved Cr Gordon, seconded Cr Thornton**

**RESOLVED**

**That the recommendation be adopted**

**(CARRIED UNANIMOUSLY 11/0)**

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<b>9.2</b>	<b>LIST OF PAYMENTS MADE FOR THE MONTHS ENDED MAY AND JUNE 2021</b>
<b>File No:</b>	<b>FIN/5-09</b>
<b>Appendix(s):</b>	<b>Appendix No. 4 and 5</b>
<b>Date:</b>	<b>13 July 2021</b>
<b>Responsible Officer:</b>	<b>Director Corporate Services</b>

#### SUMMARY

The purpose of this report is to provide details of payments made during the periods identified. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council Meeting be presented to Council.

#### COMMENT

The lists of payments for the months ended 31 May 2021 and 30 June 2021 are at **Appendix 4 and 5** to this Item and are presented to Council for noting. Payments have been made in accordance with the delegated authority to the CEO which allows payments to be made between meetings. At the Ordinary Council Meeting held on 24 September 2020, the Council delegated to the CEO the exercise of its power to make payments from the Municipal Fund. In order to satisfy the requirements of Clause 13(2) of the Local Government (Financial Management) Regulations, a list of payments made must be submitted to the next Council meeting following such payments.

It should be noted that generally all payments are GST inclusive and the Mindarie Regional Council is able to claim this tax as an input credit when GST remittances are made each month to the Australian Tax Office.

Months Ended	Account	Vouchers	Amount
31 May 2021	General Municipal	Cheques	\$440.00
		EFT	\$3,407,327.65
		DP	\$189,286.28
		Inter account transfers	\$5,100,000.00
		<b>Total</b>	<b>\$8,697,053.93</b>
30 June 2021	General Municipal	Cheques	\$13,653.19
		EFT	\$5,330,457.01
		DP	\$61,354.38
		Inter account transfers	\$6,300,000.00
		<b>Total</b>	<b>\$11,705,464.58</b>

#### VOTING REQUIREMENT

Simple Majority

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#### RESPONSIBLE OFFICER RECOMMENDATION

That Council:

Note the list of payments made under delegated authority to the Chief Executive Officer, for the months ended 31 May 2021 and 30 June 2021.

Moved Cr Sargent, seconded Cr Newton

**RESOLVED**

That the recommendation be adopted

(CARRIED UNANIMOUSLY 11/0)

9.3	MINDARIE REGIONAL COUNCIL MEETING PROCEDURES LOCAL LAW 2020
File No:	GF-20-0000550

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<b>Appendix:</b>	<b>Appendix 6 Mindarie Regional Council Meeting Procedures Local Law 2020</b>
<b>Date:</b>	<b>21 July 2021</b>
<b>Responsible Officer:</b>	<b>Chief Executive Officer</b>

### SUMMARY

The purpose of this report is to seek Council's approval to implement the Joint Standing Committee (JSC) on Delegated Legislation's undertakings for the Mindarie Regional Council (MRC) Meeting Procedures Local Law 2020.

### BACKGROUND

The MRC Meeting Procedures Local Law 2020 ("the Local Law") was adopted by Council on 17 December 2020. Section 3.16 of the Local Government Act 1995 ("the Act") requires a periodic review of the Local Law.

On 25 February 2021, the MRC administration submitted the Local Law with the required Explanatory Memorandum and supporting materials to the JSC which provided proof of process to part C of the Explanatory Memorandum for Local Governments for making a local law.

On 15 June 2021, a letter was received from the JSC in response to the Local Law submission and in part stated:

*"The Local Law was considered by the JSC at its meeting on 14 June 2021. The JSC resolved to write to the MRC with the following matters:*

- *Deletion of clause 16.2 from the adopted local law*
- *Typographical errors*
- *Primary and substantive motions*
- *Interaction between clauses 7.15 (3) and 7.16 (1) (b)"*

The JSC requires the MRC to respond to the above matters and is seeking the following undertakings from the MRC:

1. When the Local Law is next reviewed, the MRC will:
  - i. Correct the typographical errors outlined above
  - ii. Include a definition of 'substantive motion' in the Local Law
  - iii. Ensure all consequential amendments arising from the undertaking will be made.
2. The MRC will not enforce the Local law contrary to undertaking 1.
3. Where the Local Law is made publicly available by the MRC, whether in hard copy or electronic form, the MRC will ensure that it is accompanied by a copy of the undertaking.
4. The MRC is to provide clarification about the removal of clause 16.2
5. The MRC is to provide clarification about the interaction between clauses 7.15 (3) and 7.16 (1) (b).

### DETAIL

The JSC has requested clarification and or corrections to the following matters:

#### **1. CLARIFICATION FOR THE DELETION OF CLAUSE 16.2 FROM THE ADOPTED LAW**

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The JSC requires clarification as to why Clause 16.2 was deleted from the adopted local law, noting that it is included in the WALGA template.

Proposed response to the JSC:

*On advice from the Department of Local Government, the MRC Administration deleted Clause 16.2 as clause 17.4 was adjudged to deal with the same matter.*

**2. CORRECTION TO TYPOGRAPHICAL ERRORS:**

- a) Reference to Presiding Person, not Presiding Member. Each reference to Presiding Person should be changed to Presiding Member to ensure consistency.
- b) Clause 6.7(11): insert 'of' between 'copy' and 'the' in the 3<sup>rd</sup> line.
- c) Clause 7.16(11) (b) the phrases 'uses an expression which' and 'uses an expression that' both appear. The latter should be deleted from subsection (b).

Proposed response to the JSC:

*The MRC Administration agrees with these changes.*

**3. CLARIFICATION TO PRIMARY AND SUBSTANTIVE MOTIONS:**

Both 'primary motion' and 'substantive motion' appears in the local law, but only 'primary motion' is defined under 1.4 Interpretations. Noting that the WALGA template uses 'substantive motion', but not that of 'primary motion', but the definition is the same as that of primary motion in the local law.

Proposed response to the JSC:

*The MRC Administration agrees with the observation and proposes to delete the words 'primary motion' and replace them with 'substantive motion' and will add a definition of 'substantive motion'.*

**4. Clarification to Interaction between clauses 7.15 (3) and 7.16 (1) (b)**

Explain how 7.15(3) and 7.16(1) (b) interact. While clause 7.15 (3) refers to 'offensive expressions', clause 7.16 (1) (b) refers to 'an expression that is offensive or objectionable'.

Proposed response to the JSC:

*The MRC Administration proposes the insertion of the word 'or objectionable' at 7.15(3) and deletion of the phrase 'uses an expression that' at clause 7.16(1) (b), as shown below.*

*7.15 (3) A member is not to use offensive **or objectionable** expressions in reference to any member, officer or other person.*

*7.16(1) (b) ~~uses an expression that~~ is offensive or objectionable must, when directed by the Presiding Member, withdraw the expression and make a satisfactory apology.*

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It is recommended that the MRC Chair respond to the JSC with the proposed clarifications as described above and confirming compliance with all the undertakings.

## CONSULTATION

Nil

## STATUTORY ENVIRONMENT

The process for advertising the Local law is covered in s1.7 and s1.8 of the *Local Government Act 1995*, which reads as follows:

### *“1.7. Local public notice*

- (1) Where under this Act local public notice of a matter is required to be given, a notice of the matter is to be —*
  - (a) published in a newspaper circulating generally throughout the district; and*
  - (b) exhibited to the public on a notice board at the local government’s offices; and*
  - (c) exhibited to the public on a notice board at every local government library in the district.*
- (2) Unless expressly stated otherwise it is sufficient if the notice is —*
  - (a) published under subsection (1)(a) on at least one occasion; and*
  - (b) exhibited under subsection (1)(b) and (c) for a reasonable time, being not less than —*
    - (i) the time prescribed for the purposes of this paragraph; or*
    - (ii) if no time is prescribed, 7 days.*

### *1.8. Statewide public notice*

*Where under this Act Statewide public notice of a matter is required to be given, section 1.7 applies except that the newspaper referred to in section 1.7(1)(a) is required to circulate generally throughout the State.”*

The process for amending the text of a Local Law is covered in s3.12 of the *Local Government Act 1995*, which reads as follows:

### *“3.12 Procedure for making local laws*

- (1) In making a local law a local government is to follow the procedure described in this section, in the sequence in which it is described.*
- (2A) Despite subsection (1), a failure to follow the procedure described in this section does not invalidate a local law if there has been substantial compliance with the procedure.*
- (2) At a council meeting the person presiding is to give notice to the meeting of the purpose and effect of the proposed local law in the prescribed manner.*
- (3) The local government is to —*
  - (a) give local public notice stating that —*
    - (i) the local government proposes to make a local law the purpose and effect of which is summarized in the notice; and*

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- 
- (ii) a copy of the proposed local law may be inspected or obtained at any place specified in the notice; and
    - (iii) submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given;
  - and
  - (b) as soon as the notice is given, give a copy of the proposed local law and a copy of the notice to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister; and
  - (c) provide a copy of the proposed local law, in accordance with the notice, to any person requesting it.
- (4) After the last day for submissions, the local government is to consider any submissions made and may make the local law\* as proposed or make a local law\* that is not significantly different from what was proposed.
- \* Absolute majority required.
- (5) After making the local law, the local government is to publish it in the Gazette and give a copy of it to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister.
- (6) After the local law has been published in the Gazette the local government is to give local public notice —
- (a) stating the title of the local law; and
  - (b) summarizing the purpose and effect of the local law (specifying the day on which it comes into operation); and
  - (c) advising that the local law is published on the local government's official website and that copies of the local law may be inspected at or obtained from the local government's office.
- (7) The Minister may give directions to local governments requiring them to provide to the Parliament copies of local laws they have made and any explanatory or other material relating to them.
- (8) In this section —  
making in relation to a local law, includes making a local law to amend the text of, or repeal, a local law.
- 3.13. Procedure where significant change in proposal
- If during the procedure for making a proposed local law the local government decides to make a local law that would be significantly different from what it first proposed, the local government is to recommence the procedure.
- 3.14. Commencement of local laws
- (1) Unless it is made under section 3.17, a local law comes into operation on the 14<sup>th</sup> day after the day on which it is published in the Gazette or on such later day as may be specified in the local law.
  - (2) A local law made under section 3.17 comes into operation on the day on which it is published in the Gazette or on such later day as may be specified in the local law.
-

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*[Section 3.14 amended: No. 1 of 1998 s. 9.]*

**3.15. Local laws to be publicised**

*A local government is to take reasonable steps to ensure that the inhabitants of the district are informed of the purpose and effect of all of its local laws.*

**3.16. Periodic review of local laws**

- (1) *Within a period of 8 years from the day when a local law commenced or a report of a review of the local law was accepted under this section, as the case requires, a*

*local government is to carry out a review of the local law to determine whether or not it considers that it should be repealed or amended.*

- (2) *The local government is to give local public notice stating that —*

- (a) the local government proposes to review the local law; and*
- (b) a copy of the local law may be inspected or obtained at any place specified in the notice; and*
- (c) submissions about the local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given.*

- (3) *After the last day for submissions, the local government is to consider any submissions made and cause a report of the review to be prepared and submitted to its council.*

- (4) *When its council has considered the report, the local government may determine\* whether or not it considers that the local law should be repealed or amended.*

*\* Absolute majority required."*

**STRATEGIC/COMMUNITY AND CORPORATE/BUSINESS PLAN IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

Nil

**COMMENT**

Nil

**VOTING REQUIREMENT**

Simply majority

**RESPONSIBLE OFFICER RECOMMENDATION**

**That Council:**

- 1. Resolves to provide the following undertakings to the Joint Standing Committee on Delegated Legislation that:**
-

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1. When the Local Law is next reviewed, the MRC will:
    - a) Correct the typographical errors as outlined under point 2 in the Detail section of this report
    - b) Include a definition of 'substantive motion' in the Local Law and the amendments as outlined under point 3 in the Detail section of this report
    - c) Ensure all consequential amendments arising from the undertaking will be made.
  2. The MRC will not enforce the Local Law contrary to undertaking 1.1.
  3. Where the Local Law is made publicly available by the MRC, whether in hard copy or electronic form, the MRC will ensure that it is accompanied by a copy of the undertaking.
  4. The MRC will provide clarification about the removal of clause 16.2, as outlined under point 1 in the Detail section of this report
  5. The MRC will provide clarification about the interaction between clauses 7.15 (3) and 7.16 (1) (b), as outlined under point 4 in the Detail section of this report.
2. Approves the Chair to write to the Joint Standing Committee on Delegated Legislation, providing the required clarification and corrections for the Mindarie Regional Council Meeting Procedures Local Law 2020.

Moved Cr Jacob, seconded Cr Gordon  
**RESOLVED**  
That the recommendation be adopted  
(CARRIED UNANIMOUSLY 11/0)

<b>9.4</b>	<b>MINDARIE REGIONAL COUNCIL WASTE FACILITY SITE LOCAL LAW 2020</b>
<b>File No:</b>	<b>GF-21-0000550</b>
<b>Appendix:</b>	<b>Appendix 7 Mindarie Regional Council Waste Facility Site Local Law 2020</b>
<b>Date:</b>	<b>21 July 2021</b>
<b>Responsible Officer:</b>	<b>Chief Executive Officer</b>

#### SUMMARY



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The purpose of this report is to seek Council's approval to implement the Joint Standing Committee (JSC) on Delegated Legislation's undertakings for the Mindarie Regional Council (MRC) Waste Facility Site Amendment Local Law 2020.

### BACKGROUND

The MRC Waste Facility Site Amendment Local Law 2020 ("the Local Law") was adopted by Council on 17 December 2020. Section 3.16 of the Local Government Act 1995 ("the Act") requires a periodic review of the Local Law.

On 25 February 2021, the MRC administration submitted the Local Law with the required Explanatory Memorandum and supporting materials to the JSC which provided proof of process to part C of the Explanatory Memorandum for Local Governments for making a local law.

On 15 June 2021, a letter was received from the JSC in response to the Local Law submission and in part stated:

*"The Local Law was considered by the JSC at its meeting on 14 June 2021. The JSC resolved to write to the MRC with the following issues:*

*Compliance with Waste Avoidance and Resource Recovery Act (WARR Act), ss61, ss64 and ss3.12 (3) (b) and (5) of the Local Government Act.*

- *The statutory procedures checklist does not indicate whether:*
  - *A copy of the Local Law had been given to the Minister of Environment, who administers the WARR Act 2007 either before or after the Local Law was made, as required by sections 3.12 (3) (b) and (5) of the Local Government Act.*
  - *Consent to make the Amendment Local Law was obtained in accordance with section 61 (1) of the WARR Act."*

The JSC considers the new clauses in Local Law brings the Local Law within the scope of the WARR Act. Noted 'waste services' are defined in section 3 of the WARR Act to include:

*(c) the provision and management of waste facilities, machinery for the disposal of waste and processes for dealing with waste'.*

The Local Law new clauses to which they are referring are:

- 27. *Hours of operation*  
*The local government may from time to time determine the hours of operation of a waste facility.*
- 27A. *Depositing Waste*
  - (1) *A person must not deposit waste at a waste facility other than—*
    - (a) *at a location determined by a sign and in accordance with the sign; and*
    - (b) *in accordance with the direction of an authorised person.*
  - (2) *The local government may determine the classification of any waste that may be deposited at a waste facility.*

As a separate matter, additionally, the JSC considers that items 18 and 20 in Schedule 1 of penalties exposes the public to liability under what appears to be very similar clauses and that reference to either clause should be deleted or combined under the same item.

The JSC:

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- 1) requires the MRC to respond on compliance with section 3.12 (3) (b) and the WARR Act, which may affect the validity of the Amendment Local Law, and
- 2) are seeking the following undertakings from the MRC:
  6. Within six months, remove either item 18 or 20 in schedule 1 of the Local Law or combine them to the same item.
  7. The MRC will not enforce the local law contrary to undertaking 1.
  8. Ensure all consequential amendments arising from the undertaking will be made.
  9. Where the Local Law is made publicly available by the MRC, whether in hard copy or electronic form, ensure that it is accompanied by a copy of the undertakings.

#### DETAIL

Historically the MRC Local Law has not been considered to be within the scope of the WARR Act and therefore consent to make the Local Law was not obtained from the Minister of the Environment, nor was a copy provided to the Minister of the Environment.

The MRC local law was not made for any of the purposes set out in the WARR Act. It was made to provide the MRC the ability to control and manage members of the public who attend the site by setting conditions and issuing penalties that fall within the portfolio of the Minister for Local Government.

On reflection of the considerations of the JSC, the MRC have reviewed clause 27 and 27A and determined that they are not necessary to regulate the MRC's operations for the following reasons:

- Opening hours are available on the MRC website;
- The site is well sign posted to direct site users to the appropriate goods drop off locations; and
- The MRC customers access site information from the website, contacting the administration and site signage, not the Local Law.

Therefore, it is recommended for the MRC Chair to respond to the JSC offering to delete clauses 27 and 27A, and requesting a further undertaking in respect of the deletion of these two clauses.

In addition, confirming compliance with the four undertakings requested by the JSC and respectfully requesting the JSC to give further consideration to allow the MRC Amendment Local Law 2020.

#### CONSULTATION

Advice has been sought from WALGA on this matter and they support this course of action.

#### STATUTORY ENVIRONMENT

The process for advertising the Local law is covered in s1.7 and s1.8 of the *Local Government Act 1995*, which reads as follows:

##### *"1.7. Local public notice*

- (1) *Where under this Act local public notice of a matter is required to be given, a notice of the matter is to be —*
  - (d) *published in a newspaper circulating generally throughout the district; and*
  - (e) *exhibited to the public on a notice board at the local government's offices; and*

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- 
- (f) exhibited to the public on a notice board at every local government library in the district.
  - (2) Unless expressly stated otherwise it is sufficient if the notice is —
    - (c) published under subsection (1)(a) on at least one occasion; and
    - (d) exhibited under subsection (1)(b) and (c) for a reasonable time, being not less than —
      - (i) the time prescribed for the purposes of this paragraph; or
      - (ii) if no time is prescribed, 7 days.

#### 1.8. Statewide public notice

Where under this Act Statewide public notice of a matter is required to be given, section 1.7 applies except that the newspaper referred to in section 1.7(1)(a) is required to circulate generally throughout the State.”

The process for amending the text of a Local Law is covered in s3.12 of the *Local Government Act 1995*, which reads as follows:

#### “3.12 Procedure for making local laws

- (1) In making a local law a local government is to follow the procedure described in this section, in the sequence in which it is described.
- (2A) Despite subsection (1), a failure to follow the procedure described in this section does not invalidate a local law if there has been substantial compliance with the procedure.
- (2) At a council meeting the person presiding is to give notice to the meeting of the purpose and effect of the proposed local law in the prescribed manner.
- (3) The local government is to —
  - (d) give local public notice stating that —
    - (i) the local government proposes to make a local law the purpose and effect of which is summarized in the notice; and
    - (ii) a copy of the proposed local law may be inspected or obtained at any place specified in the notice; and
    - (iii) submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given;
  - and
  - (e) as soon as the notice is given, give a copy of the proposed local law and a copy of the notice to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister; and
  - (f) provide a copy of the proposed local law, in accordance with the notice, to any person requesting it.
- (4) After the last day for submissions, the local government is to consider any submissions made and may make the local law\* as proposed or make a local law\* that is not significantly different from what was proposed.

\* Absolute majority required.

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- (5) *After making the local law, the local government is to publish it in the Gazette and give a copy of it to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister.*
- (6) *After the local law has been published in the Gazette the local government is to give local public notice —*
- (d) stating the title of the local law; and*
  - (e) summarizing the purpose and effect of the local law (specifying the day on which it comes into operation); and*
  - (f) advising that the local law is published on the local government's official website and that copies of the local law may be inspected at or obtained from the local government's office.*
- (7) *The Minister may give directions to local governments requiring them to provide to the Parliament copies of local laws they have made and any explanatory or other material relating to them.*
- (8) *In this section —*  
*making in relation to a local law, includes making a local law to amend the text of, or repeal, a local law.*
- 3.13. *Procedure where significant change in proposal*  
*If during the procedure for making a proposed local law the local government decides to make a local law that would be significantly different from what it first proposed, the local government is to recommence the procedure.*
- 3.14. *Commencement of local laws*
- (1) Unless it is made under section 3.17, a local law comes into operation on the 14<sup>th</sup> day after the day on which it is published in the Gazette or on such later day as may be specified in the local law.*
  - (2) A local law made under section 3.17 comes into operation on the day on which it is published in the Gazette or on such later day as may be specified in the local law.*
- [Section 3.14 amended: No. 1 of 1998 s. 9.]*
- 3.15. *Local laws to be publicised*  
*A local government is to take reasonable steps to ensure that the inhabitants of the district are informed of the purpose and effect of all of its local laws.*
- 3.16. *Periodic review of local laws*
- (1) Within a period of 8 years from the day when a local law commenced or a report of a review of the local law was accepted under this section, as the case requires, a local government is to carry out a review of the local law to determine whether or not it considers that it should be repealed or amended.*
  - (2) The local government is to give local public notice stating that —*
    - (d) the local government proposes to review the local law; and*
    - (e) a copy of the local law may be inspected or obtained at any place specified in the notice; and*
-

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- (f) *submissions about the local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given.*
- (3) *After the last day for submissions, the local government is to consider any submissions made and cause a report of the review to be prepared and submitted to its council.*
- (4) *When its council has considered the report, the local government may determine\* whether or not it considers that the local law should be repealed or amended.*

*\* Absolute majority required."*

#### **STRATEGIC/COMMUNITY AND CORPORATE/BUSINESS PLAN IMPLICATIONS**

Nil

#### **FINANCIAL IMPLICATIONS**

Nil

#### **COMMENT**

Nil

#### **VOTING REQUIREMENT**

Simply majority

#### **RESPONSIBLE OFFICER RECOMMENDATION**

That Council:

1. Resolves to provide an undertaking to the Joint Standing Committee on Delegated Legislation that:
    - i. Within six months, the MRC will remove either item 18 or 20 in Schedule 1 of the Local Law or combine them to the same item.
    - ii. The MRC will not enforce the local law contrary to the undertaking in i. above.
    - iii. The MRC will ensure all consequential amendments arising from the undertaking will be made.
    - iv. Where the Local Law is made publicly available by the MRC, whether in hard copy or electronic form, the MRC will ensure that it is accompanied by a copy of these undertakings.
-

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- 
2. Approves the Chair to write to the Joint Standing Committee on Delegated Legislation requesting the Committee to give further consideration to allow the Mindarie Regional Council Amendment Local Law 2020, on the basis that clauses 27 and 27A are deleted.

Moved Cr Gordon, seconded Cr Cvitan

**RESOLVED**

That the recommendation be adopted

(CARRIED UNANIMOUSLY 11/0)

9.5	APPOINTMENT OF COUNCILLORS ON TO THE MUNICIPAL WASTE ADVISORY COUNCIL (MWAC)
File No:	GF-20-0001618
Attachment(s):	1. Municipal Waste Advisory Council Details
Date:	29 July 2021
Responsible Officer:	Chief Executive Officer

**SUMMARY**

The purpose of this report is to seek the appointment of a Councillor of the Mindarie Regional Council (MRC) to the Municipal Waste Advisory Council (MWAC).

**BACKGROUND**

The MRC is currently a member of an advisory group of WALGA known as MWAC. A MRC Councillor is required to be a member of this group.

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MWAC was established as part of the MRC's commitment to the Western Australia Local Government Association membership.

Attachment 1 provides details of the tenure, membership, duties and responsibilities associated with being a member of MWAC.

#### **DETAILS**

At the MRC Ordinary Council meeting held on 21 November 2019 Councillor David Boothman was appointed as a Member and Cr Russ Fishwick as a Deputy Member on to MWAC.

On 6 August 2021 Councillor Boothman retired from the City of Stirling and the Mindarie Regional Council. The resignation has resulted in the requirement for the MRC to swear in a new member of MWAC.

The purpose of this appointment is to fill the vacancy on a temporary basis up to the Local Government elections. There are 2 meetings remaining on 25 August 2021 and 13 October 2021. The Deputy Member, Cr Russ Fishwick, is unable to attend those meetings and therefore a temporary appointment is required.

It should also be noted that Councillor Boothman was also the Chair of the CEO Recruitment and Performance Review Committee and a member of the Audit Committee. As there are no scheduled meetings prior to October 2021 for these committees, appointments will be made following the Local Government elections in October 2021.

The following provides a brief explanation of the purpose of MWAC:

#### **Municipal Waste Advisory Council**

The Municipal Waste Advisory Council (MWAC) was established in December 1994 as a Standing Committee of the Western Australian Local Government Association (WALGA) with delegated authority to represent the Association in respect of matters relating to municipal waste issues. MWAC is established under a partnership agreement with WALGA, Eastern Metropolitan Regional Council, City of Geraldton/Greenough, Mindarie Regional Council, Rivers Regional Council, Southern Metropolitan Regional Council and Western Metropolitan Regional Council.

The objective of MWAC is to encourage and promote economically sound, environmentally safe waste management practices and to ensure that the shared interests of all Western Australian Local Governments, as they relate to waste management, are effectively managed. As MWAC is a standing committee of WALGA it requires councillor representation. An Officer Advisory Group (OAG) has been established as an advisory committee to the MWAC.

#### **LEGAL COMPLIANCE**

Refer attachment 1 to determine the compliance requirements of MWAC.

#### **FINANCIAL IMPLICATIONS**

There is no remuneration attached to this position.

#### **COMMENT**

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There are 6 meetings per calendar year with 2 remaining meetings up to the date of the Local Government Elections.

#### **VOTING REQUIREMENT**

Simple Majority

#### **RESPONSIBLE OFFICER RECOMMENDATION**

That the Council:

1. Appoint Cr \_\_\_\_\_ on to the Municipal Waste Advisory Council up to the date of the Local Government Elections in October 2021.

Cr Sargent nominated Cr Vernon to be the member of the Municipal Waste Advisory Council, the nomination was seconded by Cr Cvitan.  
Cr Vernon accepted the nomination.

Moved Cr Vernon, seconded Cr Thornton

#### **RESOLVED**

To appoint Cr Vernon as the member of the Municipal Waste Advisory Council.

(CARRIED BY ABSOLUTE MAJORITY 11/0)

#### **ATTACHMENT 1**

<b>MUNICIPAL WASTE ADVISORY COUNCIL</b>
---

<b>MEMBERSHIP</b>
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One Councillor and a Deputy Supported by one staff member who is on a sub-group of MWAC entitled the Officers' Advisory Group.
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<b>MEETING FREQUENCY</b>
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Bi-Monthly
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<b>DUTIES AND RESPONSIBILITIES</b>
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<i>General Functions of the MWAC</i>
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- (a) The principal role of the MWAC in exercising its delegated authority is to govern the Municipal Waste Program and to represent the interests of the Parties and Local Government generally, in all matters relating to local government waste management.
- (b) Without limiting the MWAC's principal role, the broad functions and responsibilities of the MWAC include:
  - (i) defining policy and providing the overall strategic direction of the Municipal Waste Program to achieve the interests of the Parties to this Partnership Agreement;
  - (ii) maintaining the MWAC as a credible, active and effective peak body in the area of waste management;
  - (iii) facilitating and encouraging cooperative linkages between Local, State and Federal Government, Regional Councils, FORC, WMAA, Waste Authority, industry and the community;
  - (iv) representing the interests of the Association in all matters relating to local government waste management in accordance with the Association's policy statements and formal positions on an issue, and without prior reference to the Association where a formal Association position on an issue is not current or has not yet been developed PROVIDED THAT any such position is subsequently put to the Association as soon as practicable for confirmation;
  - (v) acting as an interface between the Parties to this Partnership Agreement and other local governments;
  - (vi) promoting economically sound, environmentally safe and socially acceptable waste management and minimisation strategies;
  - (vii) coordinating and initiating research on waste management issues;
  - (viii) through the WALGA Chief Executive Officer and the MWAC Chair, monitoring and evaluating the performance of the Executive Officer against established key performance indicators;
  - (ix) approving major operating plans, including the strategic plan;
  - (x) approving the Annual Budget in accordance with the terms of this Partnership Agreement; and
  - (xi) ensuring the Municipal Waste Program complies with the law and the Association's operational policies and procedures.
- (c) Under the terms of the delegated authority, the MWAC may not make decisions:
  - (i) concerning the acquisition, holding and disposition of real property or the borrowing of money or setting Association subscription levels;
  - (ii) that are inconsistent with an existing formal policy statement of the Association without prior reference to and the prior approval of the State Council; and
  - (iii) relating to operational matters as such matters remain the responsibility of the Executive Officer, reporting to the WALGA Chief Executive Officer or to their delegate.

#### APPOINTMENT/TENURE

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Membership continues until notification is given to the other party advising of a change in the membership.
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**10 MEMBERS INFORMATION BULLETIN – ISSUE NO. 62**

**RESPONSIBLE OFFICER RECOMMENDATION**

That the Members Information Bulletin Issue No. 62 be received.

Moved Cr Jacob, seconded Cr Cvitan

**RESOLVED**

That the recommendation be adopted

(CARRIED UNANIMOUSLY 11/0)

**11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**12 URGENT BUSINESS**

Nil

**13 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

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In accordance with clause 10.1(h) of the Mindarie Regional Council Meeting Procedures Local Law 2020 and s5.23 of the Local Government Act 1995, the Chair requested the Council to meet "behind closed doors" to allow the Council to consider item 14.1 as the item is of a confidential nature.

The Chair requested MRC Officers and Member Council CEOs and Officers seated in the public gallery to vacate the gallery.

There were no members of the public present.

The MRC Director of Corporate Services vacated the Council Chambers.

The MRC CEO, the Manager of Human Resources and the Governance Officer remained in the Council Chambers.

**Moved Cr Vernon, seconded Cr Proud**  
**To close the meeting to the public**  
(CARRIED UNANIMOUSLY 11/0)

Doors closed at 6.41 pm

#### 14 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

This report is Confidential and dealt with in a confidential session, under Section 5.23 (2) (a) of the *Local Government Act 1995* as the report deals with a matter affecting an employee.

14.1 INTERIM CEO	
File No:	GF-20-0000340
Attachment(s):	MRC POLICY CP 14
Date:	19 JULY 2021
Responsible Officer:	Chief Executive Officer

That Council:

1. Appoint the Operations Manager, Mr Brendan Twine, as the Interim Chief Executive Officer from 3 September 2021 to the earlier of 28 September 2021 or the date the new CEO commences.
2. Approves the proposed remuneration in respect of item 1, as contained in the Detail section of the confidential report, in accordance with the Salaries and Allowance Tribunal Band 3 for Regional Council CEOs.



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**Moved Cr Proud, seconded Cr Sargent**  
**RESOLVED**  
**That the recommendation be adopted**  
(CARRIED BY ABSOLUTE MAJORITY 11/0)

**Moved Cr Vernon, seconded Cr Proud**  
**To re-open the meeting to the public**  
(CARRIED UNANIMOUSLY 11/0)

Doors re-opened at 6.44 pm, the Chair declared the meeting reopened.

MRC Officers and Members Council Officers re-entered the gallery.  
The Chair read out the resolution for item 14.1, and congratulated Mr Twine on his appointment of Interim Chief Executive Officer.

#### **15 NEXT MEETING**

The next Ordinary Council meeting to be held on Thursday 16 September 2021 at the City of Vincent commencing at 6.30 pm.

#### **16 CLOSURE**

The Chair closed the meeting at 6.45 pm and thanked the Town of Cambridge for their hospitality and use of their meeting facilities.

Signed.....Chair

Dated .....day of .....2021



## MINUTES

### SPECIAL COUNCIL MEETING

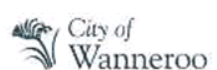
TIME: 8.30 PM

19 AUGUST 2021

CITY OF STIRLING

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*Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo  
Towns of Cambridge and Victoria Park*



MINDARIE REGIONAL COUNCIL  
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19 AUGUST 2021

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MINDARIE REGIONAL COUNCIL  
SPECIAL COUNCIL MEETING MINUTES  
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## 1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chair declared the meeting open at 8.40 pm.

The Chair welcomed Mr David Hugo of Herbert Smith Freehills and Cr Thornton for City of Stirling.

## 2 ATTENDANCE/APOLOGIES

### Councillor Attendance

Cr K Vernon (Chair)	Town of Victoria Park
Cr F Cvitan, JP (Deputy Chair)	City of Wanneroo
Cr A Jacob, JP	City of Joondalup
Cr R Fishwick, JP	City of Joondalup
Cr R Gordon	City of Perth
Cr J Ferrante	City of Stirling
Cr S Proud, JP	City of Stirling
Cr K Sargent	City of Stirling
Cr L Thornton	City of Stirling
Cr A Castle	City of Vincent
Cr D Newton, JP	City of Wanneroo
Cr K Shannon	Town of Cambridge

### Apologies

Nil

### Leave of Absence

Nil

### Absent

Nil

### MRC Officers

Mr G Hoppe (Chief Executive Officer)  
Ms S Cherico (Manager Human Resources)  
Ms D Toward (Executive Support)

### Member Council Observers

Mr M MacPherson (City of Joondalup)  
Mr Allan Mason (City of Perth)  
Mr M Littleton (City of Stirling)  
Mr R Bryant (City of Stirling)  
Mr A Murphy (City of Vincent)  
Ms Y Plimbley (City of Vincent)  
Mr D Simms (City of Wanneroo)  
Mr H Singh (City of Wanneroo)  
Mr S Cairns (City of Wanneroo)  
Mr K Hincks (Town of Cambridge)  
Mr J Wong (Town of Victoria Park)

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MINDARIE REGIONAL COUNCIL  
SPECIAL COUNCIL MEETING MINUTES  
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**MRC Observers**

Mr B Twine

Mr A Griffiths

**Visitors**

Mr David Hugo – Herbert Smith Freehills

**3 DECLARATION OF INTERESTS**

Nil

**4 PUBLIC QUESTION TIME**

Nil

**5 ANNOUNCEMENTS BY THE PRESIDING PERSON**

Nil

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MINDARIE REGIONAL COUNCIL  
SPECIAL COUNCIL MEETING MINUTES  
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In accordance with clause 10.1(h) of the Mindarie Regional Council Meeting Procedures Local Law 2020 and s5.23 of the Local Government Act 1995, the Chair requested the Council to meet "behind closed doors" to allow the Council to consider item 6.1 as the item is of a confidential nature.

The Chair invited MRC Officers, Member Council CEOs and Officers seated in the public gallery to remain in the gallery.

There were no members of the public present.

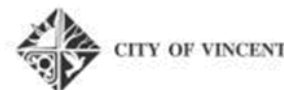
The MRC CEO, the Manager of Human Resources, the Governance Officer and Mr Hugo remained in the Council Chambers.

**Moved Cr Vernon, seconded Cr Proud**  
**To close the meeting to the public**  
(CARRIED UNANIMOUSLY 12/0)

Doors closed at 8.42pm



# MINUTES



## ARTS ADVISORY GROUP

Wednesday, 11 August 2021 at 5.30pm

Venue: Committee Room  
City of Vincent  
Administration and Civic Centre  
244 Vincent Street Leederville

### Attendees:

#### City of Vincent Councillors

Cr Joanne Fotakis (Chairperson) (JF)  
Cr Sally Smith (SS)

#### Community Representatives

Ms Suzanne Worner (SW) Ms Paula Hart (PH)

#### City of Vincent Officers

Tara Gloster, Manager Policy and Place (TG)  
Lauren Formentin, Place Planner – Pickle District (Arts) (LF)  
Zoe Templar, Place Planner (ZT)

#### Guests

Dr Mace Francis, Festival Director at Perth International Jazz Festival (MF)  
Mr Jamie Waters, Vice Chair at Perth International Jazz Festival (JW)

#### Apologies

Mx Johnny Doan (JD) Ms Alexandra Thomson (AT)  
Mr Nathan Giles (NG) Ms Claudia Alessi (CA)  
Mr Eduardo Cossio (EC)

~~~~~

### 1. Welcome/Declaration of Opening – Acknowledgement to Country

- JF opened the meeting 5:35pm and acknowledged the traditional custodians of the land on which the meeting was held.

### 2. Apologies

Mx Johnny Doan (JD), Mr Nathan Giles (NG), Ms Alexandra Thomson (AT), Ms Claudia Alessi (CA), Mr Eduardo Cossio (EC).

### 3. Previous Minutes

Minutes from the previous meeting held 6 July 2021 were tabled for discussion. No comments or amendments were made.

### 4. Business

#### 4.1 Perth International Jazz Festival presentation (MF, JW)

- Annual iconic jazz festival for WA
- A non-profit organisation, same founder as the Ellington
- Next year will be the 10<sup>th</sup> festival
- Currently the organisation is made up of mostly volunteers, would like to move towards paid staff

- Successful in RISE funding this year, making it possible to:
  - Fund operational costs (staff)
  - Expand regionally to Busselton with 'PIJF On Tour'
- Organisation values creativity, accessibility, diversity, collaboration, education, and sustainability
- Vision for the future is a growth model for PIJF, more volunteering opportunities, and utilising/promoting more local businesses and venues
  - Regarding City of Vincent, continued focus on the Hyde Park Jazz Picnic and include more local venues in the festival weekend such as Northbridge Hotel and Centre Stage
- In 2020, 109 musicians involved in PIJF (usually around 40)
  - Includes all levels of musicians in the monthly Jazz Parades, the year-round connection to City of Vincent
- Potential to look into a Jazz Precinct in the future, with WAAPA moving nearby soon
  - Potential to connect with Brisbane Hotel and upcoming venue by Laura and Tom adjacent
- JF thanked MF and JW for attending and presenting
- Group agreed to look into potential for multi-year funding for PIJF and some other organisations or events that we fund annually
  - Advantages of this include less administration work for both parties, allows organisations to plan ahead without having to scramble for funding every single year
  - Administration to speak with events team and community partnerships team to investigate feasibility, potential to include in Arts Plan

#### 4.2 Arts strategic direction update (ZT)

- Vision statement to be punchy
- Confirming it will be named an Arts Plan, not an Arts Strategy
- ZT presented 3 options for vision statement
  - JF and SW like option 1, can incorporate options 2 and 3 into objectives or somewhere else further down in the document
  - Objectives pick up on SCP pillars
  - Vision 1: include the word 'arts' – maybe 'creativity and the arts' or move 'creativity' elsewhere
  - SS proposes: Vincent is a place of discovery, connection, and creativity where arts is woven into everything we do
  - PH: layered history, longevity and uniqueness of Vincent and its people should be considered – if the vision and objectives could apply to any area in Perth, perhaps it isn't quite right. Vincent is very different from other, newer areas of Perth where infrastructure is built on virgin land. Land in Vincent has been through many lives, from pre-colonisation, through colonisation, and the many layers of history since.
    - Group agrees this should be referenced within the 'Place and Identity' pillar
- Administration to work on incorporating unique history of Vincent into 'Place and Identity' objectives, perhaps into vision statement as well
- Will be taken to Council Workshop on 21 September

#### 4.3 Art Collection Policy 3.10.7 review (ZT)

- Group generally happy with Policy review
- JF noted that previous deaccessioned paintings were donated to Mt Lawley Senior Highschool Art Auction, however Mt Lawley SHS is not within City of Vincent - would be nice to donate within Vincent next time
- Administration to find out whether we can sell deaccessioned works

#### 4.4 Artist Live/Work Spaces - update (LF)

- Making Space for Culture study being undertaken by Hatch Roberts Day, commissioned by us in collaboration with City of Perth, Town of Victoria Park and City of South Perth
- Consultant has conducted artist survey with over 1000 responses
- First Vincent-specific workshop held with Hatch RD and administration last week, consultant has collected valuable information through the survey and will provide draft report in late August

#### 4.5 Quick update on small projects (LF)

- Photographs of completed Beatty Park tile artworks by Seantelle Walsh and vinyl-wrapped sign poles by Kambarni in Northbridge, as part of the WA Police anti-graffiti project

- LF to provide vinyl details to I&E department to ensure any signs being replaced will get the artwork applied

**5. Close/Next Meeting**

- Next meeting Wednesday 15 September 2021, agenda TBD

Signed

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**Councillor** **(Chairperson)**

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

**Three Vision Statements Draft Arts Plan**

### Our four areas of focus highlight key objectives.

The Arts Plan will be developed under four key focus areas that align with the Strategic Community Plan priorities 'Thriving Places', 'Connected Community' 'Sensitive Design' and 'Innovative and Accountable'. The objectives are key priorities to inform Vincent's commitments and actions in the art development space.

#### Vibrant & Thriving



We work towards injecting creativity into all our public spaces which inspire and encourage social interaction.

#### Place & Identity



We celebrate our community and contribute to Vincent's identity through creative insight and reflection.

We cultivate a sense of belonging and pride of place through shared experiences and collective imagination.

#### Connected Community



Our arts culture flourishes and is celebrated. We support our diverse community to build relationships and connections with each other and the City.

We support an inclusive arts culture that embodies and expresses the connection people feel for places in which they live and work.

#### Innovation & Creative Economy



We support bold, inspirational and sustainable thinking that draws on the expertise of our creative community.

We are focused on growing Vincent's creative economy through innovation and support for emerging creative talent.

We attract established artists to the community and support them to take risks and explore their practice.



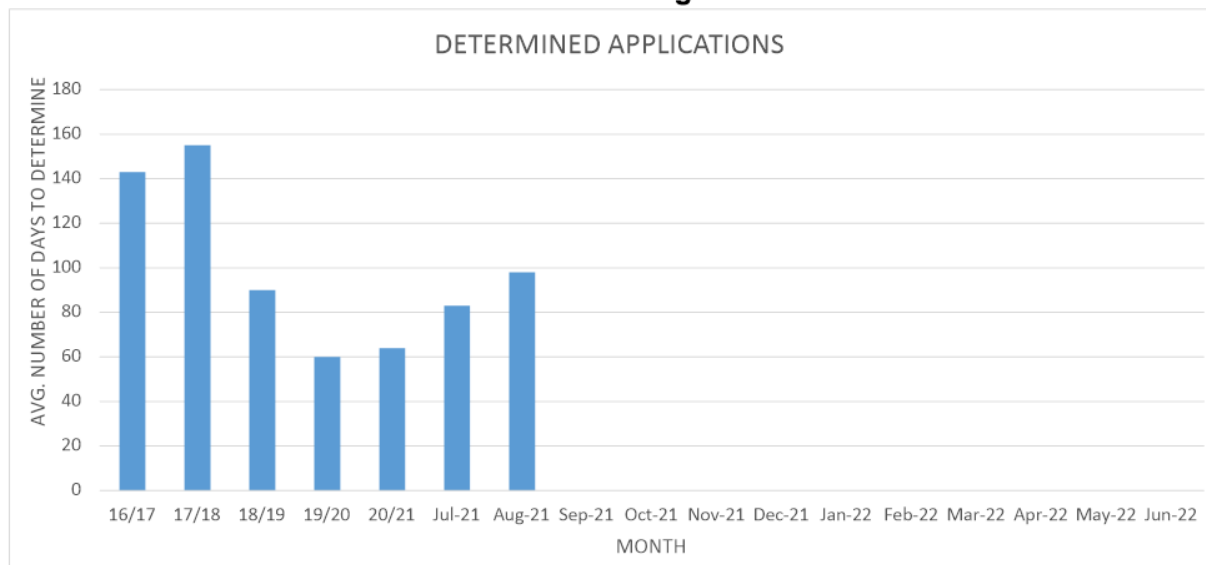








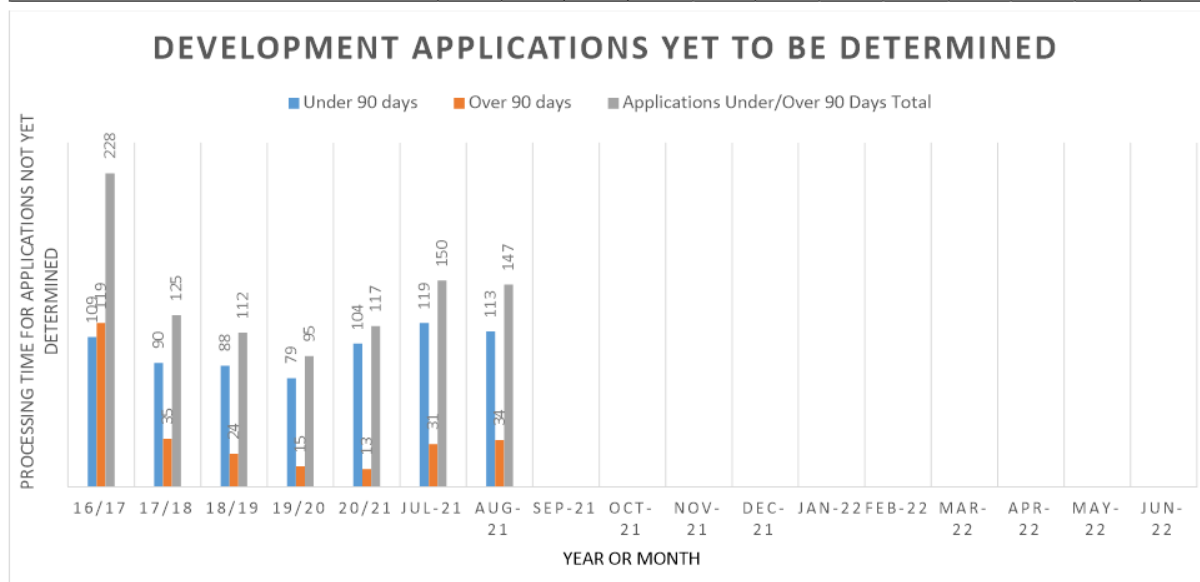
### Statistics for Development Applications As at the end of August 2021



**Table 1:** Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2021.

| Processing Days | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | Jul-21 | Aug-21 | Sept-21 | Oct-21 | Nov-21 | Dec-21 | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 |
|-----------------|-------|-------|-------|-------|-------|--------|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Minimum         | 7     | 1     | 0     | 0     | 0     | 1      | 19     |         |        |        |        |        |        |        |        |        |        |
| Average         | 143   | 155   | 85    | 60    | 64    | 83     | 98     |         |        |        |        |        |        |        |        |        |        |
| Maximum         | 924   | 1008  | 787   | 499   | 268   | 234    | 159    |         |        |        |        |        |        |        |        |        |        |

|                                        | Jul-21 | Aug-21 | Sept-21 | Oct-21 | Nov-21 | Dec-21 | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 |
|----------------------------------------|--------|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| DA's Determined                        | 27     | 33     |         |        |        |        |        |        |        |        |        |        |
| Value of Determined DA's (in millions) | 11.9   | 12.3   |         |        |        |        |        |        |        |        |        |        |



**Table 2:** No. of DA's to be determined

|                                              | Jul-21 | Aug-21 | Sept-21 | Oct-21 | Nov-21 | Dec-21 | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 |
|----------------------------------------------|--------|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| DA's lodged                                  | 34     | 29     |         |        |        |        |        |        |        |        |        |        |
| DA's to be Determined                        | 150    | 147    |         |        |        |        |        |        |        |        |        |        |
| Value of DA's to be Determined (in millions) | 49.4   | 47.6   |         |        |        |        |        |        |        |        |        |        |



CITY OF VINCENT

# INFORMATION BULLETIN

|                    |                                                                               |
|--------------------|-------------------------------------------------------------------------------|
| <b>SUBJECT:</b>    | <b>Quarterly Street Tree Removal Request Report</b>                           |
| <b>DATE:</b>       | <b>2 September 2021</b>                                                       |
| <b>AUTHOR:</b>     | <b>Sarah Hill A/Manager Parks<br/>John Gourdis, Supervisor Parks Services</b> |
| <b>AUTHORISER:</b> | <b>Andrew Murphy, Executive Director Infrastructure &amp; Environment</b>     |

**PURPOSE:**

To present Council with a quarterly 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.

This decision was subsequently altered to require the report be provided on a quarterly basis at the 3 December 2019 Ordinary Meeting of Council.

**COMMENTS:**

Please find below listing for the period 5 January 2021 to 2 September 2021.





CITY OF VINCENT

## INFORMATION BULLETIN

| Date       | Requested By     | Location / Address                                   | Reason for Removal                                                                        | Tree Species                          | Inspection Comments                                                         | No. of Trees | Removal Approved | Replacement Tree Species       |
|------------|------------------|------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------|--------------|------------------|--------------------------------|
| 28/04/2021 | Resident         | 23 Stanley Street, Mount Lawley                      | Tree is dead                                                                              | <i>Agonis flexuosa</i>                | Tree is confirmed dead                                                      | 1            | Yes              | <i>Agonis flexuosa</i>         |
| 28/04/2021 | Resident         | 5 Emmerson Street, North Perth                       | Tree is dead                                                                              | <i>Lophostemon conferta</i>           | Tree is confirmed dead                                                      | 1            | Yes              | <i>Jacaranda mimosaeifolia</i> |
| 28/04/2021 | Resident         | 49 Norfolk Street, North Perth                       | Tree is dead                                                                              | <i>Callistemon Kings Park Special</i> | Tree is confirmed dead                                                      | 1            | Yes              | <i>Melaleuca viridiflora</i>   |
| 28/04/2021 | Supervisor Parks | 70 Grosvenor Street, Mount Lawley                    | Tree is dead                                                                              | <i>Callistemon Kings Park Special</i> | Tree is confirmed dead                                                      | 1            | Yes              | <i>Sapium sebiferum</i>        |
| 21/07/2020 | Resident         | 493 Charles Street, North Perth                      | Tree has bad form due to poor past pruning practices                                      | <i>Callistemon Kings Park Special</i> | Tree is in decline however still in reasonable health and will be monitored |              | No               | N/A                            |
| 27/07/2020 | Supervisor Parks | 77 Anzac Road, Mount Hawthorn                        | Tree is dead                                                                              | <i>Lophostemon confertus</i>          | Tree is confirmed dead                                                      | 1            | Yes              | <i>Jacaranda mimosaeifolia</i> |
| 10/09/2020 | Resident         | 33 Loch Street, North Perth                          | Tree is dead                                                                              | <i>Callistemon Kings Park Special</i> | Tree is confirmed dead                                                      | 1            | Yes              | <i>Melaleuca viridiflora</i>   |
| 19/11/2020 | Resident         | 31 Albert Street, North Perth (Vine Street frontage) | Resident suspects tree is dying and is hollow – request Olive                             | <i>Agonis flexuosa</i>                | Tree is in serious decline with no possibility of improvement               | 1            | Yes              | Olive                          |
| 26/02/2021 | Resident         | 12 & 14 Macedonia Place, North Perth                 | Trees are dead                                                                            | <i>Robinia Sp.</i>                    | Tree is confirmed dead                                                      | 3            | Yes              | TBC – native species           |
| 03/03/2021 | Resident         | 79 Edinboro Street, Mount Hawthorn                   | Resident would like 1 of the 2 verge trees removed as they are planted too close together |                                       | Approved removal of one tree – Illegally planted street tree                | 1            | Yes              | N/A                            |
| 16/09/2020 | Supervisor Parks | 201 Carr Place, Leederville                          | Tree is dead                                                                              | <i>Lophostemon conferta</i>           | Tree is confirmed dead                                                      | 1            | Yes              | <i>Jacaranda mimosaeifolia</i> |
| 12/04/2021 | Resident         | 23-25 Paddington Street, North Perth                 | Tree is dead                                                                              | <i>Lophostemon conferta</i>           | Tree is confirmed dead                                                      | 1            | Yes              | <i>Jacaranda mimosaeifolia</i> |
| 03/05/2021 | Supervisor Parks | 660 Newcastle Street, Leederville                    | Hit by car - stump remains                                                                | <i>Angophora costata</i>              | Hit by car - stump remains                                                  | 1            | Yes              | <i>Angophora costata</i>       |
| 06/05/2021 | Resident         | 316 Stirling Street, Perth (Lincoln Street frontage) | Tree is dead                                                                              | <i>Callistemon Kings Park Special</i> | Tree is confirmed dead                                                      | 1            | Yes              | <i>Melaleuca viridiflora</i>   |
| 20/05/2021 | Resident         | 116/215 Stirling Street, Perth                       | Tree is dead                                                                              | <i>Lophostemon conferta</i>           | Tree is confirmed dead                                                      | 1            | Yes              | <i>Platanus acerifolia</i>     |



CITY OF VINCENT

## INFORMATION BULLETIN

|            |                         |                                                                  |                                                                  |                                       |                                                               |   |     |                              |
|------------|-------------------------|------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------|---|-----|------------------------------|
| 23/06/2021 | Resident                | 67 Barlee Street, Mount Lawley                                   | Tree has died and is dropping branches. Roots have raised paving | <i>Lophostemon conferta</i>           | Tree is confirmed dead                                        | 1 | Yes | TBC                          |
| 14/07/2021 | Resident                | 39 Egina Street, Mount Hawthorn                                  | Tree is dead                                                     | <i>Agonis flexuosa</i>                | Tree is confirmed dead                                        | 1 | Yes | <i>Agonis flexuosa</i>       |
| 15/07/2021 | Parks Technical Officer | Charles Veryard Reserve (Opposite 56 Albert Street, North Perth) | Tree is dead                                                     | <i>Melaleuca</i> Sp.                  | Tree is confirmed dead                                        | 1 | Yes | <i>Melaleuca</i> Sp.         |
| 16/07/2021 | Parks Technical Officer | 50 Bourke Street, Leederville                                    | Tree is dead                                                     | <i>Agonis flexuosa</i>                | Tree is confirmed dead                                        | 1 | Yes | <i>Agonis flexuosa</i>       |
| 16/07/2021 | Resident                | 407 Bulwer Street, West Perth (Victoria Street frontage)         | Tree stump requires removal                                      | N/A                                   | Tree is confirmed dead                                        | 1 | Yes | <i>Melaleuca viridiflora</i> |
| 19/07/2021 | Resident                | 10 Camelia Street, North Perth                                   | Tree is dying/dead                                               | <i>Callistemon</i> Kings Park Special | Tree is in serious decline with no possibility of improvement | 1 | Yes | <i>Melaleuca viridiflora</i> |
| 19/07/2021 | Resident                | 9 Knebworth Avenue, Perth                                        | Tree is dead                                                     | <i>Prunus</i> Sp.                     | tree is confirmed dead                                        | 1 | Yes | <i>Pyrus calleryana</i>      |
| 28/07/2021 | Supervisor Parks        | 60 Newcastle Street, Perth                                       | Tree is dead                                                     | <i>Angophora costata</i>              | Tree is confirmed dead                                        | 1 | Yes | <i>Angophora costata</i>     |
| 28/07/2021 | Supervisor Parks        | 65 Egina Street, Mount Hawthorn                                  | Tree is dead                                                     | <i>Agonis flexuosa</i>                | Tree is confirmed dead                                        | 1 | Yes | <i>Agonis flexuosa</i>       |
| 28/07/2021 | Supervisor Parks        | 92 Egina Street, Mount Hawthorn (Berryman Street frontage)       | Tree is dead                                                     | <i>Callistemon</i> Kings Park Special | Tree is confirmed dead                                        | 1 | Yes | <i>Agonis flexuosa</i>       |
| 28/07/2021 | Supervisor Parks        | 32 Forrest Street, Mount Lawley                                  | Tree is dead                                                     | <i>Corymbia Ficifolia</i>             | Tree is confirmed dead                                        | 1 | Yes | N/A several existing trees   |
| 28/07/2021 | Supervisor Parks        | 171 Walcott Street, Mount Lawley                                 | Tree is dead                                                     | <i>Lophostemon conferta</i>           | Tree is confirmed dead                                        | 1 | Yes | <i>Jacaranda</i>             |
| 28/07/2021 | Supervisor Parks        | 149 Alma Road, North Perth                                       | Tree is dead                                                     | <i>Lophostemon conferta</i>           | Tree is confirmed dead                                        | 1 | Yes | <i>mimosaefolia</i>          |
| 28/07/2021 | Supervisor Parks        | 31A Camelia Street, North Perth                                  | Tree is dead                                                     | <i>Callistemon</i> Kings Park Special | Tree is confirmed dead                                        | 1 | Yes | <i>Jacaranda</i>             |
| 28/07/2021 | Supervisor Parks        | 58 Edinboro Street, Mount Hawthorn (Woodstock Street frontage)   | Tree is dead                                                     | <i>Callistemon Salignus</i>           | Tree is confirmed dead                                        | 1 | Yes | <i>mimosaefolia</i>          |
|            |                         |                                                                  |                                                                  |                                       |                                                               |   |     | <i>Melaleuca viridiflora</i> |



CITY OF VINCENT

## INFORMATION BULLETIN

|            |                     |                                       |                               |                                          |                                                                     |   |     |                                    |
|------------|---------------------|---------------------------------------|-------------------------------|------------------------------------------|---------------------------------------------------------------------|---|-----|------------------------------------|
| 28/07/2021 | Supervisor<br>Parks | 62 Edinboro Street,<br>Mount Hawthorn | Tree is dead                  | <i>Callistemon</i> Kings<br>Park Special | Tree is confirmed dead                                              | 1 | Yes | <i>Melaleuca viridiflora</i>       |
| 28/07/2021 | Supervisor<br>Parks | 65 Parry Street, East<br>Perth        | Tree is dead                  | <i>Agonis flexuosa</i>                   | Tree is confirmed dead                                              | 1 | Yes | <i>Agonis flexuosa</i>             |
| 28/07/2021 | Supervisor<br>Parks | Opp 286 Pier Street                   | Tree is dead                  | <i>Agonis flexuosa</i>                   | Tree is confirmed dead                                              | 1 | Yes | <i>Agonis flexuosa</i>             |
| 28/07/2021 | Supervisor<br>Parks | 24 Daphne Street,<br>North Perth      | Tree has invasive root system | <i>Ficus hillii</i>                      | Tree is an inappropriate<br>species                                 | 1 | Yes | <i>Ulmus chinensis</i>             |
| 28/07/2021 | Supervisor<br>Parks | 40 Bulwer Street, Perth               | Tree is dead                  | <i>Callistemon</i> Kings<br>Park Special | Tree is confirmed dead                                              | 1 | Yes | <i>Melaleuca<br/>quinquenervia</i> |
| 28/07/2021 | Supervisor<br>Parks | 493 Charles Street,<br>North Perth    | Tree in serious decline       | <i>Callistemon</i> Kings<br>Park Special | Tree is in serious decline<br>with no possibility of<br>improvement | 1 | Yes | <i>Sapium sebiferum</i>            |



**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS  
AS AT 27 AUGUST 2021**

| NO. | ADDRESS & SAT REVIEW NO.                       | DATE RECEIVED    | APPLICANT      | REVIEW MATTER & COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|------------------------------------------------|------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | No. 3 Bulwer Avenue, Perth<br>(DR 202 of 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. Directions Hearing held on 28 February 2020. Directions Hearing held on 22 May 2020. Directions Hearing held on 14 August 2020. SAT advised that it cannot reopen a withdrawn SAT matter and that a new Development Application may be submitted. Applicant advised that this could be lodged within 2-3 weeks (by 4 September 2020). New development application lodged with City on 11 September 2020. Development application approved under delegated authority on 12 November 2020. The works required by the condition of development approval relating to the removal of the render and painting of the façade have commenced. Direction Hearings adjourned to allow the builder additional time to carry out and complete the works. Works scheduled for completion in October 2021.</p> <p><i>Representation by: McLeods</i></p> |

**METRO INNER-NORTH JOINT DEVELOPMENT ASSESSMENT PANEL (DAP)  
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT  
AS AT 27 AUGUST 2021**

| No. | ADDRESS                                                                                | APPLICANT                  | PROPOSAL                                                     | DATE<br>APPLICATION<br>RECEIVED | DAP MEETING<br>DATE | DAP DECISION                                                                              |
|-----|----------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------|---------------------------------|---------------------|-------------------------------------------------------------------------------------------|
| 1.  | No. 79<br>Paddington<br>Street and<br>Nos. 432 & 434<br>Charles Street,<br>North Perth | CF Town<br>Planning        | Form 1 – Child Care<br>Premises                              | 20 July 2021                    | Not yet scheduled.  | Currently under assessment.<br><br>Responsible Authority Report due<br>29 September 2021. |
| 2.  | Nos. 394-398<br>Newcastle<br>Street, West<br>Perth                                     | Urbanista Town<br>Planning | Form 2 – Mixed Use<br>Development (Amendment to<br>Approved) | 9 August 2021                   | Not yet scheduled.  | Currently under assessment.<br><br>Responsible Authority Report due<br>18 October 2021.   |

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)  
REGISTER OF APPLICATIONS CONSIDERED BY DRP  
AS AT 27 AUGUST 2021**

| ADDRESS                                    | APPLICANT                                                               | PROPOSAL                          | DRP MEETING DATE | REASON FOR REFERRAL                                                                                                                                                                                                                                                            |
|--------------------------------------------|-------------------------------------------------------------------------|-----------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Nos. 370-374 Oxford Street, Mount Hawthorn | PTS Town Planning Pty Ltd                                               | Mixed Use Development             | 18 August 2021   | Pre-lodgement Application – Previously Referred<br>To consider the proposal in response to the comments of the DRP on 23 June 2021.                                                                                                                                            |
| No. 357 Oxford Street, Mount Hawthorn      | Peter Simpson<br>Town Planning &<br>Taylor Robinson<br>Chaney Broderick | Commercial Development            | 18 August 2021   | Pre-lodgement Application – Previously Referred<br>To consider amendments to the proposal made in response to the comments of the DRP on 7 April 2021.                                                                                                                         |
| Nos. 37-43 Stuart Street, Perth            | MacCormac Architects                                                    | Five Storey Mixed Use Development | 18 August 2021   | Pre-lodgement Application<br>The proposal would benefit from referral to the DRP to consider departures to the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and Residential Design Codes (R Codes), and the appropriateness of the development within its setting. |



CITY OF VINCENT

# INFORMATION BULLETIN

|                     |                                                              |
|---------------------|--------------------------------------------------------------|
| <b>TITLE:</b>       | <b>Register of Petitions – Progress Report – August 2021</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                          |
| EDCBS: | Executive Director Community & Business Services |
| EDIE:  | Executive Director Infrastructure & Environment  |
| EDSD:  | Executive Director Strategy & Development        |

| Date Rcd  | Subject                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action Officer | Action Taken                                                                                                                                                                   |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16/6/2021 | Petition with 26 signatures requesting that Council assist with the odour of frying chicken from 7 Grams Chicken at 212-214 Lake Street, Perth that has impacted the neighbourhood since mid-November. The emission of odours from the premises to the external environment is offensive and permeates outdoor areas and dwellings and has a detrimental impact on residents' quality of life.                                                                                                                                                                                                                   | EDSD           | A report was prepared for the 27 July 2021 Ordinary Council Meeting. A further report is being prepared for the October 2021 Ordinary Council Meeting.                         |
| 15/6/2021 | Petition with 120 signatures requesting that the City of Vincent Council provide urgently traffic management controls in our residential street to:- reduce the present danger of high speed and high number of vehicles using the street as a "rat run" between William St and Fitzgerald St and vice versa by the installation of traffic calming devices reduce the three hour parking limit on all days to one hour limit as is provided on the Wasley St car park which is partly empty on weekends, and provide regular ranger patrols for Forrest St as commuters park all day on the street undisturbed. | EDIE           | A report is being prepared for the September 2021 Ordinary Council Meeting.                                                                                                    |
| 27/5/2021 | Petition with 9 signatories requesting that Council does not install chicanes or any other road impediment to the length of Camelia Street stretching from Vincent Street through to Claverton                                                                                                                                                                                                                                                                                                                                                                                                                   | EDIE           | A response will be included in the report to Council on the North Perth Traffic Calming proposal, which is due to be presented to the September 2021 Ordinary Council Meeting. |

| Date Rcd  | Subject                                                                                                                                                                                                                                                    | Action Officer | Action Taken                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | Street                                                                                                                                                                                                                                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 26/2/2021 | Petition with 387 signatures requesting that Council rescind the Council decision that the Special Needs Dental Clinic at 31 Sydney Street, North Perth be vacated by 30 June 2021 and instead extend the lease until 2025, to mirror that of Kidz Galore. | CEO            | At the Ordinary Council Meeting on 27 April 2021 Council approved a 3 month extension of the lease and licence term, commencing 1 July 2021 and expiring 30 September 2021, with a 3 month further extension of lease and licence term, at the discretion of the City's Chief Executive Officer based on the progress made by the Minister for Health to secure an alternative site – the Minister for Health has provided a relocation plan and Administration is currently assessing. A final lease extension will be approved by September 2021. |



# INFORMATION BULLETIN

|                     |                                                                      |
|---------------------|----------------------------------------------------------------------|
| <b>TITLE:</b>       | <b>Register of Notices of Motion – Progress Report – August 2021</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:   | Office of the CEO                                |
| EDCBS: | Executive Director Community & Business Services |
| EDIE:  | Executive Director Infrastructure & Environment  |
| EDSD:  | Executive Director Strategy & Development        |

| Details                                                           | Action Officer | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>18 May 2021 – Submitted by Cr Hallett</b>                      |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Local Planning Scheme No 2 – Amendment Regarding Tobacco Outlets  | EDSD           | Administration are preparing a report on options for changes to the planning framework. This will be presented to Council in October 2021.                                                                                                                                                                                                                                                                                                                                                            |
| <b>27 April 2021 – Submitted by Cr Hallett</b>                    |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Community Engagement For Ecozoning                                | EDIE           | Chief Executive Officer to ensure that future eco-zoning initiatives in public parks/reserves will involve prior public engagement with the local community and park users on the design and implementation.                                                                                                                                                                                                                                                                                          |
| <b>20 October 2020 – Submitted by Cr Topelberg</b>                |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Review of Local Planning Policy No. 7.5.2 - Signs and Advertising | EDSD           | Notice of Motion was moved and with the timeframe amended to state the revised completion date of December 2021. Administration working on amending the policy to include the words ", excluding Clause 3(iii)," after the words "particular standard or provision of this Policy", pursuant to clause 5(1) of Schedule 2 of <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> . Administration also investigating the suitability of Billboard Signs in the City of Vincent. |





# INFORMATION BULLETIN

|                     |                                                                           |
|---------------------|---------------------------------------------------------------------------|
| <b>TITLE:</b>       | <b>Register of Reports to be Actioned – Progress Report – August 2021</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.

|                                                         |
|---------------------------------------------------------|
| <b>Key Index:</b>                                       |
| CEO: Office of the CEO                                  |
| EDCBS: Executive Director Community & Business Services |
| EDSD: Executive Director Strategy & Development         |
| EDIE: Executive Director Infrastructure & Environment   |

| Item                  | Report Details                                                                                                                | Action Officer | Comments                                                                                                                                                                                                                                                                                                   | Due Date / Timeframe for Completion / Completed                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>17 August 2021</b> |                                                                                                                               |                |                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |
| <b>9.2</b>            | Local Planning Policy No. 7.5.15 - Character Areas (Formerly Character retention and Heritage Areas) Approval for Advertising | <b>EDSD</b>    | Community consultation has commenced and will conclude in September 2021.                                                                                                                                                                                                                                  | The results of consultation proposed to be presented to Council for approval in late 2021.                                        |
| <b>10.1</b>           | E-Permits Implementation Progress Report                                                                                      | <b>EDIE</b>    | A report will be prepared for the August Audit Committee Meeting and will be brought back to council for further review no later than October 2021.                                                                                                                                                        | October 2021                                                                                                                      |
| <b>11.1</b>           | Advertising of Amendments to Community Funding Policy                                                                         | <b>EDCBS</b>   | Administration to provide a report to Council as to how funds are allocated across Strategic Community Plan areas, specifically for funds that are being provided to community organisations. This can be done as part of the budget process. Administration will advertise this Policy in September 2021. | 15 November 2021                                                                                                                  |
| <b>12.1</b>           | Proposed Lease to Robertson Park Artists' Studio                                                                              | <b>EDIE</b>    | Present a condition and compliance assessment and high level costings for renewal / upgrades of the facilities at Halvorsen Hall and present to Council at the November 2021 Ordinary Council Meeting.                                                                                                     | November 2021 Ordinary Council Meeting                                                                                            |
| <b>27 July 2021</b>   |                                                                                                                               |                |                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |
| <b>9.2</b>            | Draft Woodville Reserve Landscape Plan                                                                                        | <b>EDSD</b>    | Community consultation will commence in August 2021                                                                                                                                                                                                                                                        | The results of consultation and a final recommended Landscape Plan proposed to be presented to Council for approval in late 2021. |
| <b>22 June 2021</b>   |                                                                                                                               |                |                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |
| <b>9.3</b>            | Arts Rebound: Town Centre Artworks                                                                                            | <b>EDSD</b>    | EOI was distributed on 21 July 2021.                                                                                                                                                                                                                                                                       | EOI closes on 1 September 2021, following this submission will be evaluated with two to three applicants for                      |

| Item                 | Report Details                                                                                                        | Action Officer | Comments                                                                                                                                                                                                                                                                                                                                            | Due Date / Timeframe for Completion / Completed                                                                                                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                                                                                                       |                |                                                                                                                                                                                                                                                                                                                                                     | each artwork opportunity shortlisted.                                                                                                                                                                                   |
| 9.5                  | Britannia Reserve Development Plan                                                                                    | EDSD           | Community consultation has commenced and will conclude in September 2021.                                                                                                                                                                                                                                                                           | The results of consultation and a final recommended Concept Plan proposed to be presented to Council for approval in late 2021.                                                                                         |
| 10.2                 | Waste Strategy Project 8: Commercial Waste Collection: Progress Update and Response to Petitions                      | EDIE           | Project is proceeding as per Council decision. Further update on the project will be provided to Council in August as per the Council decision of June.                                                                                                                                                                                             | Project is proceeding as per Council decision. Further update on the project will be provided to Council in August as per the Council decision of June. A monthly update will be provided to Council until October OMC. |
| 11.2                 | Management Agreement - Vincent Tool Library - Portion of Britannia Reserve, 41 Britannia Road, Mount Hawthorn         | EDCBS          | Administration has provided a new lease to the Vincent Tool Library. Awaiting return of signed documentation.                                                                                                                                                                                                                                       | 15 September 2021                                                                                                                                                                                                       |
| 12.1                 | Results of Consultation - Barlee Street Car Park Options for Future Use                                               | EMCSG          | A further report is required to Council on potential public or shared spaces within Beaufort Street including the potential for trialling pedestrian spaces at Grosvenor Road or Barlee Street. Submitters notified of Council decision. Fee modified and signs updated.<br><br>Feasibility to be prepared for removal of signs and infrastructure. | November 2021                                                                                                                                                                                                           |
| 12.2                 | Repeal of Local Government Property Local Law 2008 and approval to advertise Local Government Property Local Law 2021 | EMCSG          | Local law to be advertised for public comment and presented back to Council.                                                                                                                                                                                                                                                                        | Local law to be advertised for public comment and presented back to Council in November 2021.                                                                                                                           |
| <b>18 May 2021</b>   |                                                                                                                       |                |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                         |
| 9.2                  | Draft Pickle District Place Plan                                                                                      | EDSD           | The Draft Place Plan concluded community consultation in July 2021.                                                                                                                                                                                                                                                                                 | The results of community consultation and the updated Place Plan based on the feedback received will be presented to Council for final endorsement in late 2021.                                                        |
| 10.2                 | Advertising of new/amended policy - Memorials in Public Places and Reserves (2.1.5)                                   | EDIE           | Deferred.                                                                                                                                                                                                                                                                                                                                           | To come back to Council by December 2021.                                                                                                                                                                               |
| 10.3                 | Tender no IE105/2020 Design, Supply and Install Solar Photovoltaic Systems at City of Vincent Sites                   | EDIE           | Projects will proceed as per Capital Works Program.                                                                                                                                                                                                                                                                                                 | As per Capital Works Program.                                                                                                                                                                                           |
| 10.4                 | E-Permits Implementation Progress Report                                                                              | EDIE           | Monthly report.                                                                                                                                                                                                                                                                                                                                     | Monthly reports will be presented as per Council decision.                                                                                                                                                              |
| 12.3                 | Results of Consultation - Proposal for a Commercial Kiosk at Hyde Park                                                | EMCSG          | Tender currently being advertised. Advertising of tender and providing applications to Council for review.                                                                                                                                                                                                                                          | September 2021 November 2021                                                                                                                                                                                            |
| <b>27 April 2021</b> |                                                                                                                       |                |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                         |
| 9.1                  | Draft Robertson Park Development Plan                                                                                 | EDSD           | The Draft Development Plan concluded community consultation in June 2021.                                                                                                                                                                                                                                                                           | The results of community consultation and the updated Development Plan based on the feedback received will be                                                                                                           |

| Item                 | Report Details                                                                                                                                                                                   | Action Officer | Comments                                                                                                                                                                                                                                                                                                                                                    | Due Date / Timeframe for Completion / Completed                                                                                                                                                                    |
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|                      |                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                             | presented to Council for final endorsement in late 2021.                                                                                                                                                           |
| 9.2                  | Community and Stakeholder Engagement Framework                                                                                                                                                   | EDSD           | The Draft Strategy and Policy concluded community consultation in June 2021.                                                                                                                                                                                                                                                                                | The results of community consultation and the updated Strategy and Policy based on the feedback received will be presented to Council for final endorsement in late 2021                                           |
| 9.3                  | Draft Leederville Precinct Structure Plan and Draft Leederville Place Plan                                                                                                                       | EDSD           | The Draft Precinct Structure Plan and Place Plan concluded community consultation in July 2021.                                                                                                                                                                                                                                                             | The results of community consultation and the updated Precinct Structure Plan and Place Plan based on the feedback received will be presented to Council for final endorsement in late 2021.                       |
| 9.4                  | Draft Beaufort Street Town Centre Place Plan                                                                                                                                                     | EDSD           | The Draft Place Plan concluded community consultation in June 2021.                                                                                                                                                                                                                                                                                         | The results of community consultation and the updated Place Plan based on the feedback received will be presented to Council for final endorsement in late 2021.                                                   |
| 10.2                 | Proposed 12 Month Trial of New and Amended Parking Restrictions in the Streets Surrounding Hyde Park - Vincent, Hyde, William, and Glendower Streets, Perth, North Perth, Mt Lawley and Highgate | EDIE           | Consultation has been completed and further report to be presented to Council in August 2021. Public consultation has been completed and based on the responses Administration has delayed the report to allow for further data to be collected. Report has been rescheduled to be presented to Council at the 14 September 2021 Council Meeting.           | August 2021<br>14 September 2021                                                                                                                                                                                   |
| 12.2                 | Extension of Lease – North Perth Special Needs (Shalom Coleman) Dental Clinic, 31 Sydney Street, North Perth and Advertising of Sale of 25 Sydney Street, North Perth                            | CEO            | Relocation plan received from NMHS. CEO to approve and execute lease.<br><br>Sale of car park land will be presented separately to a future Council meeting.                                                                                                                                                                                                | August 2021- September 2021                                                                                                                                                                                        |
| <b>23 March 2021</b> |                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                    |
| 9.6                  | Amendment No. 6 to Local Planning Scheme No. 2 and Amendment No. 1 to Local Planning Policy No. 7.4.5 - Temporary Accommodation                                                                  | EDBBSD         | The City has forwarded required documentation to the Western Australian Planning Commission pursuant to Regulation 53 of the Planning and Development (Local Planning Schemes) Regulations 2015. After the Western Australian Planning Commission has determined Amendment No. 6 to Local Planning Scheme No. 2, the City will publish notices of adoption. | Support by the Western Australian Planning Commission to be obtained in 2021. Following this both Amendment 6 to LPS2 and Amendment 1 to LPP 7.4.5 will be published simultaneously and come into effect together. |
| 10.2                 | Waste Strategy Project - 2 Bulk Hard Waste Options Appraisal                                                                                                                                     | EDIE           | Carry out one final scheduled collection in July 2021.<br><br>Implement an 18 month trial of the WMRC Verge Valet from January 2022.                                                                                                                                                                                                                        | Carry out one final scheduled collection in July 2021.<br><br>Implement an 18 month trial of the WMRC Verge Valet from January 2022.<br><br>Report to be presented to Council in March 2023                        |

| Item                    | Report Details                                                                                                                                                             | Action Officer | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Due Date / Timeframe for Completion / Completed                                                                                                                                              |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         |                                                                                                                                                                            |                | Further report will be provide to council on the progress and the community feedback.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                              |
| 12.6                    | Results of community consultation - Future use of 10 Monmouth Street, Mount Lawley                                                                                         | EDIE           | Sketch of the eco-zoning to be prepared in consultation with the community and presented to Council in early 2021/22.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Early 2021/22                                                                                                                                                                                |
| 12.7                    | Minutes and Motions from the Annual General Meeting of Electors held on 9 February 2021                                                                                    | CEO            | Present a report to Council on affordable financial model and feasibility of underground power by November 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | November 2021                                                                                                                                                                                |
| <b>15 December 2020</b> |                                                                                                                                                                            |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                              |
| 9.8                     | Beatty Park 2062 - Project Update                                                                                                                                          | EDCBS          | Heritage Architect report for Heritage Entry was presented to the BP 2062 Steering Committee on 27 July.<br>An options report was presented at Council Workshop 24 August.                                                                                                                                                                                                                                                                                                                                                                                                                           | April 2021<br>May 2021<br><del>22 June 2021</del><br>27 July 2021<br>17 August 2021<br><b>Completed</b><br>24 August 2021                                                                    |
| 9.9                     | Review of Policy No. 4.1.22 - Prosecution and Enforcement                                                                                                                  | EDSD           | Review presented to August Council Workshop. Draft policy proposed to be presented to Council for community consultation in late 2021.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | July August 2021<br>December 2021                                                                                                                                                            |
| 10.3                    | North Perth Traffic Report                                                                                                                                                 | EDIE           | <del>Implement a 12 month trial by extending the Fitzgerald street median island through the intersection.</del><br><br>Undertake consultation with the businesses and residents in the area bounded by Angove, Charles, Vincent and Fitzgerald Streets on the installation of mid-block traffic calming measures.<br><br>Present a further report at the conclusion of public consultation in March-May 2021<br><br>Inform the petitioners of the Council's decision.<br><br>Undertake traffic, speed and volume and data collection on Alma Road and present to council in March July-August 2021. | Public consultation in February March-April with report March May-July 2021 OMC.<br><br>27-August September 2021 OCM.<br><br>Report delayed following public meeting requested by residents. |
| <b>17 November 2020</b> |                                                                                                                                                                            |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                              |
| 9.2                     | No. 305 (Lot: 4, D/P: 1602) Fitzgerald Street, West Perth - Change of Use from Warehouse to Recreation Private (Amendment to Approved) (Unauthorised Existing Development) | EDSD           | Deferral to allow the applicant to arrange for an Acoustic Report to be prepared and submitted prior to consideration of the item at a future Council Meeting. Applicant is currently considering their options in how to progress the matter                                                                                                                                                                                                                                                                                                                                                        | During Late 2021                                                                                                                                                                             |
| <b>20 October 2020</b>  |                                                                                                                                                                            |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                              |

| Item                                  | Report Details                                                                                                                    | Action Officer | Comments                                                                                                                                                                                                                                                                                                                                                                  | Due Date / Timeframe for Completion / Completed                                                                                                                                                    |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10.1                                  | Update on Manna Inc Meal Service at Weld Square                                                                                   | EDIE           | Service ended 24 December 2020.                                                                                                                                                                                                                                                                                                                                           | Further report to Council in October 2021. Report to include the impact of other services funded by the CoV, such as the outreach worker servicing Weld Square provided through Uniting Care West. |
| 12.2                                  | Request to the Minister for Lands to Acquire Six Rights of Way as Crown Land and Reserve as Public Rights of Way - Perth Precinct | CEO            | Request submitted to the Minister for Lands in February 2021 Assessment expected to take 6 – 12 months.                                                                                                                                                                                                                                                                   | <del>Expected completion 31 December 2021.</del><br>End of 2021/22 financial year.<br>September 2021 Late 2021                                                                                     |
| <b>15 September 2020</b>              |                                                                                                                                   |                |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                    |
| 9.4                                   | City of Vincent Rebound Plan                                                                                                      | EDSD           | The Rebound Plan is a living document that will constantly update and evolve to meet the changing needs of businesses and the community. The plan will be updated and reported monthly to the Rebound Roundtable and COVID-19 Relief and Recovery Committee, and quarterly to Council. First update to council was in December 2020. With following updates each quarter. | The next quarterly update will be provided to Council at its meeting in September 2021.                                                                                                            |
| 10.1                                  | Waste Strategy Project - 8 Commercial Waste Collections (Update Report)                                                           | EDIE           | Administration currently preparing next steps for ending commercial services as per council approved Communications Strategy. Administration is visiting all commercial premises.                                                                                                                                                                                         | Implementation review report to Council on the discontinuation of the commercial waste service will be provided six months after implementation.                                                   |
| 12.2                                  | Repeal of the City of Vincent Parking and Parking Facilities Amendment Local Law 2020                                             | EMCSG          | The Joint Standing Committee has been advised of Council's decision.<br><br>Public notice of the repeal of the amendment local law occurred in January 2021. The public comments proposed to be provided to Council in mid 2021.                                                                                                                                          | A new local law is being drafted for Council's review in mid September late 2021.                                                                                                                  |
| 12.4                                  | Outcome of advertising and adoption of Meeting Procedures policy                                                                  | CEO            | The Electronic Meeting Guidelines will be reviewed and updated in respect to the public question time process in early 2021.<br><br>A review of the Electronic Meeting Guidelines has been undertaken and presented in April Policy Paper. Proposed amendments will be presented to June August OMC for approval to advertise.                                            | <del>15 December 2020</del><br>Early 2021<br><b>Complete</b><br>August 2021                                                                                                                        |
| <b>Council Meeting – 28 July 2020</b> |                                                                                                                                   |                |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                    |
| 12.7                                  | Advertising of new Local Government Property Local Law 2020 and new Election Signs                                                | CEO            | <del>Public notice to be provided commenced in August 2020.</del><br>Minister for Local Government to be provided with draft for comment. Minister's comments on draft local laws                                                                                                                                                                                         | <del>Report to Council on amendments proposed to draft local laws and present to Council in Mid 2021.</del><br>February 2021 on outcomes of public notice in November 2020.                        |



| Item                                     | Report Details                                                                                                                                                                                                                                                         | Action Officer | Comments                                                                                                                                                                                                                                                                                                                                                                              | Due Date / Timeframe for Completion / Completed                                                                                                                                                                                                                                                 |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          |                                                                                                                                                                                                                                                                        |                | received, review ongoing. Report to Council on amendments proposed to draft local laws and present to Council in mid 2021. Presented to Council June 2021. Election Signs policy deferred until after election.                                                                                                                                                                       | End of 2021                                                                                                                                                                                                                                                                                     |
| 12.9                                     | Advertising of amended Development on City Owned and Managed Land Policy                                                                                                                                                                                               | CEO            | <del>Public notice to be provided in August 2020, extended to September to allow updated policy with diagrams to be provided to public.</del> Public consultation complete, further internal revision and discussion with relevant stakeholders required due to comments received. Report to Council proposed for mid 2021.                                                           | <del>Report to Council on outcomes of consultation by October 2020.</del><br>Report to Council proposed for February/March Mid 2021 November 2021 for approval to advertise.                                                                                                                    |
| <b>Council Meeting – 7 April 2020</b>    |                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                 |
| 12.3                                     | Sale of miscellaneous portions of City Freehold Land                                                                                                                                                                                                                   | CEO            | Community consultation in respect to Brentham Street proposed for mid-2021. Consultation on Monmouth Street closed early 2021 and report to be presented to Council at 23 March Meeting. <del>Administration liaising with adjacent owners regarding Barlee St car park lot.</del> Barlee Street carpark lease extended and consultation on future use of lot occurred in March 2021. | 202 Vincent Street - <b>Complete</b><br>150 Charles Street - <b>Complete</b><br>10 Monmouth Street – <b>Complete</b> sale not proceeding<br>Barlee Street carpark – consultation complete, going to Council 27 April 23 March 22 June 2021.<br>Brentham Street – consultation to occur mid 2021 |
| <b>Council Meeting – 17 March 2020</b>   |                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                 |
| 12.6                                     | Reimbursing the external members of the City's Audit Committee                                                                                                                                                                                                         | CEO            | Administration to present a report to Council prior to inviting expressions of interest for new external Audit Committee members in September 2021.                                                                                                                                                                                                                                   | <del>No later than July 2021. To be presented August 2021.</del><br><b>Complete</b><br>Discussed with Council Members at the August 2021 Council Workshop                                                                                                                                       |
| <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            | Car parking licence has been drafted and sent to applicant for review. Waiting on start date of childcare centre to be determined, as that will be commencement date of licence.                                                                                                                                                                                                      | Waiting on applicant.                                                                                                                                                                                                                                                                           |
| 12.2                                     | Dedication of lots 889 and 890 as road – Corner Fitzgerald and Bulwer Streets, Perth and write-off of outstanding rates debt                                                                                                                                           | CEO            | Request made to Minister for Lands in March 2020.                                                                                                                                                                                                                                                                                                                                     | Minister for Lands estimated to make a decision by <del>October 2020</del> early mid 2021<br><b>Complete</b><br>August 2021                                                                                                                                                                     |
| <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                                                                                                                                                                   | EDSD           | The trial has been implemented along with a number of additional exemptions implemented through the State Government in response to the                                                                                                                                                                                                                                               | The revised draft Policy will be presented to Council for consideration in the 2020/21 financial year 2021.                                                                                                                                                                                     |



| Item                                   | Report Details                                                                                         | Action Officer | Comments                                                                                                                                                                                                                                                                           | Due Date / Timeframe for Completion / Completed                                                                                                                                                                                     |
|----------------------------------------|--------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        |                                                                                                        |                | COVID-19 pandemic. The draft Policy will be reviewed in the context of the current situation and will be advertised and presented back to Council for consideration.                                                                                                               |                                                                                                                                                                                                                                     |
| <b>Council Meeting – 30 April 2019</b> |                                                                                                        |                |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                     |
| 11.4                                   | Transfer and dedication of lots as road - Charles Street, North Perth                                  | CEO            | <del>Main Roads to organise State Solicitors Office to prepare have prepared transfer documents. Awaiting signing by both parties.</del><br>Acquisition of Lot 66 on hold due to adverse possession claim.<br>Resolution of adverse possession claim waiting on Landgate decision. | <del>To be signed by 30 October 2020.</del><br>Waiting on Landgate decision                                                                                                                                                         |
| <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            | Local Government Property Local Laws and new Election Signs Policy report provided to Council 28 July 2020 for approval to advertise.<br>Trading in Public Places Amendment Local Law will be redrafted in 20/21.                                                                  | Local Government Property Local Law <b>completed</b> (Item 12.7 28 July 2020).<br>Trading in Public Places Local Law will be redrafted <del>mid-in</del> <b>June</b> late 2021.                                                     |
| <b>Council Meeting – 5 March 2019</b>  |                                                                                                        |                |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                     |
| 10.1                                   | Business Case for the Adoption of a Three Bin Food Organic/Garden Organics System                      | EDIE           | Report detailing implementation considerations and further financial modelling on the implications of the adoption of FOGO system will be presented to Council as it becomes available.                                                                                            | <del>Report now to be presented into 2021, as a result of project postponement due to COVID-19.</del> Implementation now scheduled from October 2021.<br><del>RFQ outcome to be discussed at 2 February Budget Workshop.</del>      |
| <b>Council Meeting – 27 June 2017</b>  |                                                                                                        |                |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                     |
| 9.5                                    | Submission to WALGA – Third Party Appeal Rights in Planning                                            | EDSD           | Administration has forwarded the submission to WALGA. The Minister for Planning and the Attorney General were not advised of Council's position in relation to Third Party Appeal Rights.                                                                                          | Administration is preparing advice to the Minister for Planning and the Attorney General on WALGA's revised preferred model for Third Party Appeal Rights. This is scheduled to be sent in <del>early</del> <b>late 2021/2020</b> . |
| <b>Council Meeting – 30 May 2017</b>   |                                                                                                        |                |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                     |
| 12.5                                   | Perth Parking Levy                                                                                     | EDIE           | <del>Awaiting outcomes of the Perth CBD Transport Plan and specific recommendations regarding the Perth Parking Levy.</del><br>State Government yet to release results of consultation.                                                                                            | Update scheduled to be provided in late 2021.                                                                                                                                                                                       |
| <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)      | EDSD           | Administration is reviewing the feedback received from the Department of Local Government, Sport and Cultural Industries in respect to the new Local Government Property Local Law. Drafting of the Animal Local Law will                                                          | <del>Draft proposed to be presented mid 2021.</del><br><del>Draft proposed to be presented July – Sept 2021.</del><br>Legal advice of the Draft Local Law has been sought. Draft Local Law to be presented to                       |

| Item                                 | Report Details                                                                                | Action Officer | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Due Date / Timeframe for Completion / Completed                                    |
|--------------------------------------|-----------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|                                      |                                                                                               |                | <p>recommence, taking this into consideration. Administration expect to present the draft Animal Local Law to Council May 2021.</p> <p>In the interim, Administration is exercising its discretion in applying the poultry provisions of the current Health Local Law.</p> <p>May 2021 – Administration is currently progressing the DRAFT Animal Local Law through the legal advice process in preparation for presentation to Council in the next quarter.</p> | the October 2021 Ordinary Meeting of Council.                                      |
| <b>Council Meeting – 27 May 2014</b> |                                                                                               |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                    |
| 9.3.4                                | 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.                                                                                                                                                                                                                                                                                                                                                                                  | <del>September 2020.</del><br><del>November 2020</del><br><del>Mid-Late 2021</del> |

**9        MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**10       REPRESENTATION ON COMMITTEES AND PUBLIC BODIES**

**11 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED ("BEHIND CLOSED DOORS")****11.1 ANNUAL CEO PERFORMANCE REVIEW 2020/21 AND KEY PERFORMANCE INDICATORS 2021/22**

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains information concerning:

***Local Government Act 1995 - Section 5.23(2):***

- (b) the personal affairs of any person

**LEGAL:****2.14 Confidential business**

- (1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is to be treated in accordance with the Local Government (Rules of Conduct) Regulations 2007.

Confidential reports are provided separately to Council Members, the Chief Executive Officer and Directors.

In accordance with the legislation, confidential reports are to be kept confidential until determined by the Council to be released for public information.

At the conclusion of these matters, the Council may wish to make some details available to the public.

**12 CLOSURE**