



CITY OF VINCENT

AGENDA

Council Briefing

14 August 2018

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

Len Kosova
Chief Executive Officer

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

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

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

1	Declaration of Opening / Acknowledgement of Country	7
2	Apologies / Members on Leave of Absence	7
3	Public Question Time and Receiving of Public Statements	7
4	Declarations of Interest	7
5	Development Services	8
5.1	No. 148-158 (Lot: 600; D/P: 47025) Scarborough Beach Road, Mount Hawthorn - Change of Use from Office/Retail to Educational Establishment	8
5.2	No. 1/226 (Lot: 1; D/P: 956) Oxford Street, Leederville Change of Use from Shop to Restaurant/Cafe (Unauthorised Existing Use)	27
5.3	No. 7 (Lot 1; STR: 43011) Galwey Street, Leederville - Proposed Extension to the period of approval: Proposed Alterations and Three Storey Addition to Single House	44
5.4	No. 498 (Lot: 29; D/P: 2355) Fitzgerald Street, North Perth - Proposed Alterations and Additions to Existing Multiple Dwellings (Removal of Landscaping to include Car Bay)	72
5.5	No. 266 (Lot: 18; D/P: 583) Lord Street, Perth - Additions (two car stackers) to Existing Motor Vehicle, Boat or Caravan Sales.....	107
5.6	No. 559 (Lot: 4; D/P: 1477) Beaufort Street, Mount Lawley - Change of Use from Shop to Small Bar.....	149
5.7	No. 209 (Lot: 213; D/P: 33158) Vincent Street, West Perth - S.31 Reconsideration - Proposed Four grouped dwellings	219
5.8	Amendment 1 to Local Planning Policy No. 7.1.1 - Built Form	266
6	Engineering	673
6.1	Tender No. 550/18 - Pruning of Street Trees using Elevated Work Platforms	673
6.2	Axford Park Upgrade - Concept Design & Implementation of Quick Win Works Items.....	676
6.3	LATE REPORT: Revised Engineering Policies Relating to Verge Treatments and Street Trees	713
7	Corporate Services.....	714
7.1	Licence to use Axford Park for Mount Hawthorn Hawkers Market - Heart Inspired Events	714
7.2	Report from Audit Committee meeting of 17 July 2018	720
7.3	LATE REPORT: Investment Report as at 30 July 2018	756
7.4	LATE REPORT: Financial Statements as at 31 July 2018	757
7.5	Authorisation of Expenditure for the Period 26 June 2018 to 24 July 2018	758
8	Community Engagement	781
8.1	Turf Wicket Agreement - Tuart Hill Cricket Club Inc.	781
8.2	City of Vincent Art Development Action Plan 2018–2020	787
9	Chief Executive Officer	810
9.1	Information Bulletin	810
10	Motions of Which Previous Notice Has Been Given.....	876
10.1	Notice of Motion - Cr Dan Loden - Transparency of rates spend in the Budget.....	876
11	Representation on Committees and Public Bodies	877

12	Confidential Items/Matters For Which The Meeting May Be Closed ("Behind Closed Doors")	877
12.1	Agreement to Undertake the Care, Control and Management of the Rosemount Hotel Car Park - 459 Fitzgerald Street, North Perth [ABSOLUTE MAJORITY DECISION REQUIRED]	877
13	Closure	877

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

Cr Fotakis - Apology

3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS**4 DECLARATIONS OF INTEREST**

5 DEVELOPMENT SERVICES

5.1 NO. 148-158 (LOT: 600; D/P: 47025) SCARBOROUGH BEACH ROAD, MOUNT HAWTHORN - CHANGE OF USE FROM OFFICE/RETAIL TO EDUCATIONAL ESTABLISHMENT






TRIM Ref: D18/100019

Author: Fiona Atkins, Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: North

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Summary of Application [↓](#) 
3. Attachment 3 - Parking Management Plan [↓](#) 
4. Attachment 4 - Summary of Submissions - Officer Comments [↓](#) 
5. Attachment 5 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for the proposed Change of Use from Office/Retail to Educational Establishment at No. 148-158 (Lot: 600; D/P: 47025) Scarborough Beach Road, Mount Hawthorn, in accordance with plans provided in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. Use of Premises

1.1 The area shown as 'Educational Establishment' on the approved plans shall be used in accordance with the definition of 'Educational Establishment' as defined by the City's Local Planning Scheme No. 2;

1.2 The maximum number of persons attending the Educational Establishment at any one time shall be limited to 31 persons; and

1.3 The hours of operation for the Educational Establishment shall be limited to the following times:

Class time:

Monday, Thursday and Friday: 3:00pm to 6:30pm

Saturdays: 9:00am to Midday

Administration time (staff only, no students in attendance):

Monday – Friday: 9:00am to 5:00pm;

2. Car Parking and Access

The Parking Management Plan approved as part of this application shall be implemented to the satisfaction of the City prior to the use or occupation of the development;

3. Signage

Any new signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a Building Permit application, being submitted and approved prior to the erection of the signage; and

4. General

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

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from Office/Retail to Educational Establishment at Shop 32, Nos. 148-158 Scarborough Beach Road, Mount Hawthorn (The Mezz Shopping Centre).

PROPOSAL:

The application proposes the use of the subject tenancy as a Kumon Tuition Services Centre, offering tutoring in English and mathematics programs for children aged from three years to high school students. The use will accommodate 25 students and six staff members.

The proposed hours of operation are as follows:

Class time:

- Monday, Thursday and Friday: 3:00pm to 6:30pm
- Saturdays: 9:00am to Midday.

Administration time (staff only, no students in attendance):

- Monday – Friday: 9:00am to 5:00pm.

The proposal does not involve any internal modifications to the building. The application includes the provision of signage in the form of opaque and frosted decals overlaid with Kumon branding on the glass panel wall of Shop 32, as displayed in **Attachment 2**.

BACKGROUND:

Landowner:	Hyde Park Management Ltd
Applicant:	Lucy Leng
Date of Application:	14 June 2018
Zoning:	MRS: Urban LPS2: District Centre R Code: Not Applicable
Built Form Area:	Town Centre/Residential
Existing Land Use:	Office/Retail
Proposed Use Class:	Educational Establishment
Lot Area:	12,740m ²
Right of Way (ROW):	Not Applicable
Heritage List:	Not Applicable

The subject tenancy is 61.2 square metres and is located within The Mezz Shopping Centre, which accommodates 280 customer bays and 18 bicycle bays. The tenancy was previously occupied by short term pop up style shops, including a boutique pet supply store and a tax accountant.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2). 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		✓
Car Parking		✓
Bicycle Facilities		✓
Signage	✓	

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2	
"P" Use	Educational Establishment – "D" use
Car Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements	
<u>Car bays</u>	
No deemed to comply standard – parking management plan required.	280 car parking spaces available for customers at The Mezz Shopping Centre.
<u>Bicycle Facilities</u>	
No deemed to comply standard – parking management plan required.	18 bicycle bays available for customers at The Mezz Shopping Centre.

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

CONSULTATION/ADVERTISING:

The application was required to be advertised as it is a Discretionary use within the District Centre zone, and the City's Policy No. 4.1.5 Community Consultation requires that Discretionary uses are advertised for a period of 14 days. The application was advertised from 3 July 2018 to 16 July 2018, with the method of consultation being letters mailed to surrounding owners and occupiers, the extent of which is shown on **Attachment 1**.

A total of two submissions were received, of which one objected to the proposal and one conditionally supported the proposal. The main concerns raised by the submission is that the parents of the students will use the parking at other tenancies along Scarborough Beach Road rather than the parking available at The Mezz Shopping Centre.

The applicant was not invited to comment on the submission, as the Parking Management Plan submitted by the applicant was considered to adequately address the submitter's concerns.

A summary of submissions and officer's comments can be found at **Attachment 5**.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

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

- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

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

Delegation to Determine Applications:

In accordance with the City's Delegated Authority Register approved at Ordinary Meeting of Council held on 26 June 2018, this application for development is being referred to Council as it involves an 'Educational Establishment', which is a use listed under the City's Delegation Register as a use to be determined by Council.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Land Use

The subject site is zoned District Centre under the City's LPS2. The subject site is located within The Mezz Shopping Centre, which is characterised by a range of commercial uses. The locality immediately surrounding The Mezz Shopping Centre is characterised by a mix of commercial and residential uses.

The change of use application proposes a Kumon Education Centre, which will provide English and mathematics tutoring for children aged from three years to high school students. Children enrolled in the program physically attend the centre twice a week for 30 to 45 minute periods at pre-assigned session times.

The students will attend the centre at the following times:

- Monday, Thursday and Friday: 3:00pm to 6:30pm
- Saturdays: 9:00am to 12:00pm

Multiple sessions will run during the above time periods and up to 25 students will be in attendance at any one time, with up to six employees on site at a time. During non-formal tutoring hours, up to two employees will attend the Educational Establishment for planning, preparation and administration activities. A maximum of 31 people, being 25 students and six employees, will be at the tenancy at any time.

There is no provision for a waiting area in Shop 32, and therefore parents will not be encouraged to remain during class time.

The proposed Educational Establishment is consistent with the commercial nature of The Mezz Shopping Centre and is considered appropriate for the locality due to its low impact nature. The locality is central with close proximity to local schools and well serviced by public transport. Given the context of the subject site and the proposed use, the Educational Establishment is considered to be consistent with the objectives of the District Centre zone, which requires development to be a community focus point for people, services, employment and leisure that are highly accessible, and to ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport.

Car and Bicycle Parking

Car parking requirements for an Educational Establishment are required to be determined by the City on a site specific Parking Management Plan, in accordance with Policy No. 7.1.1 – Non Residential Parking Requirements. The submitted Parking Management Plan is included as **Attachment 4**.

The Parking Management Plan proposes to utilise the customer parking at The Mezz Shopping Centre. As the proposed Educational Establishment will be located within a tenancy within The Mezz, there is no opportunity to provide further parking bays, and it is expected that the existing 280 customer bays and 18 bicycle bays associated with the whole Shopping Centre will be used, as required. In a broader sense, it is accepted that the nature of the uses within a shopping centre will evolve over time and the number of bays available at The Mezz Shopping Centre is considered sufficient given the suite of uses that are likely to be accommodated by such a centre.

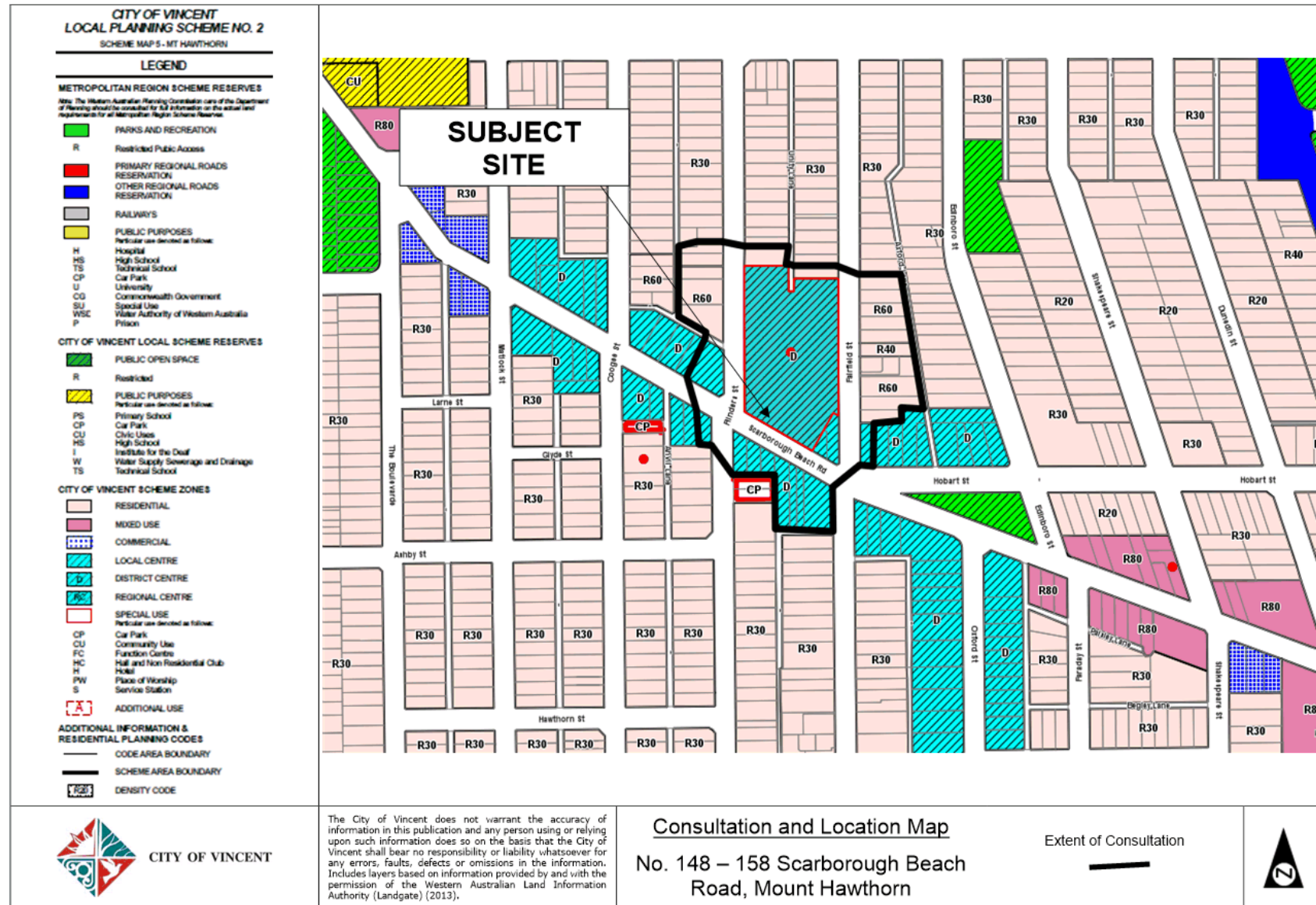
In any event, the applicant has indicated that they expect many students to walk or catch the bus from nearby schools, with Mount Hawthorn Primary School located 750 metres and Aranmore Catholic College 800 metres away from the Mezz. Transperth bus numbers 15, 990 and 402 stop at the Mezz and also service Glendalough and Leederville train stations, providing public transport options for students and parents travelling to and from the Educational Establishment.

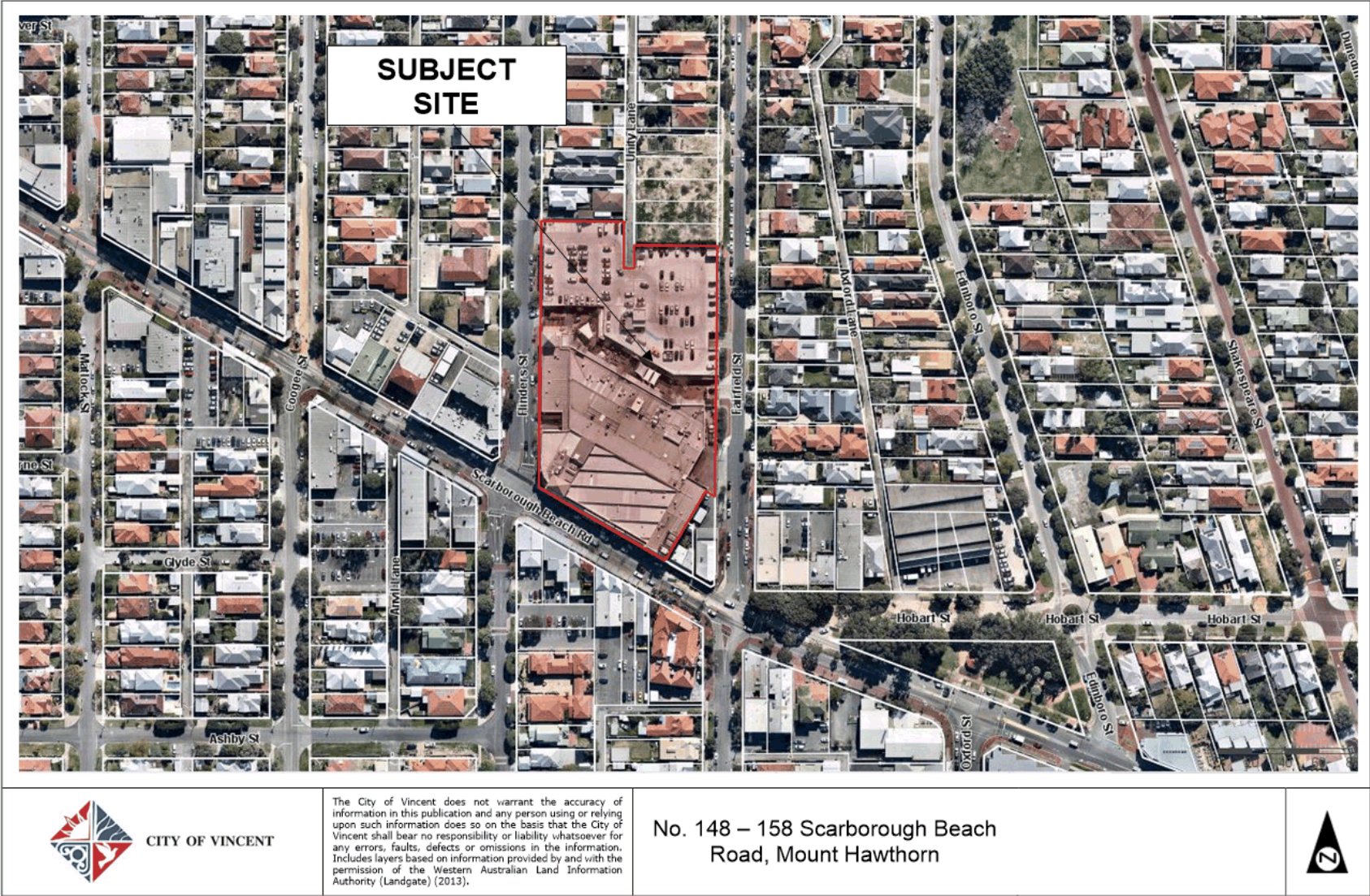
In light of the customer parking available at The Mezz Shopping Centre, the proximity of local schools and availability of public transport, the Parking Management Plan is considered to be acceptable.

Conclusion

Council is required to exercise its discretion regards this development application for an Educational Establishment. Due to the reasons outlined in the above report, the proposed land use is considered to be appropriate for the subject site, and will not have a negative impact on the amenity of the locality.

As such, it is recommended that the application is approved.







KUMON Mt HAWTHORN EDUCATION CENTRE
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ABN: 97 332 057 357
Mobile: +61 401 94 9811
Email: kumon.mthawthorn@lengfamily.com

CITY OF VINCENT
Planning Services Department
244 Vincent Street
Leederville WA 6007

13 June 2018

SHOP 32, HAWAIIAN's MEZZ
148 SCARBOROUGH BRACH ROAD, MT HAWTHORN WA 6016
DEVELOPMENT APPLICATION FOR CHANGE OF USE OF PREMISES

We write to apply for Planning Approval to Change the Use of Shop 32, Hawaiian's Mezz, 148 Scarborough Beach Road, Mt Hawthorn WA 6016 (hereinafter referred to as "*Premise*") from the current approved use of Office-Retail to **Educational Establishment**.

We confirm that we have received an Offer to Lease from the Landlord of the Premise, Hyde Park Management Limited (hereinafter referred to as "*Landlord*") to open our Kumon Tuition Services Centre. The commencement date of the Offer to Lease is pending the City's approval for us to operate from the Premise.

Nature of Business

Kumon is one of the largest franchises worldwide, with over 28,000 franchisees providing self-paced tuition services in English and Maths to over 4 million children globally each month. In Australia, 330 Kumon Centres have been established, catering to over 40,000 children. Kumon has operated for over 50 years and are backed by a global network, with the experience and knowledge that comes with being an industry leader.

Kumon Mt Hawthorn Centre (hereinafter referred to as "*Centre*") is the local Mt Hawthorn-based Kumon franchisee. The Centre has been operating from Lesser Hall at the Mt Hawthorn Community Centre for at least 20 years.



1. Activities Which Will be Undertaken

Kumon is a self-paced English and Maths program which is available to children from the ages of 3 years to high-school students.

Children undertaking the program, study at home during any given week, but physically attend the Centre twice a week.

- Each child attends the Centre for a duration of approximately 30 mins (younger children) to 45 mins (older children), in pre-assigned time sessions, to enable the opportunity for face-to-face observation, instruction and assessments of progress
- Parents drop off their child at the Centre at the pre-determined time sessions, leave the Centre and return to pick up their child at the end of the session.
- In the Centre, each child is required to complete pre-assigned work sheets
- The children are supervised by the Franchisee, who is also a qualified Kumon Instructor, and trained Kumon Assistants, who are casual employees

Outside of these Centre hours, the Premise will be used for the following planning, preparation and administration activities:

- Parent face-to-face meetings, with one family at a time.
- Parent Orientation and pre-program commencement testing, usually between five and seven families.
- Preparation and administrative activities such as program progress reviews, preparation of work, parent communications, stocktaking of worksheets etc.

2. Hours and Days of Operation

Formal Centre hours, where children are expected to attend the Centre are as follows:

Day	Time
Monday	3.00pm to 6.30pm
Thursdays	3.00pm to 6.30pm
Fridays	3.00pm to 6.30pm
Saturdays	9.00am to 12.00pm

Outside of these Centre hours, it is expected that the Premise will also be utilised for Centre Planning, Preparation and Administration activities during normal business hours 9.00am to 5.00pm Mondays to Fridays.

3. Number of Employees

During formal Centre operating hours, it is expected that there will be up to 6 employees in attendance, including the Franchisee. Each employee is rostered in shifts of 2-3 hours.

During non-formal Centre hours, for Planning, Preparation and Administration activities, it is expected that there will be no more than 2 employees in the Centre, including the Franchisee. Employees are rostered in shifts of 2-3 hours.

4. Max Number of Customers at any given time

During formal Centre hours, we expect to have up to 25 children in attendance at any one discrete 45 minute time slot and 6 employees, including the Franchisee.

There is no provision for a waiting area in the Premise. Parents will thus not be allowed to remain in the Centre.

During non-formal Centre hours, we expect to have no more than 4 or 5 persons physically present in the Centre at any one time.

5. Type of Equipment Used

The Centre will only be furnished with movable furniture comprising desks, stools, worksheet shelves and filing cabinets.

There are no immediate or future plans for any machinery or equipment to be used in the Centre.

As the Centre is a quiet study environment, we do not have any plans for amplified music, entertainment or other noise emitting activities in our day-to-day operations.

6. Planned Site Works

Apart from the moving in of the movable furniture outlined above, we do not have any plans for any physical site/building works on the Premise as air-conditioning and power outlets are already existing.

There are no plans for any water-related plumbing works in the Premise.

7. Car Parking and Transport Impact

We have attached to this application, the plans to the Hawaiian Mezz mall's current car parking, bicycle parking facilities and access to public transport. As the Premise is located within the mall and given the limited capacity of the Premise, we believe that the impact on the malls existing car parking capacity will be minimal to none.

A significant portion of children will travel to the Centre either via public transport or by walking from nearby schools.

90% of our employees are University students who mostly live in the suburb and will either travel to the Centre via public transport or by walking. The few employees who drive will park at the malls parking facilities.

8. Impact on Public Amenities, Disabled Access

As the children only attend the Centre for durations between 30-45 minutes, the demand for access to toilet facilities is very low. The Hawaiian Mezz mall's existing toilet facilities, including unisex disabled toilets will comfortably absorb any additional demand for these facilities.

The Premise can be fully accessed by physically disabled children as both Hawaiian Mezz mall car parks are served by lifts and wheelchair ramps. There is also a lift from the Scarborough Beach Road street level to almost the front door of the Premise for physically disabled children attending the Centre via public transport.

9. Signage

The Offer to Lease from the Landlord does not permit any external signage.

As the Premise has full-length glass panels on the south, mall-facing end, we propose to apply frost/opaque decals overlaid with Kumon-branding decals on the glass panels, as illustrated below.



The proposed design for the entrance to the Premise is illustrated below.

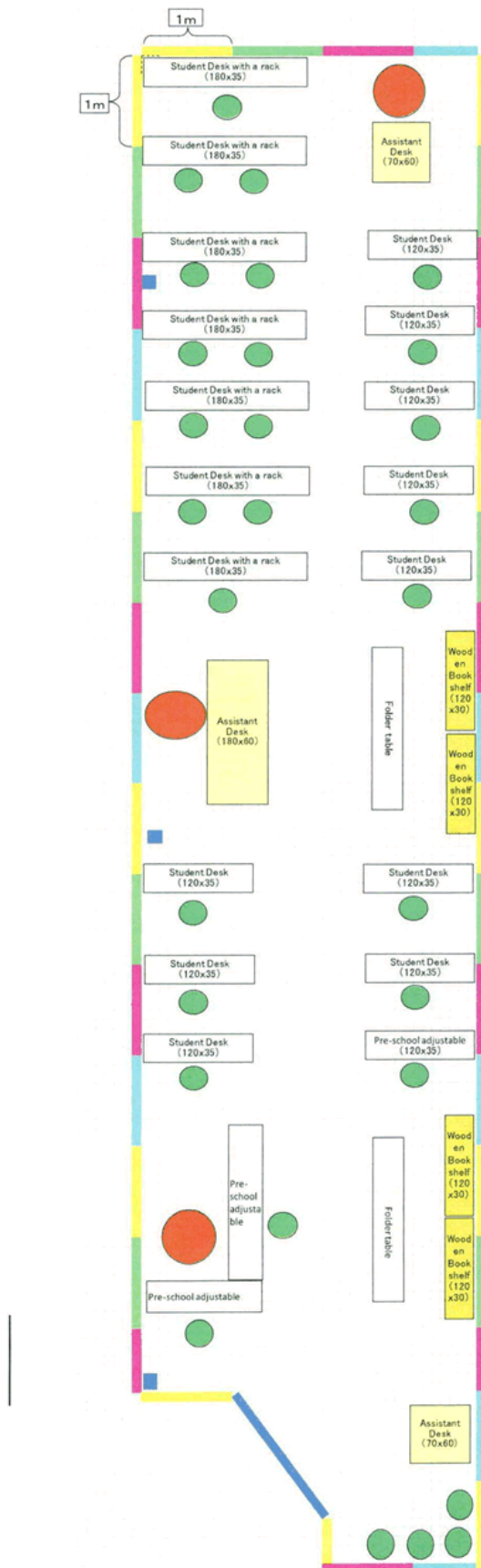


10. Site Survey Plan

The Site Survey Plan of the Premise is attached to this Application as a separate attachment.

11. Proposed Centre Fit out Plan

Proposed Centre Fit out Plan is per the diagram in the next page.



PROPOSED LAYOUT FOR CENTRE

- Green circles are stools for the children
- Orange circles are chairs for Centre Assistants
- Desks and Shelves are as indicated

SUMMARY

We strongly believe that the relocation of the Kumon Mt Hawthorn Centre into the Premise at the Hawaiian Mezz mall will:

- result in a safer and more family-friendly environment for children attending the Centre;
- add to the diversity of the Hawaiian Mezz
- be well absorbed by the existing Hawaiian Mezz transport management facilities such that there will be very minimal to no adverse impact

We trust that this Statement provides you with the information that you required. I may be contacted via mobile or email if further information and clarification is required.

Kind regards,



LUCY LENG

Franchisee and Instructor Kumon Mt Hawthorn

M: 0401 949 811

E: kumon.mthawthorn@lengfamily.com

PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant Details	
Name:	LUCY LENG
Address:	Landowners Contact Details Concealed for Privacy
Phone:	
Email:	
Applicant Signature:	

Property Details	
Lot Number:	600 on Deposited Plan DP47025
Address:	Shop 32 Hawaiian's Mezz 148 Scarborough Beach Road Mt Hawthorn WA 6016

Parking Allocation	
Total Number Car Parking Spaces:	280 available spaces for customers of the Centre
Total Number Short Term Bicycle Parking Spaces:	18 available spaces, 10 in the laneway and 8 in basement level car park
Total Number Long Term Bicycle Parking Spaces:	None
Total Number Other Bays:	None

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
	Staff	N/A	None	None	None
	Customers	1 Hour	280	18	None
	Other	N/A	None	None	None

Alternative Transport:

<u>Transport Option</u>	<u>Type & Level of Service</u>
Public Transport	
Train	<ol style="list-style-type: none"> 1. Leederville Train Station is 2.1km south of the Property and is accessible via Transperth bus number 15 2. Glendalough Train Station is 1.8m northwest of the Property and is accessible via Transperth bus number 990
Bus	Transperth bus numbers 15, 990 and 402 stop approximately 150m from the Property in both east and westbound directions
Pedestrian	
Paths	Pedestrian paths are currently existing around the Property in all directions
Facilities	As above
Cycling	
Paths	Shared with pedestrian paths
Facilities	6 x Parking Rails 4 x U Rails 1 x Bike Rack with 8 spaces
Secure Bicycle Parking	None
Lockers	None
Showers/Change Room	1 x Male Staff Shower Room 1 x Female Staff Shower Room

Public Parking:

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	Approx 30 spaces	Along Flinders Street Along Scarborough Beach Road	None 1P
Off Street Parking	280 spaces	Within Ground and Level 1 dedicated car parks of the Property per Car Park As- Constructed Plans included in DA submission	3 hours shoppers only

Summary of Submissions:

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

Comments Received in Objection:	Officers Comments:
<p><u>Parking</u></p> <p>That the visitors and staff to the Educational Establishment will utilise the parking at other tenancies along Scarborough Beach Road rather than the parking available at The Mezz Shopping Centre.</p>	<p>The applicant has submitted a Parking Management Plan (PMP) that highlights an adequate number of car parking bays available at The Mezz Shopping Centre. The PMP also states that the applicant expects a number of students to walk, cycle or catch public transport from the nearby schools. In light of this information, the PMP is considered adequate to prevent parking from the Educational Establishment overflowing into neighbouring properties.</p>

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

Determination Advice Notes:

1. An 'educational establishment' means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.
2. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Development Application and Building Permit application, being submitted and approved prior to the erection of the signage.
3. 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.
4. 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.
5. 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.

5.2 NO. 1/226 (LOT: 1; D/P: 956) OXFORD STREET, LEEDERVILLE CHANGE OF USE FROM SHOP TO RESTAURANT/CAFE (UNAUTHORISED EXISTING USE)

TRIM Ref: D18/105583

Author: Clair Morrison, Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: South

Attachments: 1. Attachment 1 - Consultation and Location Plan [↓](#) 
2. Attachment 2 - Development Plans and Written Submission [↓](#) 
3. Attachment 3 - Parking Management Plan [↓](#) 
4. Attachment 4 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for development approval for a Change of Use from Shop to Restaurant/Café at Unit 1/226 (Lot: 1; D/P: 956) Oxford Street, Leederville, in accordance with the plans shown as Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 4:

1. Use of Premises

1.1 This approval only relates to the Change of Use from Shop to Restaurant/Café as shown on the plans dated 10 July 2018. It does not relate to any other development on the site;

1.2 The use of the premises shall conform with the City of Vincent's Local Planning Scheme No. 2 definition of Restaurant/Café which states:

“means premises primarily used for the preparation, sale and service of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licensed under the Liquor Control Act 1988”;

1.3 The hours of operation for the ‘Restaurant/café’ shall be limited to the following times:

- 11:00am to 9:00pm Tuesday to Thursday;
- 11:00am to 10:00pm Friday to Saturday;
- 11:00am to 9:00pm Sunday;
- Closed Anzac Day;

1.4 The maximum number of patrons for the Restaurant/café shall be 25;

2. Active Frontage

The development shall maintain an active and interactive relationship and uninterrupted views between the ‘restaurant/café’ and Oxford Street during the hours of the development’s operation to the satisfaction of the City. Darkened, obscured, mirror or tinted glass or the like is prohibited. Curtains, blinds or other internal or external treatments that obscure the view of these areas from Oxford Street are not permitted to be used during the hours of the developments operations;

3. Bicycle Facilities

Prior to occupancy or use of the development a minimum of four short term bicycle parking bays (in the form of two Class 3 bicycle parking facilities) shall be provided in the Oxford Street verge, in a location to the City’s satisfaction. The bicycle facilities shall be designed in accordance with AS2890.3 and all works shall be undertaken to the City’s specification and satisfaction; and

4. General

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

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from Shop to Restaurant/Café at Unit 1, 226 Oxford Street, Leederville.

PROPOSAL:

The application involves the use of the subject site as a Restaurant, accommodating up to five employees and 25 patrons. The operating hours are proposed to be from 11:00am to 9:00pm, Tuesday to Sunday. There will be no external changes to the building. The development plans are included as **Attachment 2**. The subject tenancy is allocated two car parking bays. The applicant intends to obtain a Liquor Licence from the Department of Racing, Gaming and Liquor under the *Liquor Control Act 1988*.

BACKGROUND:

Landowner:	Firestar Enterprises
Applicant:	Maria Victoria Roman
Date of Application:	10 July 2018
Zoning:	MRS: Urban LPS2: Zone: District Centre R Code: N/A
Built Form Area:	Activity Corridor
Existing Land Use:	Shop
Proposed Use Class:	Restaurant/Café
Lot Area:	62.2m ²
Right of Way (ROW):	N/A
Heritage List:	No

The subject site is located on the corner of Oxford Street and Richmond Street, Leederville, as shown in **Attachment 1**. The subject site has been developed with five commercial tenancies. All tenancies are occupied, with a mix of café, fast food outlet, shop and hair dressing salon. Adjoining the site, to the north and east is a club use building and vacant, fenced land. To the south is the TAFE campus and to the west is a mix of restaurant/café. The locality has a mix of shops, offices, restaurant/café, educational establishments and residential land uses.

The subject tenancy has been operating as a restaurant/café without development approval from the City since mid-2017, previously as Pranziamo and more recently as La Fuente. As the unit has previously been used as a restaurant/café with no recorded complaints, the operations have been allowed to continue whilst the development application is considered.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.5.7 – Licensed Premises and the City's Policy No. 7.7.1 Non-Residential Development Parking Requirements. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use	✓	
Parking and Access		✓
Operating Hours	✓	

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Approval of the parking management plan will result in the specified cash-in-lieu amount being waived.

COMMENTS:

Parking and Access

The City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements sets a deemed-to-comply standard of 6.82 (7) car parking bays for the subject tenancy, one long-term bicycle bay and two short-term bicycle bays, based on the maximum number of patrons on site at any one given time. The commercial development incorporates a private car parking facility with two bays for the exclusive use of the subject tenancy, equating to a shortfall of five bays.

In considering this matter, the following is relevant:

- A restaurant use has been operating within this unit since circa April 2017. There have been no complaints made to the City with regard to parking regarding any tenancy within this commercial development during this timeframe. This indicates to the City that there are no concerns with parking as a result of any tenancies within this commercial development.
- This shortfall equates to a total cash-in-lieu amount of \$26,028.
- The applicant has provided written justification, which is included in **Attachment 2**, to justify the request to waive the required cash-in-lieu amount.
- There is a significant amount of parking facilities and alternative transport options surrounding the development, which is listed in the Parking Management Plan, contained as **Attachment 3**, including the two designated bays on-site for exclusive use by this tenancy and on-street parking along both Oxford Street and Richmond Street.
- The public transport network includes a bus route along Oxford Road, and the unit is within 1 kilometre of the Leederville Train Station. There is one bicycle rack directly adjacent to the tenancy and another on the corner of Oxford Street and Richmond Street. These bicycle racks provide four short-term bicycle bays. Surrounding land uses include residential uses, and there is a comprehensive footpath network to allow patrons to arrive on-foot.

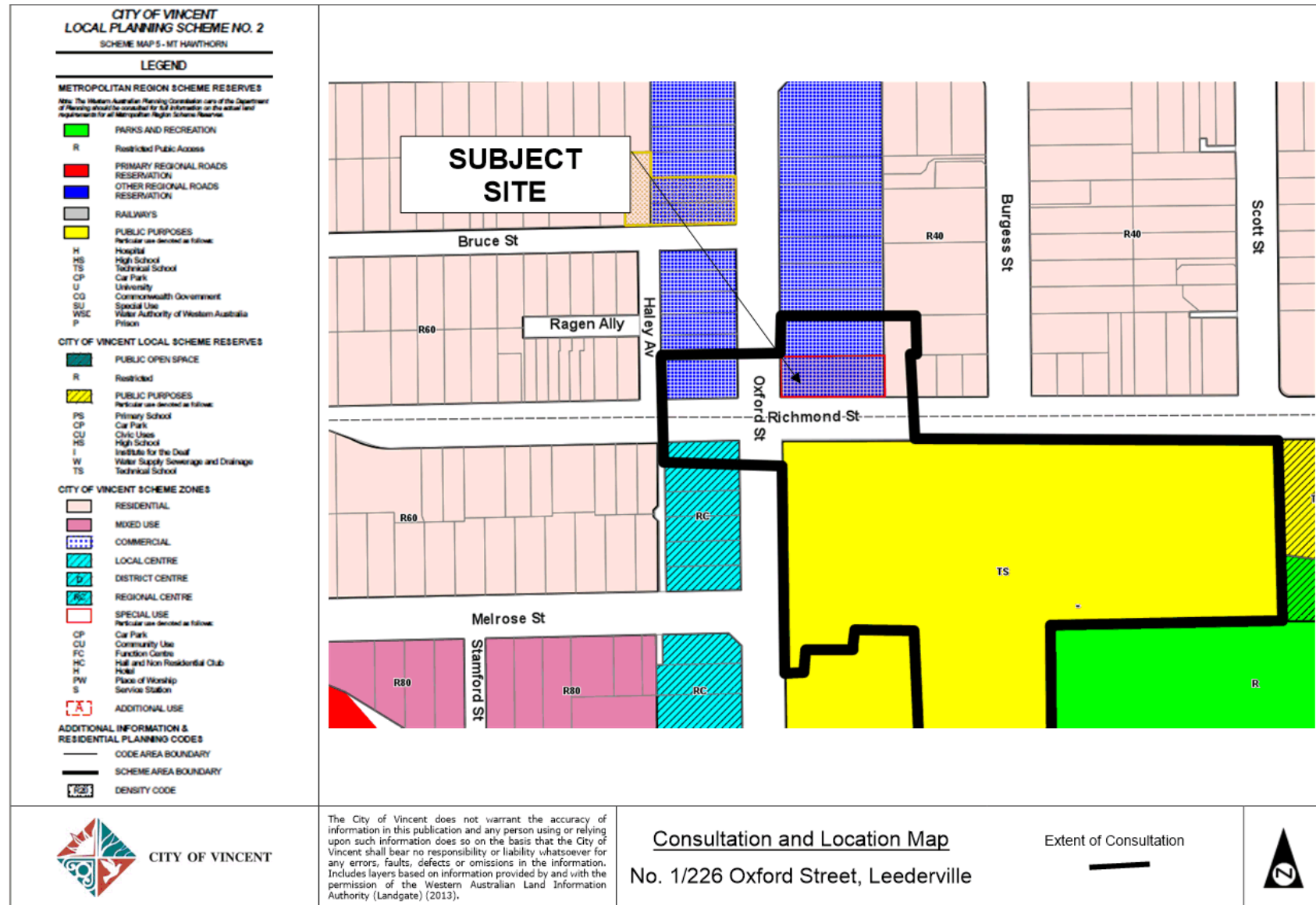
Based on the above, it is considered that the payment of cash-in-lieu would not benefit the specific locality or tenancy and therefore, it is recommended that the cash-in-lieu amount is waived.

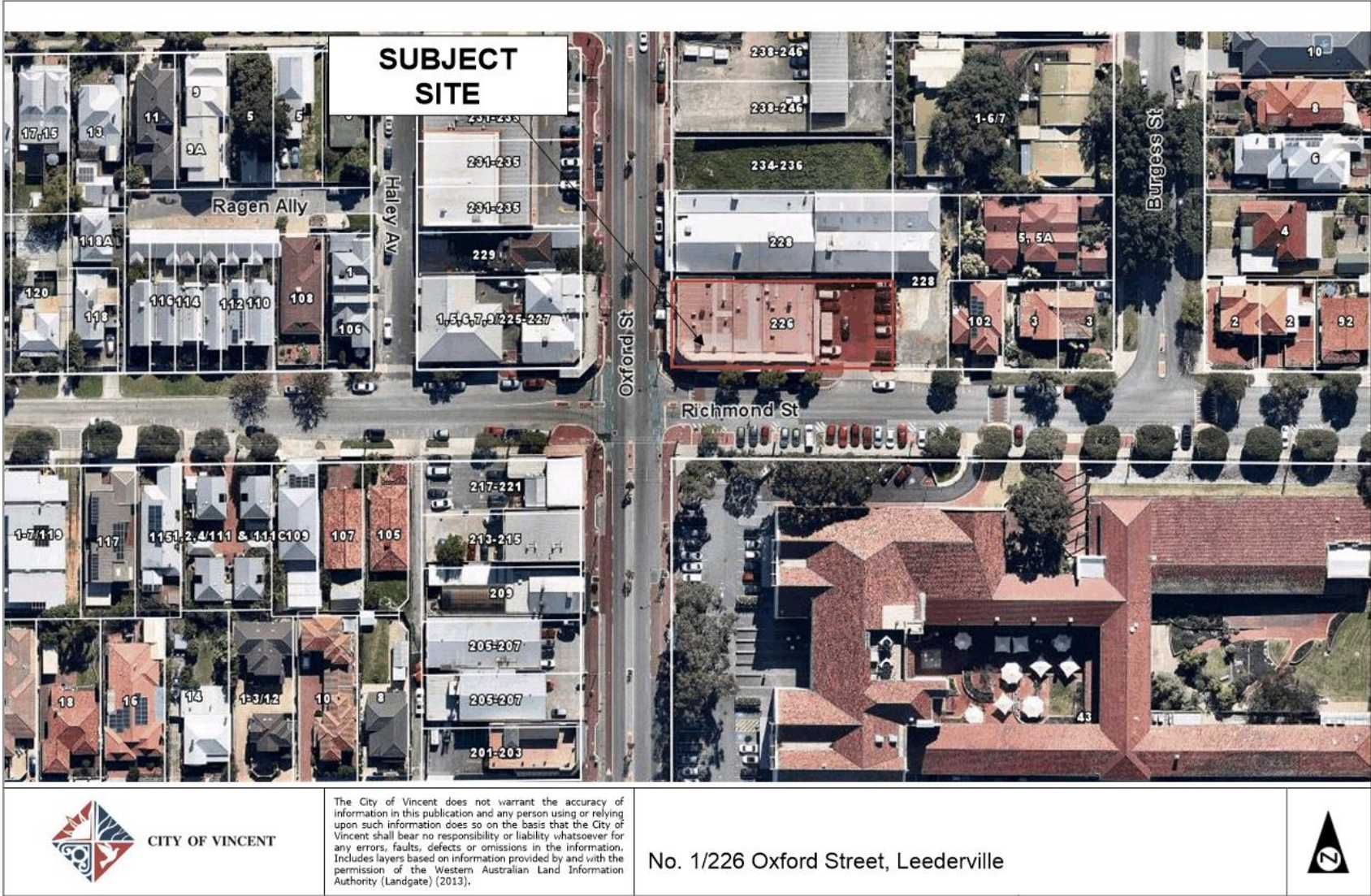
In terms of the required bicycle facilities, as the site is highly developed and the footpath incorporates alfresco seating, it is considered that there is inadequate space to reasonably accommodate any bicycle facilities directly adjacent to the restaurant. There is, however, the ability to accommodate such facilities in close proximity to the subject tenancy, which will enable use by visitors to the restaurant. Whilst Council's Policy requires the provision of one short-term facility and two long-term facilities, and a condition could be imposed to that effect, given the nature of the use, visitors and employees are not likely to visit the site for extended periods of time and therefore, long-term bays are unlikely to be utilised for that purpose. It is therefore recommended that a condition be imposed to require the provision of four short term bays so as to provide short term alternative transport option. Whilst the bays only accommodate short-term parking, the provision of two facilities will provide parking for up to four bicycles; which will provide a greater capacity than the standard Policy requirement.

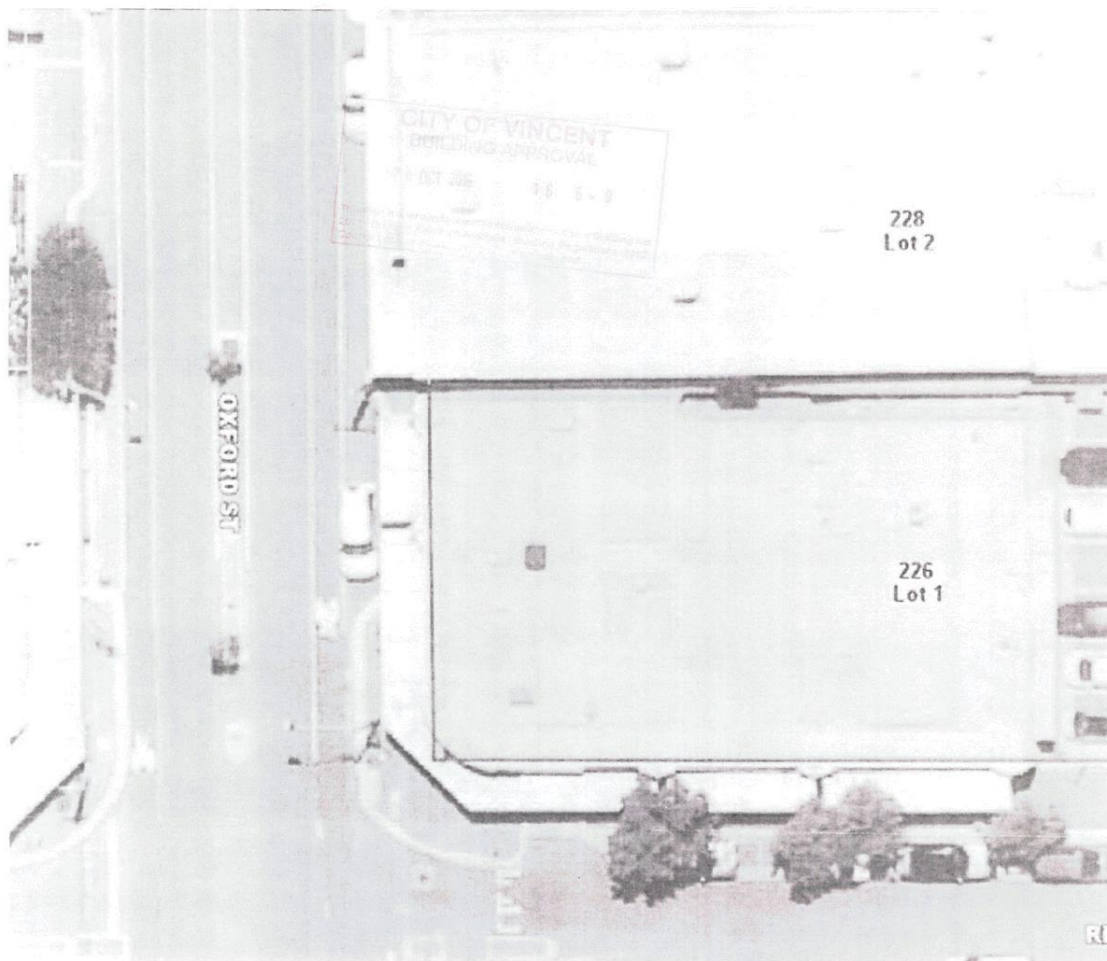
Based on the surrounding car and bicycle parking facilities (including the installation of a new short term bicycle racks), and the small scale nature of the development, the proposed use is considered to adequately meet the objectives of the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements by encouraging more active and sustainable transport modes and encourages reduction on the dependence on single person private vehicle trips. Given the above justification, it is not considered that the proposal will have any negative impact on car parking in the area and is supported.

Conclusion

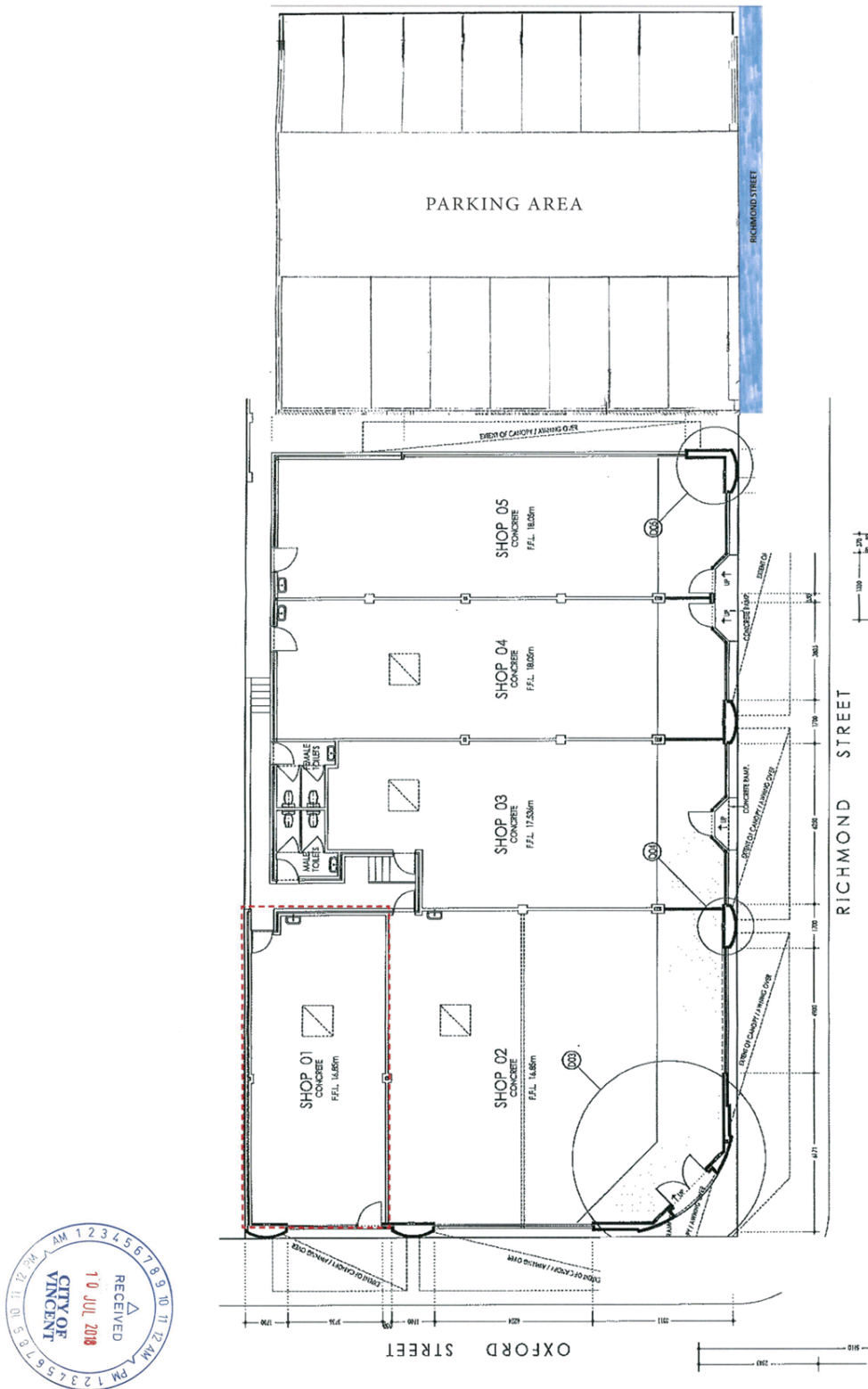
The proposed restaurant/café is considered to be consistent with the objectives of the Commercial zone outlined in the LPS2. The proposal is located within an area that has a variety of parking and alternative transport options. Therefore, it is considered that the proposal meets the objectives of Policy No. 7.7.1 – Non-Residential Development Parking Requirements and is considered that the proposal will be able to adequately operate with minimal impact on the surrounding area. It is recommended that the proposal be approved, subject to conditions.

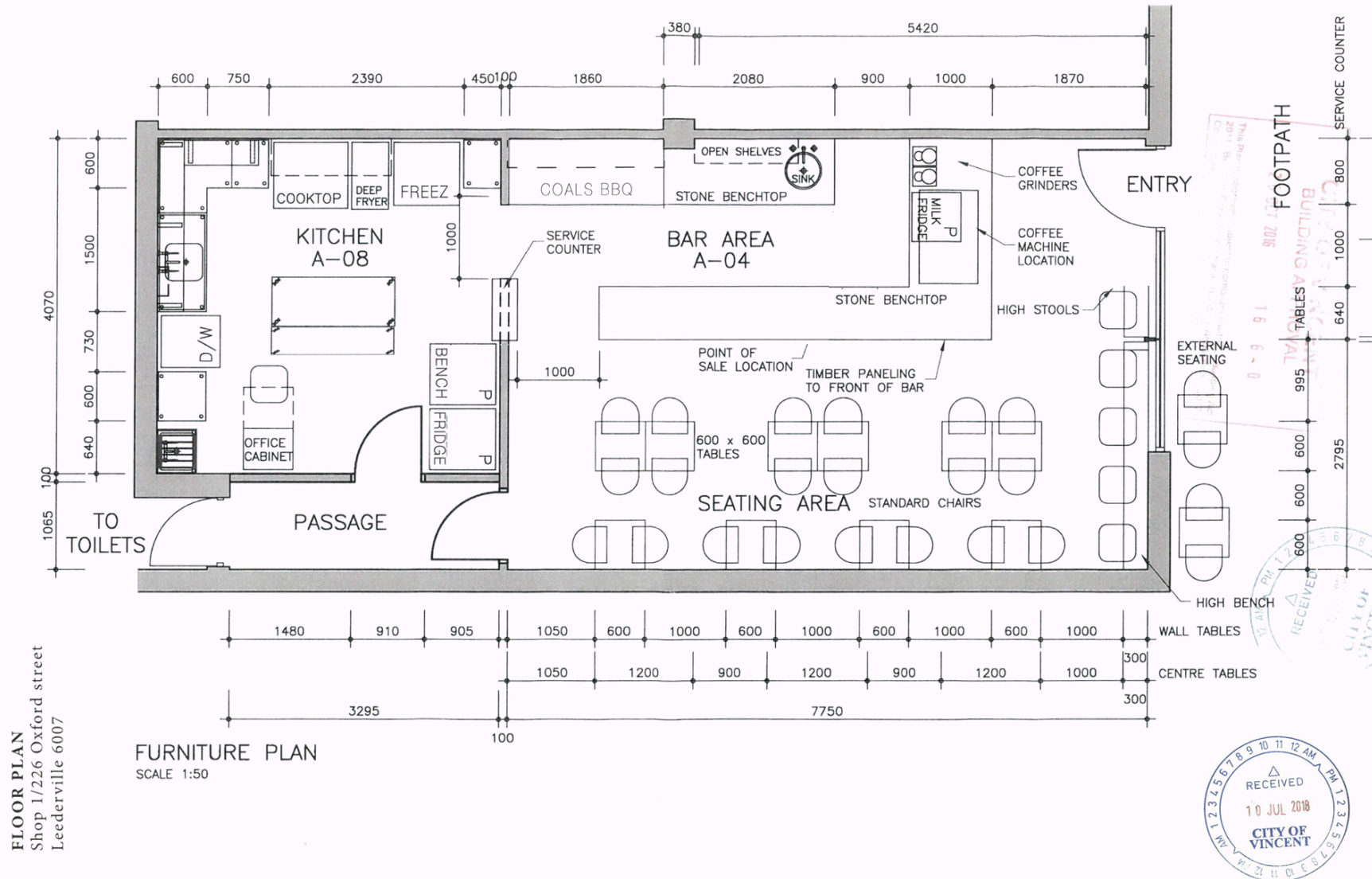


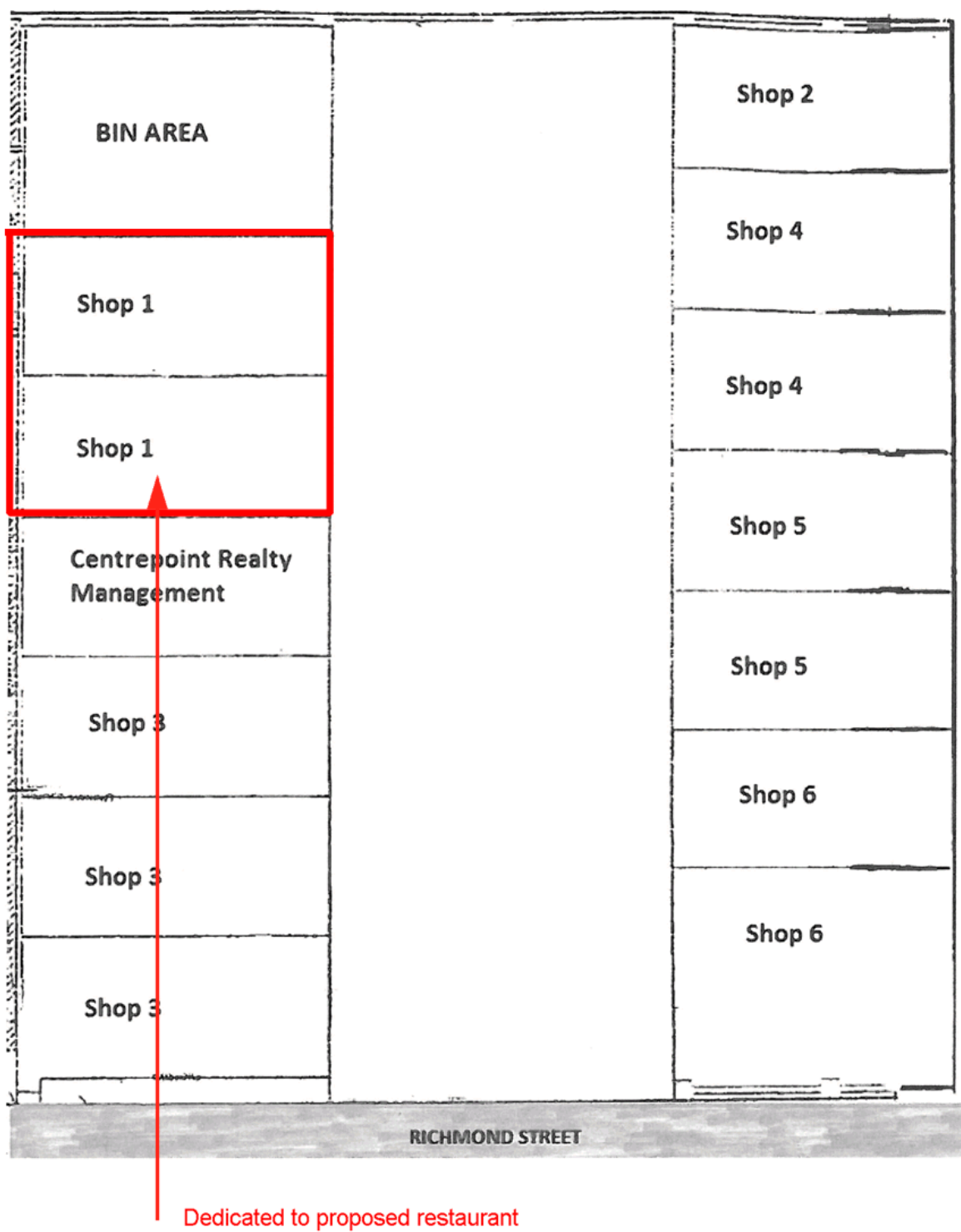




Shop 1/226 Oxford street
Leederville 6007







Clair Morrison

From:
Sent: Thursday, 19 July 2018 11:23 AM
To: Clair Morrison
Subject: CM9: Re: Development Application for Change of Use to Restaurant

- Proposed use of the site:

La Fuente is a small cozy restaurant located in the middle of Leederville which brings the unique Chilean cuisine for first time to Perth, Australia. Being the first and only Chilean restaurant is that we make sure that we give the correct flavors and service to our costumers. We have created a warm and different space giving a bit of that Chilean atmosphere.

We bring spices to make our dishes as originals as possible, getting to the right taste. Our team of chefs are Chilean as well so the background of our cuisine gets to the right flavors always.

Our team is small, as the restaurant it is small, in the Kitchen there is a chef in charge of the area, that works together with a cooker and kitchen hand. We also have one staff in charge of the coals bbq. Floor staff is always 2 people for our 25 seats, although 1 person should be able to serve up to 10 tables with 4 to 6 patrons, but this way, we make sure everyone is well looked after and we take our time to explain all about our cuisine and culture. We have created a different relation between costumer and waiter in where the interaction is very important so people can understand our way of cooking and live the complete experience of Chilean cuisine.

We operate from Tuesday to Sunday 11am until 9pm. Public Holidays we might not be open but is something we will need to study with the team.

As our restaurant is all about living a different experience, is that we put background music with Chilean boleros or jazz, which is a typical music you would hear in Chile, however this is only as a background as our restaurant focus more on giving the space to the audience for a nice space to eat, talk and laugh.

- Parking

There are parking bays at the back of the premises in where 3 are for La Fuente. After 3pm, all park bays become available as the other shops only use them during their trading hours.

There is also 4 free available parking bays at the front and free street parking on Richmond st. Re Store which is in front, close at 5pm and weekends. all those parking spaces are usually use by patrons at those times.

PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant Details	
Name:	<u>Maria Victoria Roman Gamonal</u>
Address:	<u>11 Inverness Edge, Connolly 6027</u>
Phone:	<u>0414857019</u>
Email:	<u>victoria@la-fuente.com.au</u>
Applicant Signature:	<u>Victoria Roman G.</u>

Property Details	
Lot Number:	<u>1</u>
Address:	<u>1/226 Oxford st. Leederville</u>

Parking Allocation	
Total Number Car Parking Spaces:	<u>3</u>
Total Number Short Term Bicycle Parking Spaces:	<u>2</u>
Total Number Long Term Bicycle Parking Spaces:	<u>2</u>
Total Number Other Bays:	<u>10 + street parking</u>

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
	Staff	Shifts no long than 3-4 hours	2	1	12+street

	Customers	12 tables	Between street parking and off street parking there are over 50 bays within surrounded areas	2 right on the frontage of the shop	
	Other				

Alternative Transport:

<u>Transport Option</u>	<u>Type & Level of Service</u>
Public Transport	
Train	Leederville train st. located near Oxford st Leederville Joondalup line, 3.2 kilometres from Perth. 12 minutes walking distance from the restaurant
Bus	Bus stop are all along Oxford st, there are 9 bus stops along the street, being the Tafe and Bourke stops right next to the restaurant.
Pedestrian	
Paths	Paths are along both sides of the street. Where businesses have seating on the outside, there is a minimum of 1.5m space for pedestrians to walk comfortably.
Facilities	
Cycling	
Paths	Cycling paths are along both sides of Oxford st.
Facilities	
Secure Bicycle Parking	There is Bicycle parking right in front of the front of the shop There is also another on the side of the shop.
Lockers	

Page 2 of 4

Showers/Change Room	

Public Parking:

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	4 + side streets	4 are available in front of the shop (Oxford st), there is also parking all along Richmond st.	Free parking in Oxford st. Parking on Richmond st has some which are paid but only until certain hours (TAFE) the rest is free parking on the sides of the street.
Off Street Parking	3 +10 20+	There are 3 parking at back of the complex for use of La Fuente, however, there are 10 more that can be use after business closing times. 20 (+) parking area outside re store	Our complex has 13 bays from where 3 are La Fuente and the rest can be use after other businesses stop trading which are between 3pm and 5pm. Re store also has over 20 bays that can be use after their trading hours (weekdays 6pm, Saturdays 4pm, Sundays close)

As stated previously our restaurant trading hours are 11-3pm and then 5-9pm (kitchen times). Being our busiest hours dinnertime. The café located next to us "Pixel" closes down everyday at 3pm. Hairdresser and spa within the complex closes down at 5pm, thus all parking bays at the back of the complex become available for night trading (free parking).

Re store, which is located right in front of the restaurant closes down every weekday at 6pm, Saturdays at 4pm and do not open on Sundays. All bays then become available which are over 20 spaces (free parking).

Street parking is also free on Oxford Street and most in Richmond St. Tafe parking bays are charge but only in weekdays.

Being only a small restaurant with 12 tables for 2 pp in total (24pp) we have found our busiest times are dinner time and weekends, where parking and access are very easy and patrons had already mentioned how good is the location as is very easy to find parking at all times.

Public transport is also very close and easy access, being the Leederville station only 12 minutes walks from the restaurant and bus stops right in front TAFE (less than 5 minutes walking).

There is also cycling paths on both sides of Oxford St as well as footpaths.

The area in general is very easy access and comfortable for people to move around, we have very good comments in regards to the area we chose to open our restaurant as is central and easy to get to, park and enjoy a meal.

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 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.
3. Any new signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a Building Permit application being submitted and approved prior to the erection of the signage.
4. Sound levels created shall not exceed the provisions of the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997*.

5.3	NO. 7 (LOT 1; STR: 43011) GALWEY STREET, LEEDERVILLE - PROPOSED EXTENSION TO THE PERIOD OF APPROVAL: PROPOSED ALTERATIONS AND THREE STOREY ADDITION TO SINGLE HOUSE
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TRIM Ref: D18/82331

Author: Emily Andrews, Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: North

Attachments:

1. Attachment 1 - Consultation and Location Map  
2. Attachment 2 - Previous Approval and Plans  
3. Attachment 3 - Development Plans  
4. Attachment 4 - Application Submission  
5. Attachment 5 - Summary of Submissions  

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application to extend the period in which the development must be substantially commenced at No. 7 (Lot 1; STR: 40311) Galwey Street, Leederville, for development approval 5.2015.396.1 granted by Council on 9 February 2016 for Proposed Alterations and Three Storey Addition to Existing Single Dwelling subject to the following conditions:

1. The extension of time is granted for a period of two years, being to 9 February 2020; and
2. All other conditions, requirements and advice notes detailed on the development approval 5.2015.356.1 granted on 9 February 2016 continue to apply to this approval.

PURPOSE OF REPORT:

To consider an application for development approval to extend the period within which the development must be substantially commenced for planning approval 5.2015.396.1, granted by Council at its Ordinary Meeting on 9 February 2016 for proposed alterations and three storey addition to the existing single house at No. 7 Galwey Street, Leederville (subject site).

PROPOSAL:

This application proposes an extension of time to substantially commence alterations to the existing single house and a three storey addition to the rear of the subject site. The alterations and additions were approved by Council on 9 February 2016.

BACKGROUND:

Landowner:	Nicola Limond
Applicant:	Derek Limond
Date of Application:	9 May 2018
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R40
Built Form Area:	Residential
Existing Land Use:	Dwelling (Single House)
Proposed Use Class:	Dwelling (Single House)
Lot Area:	313m ²
Right of Way (ROW):	Not Applicable
Heritage List:	Not Applicable

The subject site is bound by Galwey Street to the north and residential dwellings to the south, east and west. The adjacent property to the west (rear) of the development forms part of a survey strata with the subject site. The locality predominantly consists of single houses ranging from one to two storeys, however there are also three storey developments under construction within the vicinity particularly at the intersections of Loftus and Galwey Streets. The existing dwelling incorporates a mixture of render and red facebrick, with these elements and weatherboard common within the locality and immediate streetscape. The subject site and surrounding lots are zoned Residential, and fall within the Residential Built Form Area of the City's Policy No. 7.1.1 – Built Form. The area has a density of R40 pursuant to the City's Local Planning Scheme No. 2 (LPS2), which has not altered from Town Planning Scheme No.1 (TPS1). A location plan is included as **Attachment 1**.

At its Ordinary Council Meeting held on 9 February 2016, Council approved subject to conditions, alterations and a three storey addition to the existing single house at the subject site. A copy of the approval notice and approved plans are included as **Attachment 2** and the plans subject to this application are included as **Attachment 3**. In accordance with Town Planning Scheme No. 1 and the *Planning and Development (Local Planning Schemes) Regulations 2015*, the applicant had two years to substantially commence the development, however the development has not commenced. The applicant has advised that the inability to substantially commence the development was a result of renovations within the property taking longer than initially expected. The current application seeks a two year extension to the approval period to enable the commencement of the previously approved development. The application does not seek to amend the plans or any other part of the development approval. The applicant's justification for the proposed extension of time is included as **Attachment 4**.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes (R Codes). It notes in each instance where Council previously approved a planning element that required discretion to be exercised, as well as each instance where further discretion is proposed. The elements which previously required the discretion of Council are discussed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply	Council previously exercised its discretion and approved
Street Setback	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys		✓
Open Space	✓	
Outdoor Living Areas		✓
Privacy		✓
Solar Access	✓	
Site Works/Retaining Walls	✓	
Parking & Access	✓	
Front Fence	✓	
Surveillance	✓	

Detailed Assessment

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

Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.3	
<u>Eastern Boundary</u> Ground Floor requires a setback of 1.7 metres	1.1 metres
<u>Western Boundary</u> Ground Floor requires a setback of 2.0 metres	1.4 metres

Building Height	
Deemed-to-Comply Standard	Proposal
Built Form Clause 5.6	
Maximum Height - 2 storeys Wall height of 6.0 metres	Maximum Height - 3 storeys Wall height of 7.0 metres
Visual Privacy	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.4.1	
Living and dining rooms to be setback 6.0 metres from the lot boundary	3.5 metres from the southern lot boundary
Outdoor Living Areas	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.1	
Minimum dimension of 4.0 metres	Minimum dimension of 3.7 metres

The application was presented to Council, and at its Ordinary Meeting on 9 February 2016, Council considered the following departures:

- Three storey development with a wall height of 7.0 metres in lieu of 6.0 metres;
- Setback variation of 1.1 metres in lieu of 1.5 metres to the eastern boundary;
- Setback variation of 1.4 metres in lieu of 3.0 metres to the western boundary;
- Upper floor living and dining rooms setback 3.5 metres from the southern boundary in lieu of 6.0 metres; and
- Outdoor living area having a minimum dimension of 3.7 metres.

It is noted that Administration has identified that there were inaccuracies in lot boundary setback requirements for the ground floor of the development to the eastern and western lot boundaries in the assessment of the previous approval. This is discussed in further detail in the Comments section.

The deemed-to-comply assessment of the elements previously approved by Council have been assessed in accordance with the Policy No. 7.1.1 – Built Form (Built Form Policy). The variations identified above have not altered as part of the subject application.

The above variations are further discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 22 June 2018 and concluding on 5 July 2018. Community consultation was undertaken by means of written notification being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website.

At the conclusion of the community consultation period, two submissions were received comprising of one in objection and one raising concerns. After the closure of the community consultation period, the City received an additional submission objecting to the proposed development. A summary of the submissions is included as **Attachment 5**.

The main issues raised as part of the consultation relate to:

- The three storey development will increase overshadowing and inhibit access to winter sun to habitable areas of adjoining dwellings;
- Additions are not in line with the existing dwelling and heritage homes within the locality; and
- Large windows in the middle storey of the development result in overlooking to adjoining dwellings.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

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

The application to amend an approval can be considered in accordance with Schedule 2, Part 9, Clause 77(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Clause 77(2)(b) allows the application to be made during or after the period within which the development must be substantially commenced. Clause 77(4) provides the local government the ability approve the application with or without conditions or refuse the application.

The applicant will have the right to have Council's decision reviewed by the State Administrative Tribunal (SAT) in accordance with Part 14 of the *Planning and Development Act 2005*.

Delegation to Determine Applications:

This matter is being referred to Council as Council determined the previous application and the proposal incorporates a three storey component.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The *Planning and Development (Local Planning Schemes) Regulations 2015* enable the period within which a development approved must be substantially commence to be extended. Whilst no guidance is provided in the Regulations as to how discretion can be exercised in this regard, the SAT has published several decisions that relate to the issue, which identify relevant considerations, as follows.

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

Each relevant matter is to be considered on balance in the exercise of discretion and is discussed below.

1. Changes in Planning Framework

The initial application for the subject site was assessed in accordance with the local planning framework applicable to the site at the time. This included TPS1, and the City's local planning policies providing guidance to the assessment under this scheme, specifically Policy No. 7.2.1 – Residential Design Elements for residential developments. The subject site has not altered in density with the zoning remaining Residential R40.

The local planning policies applicable to the site have changed since the application was determined, with Council revoking a number of local planning policies and adopting the Built Form Policy on 13 December 2016. The previously approved development incorporated some departures to the deemed-to-comply provisions of the City's previous local planning policies and the R Codes. These departures were considered to satisfy the relevant design principles at the time. The current application does not seek to alter any part of the development and the application has been reassessed using the City's current Built Form Policy, taking into consideration any changes to the context of the subject site.

The changes to the planning framework, and in particular the introduction of the Built Form Policy do not affect the site context and do not affect the previous assessment undertaken as the requirements for building height, lot boundary setbacks, privacy and outdoor living area requirements have not altered.

2. Whether the development is likely to receive approval now

There are no changes from the plans approved by Council in February 2016 and the plans submitted as part of this application.

Each departure to the Built Form Policy and R Codes is discussed individually below.

Lot Boundary Setbacks

In its assessment of the application, Administration has identified discrepancies in the lot boundary setback requirements for the ground floor to the eastern and western lot boundaries. The assessment undertaken as part of the previous approval identified the eastern ground floor wall requiring a setback of 1.5 metres with 1.1 metres proposed, rather the setback requirement is in fact 1.7 metres. Also, the previous assessment outlined the requirement of a 3.0 metres setback to the western boundary ground floor, with 1.4 metres proposed. The required setback is in fact 2.0 metres.

The setback for the ground floor of the development to the eastern boundary is required to be greater than that identified by Administration and that previously considered by Council. However, the building envelope has not altered from the plans previously advertised for comment nor those approved by Council. The comments raised as part of the advertising period for the application did not relate to the setback departures proposed. The setback departure of 0.6 metres (incorrectly identified as 0.4 metres that was advertised and approved) is considered to be minor and does not create any additional adverse impact on the amenity of the adjoining properties given the overshadow is compliant with the R Codes and the development includes various materials such as facebrick, render and weatherboard to assist in mitigating the perception of building bulk.

Similarly, as the plans and building envelope have not altered from that previously approved by Council, the setback departure to the western boundary is still considered to be acceptable. The setback departure to the western boundary as part of this application is lesser than that previously identified and does not result in additional adverse impact on the adjoining properties.

In light of the above, it is considered that the setback departures do not adversely affect the amenity of the adjoining residents and can be supported in accordance with the current planning framework. As such further consideration of the lot boundary setback departures is not required.

Building Height

The development proposes a three storey addition with a wall height of 7.0 metres and a pitched roof height to 8.9 metres, and is contrary to the deemed-to-comply provisions of the Built Form Policy which allows for a two storey development with a maximum wall height of 6.0 metres and a pitched roof height of 9.0 metres.

The increase in wall height of 1.0 metre will have minimal visual impact on the existing and desired streetscape with the dwelling appearing as two storey as viewed from the street, and the overall building height measured to the pitch of the roof being compliant with the deemed-to-comply requirements. The three storey element is predominately to the rear of the development site, and the basement level is significantly below ground level which assists in mitigating the impact of bulk to the adjoining property. The development also incorporates a range of materials and finishes such as render, facebrick and weatherboard which are consistent with the existing single house and sympathetic to the locality.

The increase in overshadowing as a result of the proposed height was raised during consultation period, however the development does not propose any departures to the overshadowing requirements of the R Codes. Furthermore, the proposed height will have little impact on access to views of significance for adjoining properties, particularly those to the north given the natural ground level on site, and as the development presents as two storeys as viewed from the street.

The inclusion of an appropriate visual privacy condition ensures there is no overlooking to adjoining properties and as will not adversely impact the amenity of the surrounding developments.

In light of the above, it is considered that the building height departure satisfies the local housing objectives and design principles of the Built Form Policy and R Codes as the 1.0 metre increase to the proposed height does not result in any adverse overshadowing and does not detract from the desired streetscape. As a result, the building height is acceptable under the current planning and policy framework.

Privacy

The visual privacy concerns raised in the submissions are mitigated in accordance with Condition 4.1.1 of the previous development approval, which requires all openings on the first and second floors to comply with the privacy requirements of Clause 5.4.1 of the R Codes. The development plans also indicate obscure glazing to 1.6 metres above finished floor level for those openings which are more than 0.5 metres above natural ground level as well as portions of clear openings above 1.6 metres. Therefore and in light of this, privacy is considered to be acceptable.

Landscaping

The R Codes do not require landscaping for single house developments, however the City's Built Form Policy sets out a deemed-to-comply standard for additions and alterations to all buildings. This requires 30 percent of the front setback area to be provided as canopy coverage within 5 years of development approval, unless an existing mature tree with equivalent coverage is retained anywhere on the subject site. The proposal does not comply with this requirement as an existing tree does not provide 30 percent canopy coverage, and 30 percent of the front setback is not provided as canopy coverage.

Although the proposal does not satisfy the abovementioned requirement, the proposed development does not result in the need to remove the existing vegetation on the subject site. At present there is a wide variety of trees species such as frangipanis, olive trees, paperbark and callistemon located within the front setback area of the property and towards the rear of the site. The existing tree species provide in excess of 39 percent canopy coverage across the site, and as such is considered to meet the intent of the landscaping provision of achieving 30 percent canopy coverage across the site.

The Built Form Policy requires new developments on lots of this size to provide 15 percent deep soil and 30 percent canopy coverage. This provision does not directly relate to the subject site as the development proposes additions to a dwelling. Notwithstanding this, the site provides for approximately 12.8 percent deep soil area and 39 percent canopy coverage. As discussed above, the proposed landscaping on site and in particular the canopy coverage is considered to assist in reducing the impact of the development on the adjoining developments and creating greater landscaping amenity for both the occupants and the community.

In light of the above, it is considered that the existing landscaping and canopy coverage is acceptable as there is sufficient landscaping on site to achieve and maintain in excess of 30 percent canopy coverage at the subject site.

Outdoor living areas

The development proposes a minimum dimension of 3.7 metres to the outdoor living area (OLA) of the site in lieu of the required 4.0 metres as per the deemed-to-comply requirements of the R Codes.

The reduced minimum dimension is not considered to adversely impact on the usability of the outdoor living area as it is capable of use in conjunction with a habitable room of the dwelling and allows for an area external of the dwelling for the residents. The area of the OLA is also greater than deemed to comply requirement. Although the OLA is located to the south of the site, there is no covered portion and as such the area has sufficient access to winter sun and ventilation.

Given the above, it is considered that the departure to the minimum dimension of the OLA meets the design principles of the R Codes as it does not limit the functionality of the area and allows for residents to have a usable space external of the dwelling. The proposed departure is therefore supported and is in accordance with the current planning requirements.

3. Implementation of the development

As set out in **Attachment 4**, the applicant is seeking a time extension to commence works due to unforeseen delays with the project. The applicant advised that the initial renovation works which were required to be undertaken prior to the commencement of the subject application took longer than expected, on that basis that the owner works away from Perth. The following works on site have been completed in order to progress with the proposal:

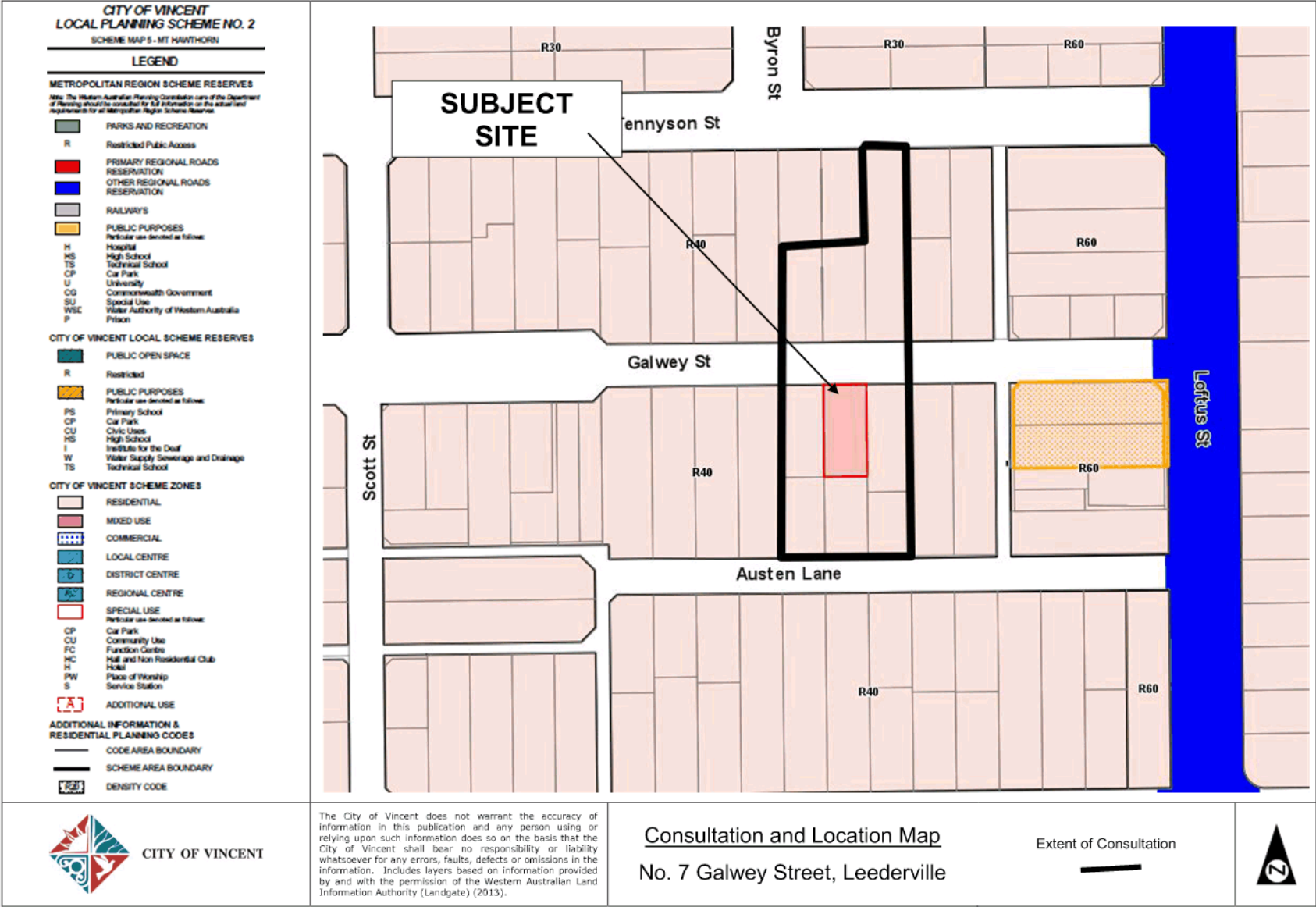
- The renovation and relocation of the bathroom and kitchen into the existing house; and
- The renovation of the hallway which included a bookcase.

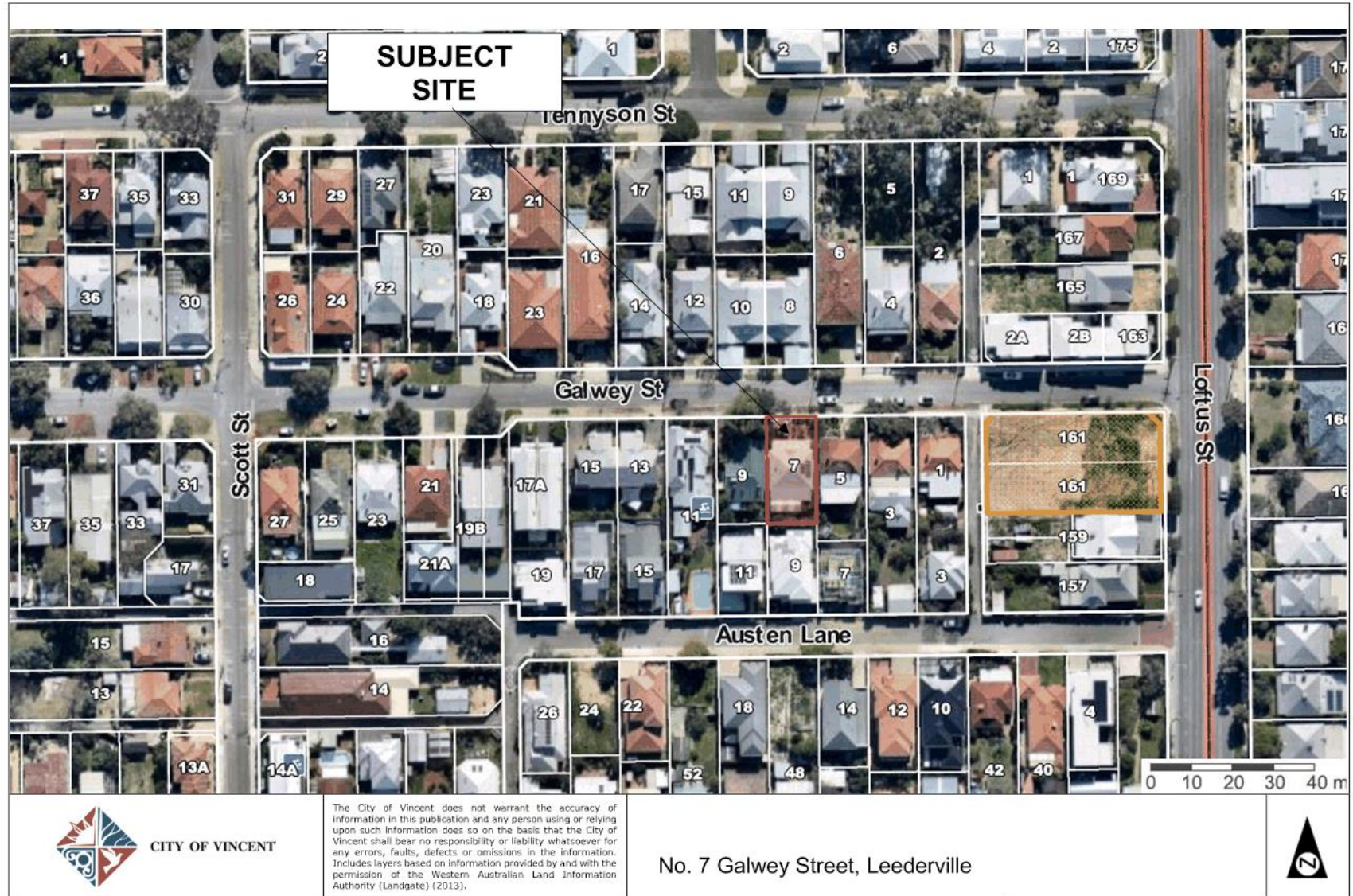
Although the above internal works did not require development approval, they were shown on the previously approved development plans. Ultimately, the applicant has undertaken some works to progress the broader project, it is just that the works completed to date are exempt from requirement to obtain development approval.

Conclusion

The applicant is seeking an amendment to a development approval in order to extend the period of time in which to substantially commence development. The applicant has indicated that they have endeavoured to pursue the development with other works being completed at the subject site. The planning framework applicable to the subject site has not significantly changed since the previous approval was issued, particularly as the zoning and density remains the same. The proposed alterations and additions have been assessed in accordance with the current planning framework and as the development is consistent with the requirements of the Built Form Policy and R Codes. It is considered that departures from deemed to comply standards satisfy the local housing objectives and design principles of the Built Form Policy and R Codes respectively.

Given the above, and as the proposal has not changed since it was previously approved by Council, it is recommended that the application to extend the period of time within which the development must be substantially commenced be approved subject to conditions.





ORDINARY MEETING OF COUNCIL
9 FEBRUARY 2016

6

CITY OF VINCENT
MINUTES

9.1.4 No. 7 (Lot: 1; D/P: 43011) Galwey Street, Leederville – Proposed Alterations and Three Storey Addition to Existing Single Dwelling

Ward:	North Ward	Date:	15 January 2016
Precinct:	Precinct 3 – Leederville	File Ref:	PR27785; 5.2015.396.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Applicant's Justification 4 – Marked up plans showing proposed versus required setbacks 5 – Overshadowing Diagram		
Tabled Items:	Nil		
Reporting Officer:	S Laming, Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by D & N Limond on behalf of the owner N J Limond, for the proposed Alterations including three storey addition to an Existing Single Dwelling at No. 7 (Lot: 1; D/P: 43011) Galwey Street, Leederville as shown on plans date stamped 5 January 2016, included as Attachment 2, subject to the following conditions:

1. External Fixtures

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

2. Verge Trees

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

3. Stormwater

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

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

4.1 Revised Plan

The applicant shall provide revised plans denoting the following:

4.1.1 Visual Privacy

All openings on the first and second levels comply with the privacy requirements of the Residential Design Codes to the satisfaction of the City; and

5. Prior to occupation of the development, all privacy screening shall be installed to the satisfaction of the City.

ORDINARY MEETING OF COUNCIL
9 FEBRUARY 2016

7

CITY OF VINCENT
MINUTES

ADVICE NOTES:

1. With reference to Condition 3 above, please note that 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;
2. A Road and Verge security bond for the sum of \$2000, shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc. or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate; and
4. Any new street/front wall, fence and gate within the Galwey Street setback areas, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences.

COUNCIL DECISION ITEM 9.1.4

Moved Cr Buckels, Seconded Cr Murphy

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (8-0)

(Cr McDonald was on approved leave of absence for the Meeting.)



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2
1 AMENDED DA
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Revision Description

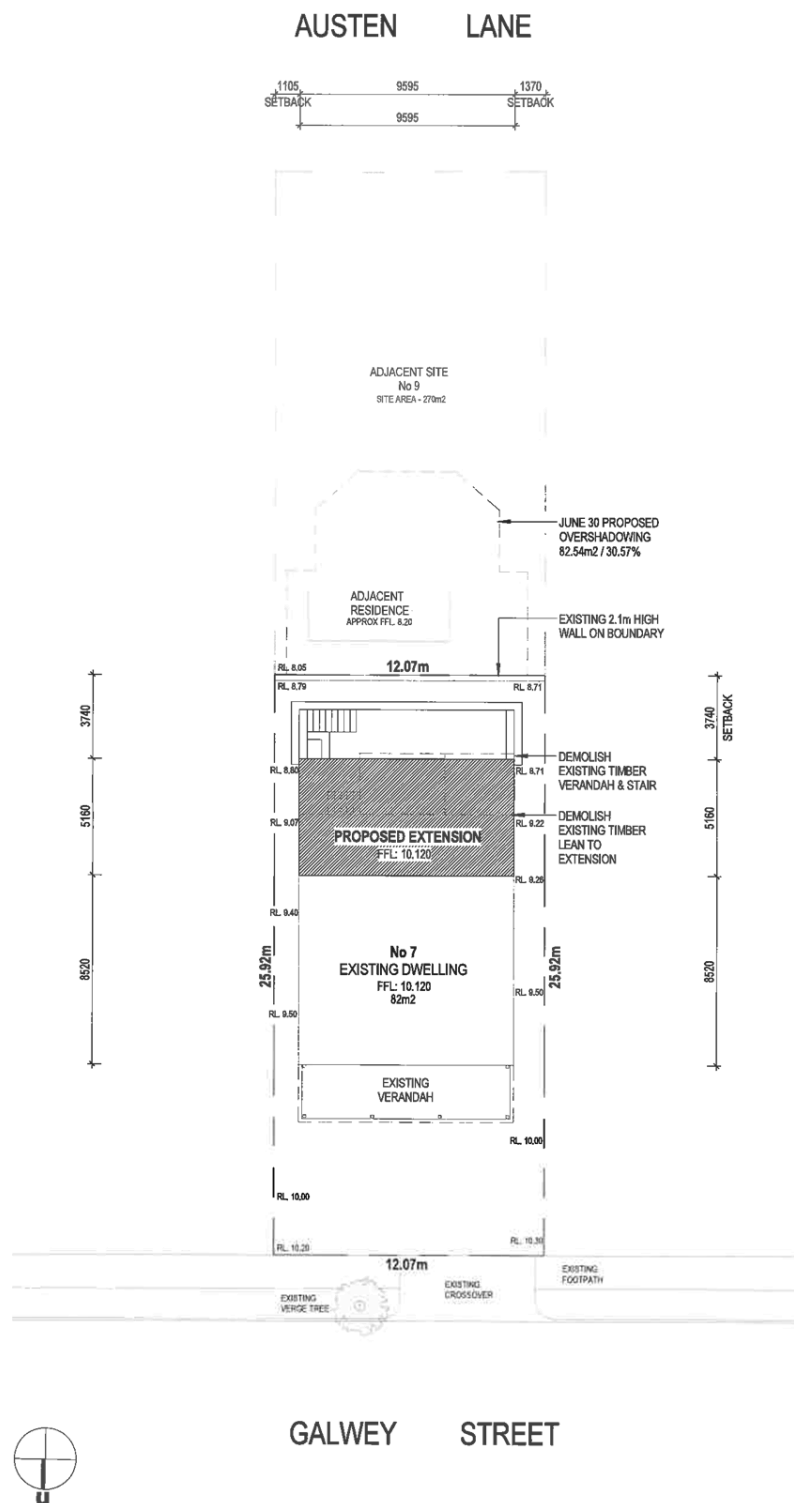
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22.12.2015
Date

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DRAWING TITLE:
 FACADE PERSPECTIVES

PROJECT NAME:
 LIMOND, 7 Gaiway Street, Leederville WA

PROJECT NUMBER: 0117	SCALE:	DRAWING NUMBER: AP-2007	DATE: 04.01.2016	REVISION NUMBER: 2
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 1 FOR REVIEW
 Issue Revision Description

04.01.2015
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 Date

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DRAWING TITLE:
 SITE PLAN

PROJECT NAME:
 LIMOND, 7 Galwey Street, Leederville WA

PROJECT NUMBER: 0117	SCALE: 1:200	DRAWING NUMBER: AP-1001	DATE: 04.01.2015	REVISION NUMBER: 2
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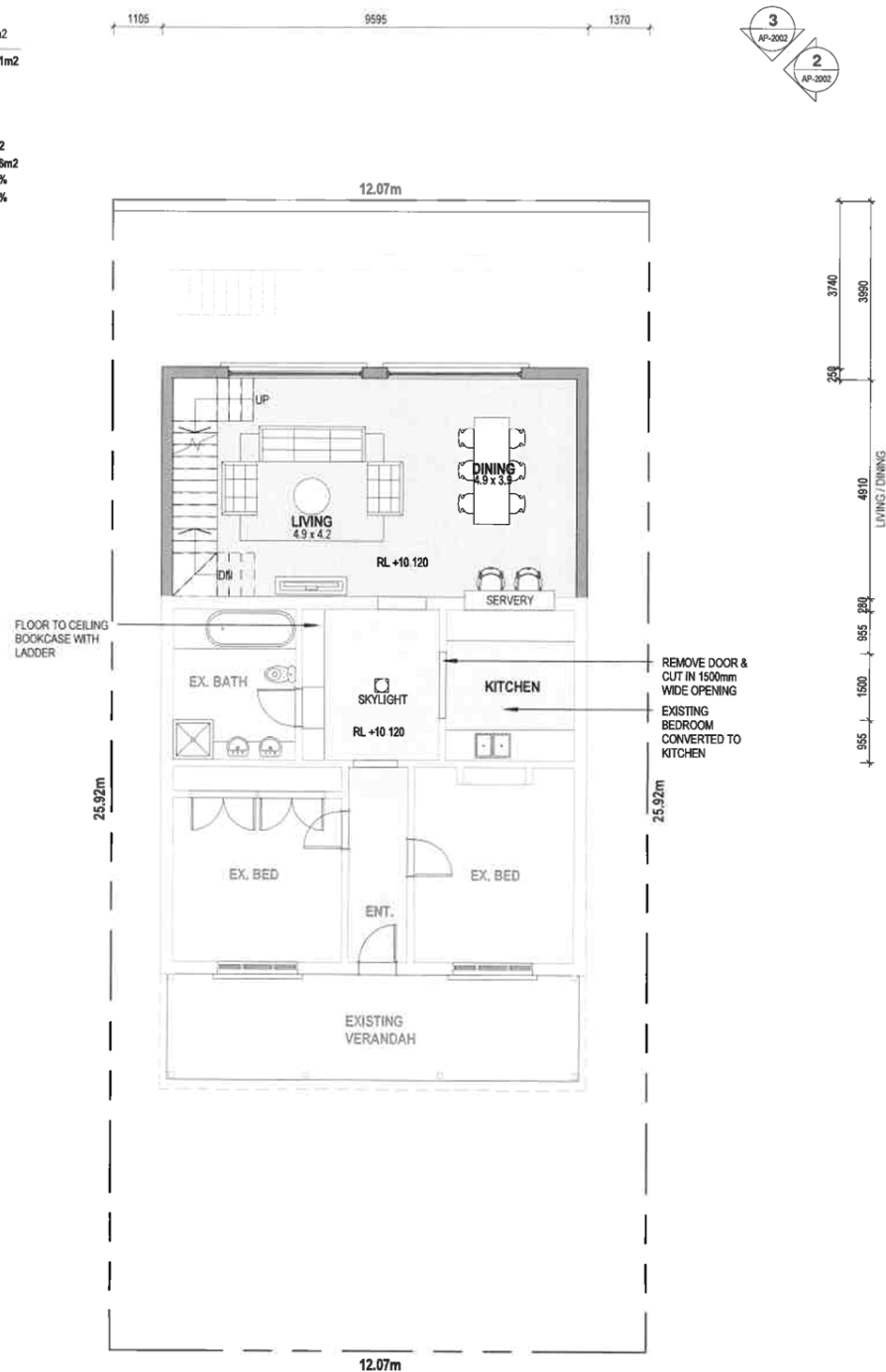
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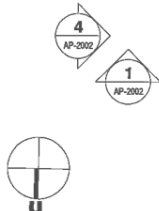
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GROUND FLOOR	49.51m ²
FIRST FLOOR	58.19m ²
BALCONY	21.03m ²
CARPORT	34.12m ²
EXISTING BUILDING	82.0m ²
TOTALS	55.16m²
	249.21m²

SITE COVERAGE

ZONING	R40
SITE AREA	313m ²
PROPOSED SITE COVERAGE	131.29m ²
	41.94%
PROPOSED OPEN SPACE	58.06%



GALWEY STREET



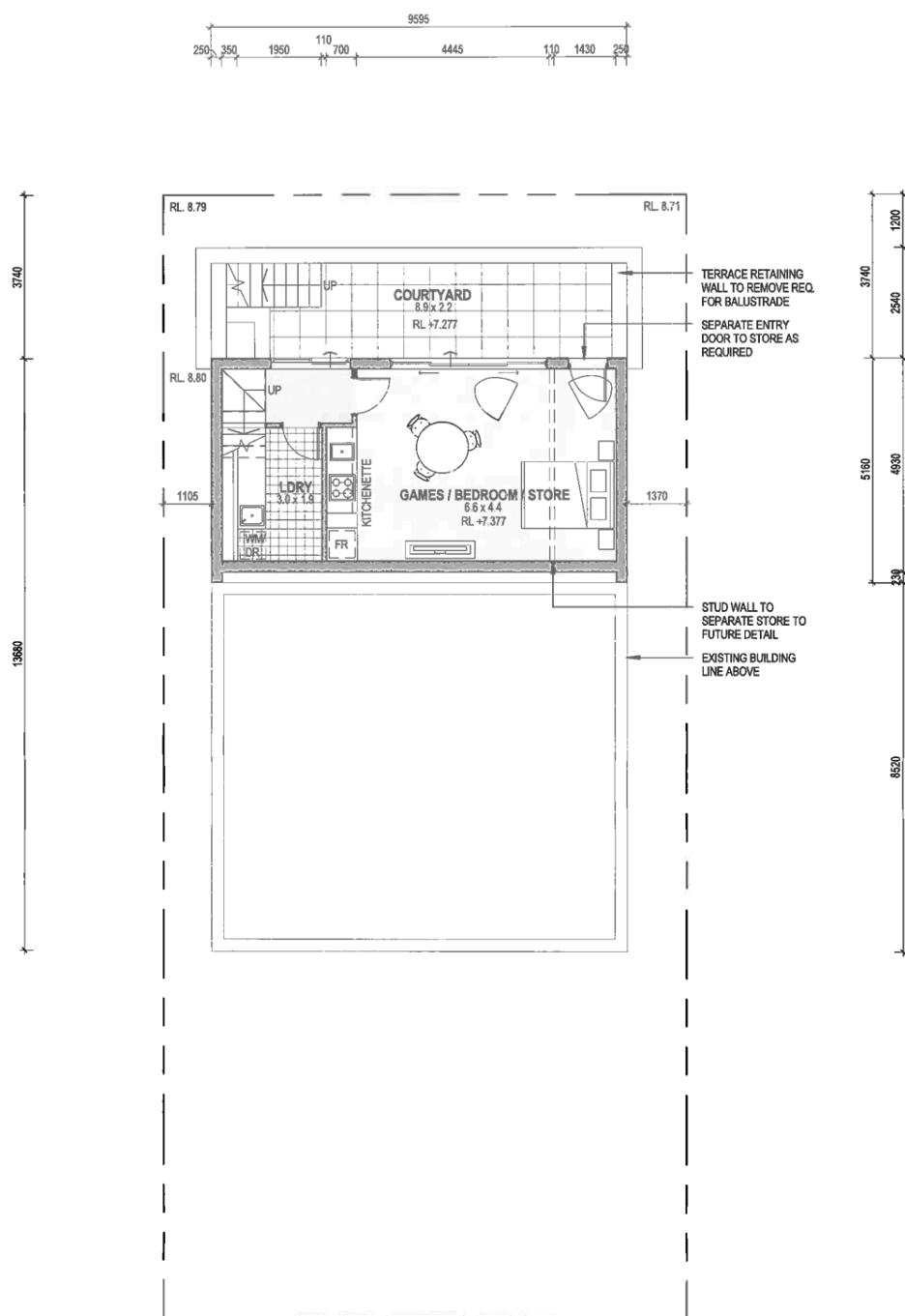
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 1 FOR REVIEW
 Issue Revision Description

04.01.2015
 22.12.2015
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DRAWING TITLE: PROPOSED GROUND FLOOR PLAN			
PROJECT NAME: LIMOND, 7 Galwey Street, Leederville WA			
PROJECT NUMBER: 0117	SCALE: 1:100	DRAWING NUMBER: AP-2002	DATE: 04.01.2016
		REVISION NUMBER: 2	



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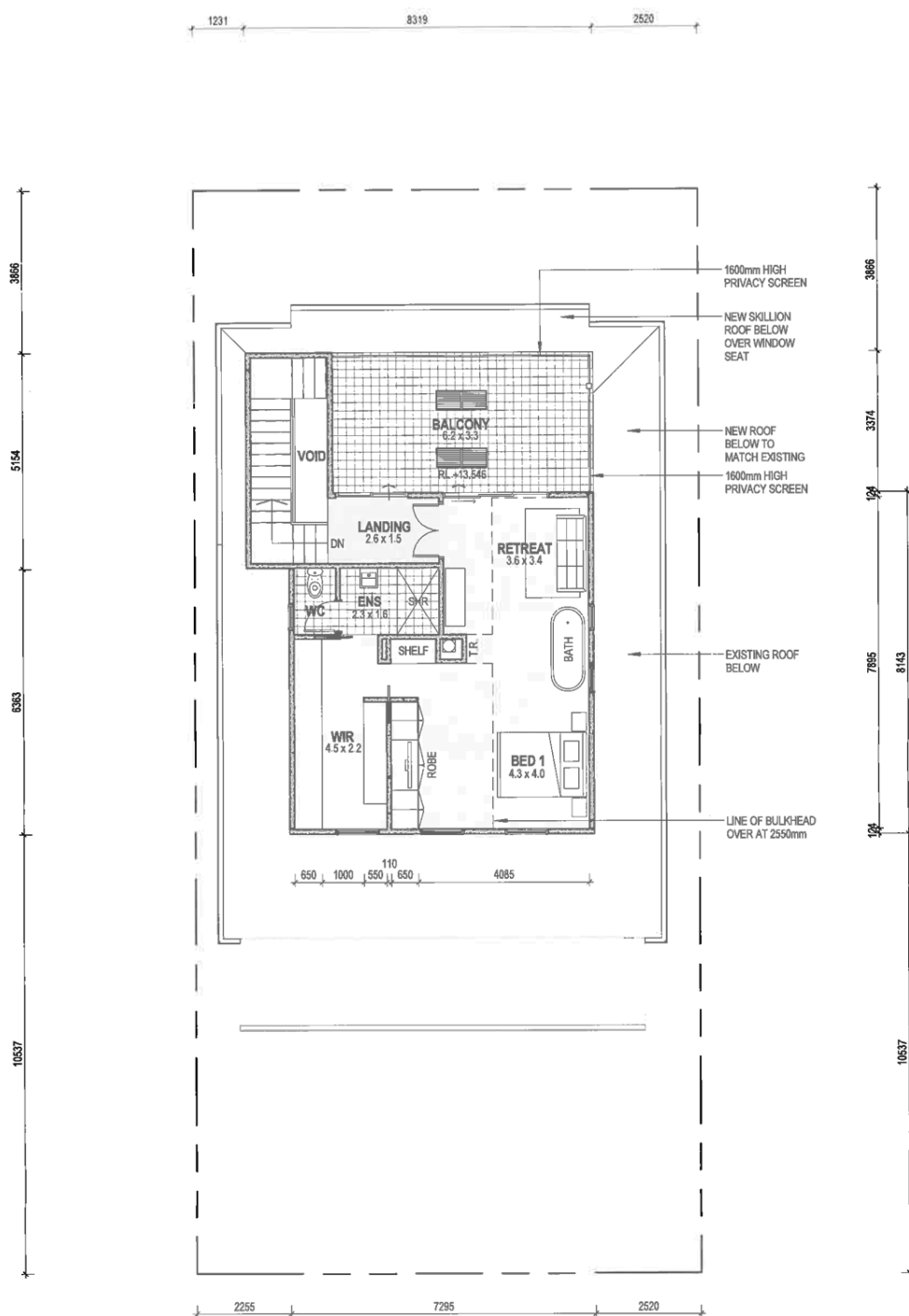
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Revision Description

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PROJECT NUMBER: 0117	SCALE: 1: 100	DRAWING NUMBER: AP-2001	DATE: 04.01.2016	REVISION NUMBER: 2



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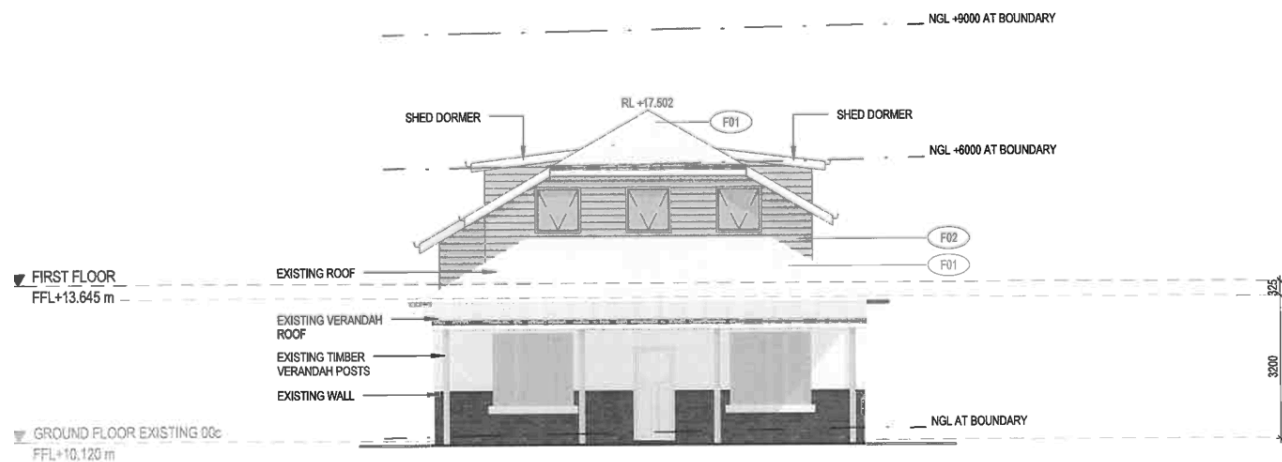
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2			22.12.2015

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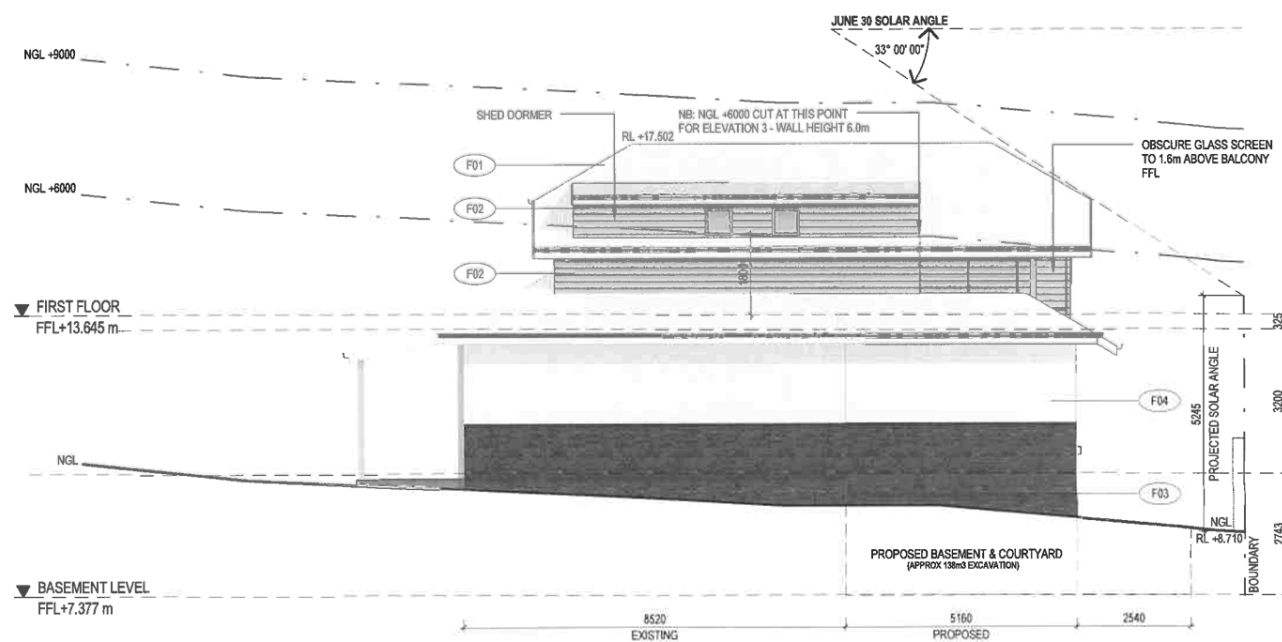
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PROJECT NUMBER: 0117	SCALE: 1:100	DRAWING NUMBER: AP-2003	DATE: 04.01.2016	REVISION NUMBER: 2

FACADE LEGEND AND NOTES

- F01 CUSTOM ORB - "ZINCALUME"
 F02 SCYON LINEA WEATHERBOARD - "DULUX SELF DESTRUCT" PAINT FINISH
 F03 RECYCLED RED CLAY FACE BRICK
 F04 PAINTED SAND FINISH RENDER - TO MATCH EXISTING
 OB. OBSCURE GLAZING



1 ELEVATION 1 - GALWEY STREET
 AP-2002 1:100



2 ELEVATION 2
 AP-2002 1:100

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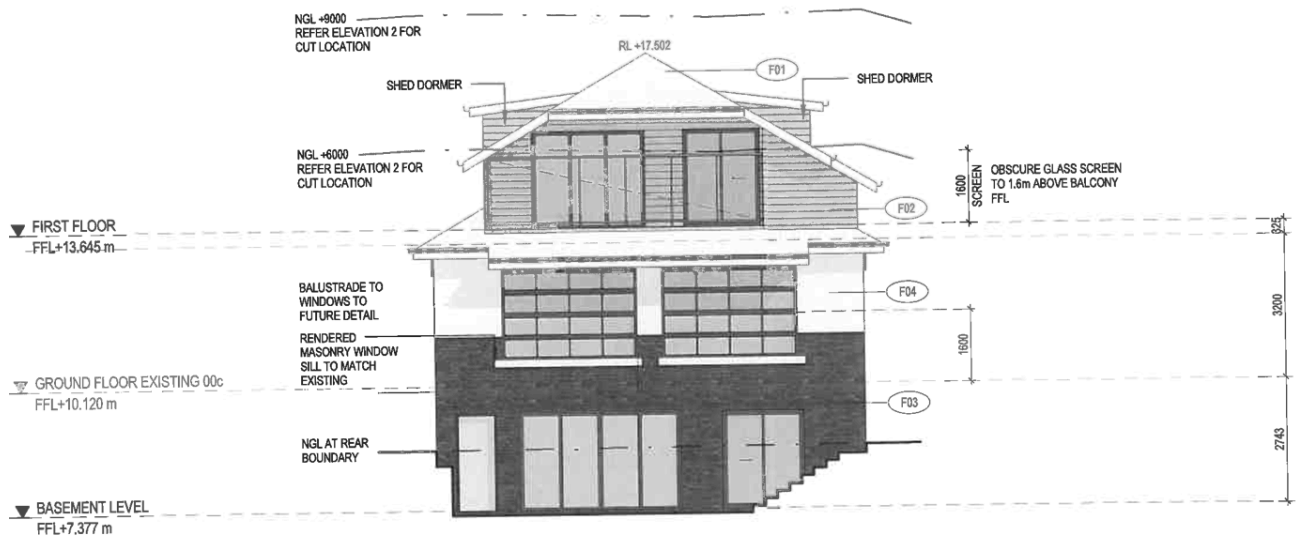
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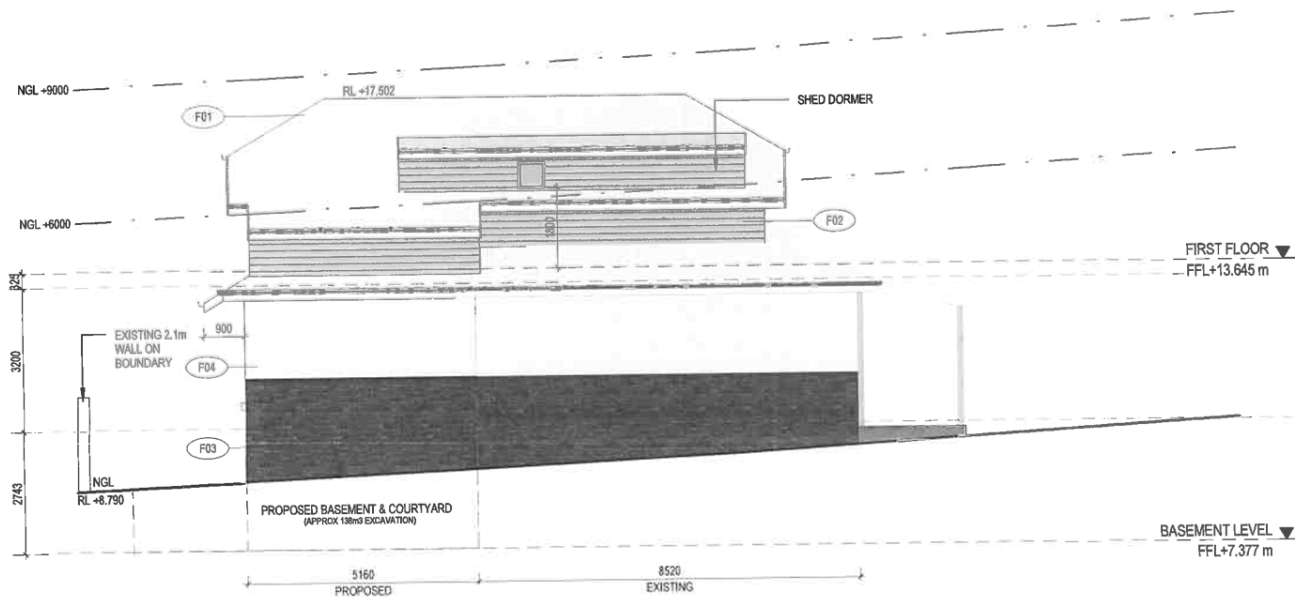
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PROJECT NUMBER 0117	SCALE As indicated	DRAWING NUMBER AP-4001	DATE 04.01.2016	REVISION NUMBER 2

FACADE LEGEND AND NOTES

- (F01) CUSTOM ORB - "ZINCALUME"
 (F02) SCYON LINEA WEATHERBOARD - "DULUX SELF DESTRUCT" PAINT FINISH
 (F03) RECYCLED RED CLAY FACE BRICK
 (F04) PAINTED SAND FINISH RENDER - TO MATCH EXISTING
 OB. OBSCURE GLAZING



3 ELEVATION 3
 AP-2002 1:100



4 ELEVATION 4
 AP-2002 1:100

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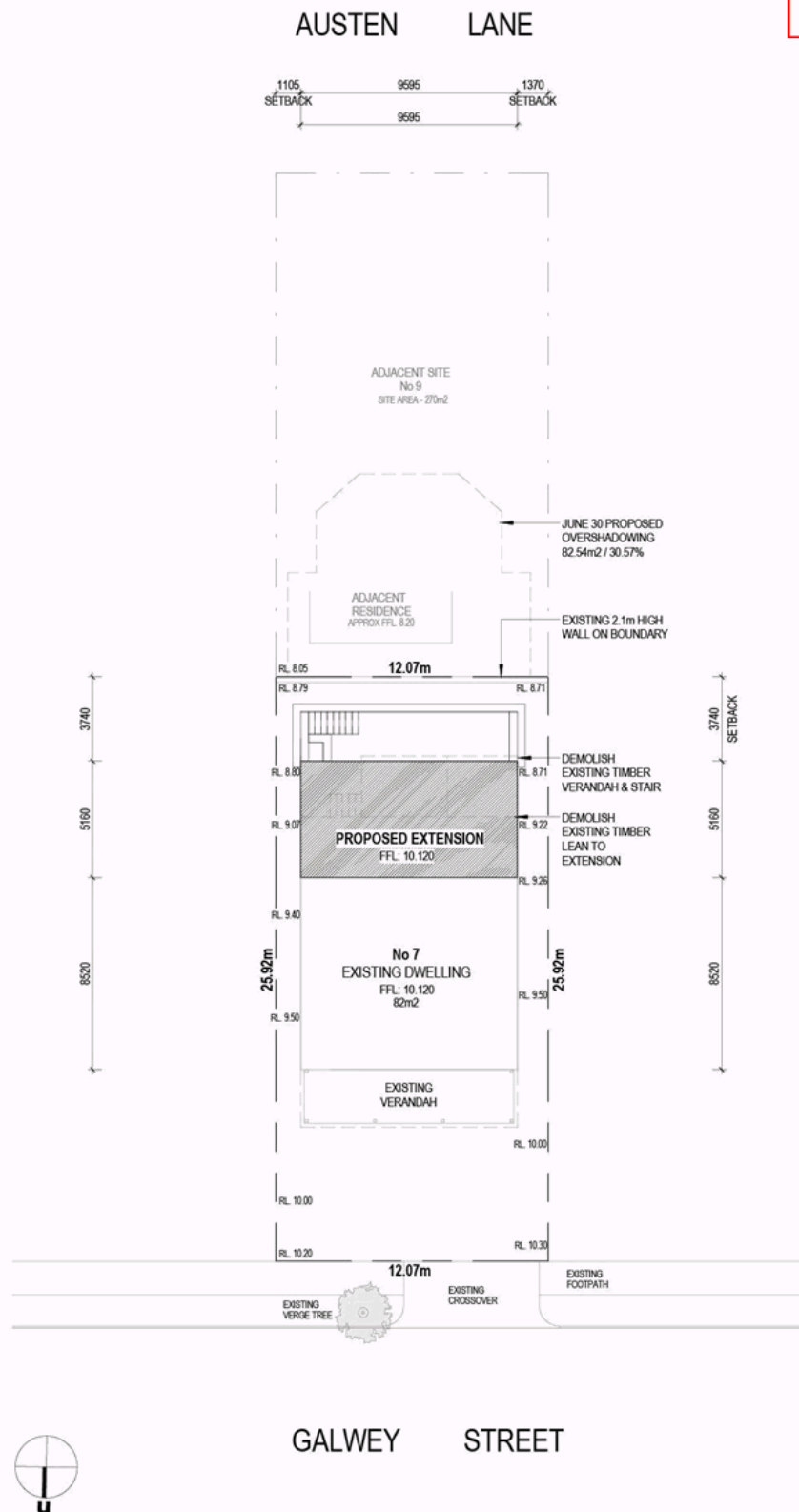
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PROJECT NAME				
LIMOND, 7 Galwey Street, Leederville WA				
PROJECT NUMBER	SCALE	DRAWING NUMBER	DATE	REVISION NUMBER
0117	As indicated	AP-4002	04.01.2016	2

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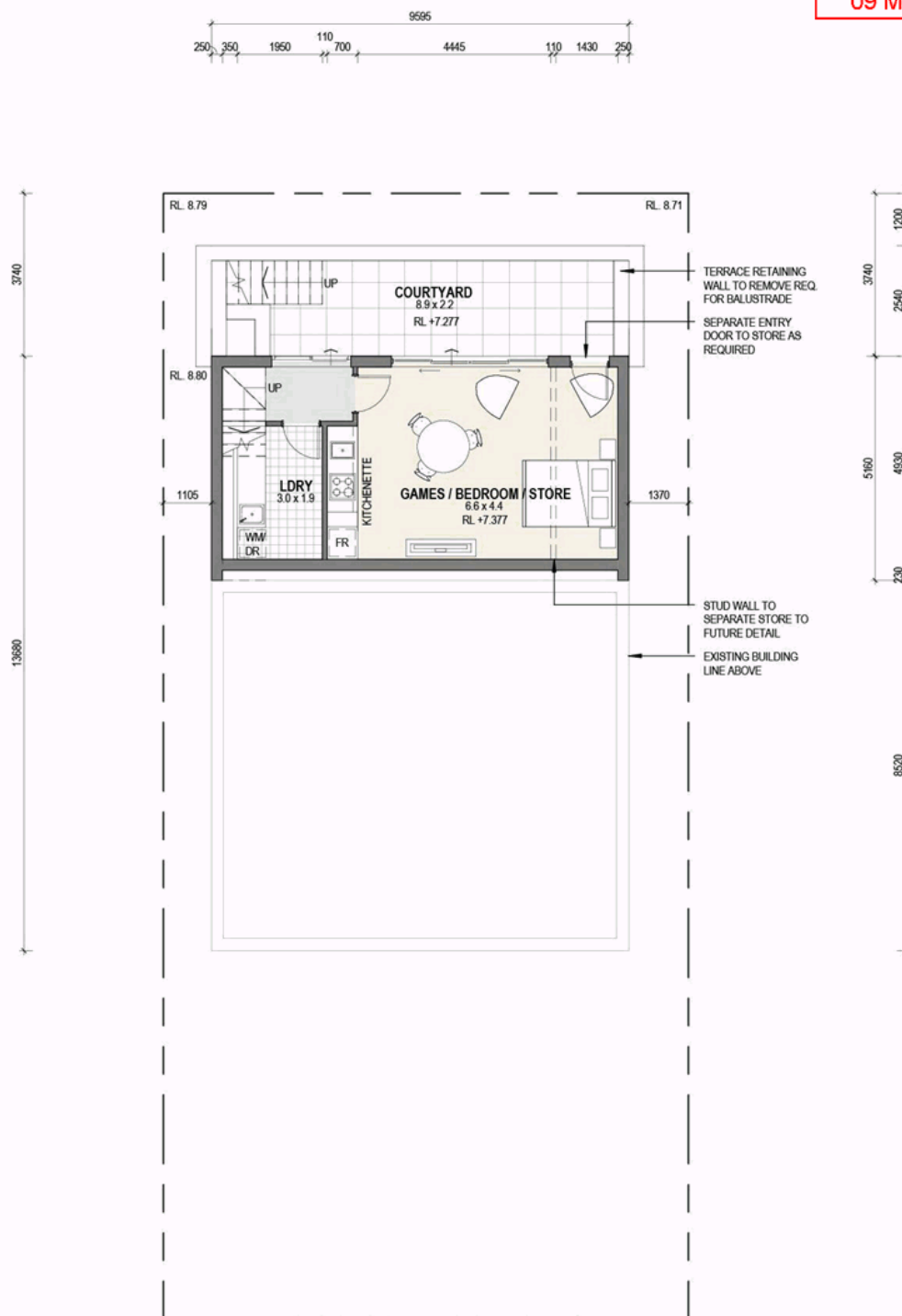
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DRAWING TITLE:
SITE PLAN
PROJECT NAME:
LIMOND, 7 Galwey Street, Leederville WA

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DRAWING TITLE:
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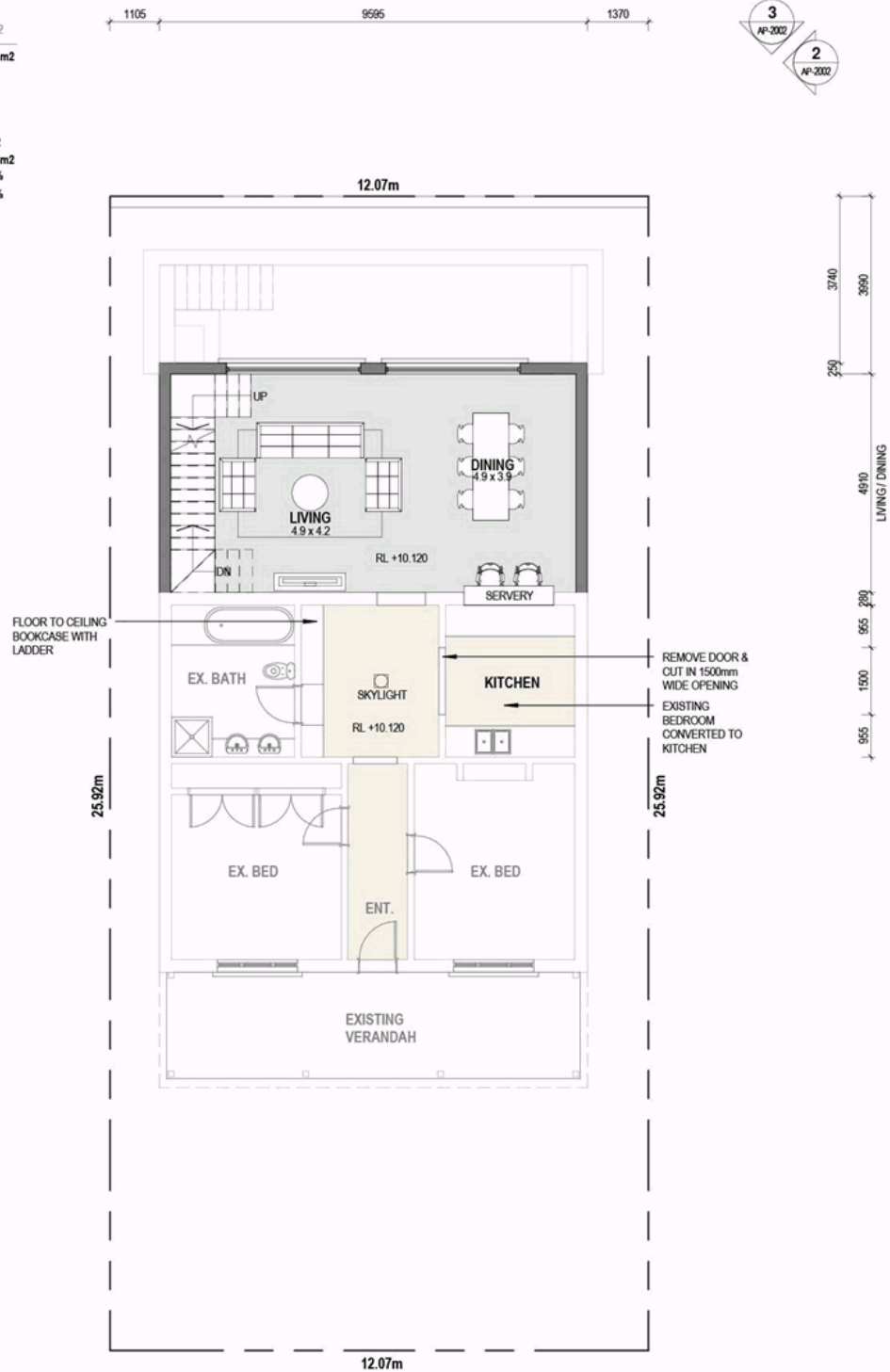
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UND FLOOR	49.51m ²
3T FLOOR	68.19m ²
CONY	21.03m ²
PORT	34.12m ²
STING BUILDING	82.0m ²
ALS	55.16m ²
	249.21m ²

SITE COVERAGE

ING	R40
E AREA	313m ²
PROPOSED SITE COVERAGE	131.26m ²
	41.94%
PROPOSED OPEN SPACE	58.06%

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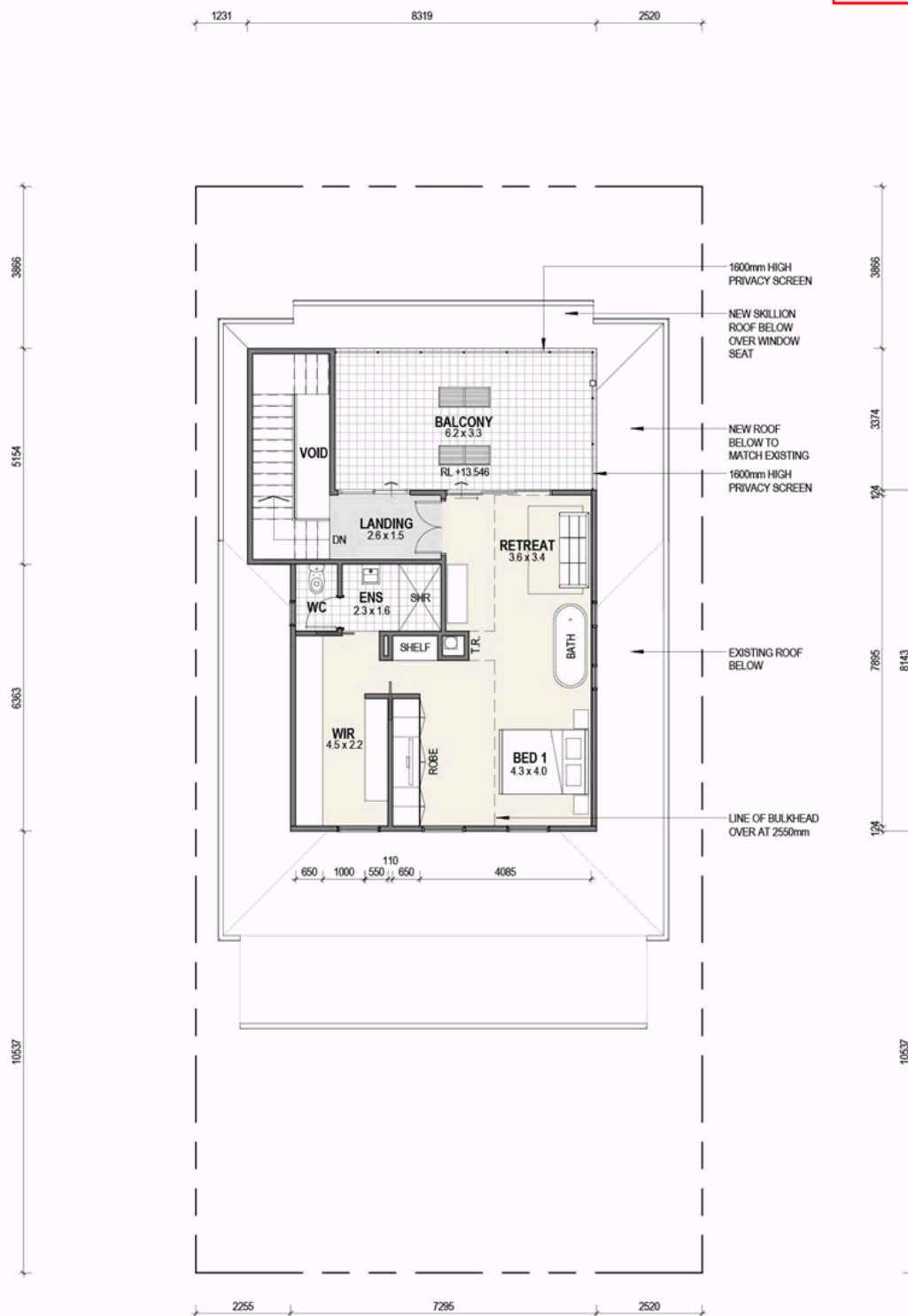
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DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN
PROJECT NAME:
LIMOND, 7 Galwey Street, Leederville WA

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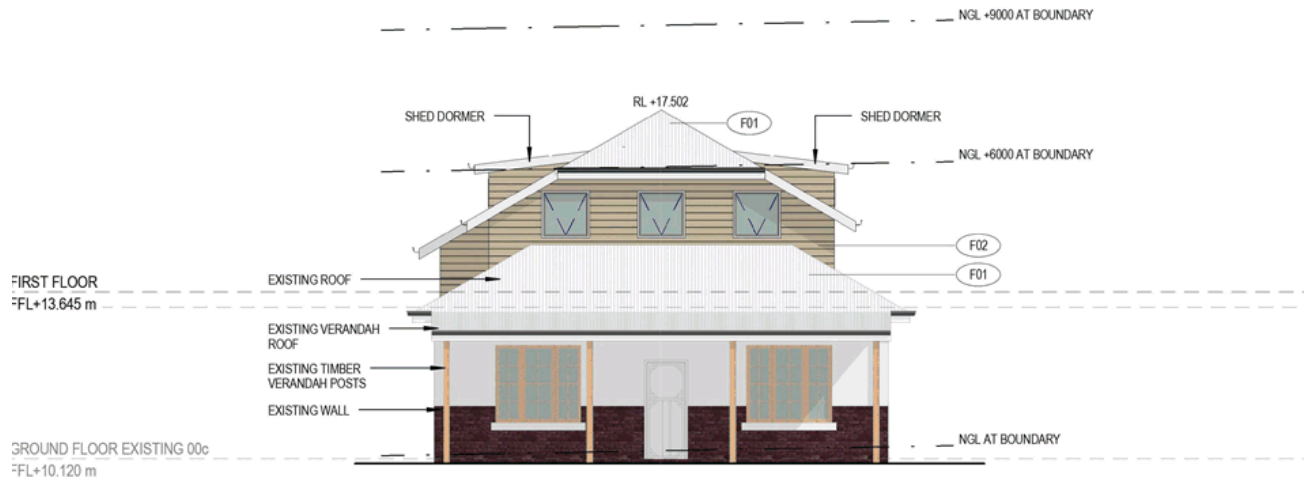
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PROJECT NAME:
LIMOND, 7 Galwey Street, Leederville WA

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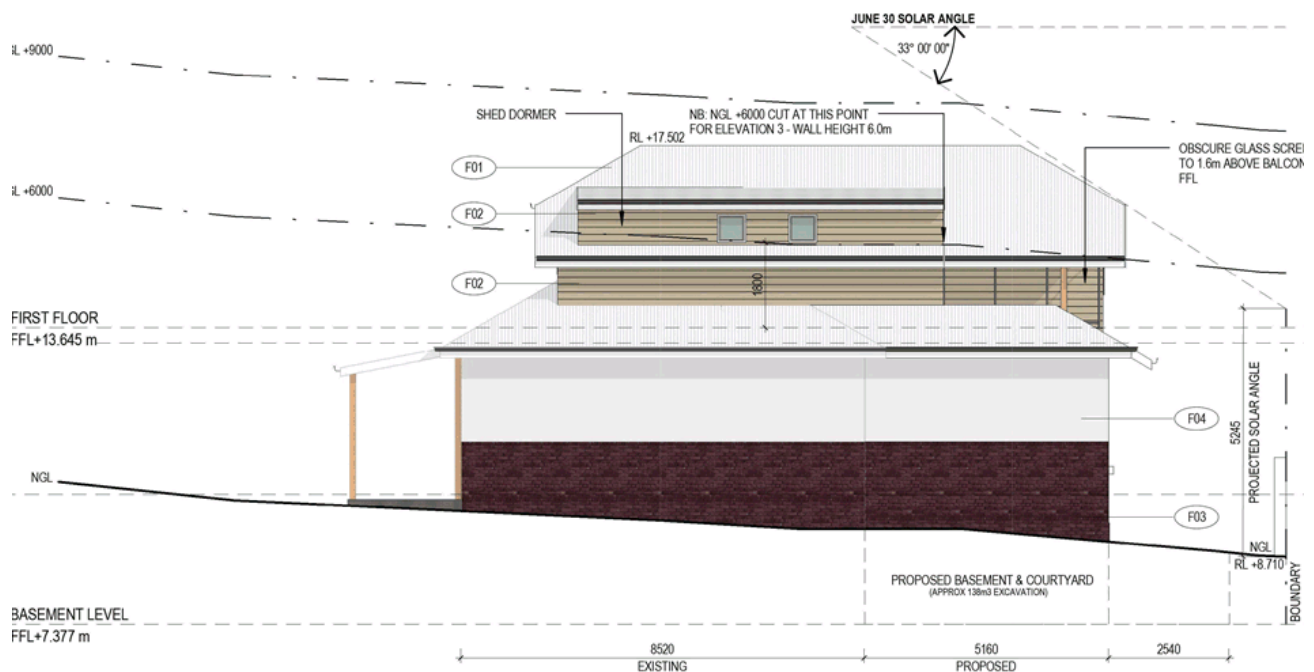
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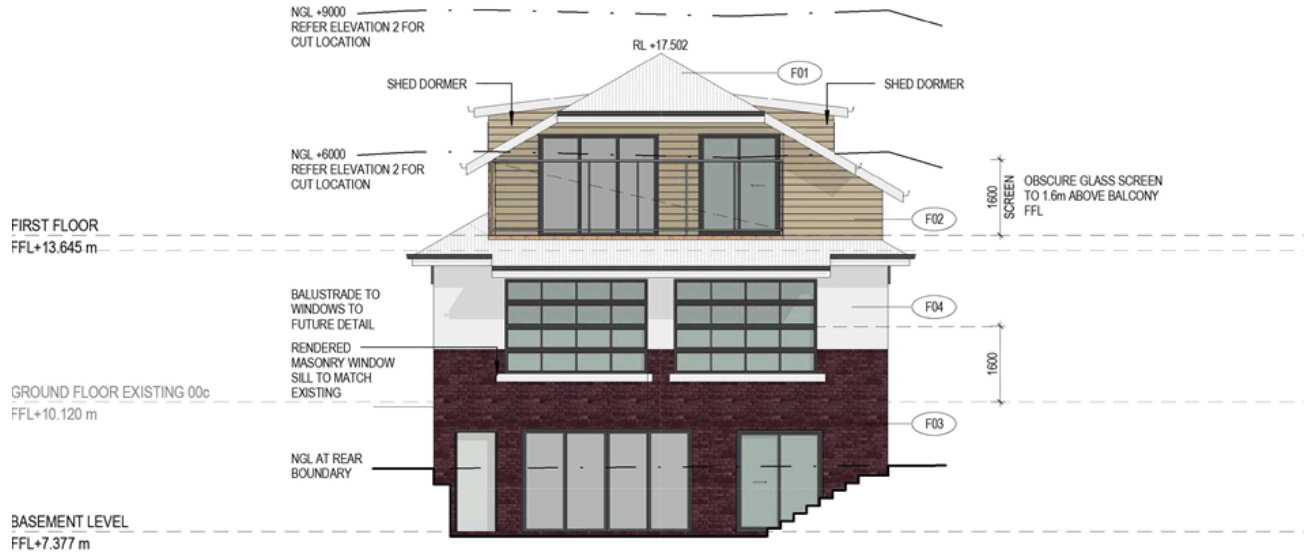
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 PROJECT NAME:
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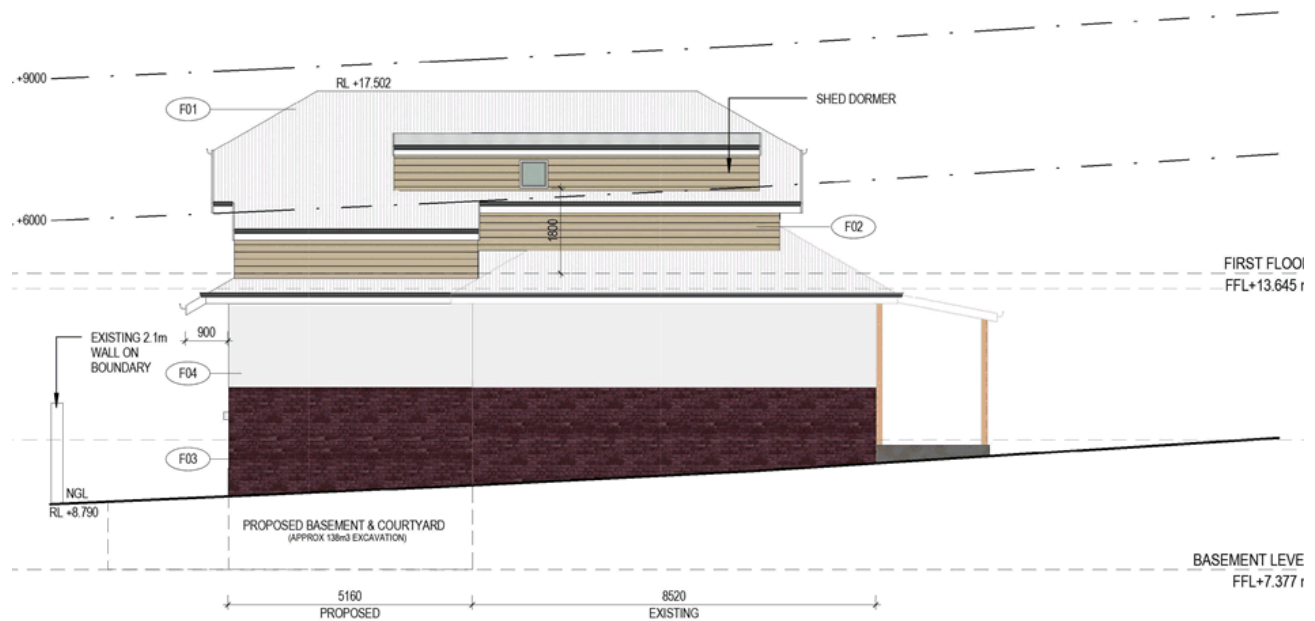
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 PROJECT NAME:
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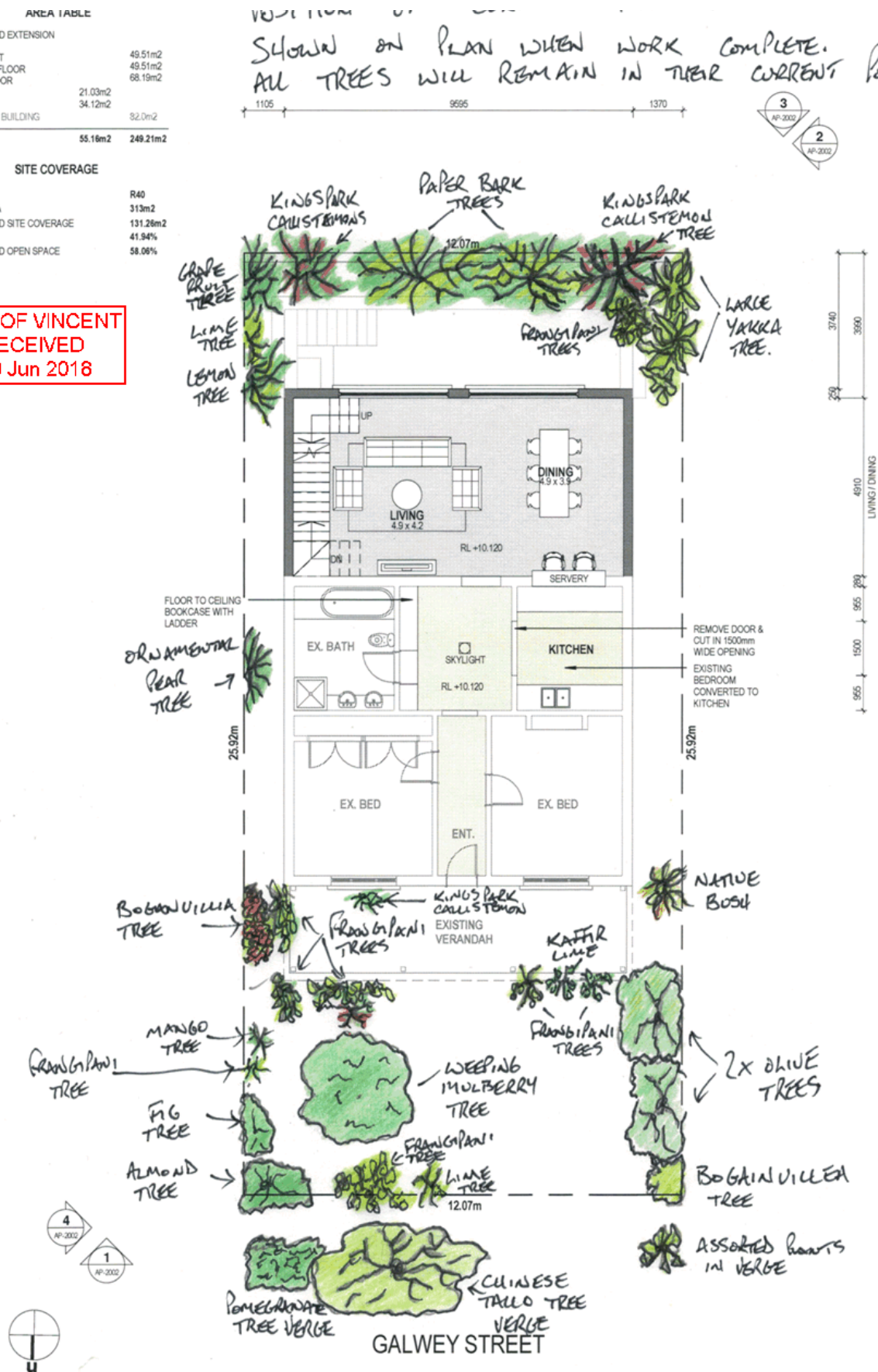
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DRAWING TITLE:
FACADE PERSPECTIVES
PROJECT NAME:
LIMOND, 7 Galwey Street, Leederville WA

AREA TABLE		
PROPOSED EXTENSION		
BASEMENT	49.51m ²	
GROUND FLOOR	49.51m ²	
FIRST FLOOR	68.19m ²	
BALCONY	21.03m ²	
PORT	34.12m ²	
EXISTING BUILDING	82.0m ²	
TOTALS	55.18m ²	249.21m ²
SITE COVERAGE		
LOADING	R40	
ITE AREA	313m ²	
PROPOSED SITE COVERAGE	131.28m ²	
	41.94%	
PROPOSED OPEN SPACE	58.06%	

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04/01/2015
22/12/2015

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Architectural Design

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

PROJECT NAME
LIMOND, 7 Galwey Street, Leederville WA

PROJECT NUMBER SCALE DRAWING NUMBER DATE REVISIONS

Approval Services
City Of Vincent

I would like to apply to get my approved planning application re- validated.
The time taken to do renovations has taken longer than expected.
Due to this my planning approval has lapsed.
Renovations are complete and the main addition on the plans is now at a
Stage where works can begin.
As you will be aware with out a valid planning approval I can't apply to get
Building approval to start works.

Find attached copies of relevant documents for reassessment.

Thank you

Derek Limond.



Summary of Submissions:

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

Comments Received in Objection and with Concerns:	Officer Technical Comment:
<u>Building Height and Overshadowing</u> The development will impact solar access to adjoining properties to south. The increase in height and overshadow will restrict access to sun and ventilation of open space areas and habitable spaces of adjoining properties.	The shadow cast by the proposed development is in accordance with the requirements of the Residential Design Codes (R Codes). The R Codes permit a shadow of 35 percent for properties with a zoning of R40. The overshadowing is determined by the shadow cast on midday 21 June, and the proposed development results in 30 percent overshadow.
<u>Privacy</u> The proposed openings to the middle storey of the development will result in overlooking to the adjoining properties.	The proposal indicates obscure glazing to 1.6 metres above finished floor level for those windows within the middle storey. The City have also imposed a condition requiring all major openings to be screened in accordance with the requirements of Clause 5.4.1 – Visual Privacy of the R Codes.
<u>Impact on Streetscape</u> The proposed development is not in line with the character of the streetscape and heritage homes of the area.	The proposed development incorporates various materials and finishes such as render, facebrick and weatherboard which is consistent with the locality. The additions are to the rear of the site, with the development appearing as two storey as viewed from the street.

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

5.4	NO. 498 (LOT: 29; D/P: 2355) FITZGERALD STREET, NORTH PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING MULTIPLE DWELLINGS (REMOVAL OF LANDSCAPING TO INCLUDE CAR BAY)
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TRIM Ref: D18/100113

Author: Emily Andrews, Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: South

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Previous Minutes and Approved Plans [↓](#) 
3. Attachment 3 - Development Plans [↓](#) 
4. Attachment 4 - Summary of Submissions [↓](#) 
5. Attachment 5 - Applicant Justification and Response to Submissions [↓](#) 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme REFUSES the development application for Alterations and Additions to Existing Multiple Dwellings (Removal of Landscaping to Include Car Bay) at No. 498 (Lot 29; D/P 2355) Fitzgerald Street, North Perth for the following reasons:

1. The proposed car bay does not meet the Design Principles of Clause 6.3.4 of State Planning Policy No. 3.1 Residential Design Codes as it does not comply with AS2890.1 relating to vehicle manoeuvring and does not allow for safe access and egress from the site;
2. The proposed amount of hardstand in the front setback area does not meet the Design Principles of Clause 6.3.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 4.10 of the City's Policy No. 7.1.1 – Built Form as the increase in hardstand does not positively contribute to the streetscape and does not contribute to the appearance and amenity of the development; and
3. The proposed landscaping does not meet the Design Principles of Clause 4.10 of the City's Built Form Policy as the landscaping has not been designed to reduce the impact of development on adjoining public spaces.

PURPOSE OF REPORT:

To consider an application for development approval for alterations to the three storey multiple dwellings granted by Council at its Ordinary Meeting on 8 March 2016 at No. 498 Fitzgerald Street, North Perth.

PROPOSAL:

The application proposes the removal of the approved landscaping located within the street setback of the development and the inclusion of an additional visitor car bay to the existing seven multiple dwellings development at the subject site.

BACKGROUND:

Landowner:	498 Fitzgerald Street Pty Ltd
Applicant:	Daniel Cassettai Design
Date of Application:	16 November 2017
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R60 – R100
Built Form Area:	Transit Corridor
Existing Land Use:	Dwellings (Multiple)
Proposed Use Class:	Not Applicable
Lot Area:	1067.37m ²
Right of Way (ROW):	Not Applicable
Heritage List:	Not Applicable

The subject site is bound by Fitzgerald Street to the west and residential properties to the north, south and eastern boundaries as shown in **Attachment 1**. There are seven multiple dwellings located on the subject site, which were approved by Council at its Ordinary Meeting on 8 March 2016. The Minutes of Council and the previously approved plans are included as **Attachment 2**.

The site is adjacent to single residential dwellings to the north, grouped dwellings to the east and multiple dwellings to the south. The subject site and the adjoining properties along Fitzgerald Street are zoned R60-R100 and identified as being within the Transit Corridor Built Form Area in accordance with the City's Policy No. 7.1.1 – Built Form (Built Form Policy). The adjoining properties to the rear and partially to the north of the subject site are zoned R40 and within the Residential Built Form Area.

The portion of Fitzgerald Street abutting the subject site is a Category 2 Other Regional Road and is in the control of the Department of Planning, Lands and Heritage. The subject site requires 1.5 metres of land as measured from the street boundary to be ceded for Metropolitan Region Scheme (MRS) road widening.

The City received an application on 16 November 2017 for the removal of landscaping and inclusion of a visitor car bay at the subject site. Following an assessment of the proposal, the application was advertised for a period of 14 days. At the conclusion of the advertising period, the City's officers attended a meeting with the applicant, owners, and planning consultant on 28 March 2018 to discuss the concerns with the proposal and the concerns raised as part of the advertising period. The applicant subsequently provided amended plans and justification for the City's assessment on 26 April 2018.

Following further discussions, the applicant requested via email to the City on 25 May 2018 that they wished to withdraw their application. The City subsequently notified the applicant that the application had been withdrawn via email on 5 June 2018. After further consideration from the applicant, the City was advised on 8 June 2018 that the owners wished to pursue with determination of the application and as such the City recommended its assessment of the application in order to issue a determination. The plans subject to this application are included as **Attachment 3**.

DETAILS:

Summary Assessment

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

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Landscaping		✓
Parking & Access		✓

Detailed Assessment

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

Parking and Access	
Deemed-to-Comply Standard	Proposal
R Codes Clause 6.3.4	
Car parking spaces and manoeuvring spaces are to comply with AS2890.1.	The proposed car parking space and manoeuvring is not in accordance with AS2890.1.

Landscaping	
Deemed-to-Comply Standard	Proposal
R Codes Clause 6.3.2	
Maximum 50 percent hard surface of open space areas within the front setback area.	12.1 percent landscaped area and 87.9 percent hard surface areas.

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 12 March 2018 and concluding on 25 March 2018. Community consultation was undertaken by means of written notification being sent to surrounding landowners within a 100 metre radius of the site, as shown in **Attachment 1** and a notice on the City's website.

During the consultation period, eight submissions were received comprising of four in support and four in objection. The submissions received in support of the application did not provide specific comments on the proposal.

The main issues raised as part of the consultation relate to:

- The additional car bay is not a necessary requirement and the parking bay will drastically reduce the landscaping requirements;
- There is adequate parking available in the surrounding area;
- Sufficient parking (for residents and visitors) exists on-site and as such an additional bay is not required;
- The proposal removes large trees from the development which provides shade and assists in privacy; and
- Development results in little greenery for residents.

A summary of the submissions received in objection to the development and Administration's response is included as **Attachment 4**, and the applicant's response to submissions is contained as **Attachment 5**.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

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

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

It is noted that the deemed-to-comply landscaping standards set out in the Built Form Policy have not been approved by the Western Australian Planning Commission (WAPC), who have instead issued approval of a modified set of deemed-to-comply landscaping standards that are similar to those set out in the WAPC's draft Design WA suite of documents. As a result the assessment will only have 'due regard' to these provisions.

Delegation to Determine Applications:

The matter is being referred to Council as Council determined the previous application.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment"

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Parking and Access

The application proposes an additional car bay for visitor purposes at the subject site and intends to replace an existing visitor bay as a dedicated residential bay. The car bay is proposed abutting the area allocated for MRS road widening. The proposed nil setback of this bay from the future road reserve boundary will not allow for safe access into the car bay and is non-compliant with the applicable Australian Standard that relates to car parking design specifications (AS2890.1).

The traffic engineering advice provided by the applicant (included within **Attachment 5**) identifies the proposed car bay as having adequate access and manoeuvring from Fitzgerald Street in accordance with AS2890.1. This is because there is a 3.1 metre distance between the adjoining garage wall and the future property boundary after road widening area, and a 5.7 metre driveway aisle is provided.

Administration has assessed the application and has identified that the proposed car bay is not in accordance with AS2890.1, as entering vehicles would be required to cross the footpath at an acute angle. The vehicle swept path that will result from parking in the proposed car bay cannot be fully contained within the lot boundary and will result in encroachment within road reserve area. Additionally, a parked vehicle within the proposed car bay is likely to result in the vehicle door on the driver side encroaching within the road reserve and future footpath if it is opened fully. The non-compliance with the Australian Standards is deemed to be unsafe for pedestrians and does not allow for vehicles accessing and egressing the proposed car bay.

The applicant's justification identifies the inclusion of the new car bay as being necessary to allow for convenient use by visitors to the subject site. The location of the existing approved visitor bays is behind the visible entry point to the dwelling and behind the allocated car bay for Units 1 and 2. At present there are 14 car bays on-site with two allocated for visitor parking and the remaining car bays allocated to the seven units on-site. The number of bays on-site are consistent with the deemed-to-comply requirements of the R Codes which requires one bay per unit and two for visitor use, and as such an additional bay is not a necessary requirement. Furthermore, Council have previously determined the application and deemed the location of the visitor bays as acceptable.

Given the above, the proposed additional car bay is not supported as it is surplus to the car parking requirement and its location and design does not facilitate safe manoeuvring of a vehicle.

Landscaping

Clause 6.3.2 of the R Codes requires the street setback area to be developed without car parking, except for visitors' bays, and with a maximum of 50 percent hard surface. The application proposes 12.1 percent landscaped area and 87.9 percent hard surface areas in lieu of 50 percent hardstand area within the street setback area to allow for the inclusion of an additional car bay on-site.

The inclusion of the additional hardstand area results in the removal of 25.71 square metres of landscaping and deep soil area on the subject site. The removal of the landscaping and resultant additional hardstand area within the street setback area is not considered to positively contribute to the streetscape and results in a further departure to the deemed-to-comply requirements of the R Codes.

The proposal results in small shrubbery within this area which will be impacted by the manoeuvring into the proposed car bay and will be limited in growth. The reduction in landscaped area and removal of the two Chinese Tallow trees as approved to accommodate the proposed car bay will also have an impact in terms of building bulk as viewed from the street with the blank garage wall at ground level to Unit 1 facing the street no longer being screened. The development also proposes a 1.8 metre high and 2.45 metre wide green wall on the garage façade facing the street, however the majority of the wall will remain visible. Furthermore, this form of landscaping can often be hard to maintain due to the confined area the plant is required to grow in. Whilst the proposed plans identify landscaping and deep soil area along the front lot boundary, this is predominantly within the 1.5 metre road widening area and as such is not included in the lot area and is not calculated as part of the deep soil area on-site. The 1.5 metre road widening area is to be ceded at the time of strata subdivision.

It is noted that the previous approval for the site was issued prior to the implementation of the City's Built Form Policy. Notwithstanding this, the Built Form Policy sets out standards to increase deep soil areas and canopy coverage within development sites. The proposed removal of landscaping within the front setback area to facilitate an additional car bay will reduce the amount of consolidated area for deep soil area and canopy coverage on the site. The landscaping plan identifies 1.1 percent deep soil area and minimal canopy coverage within these deep soil areas. Although the development proposes to relocate trees to other areas on the subject site, these areas do not provide for additional deep soil areas which are required to be a minimum area of 3 square metres. Trees that have been proposed to be relocated are in areas such as the courtyard of Unit 1 where it would result in reduced usability outdoor living areas, and along the northern boundary abutting the internal driveway which will impact on vehicle manoeuvring. It is also noted that the landscaping plan proposes the relocation of trees along the eastern boundary to the rear of the site that will result in a further loss of a tree.

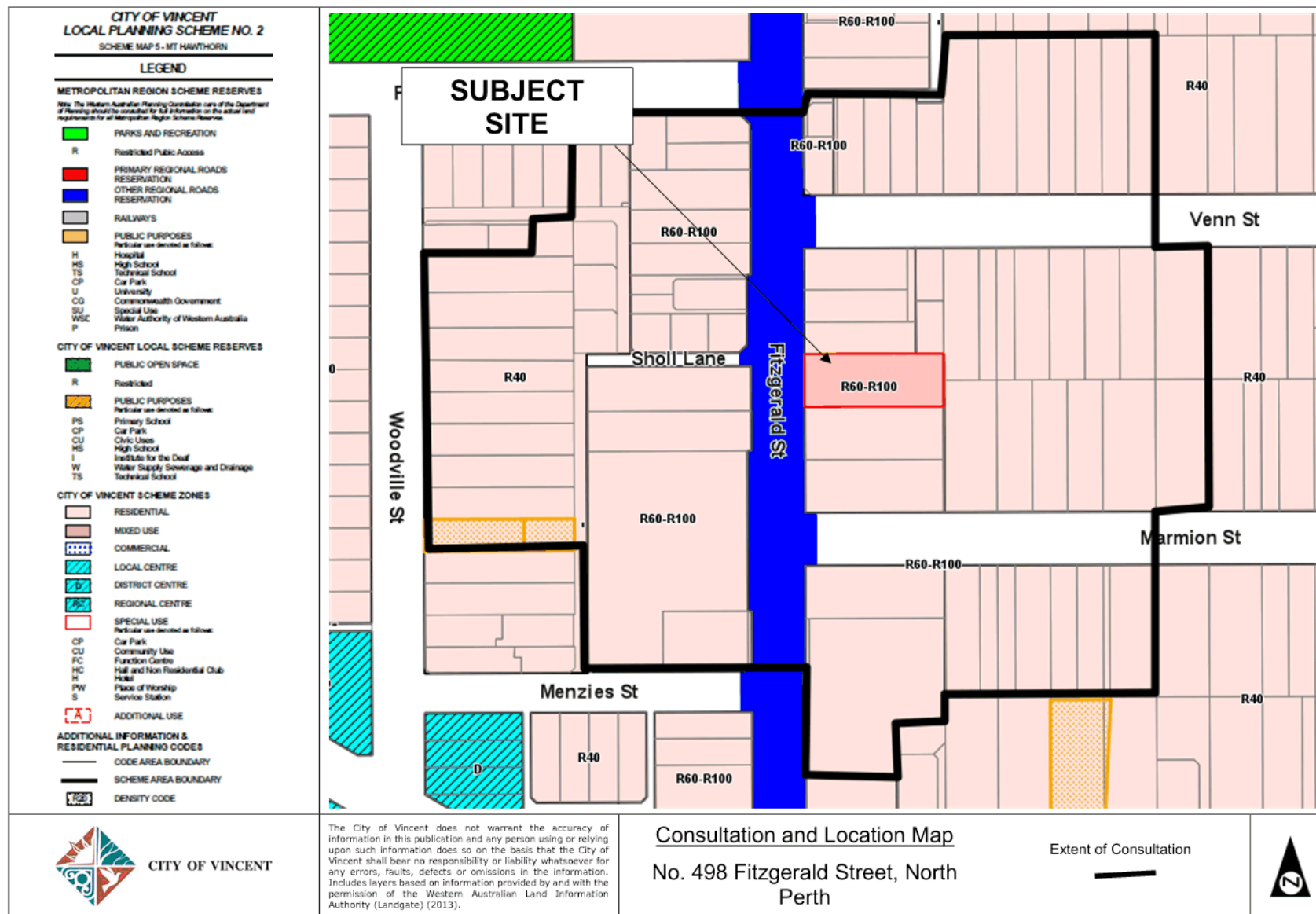
Given the above, the proposed landscaping is not considered to satisfy the design principles of the R Codes as the removal of the consolidated landscaping area will result in a detrimental impact to the streetscape, particularly as the development results in additional paved areas within the street setback area.

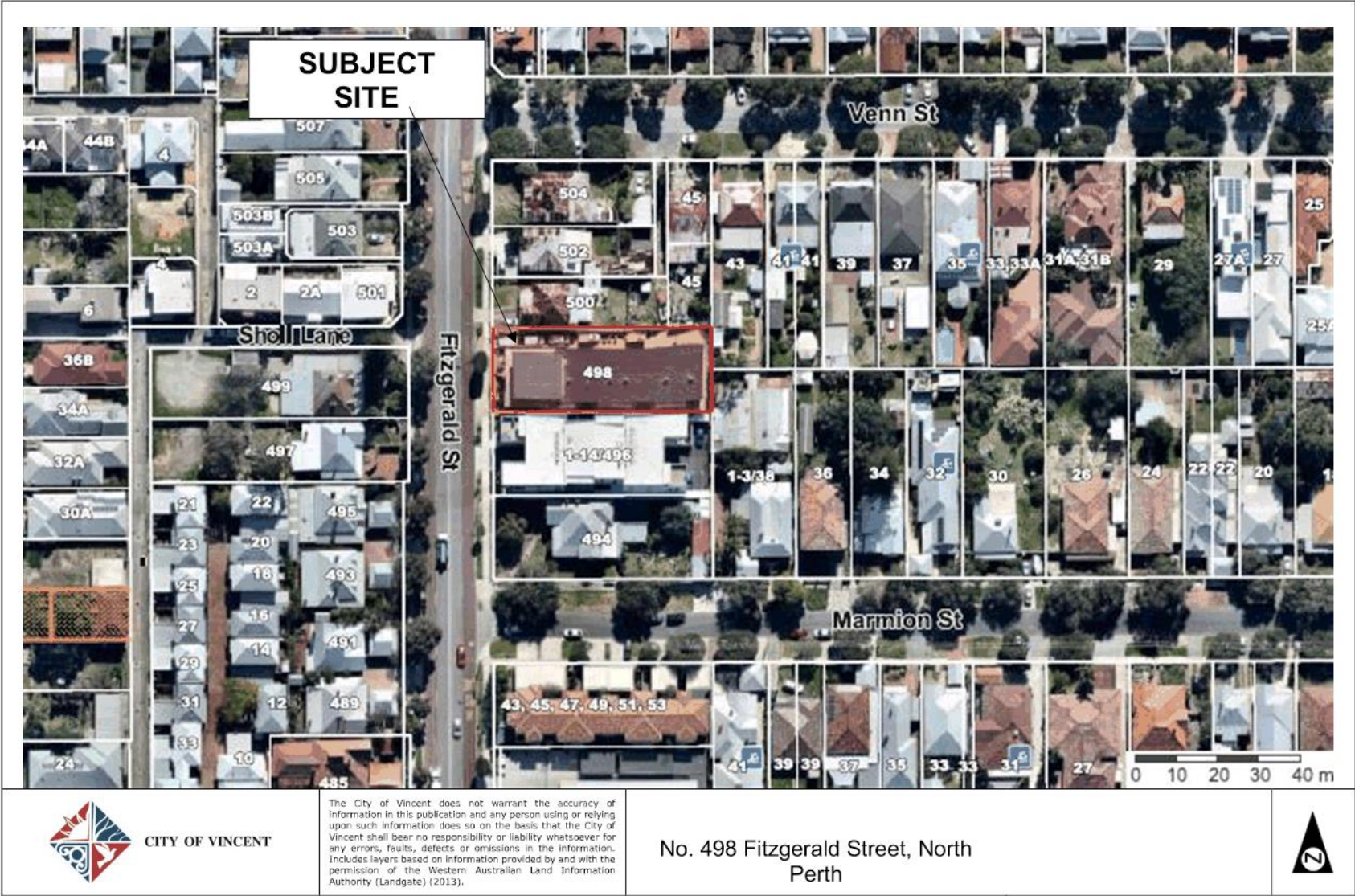
Conclusion

The proposal requires Council to exercise its discretion in relation to the proposed development. For the reasons outlined in the body of the report, the departures from the deemed-to-comply standards of the R Codes and the City's Built Form Policy are not considered to address the Design Principles and Local Housing Objectives.

The proposed car bay requires vehicles to access the bay at an angle that will negatively impact on pedestrian safety and is not in accordance with AS2890.1. The proposed car bay also results in the removal of landscaping areas on the subject site and in turn increases the amount of hardstand area within the street setback area. The removal of the landscaping does not positively contribute to the desired streetscape and results in reduced landscaping areas and deep soil area on the site.

In light of the above, it is recommended that the development be refused.





ORDINARY MEETING OF COUNCIL
8 MARCH 2016

13

CITY OF VINCENT
MINUTES

9.1.3 No. 498 (Lot: 29; D/P: 2355) Fitzgerald Street, North Perth – Proposed Construction of Three Storey Multiple Dwellings Comprising Seven Two Bedroom Multiple Dwellings and Associated Car Parking

Ward:	South	Date:	19 February 2016
Precinct:	Precinct 10 – Norfolk	File Ref:	PR13501; 5.2015.504.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Applicant's Justification 4 – Marked up plans showing proposed versus required setbacks 5 – Extract of Design Advisory Committee Minutes		
Tabled Items:	Nil		
Reporting Officer:	S Laming, Statutory Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the application submitted by Daniel Cassettai Design on behalf of the owner 498 Fitzgerald Street Pty Ltd for the proposed construction of three storey multiple dwellings comprising seven two bedroom multiple dwellings and associated car parking at No. 498 (Lot: 29; D/P: 2355) Fitzgerald Street, North Perth as shown on plans date stamped 8 February 2016, included as Attachment 2, subject to the following conditions:

1. Boundary Wall

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 496 Fitzgerald Street, North Perth in a good and clean condition. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City;

2. Car Parking and Access

- 2.1 A minimum of seven resident and two visitor bays shall be provided on site;
- 2.2 The car park shall be used only by residents and visitors directly associated with the development;
- 2.3 The visitor bays are to be marked accordingly;
- 2.4 The car parking and access areas are to comply with the requirements of AS2890.1;
- 2.5 Vehicle and pedestrian access points are required to match into existing footpath levels; and
- 2.6 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications;

3. External Fixtures

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

ORDINARY MEETING OF COUNCIL
8 MARCH 2016

14

CITY OF VINCENT
MINUTES

4. **Verge Trees**

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

5. **Car Parking Permits**

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

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

6.1 **Acoustic Report**

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation;

6.2 **Landscape and Reticulation Plan**

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

- 6.2.1 The location and type of existing and proposed trees and plants;
- 6.2.2 Areas to be irrigated or reticulated;
- 6.2.3 The removal of redundant crossovers;
- 6.2.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months;
- 6.2.5 All proposed treatments of the verge; and
- 6.2.6 The two 45 litre and fourteen 100 litre mature trees as shown on the approved indicative ground floor landscaping plan;

6.3 **Schedule of External Finishes**

A detailed schedule of external finishes (including materials and colour schemes and details);

6.4 **Construction Management Plan**

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

6.5 **Waste Management**

- 6.5.1 A Waste Management Plan prepared to the satisfaction of the City detailing a bin store area of sufficient size to accommodate the City's bin requirements; and
- 6.5.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan; and

ORDINARY MEETING OF COUNCIL
8 MARCH 2016

15

CITY OF VINCENT
MINUTES

7. Prior to occupation of the development, the following shall be completed to the satisfaction of the City:

7.1 Clothes Drying Facility

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

7.2 Car Parking

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

7.3 Stormwater

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

7.4 Acoustic Report Certification

With reference to Condition 6.1, certification from an acoustic consultant that the recommended measures have been implemented shall be provided to the City;

7.5 Landscape Plan and Verge Upgrade Plan

With reference to Condition 6.2, all works shown in the plans approved with the Building Permit shall be undertaken in accordance with the approved plans and maintained thereafter to the satisfaction of the City at the applicant's expense; and

7.6 Bicycle Bays

A minimum of two resident bays and one visitor bay is to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3.

ADVICE NOTES:

1. With reference to Condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
2. With reference to Condition 2.5, the portion of the existing footpath traversing the proposed crossover must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths;
3. With reference to Condition 2.6, all new crossovers to the development site are subject to a separate application to be approved by the City;

ORDINARY MEETING OF COUNCIL
8 MARCH 2016

16

CITY OF VINCENT
MINUTES

4. A Road and Verge security bond for the sum of \$5,000 shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
5. With reference to Condition 6.2, the City encourages landscaping methods and species selection which do not rely on reticulation;
6. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
7. With reference to Condition 7.3, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
8. Any new street/front wall, fence and gate within the Fitzgerald Street setback areas, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences; and
9. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process.

COUNCIL DECISION ITEM 9.1.3

Moved Cr Cole, Seconded Cr Harley

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (7-0)

(Cr McDonald and Cr Loden were on approved leave of absence for the Meeting.)

DEVELOPMENT APPLICATION

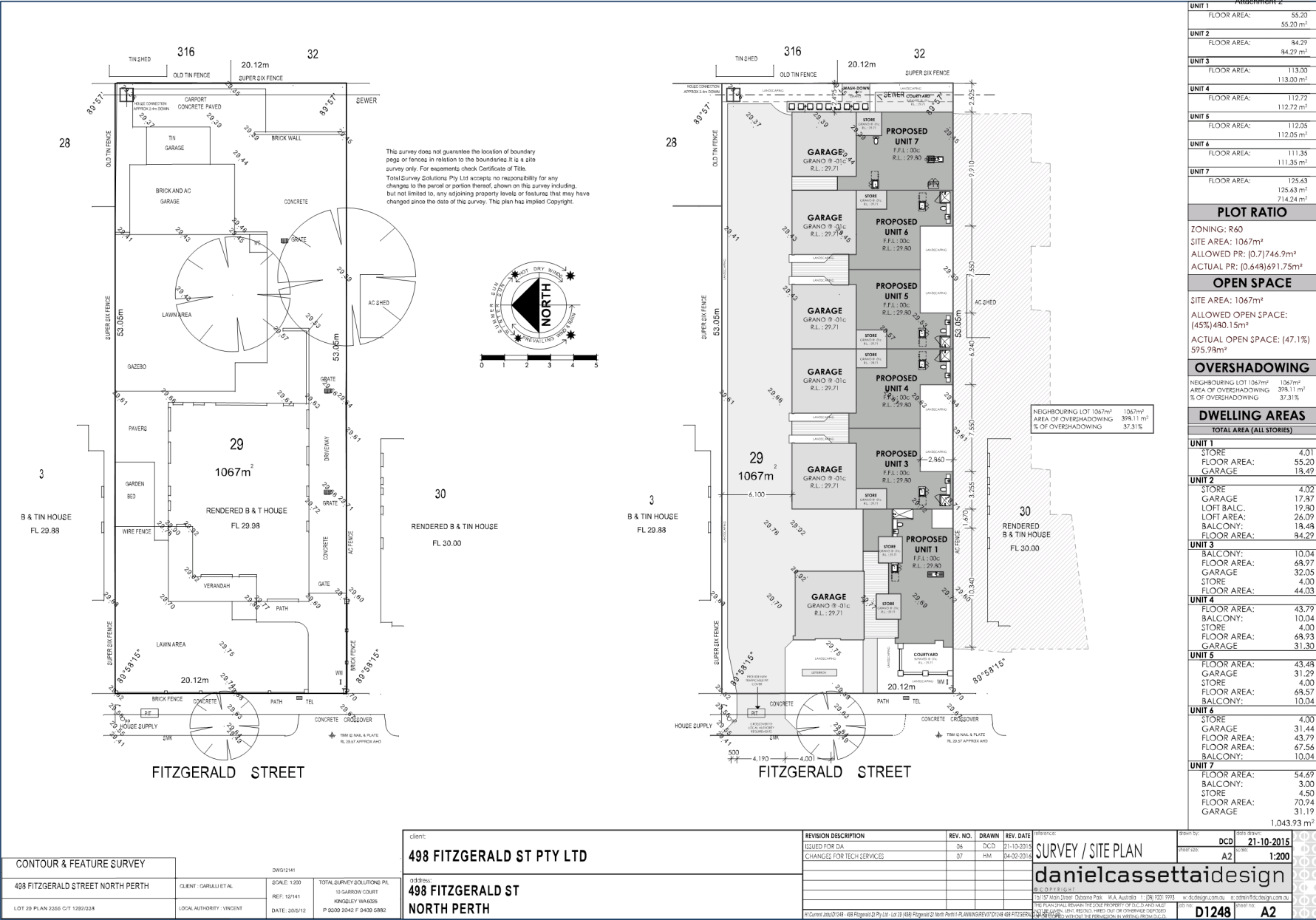
7 MULTIPLE DWELLINGS

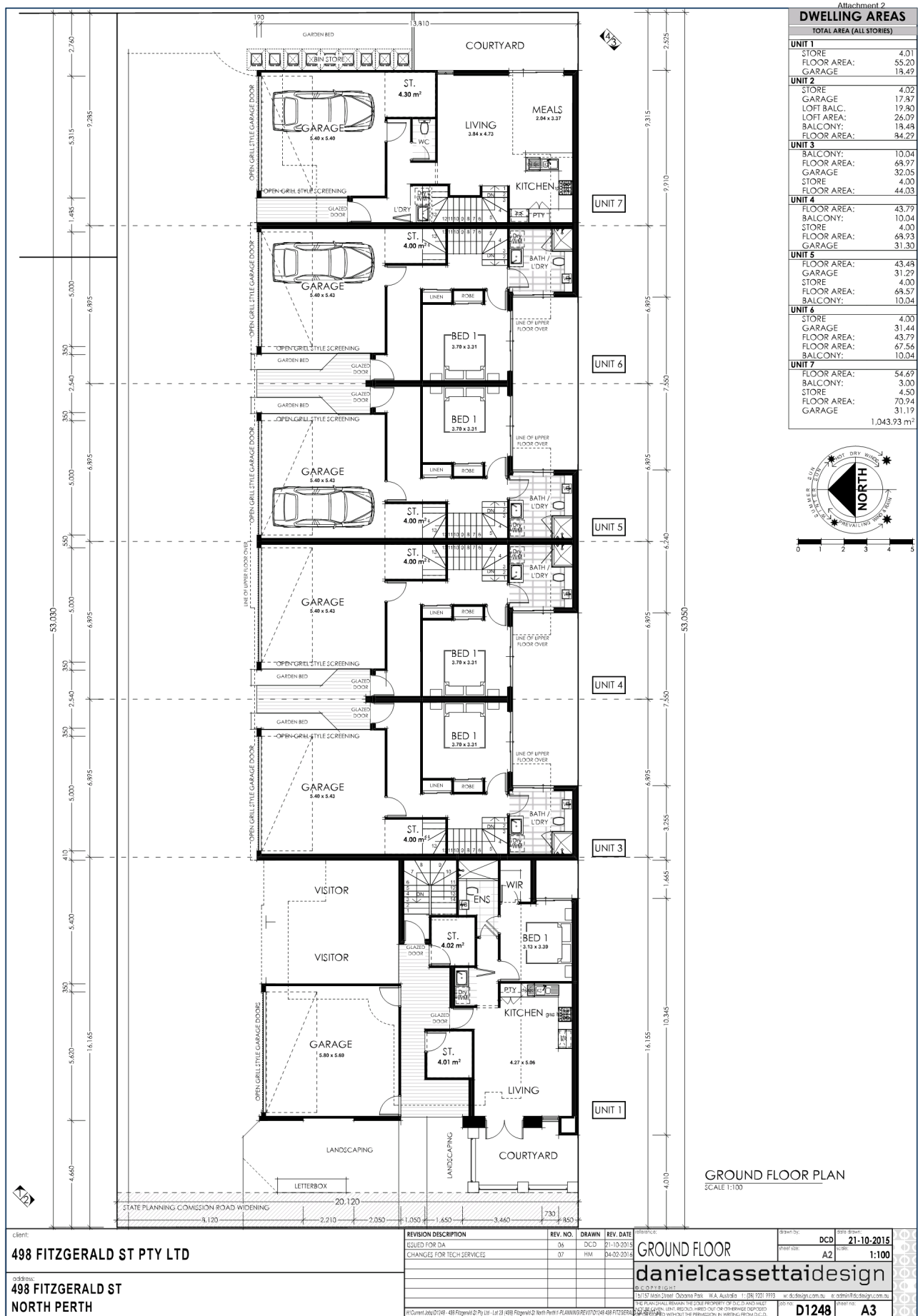
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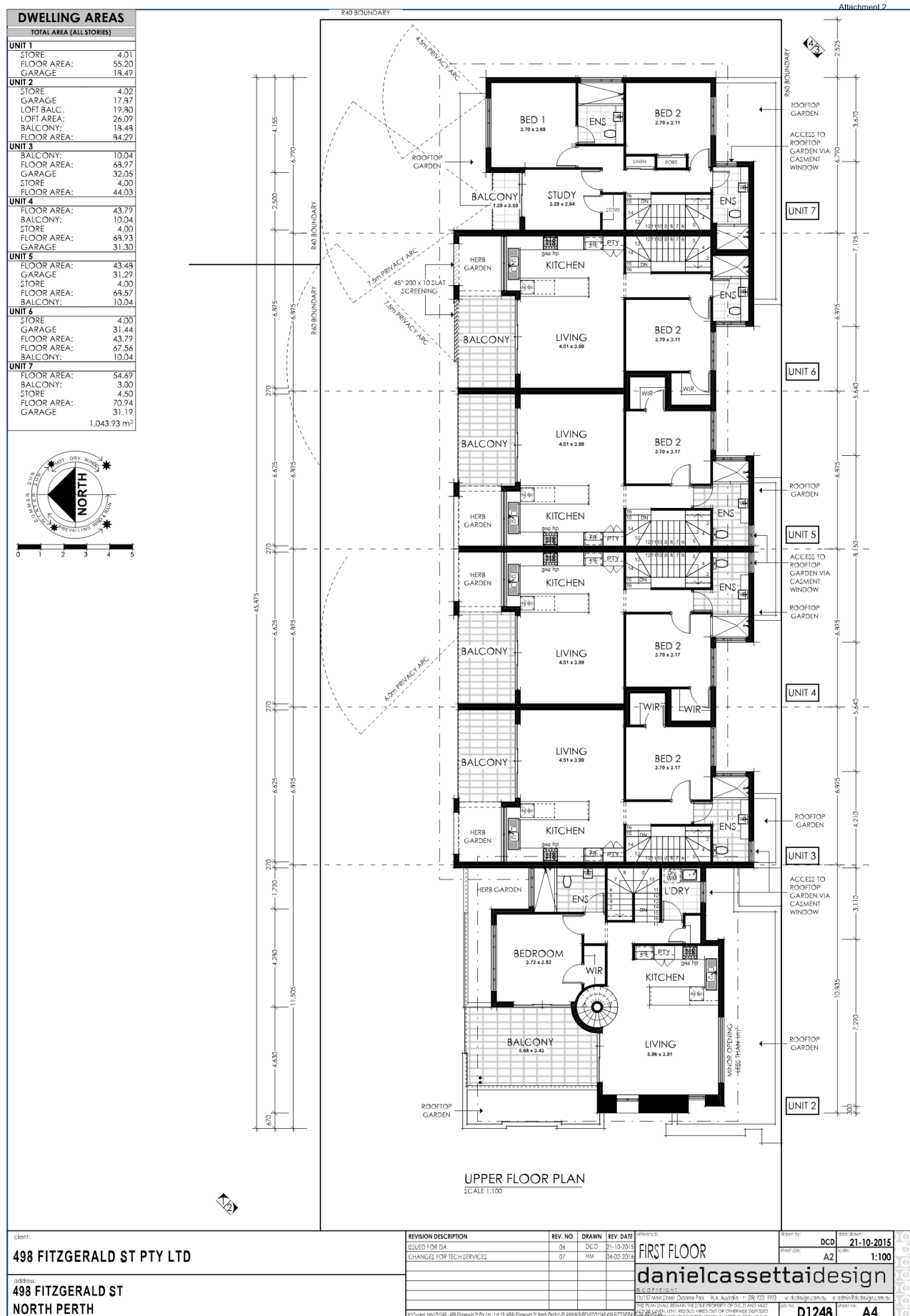


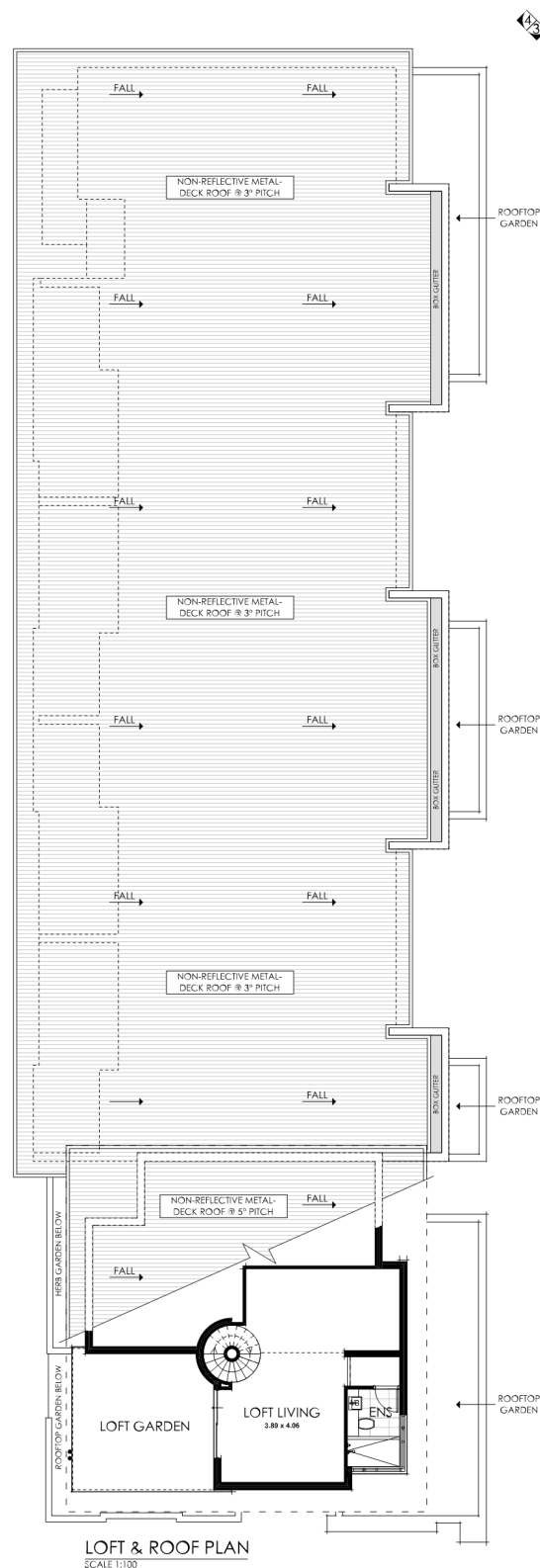
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15/157 Main Street, Osborne Park, W.A. Australia 11 08 1201 7973 w: d.cdesign.com.au e: admin@d.cdesign.com.au
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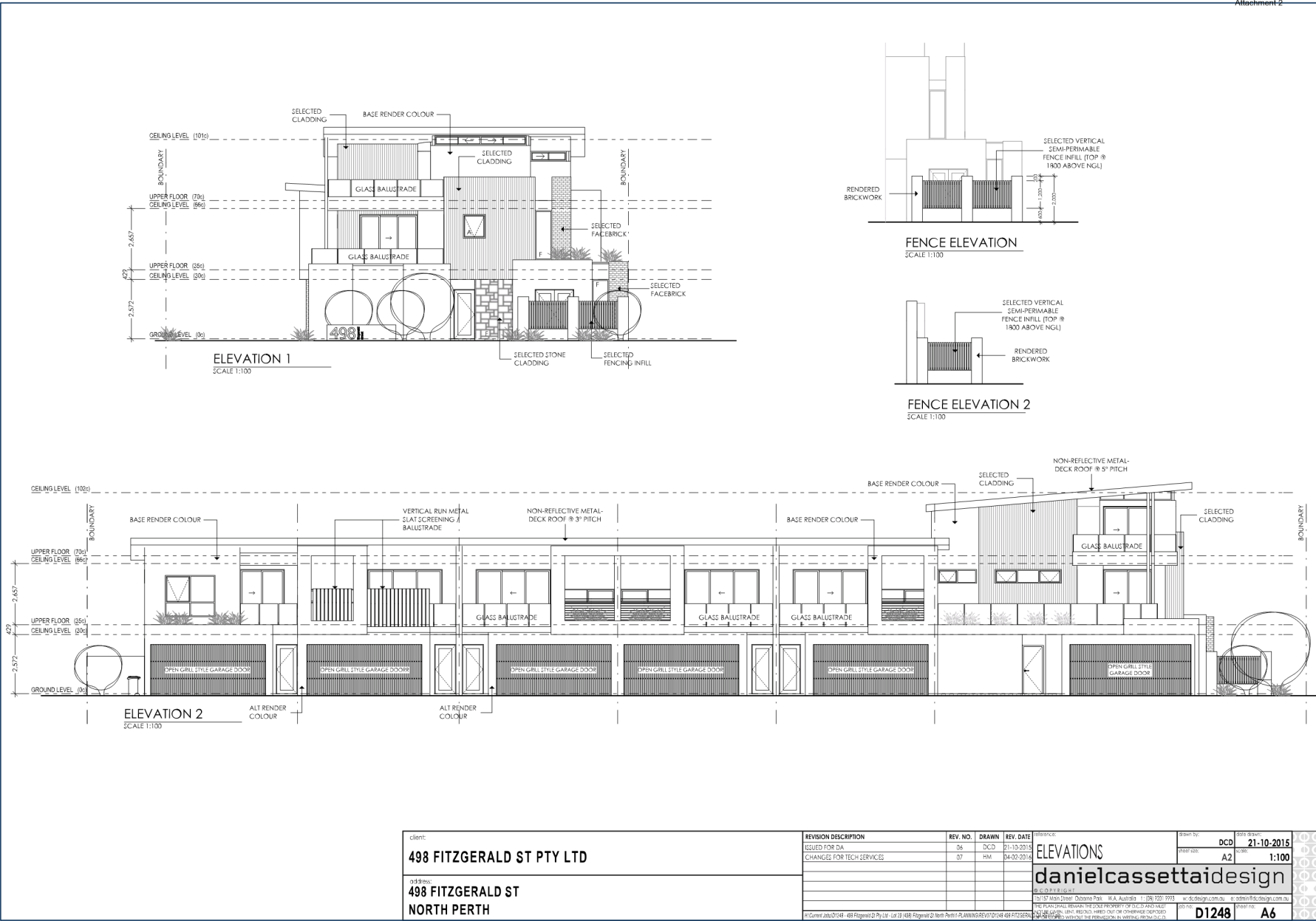


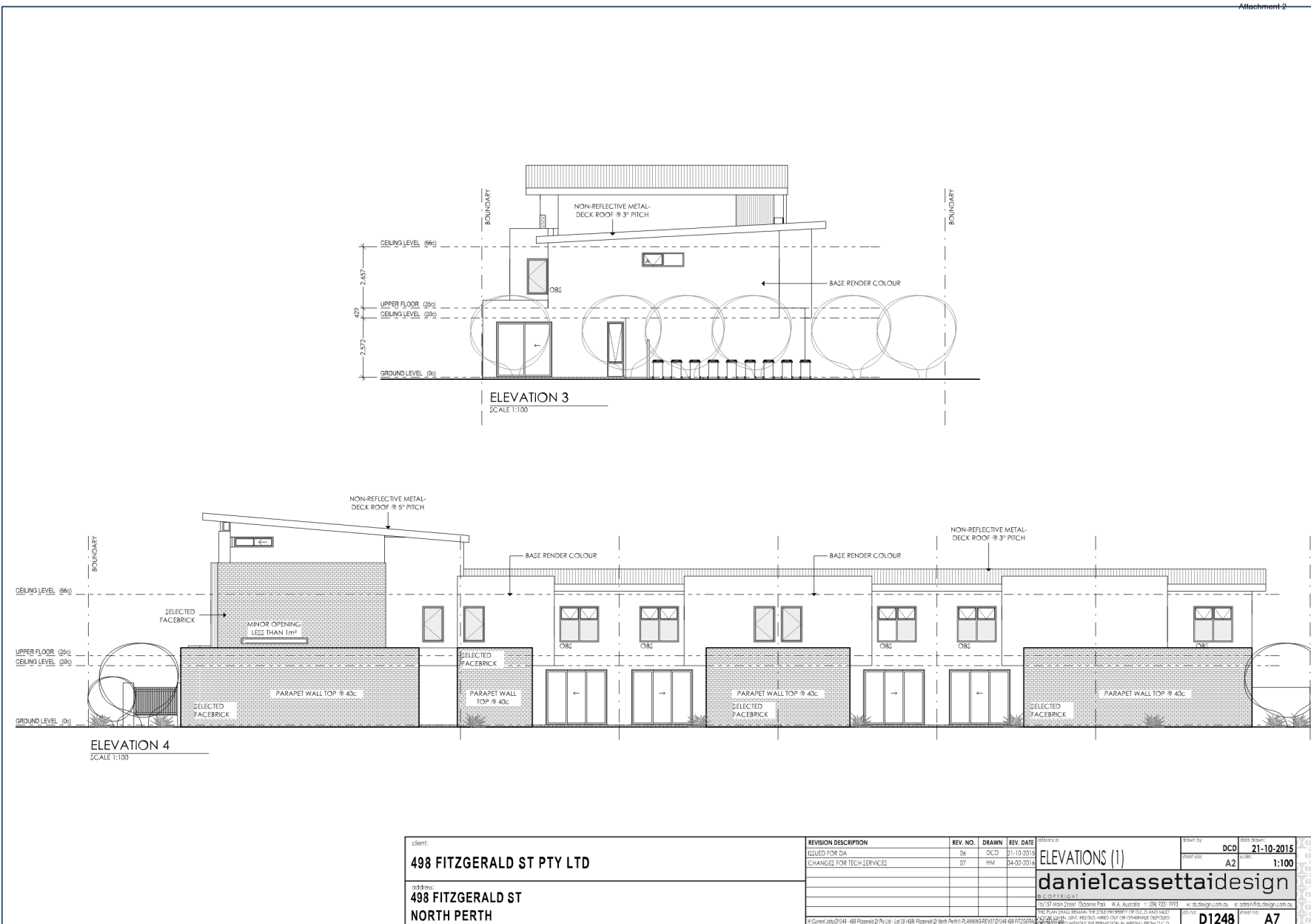




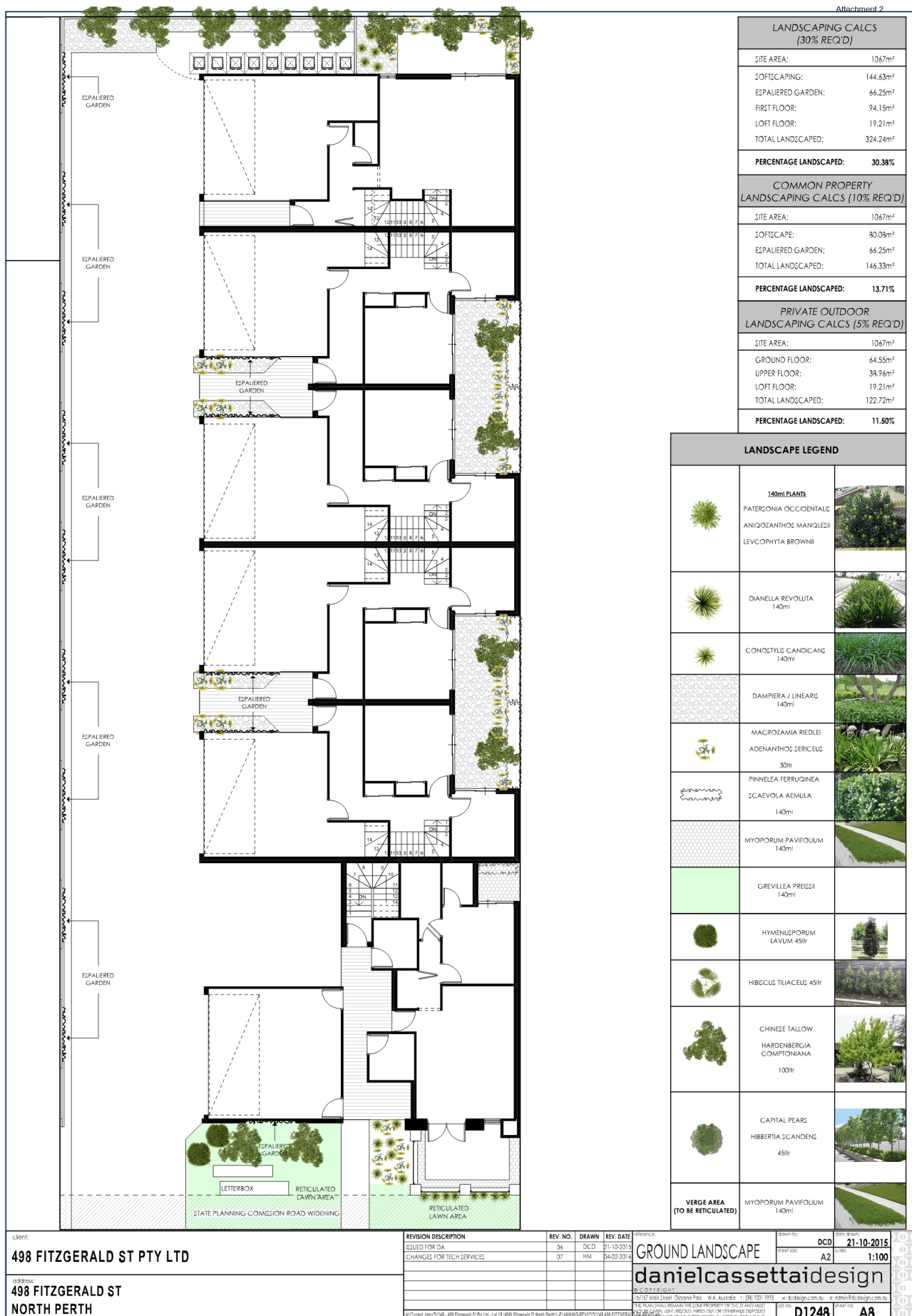
LOFT & ROOF PLAN
SCALE 1:100

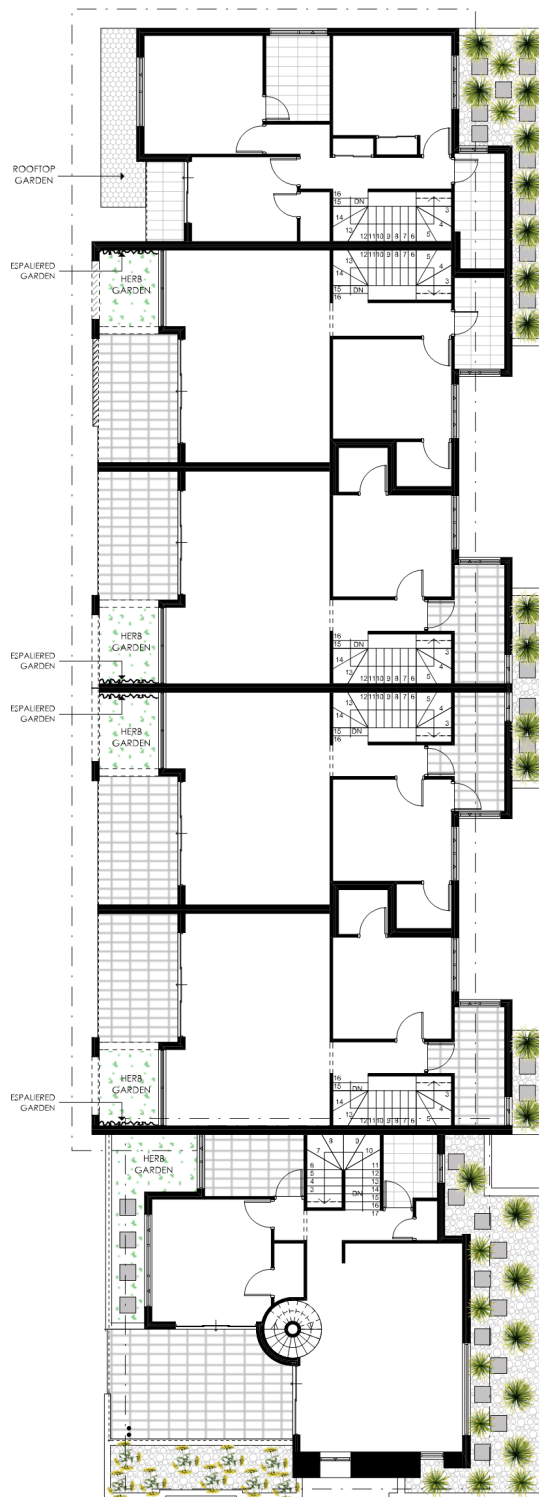
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Address:	498 FITZGERALD ST NORTH PERTH	Issued For DA	06	DCD	01-10-2015	Sheet Size:	A2	Scale:	1:100
		CHANGES FOR TECH SERVICES	07	HM	04-02-2016	danielcassetta@design G.P.O. Box 119 G.P.O. 151/157 Main Street, Osborne Park, W.A. Australia T: (08) 7201 7773 W: d.cass@design.com.au E: admin@dc.design.com.au THIS DOCUMENT REMAINS THE SOLE PROPERTY OF D.C. CASSETTA & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE DISCLOSED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF D.C. CASSETTA & ASSOCIATES.			
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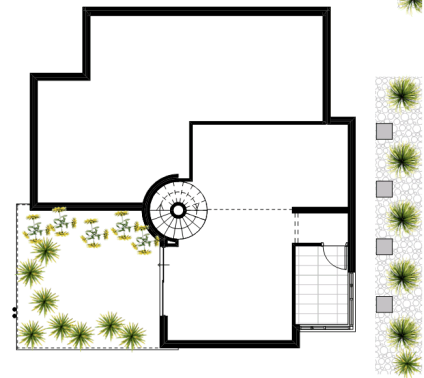


Attachment 2





UPPER LANDSCAPE PLAN
SCALE 1:100



LOFT LANDSCAPING
SCALE 1:100

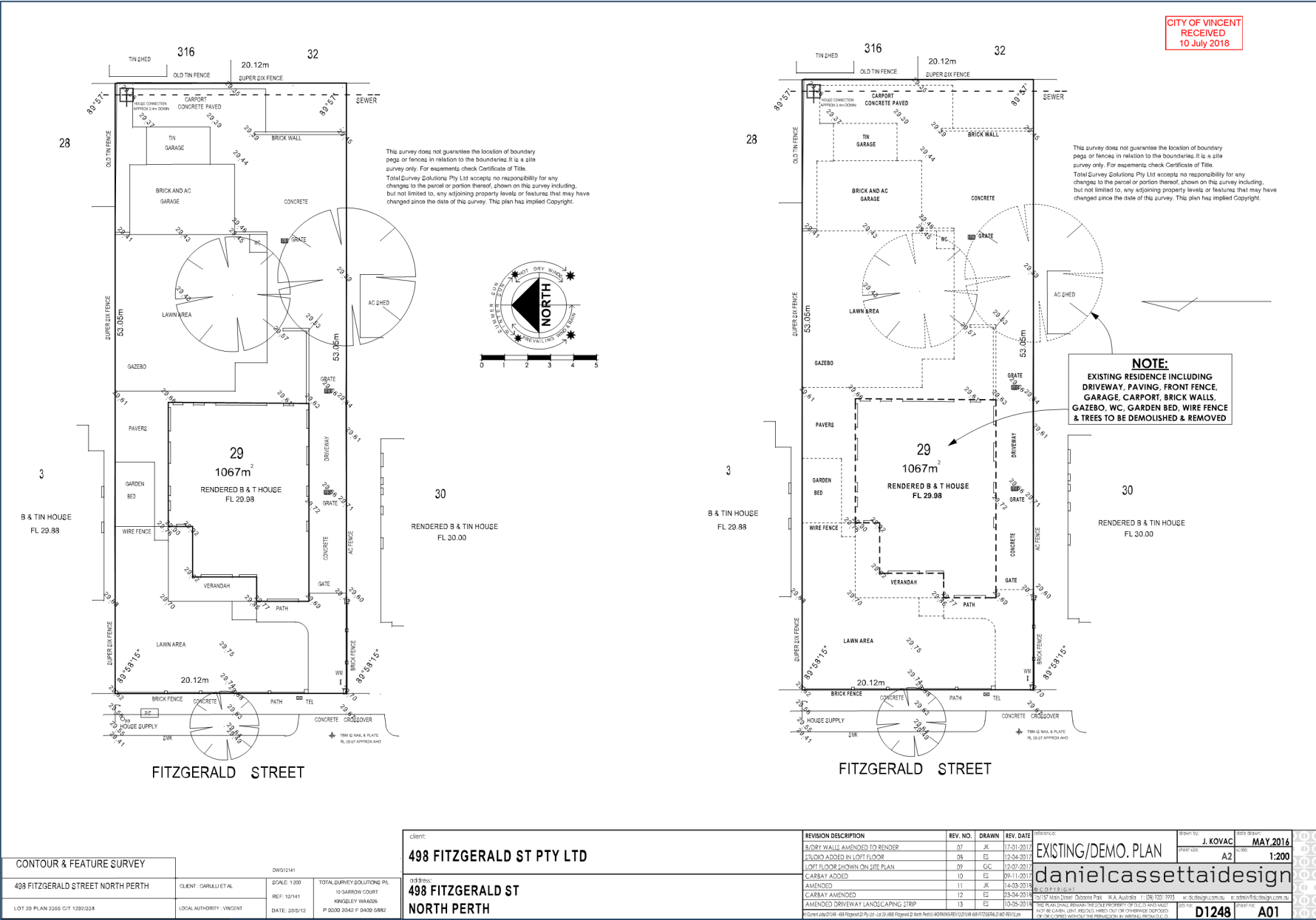
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	140ml PLANTS PATERSONIA OCCIDENTALIS ANIQOZANTHOS MANGLESII LEVCOPHYTA BROWNII	
	DIANELLA REVOLUTA 140ml	
	CONOSTYLIS CANDICANS 140ml	
	DAMPIERA / LINEARG 140ml	
	MACROZAMIA RIEDELI ADENANTHOS SERICEUS 33ltr	
	PINNLEA FERRUQINEA SCAEVOLOA AEMULA 140ml	
	MYOPORUM PAVIFOLIUM 140ml	
	GREVILLEA PREISSII 140ml	
	HYMENUSPORUM LAVUM 45ltr	
	HIBISCUS TILIAEUS 45ltr	
	CHINESE TALLOW HARDENBERGIA COMPTONIANA 100ltr	
	CAPITAL PEARS HIBBERTIA SCANDENS 45ltr	
	MYOPORUM PAVIFOLIUM 140ml	
VERGE AREA (TO BE RETICULATED)	MYOPORUM PAVIFOLIUM 140ml	

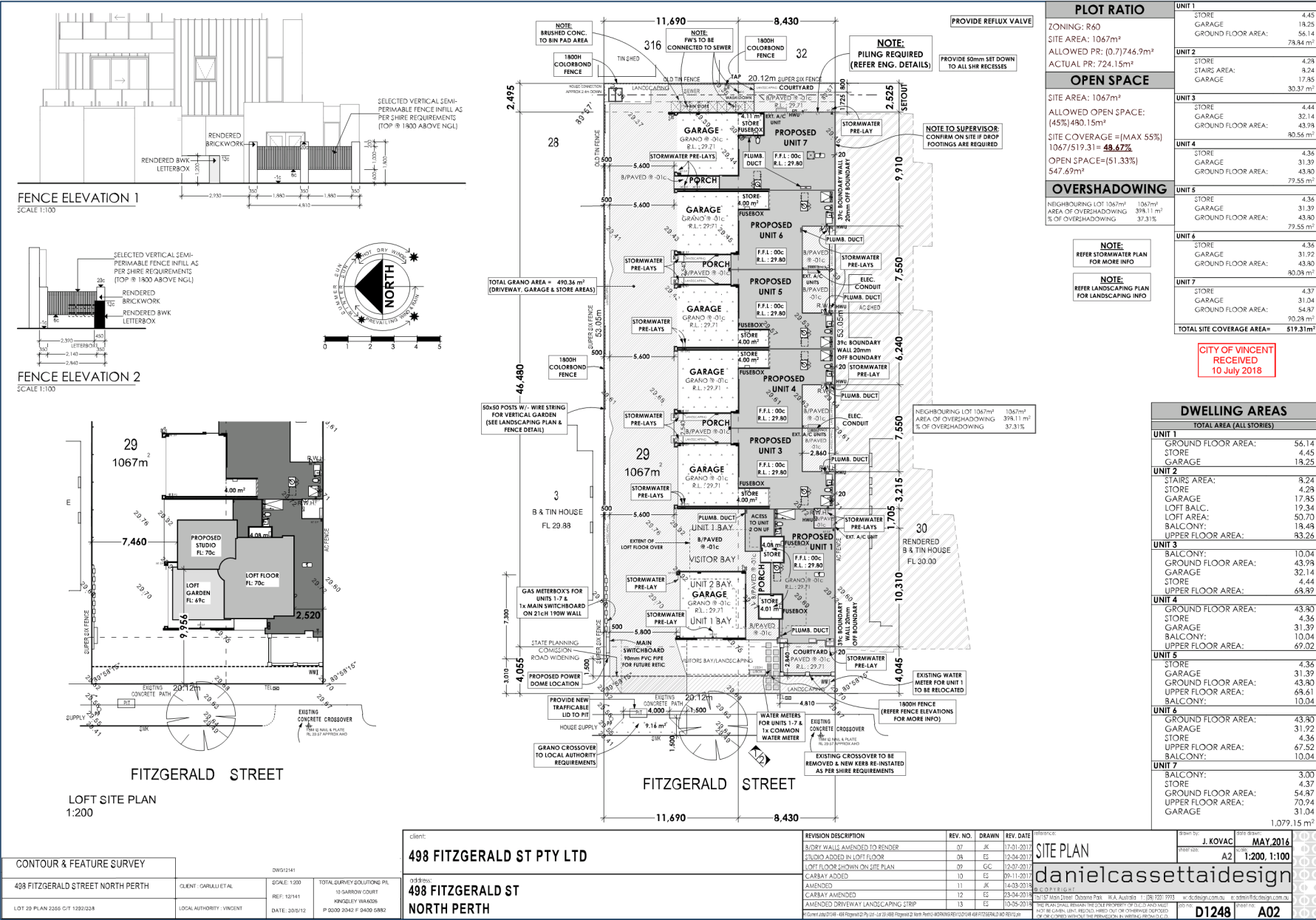
client: **498 FITZGERALD ST PTY LTD**

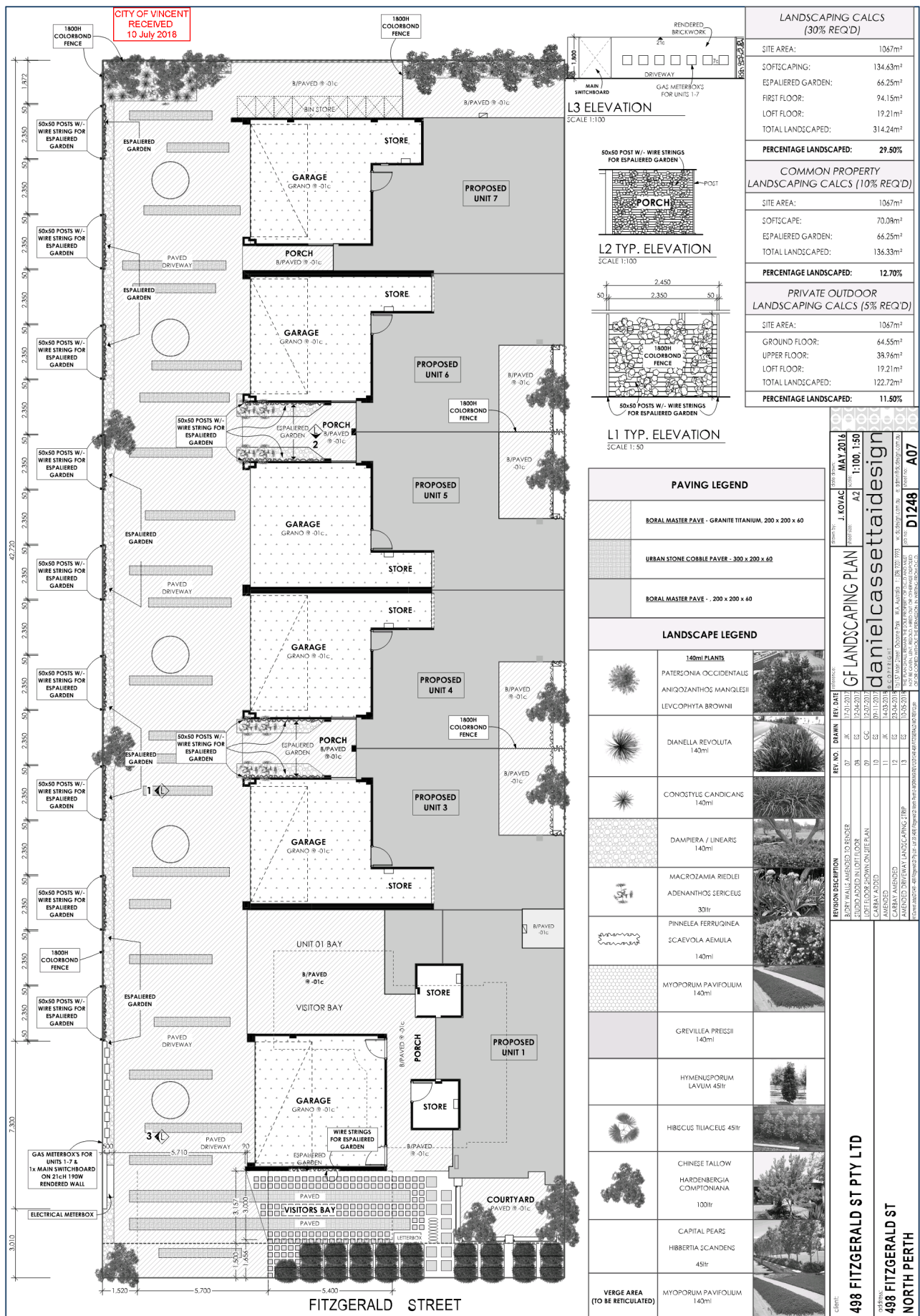
address:
**498 FITZGERALD ST
NORTH PERTH**

REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DA
ISSUED FOR DA	06	DCD	21-10-20
CHANGES FOR TECH SERVICES	07	HM	04-02-20

Reference:	Project Name:	Date:
UPPER LANDSCAPE	DCD	21-10-2015
	Sheet Size:	A2
		1:100
danielcassettaidesign		
11/171 Main Street, Deane Park, W.A. Australia 08 9221 7703 www.dcdesign.com.au daniel@dcdesign.com.au		
THIS PLAN IS REMAINS THE SOLE PROPERTY OF DCD AND MUST NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DCD.		
D1248		A9







Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<u>Proposed car bay reduces landscaping on site</u> Additional car bay drastically reduces the area of landscaping on the site and as required by the Residential Design Codes. The proposal provides for little greenery for residents to enjoy. The proposal removes large trees from the development which provides shade and assists in privacy.	The proposed car bay will reduce the amount of landscaping area within the front setback of the subject site. The proposed removal of landscaping is considered to have a negative impact on the streetscape and increase the impact of building bulk to the primary street.
<u>Additional car bay not required</u> The additional bay is not required with visitor parking and sufficient parking provided for on site. There is adequate parking available in the surrounding area.	There is sufficient car parking on site for residents and visitors to the site and as such the additional parking area is not required in accordance with the deemed-to-comply requirements of the Residential Design Codes. The proposed additional bay also results in the removal of landscaping on site and insufficient access and egress into the proposed bay and as such is not supported.

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

Job Ref: AD026
3 July 2018

City of Vincent
PO BOX 82
Leederville, WA 6902

Attention: Ms Emily Andrews – Urban Planner

Dear Madam

RE: Proposed Additional Car Bay – 498 Fitzgerald Street, North Perth

Rowe Group acts on behalf of 498 Fitzgerald Street Pty Ltd in relation to the above matter. We refer to your email correspondence to Mr Daniel Cassettai which requests a consolidated version of the information submitted to the City in relation to the proposal for an alteration to the carparking arrangements at the above-mentioned property. The proposal seeks approval for the provision of a visitor car bay at the front of the property, conversion of one of the previously approved 'internal' visitor car bays to become a resident bay, and alterations to the landscaping plan.

As requested, we attach a copy of the final revised plans together with a copy of correspondence prepared by Burgess Design Group which addresses the various dot point comments listed in your email advice. The Burgess Design Group correspondence forms a response to the summary of submissions received by the City during the advertising period. The Burgess Design Group correspondence also incorporates a copy of the revised landscaping plan and the traffic engineering advice prepared by Porter Consulting Engineers. The traffic engineering advice confirms that the proposed visitor parking bay meets the appropriate Australian Standard (AS2890) and accommodates all necessary manoeuvring requirements. Please note that the revised landscaping plan does not reflect the conversion of the previously approved 'internal' visitor car bay as a resident bay, hence those plans should only be used in the context of the proposed, revised landscaping.

In addition to the various documents provided in support of the proposal, we also provide the following additional justification.

We are advised by our Client that at the time the original Development Application for the multiple dwelling proposal was submitted to the City of Vincent it was intended that the visitor parking would be located in a visually



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Western Australia

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rowegroup.com.au



prominent position at the front of the development however following consultation with the technical staff at the City of Vincent, our Client was advised that the visitor parking should be internalised. Our Client complied with the direction from the City of Vincent technical staff.

Our Client has noted that the multiple dwelling development directly adjoining the subject site has a visitor carparking bay at the front of the property in a visually prominent position. This is a logical location for a visitor bay in order to ensure that first time visitors to the property are not confused as to where they may park. Such visitors may include food delivery, taxi and Uber vehicles who would not be familiar with the layout of the development. The ability to quickly and easily identify the location of the visitor car bay is particularly relevant given that the Fitzgerald Street is a transit corridor with regular heavy traffic flow and visitors to the site should have the ability to access visitor parking with minimal disruption to the traffic flow.

The proposed location of the visitor parking bay is also consistent with Clause 6.3.4 C4.2 of Part 6 of the Residential Design Codes (R-Codes) which requires that visitor carparking spaces are “...*marked and clearly signposted as dedicated for visitor use only, and located close to or visible from the point of entry to the development and not outside any security barrier...*”. Furthermore Clause 6.3.4 C4.4 of Part 6 of the R-Codes stipulates that “*all carparking spaces except visitors’ carparking spaces fully concealed from the street or public place.*” It is clearly evident that the Deemed to Comply provisions of the R-Codes stipulate that visitor carparking spaces should be located as is intended in the proposal currently being considered by the City. Section 7.3.1 of the R-Codes identifies which Deemed to Comply provisions in Parts 5 and 6 of the R-Codes can be modified through the use of a Local Planning Policy, Local Development Plan or Activity Centre Plan. Clause 6.3.4 is not identified as a clause that is capable of being amended hence reinforcing the importance of this clause.

Given the proposal as submitted is;

- consistent with the Deemed to Comply provisions of the R-Codes,
- results in an improved landscaping outcome with more increased tree planting and increased canopy coverage,
- is safe in operation being consistent with the relevant Australian Standards, and
- represents a practical and functional resolution to the need for safe and convenient short-term visitor parking,

it is respectfully requested that the City issues approval of the proposal.



Should you require any further information or clarification in relation to this matter, please do not hesitate to contact the undersigned.

Yours faithfully,



George Hajigabriel

Rowe Group



26 April 2018

Our Ref: STA NOR/180426LLGA_Response to Submissions
LG Ref: 5.2017.410.1

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

Attention: Emily Andrews, Urban Planner

Dear Sir/Madam

**RE: RESPONSE TO SUBMISSIONS RECEIVED ON PLANNING APPLICATION
REMOVAL OF LANDSCAPING AND INSTALLATION OF ADDITIONAL CAR BAY
LOT 29 (NO.498) FITZGERALD STREET, NORTH PERTH**

We write with regard to email correspondence from the City of Vincent dated 19 April 2018 in relation to the recent advertisement of Development Application (ref: 5.2017.410.1) to remove landscaping and install one (1) additional car bay on Lot 29 (No.498) Fitzgerald Street, North Perth.

The purpose of this correspondence is to provide our response to the City's comments and also address some elements raised during the advertising period.

The following comments relate to the elements raised during the advertising period:

- ***The additional car bay is not a necessary requirement and the parking bay will drastically reduce the landscaping requirements***

The additional car parking bay will only reduce softscaping by 10m². The difference in the total common property landscaping between the approved landscape plan (146.33m²) and the amended landscape plan (136.33m²) is 0.93%. A comparison of the approved landscape plan and the proposed landscape plan is provided below.

BURGESS | DESIGN
GROUP
TOWN PLANNING + URBAN DESIGN

101 Edward Street Perth WA 6000 PO Box 8779 Perth Business Centre WA 6849 P [08] 9328 6411 F [08] 9328 4062 www.burgessdesigngroup.com.au
ABN 31 790 649 540 ACN 161 577 144 Planovators Pty Ltd ATF Planovators Unit Trust T/A Burgess Design Group

YOUR PROJECT • OUR PASSION

Common Property Landscaping Calculations	Current Approved Landscape Plan	Proposed Amended Landscape Plan (dated 23-04-18)
Softscape	80.08 m ²	70.08m ²
Espaliered Garden	66.25m ²	66.25m ²
Total Landscaped	146.33m ²	136.33m ²
Percentage Landscaped	13.71%	12.78%

▪ ***Adequate parking is available in the surrounding area***

There is no on-street parking available on Fitzgerald Street, or car bays sufficiently close to the development and convenient for use by visitors. Additionally, there is no permanent legal right of access to any off-site bays. In this regard, the proposed visitor car bay is considered to be necessary to ensure that there is ample, highly visible, car parking available on-site.

▪ ***Sufficient parking (both for residents and visitors) exists on site***

The current visitor bay is not visible from the street and there are no on-street car bays available for deliveries on Fitzgerald Street. Please refer to our correspondence dated 30 January 2018.

▪ ***Proposal removes large trees from the development which provide shade and assist in privacy***

The amended landscape plan does not result in the removal of any large shade trees from the development. The approved landscape plan includes two (2) Chinese Tallow trees and two (2) Hymenusporum Lavum at the front of the lot. The amended landscape plan (as advertised) proposes to relocate these two (2) Chinese Tallow trees, and plant one additional (1) Chinese Tallow along the northern lot boundary. The amended landscape plan also proposes three (3) additional Hymenusporum Lavum to be planted along the front elevation. Please refer to our correspondence dated 30 January 2018 for additional details.

In response to these comments a revised landscape plan has been prepared for the City's consideration (dated 23-04-18). The revised landscape plan proposes to relocate two (2) Chinese Tallow trees, and plant two (2) additional Chinese Tallow trees along the northern lot boundary. Additionally, the revised landscape plan proposes 19 Hymenusporum Lavum be planted in the verge. This additional landscaping is considered to increase the canopy coverage and assist in screening the development from the street.

▪ ***Development will result in little greenery for residents***

The reduction in overall total landscaping is considered to be negligible, given that additional vegetation will be planted and only reticulated lawn will be removed and replaced with the car parking space. These additional trees will increase the amount canopy coverage at maturity, which is a primary objective of the new Built Form (landscape element) policy.

We note the City's officers have concerns regarding the following:

- ***Access into the proposed parking bay, given a 1m setback is required from the parking bay to the road widening area (as per my email dated 19 March 2018)***

Porter Consulting Engineers has prepared a letter of advice in response to the City's concerns. The letter concludes that from a traffic and safety perspective the proposed parking bay meets AS2890 design requirements and any potential for conflict between footpath users and a vehicle is considered to be at both low risk and low severity. Please refer to attached letter dated 26 April 2018 for further details.

- ***The removal of landscaping resulting insufficient landscaping within the front setback area***

In response to the City's concerns the landscape plan has been revised (dated 24-4-18) to incorporate an urban stone cobble paver and turf cell/permeable paving for the proposed car bay. This is considered to reduce the amount of hard landscaping surfaces, and allow for increase infiltration of stormwater runoff.

Moreover, the revised landscape plan also proposes additional planting in the verge to partly screen the development from the street (refer to attached revised Landscape Plan).

Additionally, we consider that the proposed landscaping is consistent with the existing landscaping on the adjoining property at 496 Fitzgerald Street, North Perth. The adjoining property has minimal soft landscaping and a visitor bay within the front setback. As such, the City has the discretion to approve variations in the landscape requirements.

- ***The application does not achieve a 15% deep soil area over the site, nor 30% canopy coverage***

In our correspondence on 30 January 2018 we advised that the provisions of *Policy No.7.1.1 – Built Form* should be used as a guide only, until such time it is approved by the WAPC.

In response to the City's concerns the proposed landscape plan has been revised (dated 23-04-18) to provide greater canopy coverage. The plan proposes to increase the overall canopy coverage of the site by planting two (2) additional Chinese Tallow trees, and 19 Hymenusporum Lavum.

It should be noted that whilst the amended landscaping plan does not meet the 15% deep soil area over the site, nor 30% canopy coverage criteria, neither does the approved landscape plan. We consider the revised landscape plan, notwithstanding the minor reduction in total landscape area, will better meet the design principles of the City's *Policy No.7.1.1 – Built Form*.

The amended plan increases the site's canopy coverage to reduce the impact of the urban heat island effect, and improve the landscaping amenity for residents.

BURGESS DESIGN GROUP

town planning + urban design

Conclusion

We believe that we have satisfactorily addressed the comments and concerns raised by the City and request that this Development Application be determined at the earliest convenience. Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact Jon Burgess or Zarina MacDonald of our Office on 9328 6411.

Yours faithfully

BURGESS DESIGN GROUP

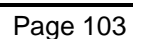
JON BURGESS
DIRECTOR

Enc

- Attachment 1 - Revised Landscape Plan (dated 23-04-18)
- Attachment 2 - Porter Consulting Engineers advice letter dated 26 April 2018

CC

Mr Nick Stanisis
Mr Daniel Cassettai



Our Ref: L0155A.18
Job No: 18-04-054



Level 2 Kishorn Court
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PO Box 1036
Canning Bridge WA 6153

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Email: office@portereng.com.au
www.portereng.com.au

26 April 2018

498 Fitzgerald Street Pty Ltd
c/o Daniel Cassettai Design
157 Main Street
OSBOURNE PARK WA 6017

Attention: Daniel Cassettai

Dear Daniel

498 FITZGERALD STREET, NORTH PERTH TRAFFIC ADVICE

The location of the proposed car park bay adjacent to the future property boundary at 498 Fitzgerald Street, North Perth within the Town of Vincent has been reviewed in accordance with your instruction and advice. This letter documents the review undertaken on the drawing attached.

Fitzgerald Street is constructed as a four lane undivided carriageway which includes a northbound pm bus lane and a southbound am bus lane. Typically the bus lanes are Clearways during the majority of the operational hours of the bus lanes. The posted speed limit is 60km/h. There is currently a footpath located adjacent to the property boundary on each side of Fitzgerald Street and street lighting on each side adjacent to the kerblines.

Fitzgerald Street carries in the order of 28,000 vehicles per day (May 2016) with 2,087 and 2,388 vehicles per hour during the am and pm peak hours respectively.

Fitzgerald Street is classified as a District Distributor (A) road under the Main Roads WA road functional hierarchy. By definition this category of road will "carry traffic between industrial, commercial and residential areas and generally connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property" This category of road typically does not have or encourage on street parking.

The City of Vincent Bike Plan 2013 states that the Department of Transport is recommending that cyclists not be accommodated along the Fitzgerald Street section of the proposed light rail route, due to limited space. The key cyclist route should be Norfolk Street running adjacent to Fitzgerald Street. On this basis the future path to be located along Fitzgerald Street adjacent to the road widening boundary would primarily be intended for pedestrians albeit cyclists are permitted.

AS2890 specifies domestic car parking bays to have minimum dimensions of 2.4m wide x 5.4m long. This bay size typically requires an aisle with of 5.8m to allow for manoeuvring into and out of the bay. It assumes that vehicles are parked centrally within the bay and adjacent bays. It is acknowledged that the bay under review is adjacent to a wall on the eastern side that will physically restrict manoeuvring. Whilst there is no physical barrier to the western side of the bay the future road reserve boundary will be treated as such for design checking purposes.

Tusno Pty Ltd ACN 070 097 148 as trustee for the Consulting Engineering Unit Trust trading as Porter Consulting Engineers ABN 78 636 396 385

AS2890 provides guidance on the bay dimensions for garages to allow adequate manoeuvring into and out of a restricted space. A clear width of 3.0m requires an aisle width of 5.6m whilst a clear width of 2.7m requires an aisle width of 6.3m.

In this development an aisle width within the driveway of 5.7m-5.8m is provided therefore a clear width of 2.95m is required. The total width available between the garage wall and the future property boundary is 3.157m. The crossover width also needs to be a minimum of 5.7m to meet these requirements in the reverse direction. It is recommended that the crossover should also be paved at 5.7m width to meet this minimum requirement.

For door openings, a clear distance of 300mm is required in accordance with Figure 5.2 of AS2890. On this basis the requirement is determined to be 2.4m plus 600mm (2 x 300mm) or a total of 3.0m. Again the 3.157m total width provided exceeds this requirement.

Whilst the design accommodates the manoeuvring of a vehicle and door opening fully within the bay these actions may occur in the future road reserve or future footpath should the vehicle not be parked centrally. The proposed paved strips will assist vehicles to position within the centre of the bay. The possibility of conflict between pedestrians and either a manoeuvring vehicle or door opening is considered a low risk and the severity of any conflict between an opening door and a pedestrian can also be considered to be low.

The allocated bay has been designed to meet the appropriate standards to accommodate vehicle manoeuvring and door opening within the property as outlined in AS 2890.

Given the road hierarchy classification of Fitzgerald Street and its function as a bus route and possible light rail link the provision of additional off street parking is considered appropriate.

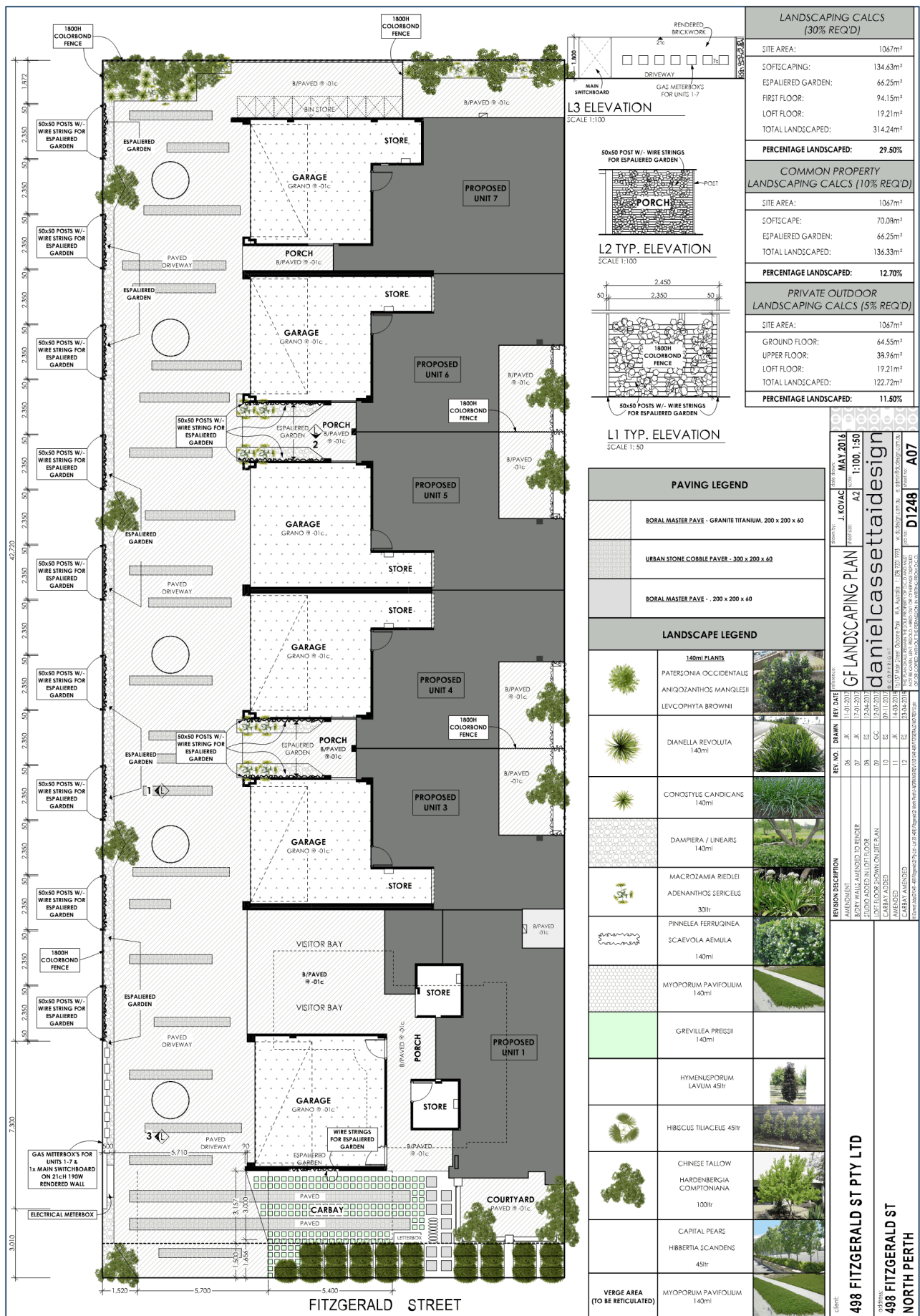
From a traffic and safety perspective the proposed parking bay adjacent to the future road reserve boundary meets AS2890 design requirements and any potential for conflict between footpath users and a vehicle is considered to be at both low risk and low severity.

Yours faithfully



JENNIE HOPFMUELLER
SENIOR TRAFFIC ENGINEER

Enc.



5.5 NO. 266 (LOT: 18; D/P: 583) LORD STREET, PERTH - ADDITIONS (TWO CAR STACKERS) TO EXISTING MOTOR VEHICLE, BOAT OR CARAVAN SALES

TRIM Ref: D18/100418

Author: Stephanie Norgaard, Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: South

Attachments:

1. Attachment 1 - Location and Consultation Map [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Development Application Report [↓](#) 
4. Attachment 4 - Summary of Submissions [↓](#) 
5. Attachment 5 - Summary of Submissions - Applicant's Response [↓](#) 
6. Attachment 6 - Design Review Panel Massing Diagram [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **REFUSES** the application for an Additions (Two Car Stackers) to Existing Motor Vehicle, Boat or Caravan Sales at No. 266 (Lot: 18; D/P: 583) Lord Street, Perth, in accordance with the plans provided in Attachment 2, for the following reasons:

1. The proposed height does not meet the Design Principles of Policy No. 7.1.1 – Built Form as the building has not been designed to minimise amenity impacts on the adjoining properties and does not positively contribute to the neighbourhood context of the locality;
2. The proposed lot boundary setbacks do not meet the Design Principles of Policy No. 7.1.1 – Built Form as the building mass and form has not been designed to reduce the impact of building bulk on the adjoining properties and the proposed setbacks do not facilitate the provision of landscaping;
3. The proposed landscaping does not meet the Design Principles of Policy No. 7.1.1 – Built Form as the landscaping has not been designed to increase landscaping amenity for occupants and the community; and
4. Having due consideration of subclauses 67(m) and (n) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development is not considered compatible with its setting due to the likely effect of the height, bulk, scale and appearance of the development on the character of the locality.

PURPOSE OF REPORT:

To consider an application for development approval for two car stackers to an existing Motor Vehicle Sales at No. 266 Lord Street, Perth (subject site).

PROPOSAL:

The application proposes the construction of two car stacking structures in the existing car parking area at the rear of the subject site, with the stackers to be primarily used to store vehicles being sold by Fabcar (the business operating from the site). The application involves the removal of three existing car parking bays from the rear car parking, however, to offset the loss of those car bays, the car stackers will be available for use by staff and customers as car parking. The car stackers will be accessed via Lord Street through an existing internal thoroughfare.

The application proposes two different types of car stackers, referred to as a 'rotary system' and a 'DFS system', as follows:

- The rotary system has a height of 14.4 metres and a dimension of 6.2 metres by 5.6 metres. The 'rotary system' car stacker operates in a ferris-wheel format with cars entering the stacker at the ground level and being rotated in a circular format.
- The DFS system has an overall height of 22.2 metres, a wall height of 21.0 metres and a dimension of 5.8 metres by 5.2 metres. The 'DFS system' operates as a tower with a moveable platform that collects cars from the ground level and places the car within the stacker.

The operation of the car stackers will occur at an ad-hoc basis during business hours (Monday – Friday 8:30am to 5:30pm and Saturdays 8:30 to 1:00pm). The car stackers will allow for vehicle sales stock to be stored/rotated and facilitate customer and staff car parking.

A four metre high aluminium screen is proposed along the eastern boundary, which will incorporate a landscaped element to provide some screening to the adjoining multiple dwelling. Dividing fences are governed by the City's Fencing Local Law 2008. The proposed aluminium screen on the property boundary is over 1.8 metres in height and therefore requires the consent of the adjoining neighbour and separate approval from the City under the Fencing Local Law 2008. Therefore, the overheight boundary fence cannot be considered or approved as part of this development application.

BACKGROUND:

Landowner:	Auto Design and Services
Applicant:	Urbanista Town Planning
Date of Application:	9 April 2018 – time extension agreed to 21 August 2018
Zoning:	MRS: Urban LPS2: Zone: Commercial
Built Form Area:	Transit Corridor
Existing Land Use:	Motor Vehicle Sales
Proposed Use Class:	Not Applicable
Lot Area:	961m ²
Right of Way (ROW):	Not Applicable
Heritage List:	Not Applicable

The subject site is located on the east side of Lord Street, as shown in **Attachment 1** and comprises of an existing Motor Vehicle Sales business (Fabcar). The site adjoins a two-storey office/warehouse to the north (No. 268 Lord Street) and a two-storey multiple dwelling to the east (No. 138 Summers Street). Four separate lots are located to the south, which comprise of vacant land (No. 264 Lord Street), workshop (No. 146 Summers Street), single house (No. 144 Summers Street) and office/warehouse (No. 142 Summers Street).

The subject site and the surrounding area are zoned 'Commercial' under the City's Local Planning Scheme No. 2 (LPS2). The area surrounding the subject site is characterised by a mix of commercial and residential development, including multiple dwellings, shops, offices, warehouses and recreational facilities. The existing building height along this section of Lord Street ranges from one to six storeys.

The site was originally approved for the 'sale and servicing of motorcycles' in 1974 by the City of Perth. A subsequent approval was issued by the City of Vincent Council for a 'motorcycle showroom and workshop' on 28 April 1995. This approval included the construction of a 370 square metre building and nine car bays, six of which are located at the rear of the site.

A landscaping plan formed part of the approval issued on 28 April 1995 as a condition. A site inspection undertaken by Administration confirmed that the approved landscaping has not been implemented on site. The subject site's non-compliance with the approved landscaping plan does not fall within the scope of this development application. However, the matter has been referred to the City's Compliance Services for review and investigation.

The applicant has operated the subject site as a car sales premises since 2016. The approved land use for the site (sale and servicing of motorcycles) is considered a 'Motor Vehicle, Boat or Caravan Sales' land use under the LPS2, which is defined as follows:

'Motor vehicle, boat or caravan sales means premises used to sell or hire motor vehicles, boats or caravans.'

The application does not propose any changes to the existing approved land use on the site. The application seeks development approval for additions (two car stackers) to the existing Motor Vehicle, Boat or Caravan Sales. The development plans and the applicant's planning report are included as **Attachment 2** and **Attachment 3** respectively.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2 and Policy No. 7.1.1 – Built Form. 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
Building Setbacks/Boundary Wall		✓
Building Height/Storeys		✓
Landscaping		✓

Detailed Assessment

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

Building Setbacks and Walls Built on Boundary	
Deemed-to-Comply Standard	Proposal
<u>North – Boundary Wall</u> No deemed-to-comply requirements. The proposal will be assessed based on the Design Principles of the Built Form Policy – Clause 4.3 – Setbacks.	<u>North – Boundary Wall</u> 5.9m in length (equal to 11 percent of the lot boundary behind the front setback line), maximum height of 21.0m and average height of 21.0m
<u>South</u> No deemed-to-comply requirements. The proposal will be assessed based on the Design Principles of the Built Form Policy - Clause 4.3 – Setbacks	<u>South</u> 3.0m
<u>East (rear)</u> First two levels: 4.5m Third level and above: 6.5m	<u>East (rear)</u> First two levels: 5.5m Third level and above: 5.5m
Building Height/Storeys	
Deemed-to-Comply Standard	Proposal
Wall height: 19.5m	Wall height: 21.0m
Landscaping	
Deemed-to-Comply Standard	Proposal
<u>Deep soil</u> 15% 50% soft landscaping within the front setback area	<u>Deep soil</u> 1.87% deep soil 10.9% soft landscaping within the front setback area
<u>Canopy cover (site)</u> 30%	<u>Canopy cover (site)</u> 1.2%
<u>Car park</u> 80% canopy cover 1.5m landscaping strip	<u>Car park</u> 11.4% canopy cover 1.5m landscaping strip provided on the northern boundary only

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 on the proposal was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 21 days from 25 May 2018 to 14 June 2018. The method of consultation included 810 letters being mailed to the owners and occupiers of the properties within a 150 metre radius of the subject site, as shown in **Attachment 1**, a sign on site and a notice in the local newspaper, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

The City received six submissions in support of the proposal and 50 submissions objecting to the proposal during the community consultation period. The submissions objecting to the proposal raised the following key issues:

- Building height, bulk and scale;
- Impact on residential amenity and streetscape character; and
- Noise generated by the development.

It is noted that the submissions received in support of the proposal did not provide specific comments on the proposal.

Administration's response to each issue raised during the community consultation period is contained in **Attachment 4** and the applicant's response to the summary of submissions is contained in **Attachment 5**.

Design Review Panel (DRP):

Referred to DRP: Yes

The development was referred to the Chair of the Design Review Panel for comment. The Chair provided the following comments on the proposal:

'From a mass and scale, one could say it is in keeping with the intended built form outcomes. The issue here is the nature of the building (vertical stacker) with an open structure and without any detail to assess visual impact.'

If this same structure was encapsulated by, louvres, perforated metal screens, or an articulated facade it may be able to comply with the built form objectives. As currently presented or depicted it would be difficult to support the applicant's proposal.'

The Chair has provided a massing image of the proposed which is contained in **Attachment 6**.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- *Fencing Local Law 2008;*
- *City of Vincent Local Planning Scheme No. 2;*
- *Policy No. 4.1.5 – Community Consultation; and*
- *Policy No. 7.1.1 – Built Form Policy (Built Form Policy).*

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

Local Planning Scheme No. 2

LPS2 includes the following objectives for the Commercial zone:

- *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.

Delegation to Determine Applications:

This matter is being referred to Council as the development application received more than five submissions during community consultation, in accordance with the City's Delegated Authority Register 2017 – 2018.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Building Height

Deemed-to-Comply Requirement

The subject site is located within the Transit Corridor under the City's Policy No. 7.1.1 - Built Form, which designates a six-storey deemed-to-comply building height. This includes a 19.5 metre deemed-to-comply wall height for the developments with roofs above. The proposal incorporates a wall height of 21.0 metres.

Applicant's Justification

The applicant has provided the following justification against the Design Principles for building height under Policy No. 7.1.1 – Built Form:

- *'The proposed car stackers are located to the rear of the approximately 58m from the front boundary. The car stackers will not be immediately visible from the primary street of Lord Street. The car stackers will be screened by the high rise development at No. 280 Lord Street, Perth for traffic travelling southbound on Lord Street. The stackers will also be concealed from view for northbound traffic due to the high rise development at No. 262 Lord Street.*
- *The adjoining properties to the north and south of the subject site have two and three storey boundary walls to the subject site. These two sites are also commercial in nature. As such, there is no amenity impact on these two sites as the development will not be visible.*

- *No. 138 Summers Street, Perth is occupied by multiple dwellings that appear to be in single ownership. The subject site abuts the pathway and non-habitable rooms to the multiple dwellings. The habitable areas of the multiple dwellings is along the eastern boundary and will not be affected by the proposal. The car stackers have a width of 3.4m and 5.2m respectively, and are not overly bulky with the exception of the height, the proposed rear setback and screen fence will assist in ameliorating any perceived bulk on the adjoining property. Given it adjoins the non-habitable portion of the residential development the proposal is considered not to unduly impact the adjoining property.'*

Administration's Comments

During the consultation period, a number of submissions were received objecting to the proposed height of the development. The subject site is located adjoining two-storey developments to the north (No. 268 Lord Street), south (No. 142 Summers Street) and east (No. 138 Summers Street). There are currently some existing buildings within the locality that are up to six storeys in height. However, these buildings relate to mixed-use development, which incorporates design elements such as articulation and varying colours and materials. Elements such as these are considered to reduce the impact of building bulk and positively contribute to the development context of the street.

The subject site is adjoining two-storey development to the north, east and south. This means the visibility of the 22.2 metre car stacker will extend further along Lord Street, Summers Street and the surrounding area (refer to massing image included as **Attachment 6**). It is acknowledged that the development has limited ability for articulation however, there is an opportunity for the addition of screening, materials, colours and/or landscaping, which would assist in reducing the visual impact and mechanical nature of the development.

The car stackers are proposed to be constructed from metal and a 4.0 metre high landscaping screen has been included on the eastern boundary. The car stacker located on the boundary has a maximum height of 22.2 metres and a wall height of 21.0 metres, meaning it will be visible from the adjoining properties and the nearby properties along Lord Street and Summers Street. The development does not incorporate design measures to screen the development above the 4.0 metre landscaped screening. It is highlighted that the proposed 4.0 metre landscape screen is not subject to this development approval and requires separate approval under the City's Fencing Local Law 2008 via the building approvals process.

The development is not considered to be designed to reduce the impact of building bulk on the surrounding landowners as well as the residential buildings located along Lord Street and Summers Street. The car stackers are not considered to be visually appealing and will not enhance the character of the area. The additional building height proposed will have a significant impact on the adjoining properties in terms of building bulk and scale. Most specifically, the adjoining multiple dwelling to the east. The development is not considered to satisfy the Design Principles of the Built Form Policy in regards to building height and is therefore not supported.

Lot Boundary Setbacks

Deemed-to-Comply Requirement

The development incorporates a nil boundary setback to the north and a 3.0 metre setback to the south. The City's Built Form Policy sets out that the deemed-to-comply side boundary setbacks for single houses, grouped dwellings and multiple dwellings to be in accordance with either Clause 5.1.3 or Clause 6.1.4 of the Residential Design Codes (R Codes).

The development does not contain a residential component and the Built Form Policy is silent on which deemed-to-comply setback requirements of the R Codes applies for commercial developments when assessing lot boundary setbacks. As such, the development has been assessed against the Design Principles of the Built Form Policy.

The Built Form Policy does, however, provide a deemed-to-comply rear boundary setback requirement of 6.5 metres for the third storey and above. The development incorporates a 5.5 metre setback to the east in lieu of the deemed-to-comply requirement.

Applicant's Justification

The applicant has provided the following justification against the Design Principles for setbacks under Policy No. 7.1.1 – Built Form:

- *'A 4.0 metre high aluminium screen fence is proposed which will include a landscaped creeper to reduce the impact of building bulk. This will provide a greater level of amenity than what is currently afforded to the site from the buildings at No. 146 Summers Street and No. 268 Lord Street.*
- *The proposed stackers do not overshadow the residential multiple dwellings at No. 138 Summers Street, Perth.*
- *A setback of 5.5m is proposed to the rear. As part of this setback, a creeper will be planted and will grow over and along the 4m high aluminium screen fence.'*

Administration's Comments

A number of submissions were received during the community consultation which objected to the proposed lot boundary setbacks. The submissions raised concerns regarding the visual impact of the development from the adjoining and nearby dwellings. Most specifically, the balconies and outdoor living areas of the nearby residential properties at Nos. 262 Lord Street and 280 Lord Street

The car stackers are proposed to be located at the rear of the subject site. This section of the subject site is located adjacent to an office (north at No. 268 Lord Street) and an office/warehouse (south at No. 142 Summers Street). Both of the adjoining properties to the north and south incorporate two-storey boundary walls. Given the adjoining properties are one to two-storeys in height, the proposed car stackers are an equivalent height to a six-storey building and will be visible from the adjoining properties, as well as from the six-storey multiple dwellings located at Nos. 262 and 280 Lord Street.

The northern boundary has a proposed boundary wall height of 21.0 metres. As previously discussed, there are no deemed-to-comply requirements for boundary walls for this development. However, for the purpose of comparison, the R Codes provides a maximum boundary wall height of 7.0 metres for residential/mixed use developments on land coded R80 and above. The development proposes a significant increase of three times the maximum boundary wall height prescribed by the R Codes.

The proposed boundary wall is to be constructed from metal and does not incorporate any other materials or colours to reduce the impact of building bulk. The boundary wall is considered to be of a height and appearance that will have a detrimental impact on the amenity of the adjoining properties, which incorporate boundary walls of a two-storey equivalent on the north and south.

The upper level façade has not been stepped in and does not provide any articulation to reduce the impact of building bulk. The development does not incorporate any screening to the northern and southern boundaries and the 4.0 metre screening proposed to the eastern boundary is considered inadequate to mitigate the 21.0 metre wall height. The reduced lot boundary setback limits the ability of the subject site to accommodate landscaping in accordance with landscaping requirements of the Built Form Policy. This is considered to add to the perception of building bulk and impact on amenity to the adjoining and nearby properties.

In light of the above, it is considered that the proposed lot boundary setbacks and boundary wall do not align with the Local Housing Objectives of the Built Form Policy and will detrimentally impact the amenity of the surrounding properties.

Landscaping

The development proposes 1.87 percent deep soil and 1.2 percent canopy cover in lieu of the deemed-to-comply requirement for 15 percent deep soil and 30 percent canopy cover. The development also does not meet the deemed-to-comply requirements for landscaping in the open-air car parking area. The development proposes a 1.5 metre landscaping strip on the northern boundary in lieu of providing a 1.5 metre landscaping strip on the primary street boundary and both lot boundaries. The development provides 11.4 percent canopy cover in lieu of the requirement for 80 percent canopy cover in the car parking area.

Additional landscaping would have the potential to provide for greater landscaping amenity for the site, streetscape and nearby properties. The site is capable of providing a greater canopy coverage than the proposed 1.2 percent. The reduced lot boundary setbacks are considered to have a significant impact on the ability for the development to facilitate for landscaping and trees to soften the development's presentation to the adjoining properties. The lack of trees proposed on the subject site is considered to add to the perception of building bulk and does not contribute towards screening the development from adjoining properties.

The development proposes a 4.0m high landscaped screen wall on the eastern property boundary. The City's Parks Technical Officer has reviewed the proposed planting and noted that on-building landscaping can often be hard to maintain due to the confined area the plant is growing in.

In light of the above, the proposed landscaping is not consistent with Design Principles and Local Housing objective of the Built Form Policy, which requires development to integrate sustainable landscaping to increase the amenity for residents, occupants and the community.

Noise

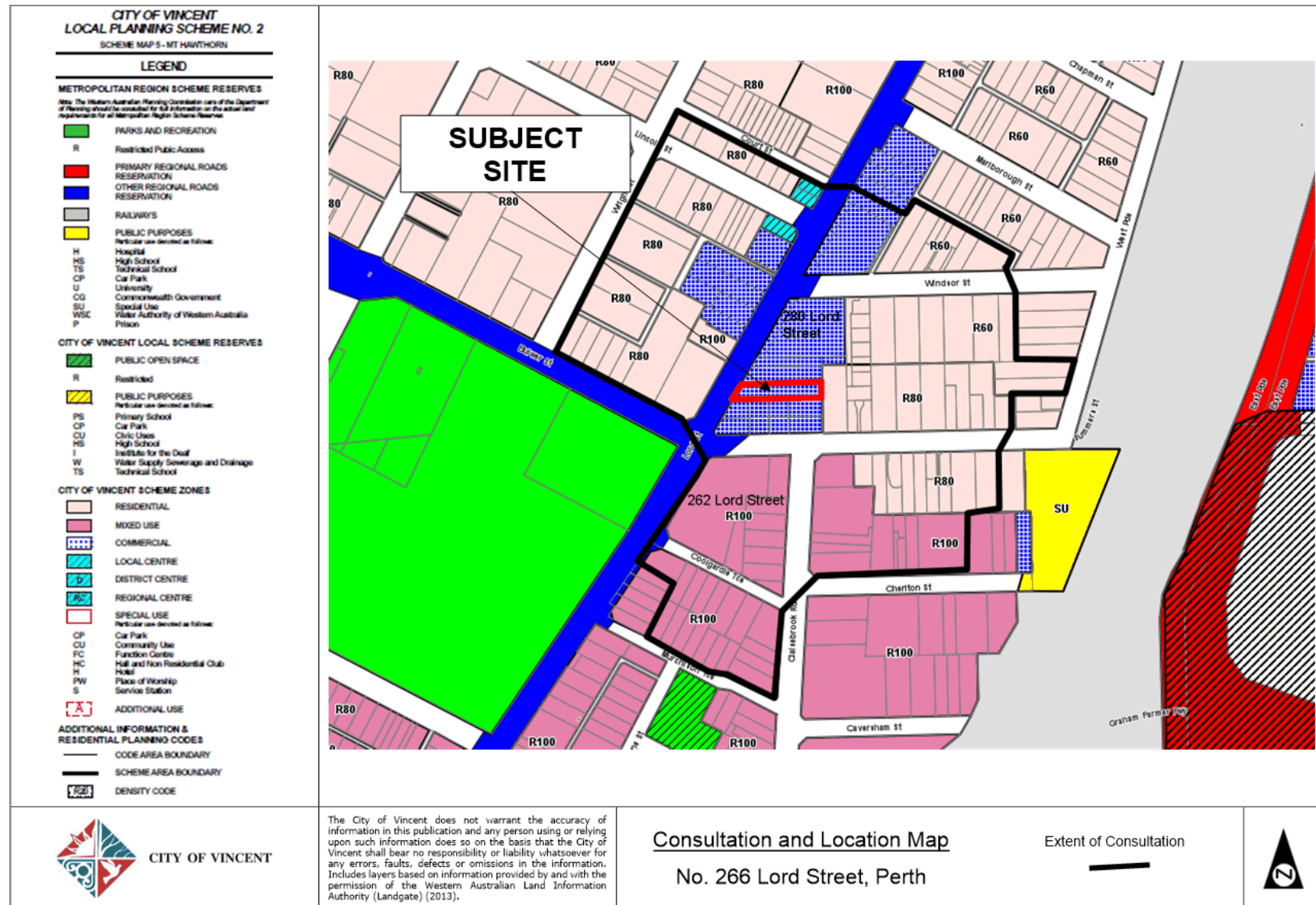
Submissions were received during the community consultation which raised concerns relating to the noise impact of the development on nearby properties. In response to the submissions, Administration requested the applicant to provide an acoustic. However, the applicant has not provided an acoustic report or any technical information confirming the noise levels that will be generated by the car stackers. Given the noise impact of the development is unknown, Administration cannot confirm if the development is capable of complying with the *Environmental Protection (Noise) Regulations 1997*.

Parking

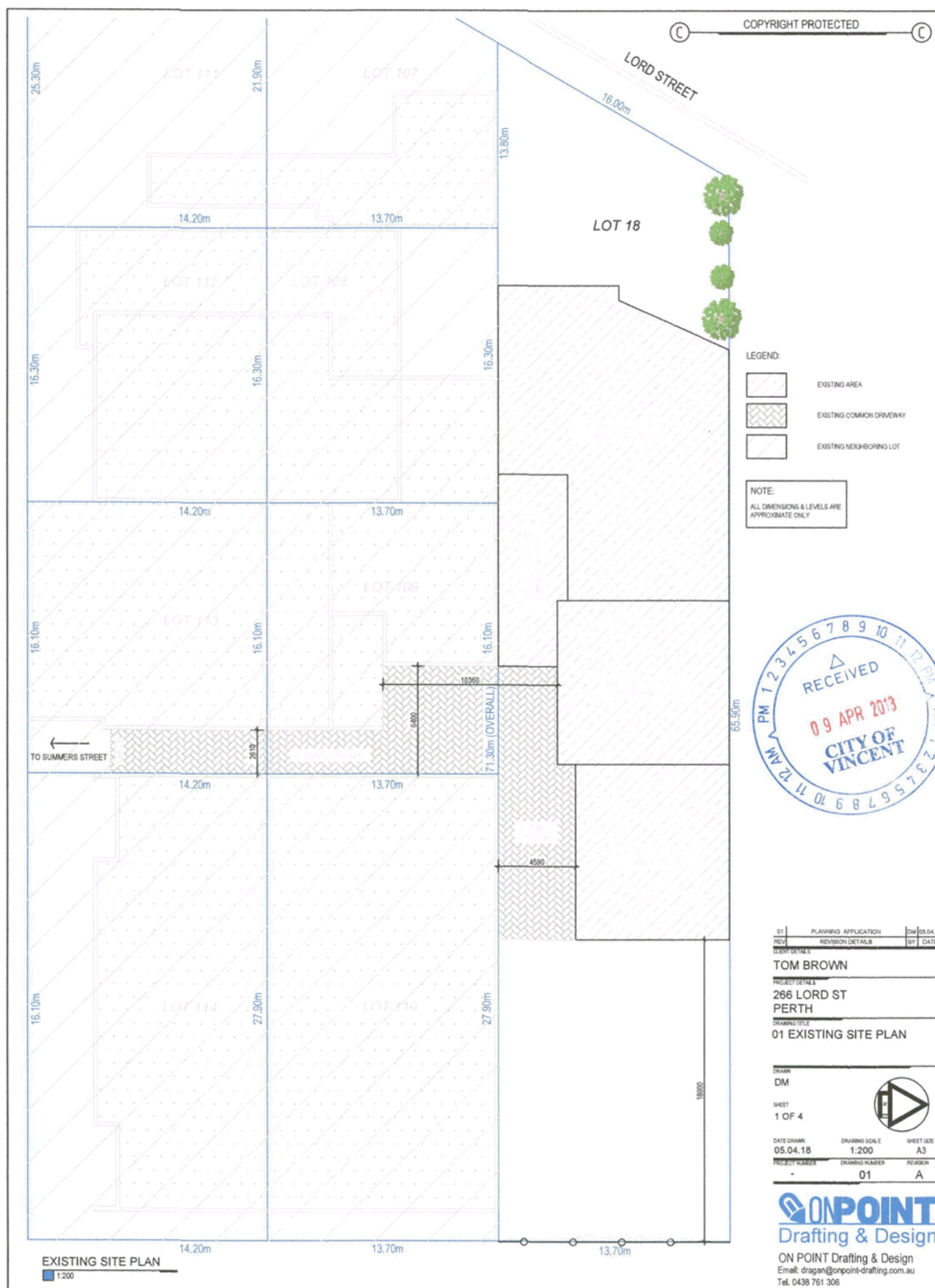
The development will remove three approved car bays from the rear of the subject site. The applicant has outlined that the proposed car stackers will be available for staff and visitor parking in addition to the predominant use for vehicle storage/stock rotation. This means that there will be no car parking shortfall for the proposed development when compared to the previous approval.

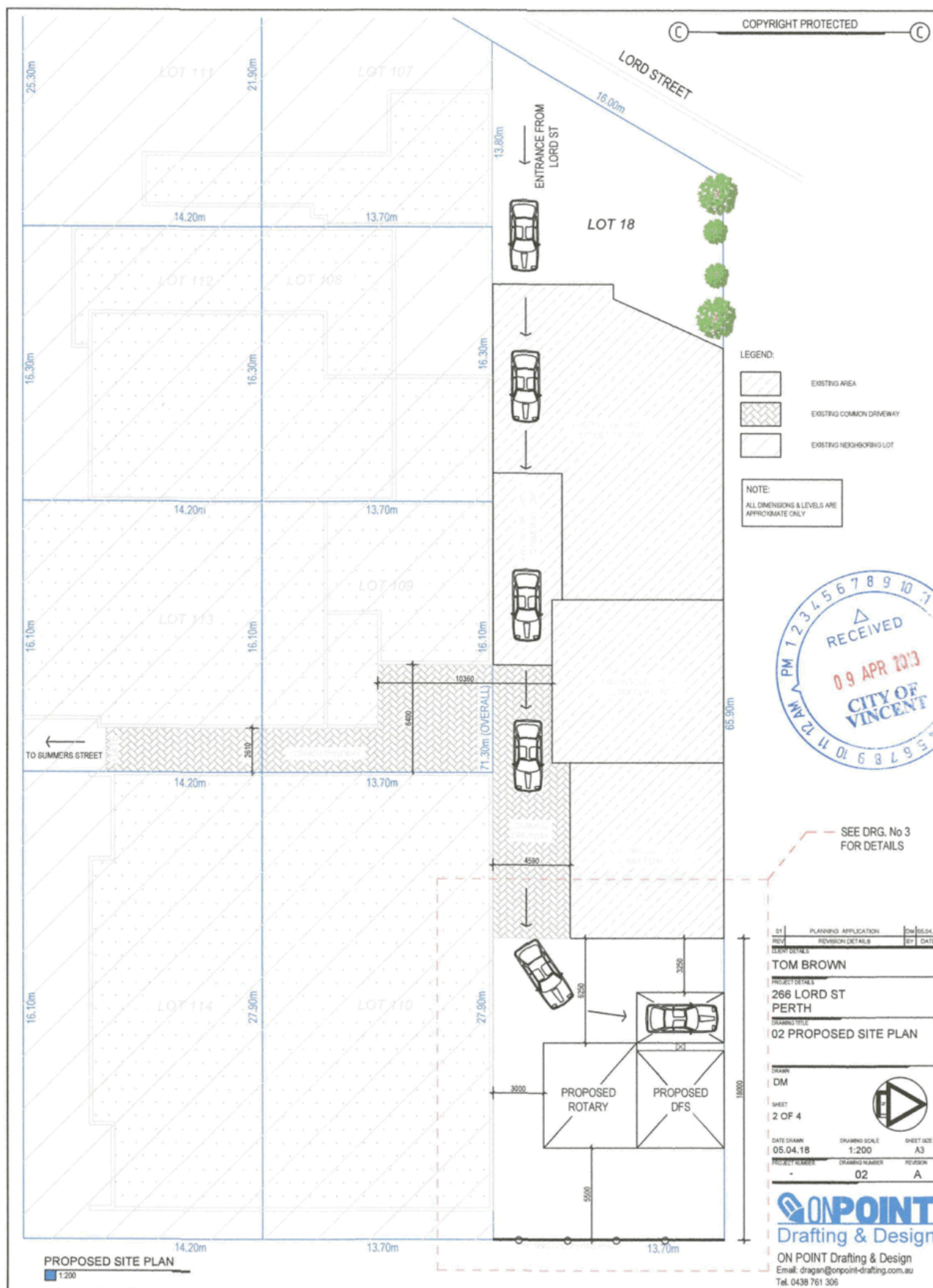
Conclusion

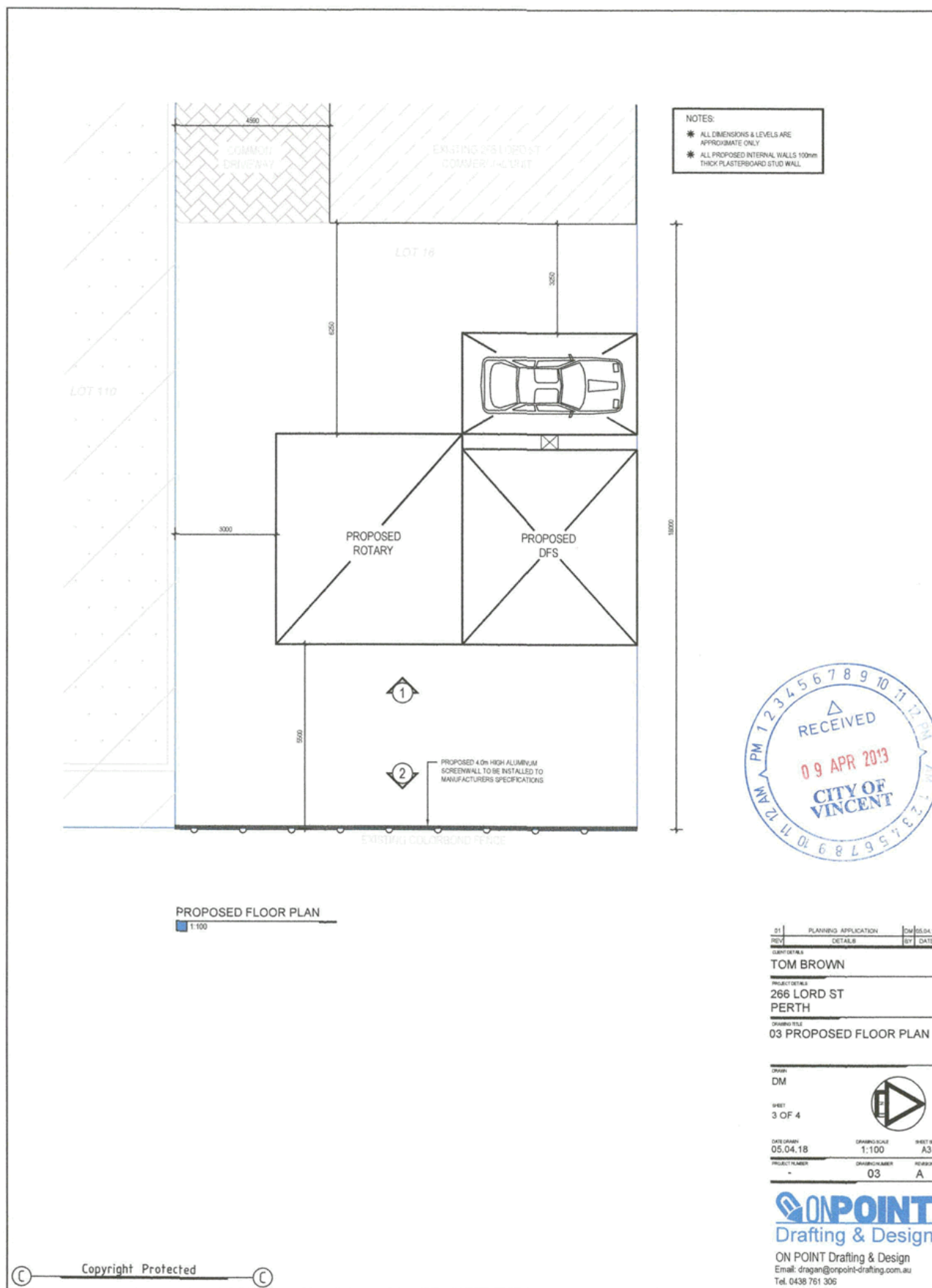
On 9 April 2018, the applicant lodge a development application for additions (two car stackers) to the existing Motor Vehicle Sales premises. The proposal requires Council to exercise its discretion in relation to lot boundary setback, wall height and landscaping. The proposed 22.2 metre high car stacking structure on the boundary is considered to have a detrimental impact on the amenity of the adjoining properties and streetscape. It is considered that the departures to the deemed-to-comply provisions relating to wall height further contribute to the impact of building bulk and scale on the adjoining and nearby properties. The cumulative impact of the reduced lot boundary setback, additional wall height and lack of landscaping is considered to result in an undesirable built form outcome. The development does not satisfy the Design Principles Policy No. 7.1.1 – Built Form. As such, it is recommended that Council refuse the application for the reasons outlined in the recommendation.

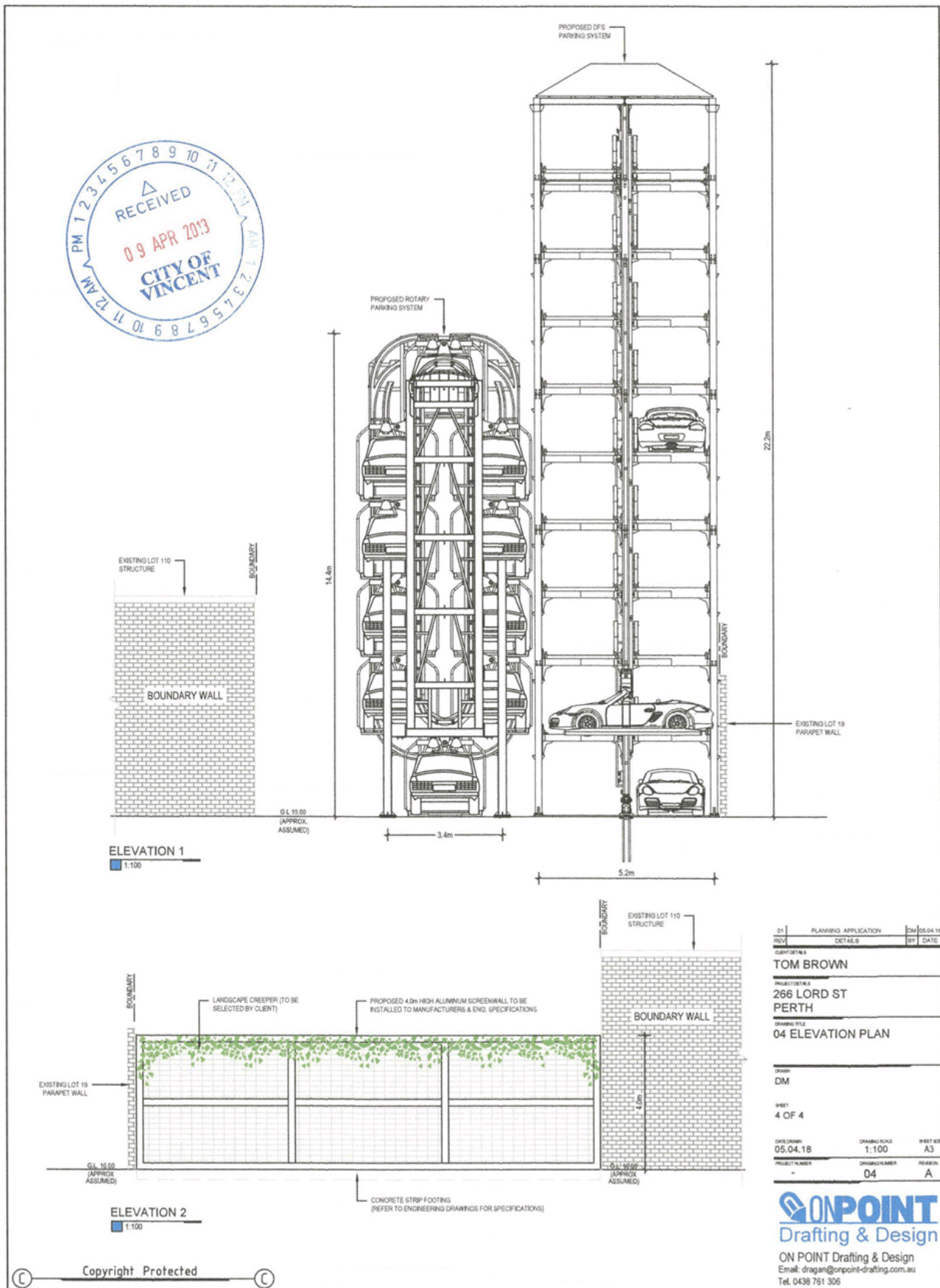














PROPOSED CAR STACKERS TO EXISTING COMMERCIAL USE 266 LORD STREET, PERTH

This report has been prepared by Urbanista Town Planning on behalf of the owners of 266 Lord Street, Perth.



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CONTENTS

INTRODUCTION.....	3
SITE CONTEXT	4
SURROUNDING LAND USE AND SUBJECT SITE	4
THE PROPOSAL.....	5
PLANNING FRAMEWORK.....	6
Metropolitan Region Scheme	6
City of Vincent Town Planning Scheme No. 2 (TPS No. 2).....	6
City of Vincent Local Planning Strategy No. 2	6
Draft Perth and Peel at 3.5 Million	7
Planning and Development (Local Planning Schemes) Regulations 2015: Schedule 2: Deemed Provisions	7
City of Vincent Policy 7.1.1: Built Form Policy	7
LAND USE.....	7
DEVELOPMENT ASSESSMENT	7
City of Vincent Local Planning Policy 7.1.1 – Built Form	8
SUMMARY OF SUBMISSIONS.....	9
CLAUSE 67 OF THE DEEMED PROVISIONS.....	14
CONCLUSION.....	17

INTRODUCTION

This report relates to the proposed development at 266 Lord Street, Perth. This development includes the construction of two different style car stackers to an existing commercial use.

This report provides a detailed assessment of the proposal in accordance with the City of Vincent *Town Planning Scheme No. 2* and associated planning framework. Variations which are proposed have been considered against the respective objectives and design principles.

Urbanista Town Planning has met with the City's Director of Planning Services on a similar proposal. After this meeting, discussions have been had with the City's officers with respect to this proposal. It was advised that this proposal is not required to undergo the Design Advisory Committee process and can be considered by the City on its merits.

Fabcar which is the business that currently occupies the business sells performance, luxury, import and mobility vehicles. The proposal is a smart option to retain these types of uses within a commercial/residential area without impacting the streetscape with expansive 'car yards'.



FIGURE 1 - SITE LOCATION - ADAPTED: NEARMAPS

SITE CONTEXT

The subject site at 266 Lord Street, Perth is located on a 'blue road' being a other regional road route for metropolitan Perth. The existing building has been in existence for decades and subsequently approved by the City of Vincent (formally City of Perth). The proposed development does not alter the existing building rather utilises an unused area of land to the rear of the building (currently occupying car parking). A context map is provided in figure 2.



FIGURE 2 - CONTACT MAP - ADAPTED: NEARMAPS

SURROUNDING LAND USE AND SUBJECT SITE

Surrounding land uses have undergone recent change resulting from an increase in built form density, however the area largely will continue to be a mixture of commercial, light industrial and residential land uses in accordance with the City's Local Planning Scheme No. 2.

All properties with a frontage to Lord Street up to Summers Street have a zoning of 'commercial' with properties directly behind having a density code of Residential 'R60'.

The site is also subject to road widening along Lord Street, however this application does not propose to alter the current access arrangement. The site is currently occupied by an approved car sales premises. The current business known as Fabcar operates a high-end dealership, which offers a unique experience to its clients.

As identified in figures 2 and 3, Lord Street includes three main corner site redevelopments which include building heights of six and seven storeys. Adjoining the subject site is a commercial two storey office building (268 Lord Street, Perth) and 'Magic Car Wash'. The magic car wash currently exists on a property owned by the Western Australian Planning Commission and has recently commenced operating (264 Lord Street, Perth).



FIGURE 3 - STREET PERSPECTIVE SOUTH DOWN LORD STREET - ADAPTED: NEARMAPS

THE PROPOSAL

The proposed application is for two car stackers located at the rear of the subject site. The car stackers are known as a 'rotary' system and a 'DFS' system. Both systems are proposed to store vehicles for the existing use on the site and provide user parking. The operation of the car stackers will occur during business hours on an ad-hoc basis to allow stock to be stored within the systems.

The proposed rotary system has a height of 14.4m and the DFS system has a height of 21m. Both systems have a rear setback of 5.5m from the rear boundary, with the DFS system proposed to be on the boundary of No. 268 Lord Street, Perth and 3m to No. 142 Summers Street, Perth.

In addition to the above, an aluminium screen with a height of four metres is proposed along the rear boundary. The screen is proposed to be planted with a landscape creeper to sustain a level of amenity to the adjoining residential dwellings.

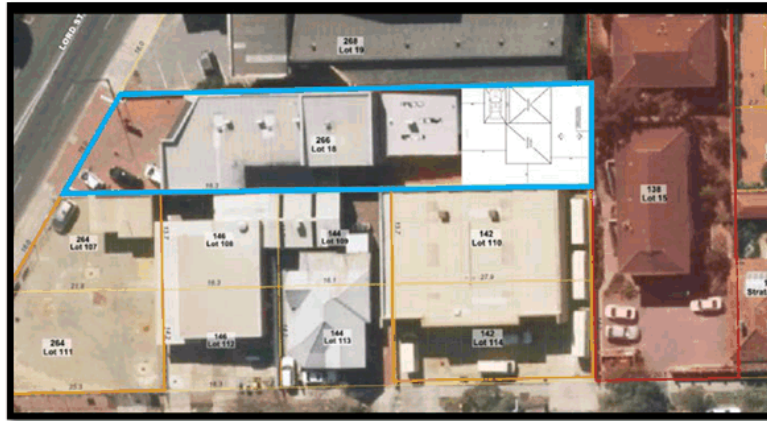


FIGURE 4 - OVERLAY PLAN ON AERIAL - ADAPTED CITY OF VINCENT INTRAMAPS

PLANNING FRAMEWORK

Metropolitan Region Scheme

The subject site is zoned Urban under the Metropolitan Regional Scheme. The proposed development is consistent with this zoning.

City of Vincent Town Planning Scheme No. 2 (TPS No. 2)

The site is zoned 'commercial' under TPS No. 2 as identified in figure 5.



FIGURE 5 - CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2 MAPS

City of Vincent Local Planning Strategy No. 2

The 2014 Local Planning Strategy No. 2 provides generalised guidance on development in the City of Vincent. There is a significant emphasis that Lord Street is an 'other regional road' and is a primary passage for passenger vehicles entering and exiting the Perth CBD.

The Strategy states that Lord Street has seven operating bus routes, which accounts to 130 trips per weekday, 76 trips on Saturday and 39 trips on Sundays and public holidays. Based on the high frequency public transport route the strategy identifies this location as an opportunity for greater density development. It also states that the area should retain a mixture of commercial and residential land uses and provide opportunity for innovation.

Draft Perth and Peel at 3.5 Million

Draft Perth and Peel @ 3.5 Million is the high-level strategic planning framework for the Perth and Peel region. The draft Perth and Peel @ 3.5 Million proposes five strategic themes for a liveable, prosperous, connected, sustainable and collaborative City. The framework states that for Perth we should have a connected City that provides “a network of connected activity centres which deliver employment, entertainment and high-density lifestyle choices”.

Planning and Development (Local Planning Schemes) Regulations 2015: Schedule 2: Deemed Provisions

Under section 257B(3) of the *Planning and Development Act 2005* if a deemed provision is inconsistent with TPS No. 2 (or the gazetted Local Planning Scheme), the deemed provision supersedes the TPS No. 2 provision.

City of Vincent Policy 7.1.1: Built Form Policy

The subject site falls within the ‘Transit Corridors’ of the City’s Local Planning Policy 7.1.1 – Built Form. Preliminary discussions with the City with respect to this application has clarified that the proposal cannot be considered against the deemed-to-comply requirements of the policy as the site is zoned ‘commercial’ and the existing and proposed development is commercial in nature. Notwithstanding, the development has been considered against a height of 19.5m and a rear setback of 6.5m.

LAND USE

The City has approved the proposed land use and building. In addition to this, a landscaping plan was approved on 22 May 1995 which we will consider reinstating upon approval of this application.

DEVELOPMENT ASSESSMENT

As detailed above, the subject site is zoned ‘commercial’ and proposes a 1.5m height variation to the 19.5 height requirement contained in LPP 7.1.1. In addition to a 1m, rear setback variation to the required 6.5m in accordance with LPP 7.1.1. As such, these variations have been considered against the Built Form policies design principles within the following table.

City of Vincent Local Planning Policy 7.1.1 – Built Form

Design Principle	Justification
Height	
P4.2.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape	<p>The proposed car stackers are located to the rear of the site, approximately 58m from the front boundary. The car stackers will not be immediately visible from the primary street of Lord Street. The car stackers will be screened by the high rise development at No. 280 Lord Street, Perth for traffic travelling southbound on Lord Street. The stackers will also be concealed from view for northbound traffic due to the high rise development at No. 262 Lord Street.</p> <p>The adjoining properties to the north and south of the subject site have two and three storey boundary walls to the subject site. These two sites are also commercial in nature. As such, there is no amenity impact on these two sites as the development will not be visible.</p> <p>No. 138 Summers Street, Perth is occupied by multiple dwellings that appear to be in single ownership. The subject site abuts the pathway and non-habitable rooms to the multiple dwellings. The habitable areas of the multiple dwellings are along the eastern boundary and will not be affected by the proposal. The car stackers have a width of 3.4m and 5.2m respectively and are not overly bulky, the proposed rear setback and screen fence will assist in ameliorating any perceived bulk on the adjoining property. Given it adjoins the non-habitable portion of the residential development the proposal is considered not to unduly impact the adjoining property.</p>
P4.2.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	The car stackers are strategically located to provide a 5.5m setback to the rear boundary to offset any direct impact. The aluminium screen fence which is proposed to incorporate a landscaped creeper is also proposed to reduce the perceived impact of the development.
P4.2.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	No fill or excavation is required.
P4.2.4 Design which minimises overlooking and overshadowing where it impacts residential development.	There is no overlooking or overshadowing onto residential dwellings.

City of Vincent Local Planning Policy 7.1.1 – Built Form

P4.2.5 The City may approve development which exceeds the maximum height stated in table 4 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P4.2.1 – P4.2.4

Not applicable.

Setbacks

P4.3.1 Development which incorporates design elements that reduce the impact of building bulk.

As discussed above, a 4m high aluminium screen fence is proposed which will include a landscaped creeper to provide a higher level of amenity to the adjoining residential lot. This will provide a greater level of amenity than what is currently afforded to the site from the buildings at No. 146 Summers Street and No. 268 Lord Street.

P4.3.2 Development which maximises natural light access, natural ventilation, internal and external privacy.

The proposed stackers do not overshadow the residential multiple dwellings at No. 138 Summers Street, Perth.

P4.3.3 Setbacks that facilitate the provision of landscaping.

A setback of 5.5m is proposed to the rear. As part of this setback a creeper will be planted and will grow over and along the 4m high aluminium screen fence.

P4.3.4 Development which activates and addresses rights of way.


Not applicable.

SUMMARY OF SUBMISSIONS

The City advertised the proposal, whereby several submissions were made. The following table includes the summary of each objections and our associated comments.

Comments Received in Objection:	Applicant Comment:
<p><u>Height</u></p> <ul style="list-style-type: none"> The scale of the development is considered excessive and unacceptable for this location. The subject site's street frontage is too narrow to accommodate a 	<ul style="list-style-type: none"> The proposed DFS system proposes a variation of 1.5m in height. However, the DFS system only has a width of 5.2m which reduces the overall perceived bulk and scale of the proposal. Existing buildings along Lord Street are of similar heights which have a more significant bulk as these buildings have significant site cover and the height is pushed to all boundaries.

Comments Received in Objection:	Applicant Comment:
<p>structure at the proposed height.</p> <ul style="list-style-type: none"> The development is significantly taller than the nearby residential and commercial properties. The development does not meet the Local Housing Objectives for Building Height outlined in the City's Built Form Policy. 	<ul style="list-style-type: none"> The lot width is not a consideration in relation to height. Notwithstanding, the proposed car stacker is only 5.2m wide. The proposal does meet the housing objectives for Building Height contained in the City's policy as outlined within this report.
<p><u>Amenity</u></p> <ul style="list-style-type: none"> The development is significantly higher than its immediate surrounds. The development would be clearly visible and pose an 'eye sore' that extends beyond its immediate neighbours. The screen is considered insufficient to mitigate the visual impact on the nearby residential properties. The development is visible from the nearby residential balconies and barbeque/pool area. The development will reduce the amenity of these areas and restrict the ability for residents to enjoy these spaces. The development will impact on both nearby commercial properties and residential properties. <i>'Car stackers are ugly pieces of equipment that do not belong near residential homes and in an area of future development.'</i> 	<ul style="list-style-type: none"> The only potential property the proposal would impact is the rear dwellings. However, the elevations which face the subject site comprise of non-habitable rooms and service access as demonstrated in the below photographs. The proposal also proposes a 4m high steel framed structure which is intended to grow a suitable 'creeper' to facilitate a green wall which would elevate the amenity to the adjoining property which currently have views of dilapidated fencing and large boundary walls. The rear residential properties do not have a pool or BBQ area. A pool is located at 280 Lord Street, however this is at ground level and is screened by a two storey parapet wall. The proposed car stacker will be setback in excess of 22m from the boundary of 280 Lord Street and will not be visible at ground level when interacting in the pool area. The adjoining commercial properties have not raised objections to the proposed development as they too have two to three storey parapet walls abutting the subject site. Therefore, the proposal will not be visible nor impact their amenity. The area is zoned 'commercial' the approved use is commercial in nature; the proposed structures are commercial in nature. The car stackers are an innovative way of providing car parking on a site and facilitating a modern way for car sales premises. This concept is not dissimilar to what is an established model within Victoria and Japan.

Comments Received in Objection:	Applicant Comment:
View to 138 Summer Street, Perth from the subject property:	
	
<p><u>Setbacks</u></p> <ul style="list-style-type: none"> The proposed setbacks are inadequate to address the 'incongruity' of the development and the development's impact on the nearby residential properties. The development does not meet the Local Housing Objectives for lot boundary setbacks outlined in the City's Built Form Policy. 	<ul style="list-style-type: none"> As demonstrated within this report the proposed rear setback is 5.5m in lieu of 6.5m which is considered minor given the width of the proposed car stackers are not considered dominate. The proposed car stackers can be screened to provide a higher level of amenity, and a condition on the planning approval can be applied to this effect. However, a 4m high screen with landscaping is proposed to facilitate a high degree of amenity to the rear residential properties.

Comments Received in Objection:	Applicant Comment:
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> The development will block the nearby properties access to natural light from the balconies and within the dwellings. The development will overshadow the nearby residential properties' common outdoor area and reduce the quality and useability of these spaces. 	<ul style="list-style-type: none"> The proposal does not overshadow residential properties.
<p><u>Character</u></p> <ul style="list-style-type: none"> The proposed car stackers are not consistent with the character of the area. The development will have a negative impact on the streetscape. <i>'The subject site is surrounded by buildings that are, in contrast, of a residential or light commercial nature, the mechanical and industrial nature of the development is not congruent to the neighbourhood in terms of visual character.'</i> 	<ul style="list-style-type: none"> This area has traditionally been made up of commercial and light industrial uses, which is an extension of Claisebrook North. The residential development emerging along Lord Street only form part of the current fabric. The City's Local Planning Strategy clearly states that a mixture of uses is preferred in this precinct, to retain its diversity and local economy/employment. Furthermore, the proposed use has been approved.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> The proposed landscaping is inadequate to reduce the impact of the development on the nearby residential properties. The proposal does not indicate any significant landscaping to reduce impact on nearby residential properties. 	<ul style="list-style-type: none"> Should this application be approved the landscaping will be reinstated in accordance with the planning approval granted of 22 May 1995.

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> The proposal does not increase or improve tree and vegetation coverage or provide a sense of open space between buildings. The proposal does not provide for landscape design which increases the amenity for the nearby properties and street. 	
<p><u>Traffic</u></p> <ul style="list-style-type: none"> The proposal will increase traffic on Lord Street and put more pressure on the Bulwer Street and Lord Street intersection, which is already busy at peak hour. The subject site is not appropriate for a large car yard. The existing car yard has already created issues with parking within the surrounding streets. The capacity of the subject site's car parking should have been considered by the landowner at the time of purchase. The development is not suited to the subject site. 	<ul style="list-style-type: none"> The approved use is not proposing to be modified. Car parking is compliant in accordance with the original approval. The additional car bays available in the car stacker are attributed to storage of vehicles and enable a 'new way' of showcasing the high-end vehicles without the need to have large format show rooms.
<p><u>Noise</u></p> <ul style="list-style-type: none"> The noise generated by the development and the impact on the nearby residential properties. The impact of noise is unknown in a car stacker of this scale. The cumulative impact of the noise by the car stackers and the car wash will significantly 	<ul style="list-style-type: none"> The manufacturer has advised that the proposal is compliant with the Health Regulations. Notwithstanding, we are happy to accept a condition for an acoustic report.

Comments Received in Objection:	Applicant Comment:
impact the nearby residential properties.	
<u>Other</u> <ul style="list-style-type: none"> The development would block access to City views from the balconies of the nearby residential properties. The development will increase the number of cars and pollution, which may have health impacts this may have on the nearby residential properties. The development will impact on the property values of the nearby residential properties. The development should be moved back further into the mixed use zone, where there is minimum impact of residential properties. The development should be located around the industrial zone or near the Claisebrook train station. 	<ul style="list-style-type: none"> The City's Local Planning Policy 7.1.1 does not consider significant views or property values. Not considered relevant planning matter.

CLAUSE 67 OF THE DEEMED PROVISIONS

In addition to the above, the proposed use as whole has been considered in accordance with clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* as follows:

Clause 67	Response
(a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The existing use has been approved by the City. The proposed car stackers are considered to comply with the provisions of the Scheme.
(b) <i>the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes)</i>	Nil.

Clause 67	Response
<i>Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	
<i>(c) any approved State planning policy;</i>	Nil.
<i>(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);</i>	NA.
<i>(e) any policy of the Commission;</i>	NA.
<i>(f) any policy of the State;</i>	Perth and Peel @ 3.5 Million.
<i>(g) any local planning policy for the Scheme area;</i>	Local Planning Policy 7.1.1 – as discussed within this report.
<i>(h) any structure plan, activity centre plan or local development plan that relates to the development;</i>	NA.
<i>(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;</i>	N/A
<i>(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;</i>	N/A
<i>(k) the built heritage conservation of any place that is of cultural significance;</i>	N/A
<i>(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	N/A
<i>(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	The proposal has been considered against the LH and objections of LPP 7.1.1 contained within this report.
<i>(n) the amenity of the locality including the following —</i> <i>(i) environmental impacts of the development;</i> <i>(ii) the character of the locality;</i> <i>(iii) social impacts of the development;</i>	The proposal has been considered against the LH and objectives of LPP 7.1.1 contained within this report. Overall the proposed minor variation of 1.5m to height and 1m to rear setbacks is not considered to cause undue environment, character or social impacts to the locality.
<i>(o) the likely effect of the development on the natural environment or water resources and any</i>	Nil.

Clause 67	Response
<i>means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;</i>	
<i>(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i>	The landscaping as approval on 22 May 1995 will be reinstated upon approval of this application.
<i>(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;</i>	NA.
<i>(r) the suitability of the land for the development taking into account the possible risk to human health or safety;</i>	The proposed development is unlikely to risk human health or safety.
<i>(s) the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	Proposed access has already been approved and is not proposed to be altered as part of this application.
<i>(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i>	Status quo.
<i>(u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability;</i>	The proposed development provides adequate facilities as stated within this report.
<i>(v) The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	NA.
<i>(w) the history of the site where the development is to be located;</i>	NA.
<i>(x) the impact of the development on the community as a whole notwithstanding the</i>	The proposed development is an innovative way of taking a traditional

Clause 67	Response
<i>impact of the development on particular individuals</i>	open sales showroom to a modern car sales premises aligned with more progressive countries and places around the world. The proposed development will not impact the community as it is significantly setback from the streetscape and the width of the proposed stackers are slim.
<i>(y) any submissions received on the application;</i>	Responses have been provided as part of this report.
<i>(za) the comments or submissions received from any authority consulted under clause 66;</i>	Responses have been provided as part of this report.
<i>(zb) any other planning consideration the local government considers appropriate.</i>	N/A

CONCLUSION

In light of the above, the proposed development is considered not to unduly impact upon the primary street of Lord Street due to its significant setback of approximately 58m. Furthermore, the development has been thoughtfully considered and its location provides separation to the abutting multiple dwellings non-habitable areas. Therefore, it is requested that the City of Vincent consider the application on its merits and support the proposal.

Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<p><u>Height</u></p> <ul style="list-style-type: none"> The scale of the development is considered excessive and unacceptable for this location. The subject site's street frontage is too narrow to accommodate a structure at the proposed height. The development is significantly taller than the nearby residential and commercial properties. The development does not meet the Local Housing Objectives for Building Height outlined in the City's Built Form Policy. 	<p>The development has been assessed against the Design Principles for Building Height under Clause 4.2 of the City's Built Form Policy. The development is not considered to meet the Design Principles of the Built Form policy as the proposed development:</p> <ul style="list-style-type: none"> Has not been designed to minimise amenity impacts on neighbouring properties; and Does not incorporate sufficient design features to reduce the impact of height, bulk and scale. <p>In light of the above, the proposed departures from the deemed-to-comply requirement for building height are not supported.</p>
<p><u>Setbacks</u></p> <ul style="list-style-type: none"> The proposed setbacks are inadequate to address the 'incongruity' of the development and the development's impact on the nearby residential properties. The development does not meet the Local Housing Objectives for lot boundary setbacks outlined in the City's Built Form Policy. 	<p>The development has been assessed against the Design Principles for Lot Boundary Setbacks under Clause 4.3 of the City's Built Form Policy. The development is not considered to meet the Design Principles of the Built Form policy as the proposed development:</p> <ul style="list-style-type: none"> Has not been designed to incorporate elements that reduce the impact of building bulk; and Does not incorporate a sufficient setback to facilitate the provision of landscaping. <p>In light of the above, the proposed lot boundary setbacks are not supported.</p>
<p><u>Amenity</u></p> <ul style="list-style-type: none"> The development is significantly higher than its immediate surrounds. The development would be clearly visible and pose an 'eye sore' that extends beyond its immediate neighbours. The screen is considered insufficient to mitigate the visual impact on the nearby residential properties. The development is visible from the nearby residential balconies and barbeque/pool area. The development will reduce the amenity of these areas and restrict the ability for residents to enjoy these spaces. The development will impact on both nearby commercial properties and residential properties. 'Car stackers are ugly pieces of equipment that do not belong near residential homes and in an area of future development.' 	<p>As above.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Character</u></p> <ul style="list-style-type: none"> The proposed car stackers are not consistent with the character of the area. The development will have a negative impact on the streetscape. <i>'The subject site is surrounded by buildings that are, in contrast, of a residential or light commercial nature, the mechanical and industrial nature of the development is not congruent to the neighbourhood in terms of visual character.'</i> 	<p>As above.</p>
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> The development will block the nearby properties access to natural light from the balconies and within the dwellings. The development will overshadow the nearby residential properties' common outdoor area and reduce the quality and useability of these spaces. 	<p>The only residential development located adjoining the subject site is the existing multiple dwellings located to the east at No. 138 Summers Street. As the multiple dwellings are located to the east, the dwellings will not be impacted by overshadowing. It is noted that the adjoining properties to the north and south are commercial and therefore not subject to the deemed-to-comply requirements for overshadowing.</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> The proposed landscaping is inadequate to reduce the impact of the development on the nearby residential properties. The proposal does not indicate any significant landscaping to reduce impact on nearby residential properties. The proposal does not increase or improve tree and vegetation coverage or provide a sense of open space between buildings. The proposal does not provide for landscape design which increases the amenity for the nearby properties and street. 	<p>The development has been assessed against the Design Principles for Landscaping under Clause 4.10 of the City's Built Form Policy. The development is not considered to meet the Design Principles of the Built Form policy as the proposed development:</p> <ul style="list-style-type: none"> Has not been designed with sufficient landscaping to reduce the impact on the adjoining residential properties. <p>In light of the above, the proposed development is not supported.</p>
<p><u>Traffic</u></p> <ul style="list-style-type: none"> The proposal will increase traffic on Lord Street and put more pressure on the Bulwer Street and Lord Street intersection, which is already busy at peak hour. The subject site is not appropriate for a large car yard. The existing car yard has already created issues with parking within the surrounding streets. The capacity of the subject site's car parking should have been considered by the landowner at the time of purchase. The development is not suited to the subject site. 	<p>The proposed car stacking structure will primarily be for the storage and rotation of vehicle sales stock. The storage of vehicles is not considered to increase the number of vehicles trips to the subject site.</p> <p>The development will require the removal of three approved car bays at the rear of the subject site. The three car bays being removed will be accommodated for within the car stacking structure. Meaning the site will still be compliant with the number of car bays required as part of the previous approval.</p> <p>The site has approval for the Motor Vehicle Sales. This application does not impact on the approved use of the site.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Noise</u></p> <ul style="list-style-type: none"> • The noise generated by the development and the impact on the nearby residential properties. • The impact of noise is unknown in a car stacker of this scale. • The cumulative impact of the noise by the car stackers and the car wash will significantly impact the nearby residential properties. 	<p>The City's Administration requested the applicant provide an acoustic. However the applicant has not provided an acoustic report or any technical information confirming the noise levels that will be generated by the car stackers. Given the noise impact of the development is unknown, the City cannot confirm if the development is capable of complying with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>The nearby car wash is located on a separate lot and is not subject to this development application.</p>
<p><u>Other</u></p> <ul style="list-style-type: none"> • The development would block access to City views from the balconies of the nearby residential properties. • The development will increase the number of cars and pollution, which may have health impacts this may have on the nearby residential properties. • The development will impact on the property values of the nearby residential properties. • The development should be moved back further into the mixed use zone, where there is minimum impact of residential properties. <i>'The development should be located around the industrial zone or near the Claisebrook train station.'</i> 	<ul style="list-style-type: none"> • There are no policies adopted or endorsed by the City in regards to access to views of significance. Any perceived disruptions to views cannot be considered through the development application process. • The site has approval for the Motor Vehicle Sales. This application does not impact on the approved use of the site. The perceived impacts of car pollution cannot be considered as part of the development application process. • The potential or perceived impact on property values is not a planning consideration and cannot be considered through the development application process. • The site has approval for the Motor Vehicle Sales. This application does not impact on the approved use of the site.

SUMMARY OF SUBMISSIONS

The City advertised the proposal, whereby several submissions were made. The following table includes the summary of each objections and our associated comments.

Comments Received in Objection:	Applicant Comment:
<u>Height</u> <ul style="list-style-type: none">The scale of the development is considered excessive and unacceptable for this location.The subject site's street frontage is too narrow to accommodate a	<ul style="list-style-type: none">The proposed DFS system proposes a variation of 1.5m in height. However, the DFS system only has a width of 5.2m which reduces the overall perceived bulk and scale of the proposal. Existing buildings along Lord Street are of similar heights which have a more significant bulk as these buildings have significant site cover and the height is pushed to all boundaries.

Comments Received in Objection:	Applicant Comment:
<p>structure at the proposed height.</p> <ul style="list-style-type: none"> The development is significantly taller than the nearby residential and commercial properties. The development does not meet the Local Housing Objectives for Building Height outlined in the City's Built Form Policy. 	<ul style="list-style-type: none"> The lot width is not a consideration in relation to height. Notwithstanding, the proposed car stacker is only 5.2m wide. The proposal does meet the housing objectives for Building Height contained in the City's policy as outlined within this report.
<p><u>Amenity</u></p> <ul style="list-style-type: none"> The development is significantly higher than its immediate surrounds. The development would be clearly visible and pose an 'eye sore' that extends beyond its immediate neighbours. The screen is considered insufficient to mitigate the visual impact on the nearby residential properties. The development is visible from the nearby residential balconies and barbeque/pool area. The development will reduce the amenity of these areas and restrict the ability for residents to enjoy these spaces. The development will impact on both nearby commercial properties and residential properties. <i>'Car stackers are ugly pieces of equipment that do not belong near residential homes and in an area of future development.'</i> 	<ul style="list-style-type: none"> The only potential property the proposal would impact is the rear dwellings. However, the elevations which face the subject site comprise of non-habitable rooms and service access as demonstrated in the below photographs. The proposal also proposes a 4m high steel framed structure which is intended to grow a suitable 'creeper' to facilitate a green wall which would elevate the amenity to the adjoining property which currently have views of dilapidated fencing and large boundary walls. The rear residential properties do not have a pool or BBQ area. A pool is located at 280 Lord Street, however this is at ground level and is screened by a two storey parapet wall. The proposed car stacker will be setback in excess of 22m from the boundary of 280 Lord Street and will not be visible at ground level when interacting in the pool area. The adjoining commercial properties have not raised objections to the proposed development as they too have two to three storey parapet walls abutting the subject site. Therefore, the proposal will not be visible nor impact their amenity. The area is zoned 'commercial' the approved use is commercial in nature; the proposed structures are commercial in nature. The car stackers are an innovative way of providing car parking on a site and facilitating a modern way for car sales premises. This concept is not dissimilar to what is an established model within Victoria and Japan.

Comments Received in Objection:	Applicant Comment:
View to 138 Summer Street, Perth from the subject property:	
	
<p><u>Setbacks</u></p> <ul style="list-style-type: none"> The proposed setbacks are inadequate to address the 'incongruity' of the development and the development's impact on the nearby residential properties. The development does not meet the Local Housing Objectives for lot boundary setbacks outlined in the City's Built Form Policy. 	<ul style="list-style-type: none"> As demonstrated within this report the proposed rear setback is 5.5m in lieu of 6.5m which is considered minor given the width of the proposed car stackers are not considered dominate. The proposed car stackers can be screened to provide a higher level of amenity, and a condition on the planning approval can be applied to this effect. However, a 4m high screen with landscaping is proposed to facilitate a high degree of amenity to the rear residential properties.

Comments Received in Objection:	Applicant Comment:
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> The development will block the nearby properties access to natural light from the balconies and within the dwellings. The development will overshadow the nearby residential properties' common outdoor area and reduce the quality and useability of these spaces. 	<ul style="list-style-type: none"> The proposal does not overshadow residential properties.
<p><u>Character</u></p> <ul style="list-style-type: none"> The proposed car stackers are not consistent with the character of the area. The development will have a negative impact on the streetscape. <i>'The subject site is surrounded by buildings that are, in contrast, of a residential or light commercial nature, the mechanical and industrial nature of the development is not congruent to the neighbourhood in terms of visual character.'</i> 	<ul style="list-style-type: none"> This area has traditionally been made up of commercial and light industrial uses, which is an extension of Claisebrook North. The residential development emerging along Lord Street only form part of the current fabric. The City's Local Planning Strategy clearly states that a mixture of uses is preferred in this precinct, to retain its diversity and local economy/employment. Furthermore, the proposed use has been approved.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> The proposed landscaping is inadequate to reduce the impact of the development on the nearby residential properties. The proposal does not indicate any significant landscaping to reduce impact on nearby residential properties. 	<ul style="list-style-type: none"> Should this application be approved the landscaping will be reinstated in accordance with the planning approval granted of 22 May 1995.

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> The proposal does not increase or improve tree and vegetation coverage or provide a sense of open space between buildings. The proposal does not provide for landscape design which increases the amenity for the nearby properties and street. 	
<p><u>Traffic</u></p> <ul style="list-style-type: none"> The proposal will increase traffic on Lord Street and put more pressure on the Bulwer Street and Lord Street intersection, which is already busy at peak hour. The subject site is not appropriate for a large car yard. The existing car yard has already created issues with parking within the surrounding streets. The capacity of the subject site's car parking should have been considered by the landowner at the time of purchase. The development is not suited to the subject site. 	<ul style="list-style-type: none"> The approved use is not proposing to be modified. Car parking is compliant in accordance with the original approval. The additional car bays available in the car stacker are attributed to storage of vehicles and enable a 'new way' of showcasing the high-end vehicles without the need to have large format show rooms.
<p><u>Noise</u></p> <ul style="list-style-type: none"> The noise generated by the development and the impact on the nearby residential properties. The impact of noise is unknown in a car stacker of this scale. The cumulative impact of the noise by the car stackers and the car wash will significantly 	<ul style="list-style-type: none"> The manufacturer has advised that the proposal is compliant with the Health Regulations. Notwithstanding, we are happy to accept a condition for an acoustic report.

Comments Received in Objection:	Applicant Comment:
impact the nearby residential properties.	
<p><u>Other</u></p> <ul style="list-style-type: none"> • The development would block access to City views from the balconies of the nearby residential properties. • The development will increase the number of cars and pollution, which may have health impacts this may have on the nearby residential properties. • The development will impact on the property values of the nearby residential properties. • The development should be moved back further into the mixed use zone, where there is minimum impact of residential properties. The development should be located around the industrial zone or near the Claisebrook train station. 	<ul style="list-style-type: none"> • The City's Local Planning Policy 7.1.1 does not consider significant views or property values. • Not considered relevant planning matter.

Design Review Panel Massing Diagram



5.6 NO. 559 (LOT: 4; D/P: 1477) BEAUFORT STREET, MOUNT LAWLEY - CHANGE OF USE FROM SHOP TO SMALL BAR







TRIM Ref: D18/93286

Author: Kylie Harrison, Senior Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: South

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Applicant Submission and Development Plans [↓](#) 
3. Attachment 3 - Summary of Submissions and Administration Response [↓](#) 
4. Attachment 4 - Summary of Submissions and Applicants Response [↓](#) 
5. Attachment 5 - Parking Management Plan & Supporting Justification [↓](#) 
6. Attachment 6 - Management Plan (Revised) [↓](#) 

RECOMMENDATION:

That the Council in accordance with the provisions of the City of Vincent's Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **REFUSES** the application for a change of use from Shop to Small Bar at No. 559 (Lot: 4; D/P: 1477) Beaufort Street, Mount Lawley, for the following reason:

1. The proposal does not comply with the car parking requirements of the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements, and the proposed variation is not considered to meet the objectives of the Policy as appropriate parking will not be provided to meet the needs of users.

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from 'Shop' to 'Small Bar' at No. 559 Beaufort Street, Mount Lawley.

PROPOSAL:

This application seeks approval for a change of use from 'Shop' to 'Small Bar' for one of the two tenancies at No. 559 Beaufort Street, Mount Lawley. The application involves the following:

- The front portion of the tenancy building, which has a floor area of 19 square metres, will be retained as a Shop and will be used as a Barber Shop, comprising of four seats.
- Removal of the existing roof at the rear of the site and replacement with a canopy over a proposed alfresco area.
- Internal alterations, include the provision of three toilets, a cool room, a kitchen area, a bar area, a seating area, an internal lift and an office.
- Access to the property is proposed to be from the Beaufort Street entrance, however, the application involves an emergency egress to the Right of Way to the rear of the property.
- The entire premises is proposed to be licensed for up to 100 people, although the licensing is subject to a separate process.
- The application does not involve any on-site car parking.
- The abutting tenancy (which currently occupied by Method clothing shop) will remain unchanged.

The applicant's submission and development plans (including technical reports) are included as **Attachment 2**.

BACKGROUND:

Landowner:	D Antoniazzi, W Antoniazzi, J Antoniazzi and K Debijl
Applicant:	AJCD
Date of Application:	12 April 2018
Zoning:	MRS: Urban LPS2: Zone: Commercial
Built Form Area:	Activity Corridor
Existing Land Use:	Shop
Proposed Use Class:	Shop – “P” Use Small Bar – “A” Use
Lot Area:	310m ²
Right of Way (ROW):	Yes
Heritage List:	No

The subject site is located on Beaufort Street, south of the Vincent Street and Beaufort Street intersection. The site is zoned ‘Commercial’ and is located within the City’s Activity Corridor Built Form Area. The location of the subject site is included in **Attachment 1**.

The locality consists of a mix of residential and commercial properties. The commercial properties predominantly front Beaufort Street, and comprise a variety of retail uses. The premises subject of this proposal previously accommodated a retail store (Kartique), and comprises one of two tenancies that exist at the same property address. The building associated with this proposal is single storey with a shopfront façade consisting of shopfront windows. The property abuts a Right of Way on the rear boundary that runs between Vincent Street to the north and Harold Street to the south.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City of Vincent Policy Nos. 7.7.1 – Non-Residential Development Parking Requirements, 7.5.7 – Licenced Premises, 7.5.21 – Sound Attenuation, and 7.1.1 - Built Form. 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		✓
Car Parking		✓
Licensed Premises	✓	
Built Form	✓	

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2	
‘P’ Use	Small Bar ‘A’ Use

Car Parking	
Deemed-to-Comply Standard	Proposal
<p>Policy No. 7.7.1 – Non-Residential Development Parking Requirements</p> <p>Shop : 4.5 bays per 100m² NLA 0.23 car bays (for 19m² NLA proposed)</p> <p>Small Bar: 0.22 spaces per persons 22 car bays (based on 100 persons)</p> <p>The application requires 27 bays (rounded up from 26.23). It should be acknowledged that the tenancy already has a 5 bay shortfall, based on the approved Shop land use.</p> <p><u>Bicycle Parking</u></p> <p>Shop: 1 (0.3) bike bays (short term) 1 (0.17) bike bays (long term)</p> <p>Small Bar: 2 (1.9) bike bays (short term) 5 (4.2) bike bays (long term)</p>	<p>The application does not involve the provision of any car parking or bicycle parking bays on site</p>

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulation 2015*, for a period of 21 days commencing on 31 May 2018 and concluding on 22 June 2018. Community consultation was undertaken by means of a sign being erected on site, notice in the local newspaper 'The Voice', written notice sent to landowners within a 150 metres radius of the subject site as shown in **Attachment 1** and a notice on the City's website.

At the conclusion of the community consultation period, 11 submissions were received by the City. The submissions comprised five submissions supporting the proposal, five submissions objecting to the proposal and one submission expressing concern but neither objecting nor supporting.

A summary of the key issues raised in the objections were:

- Car Parking Shortfall will have a direct impact on the surrounding area and will exacerbate the existing car parking issues in the area;
- Proposed use of a "Small Bar" will result in an intensification of use not considered desirable in this location;
- Misrepresentation of facts submitted about the proposed use being unique to the area;
- Access to the property is via two entrances, which is cause for concern and will be difficult to Police.

A summary of the submissions and the City's comments are provided in **Attachment 3**. The applicant has provided a response to the submissions and this is included as **Attachment 4**.

Design Review Panel (DRP):

Referred to DRP No

LEGAL/POLICY:

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

- 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.

Delegation to Determine Applications:

In accordance with the City's Delegated Authority Register approved at OMC 26 June 2018, this application for development is being referred to Council for the following reasons:

- The application proposes to introduce a proposed land use of 'small bar' which is a use listed under the City's Delegation Register as a use to be determined by Council;
- The application proposes a car parking shortfall greater than five car parking bays under the minimum parking requirements of Table 1 of Local Planning Policy No. 7.7.1 – Non-Residential Development Parking Requirements; and
- Cash-in-lieu of parking or a reciprocal parking arrangement is required for all of the shortfall in onsite parking under the minimum parking requirements of Table 1 of Local Planning Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment"

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

"Economic Development"

2.1.1 *Promote business development and the City of Vincent as a place for investment appropriate to the vision for the City.*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The application has been assessed against the provisions of LPS2, the various applicable policies. The key issues identified in the assessment of the application requiring discretion by Council are discussed in detail below.

Land Use

The subject site is zoned 'Commercial' and is situated just outside the Mount Lawley 'District Centre' zone. It is located within the Activity Corridor Built Form Area of the City's Policy No. 7.7.1 – Built Form. The surrounding land uses within this locality comprise 'Small Bars', 'Shops' and 'Restaurants' and 'Showroom Warehouses'. The application proposes the retention of a 'Shop' use to the front of the property facing Beaufort Street, with the front portion of the property proposed to be operate as a Barber Shop. No alterations are proposed to the front of the building and the shopfront façade will be retained as a part of this proposed change of use.

The proposed land use of 'Small Bar', which will relate to the rear portion of the subject site, is classed as an 'A' use under LPS2 – Zoning Table. As such, the proposed 'Small Bar' use is noted as a use that is not permitted unless the City exercises its discretion by granting development approval after giving special notice in accordance in Clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

In considering the appropriateness of the use, Council shall have regard to the objectives for the Commercial zone, as follows:

- (i) *To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.*
- (ii) *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.*
- (iii) *To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*
- (iv) *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.*

The proposed 'Small Bar' is considered to meet the majority of the objectives of the Commercial zone as described above in that the mix of bar and shop is considered compatible with the existing commercial uses within the area.

The proposed use is similar to other land uses immediately opposite and nearby the subject site. The proposed change of use will also not have any impact on the streetscape pattern or building façade, which is considered a favourable and a desired outcome for this location and this subject property in particular. The objections received relating to the land use are noted, but it is also noted that a number of these submitters were from businesses who offer a similar or like service and do not relate to specific planning considerations.

Car Parking

The proposal involves an 18 shortfall, when compared to the current, approved Shop use. The applicant provided justification for the parking shortfall and a Parking Management Plan to demonstrate how the car parking shortfall could be considered. Refer **Attachment 5**.

In considering the significant variation, the following is relevant:

- City staff have suggested that the applicant potentially reduce the number of patrons, so as to reduce the extent of the variation. The applicant responded that a lesser number would make the proposed business unviable;
- The objectives of the City's Policy No. 7.7.1 are as follows:
 - "1. *To support a shift toward more active and sustainable transport modes that will reduce the dependence on single person private vehicle trips.*
 - 2. *To ensure that parking facilities do not prejudice the environmental and amenity objectives of the City's Local Planning Scheme.*
 - 3. *To ensure appropriate parking and access is provided in non-residential development to meet the needs of its users."*
- The operating hours of 'Small Bar' extends beyond "normal business" hours which means that available car parking will exist in nearby locations, including the public car parks within walking distance of the subject site.
- The subject site is located in close proximity to the Mount Lawley Town Centre which accommodates visitors who will be using alternative modes of transport, such as buses, taxis, walking and cycling.
- The proposed use of a 'Small Bar' by the very nature of its operation will generally see some of the patrons choosing to use alternative means of transport to attend the premises, including the high frequency public transport route for buses directly from the City along Beaufort Street, ride sharing (taxi, Uber or car-pooling), walking or cycling.

- There are similar land uses within the locality that will potentially attract the same patrons, who may choose to attend a number of the venues in a single visit to the area.
- As submitted by the application, the proposed shortfall would be reflective of and supportive of the City's Policy objective of facilitating *"a shift towards more active and sustainable transport modes that will result in a lesser dependence on single person private vehicle trips"*.
- There is already significant pre-existing demand and pressure on parking in the area, which has been reinforced by several the submissions received from nearby venues and local residents. The resultant impact of no car parking being provided on site is not considered to comply with the objectives of the City's Policy No. 7.7.1 as it will not meet the needs of users.
- There is no opportunity for a reciprocal parking arrangement.
- A cash-in-lieu contribution would amount to a payment of \$97,200 (at a rate of \$5,400 per bay). The applicant has stated it would be prepared to make a \$35,000 contribution, which equates to 6.48 bays.
- The City has reviewed the Car Parking Management submitted by the applicant and whilst the measures proposed to support the car parking shortfall are considered to be reasonable, the variation is significant.

Based on the above, even accounting for the cash-in-lieu contribution, it is considered that the proposed variation is excessive in the context of the objectives of Policy No. 7.7.1. The application is therefore not supported from a car parking perspective.

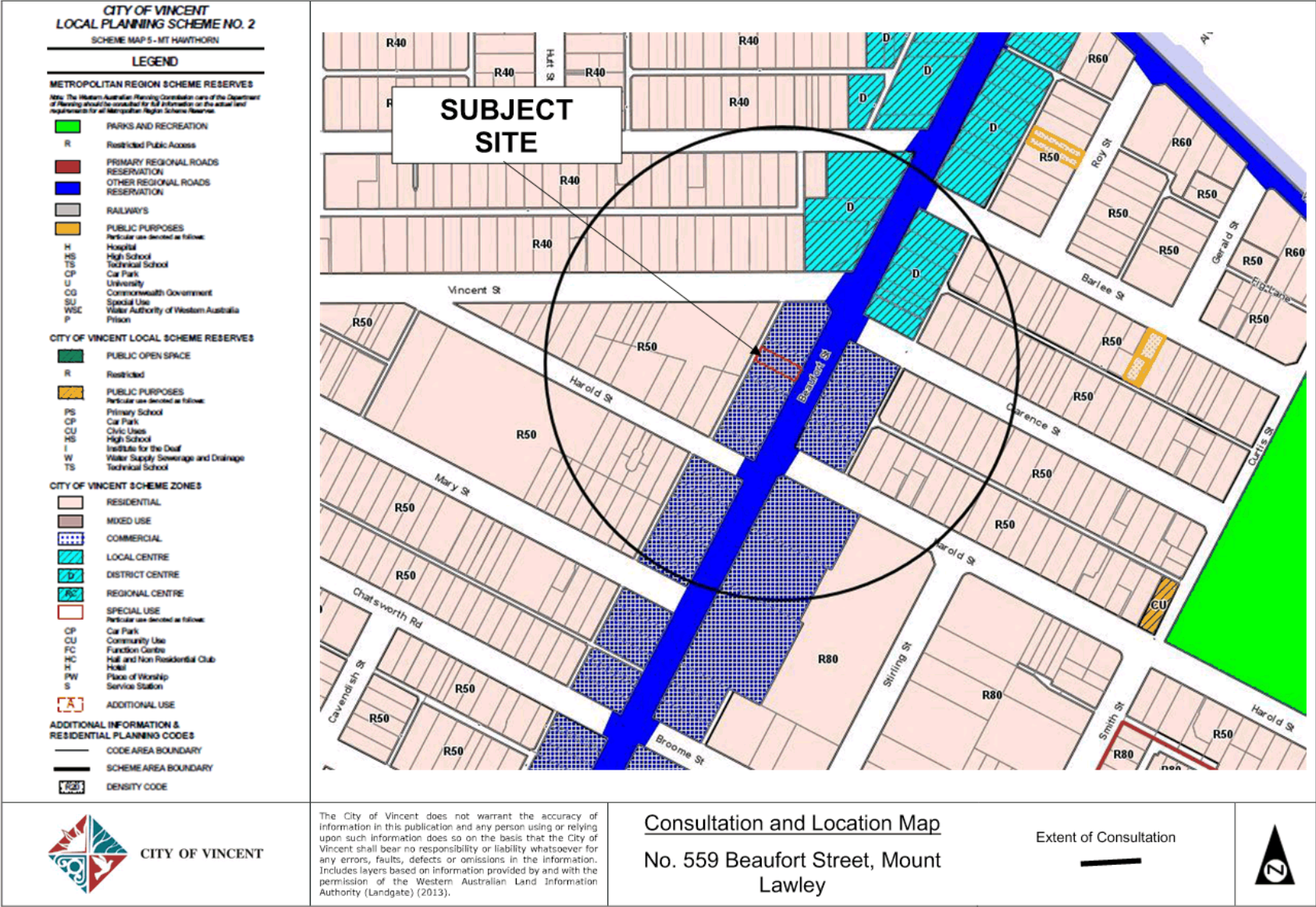
Residential Amenity


The application was also advertised to all adjoining neighbours and properties within a 150 metre radius of the subject site. No objections were received from immediately adjoining neighbours, or any residential properties within close proximity to the subject site with the exception of one property that is just within the 150 metre radius consultation area.


In accordance with Council Policies No. 7.5.7 – Licensed Premises and No. 7.5.21 – Sound Attenuation, the applicant submitted an acoustic report to support the proposal. The acoustic report concludes that if the venue contains amplified music to the internal areas only with the alfresco area restricted to patron noise only with music at background levels only then the development is capable of complying with the acceptable noise levels. The application proposes a 3.5 metre high wall surrounding the rear alfresco area which will have a significant effect on the predicted noise levels. The rear emergency door will be used in emergencies only and at all other times will mitigate potential noise impacts.

Conclusion

The proposal is considered to be an acceptable use of the site, however, given the significant variation to the car parking requirements, the application is not supported. It is therefore recommended that it be refused for the reasons outlined in the staff recommendation.








CITY OF VINCENT

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No. 559 Beaufort Street, Mount Lawley





A J C D



27 MARCH 2018

RE: The Blind Pig, 559 Beaufort St, MOUNT LAWLEY

To Whom It May Concern,

Please find attached the preliminary Development Application package for a proposed commercial development and change of use at the property Lot 4 HN 559 Beaufort Street, Mount Lawley, for your review and assessment.

The application centres on the alteration of the existing facilities (retail shop) to house and operate as a small bar venue. The proposed works are predominantly internal, utilising existing structure and layout as much as possible.

The creation of an alfresco area to the rear of the building encompasses the removal of existing roof and addition of some new columns and canopies, increasing open space to the property.

Plot Ratio, Open Space and Overshadowing considerations are not applicable to this submission, the existing parameters and building envelope are not being altered and therefore the impact of the development is not altered in anyway. Parking/Transport and Acoustic considerations have been addressed within supporting documents also attached.

Do not hesitate to contact me directly with any queries or concerns.

I look forward to hearing from you soon.

Kind Regards,

+ Ara Salomone | Director | Graduate, Master of Architecture
+ BEnvD, GSAP, MA, Hon (Architecture)



ANTHONY J. CASELLA
DESIGNERS

AJCD | EST. 1971
T +61 8 9328 6659
Email | ara@ajcd.com.au
www.AJCD.com.au

AJCD**RE: CHANGE OF USE: The Blind Pig, 559 Beaufort St, MOUNT LAWLEY**

With regards to the proposed Change of Use at the property Lot 4 HN 559 Beaufort Street, Mount Lawley, please see the supporting information below for your review and assessment.

+ NATURE OF ACTIVITY:

Change of activity from retail (current) to small bar (proposed)

+ PROPOSED HOURS AND DAYS OF OPERATION:

Monday-Sunday 10am-Midnight

+ Maximum Number of Employees at any one time:

10PAX

+ Maximum Number of expected patrons at any one time:

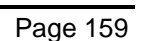
120PAX

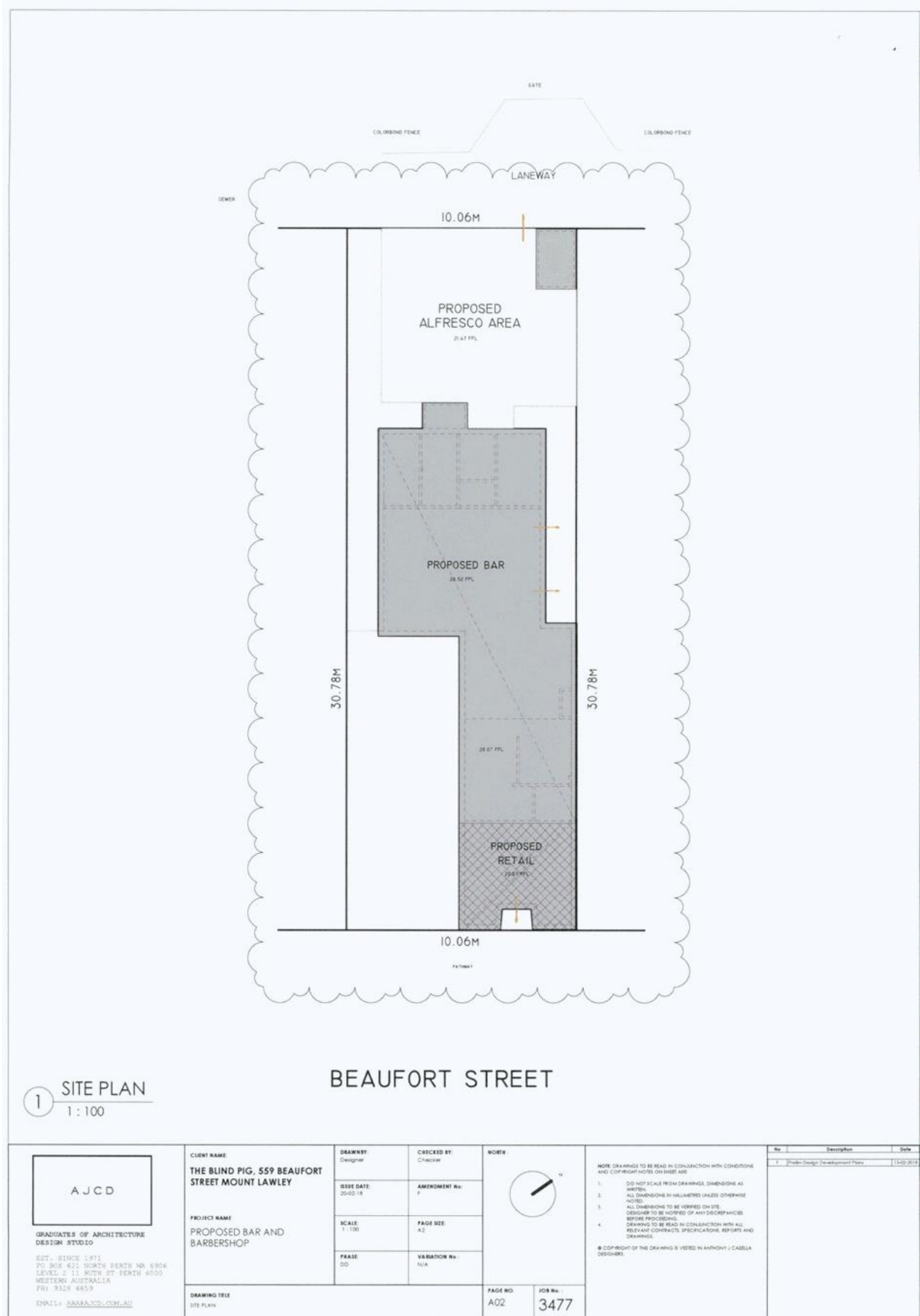
+ Any Equipment to be Used:

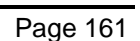
Low level DJ music and live band to be played throughout. Please refer to Acoustic Report attached for details.

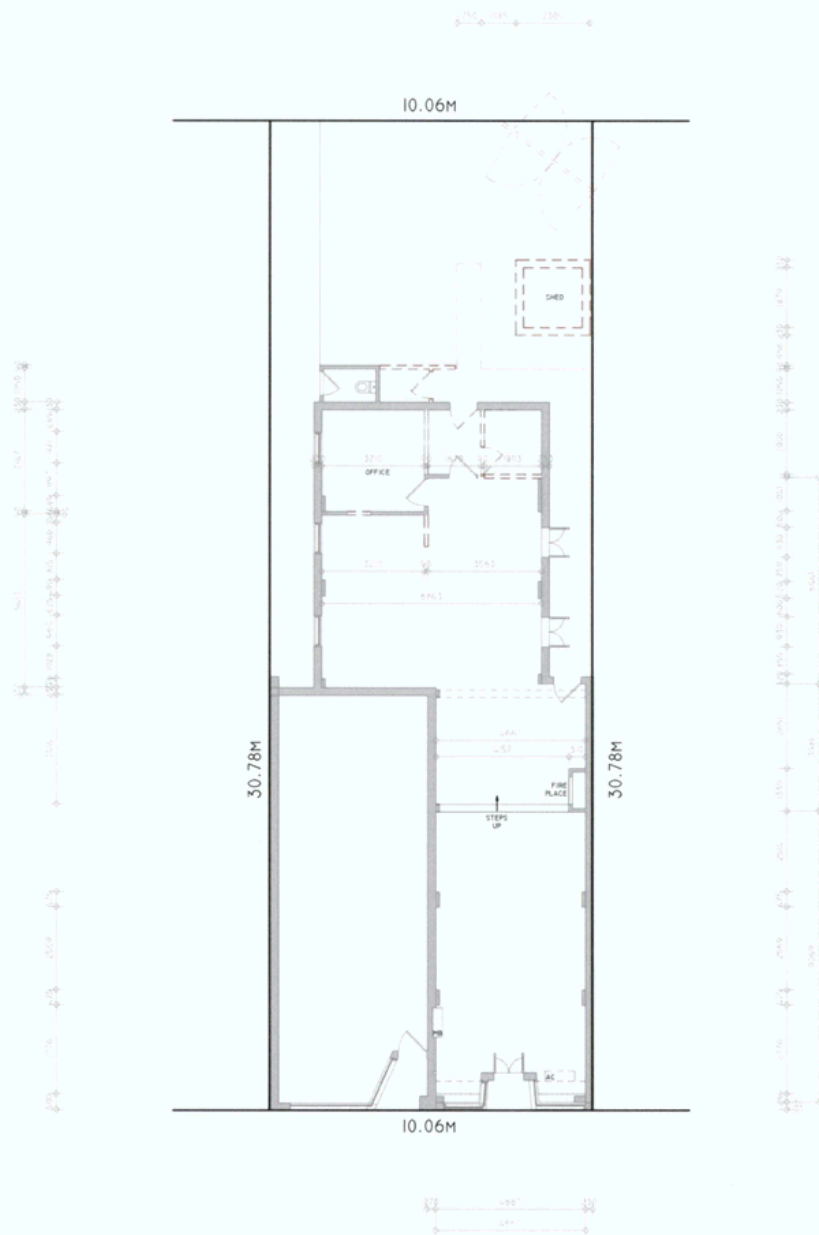
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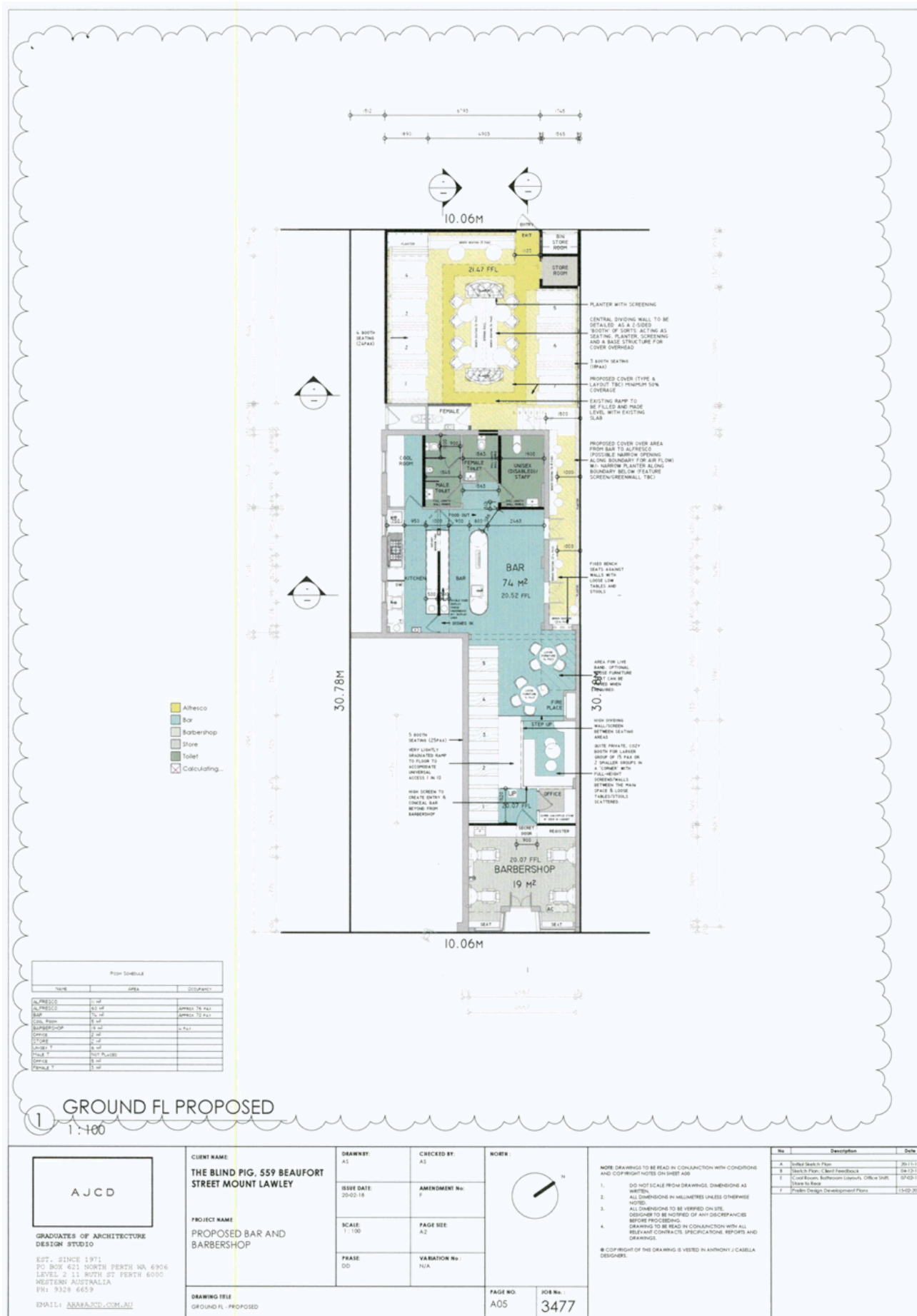


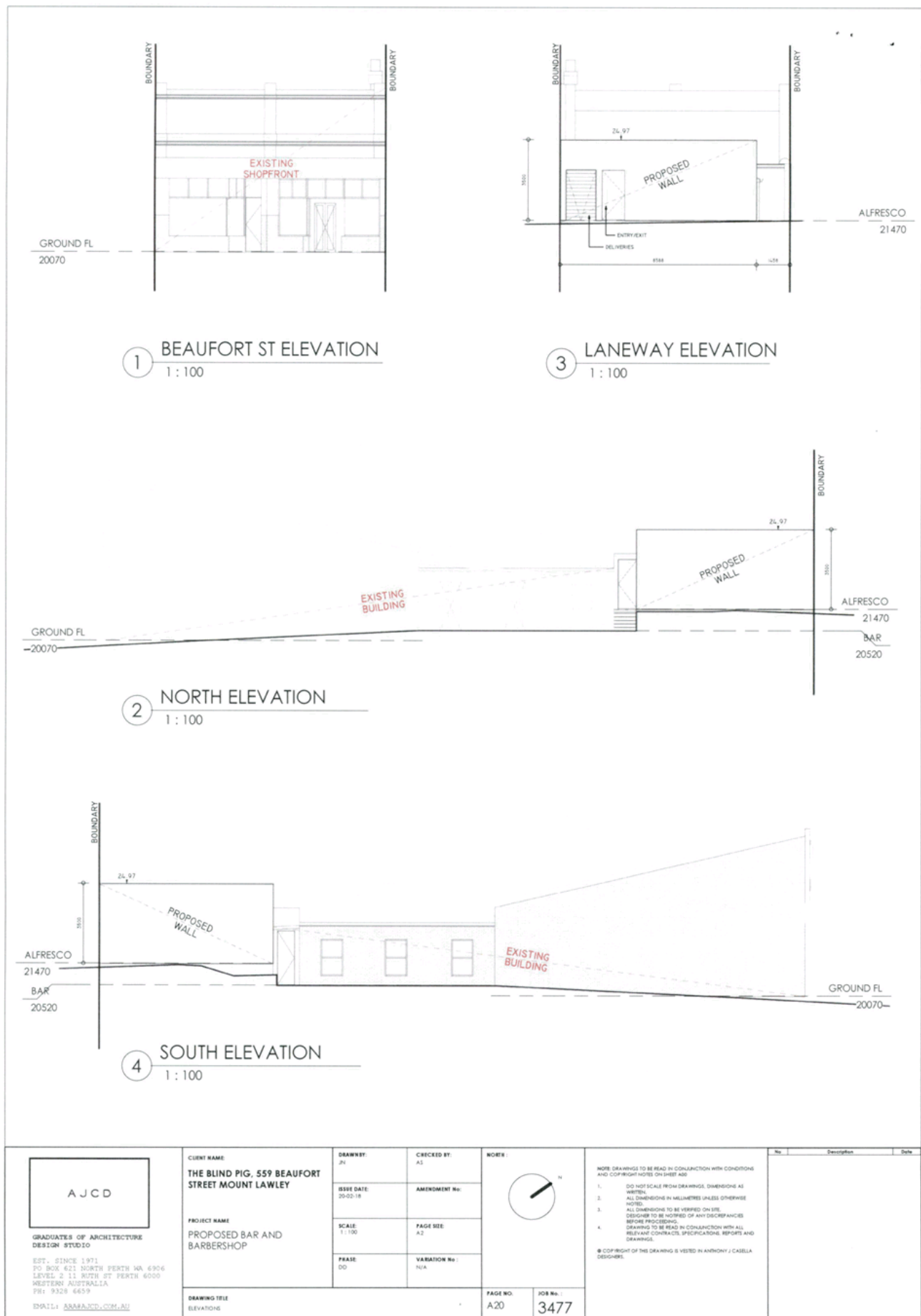






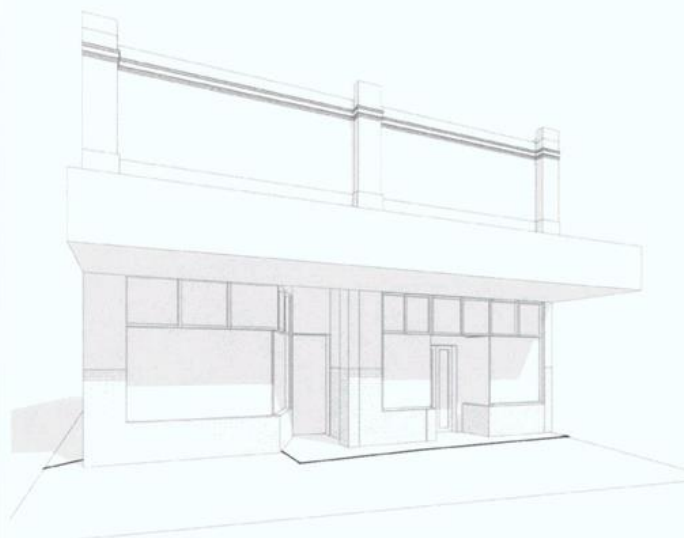
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
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599 BEAUFORT STREET, MOUNT LAWLEY

APPLICATION FOR DEVELOPMENT APPROVAL & CHANGE OF USE

Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
A00	COVER		
A01	SITE SURVEY	F	15-02-2018
A02	SITE PLAN	F	15-02-2018
A03	GROUND FL - EXISTING	A	20-11-17
A20	ELEVATIONS		
A05	GROUND FL - PROPOSED	F	15-02-2018
A04	GROUND FL - DEMOLITION	A	20-11-17
A70	3D'S		



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BOOTLEGGING WOLVES PTY LTD

THE BLIND PIG, MT LAWLEY

ACOUSTIC ASSESSMENT

MARCH 2018

OUR REF: 22933-1-18044

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
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ACOUSTIC ASSESSMENT

MT LAWLEY

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Herring Storer Acoustics

CONTENTS

1.	INTRODUCTION	1
2.	CRITERIA	1
3.	NOISE MODELLING AND RESULTS	4
4.	ASSESSMENT	5

APPENDICES

A	PLANS
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Herring Storer Acoustics
Our ref: 22933-1-18044

EXECUTIVE SUMMARY

Herring Storer Acoustics have been commissioned by Bootlegging Wolves Pty Ltd to carry out an acoustical assessment of noise emissions associated with the proposed venue to be located at 559 Beaufort Street.

The modelling indicates that at noise levels of 85 dB(A) throughout the internal area of the venue, and music noise levels within the alfresco area restricted to conversation levels only, compliance is achieved at all times

It is noted that a 3.5m high wall is proposed bounding the alfresco area which has a significant impact on the reduction of noise levels at neighbouring premises.

1. INTRODUCTION

Herring Storer Acoustics have been commissioned by Bootlegging Wolves Pty Ltd, to carry out an acoustical assessment of noise emissions associated with the proposed development to be located at 559 Beaufort Street.

The objectives of the study were to:

- Construct a predictive noise model for noise levels of associated with proposed venue.
- Assess the predicted noise levels received at the closest noise sensitive premises, for compliance with the *Environmental Protection (Noise) Regulations 1997*.
- If exceedances are predicted, investigate possible noise control options that will reduce noise emissions to achieve compliance with the regulations.

2. CRITERIA

The *Environmental Protection (Noise) Regulations 1997* stipulate the allowable noise levels at any noise sensitive premises from other premises. The allowable noise level is determined by the calculation of an influencing factor, which is added to the baseline criteria set out in Table 1 of the Regulations. The baseline assigned noise levels are listed in Table 2.1.

TABLE 2.1 – ASSIGNED NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _A 10	L _A 1	L _A max
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35 + IF	45 + IF	55 + IF

Note: The L_{A10} noise level is the noise that is exceeded for 10% of the time.
The L_{A1} noise level is the noise that is exceeded for 1% of the time.
The L_{Amax} noise level is the maximum noise level recorded.

Herring Storer Acoustics
Our ref: 22933-1-18044

2,

It is a requirement that noise from the site be free of annoying characteristics (tonality, modulation and impulsiveness) at other premises, defined below as per Regulation 9.

“impulsiveness” means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax Slow}$ is more than 15dB when determined for a single representative event;

“modulation” means a variation in the emission of noise that –

- (a) is more than 3dB $L_{A Fast}$ or is more than 3dB $L_{A Fast}$ in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

“tonality” means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A Slow}$ levels.

Where the above characteristics are present and cannot be practicably removed, the following adjustments are made to the measured or predicted level at other premises.

TABLE 2.2 – ADJUSTMENTS FOR ANNOYING CHARACTERISTICS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB

Where the noise emission is music, then any measured level is adjusted according to Table 2.3 below.

TABLE 2.3 – ADJUSTMENTS TO MEASURED MUSIC NOISE LEVELS

Where impulsiveness is not present	Where impulsiveness is present
+10 dB(A)	+15 dB(A)

The nearest noise sensitive premises to the proposed development identified for assessment are shown in Figure 1. It is noted that three floors has been considered for “R2”.

Herring Storer Acoustics
Our ref: 22933-1-18044

3



FIGURE 1 – DEVELOPMENT LOCATION AND NEAREST NOISE SENSITIVE PREMISES

The influencing factor at the identified noise sensitive premises has been estimated, with the calculation based on the following:

Major Roads within Inner Circle

Beaufort Street + 6 dB

Commercial Premises within Inner Circle

40% + 2 dB

Commercial Premises within Outer Circle

20% + 1 dB

Hence, influencing factor = 9 dB

Therefore, the assigned noise levels are listed in Tables 2.4.

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Our ref: 22933-1-18044

4

TABLE 2.4 - ASSIGNED OUTDOOR NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	54	64	74
	0900 - 1900 hours Sunday and Public Holidays	49	59	74
	1900 - 2200 hours all days	49	59	64
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	44	54	64

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

3. NOISE MODELLING AND RESULTS

From information provided, a noise model was developed of the proposed tenancy. See Appendix A for provided floor plans.

Entertainment noise associated with music has been assumed at a level of 85 dB(A) throughout the venue, this would be representative of DJ music throughout. This is understood to represent the worst case internal noise levels proposed for the venue. A small live band (e.g. 2 piece band) is proposed to be hosted occasionally within the internal area of the venue, however, the intensity of such entertainment would be less than what has been assumed in our calculations (i.e. 85 dB(A) throughout).

The alfresco area noise levels are to be restricted to patron noise only, with music at background noise levels only – i.e. at a level where conversation is easily conducted.

The wall surrounding the rear alfresco area, being 3.5m high, is noted to have a significant effect upon the calculated noise levels.

Based on the above, the noise levels at surrounding premises are as listed in Table 3.1 below.

TABLE 3.1 – CALCULATED NOISE LEVELS AT NOISE SENSITIVE PREMISES

Location	Calculated Noise Level, L _{A10} dB
R1	38
R2 – Ground Floor	36
R2 – First Floor	42
R2 – Second Floor	44
R3	30

4. ASSESSMENT

Calculated noise level emissions associated with the proposed bar are determined to be dominated by patron noise, which are sufficiently broadband in nature that adjustments for annoying characteristics are not applicable.

The structure of the internal area is sufficient to contain the internal noise levels such that they do not significantly contribute to calculated noise levels at neighbouring premises.

Therefore, Table 4.1 summarises the applicable Assigned Noise Levels and assessable noise level emissions.

TABLE 4.2 – ASSESSMENT OF CALCULATED NOISE LEVELS

Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L _{A10} Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
R1	38	Day	54	Complies
		Sunday / Public Holiday Day Period	49	Complies
		Evening	49	Complies
		Night	44	Complies
R2 – Ground Floor	36	Day	54	Complies
		Sunday / Public Holiday Day Period	49	Complies
		Evening	49	Complies
		Night	44	Complies
R2 – First Floor	42	Day	54	Complies
		Sunday / Public Holiday Day Period	49	Complies
		Evening	49	Complies
		Night	44	Complies
R2 – Second Floor	44	Day	54	Complies
		Sunday / Public Holiday Day Period	49	Complies
		Evening	49	Complies
		Night	44	Complies
R3	40	Day	54	Complies
		Sunday / Public Holiday Day Period	49	Complies
		Evening	49	Complies
		Night	44	Complies

As can be seen from the above tables, given the proposed operations of the development, noise level emissions are calculated to comply at the nearest noise sensitive premises at all times.



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TRANSPORT IMPACT STATEMENT/PARKING DEMAND ASSESSMENT

559 BEAUFORT STREET, MOUNT LAWLEY WA 6050

Proposed Bar

Prepared for:	Bootlegging Wolves Pty Ltd
Date Prepared:	May 2018
Revision:	1.1
City of Vincent Council Application #:	TBC



INDEX

Introduction.....	3
Table 1: Proposed operating hours of the Bar	3
Background and Existing Conditions	3
Location and Land Use	3
Figure 1: Location of the Subject Site on Beaufort St (Source google map)	4
Figure 2: Location of the Subject Site on Aerial View (Source google map)	4
Figure 3: View of the site from Beaufort St	5
Public Transport.....	6
Bus Services.....	6
Figure 4: Map of Bus Route 950 - City to Beaufort St.....	6
Table 2: Public Transport Details for Bus Route 950	7
Proposed Development	8
Traffic Impacts of the Proposed Development	8
Peak hour and daily traffic generation	8
Car Parking Assessment	9
City of Vincent Council Planning Scheme- Car Parking Requirements	9
On-Street and Off-Street Car Parking Surveys.....	10
On-Street Car Parking Surveys	10
Figure 5: Map showing the extent of on-street and off-street parking surveys	10
Table 3: On-Street Parking Survey Results for Friday 9 March, 12pm to 12am	11
Table 4: On-Site Parking Survey Results for Saturday 10 March, 12pm to 12am	12
Off-Street Car Parking Surveys	13
Table 5: Off-Street Parking Survey Results for Friday 9 March, 12pm to 12am.....	13
Table 6: Off-Street Parking Survey Results for Saturday 10 March, 12pm to 12am	14
Table 7: Overall Summary of On-Street and Off-Street Parking Survey results	15
Survey results... ..	15
Conclusions.....	17
Appendix A: Floor Plan of Proposed Bar	18



Introduction

AusWide Consulting was commissioned by Bootlegging Wolves Pty Ltd prepare a Transport Impact Statement/Parking Demand Assessment in response to a development application for a proposed Bar at 559 Beaufort St, Mount Lawley, WA 6050.

The subject site is located on the western side of Beaufort St within a block of commercial buildings. This development application includes the assessment pertaining to a proposed Bar and barber Shop at 559 Beaufort St, Mount Lawley, with the proposed opening hours in Table 1 below.

Table 1: Proposed operating hours of the Bar

DAYS	Operating hours
Mon- Sun	10am to Midnight
Peak Times: Fri & Sat	6pm-10pm

There is no room on the site for any off-street parking because the building occupies the whole site.

This report will assess the traffic and parking impacts of this proposed Bar on the surrounding environment and the compliance of the proposed development with the relevant clauses presented within the City of Vincent Council Planning Scheme 24. In the course of preparing this assessment, the subject site and its environment have been inspected, plans of the development examined, and all relevant traffic data collected and analysed.

Background and Existing Conditions

Location and Land Use

The subject site is currently located within a block of adjoining commercial buildings in a two storey commercial building (559 Beaufort St) within a block of Commercial units. The proposal involves the internal modification of the site to accommodate a Bar and seating area for meals in the existing building. The previous use of the subject site was as a Retail Store selling furniture & decorations.

The maximum number of seats will be 120 for the Bar and eating area. The small bar license has a maximum capacity of 120 people including staff. There is no on-site parking. The site is located within a R20/251 Zone) under the City of Vincent Planning Scheme.

Beaufort St is a main road with a 40Km/hr speed limit and it has four lanes with parking permitted outside clearway times on the kerbside lanes. It is mainly in a commercial area, with mainly commercial activity near the site, which includes Cafes, Restaurants, Fast Food outlets and Banks. Beaufort St is approximately 14m wide.

Figure 1 shows the site's local road network from a street map perspective.

Figure 2 presents an aerial photograph of the subject site and the surrounding areas.

Figure 3 presents a Street view photo of the frontage of the site as seen from Beaufort Rd.

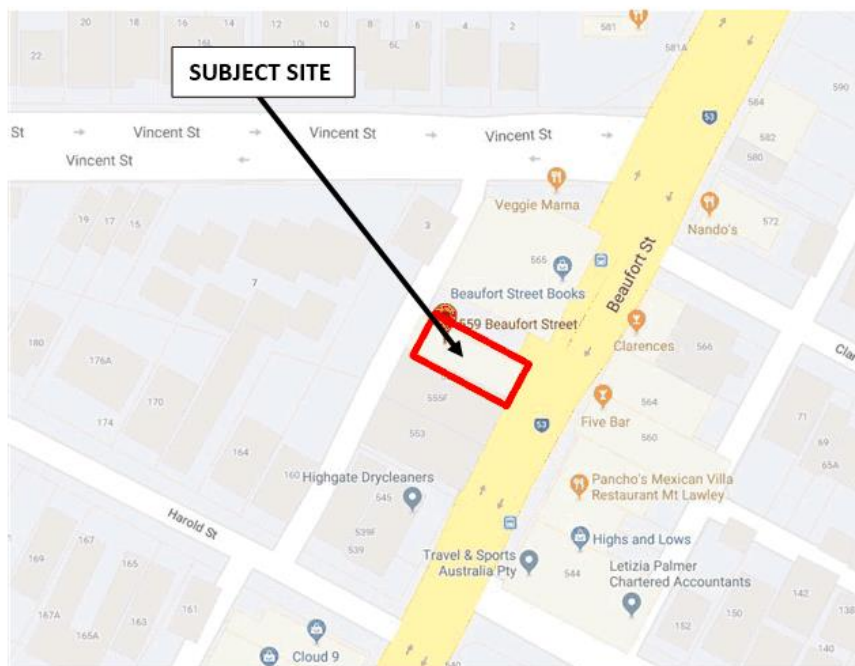


Figure 1: Location of the Subject Site on Beaufort Street



Figure 2: Location of the Subject Site on Aerial View



Figure 3: Street view from Beaufort St showing the frontage of the subject site



Public Transport

Bus services

Buses on route 950 departs Perth Station and stop on Beaufort St after Harold St, within 33 m of the site or a 1-minute walk. Figure 4 below shows Bus Route 950 map.

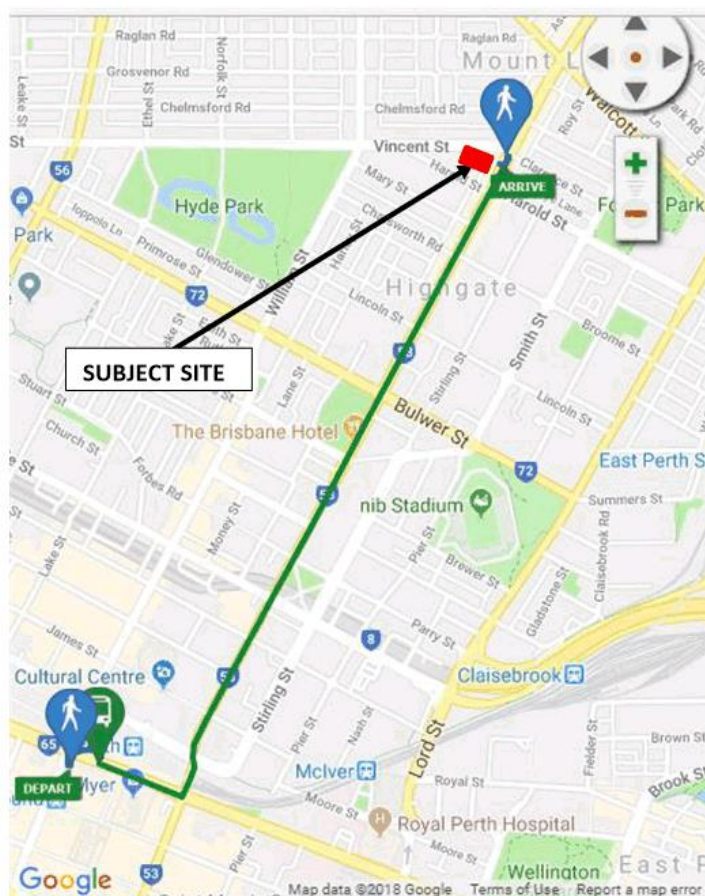


Figure 4: Map of Bus Route 950 from the City to a stop on Beaufort St

Table 2 below shows the service details of Bus Route 950.

**Table 2: Public Transport Bus Route 950 service details**

BUS ROUTE	STOP LOCATION	DISTANCE FROM SITE (m)	WALK TIME FROM BUS STOP TO SITE (MINS)	ORIGIN	DESTINATION	BUS FREQUENCY (MINS) 9 am to 12 am
950	Beaufort St after Harold St	33m	1min	Morley Station	Nedlands	Mon-Fri: 10 mins.
950	Beaufort St after Harold St	33m	1min	Nedlands	Morley Station	Mon-Fri: 10 mins.
950	Beaufort St after Harold St	33m	1min	Morley Station	Nedlands	Sat: 15 mins.
950	Beaufort St after Harold St	33m	1min	Morley Station	Nedlands	Sun: 12 mins.

From Table 2 above, the site is well served by frequent bus services from Perth Morley Station, running every 10 minutes during weekdays and every 12 to 15 minutes on Saturday and Sunday.



Proposed Development

This Development application is lodged at Vincent City Council and it pertains to consent for a proposed Bar with 120 seats located at 559 Beaufort Street, Mount Lawley.

Traffic Impacts of the Proposed Development

The proposed development at the subject site includes a Bar with seating for 120 patrons. The GFA for the proposed bar and eating area is 244m².

The NSW RTA Guide to Traffic Generating Development (2002) document provides the following trip rates;

Daily vehicle trips = 60 per 100m² of GFA

Weekday pm peak hour vehicle trips = 5 trips per 100m² of GFA

Using the above rates for the subject site, the following peak hour trips are obtained;

(244 m² /100) X 5 = 12 trips/hr.

Daily vehicle trips; (244 m²/100) X 60= 146 trips/day

Total peak hour trips generated by the proposed development = 12 trips/hr

Total daily vehicle trips generated by the proposed development= 146 trips/day

This number of trips during each peak hour is rather insignificant as it represents 1 vehicle every 5 minutes during each peak hour (assuming 100% in during the AM peak hour and 100% out during the PM peak hour and a uniform distribution of trips across each hour.

The daily traffic generated by this development is 146 trips/day, which equates for the longest day of opening of 15 hours to 1 vehicle every 10 minutes and therefore, it would have a less than minor effect on the daily traffic already present on Beaufort Street and the nearby main roads.

As such, it is clear that the additional development traffic represents a very small fraction of the existing traffic volumes and therefore the additional traffic generated from the proposal is unlikely to generate any material impact on the existing traffic operations in the vicinity.



Car Parking Assessment

Vincent Council Car Parking Requirement

The City of Vincent Planning and Building Policy, Ch.7.7.1 Non Residential Development, Parking Requirement: Table 1 specifies that the following car parking requirements are applicable to the proposed Bar and eating area and Shop.

Parking requirement for a Bar is: 0.22 space per patron. For a maximum of 120 persons including staff, the parking requirement= $0.22 \times 120 = 26$ spaces.

The parking requirement for a shop is = 4.5 space per 100m² of NLA. The floor area of the shop is 19m².

The parking requirement for the shop= $4.5 \times (19/100) = 0.86$ space rounded to 1 space

The total parking requirement= 27 spaces.

The proposed Bar would lead to a technical parking shortfall of 27 spaces. However, the other businesses in the Beaufort St block where the Bar will be located has little or no on-site parking spaces. The previous business on this site also operated without providing any on-site parking.

There is sufficient on-street parking together with frequent Bus services on Beaufort St within 1min walk of the site to accommodate the parking shortfall of 27 spaces. In addition, there are three public off-street car parks within easy walking distance of the site.



Car Parking Observation Survey

On-Street car parking surveys were carried out mainly along the non-residential street sections of Beaufort Street, Vincent St, Barlee St, Clarence St, Harold St and Chelmsford St. The survey included on-street parking within 250m from the site and excluded Bus Zones, Loading Zones, ¼ P restricted zones and Permit Zone Streets.

On- Street and Off-Street Surveys

On Street Car Parking Surveys

Figure 4 below shows the extent of the on-street and off-street parking surveys, which were carried out on the following days and the expected peak times of the Bar:

Friday 9 March 2018: 12pm to 12am

Saturday 10 March 2018: 12pm to 12am

Tables 3 & 4 below show the summary of on-street parking surveys for the above days and times.

Off Street Car Parking Surveys

Off Street parking surveys were carried out in the public off-Street car parks off Barlee St, Grosvenor Rd and Chelmsford St on the same days and times as above.

Tables 5 & 6 below show the summary of the off-street parking survey results for the above days and times.

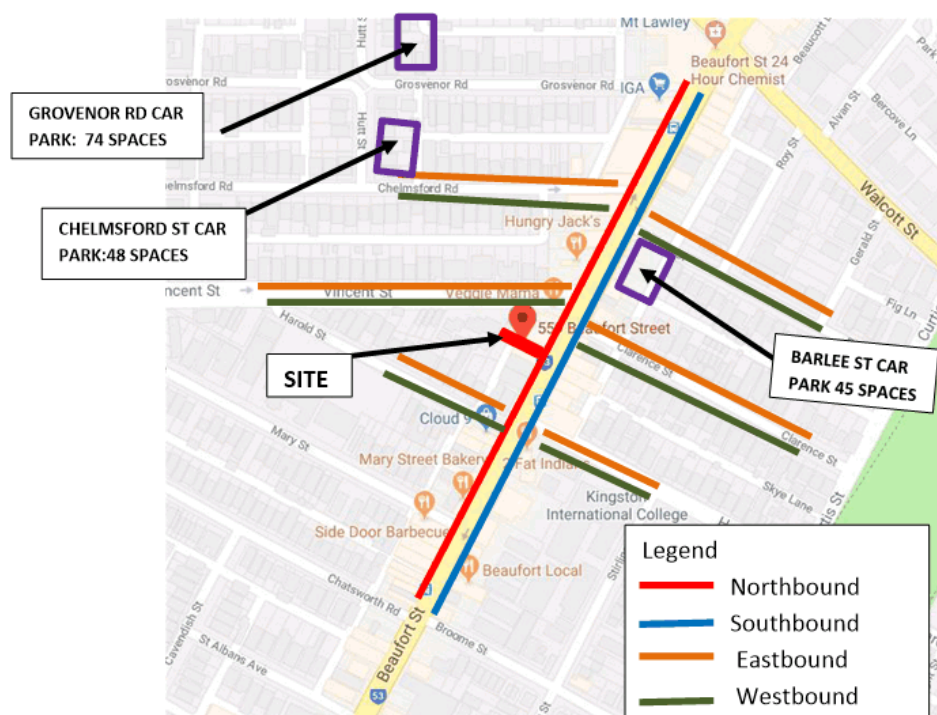


Figure 4: Map showing the extent of the On-Street and Off-Street Parking Surveys

559 Beaufort St, Mount Lawley WA 6050

10

by AusWide Consulting



Table 3: On--Street Parking survey results for Friday 9 March (12pm to 12am)

Street	Direction	Parking Controls	Available Parking Spaces	Car park Occupancy at times below															
				12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm	10 pm	11 pm	12 am			
Beaufort St	Northbnd	CW.4-6pm M-F /P,8-12am&2P 8am-4pm:TP	14	8	7	7	6	CW	CW	CW	8	9	9	8	6	4			
	Northbnd	CW.4-6pm M-F /P,8-12am&2P 8am-3.15pm:TP	6	4	3	3	2	CW	CW	CW	3	4	4	5	4	2			
	Southbnd	CW.6.30-9am, M F /P,9-12am & 2P 9-7pm:TP	19	11	9	9	6	CW	CW	CW	9	11	12	11	10	6			
Chelmsford St	Eastbound & Westbnd	1P, 8am-7pm /P 7am-12am:TP	14	7	7	6	6	7	7	6	7	8	8	6	5	4			
Barlee St	Eastbound & Westbnd	1P, 8am-7pm /P 7am-12am:TP	13	6	6	5	4	5	5	3	5	7	7	5	4	2			
Clarence St	Eastbound & Westbnd	2P,8am-6.30pm, M- F,8-12pm, Sat	31	15	15	13	12	14	14	12	13	16	17	13	10	8			
Clarence St	Eastbound & Westbnd	P 8am-12am/3P 8am-7pm	11	7	6	6	4	4	4	5	6	7	7	6	5	4			
Vincent St	Eastbound & Westbnd	1P 8am-5.30pm (M-F), 8am-12pm Sat.	30	14	14	12	12	14	13	12	13	15	15	12	9	8			
Harold St	Eastbound & Westbnd	2P, 8am-7pm /P 7am-12am:TP	60	26	28	23	24	27	15	24	26	30	30	24	18	1			
		Total Spaces Available	198	198	198	198	198	159	159	159	198	198	198	198	198	198			
		Total Occupied		98	95	84	76	71	58	62	90	107	109	90	71	5			
		% Occupancy		49%	48%	42%	38%	45%	36%	39%	45%	54%	55%	45%	36%	28			
		Vacant Spaces		100	103	114	122	88	101	97	108	91	89	108	127	14			

Note: TP is for Ticket Parking



Table 4: On-Street Parking survey results for Saturday 10 March (12 pm to 12am)

Street	Direction	Parking Controls	Available Parking Spaces	Car park Occupancy at times below															
				12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm	10 pm	11 pm	12 am			
Beaufort St	Northbnd	CW.4-6pm M-F /P,8-12am&2P 8am-4pm:TP	14	9	8	7	6	5	6	7	8	8	9	8	7	5			
	Northbnd	CW.4-6pm M-F /P,8-12am&2P 8am-3.15pm:TP	6	4	3	3	2	1	2	3	3	4	4	5	4	3			
	Southbnd	CW.6.30-9am, M F /P,9-12am & 2P 9-7pm:TP	19	12	10	9	7	6	8	8	9	11	12	11	10	5			
Chelmsford St	Eastbound &Westbnd	1P, 8am-7pm /P 7am-12am:TP	14	8	7	6	5	6	7	6	7	8	9	6	5	5			
Barlee St	Eastbound &Westbnd	1P, 8am-7pm /P 7am-12am:TP	13	7	6	5	4	5	6	4	5	7	8	5	4	3			
Clarence St	Eastbound &Westbnd	2P,8am-6.30pm, M- F,8-12pm, Sat	31	16	14	12	10	12	14	12	13	16	18	12	10	9			
Clarence St	Eastbound &Westbnd	P 8am-12am/3P 8am-7pm	11	6	5	4	3	4	5	4	4	6	7	4	3	3			
Vincent St	Eastbound &Westbnd	1P 8am-5.30pm (M-F), 8am-12pm Sat.	30	16	14	12	10	12	14	12	13	15	17	12	10	8			
Harold St	Eastbound &Westbnd	2P, 8am-7pm /P 7am-12am:TP	60	31	28	24	20	24	28	24	25	30	33	24	19	1			
		Total Spaces Available	198	198	198	198	198	198	198	198	198	198	198	198	198	198			
		Total Occupied		109	95	83	67	75	90	80	87	105	117	87	72	51			
		% Occupancy		55%	48%	42%	34%	38%	45%	40%	44%	53%	59%	44%	36%	29%			
		Vacant Spaces		89	103	115	131	123	108	118	111	93	81	111	126	147			

Note: TP is for Ticket Parking



Off-Street Parking Surveys

Table 5: Off-Street Parking survey results for Friday 9 March (12 pm to 12am)

Car Park	Capacity Spaces	Parking Controls				Car park Occupancy at times below									
			12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm	10 pm	11 pm	12 am
Barlee St	45	Ticket Parking, 1 st hour free	25	22	20	22	25	27	31	28	26	24	22	18	12
Chelmsford St	48	Ticket Parking, 1 st hour free	27	23	21	23	26	28	30	30	28	26	23	18	11
Grosvenor Rd	74	Ticket Parking, 1 st hour free	41	39	37	38	40	42	44	42	40	38	35	34	28
Total No. of spaces	137	Total Spaces Available	137	137	137	137	137	137	137	137	137	137	137	137	137
		Total Occupied	93	84	78	83	91	97	105	100	94	88	80	70	51
		% Occupancy	68%	61%	57%	61%	66%	71%	77%	73%	69%	64%	58%	51%	37%
		Vacant Spaces	44	53	59	54	46	40	32	37	43	49	57	67	86



Table 6: Off--Street Parking survey results for Saturday 10 March (12 pm to 12am)

Car Park	Capacity Spaces	Parking Controls	Car park Occupancy at times below												
			12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm	10 pm	11 pm	12 am
Barlee St	45	Ticket Parking, 1 st hour free	26	23	20	21	24	26	30	27	24	22	20	17	10
Chelmsford St	48	Ticket Parking, 1 st hour free	27	24	21	22	23	25	28	27	26	25	21	16	11
Grosvenor Rd	74	Ticket Parking, 1 st hour free	40	37	35	37	38	40	42	40	37	35	33	32	26
Total No. of spaces	137	Total Spaces Available	137	137	137	137	137	137	137	137	137	137	137	137	137
		Total Occupied	93	84	76	80	85	91	100	94	87	82	74	65	47
		% Occupancy	68%	61%	55%	58%	62%	66%	73%	69%	63%	60%	54%	47%	34%
		Vacant Spaces	44	53	60	57	52	46	37	43	50	55	63	72	90



Table 7 below shows an overall summary of the key results of the On-Street and Off-Street parking surveys.

Table 7: Overall Summary of On-Street & Off-Street Parking survey results

Day	Time Period	On-Street Surveys (198 Spaces)		Off-Street Surveys (137 Spaces)		Total of minimum vacant spaces On-Street and Off-Street.
		Max. Occupancy	Min. No. of Vacant Spaces	Max. Occupancy	Min. No. of Vacant Spaces	
Friday 9 th March	12pm to 12 am	55% (109)	89	77% (105)	32	121
Saturday 10 th March	12pm to 12 am	59% (117)	81	73% (100)	37	118

Survey Results

A total of 198 acceptable (mainly non-residential) on-street spaces were surveyed along Beaufort St, Chelmsford St, Barlee St, Clarence St, Vincent St and Harold St.

A summary of the number of spaces available and the numbers occupied on the peak days and times on-street are shown in Tables 3 and 4 above.

A total of 137 Off-Street spaces in the closest public car parks at Barlee St, Chelmsford St and Grosvenor Rd was surveyed during the peak days and times of the proposed Bar.

A summary of the number of spaces available and the numbers occupied on the peak days and times in the off-street car parks are shown in Tables 5 and 6 above.

Table 7 above shows an overall summary of the key results from the on-street and off-street parking surveys.

On the Friday 9th March 2018 during the 12pm to 12am period, the maximum parking occupancy in the on-street parking was 55% and the corresponding minimum number of vacant spaces was 89.

On the Saturday 10th March 2018 during the 12pm to 12am period, the maximum parking occupancy on-street was 59% and the corresponding minimum number of vacant spaces was 81.

On the Friday 9th March 2018 during the 12pm to 12am period, the maximum parking occupancy in the off-street car parks was 77% and the corresponding minimum number of vacant spaces was 32.

On Saturday 10th March 2018 during the 12pm to 12am period, the maximum parking occupancy in the off-street car parks was 73% and the corresponding minimum number of vacant spaces was 37.



From the overall summary of parking surveys on-street and off-street in Table 7 above, the total minimum number of vacant spaces was 121 spaces on Friday and 118 spaces on Saturday.

The parking survey results also showed that there were more than enough vacant spaces in total on street and off-street (118-121) available within the area during the proposed peak operating days and times to cater for the technical parking shortfall of 27 spaces for the proposed Bar/Restaurant and Shop, assessed under the City of Vincent Planning and Building Policy Parking Rates.



CONCLUSIONS

During the surveys on Friday and Saturday during the peak operating hours, the parking survey results show that the on-street parking areas near the site had maximum parking occupancy of 55 % to 59%. The minimum number of vacant spaces during the survey periods were between 81 to 89. Hence there are sufficient vacant on-street spaces (81 to 89) to cater for the parking shortfall of 27 spaces for the proposed Bar.

The off-street parking surveys showed that during the same days and times as the on-street surveys, the maximum occupancy was 73% to 77%. The minimum number of vacant spaces was 32 to 37. The total number of vacant on-street and off-street was 118 to 121 spaces, which are more than sufficient to cater for the shortfall of 27 spaces for the proposed Bar.

There is excellent public transport in the vicinity of the proposed development and this will reduce the need for driving and therefore reduce the parking demand on site.

The number of trips during each peak hour is rather insignificant as it represents 1 vehicle every 5 minutes during each peak

The daily traffic generated by this development at 146 trips/day which equates to 1 veh. trip every 10 minutes. The peak and daily traffic generation from the proposed development would have a less than minor effect on the daily traffic already present on Beaufort St and the nearby roads,

As such, it is clear that the additional development traffic represents a very small fraction of the existing traffic volumes and therefore the additional traffic generated from the proposal is unlikely to generate any material impact on the existing traffic operations in the vicinity.

In conclusion, this study indicates that the proposed Bar/Restaurant and Shop on the site is not expected to have adverse impacts on the surrounding traffic conditions and public parking provided. The parking shortfall of 27 spaces for the proposed Bar during operating hours can conveniently be accommodated by the total of 198 existing available on-street parking spaces and 137 off-street spaces and the total vacant spaces (118 to 121), within a 250 m radius from the site.

Therefore, based on the assessment presented in this report, it is considered that the proposed development will have a less than minor effect on the existing traffic and on the available on-street and off-street parking in the vicinity of the site.



APPENDIX A: PROPOSED GROUND FLOOR PLAN



Summary of Submissions:

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

Comments Received in Support:	Officer Technical Comment:
<u>Car Parking Shortfall</u> <ul style="list-style-type: none"> The car parking shortfall is justified Approve no conditions regarding cash-in-lieu Clause in car parking policy where no parking currently exists should have stayed in LPS2 	<ul style="list-style-type: none"> The car parking shortfall equates to 28 bays (27 bays for the proposed 'Small Bar' and 1 bay for the proposed 'Shop (Barber)'). Cash-in-lieu would need to be imposed in lieu of no car parking being provided.
<u>Proposed Use</u> <ul style="list-style-type: none"> The proposed use is acceptable in this proposed location and would contribute to the vibrancy of an otherwise empty tenancy. Would support dual usage of Shop/Small bar as it offers day time activity 	<ul style="list-style-type: none"> The proposed small bar use is classified as an 'A' use under LPS2, while the shop is a 'P' use. The small bar use requires Council's discretion to support the proposed use while the shop use can be supported. The dual usage of Shop/Small Bar is proposed.
Comments Received in Objection:	Officer Technical Comment:
<u>Proposed Use</u> <ul style="list-style-type: none"> Intensified use (small bar) in this location is a concern. Do not support additional bars in the area. Already well serviced to meet the community (bar) needs at the detrimental loss of a predominantly daytime activity of Shop. 	<ul style="list-style-type: none"> The intensified use of a small bar is noted. The prevalence of small bars already within the area is noted. The daytime activity of a shop is proposed at the front of the subject property. The shop use is a 'barber'.
<u>Car Parking Shortfall</u> <ul style="list-style-type: none"> No parking is unacceptable. The area is already lacking in parking in the evening when the small bar would be open. Car parking shortfall is of concern but the City will, based on past experience, will ignore this requirement for cash-in-lieu, of which the residents are yet to see any funds spent on providing additional parking within the Mount Lawley Activity Centre. Parking has always been an issue. When the Astor has a show on an extra 1000 people descend on the area. 	<ul style="list-style-type: none"> The impact of the car parking shortfall further affecting the lack of parking in the area is noted. A cash-in-lieu requirement for the shortfall in bays would most likely be imposed as condition of approval. Noted.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<u>Misrepresentation of facts</u> <ul style="list-style-type: none">• Frequent mention by applicant that there is no other venue in the area offering what they propose to offer is not true.<ul style="list-style-type: none">○ The Flying Scotsman offers a cocktail bar (Defectors Bar) upstairs, similar to what is proposed.○ The Caboose Bar has just been voted No. 4 craft beer venue in Australia.• The applicant states that the pricing of drinks will denote a high standard of ambience and manner of trade but also mentions they will be having "happy hours" twice a day.	<ul style="list-style-type: none">• Noted.• Noted. The City cannot control the number of happy hours an establishment offers.
<u>Access</u> <p>The two entries into the venue would be difficult to police.</p>	Access to the site requires separate emergency egress and ingress points.

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

Summary of Submissions – Applicant Response:

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

Comments Received in Support:	Applicant Response:
<u>Issue: Car Parking Shortfall</u> <ul style="list-style-type: none"> The car parking shortfall is justified Approve no conditions regarding cash-in-lieu Clause in car parking policy where no parking currently exists should have stayed in LPS 2 	
<u>Issue: Proposed Use</u> <ul style="list-style-type: none"> The proposed use is acceptable in this proposed location and would contribute to the vibrancy of an otherwise empty tenancy. Would support dual usage of Shop / Small bar as it offers day time activity 	
Comments Received in Objection:	Officer Technical Comment:
<u>Issue: Proposed Use</u> <ul style="list-style-type: none"> Intensified use (small bar) in this location is a concern. Do not support additional bars in the area. Already well serviced to meet the community (bar) needs at the detrimental loss of a predominantly daytime activity of Shop. 	
<u>Issue: Car Parking Shortfall</u> <ul style="list-style-type: none"> No parking is unacceptable. The area is already lacking in parking in the evening when the small bar would be open. Car parking shortfall is of concern but the City will, based on past experience, will ignore this requirement for cash-in-lieu, of which the residents are yet to see any funds spent on providing additional parking within the Mount Lawley Activity Centre. Parking has always been an issue. When the Astor has a show on an extra 1000 people descend on the area. 	
<u>Issue: Misrepresentation of facts</u> <ul style="list-style-type: none"> Frequent mention by applicant that there is no other venue in the area offering what they propose to offer is not true. <ul style="list-style-type: none"> The Flying Scotsman offers a cocktail bar (Defectors Bar) upstairs, similar to what is proposed. The Caboose Bar has just been voted No.4 craft beer venue in Australia. The applicant states that the pricing of drinks will denote a high standard of ambience and manner of trade but also mentions they will be having "happy hours" twice a day. 	

Summary of Submissions – Applicant Response:

Comments Received in Objection:	Officer Technical Comment:
<u>Issue: Access</u> The two entries into the venue would be difficult to police.	

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



18 May 2018

Kylie Harrison
Senior Urban Planner
City of Vincent
Kylie.Harrison@vincent.wa.gov.au

Dear Ms Harrison,

NO. 559 BEAUFORT STREET, MOUNT LAWLEY – PROPOSED CHANGE OF USE TO SHOP AND SMALL BAR

Urbanista Town Planning have been engaged by the applicant, to provide a written justification for the proposed development at No. 559 Beaufort Street, Mount Lawley.

SUBJECT SITE AND ZONING

The subject site, known as No. 559 Beaufort Street, Mount Lawley, currently exists with two shop fronts, both previously or currently occupied as shops. The subject site is located within 20m of high frequency public transport along Beaufort Street, connecting users to main centres such as Mirrabooka, Morley Bus Station, Elizabeth Quay and other sub centres.

The subject site is zoned 'Commercial' in accordance with the City of Vincent Local Planning Scheme No. 2. The use of 'shop' is a permitted and the use of 'small bar' is an 'A' use which requires advertising. Both land uses can be considered in accordance with the City's Scheme. The subject site is zoned 'urban' in accordance with the Metropolitan Region Scheme. In accordance with the City's Built Form Policy and Policy No. 7.1.1 the site is identified as being within the 'Activity Centre'.



Zoning Map (Source: City of Vincent Intramaps)

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CAR PARKING

Attachment 1 of this letter includes the car parking management strategy in accordance with the City's Policy No. 7.7.1. The below table outlines the car parking assessment and associated justification.

City of Vincent Policy No. 7.7.1 – Non-Residential Development Parking Requirements & Residential Design Codes Residential Parking Requirements		
Development Standard Car Parking	Calculation	Proposed
Shop	Requirement: 4.5sqm/100sqm NLA Proposed: 4.5sqm/19sqm = 0.23 car bays	0 car bays
Small Bar	Requirement: 0.22 car bays per person Proposed: 120 X 0.22 = 26.84 car bays	
	Total: 27 car bays	Total: 0 car bays
Justification:	<p>The subject site currently exists with no on site car parking. The existing shop which previously occupied the subject tenancy and the adjoining shop have been in existence without carparking on the site.</p> <p>As demonstrated in Attachment 1, the site is well situated within the Mount Lawley/Highgate precinct. It has access to three separate high frequency bus routes which travel to and from various iconic points across north Metropolitan Perth, inclusive of Mirrabooka, Morley, QEII and Elizabeth Quay. Furthermore, the Beaufort Street road reserve has a number of public bicycle racks which will encourage users to take alternative forms of transport.</p> <p>The site has access to approximately 537 on street car parking bays and 217 car bays designated within car parking areas within a 400m walkable catchment area of the site. Visitors will be able to utilise these car parking bays in the event they travel by vehicle.</p> <p>The proposed land uses enable the building to develop an interactive frontage to the primary street through the 'shop' component and it will also activate the rear right of way by way of an opening to the 'small bar'.</p> <p>In addition to the above, the objectives of the City's Parking and Access Policy are as follows:</p> <p><i>1. To support a shift toward more active and sustainable transport modes that will reduce the dependence on single person private vehicle trips.</i></p>	



2. To ensure that parking facilities do not prejudice the environmental and amenity objectives of the City's Local Planning Scheme.
3. To ensure appropriate parking and access is provided in non-residential development to meet the needs of its users.

In addition to the site being well serviced by public transport, the Beaufort Street activity corridor is within close proximity to local amenities and the Perth CBD. Given ride sharing services are becoming more affordable in a competitive market place, the way people commute is changing and more people are utilising ride sharing services which is alleviating the need for on-site car parking.

It is common for people attending small bars to travel collectively as a group. In the event, people are travelling by vehicle to the subject venue it is likely they will car pool, if not attending by way of public transport, walking, cycling or ride share services.

The shortfall will not prejudice the amenity of the Beaufort Street Activity Corridor as it is a common place for various land uses to exist with nil parking onsite. Due to the time restrictions located within the 400m catchment area, it is likely that the proposed ten staff will source alternative forms of transport or may be local to the area encouraging a more active lifestyle by walking or cycling to work.

In this instance, the car parking shortfall should be supported.

CLAUSE 67 OF THE DEEMED PROVISION

In addition to the above, the proposed development as whole has been considered in accordance with clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* as follows:

Clause 67	Response
(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	<p>The proposed uses are considered compliant in accordance with the following objections outlined in clause 16 of the City's Local Planning Scheme No. 2:</p> <p><i>"To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.</i></p> <ul style="list-style-type: none"> • <i>To ensure development design incorporates sustainability principles, with particular regard to waste</i>



	<p><i>management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.</i></p> <ul style="list-style-type: none"> <i>• To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.</i> <i>• To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality."</i>
<i>(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	Nil.
<i>(c) any approved State planning policy;</i>	Nil.
<i>(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);</i>	Nil.
<i>(e) any policy of the Commission;</i>	Nil.
<i>(f) any policy of the State;</i>	Nil.
<i>(g) any local planning policy for the Scheme area;</i>	Local Planning Policy No. 7.7.1
<i>(h) any structure plan, activity centre plan or local development plan that relates to the development;</i>	Nil.
<i>(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;</i>	Nil.
<i>(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this</i>	Contained within the letter.



<i>Scheme for the reserve;</i>	
<i>(k) the built heritage conservation of any place that is of cultural significance;</i>	Not applicable.
<i>(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	Not applicable.
<i>(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	The proposal is for a change of use and minor modifications to the building. The minor modifications do not amount to under bulk and scale on the streetscape or adjoining properties.
<i>(n) the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;</i>	<p>The proposed uses will supplement the existing diverse range of uses along Beaufort Street. An acoustic report has been provided which outlines compliant with the relevant Health requirements.</p> <p>The building façade and building will remain and is in keeping with the character of the locality.</p> <p>The proposed uses will have a positive impact on the local social economics by providing diversity in uses, healthy competition and interest to the area.</p>
<i>(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;</i>	Nil.
<i>(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i>	Not applicable.
<i>(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;</i>	Nil.

A small, empty rectangular box with a thin black border.



(r) <i>the suitability of the land for the development taking into account the possible risk to human health or safety;</i>	There proposed development component is minor. There are no human health or safety implications.
(s) <i>the adequacy of —</i> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	Not applicable, the site exists with no car parking.
(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i>	A traffic impact statement has been provided to address this clause.
(u) <i>the availability and adequacy for the development of the following —</i> (i) <i>public transport services;</i> (ii) <i>public utility services;</i> (iii) <i>storage, management and collection of waste;</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> (v) <i>access by older people and people with disability;</i>	The site is well services by public transport as outlined within this letter. Waste management has been considered. Cyclists have the opportunity to use public bike racks which exist within the road reserve. All disability requirements will be met in accordance with the Building Permit phase.
(v) <i>The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	Nil.
(w) <i>the history of the site where the development is to be located;</i>	Nil.
(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals</i>	Nil.
(y) <i>any submissions received on the application;</i>	Community consultation has not been undertaken.
(z) <i>the comments or submissions received from any authority consulted under clause 66;</i>	Community consultation has not been undertaken.



<i>(aa) any other planning consideration the local government considers appropriate.</i>	Nil.
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CONCLUSION

The proposed car parking shortfall is considered appropriate given the abundance of car parking available within 400m of the site and the availability of alternative modes of transport such as cycling, walking, bus and ride sharing services.

The proposed uses will facilitate the economic growth of Beaufort Street by provided additional interactive uses. The design and philosophy of the proposed building and uses ensures that the buildings uses interact with not on Beaufort Street but the right of way as well. It is recommended that the City approve the application subject to appropriate conditions.

Should you have any question in relation to the details provided in this letter, please contact Bianca Sandri

Yours sincerely,

Bianca Sandri | Director
Urbanista Town Planning

Attachment 1: Parking Management Plan

Attachment 1CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO: 7.7.1 NON-RESIDENTIAL DEVELOPMENT PARKING REQUIREMENTS**599 BEAUFORT STREET, MOUNT LAWLEY - PARKING MANAGEMENT PLAN**

Applicant Details	
Name:	Tommy Lum
Address:	
Phone:	Landowner Contact Details Concealed for Privacy
Email:	
Applicant Signature:	

Property Details	
Lot Number:	Lot 4 D/P: 1477
Address:	599 Beaufort Street, Mount Lawley

Parking Allocation:

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

Parking Allocation	
Total Number Car Parking Spaces:	Nil
Total Number Short Term Bicycle Parking Spaces:	Nil
Total Number Long Term Bicycle Parking Spaces:	Nil
Total Number Other Bays:	N/A

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

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
Commercial Small bar and shoppe (On-site only)	Staff	Residents (> 3 hours)	Nil	Nil	—
	Customers	Visitor (< 3 hours)	Nil		—
	Other	Service (15 minutes)	—	—	—
	ACROD	ACROD	Nil	—	—

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

Alternative Transport:

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

Transport Option	Type & Level of Service
Public Transport	
Bus	Bus route 67 and 68 (less than 50m walking, 1 min) Elizabeth Quay Bus Station – Mirrabooka Bus Station Approx. 10 x per hour service (each way) weekdays – peak hours Approx. 4 x per hour service (each-way) weekdays – outside of peak hours, 0500–2100 Saturday 2 - 3 x per hour 0540 –2230, Sunday 2 x per hour 0740–2030
	Bus route 950 (less than 50m walking, 1 min) Morley Bus Station – QE11 Medical Centre Inclusive of: Beaufort Street, Walcott Street, Elizabeth Quay Bus Station and Hampden Road/Stirling Highway. Approx. 7 – 10 x per hour service (each way) weekdays, 24 hours. Approx. 4 x per hour service (each-way) weekdays, 0600–2330 Saturday 2 - 6 x per hour 0500–0030, Sunday 2-5 x per hour 0600–2330

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

Pedestrian	
Paths	Standard width footpaths on both sides of Beaufort Street. Connection to pedestrian friendly routes on Beaufort Street and public transport links within 50m.
Facilities	Local benches provided by the City of Vincent within 20m of the site.
Cycling	
Paths	Beaufort Street includes a shared bus and cyclist lane during peak hours. The road is conducive to cyclists due its consistently low speed of 40km/ph.
Facilities	20 public bicycle racks within 250m on Beaufort Street.
Secure Bicycle Parking	8 Secure Racks on-site.
Lockers	Nil
Showers/Change Room	Nil

Public Parking:

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

Off Street Parking Within 400m walking of lot	217	Barlee Street Carpark, Chelmsford Road Car Park, Ragland Road Car Park and Wilson	VINCENT: Barlee Street Car Park (47 bays) VINCENT: Chelmsford Road Car Park (56 bays) VINCENT: Raglan Road Car Park (95 bays) PRIVATE OPERATOR: Corner Barlee Street and Beaufort Street operated by Wilsons (19 bays). • All fee-payable car-parking, with exceptions, and free periods.
Total	754 car bays		

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

Public Parking:

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

	No. Marked Spaces (approx.)	Location	Parking Restrictions
On Street Parking Within 400m walking of lot	46 + 47	Beaufort Street	General North Bound: 8am – 4pm ticket parking and 2 hour parking 4pm – 6pm clearway General South Bound: 9am – 7pm ticket parking and 2 hour parking 6.30am – 9am clearway
	3	Grosvenor Street	General: 2 hour parking
	24	Chelmsford Street	General: 8am – 7pm 1 hour ticket parking 7pm – Midnight ticket parking
	53	Barlee Street	General: 8am – 6.30pm – Monday to Friday – 1 hour parking 8am – 12 Midday – Saturday 1 hour parking
	54	Vincent Street	General: 8am – 5.30 pm – Monday - Friday 1 hour parking 8am – 12 Midday – Saturday – 1 hour parking
	46	Clarence Street	General: 8am – 6.30m – Monday to Friday – 2 hour parking 8am – 12 Midday – Saturday – 2 hour parking Limited: ¼ hour parking 8am – 7pm – 3 hour ticket parking 8am – Midnight – ticket parking
	73	Harold Street (east)	General: 8am – 7pm – two hour ticket parking 8am – Midnight – ticket parking Limited: Residential parking restrictions – events
	51	Stirling Street	Only restricted during event times
	36	Broome Street	Only restricted during event times Limited: 8am – 7pm – two hour ticket parking 8am – Midnight – ticket parking
	62	Chatsworth Road	Only restricted during event times Limited: ¼ hour parking
	8	St Albans	General: 8am – 5.30pm – three hour parking Limited: Only restricted during event times
	34	Harold Street (west)	2 hour parking
Sub total	537 car bays		

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

Parking Management Strategies

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

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

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

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

Response:

1. Not applicable.
2. Not applicable.
3. Not applicable.
4. Not applicable.
5. Development integrates with wider public-transport network and cycling and pedestrian infrastructure.

Justification with City of Vincent Policy No. 7.7.1 provided in development proposal report.



12 July 2018

Kylie Harrison
Senior Urban Planner
City of Vincent
Kylie.Harrison@vincent.wa.gov.au

Dear Ms Harrison,

**NO. 559 BEAUFORT STREET, MOUNT LAWLEY – PROPOSED CHANGE OF USE TO
SHOP AND SMALL BAR (THE BLIND PIG)**

Urbanista Town Planning has prepared the following additional information in support of the proposed change of use to shop and small bar at No. 559 Beaufort Street, Mount Lawley.

Local Planning Policy 7.7.1 for Non-Residential Development Parking

At the City of Vincent's Ordinary Council Meeting on 6 March 2018, Council resolved to adopt a new car parking policy to replace the previous policy, which had been in operation since 2011. As part of the review into the new policy, it was identified that significant improvements could be made to the various parking standards and to simplify the interpretation and application of the car parking policy.

One of the more important policy changes that was recommended by staff and adopted by Council, was the removal of adjustment factors that could be applied to development to reduce the number of car bays required. Adjustment factors were varied and served to recognise situations where it was appropriate for car parking to be reduced for a development, such as where there was easy access to public transport, public car parking facilities or where it was not reasonable to be able to provide any car bays on site due to the building having a heritage listing.

The subject application has therefore been assessed under the current policy and without the use of adjustment factors, resulting in a car parking requirement and shortfall of 27 car bays. This is based on the car parking standards that are listed in Table 1 of the policy, which applies a car parking requirement, as follows:

231 Bulwer Street, Perth WA 6000
| admin@urbanistaplanning.com.au | www.urbanistaplanning.com.au |



Car Parking Requirements – Current Policy		
Development Standard	Car Parking Required	Provided/Proposed
Shop	Requirement: 4.5sqm/100sqm NLA Proposed: 4.5sqm/19sqm = 0.23 car bays	0 car bays
Small Bar	Requirement: 0.22 car bays per person Proposed: 120 X 0.22 = 26.84 car bays	
Total	Total: 27 car bays	Total: 0 car bays
Total Requirement and Shortfall of 27 car parking bays		

The car parking requirements are clearly unable to be satisfied on the site, nor would it be possible for any operator to pay the full cash in lieu contribution for the shortfall. The car parking policy effectively creates problems for any proposed change of use development on the site, not just small bar proposals. As a result, the ability to attract vibrant and active uses to the site and area is significantly diminished.

Development Approvals on Beaufort Street

To be able to more clearly illustrate the issues with parking standards under the new parking policy, a review of licensed premises approved by Council since 2010 along Beaufort Street was performed and presented in the table below.

The table references some of Beaufort Streets most vibrant and appealing places, such as Five Bar, Clarences, Beaufort St Merchant and El Publico. Each of these proposals was considered by Council and approved with a car parking shortfall. Notably, each application was aided by relevant adjustment factors being applied, which was able to reduce the overall car parking requirements for each proposal.

If the ability to apply adjustment factors (as well as other shortfalls approved on the site) was not permitted at the time these applications were considered, it would be questionable whether the developments would have been approved and been able to contribute to the area as they have.

Beaufort St Approvals		
Address	Proposal and Date of Determination by Council	Decision by Council
560 Beaufort Street (Five Bar)	9 March 2010 – Approved.	Supported. Cash in lieu required to be paid for 2



	<p>Application for a change of use from Pool Hall to Small Bar</p> <p>Small Bar for 120 patrons. 27 car bays required, minus adjustment factors (less 8 bays), minus parking available on site (3 bays) and minus the existing parking shortfall of (14.45 bays) results in a parking shortfall of 2 bays.</p>	<p>bays at \$2,800 each or \$5,760 in total.</p>
566 Beaufort St (Clarences)	<p>13 April 2010 – Approved.</p> <p>Application for an increase in the number of patrons to existing small bar from 84 persons to 120 persons.</p> <p>Total number of car bays required 32 bays minus adjustment factors (less 12 bays), minus parking on site (less 6 bays), minus the existing parking shortfall (10.5 bays) results in a parking shortfall of 4.285 car bays.</p>	<p>Supported. Cash in lieu required to be paid for 4.285 bays at \$2,800 each or \$11,998 in total.</p>
511-513 Beaufort St (El Publico)	<p>28 February 2012 – Approved.</p> <p>Application for an increase in numbers to existing small bar from 68 persons to 109 persons.</p> <p>Total number of car bays required is 24. Minus adjustment factors (less 7 bays), minus car parking provided at rear of site which is</p>	<p>Supported. Cash in lieu required to be paid for 5.34 bays at \$3,100 each or \$16,554 in total.</p>



	shared (less 12 bays). Resulting shortfall is 5.34 bays.	
487 Beaufort Street (Mrs S Café)	<p>24 July 2012 – Approved.</p> <p>Application for change of use from shop to eating house.</p> <p>11 car bays required. Minus adjustment factors (less 3 bays), minus parking shortfall approved on site (1.82 bays) results in a parking shortfall of 6 bays.</p>	Supported. Cash in lieu for 6.13 car bays required to be paid at \$3,100 each or \$19,000 in total.
484 Beaufort St (Beaufort St Merchant)	<p>24 September 2013 – Approved.</p> <p>Application for a change of use from eating house to tavern.</p> <p>Car parking required 30 bays. Adjustment factors applied (less 6 car bays), minus the car parking provided on site (less 8 bays), minus the car parking already approved as shortfall (less 19.7 car bays). Results in a SURPLUS of car parking on the site of 3.4 car bays.</p>	Supported. No cash in lieu required to be paid due to surplus.
609 – 623 Beaufort St (Arcade Development – Health Freak Café block of combined tenancies through to car park at rear)	<p>8 April 2014 – Approved.</p> <p>Application for a change of use from shops and eating house to shops, eating house, fast food outlet and small bar.</p> <p>Car parking bays required in total 103. Minus adjustment factors (less 46 car bays), minus previously approved</p>	Supported. Cash in lieu required to be paid for car parking shortfall was \$141,700. Council resolved to waive \$41,700 of the cash in lieu requirement therefore the cash in lieu required to be paid was \$100,000.



	parking shortfall (less 28 bays) results in a short fall of 29 car bays.	
484 Beaufort St (Beaufort St Merchant & Enriques)	<p>2 December 2014 – Approved.</p> <p>Application to increase the number of patrons from 154 to 225.</p> <p>Car parking required 45 bays. Adjustment factors applied (less 15 car bays), minus the car parking provided on site (less 8 bays), minus the car parking already approved as shortfall (less 19.7 car bays). Results in a shortfall of car parking on the site of 3 car bays.</p>	Supported. Cash in lieu required to be paid for 3 bays at \$5,200 each or \$16,016 in total.
448 Beaufort St (former Ace Pizza Building)	<p>10 February 2015 – Approved.</p> <p>Application for change of use from eating house to eating house and small bar.</p> <p>Eating house component 108 patrons - requiring 21.6 bays. Small bar component 120 patrons – requiring 24 car bays.</p> <p>Car parking required in total 46 bays. Adjustment factors applied (less 21 car bays), minus the car parking provided on site (less 8 bays), minus the car parking already approved as shortfall (less 7.6 car bays). Results in a shortfall of car</p>	Supported. Council adjusted the car parking shortfall from 9.73 bays to 2.73 bays (\$5,200 each) which reduced the cash in lieu payable from \$50, 596 to \$14, 196.



		parking on the site of 9.7 car bays.	
560 Beaufort Street (Five Bar)	28 July 2015 – Approved.	Application to change the use/classification of Five Bar from small bar to tavern. Increase in patrons from 120 people to 180 people. Resulted in an additional parking shortfall of 4.85 car bays.	Supported. Cash in lieu of \$26, 190 required to be paid based on \$5,400 per bay for 4.85 car bay shortfall.
642 Beaufort Street (under RTR FM)	13 December 2016 - Approved.	Change of use from Shop and Office to Small Bar and Office. Small bar total area of 97sq.m, maximum of 80 patrons. 10.368 bays required for the use and 9 bays were provided at the rear of the site.	Supported. Cash in lieu of \$7387.20 required to be paid for 1.368 car bay shortfall

Previous Car Parking Policy Requirement

If the subject proposal was assessed using the car parking standards of the previous parking policy and been able to apply adjustment factors, the following requirements would apply to the development.

Car Parking Requirements – Previous Parking Policy		
Development Standard Car Parking	Car Parking Required	Provided/Proposed
Shop	Requirement: 1 space per 20sq.m 19sq.m or 1 car bay	
Small Bar	Requirement: 1 space per 5 persons	



	120/5 = 24 car bays	
	Total car bays required for shop and small bar = 25 bays	0 car bays
Adjustment Factors	Apply the following adjustment factors: <ul style="list-style-type: none"> • 0.80 (within 400 metres of a bus route) • 0.80 (within 200 metres of public car park with more than 50 bays) • 0.9 (located within Town Centre) • 0.8 (development proposes a small scale – less than 80sq.m – active use on the ground floor in a Town Centre) 	Total adjustment Factors = $0.8 \times 0.8 \times 0.9 \times 0.8 = 0.46$ $25 \text{ Car bays} \times 0.46 = 11.5 \text{ car bay shortfall}$
Minus Previously Approved Shortfall	Unknown without requesting all planning and building archives relating to the site to determine any previous car parking shortfalls approved on the site. Highly likely that the site would have had previously approved parking shortfalls on the site, given the existing layout of the building and lack of parking available.	Unknown
Total	Total: 11.5 car bays	Total: 0 car bays
Total Requirement and Shortfall of 11.5 car parking bays		

A car parking shortfall of 11.5 car bays is less than half of the current requirement for 27 car bays, and it should be noted that there is the potential to further reduce this number if the number of patrons is reduced and if the previous car parking shortfall could be confirmed and applied. Furthermore, if patron numbers to the small bar were reduced to 100, the car parking requirement for the development would be 9.5 car bays.

Whether any testing of the new parking policy was ever undertaken by the City's planners to determine the implications of any proposed changes, is questionable. Because if testing of the standards and requirements of the new policy was conducted across any of the City's established Town Centre areas, it would have been able to identify that the policy increased car parking requirements and created significant parking shortfalls which could



not be met, other than through the provision of cash in lieu. Coincidentally, the provision of cash in lieu per bay for any car parking shortfall been drastically increased.

Summary

The information provided above has been presented to demonstrate to Council that the current parking policy standards prejudice good development outcomes and the ability for the subject site to be developed. A requirement to provide 27 car bays is unreasonable and cannot be expected to be satisfied by the payment of cash in lieu.

Places such as Five Bar, Clarence's, Beaufort Street Merchant and El Publico are either similar or larger in size than the subject development and have parking shortfalls that do not adversely impact the amenity of the area. Moreover, these places have helped to lift the area and make Beaufort Street the appealing and recognised strip that it is today.

The abundance of on-street car parking in the Beaufort Street area, public parking facilities, availability of excellent public transport options and the regular use of driver technology services such as Uber, ensures that the needs of users can be met without the need to provide 27 car bays to be able to operate.

In conclusion, Council are asked to take review the current parking standards applied to the subject development and to support the proposal, using the examples referenced in this submission as a fair basis for the application in any cash in lieu requirement.

Should you have any question in relation to the details provided in this letter, please contact Petar Mrdja

Yours sincerely,

Petar Mrdja | Director
Urbanista Town Planning



A J C D

RE: CHANGE OF USE: The Blind Pig, 559 Beaufort St, MOUNT LAWLEY

With regards to the proposed Change of Use at the property Lot 4 HN 559 Beaufort Street, Mount Lawley, please see the supporting information below for your review and assessment.

+ NATURE OF ACTIVITY:

Change of activity from retail (current) to small bar (proposed)

+ PROPOSED HOURS AND DAYS OF OPERATION:

Monday-Saturday 10am-Midnight

Monday-Sunday 10am-10pm

+ Maximum Number of Employees at any one time:


10PAX

+ Maximum Number of expected patrons at any one time:

120PAX







+ Any Equipment to be Used:

Low level DJ music and live band to be played throughout. Please refer to Acoustic Report attached for details.



AJCD | EST. 1971
T +61 8 9328 6659
Email | ara@ajcd.com.au
www.AJCD.com.au

5.7 NO. 209 (LOT: 213; D/P: 33158) VINCENT STREET, WEST PERTH - S.31 RECONSIDERATION - PROPOSED FOUR GROUPED DWELLINGS**TRIM Ref:** D18/83728**Author:** Emily Andrews, Urban Planner**Authoriser:** Luke Gibson, A/Director Development Services**Ward:** South

- Attachments:**
1. Attachment 1 - Consultation and Location Map [↓](#) 
 2. Attachment 2 - 4 April 2018 Council Meeting Minutes and refused Development Plans [↓](#) 
 3. Attachment 3 - Current (amended) Development Plans [↓](#) 
 4. Attachment 4 - Summary of Submissions [↓](#) 
 5. Attachment 5 - Applicant Justification [↓](#) 
 6. Attachment 6 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That the Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme SETS ASIDE its decision of 4 April 2018 and APPROVES the application for Four Grouped Dwellings at No. 209 (Lot: 213, D/P: 33158) Vincent Street, West Perth in accordance with the plans shown in Attachment 3, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. Boundary Walls

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

2. External Fixtures

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

3. Stormwater

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

4. Clothes Drying Facilities

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

5. Car Parking and Access

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

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

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

6. Right of Way Widening

- 6.1 A 1.0 metre right of way setback area shall be maintained free of any buildings and structures for the length of the property that adjoins the right of way at all times to enable future right of way widening; and
- 6.2 The 1.0 metre right of way setback area shall be sealed drained and graded to match into the level of the existing Right of Way;

7. Acoustic Report

An Acoustic Report in accordance with *State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning* is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development. All recommended measures in the report shall be undertaken 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. Landscaping

- 8.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
- 8.1.1 The location and type of existing and proposed trees and plants;
- 8.1.2 Areas to be irrigated or reticulated; and
- 8.1.3 The provision of 15.4 percent Deep Soil Zone and at least 30 percent Canopy Coverage, as defined by the City's Policy No. 7.1.1 – Built Form; and
- 8.2 All works shown in the plans as identified in Condition 8.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

9. Schedule of External Finishes

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

10. General

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

PURPOSE OF REPORT:

To reconsider an application for Four Grouped Dwellings at No. 209 Vincent Street, West Perth, at the invitation of the State Administrative Tribunal (SAT).

PROPOSAL:

The application involves the development of four two-storey dwellings, with all vehicular access from the right of way to the rear of the subject site. The proposal includes a central pedestrian access from Vincent Street that services the four dwellings.

The development plans are contained as **Attachment 3**.

BACKGROUND:

Landowner:	Kenwin Projects Pty Ltd
Applicant:	Averna Pty Ltd T/A Averna Homes
Date of Application:	9 May 2018 – Appeal lodged at the State Administrative Tribunal
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R80
Built Form Area:	Residential
Existing Land Use:	Vacant
Proposed Use Class:	Grouped Dwelling
Lot Area:	643m ²
Right of Way (ROW):	Florence Place (3 metres wide)
Heritage List:	No

The subject site is bound by Vincent Street to the north and a ROW (Florence Place) to the south, as shown in **Attachment 1**. Vincent Street is a Category 2 Other Regional Road under the Metropolitan Region Scheme (MRS). The site is currently vacant with the original house having been demolished earlier this year. The site is adjacent to two-storey grouped dwellings to the east, and two single storey dwellings to the west. The subject site and the immediate adjoining properties are zoned R80 and have been identified as a Residential Built Form Area in accordance with Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy).

At its Ordinary Council Meeting on 4 April 2018, Council resolved to refuse the development application for four grouped dwellings at the subject site for the following reasons:

- The proposed street setback to Vincent Street does not meet the Design Principles of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives or Clause 5.2 of Local Planning Policy 7.1.1 – Built Form as the setback is not an appropriate distance to accommodate adequate space for landscaping to reduce the impact of the development on Vincent Street or the adjacent dwellings;*
- The proposed amount of hard stand in the front setback area does not meet the Design Principles of Clause 5.3.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives or Clause 5.14 of Local Planning Policy 7.1.1 – Built Form as the increase in hard stand does not positively contribute to the streetscape and does not contribute to the amenity of the development;*
- The proposed access to Vincent Street does not meet the Design Principles of Clause 5.3.5 of State Planning Policy No. 3.1 Residential Design Codes as it does not provide reduced impact of access points on the streetscape, minimal crossovers or high quality landscaping features given the access to the site could be provided from the rear right-of-way, which would remove the access point from Vincent Street and allow an increased landscape treatment;*
- The proposed setbacks to the adjoining properties do not meet the Design Principles of Clause 5.1.3 of State Planning Policy No. 3.1 Residential Design Codes as the development does not reduce the impact of building bulk on the adjoining properties; and*
- The proposed outdoor living areas do not meet the Design Principles of Clause 5.3.1 of State Planning Policy 3.1 Residential Design Codes as these spaces do not provide adequate access to winter sunlight and ventilation or provide adequate amenity for residents.*

The previous determination and plans are included as **Attachment 2**.

Following Council's refusal, the applicant submitted an application for review with the SAT. Administration attended a Directions Hearing and Mediation Session on 25 May 2018, with further mediation on 11 June 2018.

At mediation, City Officers advised the applicant that the City accepted reconsideration of the application, subject to amended plans being provided that addressed Council's various reasons for refusal.

Following mediation, the applicant submitted amended plans for reconsideration, which are included as **Attachment 3**. The main changes from the original plans are summarised as follows:

- All vehicle access is via Florence Place, with no vehicular access from Vincent Street.
- The street setback has been decreased from 4.6 metres to 4.0 metres;
- A central walkway has been included for pedestrian access from Vincent Street. This results in the common property area within the street setback being hard stand, however there is additional landscaping included within the front setback area;
- The design of the dwellings has been altered and the lot boundary setbacks to Units 1, 3 and 4 are now compliant with the requirements of the Residential Design Codes (R Codes);
- The upper floor wall of Unit 2 on the eastern boundary, whilst still setback 1.2m, has been shortened to the extent that it is required to be setback 1.6m, as opposed to the 2.1m setback previously required. As such, the proposed wall represents a lesser departure from the deemed-to-comply standards than that previously considered by Council.
- The maximum and average boundary wall heights to the eastern and western boundaries have increased with the inclusion of two storey boundary walls to Units 1, 3 and 4;
- The maximum boundary wall height to Unit 2 reduced to 3.7 metres, and average boundary wall height has been reduced to 3.55 metres, with both previously considered at 3.8 metres;
- The building height of Unit 1 has been reduced to comply with the requirements of Policy No. 7.1.1 – Built Form (Built Form Policy), however the inclusion of a pitched roof results in a 600mm variation to the permitted wall height of Unit 2; and
- The outdoor living areas meet the required areas and dimensions under the R Codes and have been located so as to optimise the northern aspect of the subject site, with the outdoor living areas of Units 1 and 4 now located within the front setback area.

Council is now required to reconsider the proposal pursuant to Section 31 (S.31) of the *State Administrative Tribunal Act 2004*.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the Western Australian Planning Commission's State Planning Policy No. 3.1 - Residential Design Codes. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

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

Detailed Assessment

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

Street Setback	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 5.2	
Average of five adjoining properties: 4.92 metres	4.0 metres
Lot Boundary Setbacks / Boundary Walls	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 5.3	
Upper Floor wall of Unit 2 is to be setback 1.6m from the eastern boundary	Upper Floor wall of Unit 2 is setback 1.2m from the eastern boundary
Boundary walls permitted to a maximum height of 3.5m and an average of 3.0m	<u>Eastern Boundary</u> Unit 1 boundary wall – overall height of 6.1m. Unit 1 boundary wall – average height of 4.7m. Unit 2 boundary wall – overall height of 3.7m. Unit 2 boundary wall – average height of 3.55m. <u>Western Boundary</u> Unit 3 boundary wall – overall height of 5.8m. Unit 3 boundary wall – average height of 4.45m. Unit 4 boundary wall – overall height of 5.8. Unit 4 boundary wall – average height of 4.35m.
Building Height	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 5.6	
Maximum wall height of 6.0m	Wall height of Unit 2 is 6.6m
Outdoor Living Areas	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.1	
Outdoor living areas are to be located behind the street setback area	The outdoor living areas for Units 1 and 4 are located within the street setback area
Landscaping	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.2	
Common property within the street setback area to be a maximum 50% hard surface	100% of common property within the front setback area is hard surface
Site Works / Retaining Walls	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.7 and Clause 5.3.8	
Fill and retaining walls up to 0.5m above natural ground level	Fill and retaining walls up to 0.6m above natural ground level on the eastern boundary

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

CONSULTATION/ADVERTISING:

The proposal submitted for the reconsideration required additional community consultation as the development plans had significantly changed from those previously considered by Council and actually involve further departures from the deemed to comply requirements of the R Codes and Built Form Policy.

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 18 June 2018 and concluding on 1 July 2018. Community consultation was undertaken by means of written notification being sent to surrounding landowners within a 75 metre radius of the site, as shown in **Attachment 1** and a notice on the City's website.

In response, eight submissions were received comprising of six in objection, one in support and one raising concerns. A summary of the submissions received is included as **Attachment 4**. The applicant's justification addressing the departures from the City's Built Form Policy and the R Codes are included as **Attachment 5**.

The main issues raised as part of the consultation relate to:

- Lot boundary setback (including boundary walls) variations resulting in overlooking and overshadowing that will impact on the existing streetscape and surrounding homes;
- The development appears to be quite dense and the site overdeveloped;
- There is a poor design outcome as the orientation of the development decreases the living environment and the outdoor living spaces lead to dark unusable spaces;
- Limited landscaping is not consistent with the streetscape; and
- Concerns regarding increase in traffic as a result of the development and the impact on the existing narrow right of way.

Referral Authority responsible for Vincent Street - Department of Planning, Lands and Heritage:

The application was required to be referred to the Department of Planning, Lands and Heritage (the Department) as the subject lot abuts Vincent Street which is a Category 2 Other Regional Road under the MRS. The City referred the original plans to the Department for comment, with the Department advising it did not object to the development in principle, but did not support vehicle access from Vincent Street. As the current development plans do not provide for vehicle access from Vincent Street, further referral to the Department was not considered necessary.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *State Administrative Tribunal Act 2004*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 3.1 – Residential Design Codes;
- State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.

The applicant has exercised their right to have Council's initial decision to refuse the application reviewed by the SAT in accordance with Part 14 of the *Planning and Development Act 2005*. The SAT has invited Council to reconsider the application based on a revised proposal. In accordance with Section 31 of the *State Administrative Tribunal Act 2004*, Council in reconsidering the proposal may:

1. Affirm its decision;
2. Vary its decision;
3. Set aside the decision and substitute a new decision.

Should Council approve the application, the applicant may withdraw the application or alternatively, continue with the application for review in relation to one or more of the conditions imposed. If Council refuses the application, the applicant may request that the matter be determined by the SAT at a full hearing.

Delegation to Determine Applications:

The matter is being referred to Council as the proposal relates to a matter previously determined by Council, and as the development incorporates four grouped dwellings.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Should the matter proceed to a full SAT hearing, the City may need to engage a consultant to assist. Such engagement would incur a cost for the City.

COMMENTS:

The applicant has submitted amended plans to address the reasons for refusal. Though some aspects of the proposal results in compliance with some applicable standards, the proposal also results in some new and further departures to the requirements of the R Codes and Built Form Policy.

Street Setback

The average street setback of the five adjoining properties to either side of the development results in the subject site requiring a 4.92 metres setback from the primary street. The development proposes a 4.0 metre setback to the primary street and is a further departure to the deemed-to-comply standard set by the Built Form Policy, with the application previously proposing a 4.6 metre street setback.

The justification provided by the applicant acknowledges the variation and suggests that it is a result of the angle of the front lot boundary and that the street setback meets an average of 4.92 metres. The development includes design articulation within the front façade and has been positioned to be located behind the existing adjoining properties immediately to the east and west of the subject site.

The reduced street setback is considered appropriate as the departure is the result of the columns and feature wall, with the development at ground level setback the required 4.92 metres and the upper floor at a minimum of 4.3 metres. Given the angle of the front lot boundary, the ground and upper floor setbacks increase to be setback 5.5 metres from the front lot boundary and provides for articulation within the front façade. The proposal incorporates a range of materials and finishes including facebrick and render. These elements are consistent with the existing developments within the streetscape.

Although a further departure from the previous plans determined by Council, the setback is considered to allow for adequate landscaping to reduce the impact of the development to Vincent Street and the surrounding dwellings particularly with the inclusion of two Jacaranda trees central to the front setback area which are capable of growing to a height of 10 metres. The development provides for deep soil landscaping areas along the front and side lot boundaries which will further assist in reducing the impact of the development on the street.

Furthermore, the setback is considered appropriate as the development is located alongside properties that have a lesser setback to the primary street, with the adjoining property to the east setback 2 metres from the front lot boundary, and the property to the west having a carport structure at 1 metre from the front lot boundary. The adjoining developments are located in closer proximity to the street and do not provide for landscaped areas between the dwelling and the street.

Given the above, the proposed street setback is considered to meet the design principles and local housing objectives of the R Codes and Built Form Policy. However, should Council have concerns regarding the street setback, Administration notes there is the opportunity to push the development towards the rear of the subject site by 0.92 metres in order to achieve a compliant street setback. As such, should Council resolve to approve the application, it is also open to Council to impose a condition requiring the development to comply with the required 4.92 metre street setback.

Lot Boundary Setbacks and Boundary Walls

Eastern Boundary (Unit 1)

The proposed boundary wall to Unit 1 exceeds the maximum permitted height by 2.6 metres and the average permitted height by 1.7 metres. In considering this, the following is relevant:

- The proposed boundary wall of Unit 1 abuts an adjacent boundary wall at ground level of similar length and height. The proposed portion of boundary wall at the upper floor does not affect any major openings or active habitable spaces of the adjoining dwelling.
- The walls will not result in significant overshadowing onto the adjoining properties due to the subject site being orientated north-south and therefore the shadow cast by the development will mainly fall onto the subject site itself.
- There are no openings within the proposed boundary wall and there will be no potential for overlooking or any loss of privacy.
- In terms of the dwellings themselves, the boundary wall does not compromise the solar access to the outdoor living area, which is open to direct sun and ventilation.
- The inclusion of trees (including Jacarandas) and shrubbery within the dedicated deep soil area along the eastern boundary within the front setback area will assist in mitigating the impact of bulk as viewed from the street.

Given the above, the proposed height of boundary wall 1 is considered to meet the design principles and local housing objectives of the R Codes and Built Form Policy.

Eastern Boundary (Unit 2)

The first floor of Unit 2 involves a 1.2 metre setback to the eastern boundary in lieu of the required 1.6 metres. The proposed setback is a lesser departure than that previously considered by Council, with the previous proposal requiring a 2.1 metre setback due to the length of wall, which has decreased in length from 14.5 metres to 11.1 metres. The setback area adjoins two adjacent two-storey grouped dwellings to the east, with the reduced setback aligning with existing boundary walls, side setback and outdoor living areas associated with the abutting dwellings. The wall does not include any major openings and therefore will not result in any overlooking into the adjoining properties. The proposed length of wall incorporates facebrick, render and minor openings which are considered to reduce the perception of building bulk to the adjoining landowners. The orientation of the site ensures that the proposal meets the deemed-to-comply requirements relating to solar access.

Given the above, the proposed setback to the upper floor of Unit 2 is considered to meet the design principles and local housing objectives of the R Codes and Built Form Policy.

The proposed boundary wall to Unit 2 exceeds the maximum permitted height by 0.2 metres and the average permitted height by 0.55 metres. In considering this, the following is relevant:

- The variations are relatively minor.
- The walls will not result in significant overshadowing onto the adjoining properties due to the subject site being orientated north-south and therefore the shadow cast by the development will mainly fall onto the subject site itself.
- There are no openings within the proposed boundary wall and there will be no potential for overlooking or any loss of privacy.

- Although the boundary wall abuts the outdoor living areas of the two adjoining properties to the east, the proposal incorporates a range of materials and finishes to the external walls which will assist in reducing the visual impact of the proposed wall.
- The extent of the boundary wall abutting the outdoor living areas of the adjacent dwellings is not considered to have an adverse impact on those areas as the height does not restrict access to direct sun and ventilation, with the shadow cast from the development mainly falling within the subject site.
- In terms of the dwellings themselves, the boundary wall does not compromise the solar access to the outdoor living area, which is open to direct sun and ventilation.
- The inclusion of trees (including Jacarandas) and shrubbery within the dedicated deep soil area along the eastern boundary within the front setback area will assist in mitigating the impact of bulk as viewed from the street.

Given the above, the proposed height of boundary wall one is considered to meet the design principles and local housing objectives of the R Codes and Built Form Policy.

Western Boundary (Units 3 and 4)

The proposed boundary wall to Unit 3 exceeds the maximum permitted height by 2.3 metres and the average permitted height by 1.45 metres, and the proposed boundary wall to Unit 4 exceeds the maximum permitted height by 2.3 metres and the average permitted height by 1.35 metres. The proposed boundary walls are located so as to have minimal impact on the active habitable spaces of the adjoining properties and also incorporate a range of materials and finishes to the external walls which will also assist in reducing the visual impact on the adjoining property. The boundary walls will not result in significant overshadowing onto the adjoining properties as the north-south orientation of the site will mainly see the shadow cast onto the subject site. Furthermore, there are no openings within the proposed boundary walls and therefore will not result in overlooking and loss of privacy.

In terms of the dwellings themselves, the boundary walls do not compromise the solar access to the outdoor living areas, which are open to direct sun and ventilation.

It should be noted that during the consultation period, the adjoining residents to the west did not raise any concerns regarding the proposed boundary walls. In light of the above, it is considered that the proposed boundary walls to Units 3 and 4 meet the relevant design principles of the R Codes and Built Form Policy.

Building Height and Site Works

The development proposes an overall wall height of 6.6 metres for Unit 2 in lieu of the deemed-to-comply standard of 6.0 metres, as set out by the City's Built Form Policy.

The 0.6 metre variation is a result of the natural ground level of the subject site which gradually falls approximately 0.6 metres from the western to eastern boundary, and approximately 1.5 metres from the southern to northern boundaries. The subject portion of wall is located towards the middle of the subject site on the eastern boundary and will have no impact on the streetscape. Furthermore, Unit 2 is located behind Unit 1 and setback in excess of 19 metres from the Vincent Street frontage.

The proposal does not result in any overshadowing into adjacent properties. The orientation of the site ensures that the shadow cast from the properties is contained within the subject site. Furthermore, the proposal does not result in any overlooking with all major openings setback in accordance with the visual privacy requirements of the R Codes.

The proposed development incorporates a range of materials that include brickwork and render, which are considered to appropriately address the character of the site and is complimentary to the existing developments within the streetscape. The adjacent developments to the east of the subject site are two storeys in height, and as the height increase is on the eastern elevation, therefore it is considered the development is consistent with the both the established streetscapes of Vincent Street. Furthermore, as the height increase is located towards the centre of the subject site, there will be little to no impact on the desired streetscape of Florence Place.

The development proposes fill and associated retaining to a maximum height of 0.6 metres in lieu of 0.5 metres which has not altered from the proposal previously determined by Council. The 0.1 metre variation is the result of cut and fill works for a section of the site to account for the current slope of the property. The proposed site works are considered to be minor in nature and to not have a detrimental impact on the adjoining dwellings.

Given the above, the proposed increase in building height and site works and retaining is considered to meet the respective design principles and local housing objectives of the City's Built Form Policy and R Codes.

Outdoor Living Areas

The outdoor living areas of Units 1 and 4 are located within the street setback area. As the outdoor areas are located to the north of the subject site and there is no covered portion, the outdoor living areas will have adequate access to northern sun and be open to winter sun and ventilation. The outdoor areas are capable of use with habitable rooms of the dwellings, which allow the function of these spaces to be extended and are larger than the 16 square metres minimum requirement, having areas of 17.1 square metres and 17.4 square metres, respectively.

The landscaping areas along the front lot boundary will incorporate a range of trees (including Jacarandas) and shrubbery and will assist in providing privacy for the occupants using the outdoor living area.

In light of the above, it is considered that the proposal satisfies the design principles of the R Codes.

Landscaping

The proposed landscaping is contrary to the deemed-to-comply standards of the R Codes with the common property area within the front setback area not accommodating any landscaping. This is a result of this area being for pedestrian access to and from Vincent Street. Despite none of the common property area being landscaped, the overall landscaping provided within the street setback area is 62.3 percent and as such will positively contribute to the appearance and amenity of the development for the residents in the area and to the streetscape.

The application has also been assessed against the deemed-to-comply standards of the City's Built Form Policy. The Built Form Policy requires 15 percent of the site to be provided as deep soil zone, with the development proposing 15.4 percent. The inclusion of two Jacaranda trees and four Chinese Tallows creates 25.3 percent canopy coverage across the site in lieu of the required 30 percent. Although the proposal does not achieve 30 percent canopy coverage across the site, it is considered that the addition of more trees such within the deep soil areas will allow for 30 percent canopy coverage to be achieved.

Given the above, should Council resolve to approve the development, it is recommended that a condition be imposed requiring the provision of 30 percent canopy coverage across the site.

Right of Way Widening

The existing right of way is 3.0 metres wide and it has been determined necessary for it to be widened so as to be 5.0 metres wide, with 1.0 metre widening to occur on each side of the laneway. This area is to be ceded free of cost to the City upon subdivision of the land. The widening area is shown on the development plans contained in **Attachment 3** and the proposal is acceptable in this regard.

Acoustic Report

The subject site abuts a portion of Vincent Street which is a major road that accommodates over 25,000 vehicles per day. In accordance with *State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning* (SPP 5.4), developments in such locations are to be designed and constructed so as to mitigate the impact of noise.

Whilst the application was not supported by an acoustic report, it is considered acceptable in this instance to require the provision of such a report prior to the issue of a Building Permit.

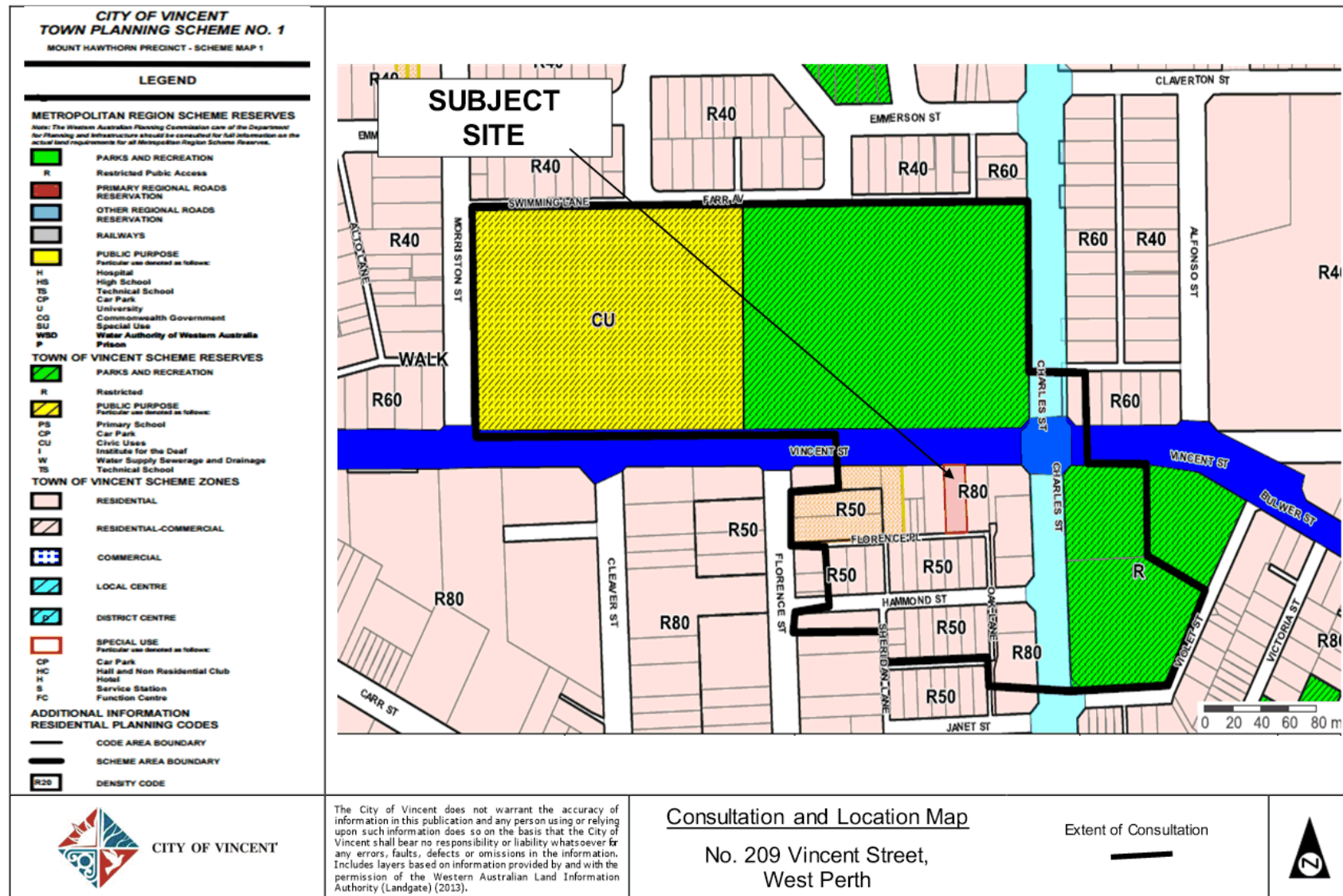
In light of the above, should Council resolve to approve the development, it is recommended that a condition be imposed requiring the submission on an acoustic report in accordance with State Planning Policy 5.4, with any recommendations of the report to be implemented to the City's satisfaction.

Conclusion

The previous reasons for refusal relate to street setback, hard stand in the front setback area, access to Vincent Street, lot boundary setbacks and amenity of outdoor living areas. The amended proposal, which removes the vehicle access from the primary street, allows for an increase in landscaping features within the street setback area and reduces the amount of hard stand in this area. The proposal also allows for more usable outdoor living areas which have appropriate access to northern sun and ventilation.

Although the setback to the upper floor of Unit 2 remains as previously proposed, the decrease in length of wall and incorporation of various finishes is considered to reduce the impact of building bulk to the adjoining properties. Additionally, the setbacks to the upper floor of the remaining units have been amended to comply. The two storey boundary walls have been located so as to have minimal impact on the amenity of the adjoining properties.

Given the above, it is considered that the amended plans appropriately address the previous reasons for refusal. It is therefore recommended that Council set aside its previous decision and resolve to approve the application subject to conditions.










ORDINARY COUNCIL MEETING MINUTES

4 APRIL 2018

9.1 NO. 209 (LOT: 213; D/P: 33158) VINCENT STREET, WEST PERTH - PROPOSED FOUR GROUPED DWELLINGS**TRIM Ref:** D18/29443**Author:** Emily Andrews, Urban Planner**Authoriser:** John Corbellini, Director Development Services**Ward:** South**Precinct:** 5 – Cleaver

Attachments:

1. Attachment 1 - Consultation and Location Map 
2. Attachment 2 - Development Plans 
3. Attachment 3 - Summary of Submissions 
4. Attachment 4 - Applicants Response to Submissions 
5. Attachment 5 - Determination Advice Notes 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1, APPROVES the development application for Four Grouped Dwellings at No. 209 (Lot: 213; D/P: 33158) Vincent Street, West Perth in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5 and FORWARDS the application to the Western Australian Planning Commission for determination under the Metropolitan Region Scheme, as the recommendation provided by the Department of Planning, Lands and Heritage to not approve the access from Vincent Street is not supported for the reasons set out in this report:

1. Boundary Walls

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

2. External Fixtures

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

3. Stormwater

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

4. Clothes Drying Facilities

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

5. Car Parking and Access

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

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

ORDINARY COUNCIL MEETING MINUTES

4 APRIL 2018

- 5.3 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications; and
- 5.4 The area shown for manoeuvring in front of the proposed Units 1 and 2 shall remain unobstructed at all times.
6. Right of Way Widening
- 6.1 A 1.0 metre right of way setback area shall be maintained free of any buildings and structures for the length of the property that adjoins the right of way at all times to enable future right of way widening;
- 6.2 The 1.0 metre right of way setback area shall be sealed drained and graded to match into the level of the existing Right of Way; and
- 6.3 The 1.0 metre right of way setback area referred to in condition 6.1 above, shall be ceded free of cost to the City on subdivision or amalgamation of the land, including Built Strata subdivision;
6. Acoustic Report
- An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development. All recommended measures in the report shall be undertaken in accordance with the report 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;
7. Landscaping
- 8.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction is be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
- 8.1.1 The location and type of existing and proposed trees and plants;
- 8.1.2 Areas to be irrigated or reticulated; and
- 8.1.3 The provision of eight percent Deep Soil Zone and at least 30 percent Canopy Coverage, as defined by the City's Policy No. 7.1.1 – Built Form;
- 8.2 All works shown in the plans as identified in Condition 8.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;
8. Schedule of External Finishes
- Prior to commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development; and
9. General
- Conditions that have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

ORDINARY COUNCIL MEETING MINUTES4 APRIL 2018

Moved: Cr Topelberg, Seconded: Cr Gontaszewski

That the recommendation be adopted.

PROPOSED AMENDMENT

Moved: Cr Gontaszewski, Seconded: Cr Loden

That the recommended condition 8 be amended as follows:

“8. Landscaping

- 8.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction is be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
 - 8.1.1 The location and type of existing and proposed trees and plants;
 - 8.1.2 Areas to be irrigated or reticulated; and
 - 8.1.3 The provision of eight percent Deep Soil Zone and at least 30 ~~40~~ percent Canopy Coverage, as defined by the City's Policy No. 7.1.1 – Built Form;
- 8.2 All works shown in the plans as identified in Condition 8.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;”

AMENDMENT CARRIED UNANIMOUSLY (9-0)

For: Presiding Member Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Hallett, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

Against: Nil

COUNCIL DECISION ITEM 9.1

Moved: Cr Topelberg, Seconded: Cr Gontaszewski

That the recommendation be adopted.

LOST (4-5)

For: Presiding Member Mayor Cole, Cr Gontaszewski, Cr Castle and Cr Loden

Against: Cr Fotakis, Cr Hallett, Cr Harley, Cr Murphy and Cr Topelberg

PROPOSED ALTERNATIVE RECOMMENDATION

Moved: Cr Topelberg, Seconded: Cr Hallett

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme REFUSES the development application for Four Grouped Dwellings at No. 209 (Lot: 213; D/P: 33158) Vincent Street, West Perth for the following reasons:

ORDINARY COUNCIL MEETING MINUTES

4 APRIL 2018

1. The proposed street setback to Vincent Street does not meet the Design Principles of Clause 5.1.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 5.2 of Local Planning Policy No. 7.1.1 – Built Form as the setback is not an appropriate distance to accommodate adequate space for landscaping to reduce the impact of the development on Vincent Street or the adjacent dwellings;
2. The proposed amount of hard stand in the front setback area does not meet the Design Principles of Clause 5.3.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 5.14 of Local Planning Policy No. 7.1.1 – Built Form as the increase in hard stand does not positively contribute the streetscape and does not contribute to the appearance and amenity of the development;
3. The proposed access to Vincent Street does not does not meet the Design Principles of Clause 5.3.5 of State Planning Policy No. 3.1 Residential Design Codes as it does not provide reduced impact of access points on the streetscape, minimal crossovers or high quality landscaping features given the access to the site could be provided from the rear right-of-way, which would remove the access point from Vincent Street and allow an increased landscape treatment;
4. The proposed setbacks to the adjoining properties do not meet the Design Principles of Clause 5.1.3 of State Planning Policy No. 3.1: Residential Design Codes as the development does not reduce the impact of building bulk on the adjoining properties; and
5. The proposed outdoor living areas do not meet the Design Principle, of Clause 5.3.1 of State Planning Policy 3.1: Residential Design Codes as these spaces do not provide adequate access to winter sunlight and ventilation or provide adequate amenity for residents.

PROPOSED AMENDMENTMoved: Cr Topelberg, Seconded:

That recommendations 1, 2 and 3 be deleted and the remaining recommendations be re-numbered accordingly.

The Proposed Amendment lapsed for want of a Secunder.

COUNCIL DECISION ITEM 9.1

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme REFUSES the development application for Four Grouped Dwellings at No. 209 (Lot: 213; D/P: 33158) Vincent Street, West Perth for the following reasons:

1. The proposed street setback to Vincent Street does not meet the Design Principles of Clause 5.1.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 5.2 of Local Planning Policy No. 7.1.1 – Built Form as the setback is not an appropriate distance to accommodate adequate space for landscaping to reduce the impact of the development on Vincent Street or the adjacent dwellings;
2. The proposed amount of hard stand in the front setback area does not meet the Design Principles of Clause 5.3.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 5.14 of Local Planning Policy No. 7.1.1 – Built Form as the increase in hard stand does not positively contribute the streetscape and does not contribute to the appearance and amenity of the development;
3. The proposed access to Vincent Street does not does not meet the Design Principles of Clause 5.3.5 of State Planning Policy No. 3.1 Residential Design Codes as it does not provide reduced impact of access points on the streetscape, minimal crossovers or high quality landscaping features given the access to the site could be provided from the rear right-of-way, which would remove the access point from Vincent Street and allow an increased landscape treatment;

Page 23

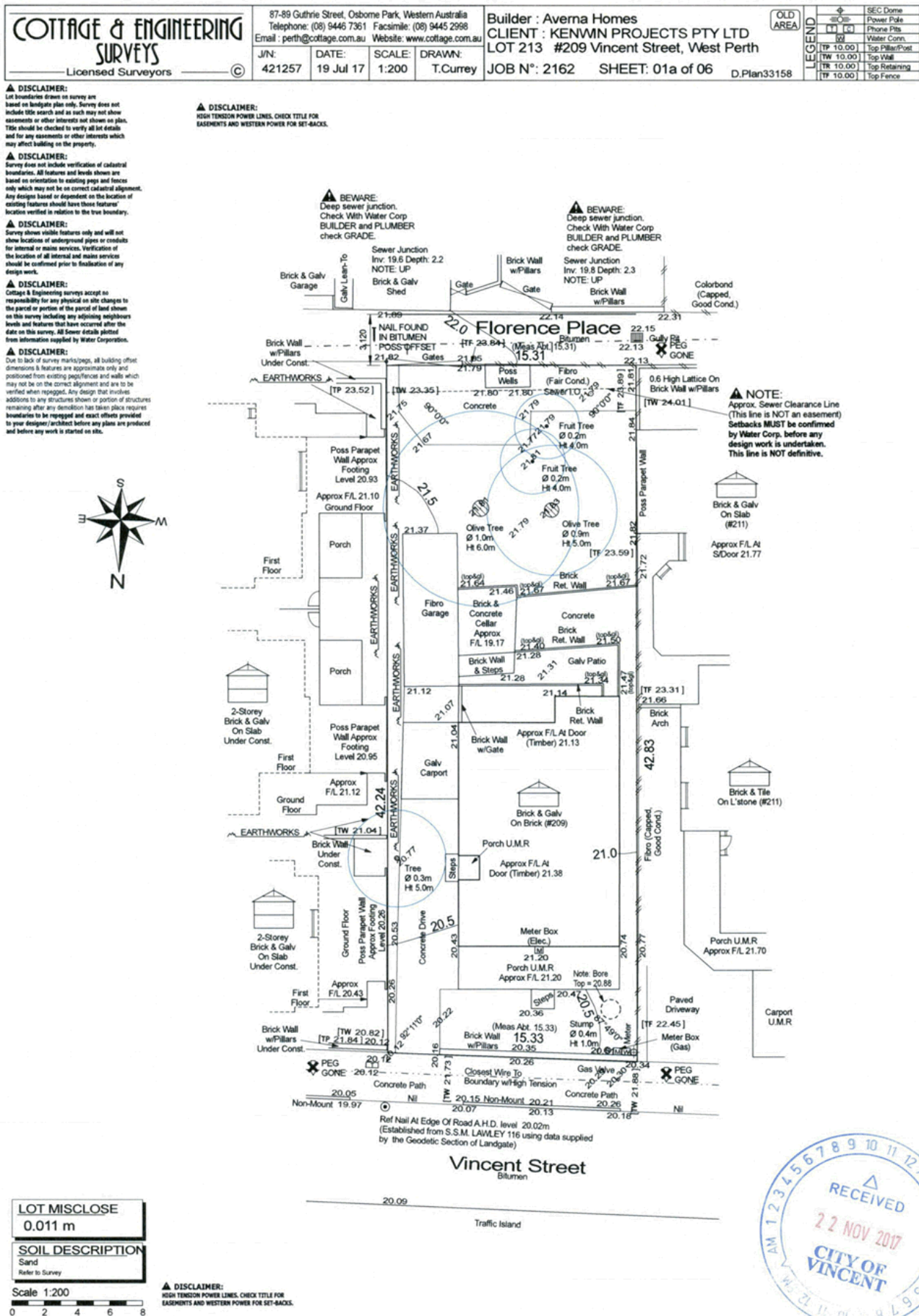
ORDINARY COUNCIL MEETING MINUTES4 APRIL 2018

4. The proposed setbacks to the adjoining properties do not meet the Design Principles of Clause 5.1.3 of State Planning Policy No. 3.1: Residential Design Codes as the development does not reduce the impact of building bulk on the adjoining properties; and
5. The proposed outdoor living areas do not meet the Design Principle, of Clause 5.3.1 of State Planning Policy 3.1: Residential Design Codes as these spaces do not provide adequate access to winter sunlight and ventilation or provide adequate amenity for residents.

CARRIED (6-3)

For: Cr Gontaszewski, Cr Fotakis, Cr Hallett, Cr Harley, Cr Murphy and Cr Topelberg

Against: Mayor Cole, Cr Castle, Cr Loden.



COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2393
Email: perth@cottage.com.au Website: www.cottage.com.au

J/N: 421257 DATE: 19 Jul 17 SCALE: 1:200 DRAWN: T.Currey

Builder : Averna Homes
CLIENT : KENWIN PROJECTS PTY LTD
LOT 213 #209 Vincent Street, West Perth
SHEET: 01 of 06 (REV H: Dated 14-03-18)

OLD AREA	LEGEND	SEC Dome
	+	Power Pole
	⊕	Phone Pole
	⊗	Water Conn.
	TP 10.00	Top Pillar/Post
	TW 10.00	Top Wall
	TR 10.00	Top Retaining
	TF 10.00	Top Fence

D.Plan33158

DISCLAIMER:
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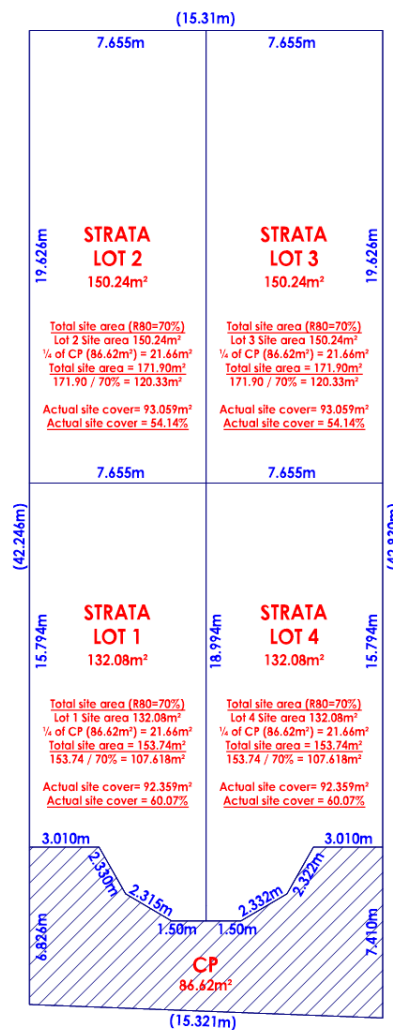
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Florence Place



Vincent Street

PROPOSED STRATA PLAN

Scale 1:200



COTTAGE & ENGINEERING SURVEYS

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 Email: parth@cottage.com.au Website: www.cottage.com.au

J/N: 421257 DATE: 19 Jul 17 SCALE: 1:200 DRAWN: T.Currey

Builder : Averna Homes
 CLIENT : KENWIN PROJECTS PTY LTD
 LOT 213 #209 Vincent Street, West Perth
 SHEET: 01 of 06 (REV H: Dated 14-03-18)

OLD AREA	LEGEND	SEC Dome
	SEW	Power Pole
	TP	Phone Peg
	TP 10.00	Water Conn.
	TW 10.00	Top Wall
	TR 10.00	Top Retaining
	TF 10.00	Top Fence

D.Plan33158

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DISCLAIMER:
 HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

EXTENT OF OVERSHADOWING ON LOT 8 HAMMOND STREET 10.28m² / 324m² LOT = 3.17% (SHOWN HATCHED)

FUTURE ROAD WIDENING SUBJECT TO SHIRE APPROVAL / REQUIREMENTS

BEWARE:
 Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.
 Sewer Junction Inv: 19.6 Depth: 2.3 NOTE: UP

SITE COVER AREA CALCULATIONS ZONING R80 (MAX 70% ALLOWED)	
UNIT 1 =	92.359m²
UNIT 2 =	93.059m²
UNIT 3 =	93.059m²
UNIT 4 =	92.359m²
TOTAL =	370.836m²
SITE AREA =	643.207m²
CALC m² =	370.836 / 643.207
CALC % =	57.65% (Max 70%)

EXTENT OF OVERSHADOWING ON LOT 9 HAMMOND STREET 36.08m² / 324m² LOT = 11.13% (SHOWN HATCHED)

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

EXTENT OF FIRST FLOOR LEVEL (SHOWN SHADED)

PROPOSED UNIT 2 LOWERED FLOOR FFL 21.829 (00c) SPL 21.729 (SHOWN HATCHED)

2 x 1200 x 1500 CONC SOAKWELLS WITH TRAFFIC LID

NEW PANEL & POST RETAINING WALL AS SHOWN HATCHED

PROPOSED UNIT 3 LOWERED FLOOR FFL 21.829 (00c) SPL 21.729 (SHOWN HATCHED)

NEW PANEL & POST RETAINING WALL AS SHOWN HATCHED

PROPOSED UNIT 1 LOWERED FLOOR FFL 20.80 (00c) SPL 20.70 (SHOWN HATCHED)

2 x 1200 x 1500 CONC SOAKWELLS WITH TRAFFIC LID

DMM BOX BUILT INTO 23c HIGH ISOLATED BRICK PIER

EXTENT OF FIRST FLOOR LEVEL (SHOWN SHADED)

PROPOSED UNIT 4 LOWERED FLOOR FFL 20.80 (00c) SPL 20.70 (SHOWN HATCHED)

EXISTING BORE TO BE REMOVED AT DEMOLITION STAGE

EXISTING POWER DOME LOCATION, CONNECTION REQUIREMENTS SUBJECT TO WESTERN POWER APPROVAL

EXISTING WATER METER PLUS THREE NEW W/METER CONNECTIONS SUBJECT TO WAWA APPROVAL

5m WIDE CONCRETE CROSSOVER TO COUNCIL REQUIREMENTS

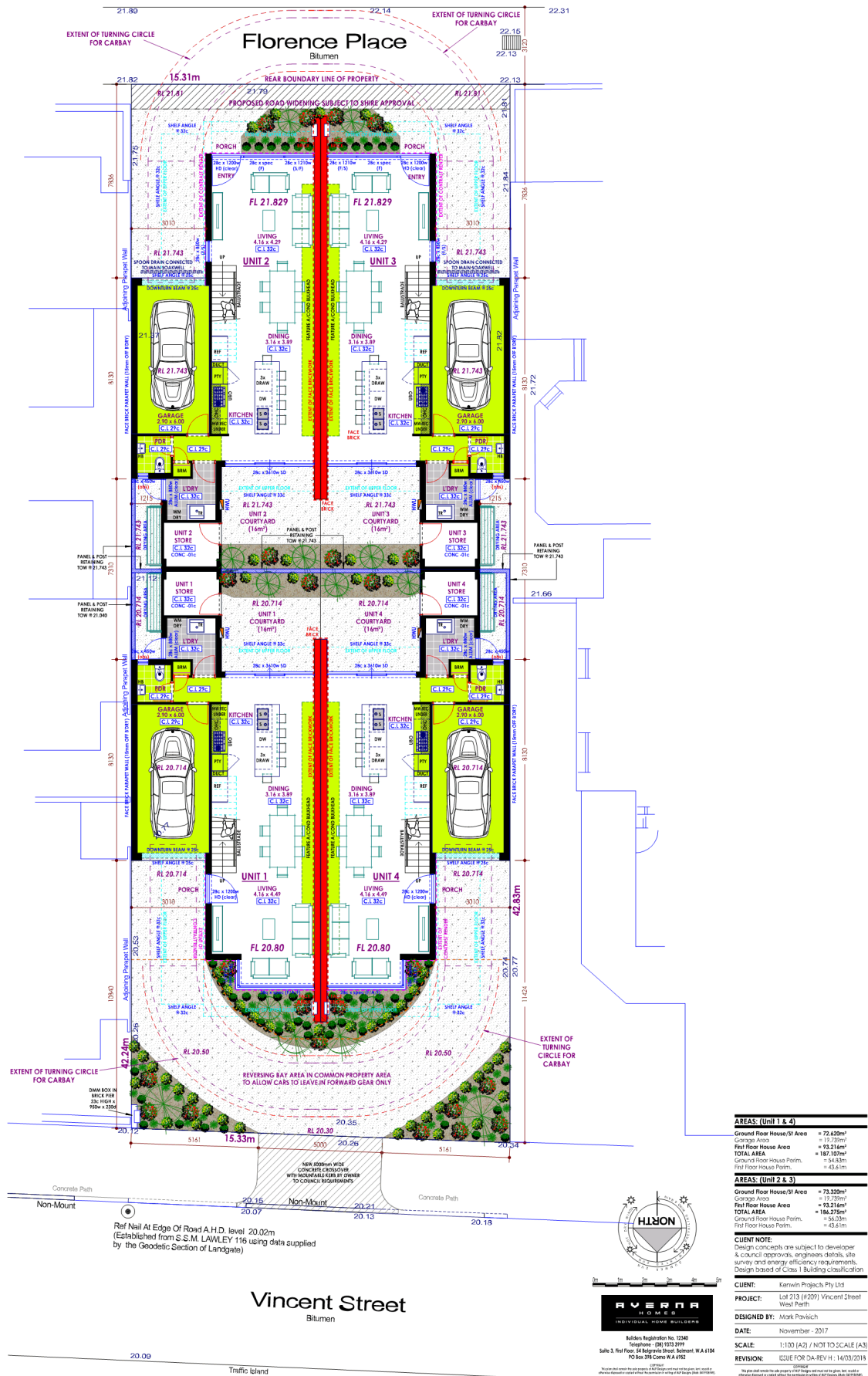
LOT MISCLOSE 0.011 m

SOIL DESCRIPTION Sand Refer to Survey

Scale 1:200

DISCLAIMER:
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CITY OF VINCENT
RECEIVED
15 Mar 2018

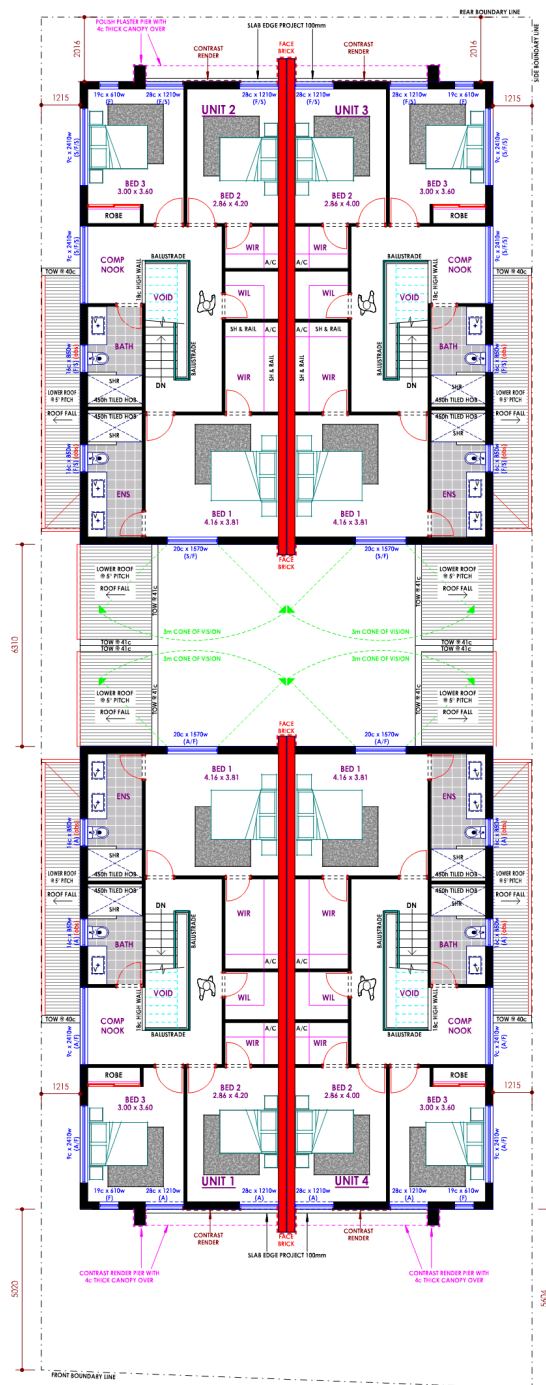


SITE & GROUND FLOOR PLANS

Proposed KENWIN PROJECTS PTY LTD
Lot 213 (H209) Vincent Street West Perth

AVENNA
HOMES
INDIVIDUAL HOME BUILDERS

CITY OF VINCENT
RECEIVED
15 Mar 2018



Bullders Registration No. 12340
Telephone: (08) 123 3399
Suite 3, First Floor, 54 Kelgona Street, Belmont, W.A. 6104
PO Box 518, Como, W.A. 6102

AREAS: (Unit 1 & 4)	
Ground Floor House/21 Area	= 73.620m ²
Garage Area	= 10.738m ²
First Floor House Area	= 93.216m ²
TOTAL AREA	= 187.574m²
Ground Floor House Perim.	= 54.83m
First Floor House Perim.	= 43.61m
AREAS: (Unit 2 & 3)	
Ground Floor House/21 Area	= 73.320m ²
Garage Area	= 10.738m ²
First Floor House Area	= 93.216m ²
TOTAL AREA	= 187.274m²
Ground Floor House Perim.	= 54.83m
First Floor House Perim.	= 43.61m
CLIENT NOTE:	
Design concepts are subject to developer & council approvals, engineers details, site survey and energy efficiency requirements. Design based on Class 1 Building classification.	
CLIENT:	Kenneth Projects Pty Ltd
PROJECT:	Lot 213 (1/202) Vincent Street West Perth
DESIGNED BY:	Mark Pavlich
DATE:	November - 2017
SCALE:	1:100 (A2) / NOT TO SCALE (A3)
REVISION:	ISSUE FOR DA-REV H - 14/03/2018

UPPER FLOOR PLANS

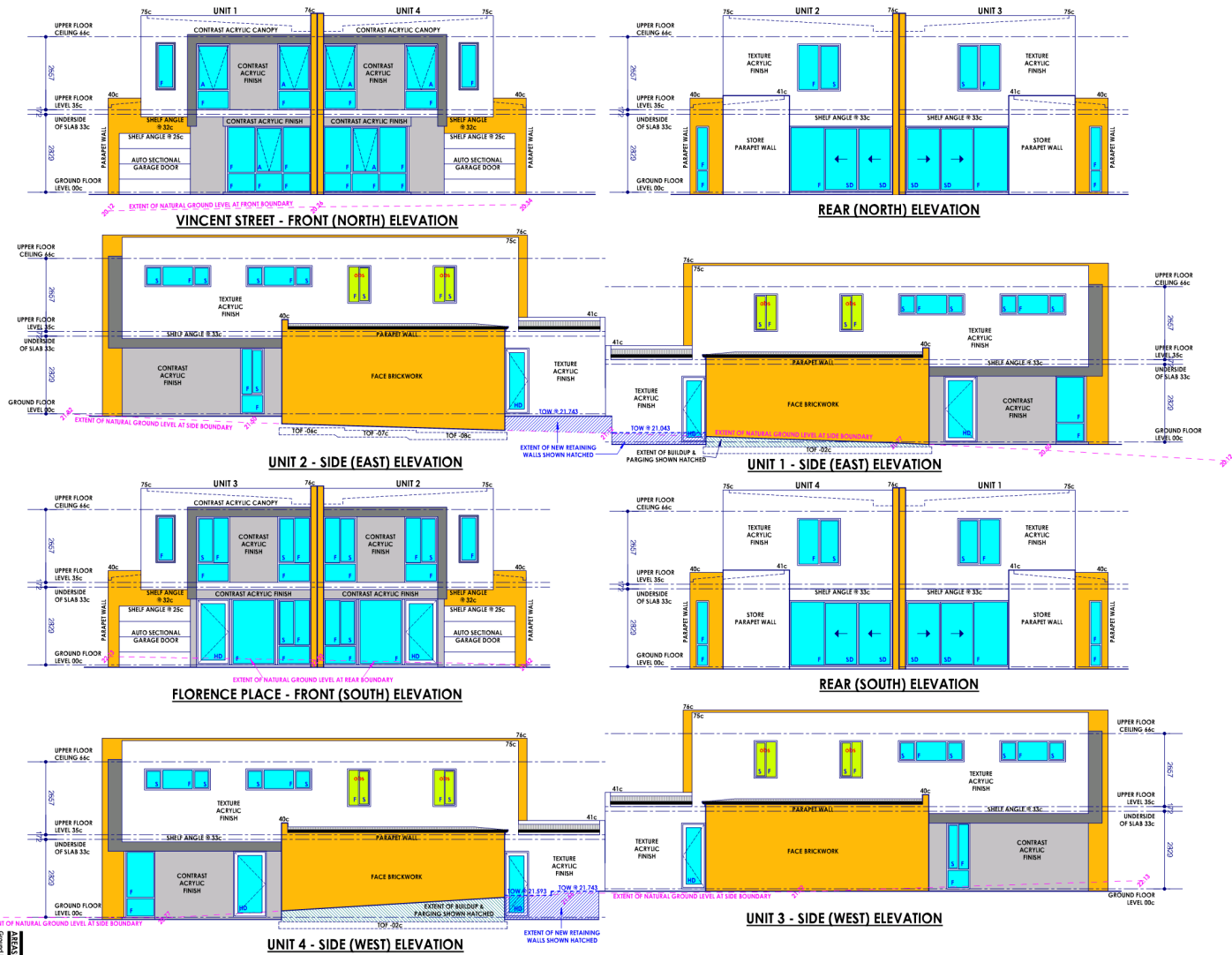
Proposed KENWIN PROJECTS PTY LTD
Lot 213 (1/202) Vincent Street West Perth

AVERNA
HOMES
INDIVIDUAL HOME BUILDERS

ELEVATIONS

CITY OF VINCENT
RECEIVED
15 Mar 2018

Proposed KENWIN PROJECTS PTY LTD
 Lot 213 (#200) Vincent Street West Perth

[illegible]



VINCENT STREET NORTH-EAST FRONT ELEVATION



VINCENT STREET NORTH-EAST SIDE ELEVATION



VINCENT STREET NORTH-WEST FRONT ELEVATION



FLORENCE PLACE SOUTH-WEST REAR STREET ELEVATION

CITY OF VINCENT
RECEIVED
02 Mar 2018



Builders Registration No. 12345
Telephone: (08) 123 3399
Suite 3, First Floor, 44 Kelburna Street, Belmont, W.A. 6104
PO Box 518, Como, W.A. 6102

AREAS: (Unit 1 & 4)

Ground Floor House/21 Area	= 74.152m ²
Garage Area	= 17.739m ²
First Floor House Area	= 93.214m ²
TOTAL AREA	= 185.105m²
Ground Floor House Perim.	= 55.43m
First Floor House Perim.	= 43.61m

AREAS: (Unit 2 & 3)

Ground Floor House/21 Area	= 73.320m ²
Garage Area	= 17.739m ²
First Floor House Area	= 93.214m ²
TOTAL AREA	= 184.273m²
Ground Floor House Perim.	= 56.03m
First Floor House Perim.	= 43.61m

CLIENT NOTE:
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CLIENT: Kenwin Projects Pty Ltd
PROJECT: Lot 213 (#209) Vincent Street West Perth

DESIGNED BY: Mark Pavlich
DATE: November - 2017

SCALE: 1:100 (A2) / NOT TO SCALE (A3)

REVISION: ISSUE FOR DA-REV G: 31/03/2019

AVERNA HOMES
INDIVIDUAL HOME BUILDERS

3D IMAGES

Proposed KENWIN PROJECTS PTY LTD
Lot 213 (#209) Vincent Street West Perth

AVERNA HOMES
INDIVIDUAL HOME BUILDERS

COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

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

J/N: 421257 DATE: 19 Jul 17 SCALE: 1:200 DRAWN: T.Curry

Builder : Averna Homes
 CLIENT : Choi Moi Yu & Ah Hwa Lim
 LOT 213 #209 Vincent Street, West Perth

D. Plan 331.58

OLD AREA	NEW AREA	SET-Back
TP 10.00	TP 10.00	Power Pole
TP 10.00	TP 10.00	Phone Pits
TP 10.00	TP 10.00	Water Conn.
TP 10.00	TP 10.00	Top Wall
TP 10.00	TP 10.00	Top Retaining
TP 10.00	TP 10.00	Top Fence

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

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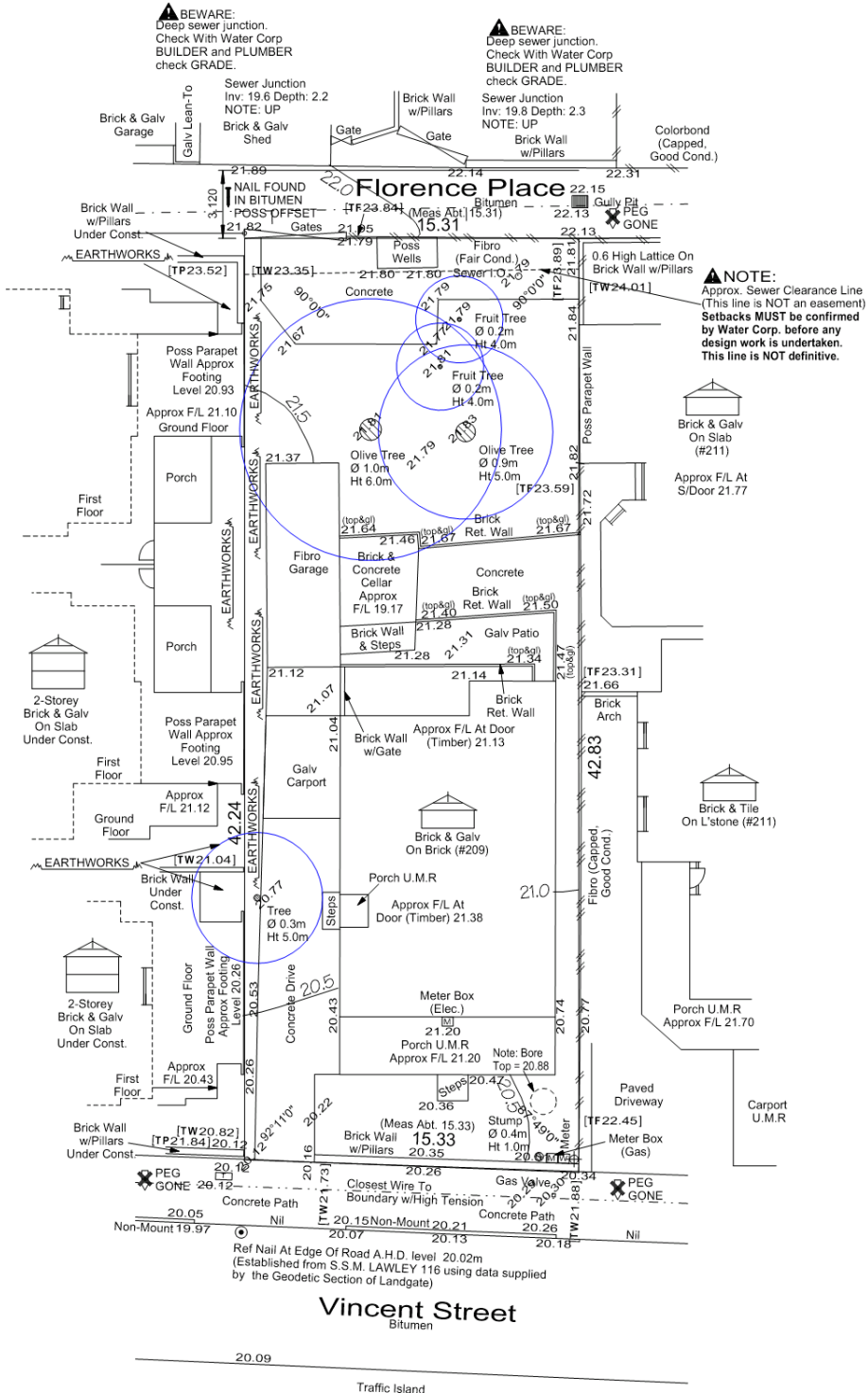
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DISCLAIMER:
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BEWARE:
 Deep sewer junction.
 Check With Water Corp
 BUILDER and PLUMBER
 check GRADE.

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






CITY OF VINCENT
 RECEIVED
 14 Jun 2018



—Licensed Survivors

J/N: 421257	DATE: 19 Jul 17	SCALE: 1:200	DRAWN: T.Currey
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Builder : Averna Homes
CLIENT : KENWIN PROJECTS PTY LTD
LOT 213 #209 Vincent Street, West Perth
SHEET: 01 of 06 (REV C12: Dated 17-07-18)

		SEC Dome
		Power Pole
		Phone Pits
		Water Conn.
	TP 10.00	Top Pillar/Post
	TW 10.00	Top Wall
8)	TR 10.00	Top Retaining
	TS 10.00	Top Floor

D Plan33158

DISCLAIMER:
 .lot boundaries drawn on survey are
 based on landgate plan only. Survey does not
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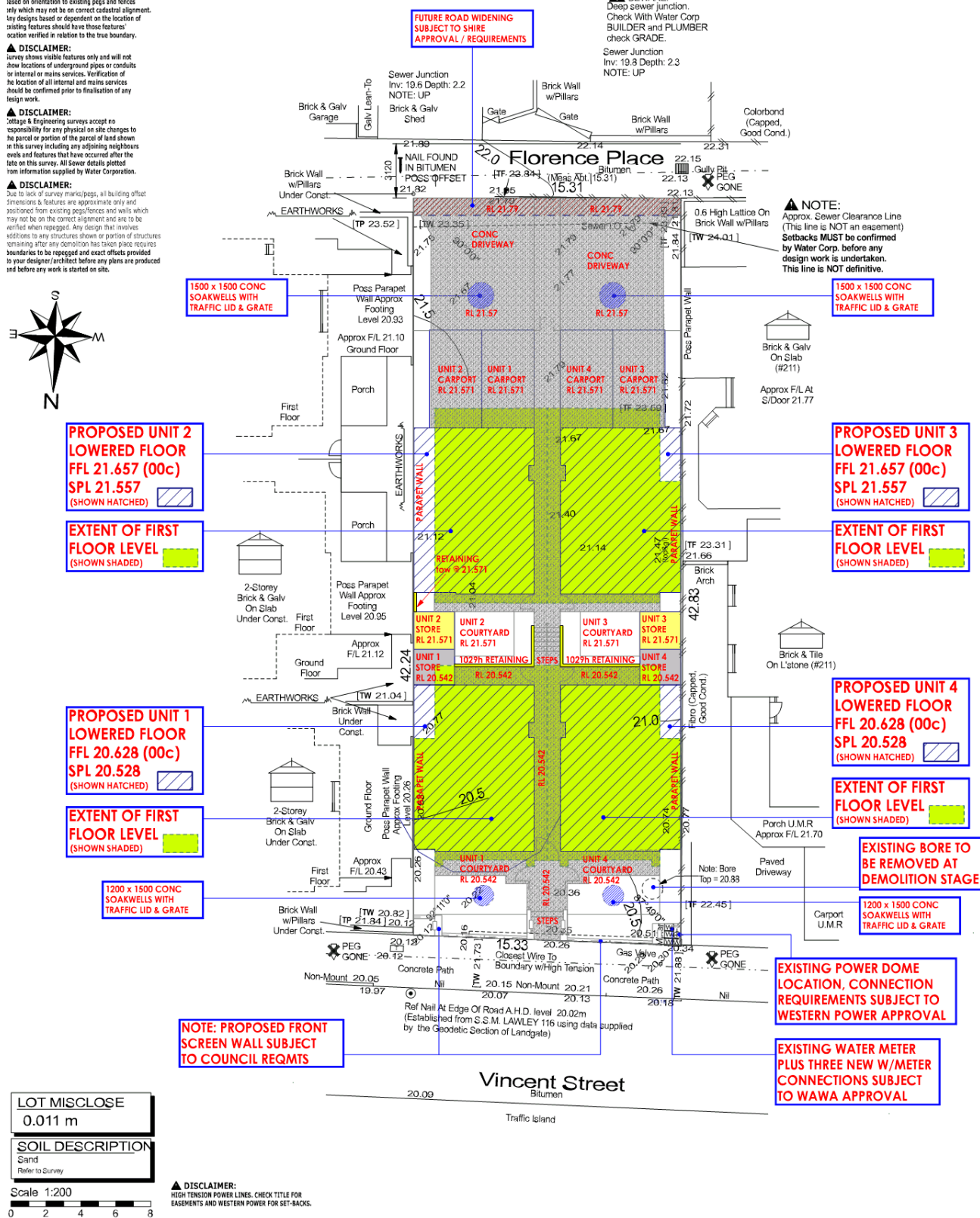
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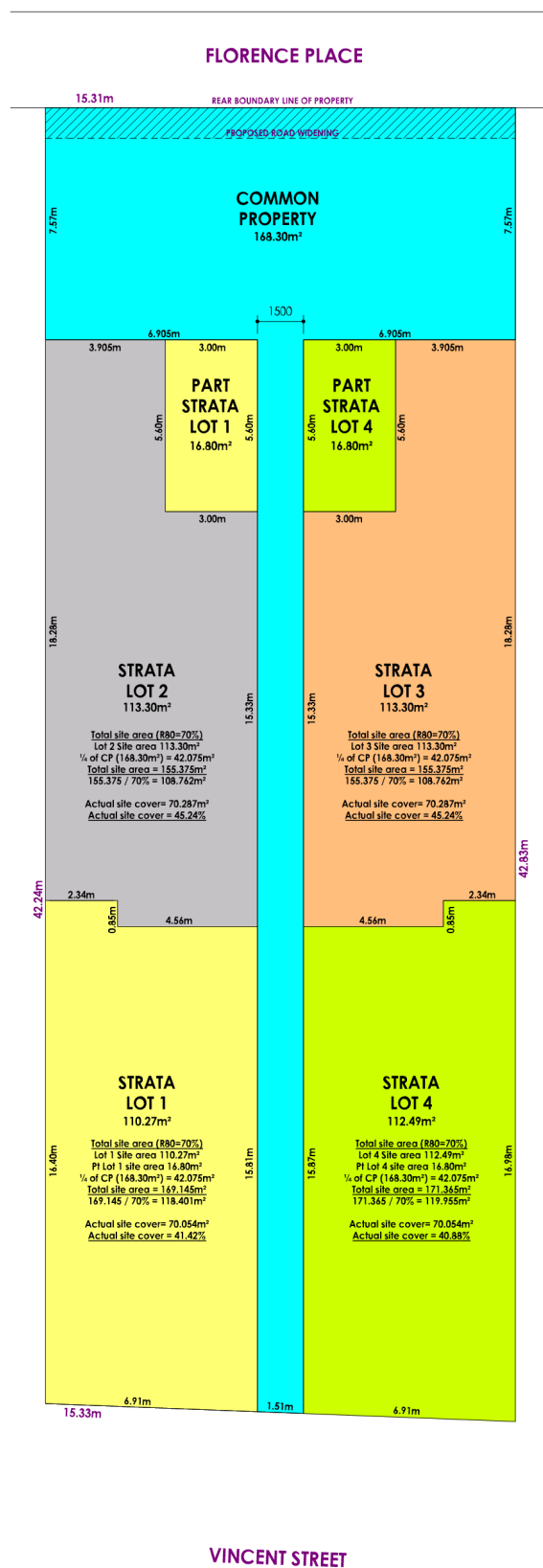
BEWARE:
Deep sewer junction.
Check With Water Corp
BUILDER and PLUMBER
check GRADE.

Sewer Junction
Inv: 19.8 Depth: 2.3
NOTE: UP

CITY OF VINCENT
RECEIVED
18 July 2018



CITY OF VINCENT
RECEIVED
18 July 2018



CLIENT: YU & LIM
PROJECT: Lot 213 (#209) Vincent Street West Perth
DESIGNED BY: Mark Pavlich
DATE: September - 2017
SCALE: 1:100 (A2 PAGE)
REVISION: Rev: C12 - 18/07/18



Building Register No. 12340
Licence No. (B) 123 1997
Suite 2, First Floor, 64 Regatta Street, Subart, W.A 6104
PO Box 314, Camperdown, W.A 6105



AREAS: (Unit 1 & 4)

Ground Floor House Area	= 65.278m ²
Carport Area	= 16.503m ²
Stair Area	= 4.276m ²
First Floor House Area	= 79.418m ²
TOTAL AREA	= 165.475m ²
Ground Floor House Perim.	= 33.46m
First Floor House Perim.	= 37.01m

AREAS: (Unit 2)

Ground Floor House Area	= 65.158m ²
Carport Area	= 16.503m ²
Stair Area	= 5.009m ²
First Floor House Area	= 71.784m ²
TOTAL AREA	= 158.753m ²
Ground Floor House Perim.	= 33.46m
First Floor House Perim.	= 35.20m

AREAS: (Unit 3)

Ground Floor House Area	= 65.278m ²
Carport Area	= 16.503m ²
Stair Area	= 5.009m ²
First Floor House Area	= 79.327m ²
TOTAL AREA	= 166.116m ²
Ground Floor House Perim.	= 33.46m
First Floor House Perim.	= 35.20m

CLIENT NOTE:
Design concepts are subject to developer & council approvals, engineers details, site survey and energy efficiency requirements. Design based on Class 1 Building classification.

PROPOSED BUILT STRATA PLAN

SHEET 2 of 6

Proposed YU & LIM Development
Lot 213 (#209) Vincent Street West Perth

AVERA HOME BUILDERS
INDIVIDUAL HOME BUILDERS

CLIENT NOTE:
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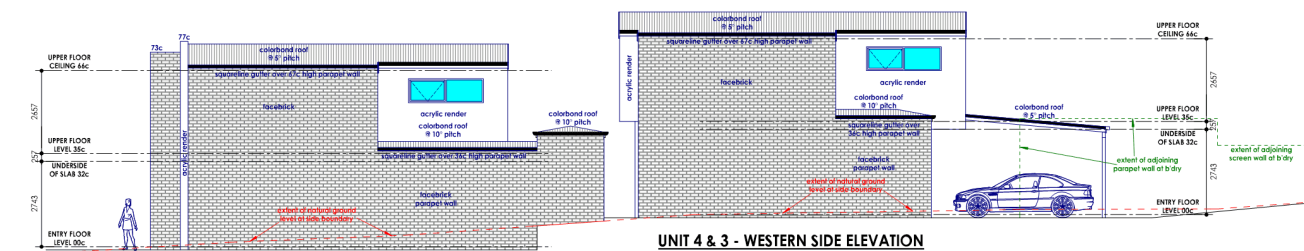




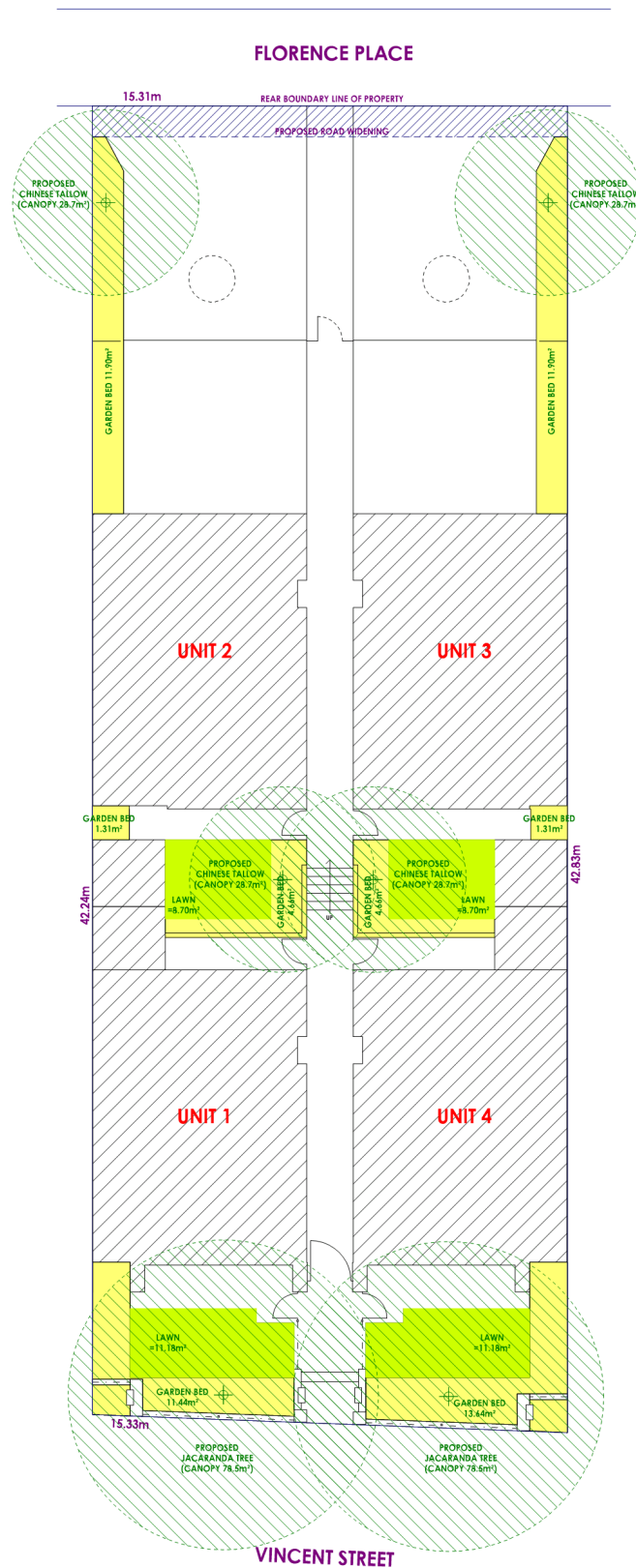
**Proposed YU & LIM Development
Lot 213 (#209) Vincent Street West Perth**



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CITY OF VINCENT
RECEIVED
18 July 2018



CLIENT: YU & LIM
PROJECT: Lot 213 (#209) Vincent Street West Perth
DESIGNED BY: Mark Pavlich
DATE: September 2017
SCALE: 1:100 (A2 PAGE)
REVISION: Rev: C12 - 18/07/18



Business Registration No. 12340
Licence No. (08) 923 997
Suite 2, First Floor, 64 Regatta Street, Subart, W.A. 6104
PO Box 318, Camo, W.A. 6102



AREAS: (Unit 1 & 4)

Ground Floor House Area = 65.27m²
Carport Area = 16.50m²
Stair Area = 4.27m²
First Floor House Area = 79.18m²
TOTAL AREA = 165.22m²
Ground Floor House Perim. = 33.46m
First Floor House Perim. = 37.20m

AREAS: (Unit 2)

Ground Floor House Area = 65.18m²
Carport Area = 16.50m²
Stair Area = 5.00m²
First Floor House Area = 71.24m²
TOTAL AREA = 158.75m²
Ground Floor House Perim. = 33.46m
First Floor House Perim. = 35.20m

AREAS: (Unit 3)

Ground Floor House Area = 65.27m²
Carport Area = 16.50m²
Stair Area = 5.00m²
First Floor House Area = 79.32m²
TOTAL AREA = 166.14m²
Ground Floor House Perim. = 33.46m
First Floor House Perim. = 37.20m

CLIENT NOTE:
Design concepts are subject to developer & council approvals, engineers details, site survey and energy efficiency requirements. Design based on Class 1 Building classification.

**Total Tree Canopy
Coverage = 271.80m²
(271.80m² / 651m² = 41.75%)**

**Total Deep Soil
Coverage = 100.58m²
(100.58m² / 651m² = 15.45%)**

LANDSCAPE / CANOPY AREA

SHEET 3 of 4

Proposed YU & LIM Development
Lot 213 (#209) Vincent Street West Perth

AVERNA
HOMES
INDIVIDUAL HOME BUILDERS

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Kenwin Projects Pty Ltd
#209 Vincent Street WEST PERTH (Rev C12) 18-07-18
by Mark Pavisch

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Kenwin Projects Pty Ltd
#209 Vincent Street WEST PERTH (Rev C12) 18-07-18
by Mark Pavisch

Summary of Submissions:

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

Comments Received in Support:	Officer Technical Comment:
<u>Landscaping and Materials</u> The landscaping and materials has been addressed from the previous application.	Noted.
<u>Right of Way Widening</u> The widening to Florence Place to facilitate appropriate parking is appreciated.	Noted.
<u>Building Height</u> No concerns regarding the wall height of 6.6m to Unit 2.	Noted.
Comments Received Neither Support or Object:	Officer Technical Comment:
<u>Dividing Fences</u> The existing boundary fencing between the subject site and western boundary is damaged. The high parapet walls to Units 3 and 4 area considered to be appropriate measures for fencing, however the remaining fencing in poor condition should be replaced.	The comments regarding the heights of the boundary walls being appropriate are noted. Dividing fences are a civil matter between the two parties. It is recommended that the replacement fencing be discussed between the two landowners.
Comments Received in Objection:	Officer Technical Comment:
<u>Street Setback</u> <ul style="list-style-type: none"> The development should comply with the street setback requirements and is not aligned with the other properties on the street. The reduced front setback will result in overlooking to adjoining properties. Development presents as overcrowded and the orientation of the development is a poor design outcome. Lack of green within front setback does not contribute to the streetscape and is not in keeping with local properties. 	The development is considered to be appropriately setback as there is adequate landscaping between the proposed development and the streetscape which will assist in reducing the impact of building bulk as viewed from the street. Although proposing a variation to the street setback, the proposed development will be located 2m behind the adjoining dwelling to the east and behind the carport of the adjoining property to the west and as such is considered to be an appropriate distance from the street. Furthermore, the angle of the lot sees street setback increase in distance from the lot boundary. The development has been design to allow for access from the primary street too all units via a corridor between the dwellings. This access way assists in reducing the bulk of the development as viewed from the street. The development complies with the deemed-to-comply standards of the Residential Design Codes in relation to visual privacy and as such the potential of overlooking and resultant loss of privacy is reduced.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> As no landscaping is provided this will increase the heat island effect. Lack of landscaping is inconsistent with the streetscape. 	<p>The landscaping proposed within the streetscape is considered to positively contribute to the existing streetscape, particularly as the immediate adjoining properties to the east and west have little to no landscaping within their front setbacks.</p> <p>It is noted that the development achieves the deep soil requirement of 15 percent as identified in the City's Policy No. 7.1.1- Built Form. Administration have noted that 30 percent canopy coverage can be achieved on site and recommend this be a condition should Council approve the development, with 25.3 percent proposed at present.</p>
<p><u>Building Height</u></p> <ul style="list-style-type: none"> The increase in building height will create overshadowing and overlooking to adjoining properties. The height increase is not in keeping with the locality. 	<p>The proposed building height will not result in any adverse overshadow or overlooking to adjoining properties as the orientation of the lot allows for the overshadow to be cast predominantly within the lot boundary and to the right of way. The visual privacy and overshadowing meet the deemed-to-comply standards of Clause 5.4.1 and 5.4.2 of the R Codes.</p> <p>The proposed height is considered appropriate in the locality with there being numerous two and three storey developments in the area. The proposed increase in height will not have an adverse impact on the streetscape, with the variation being to Unit 2 and lower than the concealed roof height of 7.0m to Unit 1.</p>
<p><u>Setbacks</u></p> <ul style="list-style-type: none"> Significant height departure for lot boundary will and will impact on the streetscape and surrounding cottage homes. Increased boundary wall height will cause shadow to the adjoining properties and affect ventilation. 	<p>The proposed boundary wall heights to Unit 2 have been reduced from that advertised and result in a height variation of 0.2metres to the maximum and 0.55 metres to the average. The increase in height is not considered to have an adverse impact on the amenity of the adjoining property in terms of building bulk as the façade abutting the dwellings incorporates various finishes and materials.</p> <p>The proposed increase to boundary wall heights are considered to be acceptable and not have any adverse impact on the amenity of the adjoining properties, particularly in regards to overshadowing and ventilation as the orientation of the lot allows for the overshadow to be cast predominantly within the lot boundary and to the right of way. These boundary walls are also located behind the street setback area and are designed so as to have little to no impact on any major openings or habitable spaces of the surrounding properties and as such will have limited impact on the desired streetscape and</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Traffic and Parking</u></p> <ul style="list-style-type: none"> • Florence Place is a narrow right of way (ROW) which already cannot accommodate the number of dwellings using the access way. • There are poor sight lines from the development to the ROW. • Traffic congestion is an issue within the ROW, and the development will further add to the issue of parking within the area. 	<p>adjacent properties.</p> <p>The proposed access from Florence Place is considered appropriate and mitigates the impact of crossovers to Vincent Street which is identified by the Department of Planning, Lands and Heritage as an Other Regional Road with high volumes of traffic.</p> <p>Vehicle manoeuvring has been assessed by Administration and the sight lines and access areas provided are sufficient. Furthermore, the development does not require visitor parking to be provided in accordance with the R Codes and sufficient parking has been provided for each dwelling.</p>
<p><u>Outdoor Living Areas</u></p> <p>The outdoor living spaces lead to dark unusable spaces.</p>	<p>The outdoor living areas (OLA) have been orientated to have access to northern sun and ventilation. The proposed useable area of the outdoor living areas are consistent with the requirements of the R Codes. The OLA's are also located adjacent to habitable rooms of the respective dwellings to allow for additional usable areas.</p>

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

Our Ref: KENWIN PROJECT PTY LTD – J/N° 2162

28th June 2018

Planning Manager
City of Vincent
Planning Department
PO Box 82
LEEDERVILLE WA 6902

To whom it may concern,

Development Application: Four Townhouse Grouped Dwelling (Built Strata) – Lot 213 (#209) Vincent Street, West Perth (Further information for S.31 SAT reconsideration)

On behalf of the landowners of Lot 213 (#209) Vincent Street West Perth, we are responding to the email dated 14th June 2014 from Emily Andrews of the variations identified by council on the reconsidered design which we are seeking council approval for the proposed four townhouse grouped dwellings (Built Strata).

1. Street Setback

- The upper floor is setback 4.3m in lieu of 4.92m
The built form policy clause C5.2.1 states "The primary street setback is to be average of the five properties adjoining the proposed development". The adjoining properties to either side of our property are well forward of ours, however three lots down on the western side is a Nursing home which is well setback, which has exaggerated our front setback average. Due to the angle of the front boundary we have a ground floor front average setback of 5.13m with an upper floor front average setback of 4.71m. The combined average front setback of both lower and upper floor is 4.92m. Therefore we are seeking council approval based on the justification above.
- The incursion within the front setback area exceeds 20% resulting in a setback of 4m (to ground and upper floor) in lieu of 4.92m
Refer to the above justification giving a combined front setback average of 4.92m.

As part of the mediation process, the City was of the understanding that the development would be pushed back to ensure the front setback was complaint.

As you can see we have taken great steps in trying to accommodate the design to suit the requirements and achieve an average setback of 4.92m as we also had to create some form of design articulation to the façade. We are seeking council approval on this minor variation.

2. Boundary walls

Permitted maximum 3.5m and average 3.0m

- East boundary:

- Adjacent to U1: max=6.1m, avg= 4.7m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

- Adjacent to U2: max = 6.3m, avg= 4.9m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

- West boundary

- Adjacent to U3: max=5.8m, avg= 4.45m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

- Adjacent to U4: max = 5.8m, avg= 4.35m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

3. Building height

- Unit 1

- Concealed height of 7.1m in lieu of 7.0m (as per previous application)

This is a minor variation to the Built Form Policy (Building Height) Clause 5.6.1 (Table 5 & figure 2). However we are seeking variation through the Built Form Policy Building height design principals. The proposed buildings respond and contribute to the neighbourhood (P5.6.1), Is complementary to existing developments, especially the development to the east of our site and the development at #213 Vincent Street (P5.6.2), Minimal excavation and fill (P5.6.3), Minimises overlooking and overshadowing, as lot faces north and shadow within the rear of site that has no impact on adjoining sites (P5.6.4), Enhances the visual character of the existing streetscape, especially with the developments on the corner of Charles & Vincent Street and the adjoining development at #207 Vincent St (P5.6.5). The Built form policy states that the council may approve developments which exceed the maximum heights which addresses the Design Principals P5.6.1-P5.6.5. Therefore we are seeking council approval for this minor variation.

- Wall height to pitched roof of 6.1m in lieu of 6.0m (not previously identified as a variation)

This is a minor variation to the Built Form Policy (Building Height) Clause 5.6.1 (Table 5 & figure 2). However we are seeking variation through the Built Form Policy Building height design principals. The proposed buildings respond and contribute to the neighbourhood (P5.6.1), Is complementary to existing developments, especially the development to the east of our site and the development at #213 Vincent Street (P5.6.2), Minimal excavation and fill (P5.6.3), Minimises overlooking and overshadowing, as lot faces north and shadow within the rear of site that has no impact on adjoining sites (P5.6.4), Enhances the visual character of the existing streetscape, especially with the developments on the corner of Charles & Vincent Street and the adjoining development at #207 Vincent St (P5.6.5). The Built form policy states that the council may approve developments which exceed the maximum heights which addresses the Design Principals P5.6.1-P5.6.5. Therefore we are seeking council approval for this minor variation.

- Unit 2

- Wall height to pitched roof of 6.6m in lieu of 6.0m (not previously identified as a variation)

This is a minor variation to the Built Form Policy (Building Height) Clause 5.6.1 (Table 5 & figure 2). However we are seeking variation through the Built Form Policy Building height design principals. The proposed buildings respond and contribute to the neighbourhood (P5.6.1), Is complementary to existing developments, especially the development to the east of our site and the development at #213 Vincent Street (P5.6.2), Minimal excavation and fill (P5.6.3), Minimises overlooking and overshadowing, as lot faces north and shadow within the rear of site that has no impact on adjoining sites (P5.6.4), Enhances the visual character of the existing streetscape, especially with the developments on the corner of Charles & Vincent Street and the adjoining development at #207 Vincent St (P5.6.5). The Built form policy states that the council may approve developments which exceed the maximum heights which

addresses the Design Principals P5.6.1-P5.6.5. Therefore we are seeking council approval for this minor variation.

4. Fencing

- Please provide fencing elevations

Please note that the front fencing elevation had been provided on the ground floor plan as submitted as discussed over the phone.

5. Landscaping

- 50% of common property within front setback to be landscaped, with 0% of common property in front setback landscaped.

- There is 11.1sqm of common property within the

Please note that the common property within the front setback area is the pedestrian access pathway to Vincent Street. The Courtyard to Unit 1 & Unit 4 which is located on either side of this pedestrian access pathway is fully landscaped to comply with the Built form policy landscape requirements. The increased front average street setback of 4.92m has also increased the landscaping requirements than those on the adjoining sites. Therefore we are seeking council approval based on the facts listed above.

6. Retaining/Fill

- 600mm of retaining/fill to eastern boundary (as per previous application)

Due to the nature of the site, there is a small section of area between the front and rear unit to the side boundary that requires retaining that is minimal and has no real adverse effect on the adjoining property as per RDC clause 6.3.7- Retaining walls. Therefore we are seeking council approval on this minor variation.

7. External fixtures

- Not integrated with the dwellings and visible from the street.

Please note that the meter boxes are located on the return walls of the front screen wall which will be recessed into the walls and painted the same colour which will reduce any visibility from the street. This is no different to any other developments with the area.

In conclusion on behalf of the land owner, we are seeking approval for the proposed four townhouse group dwelling proposal (Built Strata) on the subject site. If you have any further queries or require any additional information please do not hesitate to email (mark@avernahomes.com.au) or call me direct on 0419935949.

Yours sincerely

Mark Pavisich

Building Designer
AVERNA HOMES

Determination Advice Notes:

1. With reference to Condition 5.2 the portion of the existing footpath traversing the proposed crossover must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths.
2. With reference to Condition 5.3 all new crossovers to the development site are subject to a separate application to be approved by the City.
3. A security bond for the sum of \$3,500 shall be lodged with the City by the applicant, prior to the issue of a building permit. This bond will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure in the Right of Way and the Verge along Bulwer Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
4. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
5. With reference to Condition 3, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
6. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process.
7. The 1.0 metre right of way setback area referred to in condition 6.1, shall be ceded free of cost to the City on subdivision or amalgamation of the land, including Built Strata subdivision.

5.8 AMENDMENT 1 TO LOCAL PLANNING POLICY NO. 7.1.1 - BUILT FORM

TRIM Ref: D18/107299

Author: Tim Elliott, Strategic Planning Officer

Authoriser: Luke Gibson, A/Director Development Services

Attachments:

1. Local Planning Policy No. 7.1.1 - Built Form [!\[\]\(cbe2492b119e39e02a1dab2af4a4b296_img.jpg\)](#) [!\[\]\(2f36c159ea3670f7a62f64a4f1cf5c05_img.jpg\)](#)
2. WA Planning Commission Determination [!\[\]\(97ea327f5be815eae3219211de8871e0_img.jpg\)](#) [!\[\]\(b9e364404d24453c513f2e1f7e489b5b_img.jpg\)](#)
3. Schedule of Modifications [!\[\]\(5d9dd6a6efd1aa0fc8e84c5b604605a8_img.jpg\)](#) [!\[\]\(1e18bd3ff5dfe30dba6e5bd2d70c4bc3_img.jpg\)](#)
4. Draft Amended Local Planning Policy No. 7.1.1 - Built Form [!\[\]\(bcca255348b8a6518aa846c6a5792dd4_img.jpg\)](#) [!\[\]\(b8f44a3d51e92b5e597f5add775cf0cf_img.jpg\)](#)
5. Draft Amended Local Planning Policy No. 7.1.1 - Built Form (Clean) [!\[\]\(96006466c75f51799fb68420122a9252_img.jpg\)](#) [!\[\]\(3aabb9202880d4d11858c777bd5fdcef_img.jpg\)](#)
6. Draft Amended Appendix No. 16 - Design Guidelines for Perth [!\[\]\(65f6dcf302855b7b4bef1e1bc2595104_img.jpg\)](#) [!\[\]\(c09f6c5f9b657caab34652e408e417e7_img.jpg\)](#)
7. Draft Amended Appendix No. 18 - Design Guidelines for William Street [!\[\]\(3ef61715f0126ebc1b771591af3224d9_img.jpg\)](#) [!\[\]\(633ce6cf88fcc941156bfb6910bd28ec_img.jpg\)](#)

RECOMMENDATION:

That Council:

1. PREPARES:

- 1.1 Amendment 1 to Local Planning Policy No. 7.1.1 – Built Form included as Attachment 4 pursuant to Clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the purpose of advertising for public comment;
- 1.2 An amendment to Appendix No. 16 – Design Guidelines for Perth included as Attachment 6 pursuant to Clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the purpose of advertising for public comment;
- 1.3 An amendment to Appendix No. 18 – Design Guidelines for William Street included as Attachment 7 pursuant to Clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the purpose of advertising for public comment; and

2. NOTES:

- 2.1 That the amendments to Local Planning Policy No. 7.1.1 – Built Form, Appendix No. 16 – Design Guidelines for Perth and Appendix No. 18 – Design Guidelines for William Street will be advertised for a period of 28 days pursuant to Clause 4 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Item 4.2 of Appendix 3 of Policy No. 4.1.5 – Community Consultation; and
- 2.2 That Administration will give notice of the proposed amendment to the Western Australian Planning Commission pursuant to Clause 4 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE OF REPORT:

To consider preparing Amendment 1 to Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy) for the purpose of advertising for public comment.

BACKGROUND:

The Built Form Policy was adopted by Council on 13 December 2016 (Item 9.1.11) and came into effect on 21 January 2017. A copy of the current Built Form Policy is included as **Attachment 1**.

As part of the December 2016 resolution, Council noted that Administration would forward a number of provisions relating to landscaping and setbacks to the Western Australian Planning Commission (WAPC) for approval pursuant to Clause 7.3.2 of State Planning Policy 3.1: Residential Design Codes (R Codes). On 8 January 2018, the WAPC resolved to approve the City's provisions, subject to the City making a number of modifications to the provisions to better align with the provisions of the State Government's draft Apartment Design Policy. A copy of the WAPC's decision is included as **Attachment 2**.

As the City is not required, or able, to make the modifications recommended by the WAPC without an amendment to the Built Form Policy, it is now proposed to broadly address the WAPC's recommendation through Amendment 1.

In addition, since being adopted by Council, the current Built Form Policy continues to be used to determine development applications. As a result of the implementation of the Built Form Policy, Administration has identified a number of opportunities to clarify the intent of several policy provisions and make a number of administrative modifications to improve the operation of the Policy. Administration is now proposing Amendment 1 to the Built Form Policy to address both the decision of the WAPC and the improvements that have been identified in implementing the Policy.

DETAILS:

1. Canopy Cover

The current Built Form Policy Deemed to Comply Clause C1.7.3 requires 80 percent of rear and side setback areas to be provided as canopy coverage at maturity and Deemed to Comply Clauses C4.10.4 and C5.14.3 require 30 percent of the site area to be provided as canopy coverage at maturity.

The City applied for approval of these requirements from the WAPC under Clause 7.3.2 of the R Codes. The WAPC proposed a modification that the provision be reworded to require Deep Soil Area to be located to enable canopy coverage over the site to be maximised at maturity. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum Deep Soil Area being provided.

This modification is not supported, as it does not add any value to the existing requirement for 15 percent Deep Soil Zone over the site, and it does not directly link to the City's canopy cover targets. It is important that the original intent of the Built Form Policy is maintained to ensure that new developments have an appropriate amount of canopy coverage to screen large scale development, provide a high amenity environment for neighbouring properties and residents and contribute to broader greening aspirations.

Through implementing the Built Form Policy, Administration has identified a number of improvements that are recommended to be made to the policy provisions including:

- C1.7.3 should apply to lot boundary setback areas at the ground level only. Lot boundary setbacks can be stepped back at higher levels and it would be impractical to require those higher levels to provide canopy coverage due to the difficulty of maintaining appropriate soil depth/quality.
- All percentage canopy cover requirements should be a minimum, whereas currently they are written as an exact requirement.

2. Deep Soil Areas

The definition of Deep Soil Zone in the current Built Form Policy does not align with the definition of Deep Soil Area in draft Design WA. The City's definition specifies a minimum depth of 1m whereas the definition in draft Design WA requires there to be no development above or below. Under the definition in draft Design WA, planting on structures would not contribute to the required Deep Soil Area.

Despite this difference it is considered appropriate, for the sake of consistency, to align the definition of Deep Soil Zone with draft Design WA's definition of Deep Soil Area.

As the new definition of Deep Soil Area does not consider on-structure planting and there may be instances where on-structure planting is desirable, it is recommended that a new definition and provision be introduced to account for this outcome.

Deemed to Comply Clauses C1.7.1, C4.10.1 and C5.14.1 require all properties to provide 15 percent of the development site as Deep Soil Zone. The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes. The WAPC proposed a modification to this provision to require 12 percent Deep Soil Area and to require a minimum number of trees within that Deep Soil Area depending on the lot size. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum number of trees being provided.

Administration does not support this as it would result in a reduced canopy coverage requirement compared to the Built Form Policy. The extent of the variance depends on the size of the lot and the tree types selected. In addition, the method of calculation is significantly more complex than the Built Form Policy's canopy coverage percentage requirement and does not directly link to the City's intent of achieving a measurable canopy cover target.

The resulting canopy coverage depends on the specific tree selection and lot size, so the impact of replacing the City's canopy coverage requirements with requirements for tree planting will differ in each development application. In addition, there is no requirement for the trees to be planted in such a way to maximise canopy coverage of the site so trees may be planted with their canopies overlapping, therefore reducing the overall canopy coverage of the site. This is not an issue with the current percentage-based canopy coverage requirement.

Administration recommends maintaining the percentage-based canopy cover provisions as they have been successfully implemented, will achieve the desired canopy coverage and represents a simpler method of calculation and assessment than the proposed draft Design WA provisions.

Administration also identified that the new definition of Deep Soil Area is more onerous than the definition of Deep Soil Zone. As such, it was considered that the Deep Soil Area requirement (and associated incentive) should be reduced and a Planting Area requirement be introduced. It was also identified that, if a development meets the Deep Soil Area and Planting Area requirements, there is no need for it to also satisfy a minimum individual area requirement. A minimum linear dimension is more appropriate to ensure sufficient space for a medium to large tree.

3. Tree Retention

While there are existing requirements for providing canopy coverage and incentives for retaining trees, there is no requirement in the Deemed to Comply provisions to retain existing mature trees.

A Deemed to Comply requirement would provide the ability for the City to require the retention of existing trees, and this would provide a beneficial outcome in line with the City's targets and objectives of the Policy.

4. Lot Boundary Setbacks

Deemed to Comply Clauses C1.2.5 and C4.3.6 require the following lot boundary setbacks where development is within the non-residential built form areas and adjoins a property which is within the Residential Built Form Area and coded R50 and below:

- 6.5 metres for the ground floor, second and third storey; and
- 12.5 metres setback for the fourth storey and above.

Deemed to Comply Clause C5.3.3 requires the following rear boundary setbacks where development is within the residential built form area and adjoins a property coded R50 and below:

- 6.5 metres for the ground floor, second and third storey; and
- 12.5 metres setback for the fourth storey and above.

The City applied to the WAPC for approval of these clauses under Clause 7.3.2 of the R Codes, with the WAPC proposing to modify this provision to base the required setback on the height of the proposed development, the type of room in the proposed development and the type of room on the adjacent property.

The difference between the current setback requirement and the WAPC's proposed setback requirement depends on the specific development proposed. As an example, a four-storey development in a Town Centre adjoining an R60 property would require a ground, second and third storey setback of 4.5 metres and the fourth storey setback would be 6.5 metres. Under the WAPC's proposed provision the setback requirement would range from between 6 metres and 9 metres depending on the type of room it faces on the adjoining property. The modification states that it applies where adjoining properties are coded "R50 and below or R60 and above". Since there is no R-Code between R50 and R60 this requirement will apply to every property that abuts a residential site, rather than providing specific requirements according to the code of the adjoining property. This approach is not supported as it considered that an R80 development next to an R60 site requires a different setback to an R100 development next to an R40 site.

The proposed approach for determining the setback requirement is more complex than the current Built Form Policy as it relies on knowing what sort of room is in the building/s adjoining the development site. In some cases, this information may be unavailable or difficult to obtain. It would also result in a disparity in setbacks based on which site is developed first and the manner in which it is developed. The WAPC's proposed setback methodology appears to be based on the building separation distances in draft Design WA rather than the setback distances in draft Design WA. Building separation is measured from the wall of the building on an adjoining lot whereas a setback distance is measured from the lot boundary. The result of this is that the proposed setbacks are approximately double those required in draft Design WA, and in most instances greater than those proposed by the City.

The City also identified that where a subject site is a lower or equal coding to an adjoining site the large setback distances apply. It is considered unnecessary for large setback distances to apply as it reduces the development potential of the subject site in order to protect the adjoining site which may be of a higher coding. This would result in a large building separation for the subject site whilst the adjoining site has greater density potential and may impact the lower density subject site. It is recommended that the setback assessment be simplified into a table to clearly convey the applicable setbacks and remove the unintended consequence of large setback distances for similarly coded land.

5. Built Form Area Objectives

The Built Form Policy contains five built form areas, with each area having specific Design Principles and Local Housing Objectives to guide development elements. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments. It is recommended that new objectives for each Built Form Area be introduced into the Policy.

6. Building Design, Materials & Finishes

Design Principles P1.6.1, P1.6.2 and P1.6.3 contain guidance on building design and architectural elements for developments and Deemed to Comply Clauses C1.6.1, C1.6.2, C1.6.3 and C1.6.4 require certain materials and architectural standards to be met. Administration, on advice of the Design Review Panel, identified that these Design Principles and Deemed to Comply requirements do not clearly articulate the outcome that is being sought. It was determined that Deemed to Comply requirements may not achieve the preferred outcome in all circumstances without specific local context being identified.

To resolve this issue, it is considered appropriate to require that certain information and detail be provided with an application for development approval. This additional information would consist of an Urban Design Study that identifies characteristics of existing development and recommends the incorporation of those characteristics by using a variety of materials, finishes and architectural elements to reduce its impact on adjoining properties and appropriately complement the local area. This method enables the City to conduct a more informed assessment of the building design, rather than simply assessing compliance with Deemed to Comply criteria. It also places a greater onus on applicants to provide sufficient information and to justify the quality of building design, which is considered likely to deliver improved built form outcomes.

In accordance with Clause 7.3.1(b) of the R Codes, the proposed Clauses augment the R Codes by providing a local housing objective for an aspect of development that is not provided for in the R Codes. It is not considered appropriate to form the clause as a deemed to comply requirement as such requirements should be limited to less subjective outcomes such as façade depth, and fire booster and mailbox locations.

In addition to the abovementioned technical changes to the Built Form Policy there are also a number of minor editorial and administrative changes proposed. A tracked change version of the draft Built Form Policy showing all of the proposed changes is included as **Attachment 4** and a clean version of the draft Built Form Policy is included as **Attachment 5**.

Design Guidelines

The City has a suite of Design Guidelines that outline specific, location-based requirements for development in nine separate planning cells. Where there is an inconsistency between the Design Guidelines and the Policy, the 'Relationship to Other Documents' section states that the Design Guidelines prevail. This means that the building heights stated within the Design Guidelines are deemed to comply in these areas and override the building heights stated in the Policy.

Of the nine Design Guidelines, there are two where the heights are inconsistent with the Policy; William Street and Perth. In the remaining seven, the building heights are consistent.

The building height requirement in the William Street Design Guidelines is four storeys and the building height requirement in the Policy is six storeys. There is also an inconsistency within the Policy itself between Figure 2 (the building heights map), which refers back to the Design Guidelines, and Table 1 (the table describing the building heights), which prescribes a maximum height of six storeys.

The building height requirement in the Perth Design Guidelines is three storeys (six storeys where a site has dual frontage) and the building height requirement in the Policy is six storeys. There is also an inconsistency within the Policy itself between Figure 2 (the building heights map), which refers to the Design Guidelines, and Table 1 (the table describing the building heights), which prescribes a maximum height of six storeys for development along the Fitzgerald Street Activity Corridor and Mixed Use Area.

The City's Local Planning Scheme No. 2 (LPS2) came into effect in May 2018, effectively rezoning a number of properties within the two Design Guidelines areas. Primarily, the William Street area was rezoned from Commercial to District Centre. Due to the inconsistencies between the Policy and the Design Guidelines, and the rezoning, it is considered suitable to review the heights in these areas to align with surrounding properties and similarly-zoned land.

For the remaining seven Design Guideline areas, it is proposed to remove reference to 'Design Guideline Areas' in Figure 2 and prescribe the same building heights as contained within the Design Guidelines. This will consolidate all building heights for the City of Vincent within the Policy.

CONSULTATION/ADVERTISING:

The formal advertising period is pursuant to Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). The Regulations outlines a minimum period of advertising of 21 days. The City's Policy No. 4.1.5 – Community Consultation outlines a comment period of 28 days. To satisfy the requirements of the Regulations and the City's Policy the advertising period will be 28 days and include:

- Written notification to:
 - Surrounding local governments;
 - Relevant State Government agencies;
 - Previous submitters on the City's Built Form Policy;
 - Key industry organisations;
- Written notification to the Western Australian Planning Commission and Department of Planning; Lands; and Heritage regarding the specific departures from the R Codes in accordance with the Regulations;
- Notice in the Perth Voice and Guardian Express once per week for four weeks;
- Notice on the City's website and social media; and
- Referral to the City's Design Review Panel.

LEGAL/POLICY:

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

RISK MANAGEMENT IMPLICATIONS:

It is considered a lot risk to propose an amendment to the local planning policy for the purpose of advertising for public comment.

STRATEGIC IMPLICATIONS:

Council Priorities 2018/19:

Sensitive Design – Design that ‘fits in’ to our neighbourhoods is important to us. We want to see unique, high quality developments that respect our character and identity and respond to specific local circumstances.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The cost of advertising and implementing this proposal will be met through the existing operational budget.

COMMENTS:

The proposed amendment provides clarity in the policy provisions and resolves issues identified during implementation. Further to this, the draft amendment proposes landscaping and setback provisions which align closer to Design WA whilst maintaining Council’s intent and are considered suitable for the endorsement of the WAPC. Administration recommends that Council adopts the draft amended Policy No. 7.1.1 – Built Form for the purpose of advertising for public comment.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

POLICY NO. 7.1.1

BUILT FORM

TABLE OF CONTENTS

PART 1 – PRELIMINARY	4
POLICY DEVELOPMENT	4
PURPOSE & APPLICATION	4
POLICY OBJECTIVES	4
RELATIONSHIP TO OTHER DOCUMENTS	5
DEFINITIONS	5
APPLICATION OF POLICY & DEVELOPMENT STANDARDS	7
FIGURE 1 – BUILT FORM AREAS	9
FIGURE 2 – BUILDING HEIGHTS	10
PART 2 - POLICY PROVISIONS	11
Section 1 – Town Centres	11
1.1 Building Height	12
1.2 Setbacks	17
1.3 Corner Sites	21
1.4 Ground Floor Design	23
1.5 Awnings, Verandahs and Collonades	27
1.6 Building Design	29
1.7 Landscaping	31
1.8 Environmentally Sustainable Design	35
1.9 Pedestrian Access	38
1.10 Vehicle Access & Parking	40
1.11 Service Areas & External Fixtures	43
Section 2 – Activity Corridors	45
2.1 Building Height	46
2.2 Activity Corridor Development Requirements	48

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Section 3 – Mixed Use.....	49
3.1 Building Height.....	50
3.2 Mixed Use Development Requirements	53
Section 4 – Transit Corridors	54
4.1 Building Size	55
4.2 Building Height.....	56
4.3 Setbacks	61
4.4 Open Space	64
4.5 Street Surveillance	64
4.6 Street Walls and Fences	65
4.7 Sight lines.....	67
4.8 Building Appearance	67
4.9 Outdoor living areas	67
4.10 Landscaping.....	68
4.11 Parking.....	72
4.12 Design of Car Parking Spaces.....	72
4.13 Vehicular Access.....	72
4.14 Site Works.....	72
4.15 Retaining Walls	72
4.16 Stormwater Management	72
4.17 Visual Privacy.....	72
4.18 Solar Access for adjoining sites.....	73
4.19 Dwelling Size.....	73
4.20 Outbuildings	73
4.21 External Fixtures	74
4.22 Utilities and Facilities	76
4.23 Environmentally Sustainable Design	76
Section 5 - Residential.....	77
5.1 Site Area	78
5.2 Street Setback.....	79
5.3 Lot Boundary Setback	80
5.4 Open Space	82

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

5.5	Communal Open Space	82
5.6	Building Height	83
5.7	Setback of Garages and Carports	87
5.8	Garage Width	89
5.9	Street Surveillance	90
5.10	Street Walls and Fences	91
5.11	Sight Lines	93
5.12	Appearance of Retained Dwelling.....	93
5.13	Outdoor Living Areas.....	93
5.14	Landscaping.....	94
5.15	Parking.....	98
5.16	Design of Car Parking Spaces.....	98
5.17	Vehicular Access.....	98
5.18	Pedestrian Access.....	98
5.19	Site Works.....	98
5.20	Retaining Walls	98
5.21	Stormwater Management	98
5.22	Visual Privacy.....	98
5.23	Solar Access for Adjoining Sites.....	99
5.24	Outbuildings	99
5.25	External Fixtures	100
5.26	Utilities and Facilities	102
5.27	Ancillary Dwellings	102
5.28	Aged or Dependent Persons' Dwellings	102
5.29	Single Bedroom Dwellings.....	102
5.30	Environmentally Sustainable Design	102
5.31	Development on Rights of Way	103
	Appendix 1 – DESIGN PRINCIPLES	105

PART 1 – PRELIMINARY

POLICY DEVELOPMENT

This Policy has been prepared under the provisions of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE & APPLICATION

The purpose of this Policy is to provide guidance on development in the City of Vincent. This Policy applies to all development applications in the City of Vincent.

POLICY OBJECTIVES

Context

1. Development which integrates land use, public space and the form of the built environment.
2. Ensure development is respectful of local and historic context.
3. Preserve and reinterpret established built form and social character.
4. Facilitate redevelopment while maintaining and enhancing amenity.

Design

5. To facilitate good quality and well-designed development, including both buildings and landscaping.
6. Development which facilitates activity and vibrancy.
7. Contribute to and bridges between planning and design specialties.
8. Encourage development that incorporates the principles of Crime Prevention through Environmental Design.
9. To facilitate orderly and proper planning by providing Deemed to Comply requirements as a straight-forward pathway to approval and Design Principles and Local Housing Objectives for innovative solutions resulting in positive development outcomes.

Sustainability

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

10. High quality urban places that are efficient, functional and attractive, and can respond to the changing needs of the community, environment and the economy over time.
11. Resource, energy and water efficiency throughout lifecycle including construction, maintenance and ongoing upkeep. Encourage building design that incorporates sustainable and energy efficient design that befits the local climate and provides comfortable living conditions.

Movement

12. Maximise the opportunities provided by the City of Vincent's proximity to the Perth central business district, major public transport routes, and cycling networks.

Housing

13. To provide a range of development types and encourage a range of housing typologies to address the demographic and needs of the community.
14. A focus on the retention and adaptive re-use of the City's building stock and the provision of affordable housing.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Vincent local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area (eg Character Retention Area Guidelines), the provisions of that specific Policy or Guidelines shall prevail.

DEFINITIONS

Active Frontage	A ground floor space where there is visual engagement between those in the street and those on the ground floors of buildings.
Articulation	Architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints. For the purposes of this Policy articulation refers to points within a dwelling that clearly distinguish one part of the dwelling from another, such as setback between the ground and upper floors and indentations or 'breaks' within building walls.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Average Natural Ground Level	The average natural ground level is calculated as the average of the sum of the natural ground level points directly below the outermost corner points of the footprint of each level of the dwelling (see Figures 4 and 5).
Awning	A roof like structure attached to a building to provide shelter.
Building Height	As per the R Codes.
Canopy Coverage	Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems).
Climate Moderation Devices	A structure or element which provides suitable control of internal temperature and air conditions, but does not include air conditioners.
Colonnade	A sequence of columns, covered or open, free-standing or part of a building.
Dedicated Road	A road which has been committed to public use in accordance with the <i>Land Administration Act 1997</i> .
Deep Soil Zone	Areas of soil within a development which provide a minimum space of 1 metre that allows for and supports mature plant and tree growth excluding areas covered with impervious surfaces.
External Fixtures	As per the R Codes.
Landscaping	<p>As per the R Codes with additional clarification on "any other such area approved of by the decision-maker as landscaped area" to be defined as:</p> <p>Landscaped areas which are available for the use and enjoyment of the occupants, can include common and/or private open areas and recreational areas but does not include covered portions of driveways, hard paved driveways and parking areas, open air porous parking areas and driveways, or green walls.</p>
Natural Ground Level	As per the R Codes.
Permanent Structure	Building or development which is not temporary and cannot be easily removed, this includes but is not limited to development with footings.
Primary Street	As per the R Codes.
R Codes	Refers to State Planning Policy 3.1: Residential Design Codes.
Secondary Street	As per the R Codes.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Skillion Roof	A mono-pitch roof form.
Soft Landscaping	Any landscaped area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots, artificial turf, green walls and porous paving areas.
Stall riser	The part of a shop front below a window.
Streetscape	The visual elements of a street including the road, adjoining buildings, foot paths, street furniture, trees and open spaces that combine to form the street's character.
Verandah	A roofed platform partly enclosed or unenclosed extending across the front and sides of a building.
Visible Light Transmission	Light passing directly through glass.
Visually permeable	As per the R Codes.

APPLICATION OF POLICY & DEVELOPMENT STANDARDS

1. Application

- 1.1. Part 2, Section 1 of this Policy applies to applications for development in the areas identified as town centre areas on Figure 1, pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.2. Part 2, Section 2 of this Policy applies to applications for development in the areas identified as activity corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.3. Part 2, Section 3 of this Policy applies to applications for development in the areas identified as mixed use areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.4. Part 2, Section 4 of this Policy applies to applications for development in the areas identified as transit corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.5. Part 2, Section 5 of this Policy applies to applications for development in the areas identified as residential areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. Development Standards

- 2.1. Applications for development that comply with the relevant Deemed to Comply policy provisions are considered to be acceptable and will therefore be approved.

-
- 2.2. Applications for development that propose any of the Not Accepted policy provisions specified will be refused.
- 2.3. Applications for development that seek departure from the Deemed to Comply' policy provisions may be deemed to be acceptable where the following occurs:
- 2.3.1 The applicant applies for assessment against the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;
 - 2.3.2 The applicant provides adequate justification against those Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;
 - 2.3.3 Where required by the City's Policy 4.2.13 – Design Advisory Committee (DAC), the applicant presents the development to the DAC to review and provide comment to the City regarding whether the application meets the relevant Design Principles contained within the Policy and Appendix 1 and Local Housing Objectives; and
 - 2.3.4 The City will assess and determine at its discretion that the outcome will achieve the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM



FIGURE 1 – BUILT FORM AREAS

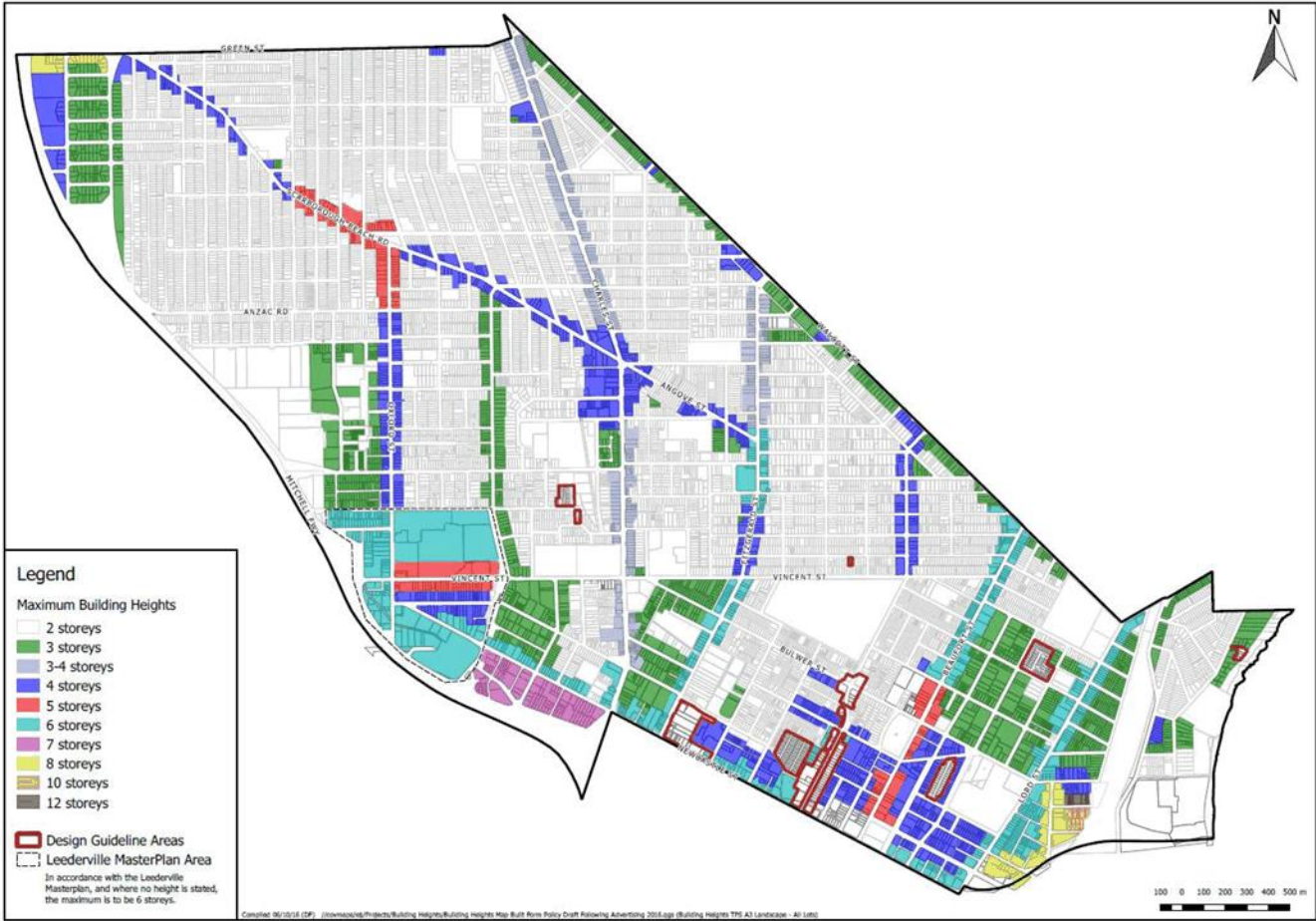


FIGURE 2 – BUILDING HEIGHTS

PART 2 - POLICY PROVISIONS

Section 1 – Town Centres

Part 2, Section 1 of this Policy applies to Town Centres as shown in Figure 1 – Built Form Areas.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

1.1 Building Height

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.1.1** Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
- P1.1.2** Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.
- P1.1.3** Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
- P1.1.4** Design which minimises overlooking and overshadowing where it impacts residential development.
- P1.1.5** The City may approve development which exceeds the maximum height stated in Table 1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses Sections 5.1.6 and 6.1.2 of the

R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.1.1** Development that is consistent with the building heights provided in Table 1 and Figure 2.
- C1.1.2** External fixtures may extend beyond the maximum height in Table 1 and Figure 2 where they are not visible from the street or neighbouring properties.
- C1.1.3** The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.

TABLE 1: Building Height – Town Centres

Location	Maximum No. of Storeys Building Height	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top Highest point of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements.: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 Storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 Storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 sStoreys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

Section 1 – Town Centres

Page 13 of 108

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Location	Maximum No. of Storeys Building Height	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top Highest point of skillion roof	Top of pitched roof
Perth	6 sStoreys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 sStoreys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

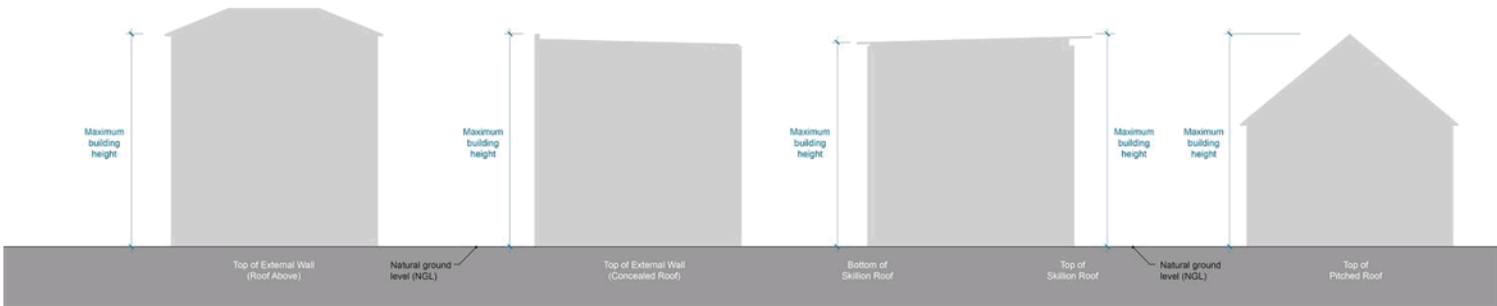


Figure C1.1.1 – Building Height Measurement

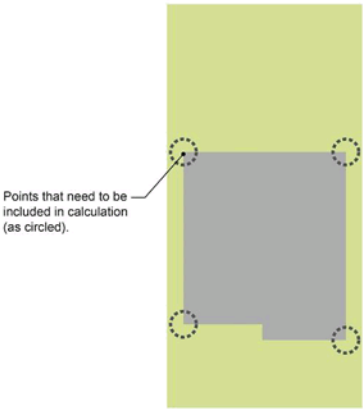


Figure 3 – Average Natural Ground Level Calculation

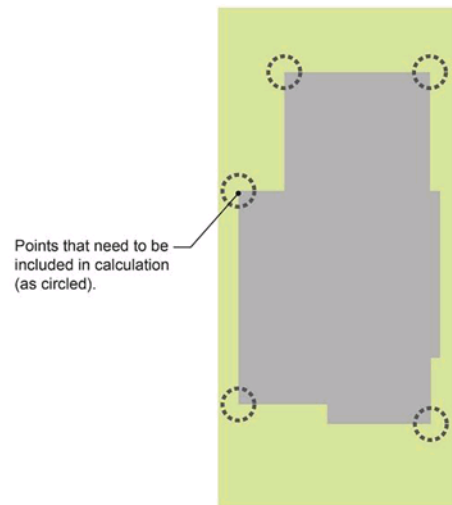


Figure 4 – Average Natural Ground Level Calculation

1.2 Setbacks**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.2.1** Development which incorporates design elements that reduce the impact of building bulk.
- P1.2.2** Development which maximises natural light access, natural ventilation and, internal and external privacy.
- P1.2.3** Setbacks that facilitate the provision of landscaping.
- P1.2.4** Development which activates and addresses rights of way.
- P1.2.5** Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.2.1** Primary and secondary street setback for the first three storeys is nil.

Setbacks Adjoining Non-Residential Built Form Areas

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 6.1.4 C4.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.2.2** Minimum side boundary setbacks for the first two storeys is nil.
- C1.2.3** Side boundary setbacks for development three storeys and above and rear boundary setbacks are to be in accordance with Table 5 of the R Codes unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

Setbacks Adjoining Residential Built Form Areas

- C1.2.4** Lot boundary setbacks adjoining properties coded R60 and above are:
 - Ground floor, second and third storey is 4.5m; and
 - fourth storey and above 6.5m;
 unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.
- C1.2.5** Lot boundary setbacks adjoining properties coded R50 and below are:
 - Ground floor, second and third storey is 6.5m; and
 - fourth storey and above 12.5m;
 unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

Development Adjoining Rights of Way

-
- C1.2.6** Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.
- C1.2.7** Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.
-

Not Accepted

- N1.2.1** Non-compliance with lot boundary setback provisions where the site adjoins land coded R40 and below.

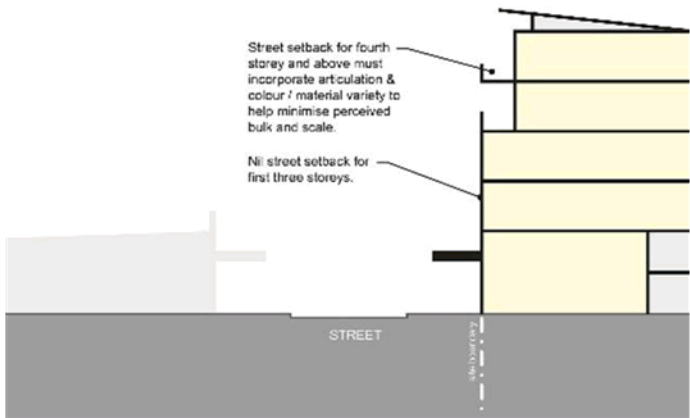


Figure C1.2.1 – Town Centre Street Setback

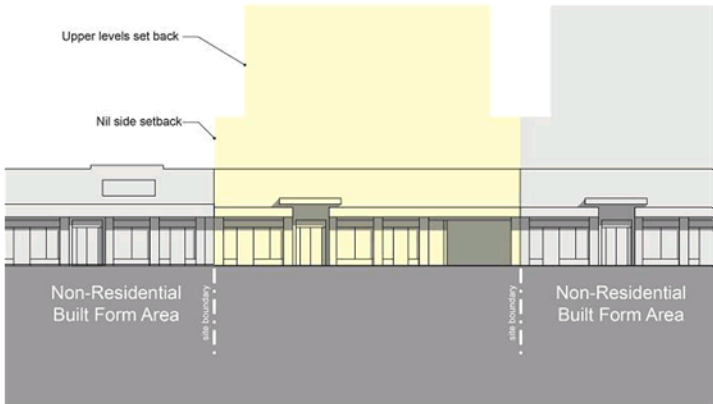


Figure C1.2.3 – Side boundary setbacks adjoining non-residential area

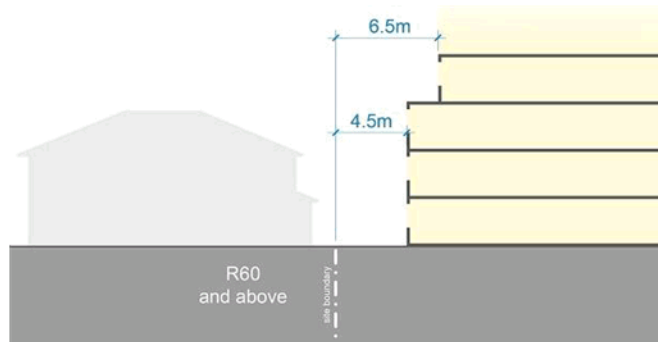


Figure C1.2.5 - Lot boundary setbacks adjoining properties coded R60 and above.

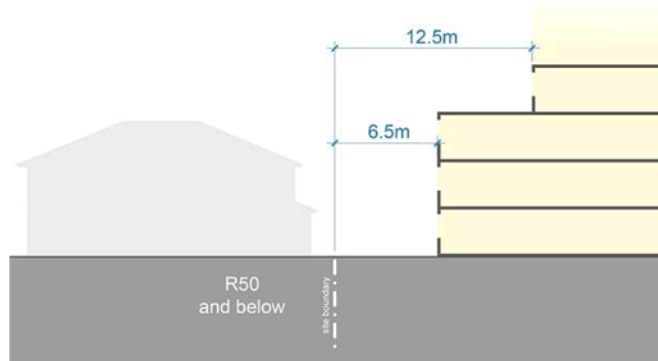


Figure C1.2.6 - Lot boundary setbacks adjoining properties coded R50 and below

1.3 Corner Sites**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.3.1** Development on corner sites that is designed to express significance and frame the corner to define the built form and give a strong edge to the public realm.
- P1.3.2** Development expressed with strong visual elements that integrate with both street frontages.
- P1.3.3** Create cohesion of both street frontages and contribute to a comfortable pedestrian environment by addressing each frontage with awnings.
- P1.3.4** Designed to address developments on the opposing street corner.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.3.1** Buildings which are designed to address and emphasise the corner and provide uninterrupted activation of both street frontages.

- C1.3.2** Footpath protection with awnings provided on both primary and secondary streets.

Not Accepted

- N1.3.1** Service areas or fire egress stairs located on or within 1m of the corner.
- N1.3.2** Building entries that are significantly recessed back from the street corner, creating an undercroft that takes activity away from the footpath.

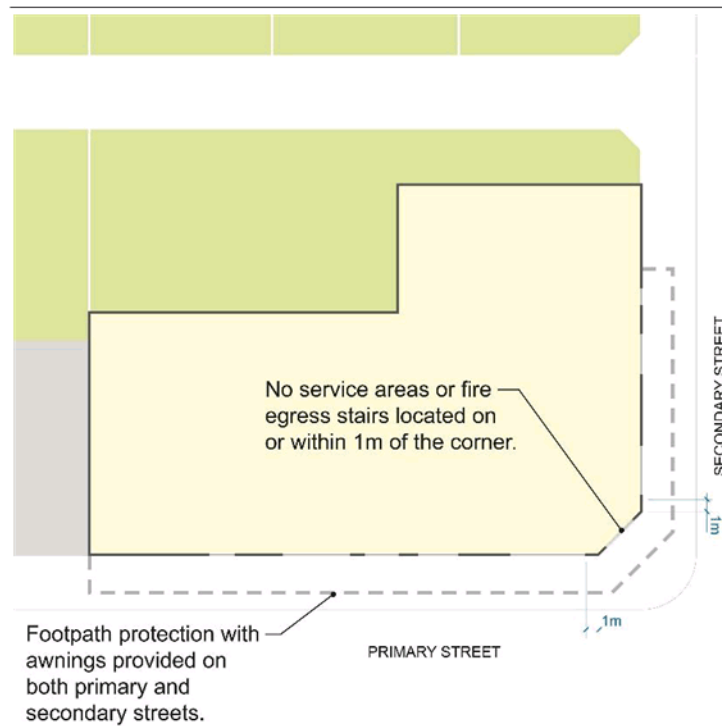


Figure C1.3 – Corner Sites

1.4 Ground Floor Design**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.4.1** Development shall integrate with adjoining public spaces and provide building frontages that contribute to the liveliness, interest, comfort and safety of these public spaces.

Façade Design

- P1.4.2** Ground floor façade depths which provide robustness and space for detail.
- P1.4.3** Active frontage allowing uses to be clearly visible from the street.
- P1.4.4** Emphasise vertical articulation to break up building mass and highlight street level uses and details.
- P1.4.5** Development which retains traditional commercial facades where possible.
- P1.4.6** Contemporary active frontages which are designed with the core elements of traditional shopfront design.
- P1.4.7** Ground floor commercial spaces which increase engagement with the public realm with opening doors, windows and walls.

- P1.4.8** Security measures which do not adversely detract from the streetscape.

- P1.4.9** Adhere to the performance criteria of the Western Australian Planning Commissions, Designing Out Crime Planning Guidelines.

Tenancy Size

- P1.4.10** Regular entrances with attractive, open and operable shopfronts, which increase the interest and engagement of pedestrians and improve walkability and vibrancy.
- P1.4.11** Spaces which accommodate relevant and desirable uses.
- P1.4.12** Tenancies which maintain the regular spacing rhythm of the streetscape.
- P1.4.13** Development designed to be adaptive and cater for changing uses over time.
- P1.4.14** All design elements and spaces within the development must have purpose, 'dead' spaces are not supported.

Materials

- P1.4.15** High quality durable materials and textures used at street level which reference the surrounding context where possible.
- P1.4.16** Detailed and/or sustainably sourced materials which are highly engaging to the pedestrian.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Façade Design

- C1.4.1** Façade depth of 300mm to allow space for the articulation of entries, openings, windows, sills, stall risers and other detailing.
- C1.4.2** The design shall incorporate vertical articulation by using tall and narrow façade treatments.
- C1.4.3** Maximise the width of active frontage including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.
- C1.4.4** Co-locate service areas and vehicular access to maximise the width of the active frontage.
- C1.4.5** Stall risers to a minimum height of 450mm.
- C1.4.6** Location of signage to be integrated into the design and articulation of the ground floor.
- C1.4.7** Where it is necessary to include fire boosters, mail boxes and external fixtures on the ground floor facade, these are to be screened or made to appear as part of the façade of the ground floor design to maximise the width of the active frontage.

- C1.4.8** Minimal use of shallow framing systems and thin wall/glazing systems.
- C1.4.9** Development which fronts a link or arcade must maximise active frontage.
- C1.4.10** Security measures located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses.
- C1.4.11** Security measures which are transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.

Tenancy Size

- C1.4.12** Ground floor spaces are to have a finished floor level to finished ceiling level height of minimum 3.5m.
- C1.4.13** Ground floor spaces with a width between 7.5m to 9m.
- C1.4.14** Ground floor tenancies within new mixed use and commercial buildings shall provide an acoustic report which demonstrates that they are capable of attenuating noise for a range of land uses including high intensity uses such as small bars and restaurants.

Materials

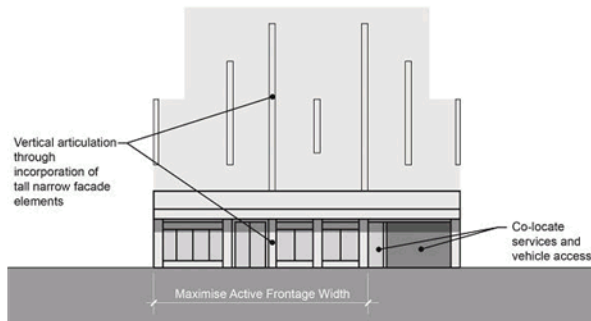
- C1.4.15** Ground floor glazing and/or tinting to be a minimum of 70% visually permeable to provide unobscured visibility.
- C1.4.16** Use of contrasting materials. This may be in the form of contrasting texture, colour, pattern or material finish.

Not Accepted

- N1.4.1** Unarticulated monotonous facades to the street.
- N1.4.2** Floor to ceiling glazing, excluding doors.
- N1.4.3** Street walls and fences which front the street.
- N1.4.4** Glazing and/or tinting with 50% or lower visual permeability.
- N1.4.5** Blank walls, dead ends and hidden recesses.
- N1.4.6** Features or structures that can be used as natural ladders to gain access to higher levels, windows or doors.



Figure C1.4.9 – Active Frontages to Link and Arcades



C1.4.2 & C1.4.4 – Town Centre Facades

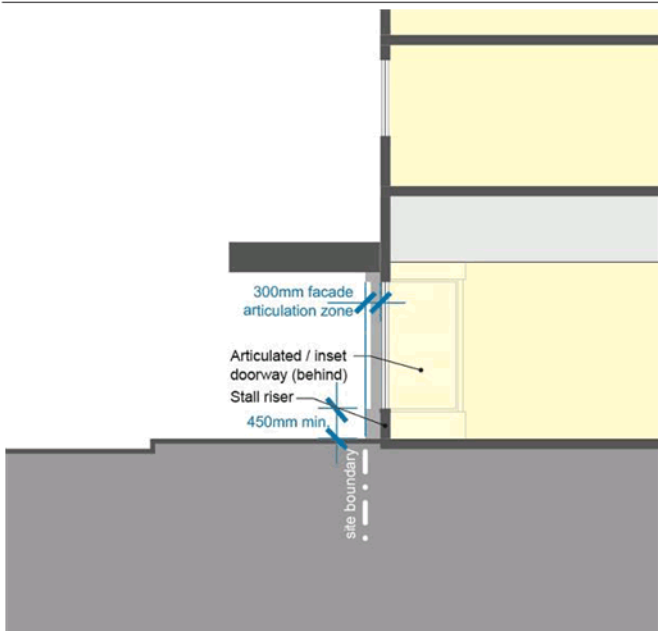


Figure C1.4 – Façade Design

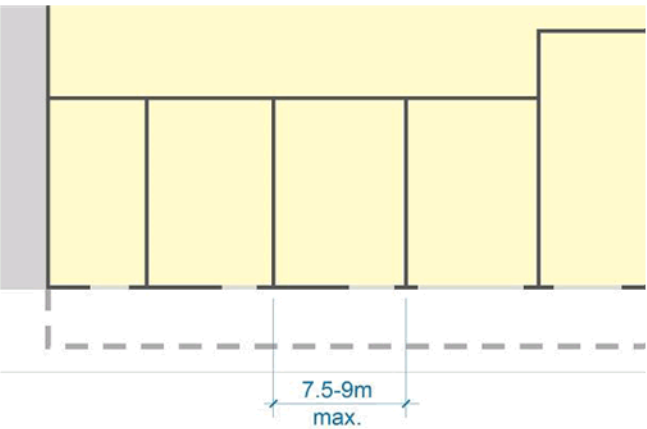


Figure C1.4.12 – Tenancy Size

1.5 Awnings, Verandahs and Collonades**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.5.1** Provide a continuous network of pedestrian shelter along building frontages to encourage walking and to provide protection from the elements.
- P1.5.2** Contribute to the legibility of a building and enhance building façade articulation.
- P1.5.3** Create a human scale space that encourages window shopping and outdoor trading and dining.
- P1.5.4** Be considered an integral part of the overall architecture of the development and considers the form of existing awnings.
- P1.5.5** Designed to allow unobstructed access to public spaces.
- P1.5.6** Design which is responsive to any existing and/or proposed verge trees.
- P1.5.7** The City may approve development which does not provide an awning where landscaping, which provides equal or greater coverage than an awning, is proposed.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.5.1** Awnings, verandahs and collonades must be a minimum height of 3.5m from finished floor level to the underside of the awning, verandah or collonade to accommodate under awning signage.
- C1.5.2** Provide continuous awnings or an alternative pedestrian protection measure along the full length of the building frontage to the primary and secondary streets.
- C1.5.3** Be setback a minimum of 600mm from the face of kerb.
- C1.5.4** Design into the awning, verandah or collonade the location of any existing and/or proposed verge tree/s.
- C1.5.5** Integrate the design of the façade with the underside of the awning, verandah or colonnade.
- C1.5.6** Awnings and verandahs must be designed to be removable.
- C1.5.7** New awnings, verandahs or collonades shall have regard to the height, depth and form of existing awnings and slope of the site.
- C1.5.8** Verandahs and collonades are only permitted where they are constructed wholly within the lot boundaries of development site.

Not Accepted

N1.5.1 Development in town centres that does not provide an awning.

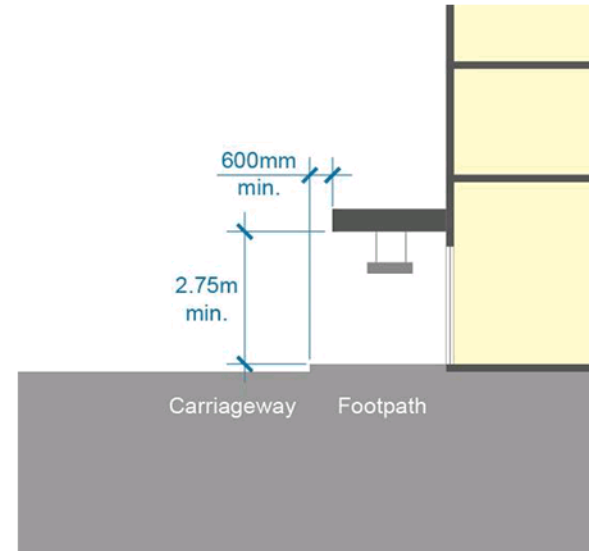


Figure C1.5 - Awnings

1.6 Building Design**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.6.1** Quality materials and detail that provide interest at a human-scale.
- P1.6.2** Design which incorporates and retains elements of the existing local character and avoids faux materials.
- P1.6.3** Articulation should be used to reduce scale and bulk.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.6.1** Façade depth a minimum of 300mm to allow space for articulation of windows, and other detailing.
- C1.6.2** Fire boosters, mail boxes and external fixtures, are to be integrated into the building design.
- C1.6.3** Traditional materials found in development in the local area are to be integrated into the design and may include:
- Red brick;

- Limestone; and
- Timber.

C1.6.4 The following contemporary materials may be integrated into the design:

- Exposed aggregate concrete;
- Terrazzo
- Ceramics; and
- Detailed precast concrete panels.

Not Accepted

- N1.6.1** Unarticulated monotonous facades to the street.
- N1.6.2** Reflective or tinted glass.

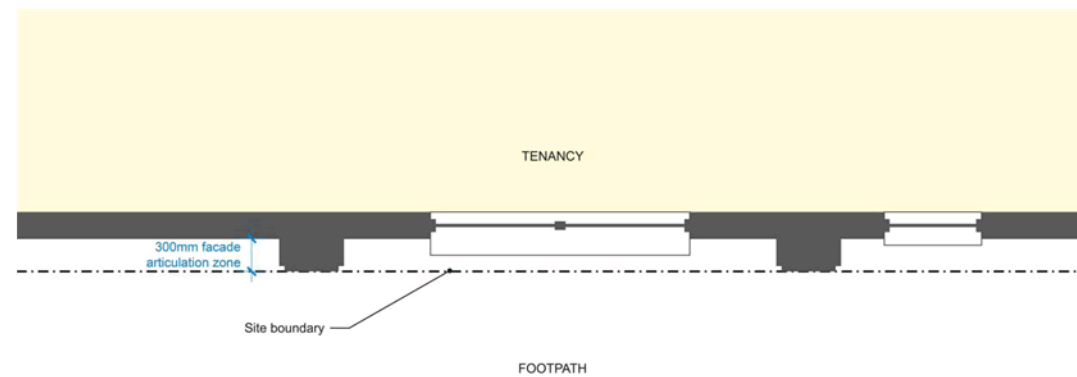


Figure C1.6.1 – Façade depth

1.7 Landscaping**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.7.1** Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
- P1.7.2** Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings
- P1.7.3** The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
- P1.7.4** The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect .
- P1.7.5** Landscaping design which facilitates the retention of existing vegetation and deep soil zones.
- P1.7.6** Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.

- P1.7.7** Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.

Deemed to Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.

- C1.7.1** Deep soil zones are to be provided as follows:

Site Area	Minimum Area	Deep Soil Zone (% of site)
<650m ²	1m ²	15%
650m ² – 1,500m ²	3m ²	15%
>1,500m ²	6m ²	15%

NOTE: the minimum dimension for the area of deep soil zone is to be 1m

- C1.7.2** The required deep soil zone may be reduced to 12% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.
- C1.7.3** 80% of the rear or side setback area is to be provided as canopy coverage at maturity.
- C1.7.4** A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.

- C1.7.5** A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.
- C1.7.6** Open air car parks are to have a minimum of 80% canopy coverage at maturity.
- C1.7.7** All open-air parking areas are to be landscaped at a rate of one tree per four car bays.
- C1.7.8** The perimeter of all open-air parking areas are to be landscaped by a planting strip of at least 1.5m width.

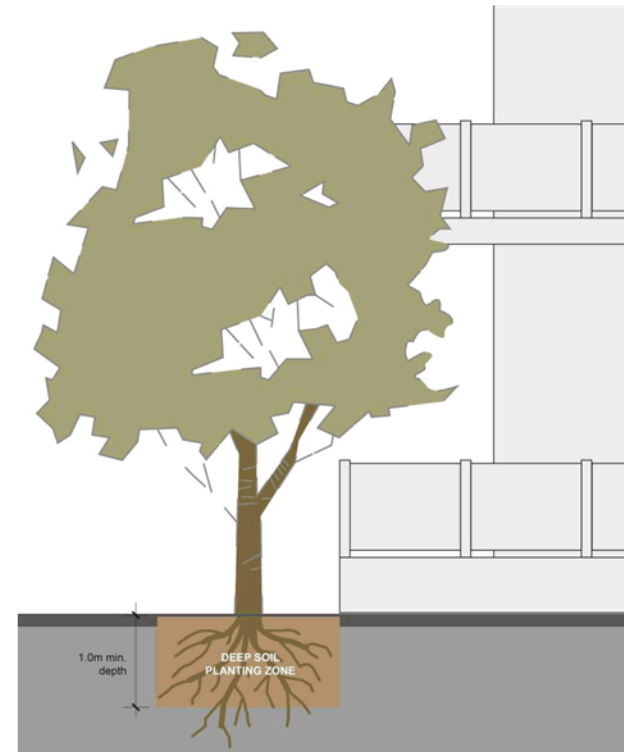


Figure 5 – Deep Soil Planting Zone

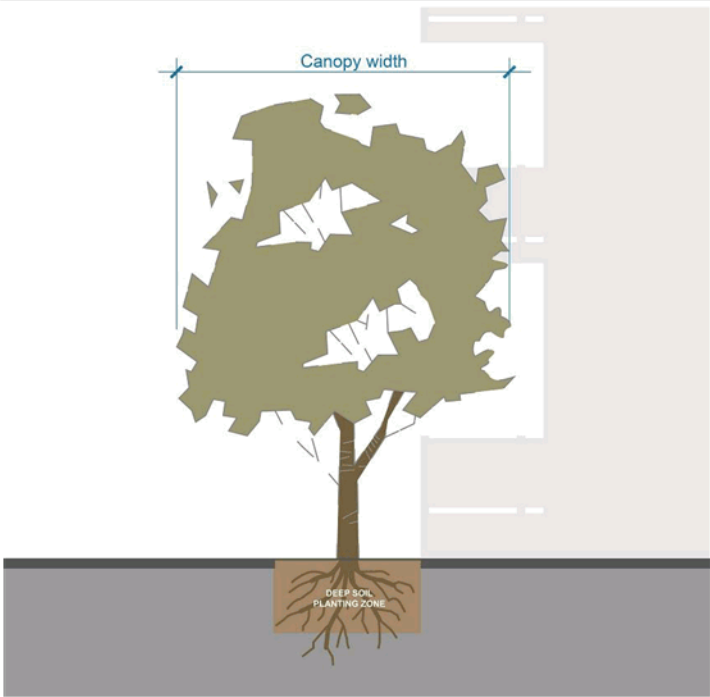


Figure C1.7.1 – Deep soil zones

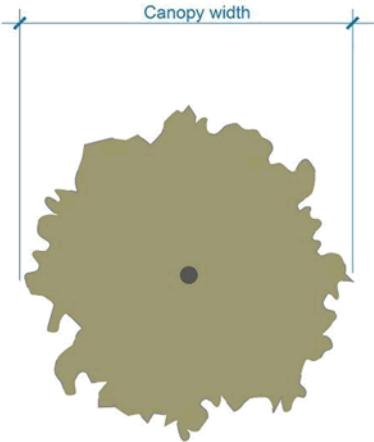


Figure 6 – Canopy Coverage

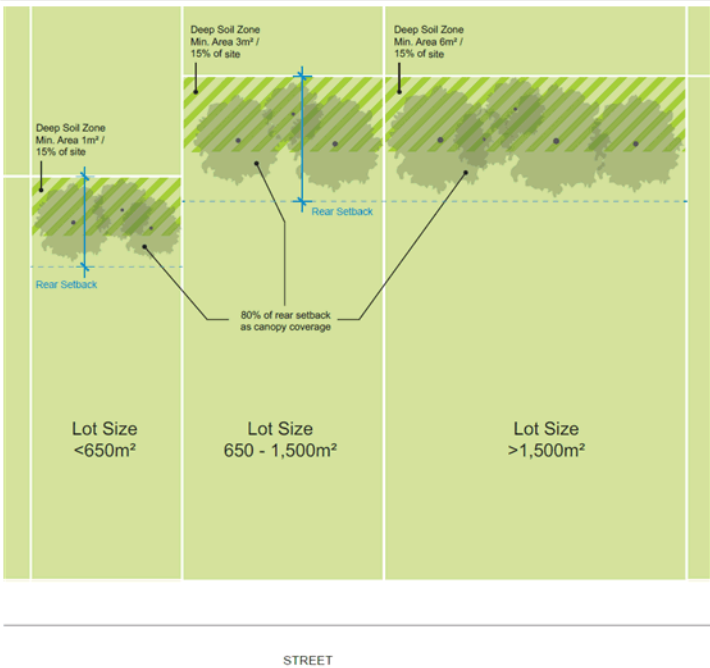


Figure 7 – Town Centre Landscaping

1.8 Environmentally Sustainable Design**Design Principles & Local Housing Objectives**

Where the R Codes apply to a development the following environmentally sustainable design provisions augment the R Codes and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.

For all development that is not subject to the R Codes the following apply as Design Principles.

Development must demonstrate that:

- P1.8.1** It maximises passive solar heating, cooling, natural ventilation and light penetration to reduce energy consumption;
- P1.8.2** It is capable of recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications.
- P1.8.3** Climate moderation devices can be incorporated to reduce passive solar gain in summer and increase passive solar gain in winter.
- P1.8.4** That it is capable of achieving one of the environmental performance ratings shown in the below table, or their equivalent*.

Accepted Rating Frameworks	Specifications / compliance requirements	Minimum requirement to be achieved
Green Building Council of Australia's	current Design and As-Built rating tool	5 star Green Star rating

Green Star rating system		
or		
Life Cycle Assessment Methodologies	ISO 14044 "Environmental management – Life cycle assessment – Requirements and Guidelines" and EN15978 "Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method."	Residential component: - Global warming potential of the development over its lifetime to be reduced by 50% or more when compared to the average Australian code-compliant equivalent building built at the same time. - Water use of the development over its lifetime to be reduced by 25% or more when compared to the average Australian code-compliant equivalent building built at the same time.
		Commercial component: - Global warming potential of the development over its lifetime to be reduced by 30% or more when compared to the average Australian code-compliant

		equivalent building built at the same time. - Water use of the development over its lifetime to be reduced by 15% or more when compared to the average Australian code-compliant equivalent building built at the same time.
Or equivalent*		

*The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards and subject to oversight by a certifying body.

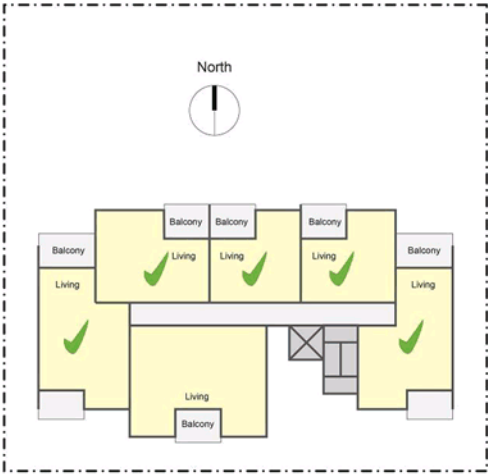


Figure C1.8.2 – Solar orientation

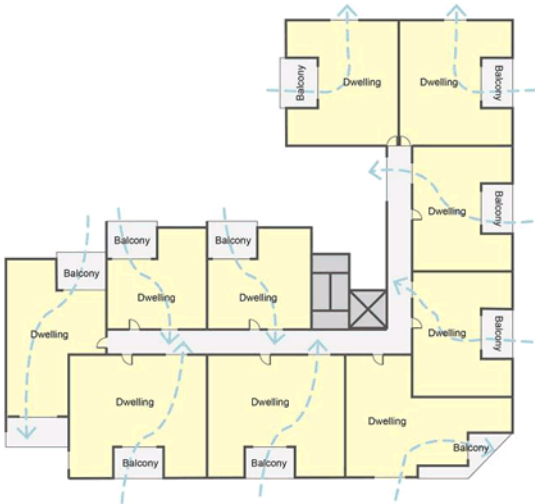


Figure C1.8.3 – Cross Ventilation

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

1.9 Pedestrian Access

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.2.3 and 6.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.9.1** Ground floor levels which allow dignified and equitable accessibility and unobstructed activity to flow between the development and the public realm.
- P1.9.2** Pedestrian entrances shall be clearly identified into buildings to provide a well-designed and functional public realm interface for all users.
- P1.9.3** Pedestrian entrances need to be welcoming and legible and clearly differentiated for all use types.
- P1.9.4** Levels which create a direct visual connection between passers-by and the internal occupants or users.
- P1.9.5** Provide new pedestrian links to improve permeability in local areas.
- P1.9.6** Public pedestrian links are preferred over private access links.
- P1.9.7** Open air, unenclosed laneways and courtyard/squares are preferred.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.1 and 6.2.1 C1.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.9.1** Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
- C1.9.2** Access for pedestrians which directly fronts the primary street.
- C1.9.3** Developments shall distinguish residential entries from retail and other commercial entries.
- C1.9.4** Internal ground floor level to be at grade.
- C1.9.5** Design of balustrades to be integrated into the design of the development.
- C1.9.6** Ramps are not to exceed 50% of the active frontage.

Deemed to Comply

Page 38 of 108

Section 1 – Town Centres



Figure C1.9 - Access

Section 1 – Town Centres

Page 39 of 108

1.10 Vehicle Access & Parking

Where the R Codes apply to a development the following parking, vehicular access and parking design provisions augment clauses 5.3.3, 5.3.5, 5.3.4, 6.3.3, 6.3.4 and 6.3.5 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.

Design Principles & Local Housing Objectives

For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.10.1** Vehicle access to and from site is to be safe, manageable and convenient.
- P1.10.2** Pedestrian priority and safety is to be ensured by minimising the number, location and design of vehicle crossovers.
- P1.10.3** Minimise breaks in the street wall to maximise active frontages.
- P1.10.4** Service areas, loading bays and vehicle entrances should gain access from the Secondary Street or right of way where ever possible.
- P1.10.5** Minimise visual impact of car parking and supporting infrastructure from the primary or secondary streets.
- P1.10.6** Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights of way, communal streets, crossovers, and footpaths.
- P1.10.7** Suitable end of trip facilities should be included in the initial design of the building.

- P1.10.8** Maximise the retention of existing mature vegetation through the location and design of vehicle access.
- P1.10.9** Car parking which is clearly differentiated for different use types and identifiable from the street.

Deemed to Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Vehicle Access

- C1.10.1** Access to on-site car parking spaces to be provided:
- where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road;
 - from a secondary street where no right of way exists; or
 - from the primary street frontage where no secondary street or right-of way exists.
- C1.10.2** Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a tight of way to make it trafficable is to be borne by the applicant.
- C1.10.3** Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.
- C1.10.4** Roller shutters and screens are to be visually permeable.

<p>C1.10.5 Onsite parking for a development shall be located beneath or at the rear of buildings.</p> <p>C1.10.6 In a mixed-use development, car bays should be clearly signposted differentiating between the residential car bays and the commercial car bays.</p> <p>C1.10.7 Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.</p> <p>C1.10.8 Existing trees must not be removed to provide for vehicle access.</p>	<p>Not Accepted</p> <p>N1.10.1 Entirely opaque roller doors or screens.</p>
<p><i>Crossovers</i></p> <p>C1.10.9 Each lot is to provide a maximum of 1 crossover.</p> <p>C1.10.10 The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.</p> <p>C1.10.11 The location of crossovers should maximize the ability to provide on-street car parking spaces.</p> <p>C1.10.12 Where a crossover meets a pedestrian path there must be clear communication of pedestrian priority.</p> <p>C1.10.13 Crossovers must be setback a minimum of 0.5m from the lot boundary.</p>	

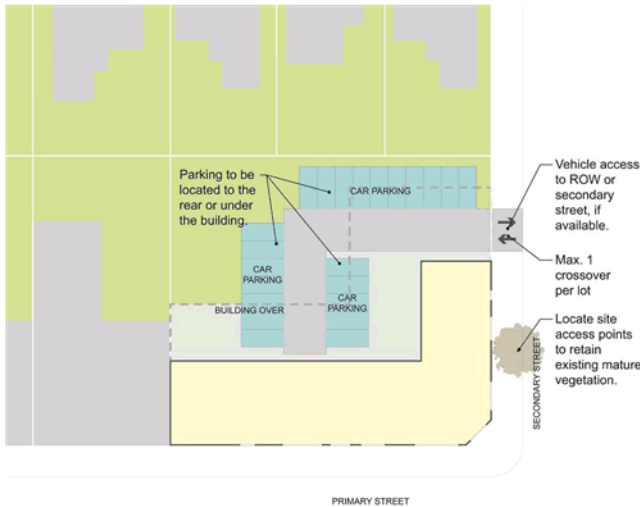


Figure C1.10 – Vehicle Access and Parking

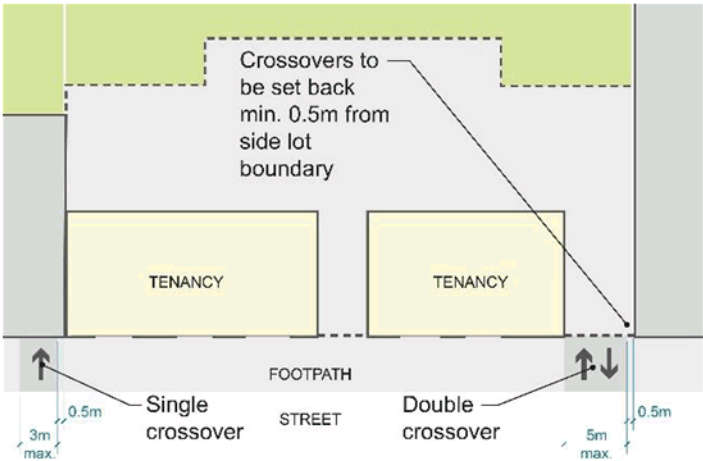


Figure C1.10.9 – C1.10.13 - Crossovers

1.11 Service Areas & External Fixtures**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4, 5.4.5, 6.4.5 and 6.4.6 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.11.1** Service areas and external fixtures shall be easily maintained, adequate and attractive and should be incorporated into the overall design of buildings and support renewable energy initiatives.
- P1.11.2** Developments should provide adequate waste storage facilities for each dwelling and/or commercial premises and this should be considered at the early stage of the design process.
- P1.11.3** New development should consider the undergrounding of power supply in order to improve the streetscape and provide space for increased landscaping, canopy coverage and development.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.11.1** Development must comply with Western Power Corporation Easements and Restriction Zones.

- C1.11.2** External fixtures are required to be concealed from the street and surrounding properties, located on the roof, basement or at the rear of the development.

- C1.11.3** External fixtures are permitted where they are:
- not visible from the street and surrounding properties; or
 - integrated with the design of the building.

- C1.11.4** If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:

- continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or
- a surface offering equal or more obstruction to view which does not compromise ventilation.

Where the R Codes apply to a development the following provisions augment clauses 5.4.5 C5.2 and 6.4.6 C6.2 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.11.5** Where there is an increased waste requirement, an area for waste management must be provided in accordance with the City's Waste Requirement Guidelines.

- C1.11.6** For any development a waste management plan must be provided which is to include information relating to the ability to adapt the waste storage spaces for any future increases in waste management requirements.

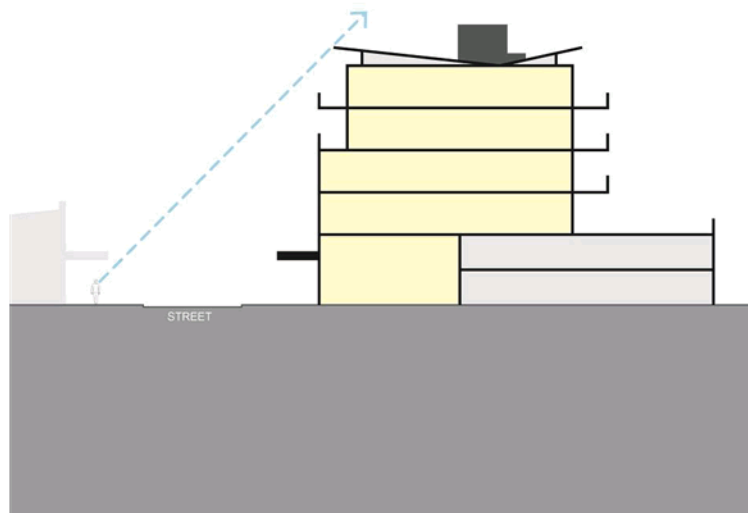


Figure C1.11 – External Fixtures

Section 2 – Activity Corridors

Part 2 Section 2 of this Policy applies to Activity Corridors as shown in Figure 1 – Built Form Areas.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

2.1 Building Height

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P2.1.1** Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
- P2.1.2** Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.
- P2.1.3** Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
- P2.1.4** Design which minimises overlooking and overshadowing where it impacts residential development.
- P2.1.5** The City may approve development which exceeds the maximum height stated in Table 2 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P2.1.1 – P2.1.4.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 51.6 and 6.1.2 of the R Codes. For

all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C2.1.1** Development that is consistent with the building heights provided in Table 2 and Figure 2.
- C2.1.2** External fixtures may extend beyond the maximum height in Table 2 and Figure 2 where they are not visible from the street or neighbouring properties.
- C2.1.3** The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.

Page 46 of 108

Section 2 – Activity Corridors

TABLE 2: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

- 2.2.1** All development requirements of Section 1 – Town
Centres applies with the exception of Clause 1.1.

Section 3 – Mixed Use

Part 2 Section 3 of this Policy applies to Mixed Use Areas as shown in Figure 1 – Built Form Areas.

Section 3 – Mixed Use

Page 49 of 108

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

3.1 Building Height

all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P3.1.1** Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
- P3.1.2** Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.
- P3.1.3** Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
- P3.1.4** Design which minimises overlooking and overshadowing where it impacts residential development.
- P3.1.5** The City may approve development which exceeds the maximum height stated in table 3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P3.1.1 – P3.1.4.

C3.1.1 Development that is consistent with the building heights provided in Table 3 and Figure 2.

C3.1.2 External fixtures may extend beyond the maximum height in Table 3 and Figure 2 where they are not visible from the street or neighbouring properties.

C3.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 5.1.6 and 6.1.2 of the R Codes. For

Page 50 of 108

Section 3 – Mixed Use

TABLE 3: Building Height – Mixed Use Areas

Mixed Use Area	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Area bounded by Summers St, Lord St,						

Page 51 of 108

Section 3 – Mixed Use

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Graham Farmer Freeway and East Parade (Except where defined below)						
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

Section 4 – Transit Corridors

Part 2 Section 4 of this Policy applies to Transit Corridors as shown in Figure 1 – Built Form Areas.

4.1 Building Size

- 4.1.1** Where Part 5 of the R Codes applies, and for all other development, no provisions apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.1.1 of the R Codes apply.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

4.2 Building Height

all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P4.2.1** Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
- P4.2.2** Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.
- P4.2.3** Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
- P4.2.4** Design which minimises overlooking and overshadowing where it impacts residential development.
- P4.2.5** The City may approve development which exceeds the maximum height stated in table 4 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P4.2.1 – P4.2.4.

C4.2.1 Development that is consistent with the building heights provided in Table 4 and Figure 2.

C4.2.2 External fixtures may extend beyond the maximum height in Table 4 and Figure 2 where they are not visible from the street or neighbouring properties.

C4.2.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For

Page 56 of 108

Section 4 – Transit Corridors

TABLE 4: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St						
West side and lots fronting Newcastle	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

Page 57 of 108

Section 4 – Transit Corridors

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Transit Corridors	Maximum No. of Storeys		Maximum Building Height			
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

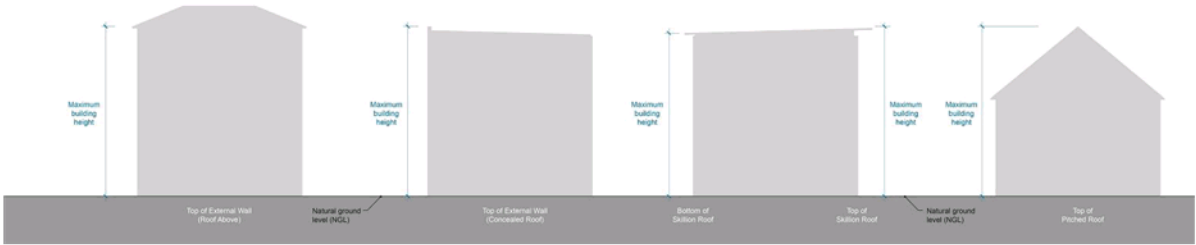


Figure C4.2.1 – Building Height and Measurement

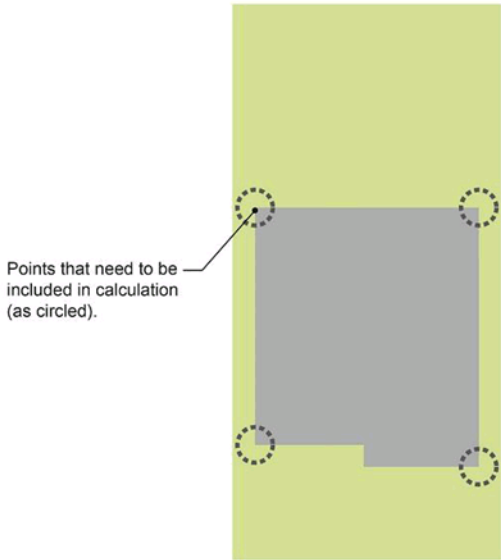


Figure 3 - Average Natural Ground Level Calculation

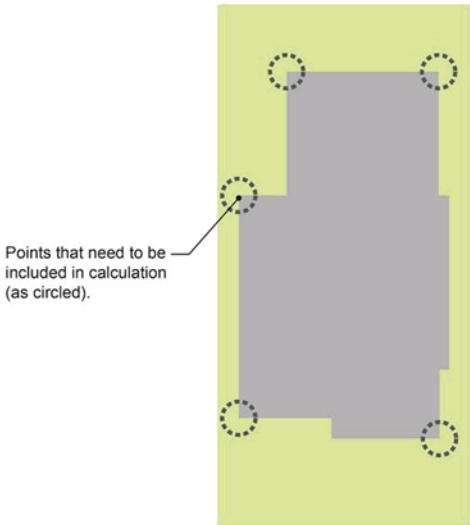


Figure 4 - Average Natural Ground Level Calculation

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

4.3 Setbacks

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P4.3.1** Development which incorporates design elements that reduce the impact of building bulk.
- P4.3.2** Development which maximises natural light access, natural ventilation, internal and external privacy.
- P4.3.3** Setbacks that facilitate the provision of landscaping.
- P4.3.4** Development which activates and addresses rights of way.

Deemed to Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C4.3.1** Where Part 5 of the R Codes applies the primary and secondary street setback is as per Clause 5.1.2. Where Part 6 of the R Codes applies, and for all other development, the primary and secondary street setback is as per Clause 6.1.3 in the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4.

- C4.3.2** Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.3 C3.1, 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.

Setbacks Adjoining Non-Residential Built Form Areas

- C4.3.3** Side boundary setbacks as per Clause 5.1.3 and 6.1.4 in the R Codes unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

- C4.3.4** Rear boundary setbacks for Residential, Mixed-Use and Commercial buildings are to be in accordance with Table 5 of the R Codes unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

Setbacks Adjoining Residential Built Form Areas

Page 61 of 108

Section 4 – Transit Corridors

- C4.3.5** Lot boundary setbacks adjoining properties coded R60 and above are:
- Ground floor and second storey is 4.5m; and
 - third storey and above 6.5m;
- unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.
- C4.3.6** Lot boundary setbacks adjoining properties coded R50 and below are:
- Ground floor and second storey is 6.5m; and
 - third storey and above 12.5m;
- unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

Development Adjoining Rights of Way

- C4.3.7** Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.
- C4.3.8** Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

Not Accepted

- N4.3.1** Non-compliance with lot boundary setback provisions where the site adjoins land coded R40 and below.

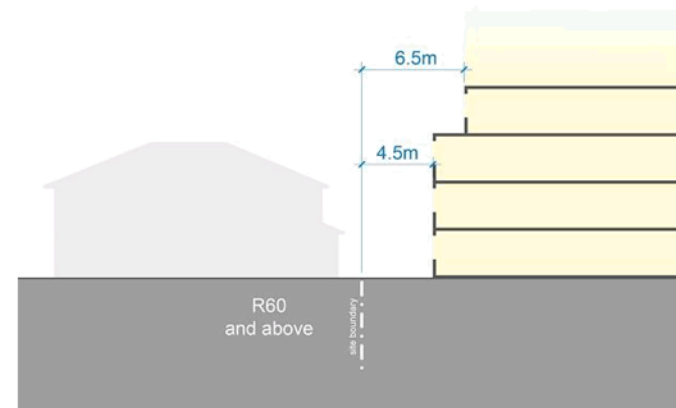


Figure C1.2.5 - Lot boundary setbacks adjoining properties coded R60 and above.

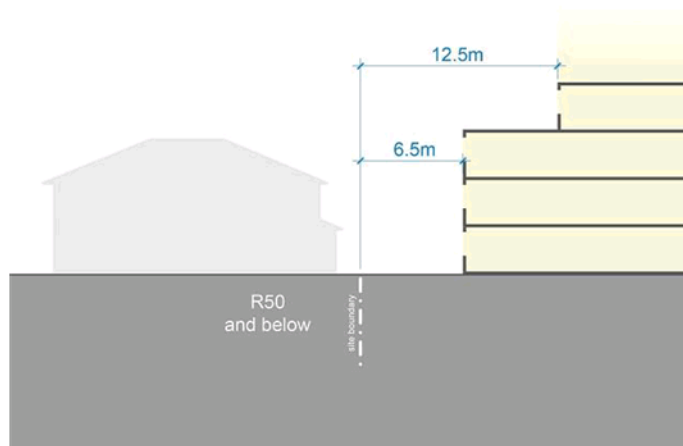


Figure C1.2.6 - Lot boundary setbacks adjoining properties coded R50 and below

4.4 Open Space

- 4.4.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.1.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.1.5 of the R Codes apply.

4.5 Street Surveillance

- 4.5.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.1 of the R Codes apply.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

4.6 Street Walls and Fences

Design Principles

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

P4.6.1 Front fences and walls which enable surveillance and enhance streetscape.

P4.6.2 Development which adds interest to the street and minimises blank facades.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

C4.6.1 Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area.

C4.6.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:

- (a) Maximum height of 1.8 metres above the natural ground level;
- (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level;
- (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres;
- (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and
- (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.

C4.6.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:

- (a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and
- (b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.

C4.6.4 Exposed boundary walls visible to the street are to incorporate the following design features:

- Indentations;

Page 65 of 108

Section 4 – Transit Corridors

- Varying heights;
- Varying materials, colours and textures; or
- Public artwork.

C4.6.5 Any proposed vehicular or pedestrian entry gates shall be visually permeable.

C4.6.6 Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.

Not Accepted

N4.6.1 Street walls, fences and gates constructed from fibre cement are not acceptable.

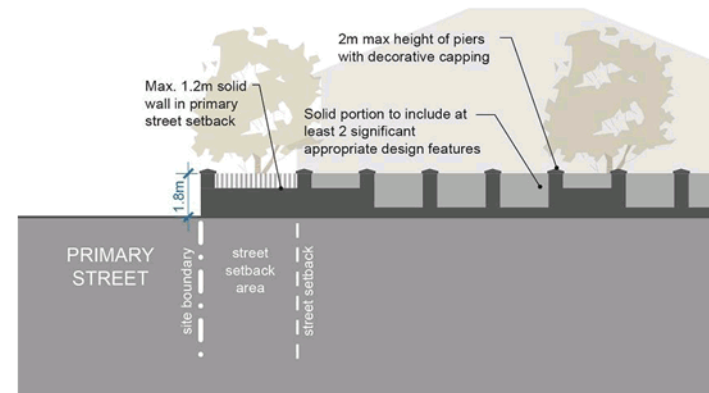


Figure C4.6 – Street walls and fences

4.7 Sight lines

- 4.7.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.3 of the R Codes apply.

4.8 Building Appearance

- 4.8.1** Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.4 of the R Codes apply.

4.9 Outdoor living areas

- 4.9.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.1 of the R Codes apply.

4.10 Landscaping**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P4.10.1** Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
- P4.10.2** Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
- P4.10.3** The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
- P4.10.4** The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
- P4.10.5** Landscaping design which facilitates the retention of existing vegetation and deep soil zones.
- P4.10.6** Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.

- P4.10.7** Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.

Deemed-To-Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.

- C4.10.1** Deep soil zones are to be provided as follows:

Site Area	Minimum Area	Deep Soil Zone (% of site)
<650m ²	1m ²	15%
650m ² – 1,500m ²	3m ²	15%
>1,500m ²	6m ²	15%

NOTE: the minimum dimension for the area of deep soil zone is to be 1m

- C4.10.2** 50% of the front setback to be provided as soft landscaping.
- C4.10.3** The required deep soil zone may be reduced to 12% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.
- C4.10.4** 30% of the site area is to be provided as canopy coverage within at maturity.

- C4.10.5** A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.
- C4.10.6** A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.
- C4.10.7** Open air car parks are to have a minimum of 80% canopy coverage at maturity.
- C4.10.8** All open-air parking areas are to be landscaped at a rate of one tree per four car bays.
- C4.10.9** The perimeter of all open-air parking areas are to be landscaped by a planting strip of at least 1.5m width.

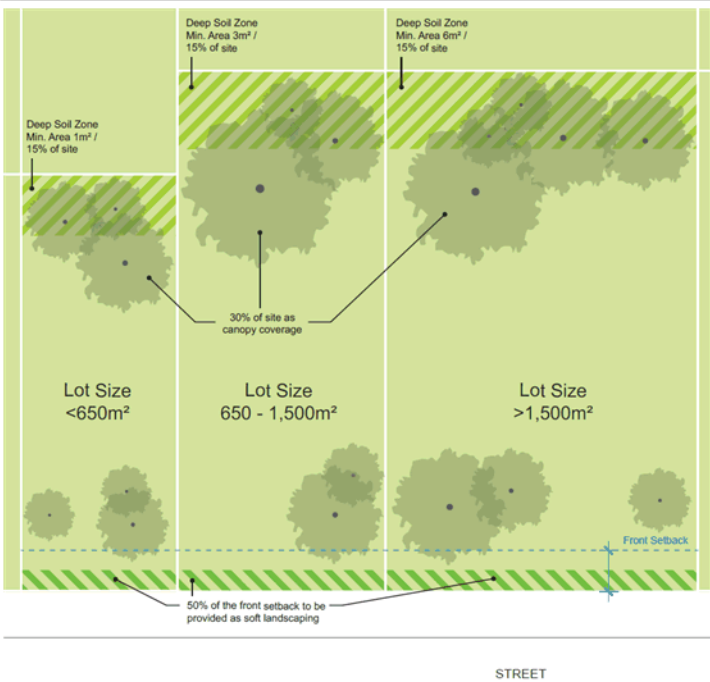


Figure 8 – Transit Corridor Landscaping

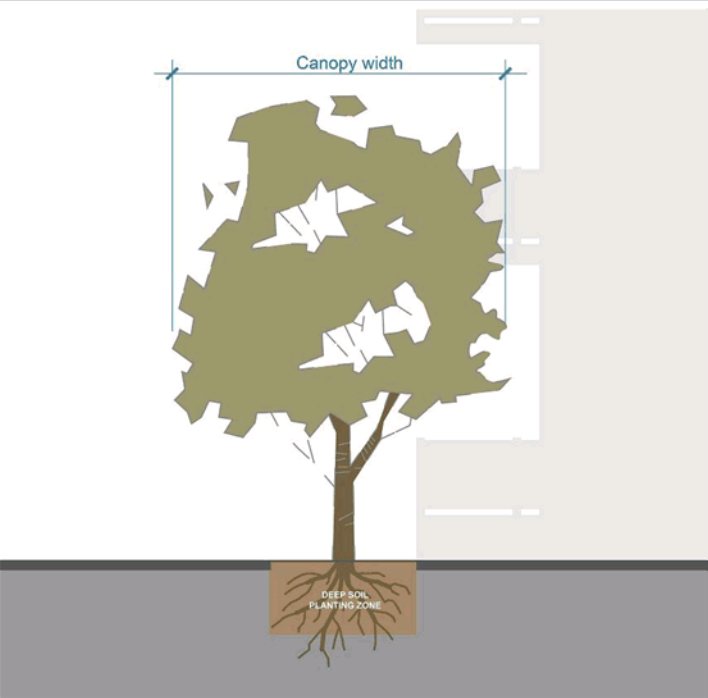


Figure C4.10.1 & C4.10.4 – Deep Soil & Canopy Width

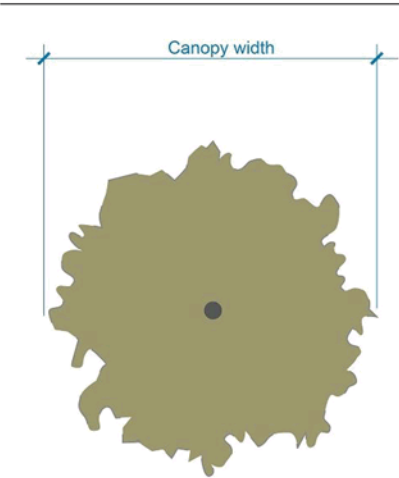


Figure 6 – Canopy Coverage

4.11 Parking

4.11.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.

4.12 Design of Car Parking Spaces

4.12.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.

4.13 Vehicular Access

4.13.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.

4.14 Site Works

4.14.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.

4.15 Retaining Walls

4.15.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.

4.16 Stormwater Management

4.16.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.

4.17 Visual Privacy

4.17.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes apply. Where Part 6 of the R Codes applies, and

for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

4.18 Solar Access for adjoining sites

4.18.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

4.19 Dwelling Size

4.19.1 Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.3 of the R Codes apply.

4.20 Outbuildings

4.20.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

4.21 External Fixtures**Design Principles**

P4.21.1 Where Part 5 of the R Codes applies all Design Principles of clause 5.4.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles of clause 6.4.5 of the R Codes apply.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C4.21.1** External fixtures are permitted where they are:
- not visible from the street and surrounding properties; or
 - integrated with the design of the building.
- C4.21.2** If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:
- continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or
 - a surface offering equal or more obstruction to view which does not compromise ventilation.

C4.21.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.

Not Accepted

N4.21.1 External fixtures are not permitted to protrude above the roofline.

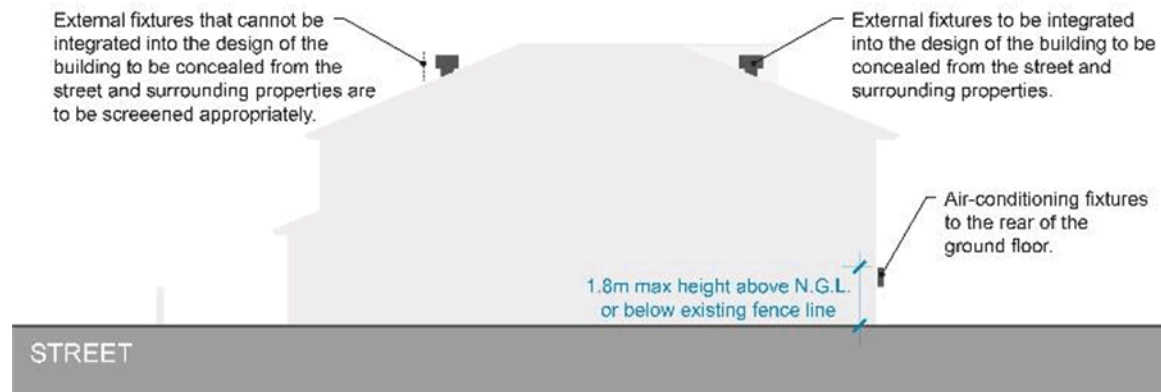


Figure C4.21 – External Fixtures

4.22 Utilities and Facilities

4.22.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.6 of the R Codes apply.

4.23 Environmentally Sustainable Design

4.23.1 All Design Principles and Local Housing Objectives of clause 1.8 of Part 2 Section 1 of this Policy apply to all development with the exception of the erection or extension of single houses or grouped dwellings.

Section 5 - Residential

Part 2 Section 5 of this Policy applies to Residential Areas as shown in Figure 1 – Built Form Areas.

5.1 Site Area

- 5.1.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.2 Street Setback

Design Principles

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P5.2.1** Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.
-

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.2 C2.1 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Street setback

- C5.2.1** The primary street setback is to be the average of the five properties adjoining the proposed development.

Dual frontage

- C5.2.2** The above setback distances also apply to development which has an elevation to a road which does not intersect or adjoin the primary or secondary streets.

Section 5 – Residential Areas

5.3 Lot Boundary Setback**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

P5.3.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.

Deemed-to-Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.3 C3.2 and 6.1.4 C4.1 of the R Codes.

C5.3.1 Walls may be built up to two lot boundaries, where it does not affect two boundaries of the same lot, behind the street setback within the following limits and subject to the overshadowing provisions of Clause 5.23.

- i. where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;

- ii. in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third the length of the balance of the lot boundary behind the front setback;
- iii. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m or less, for two-thirds the length of the balance of the lot boundary behind the front setback; or
- iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently with the development application.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.3 C3.2, 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.

C5.3.2 Rear boundary setbacks for development adjoining R60 and above are:

- Ground floor, second and third storey is 4.5m; and
- fourth storey and above 6.5m;

unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

C5.3.3 Rear boundary setbacks for development adjoining R50 and below are:

- Ground floor, second and third storey is 6.5m; and
- fourth storey and above 12.5m;

unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

Page 80 of 108

Section 5 – Residential Areas

C5.3.4 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

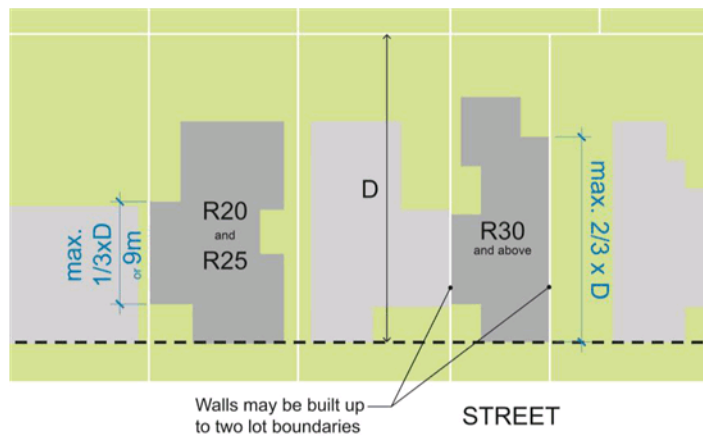


Figure 5.3 – Residential lot boundary setbacks

5.4 Open Space

- 5.4.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.1.5 of the R Codes apply.

5.5 Communal Open Space

- 5.5.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.5 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.6 Building Height

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P5.6.1** Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.
- P5.6.2** Design which is complimentary to existing developments.
- P5.6.3** Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
- P5.6.4** Design which minimises overlooking and overshadowing.
- P5.6.5** Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.
- P5.6.6** The City may approve development which exceeds the maximum height stated in table 5 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P5.6.1 – P5.6.5.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C5.6.1** Development that is consistent with the building heights provided in Table 5 and Figure 2.

TABLE 5: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey	3m	4m	3m	4m	6m
2 storeys	6m	7m	6m	7m	9m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m

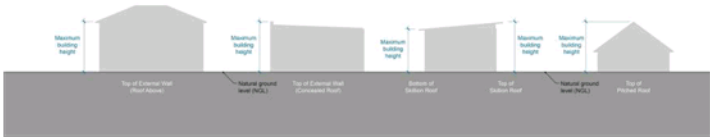


Figure C5.6.1 – Residential Building Heights

Points that need to be included in calculation (as circled).

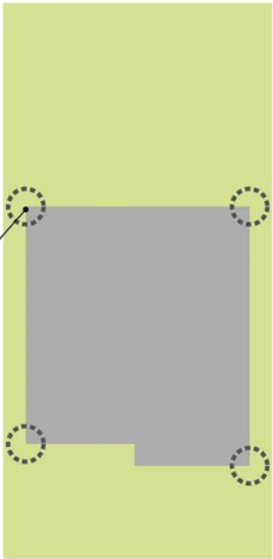


Figure 3 - Average Natural Ground Level Calculation

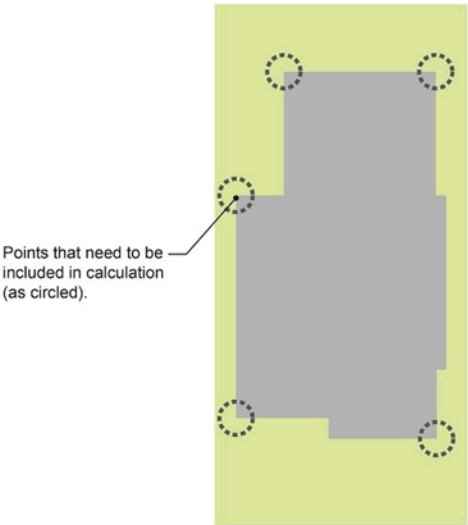


Figure 4 - Average Natural Ground Level Calculation

5.7 Setback of Garages and Carports**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P5.7.1** The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.
- P5.7.2** Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Clause 5.2.1 C1.1, 5.2.1 C1.2 and 5.2.1 C1.5 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C5.7.1** Vehicular access to car parking, carports and garages from the street are subject to compliance with clause 5.3.5 of the R Codes.
- C5.7.2** Garages are to be setback a minimum of 500mm behind the building line of the dwelling.
- C5.7.3** Carports shall be setback in accordance with Clause 5.2.1 C1.2 of the R Codes.

- C5.7.4** Garages and carports must match the existing dwellings predominant colour, scale and materials and must be complementary and subservient to the dwelling.
- C5.7.5** Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.
- C5.7.6** Carports shall allow light and ventilation to the major openings of the dwelling.
- C5.7.7** The total width of any carport within the street setback area is not to exceed 50 per cent of the frontage (including strata lots) of the lot or six metres whichever is the lesser.

Not Accepted

- N5.7.1** Roller doors and/or gates on any carports located within the street setback area which are not visually permeable.

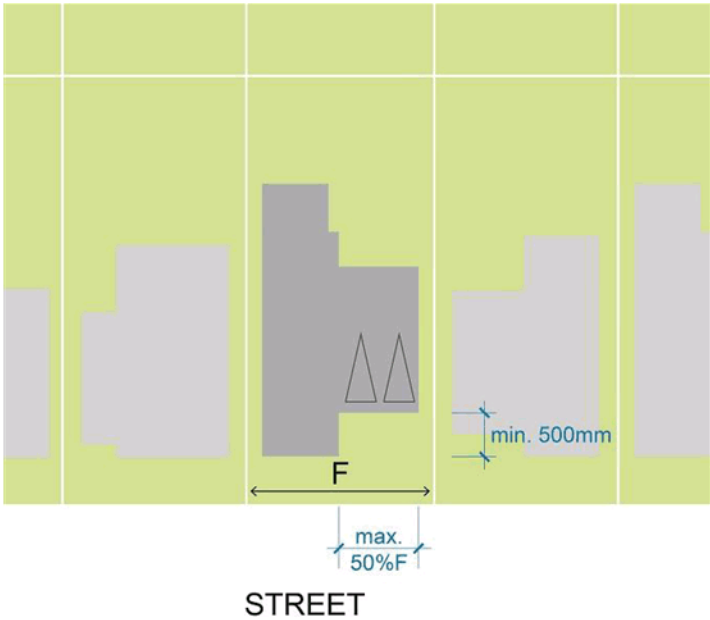


Figure C5.7.3 – Garage Street Setback

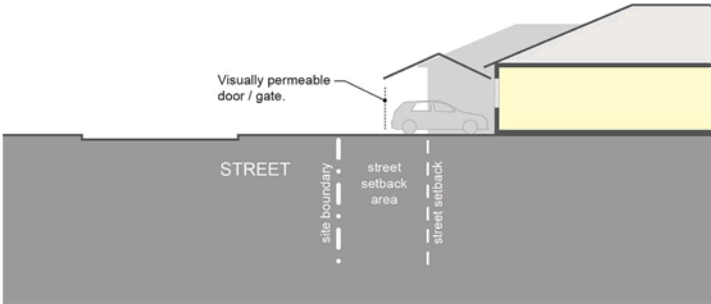


Figure C5.7.4 – Carports within Street Setback

5.8 Garage Width

- 5.8.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.2 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.9 Street Surveillance**Design Principles & Local Housing Objectives**

P5.9.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles of clause 6.2.1 of the R Codes apply.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.2 and 6.2.1 C1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

C5.9.1 The primary street elevation of the dwelling is to address the street and shall include the main entry (front door) to the dwelling.

Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.

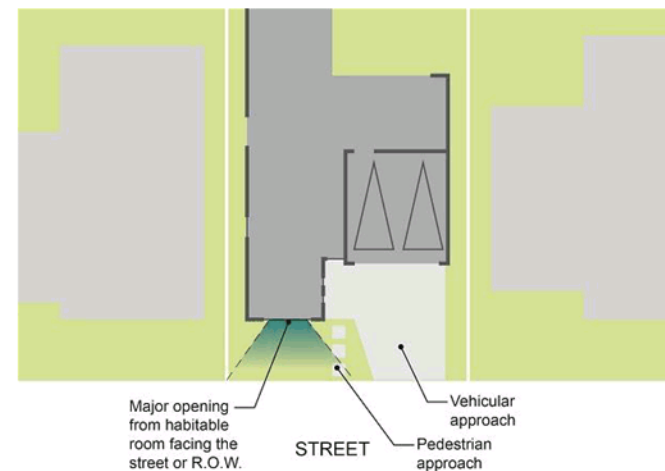


Figure C5.9.1 – Street Surveillance

5.10 Street Walls and Fences**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

P5.10.2 Development which preserves and enhances the visual character of the existing streetscape by considering bulk, scale, setbacks, design, relationship between the private and public domain, and fencing styles.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

C5.10.1 Street walls, fences and gates are to be of a style and materials compatible with those of the dwelling on site and/or walls, fences and gates of the immediate surrounding area.

C5.10.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:

- (a) Maximum height of 1.8 metres above the natural ground level;
- (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level;

- (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres;
- (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and
- (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.

C5.10.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:

- (a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and
- (b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.

Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.

C5.10.4 Walls, fences and gates on the side boundaries within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.

Not Accepted

N5.10.1 Street walls, fences and gates constructed from fibre cement are not acceptable in the primary street setback area.

N5.10.1 Street walls, fences and gates made of metal sheeting.

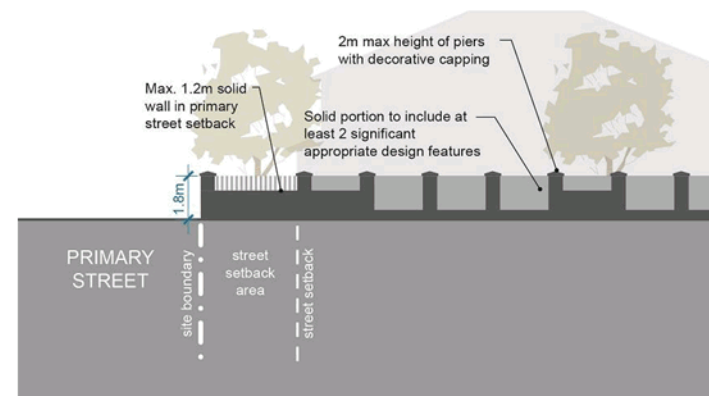


Figure C5.10 – Street Walls and Fences

5.11 Sight Lines

- 5.11.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.2.2 of the R Codes apply.

5.12 Appearance of Retained Dwelling

- 5.12.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.6 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.13 Outdoor Living Areas

- 5.13.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.3.1 of the R Codes apply..

5.14 Landscaping**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P5.14.1** Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
- P5.14.2** Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
- P5.14.3** The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
- P5.14.4** The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
- P5.14.5** Landscaping design which facilitates the retention of existing vegetation and deep soil zones.
- P5.14.6** Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.

- P5.14.7** Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.

Deemed-To-Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.

New Dwellings

- C5.14.1** Deep soil zones are to be provided as follows:

Site Area	Minimum area	Deep Soil Zone (% of site)
<650m ²	1m ²	15%
650m ² – 1,500m ²	3m ²	15%
>1,500m ²	6m ²	15%

NOTE: the minimum dimension for the area of deep soil zone is to be 1m

- C5.14.2** The required deep soil zone may be reduced to 12% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.
- C5.14.3** 30% of the site area is to be provided as canopy coverage at maturity.

Multiple Dwellings

with equivalent coverage is retained anywhere on the site.

- C5.15.4** In addition to Clauses C5.14.1 – C5.14.3 the following Clauses C5.14.5 – C5.14.9 also apply to the development of Multiple Dwellings.
- C5.14.5** A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.
- C5.14.6** A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.
- C5.14.7** Open air car parks are to have a minimum of 80% canopy coverage at maturity.
- C5.14.8** All open-air parking areas are to be landscaped at a rate of one tree per four car bays.
- C5.14.9** The perimeter of all open-air parking areas are to be landscaped by a planting strip of at least 1.5m width.

Additions and Alterations to all buildings

- C5.14.10** Where any additions or alterations to a building is proposed, 30% of the front setback area is to be provided as canopy coverage within 5 years of development approval, unless an existing mature tree

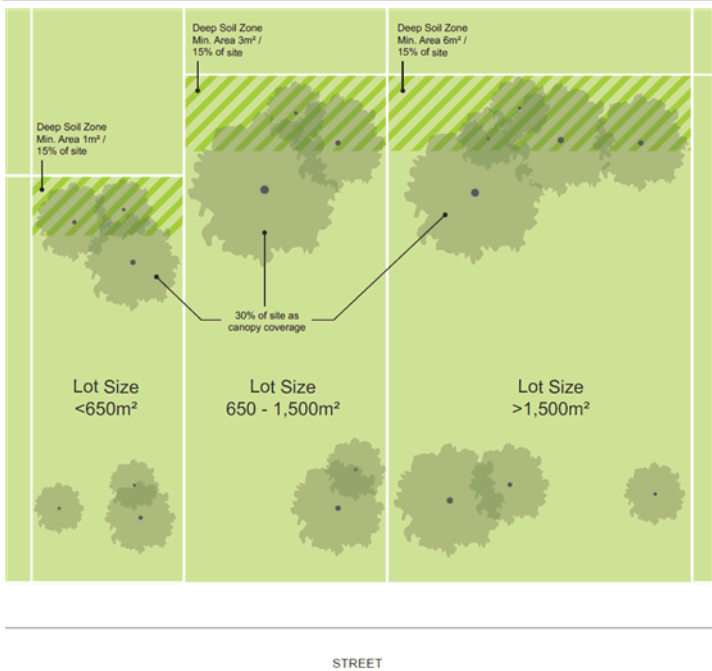
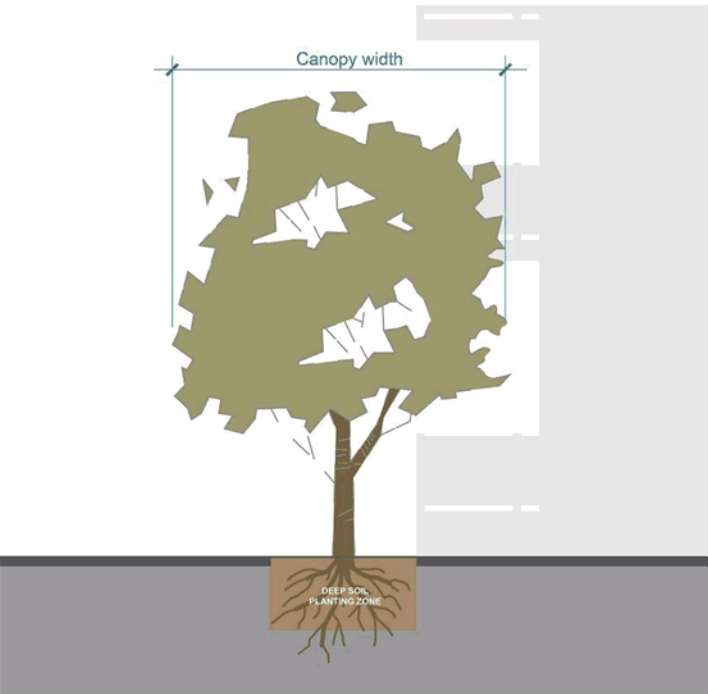


Figure 9 – Residential Landscaping



C5.14.1 & C5.14.3 – Deep Soil & Canopy Width

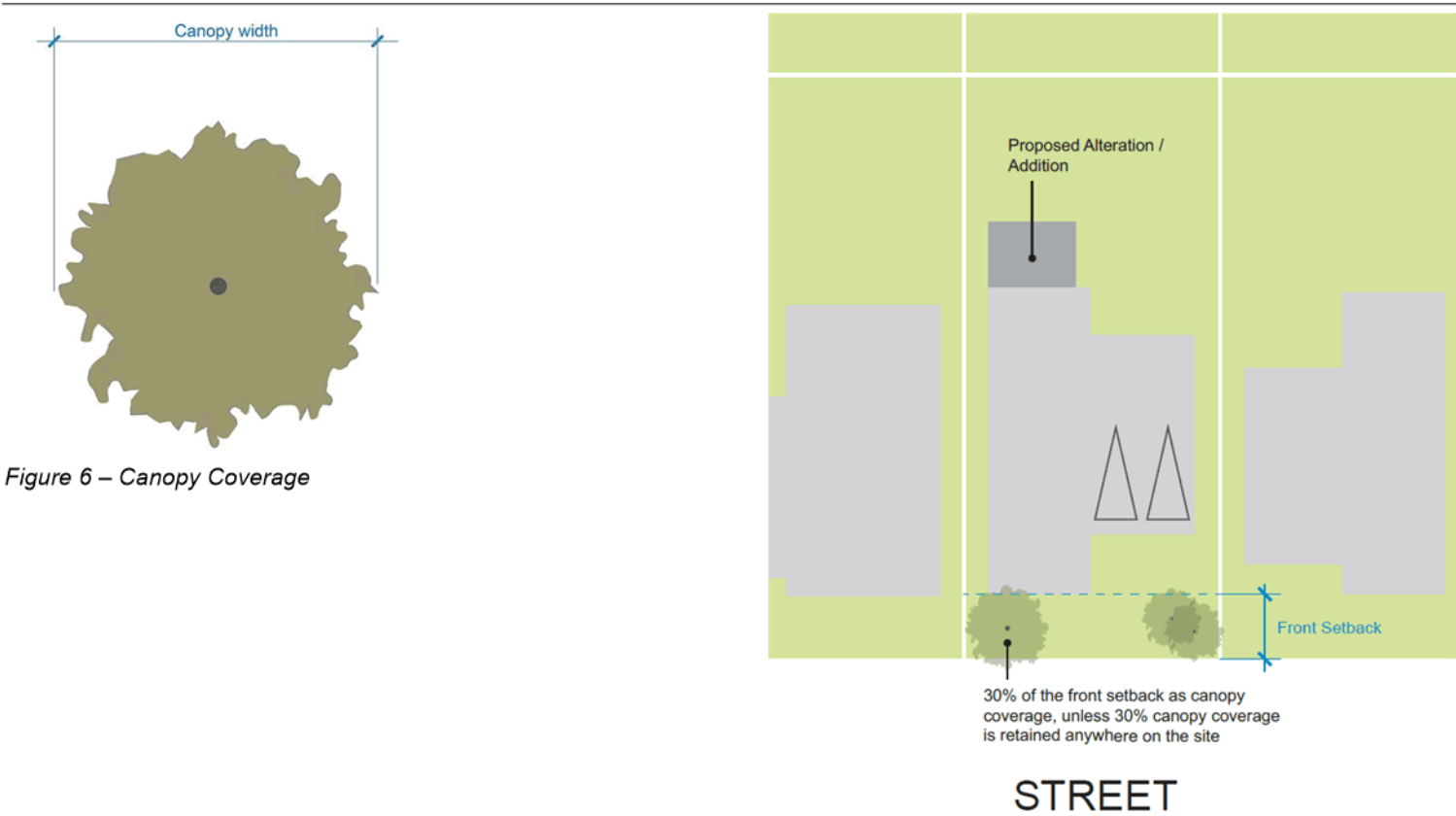


Figure C5.14.10 – Additions and Alterations

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

5.15 Parking		Where Part 6 of the R Codes applies no provisions apply.
5.15.1	Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.	5.19 Site Works
5.16 Design of Car Parking Spaces		5.19 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.
5.16.1	Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.	5.20 Retaining Walls
5.17 Vehicular Access		5.20.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.
5.17.1	Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.	5.21 Stormwater Management
5.18 Pedestrian Access		5.21.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.
5.18.1	Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.6 of the R Codes apply.	5.22 Visual Privacy
		5.22.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes

Page 98 of 108

Section 5 – Residential Areas

apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

5.23 Solar Access for Adjoining Sites

5.23.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

5.24 Outbuildings

5.23.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

5.25 External Fixtures**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4 and 6.4.6 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

P5.25.1 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale and design.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

C5.25.1 External fixtures are permitted where they are:

- not visible from the street and surrounding properties; or
- integrated with the design of the building.

C5.25.2 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:

- continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum

of three quarters of the total surface area in aggregate; or

- a surface offering equal or more obstruction to view which does not compromise ventilation.

C5.25.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.

Not Accepted

N5.25.1 External fixtures are not permitted to protrude above the roofline.

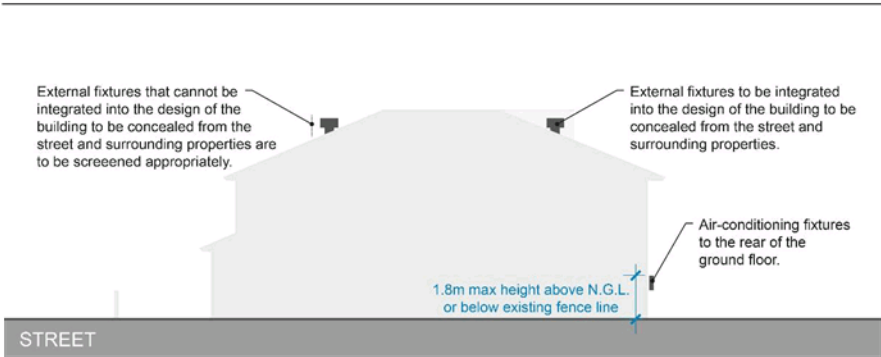


Figure 5.25 – External Fixtures

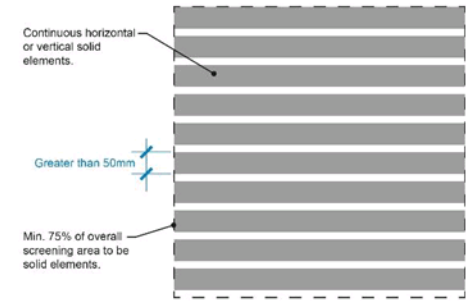


Figure C5.25.2 – Screening of External Fixtures

5.26 Utilities and Facilities

development with the exception of the erection or extension of single houses or grouped dwellings.

- 5.26.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.6 of the R Codes apply.

5.27 Ancillary Dwellings

- 5.27.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.28 Aged or Dependent Persons' Dwellings

In accordance with the City's Local Planning Policy No. 7.4.2 - Aged or Dependent Persons' Dwellings.

5.29 Single Bedroom Dwellings

- 5.29.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.3 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.30 Environmentally Sustainable Design

- 5.30.1** All Design Principles and deemed-to comply criteria of clause 1.8 of Part 2 Section 1 of this Policy apply to all

Page 102 of 108

Section 5 – Residential Areas

5.31 Development on Rights of Way**Design Principles**

- P5.31.1** Design development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe for residents and visitors.
- P5.31.2** Development which provides appropriate pedestrian access to a dedicated road with suitable space for service areas and waste management.

Deemed-to-Comply

- P5.31.1** Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.

Orientation

- C5.31.2** Where a dwellings' primary street frontage is a right of way, or where no primary street or secondary street frontage exists, it is to be oriented to address the right of way using clearly defined entry points and major openings as if it were a primary street.

Setbacks

The following setback provision is subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

- C5.31.3** Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied.

Access

- C5.31.4** Each lot that does not have direct frontage to a dedicated road is to be provided with a pedestrian access way to a dedicated road. The width of the pedestrian access way is to be 1.5 metres.
- C5.31.5** Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.

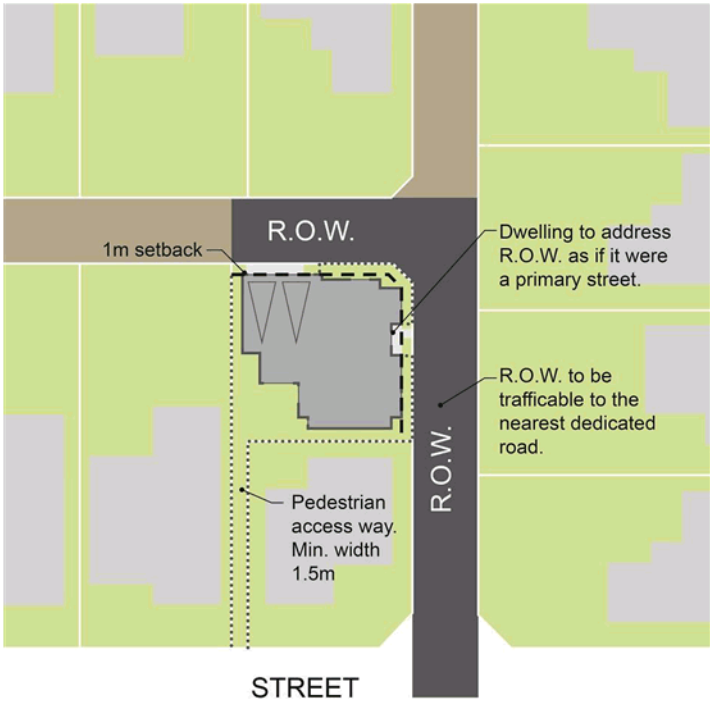


Figure 5.31 – Corner development on rights of way

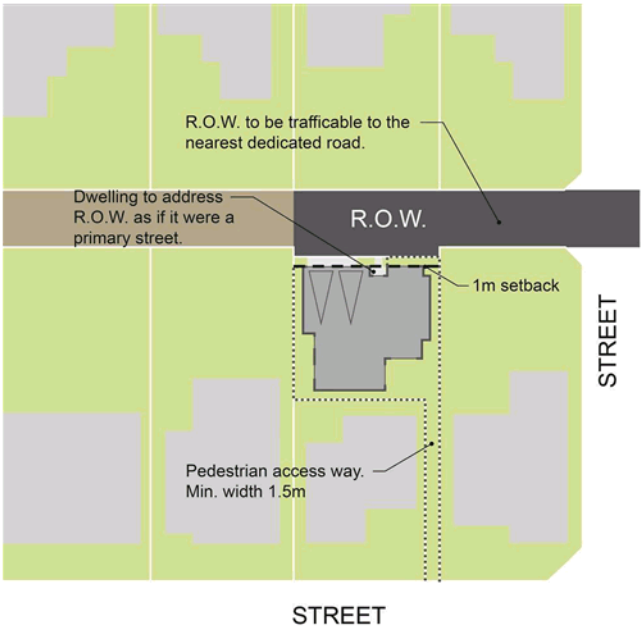


Figure 5.31 – Development on rights of way

Appendix 1 – DESIGN PRINCIPLES

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in well-integrated, engaging places that contribute to local identity and streetscape character.

Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.

3. Built form and scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, respects important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the whole life-cycle of the project.

Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed.

Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

6. Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.

Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.

7. Legibility

Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.

Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-considered, with built form responding to important vantage points.

Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.

Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development.

Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.

Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.

In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.

In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.



Your ref: SC2790 (D17/1152)
Our ref: TPS/0345; TPS/0114
Enquiries: Delia Neglie
(delia.neglie@planning.wa.gov.au)

Mayor Emma Cole
City of Vincent
PO Box 82
LEEDERVILLE, WA 6902

(Transmission via electronic mail to: Emma.Cole@vincent.wa.gov.au)

Dear Emma

**VARIATIONS TO LOT BOUNDARY SETBACK AND LANDSCAPING
PROVISIONS OF THE RESIDENTIAL DESIGN CODES - LOCAL PLANNING
POLICY 7.1.1 BUILT FORM**

I refer to the City of Vincent request on 23 January 2017 for Western Australian Planning Commission (WAPC) approval to the above variations pursuant to clause 7.3.2 of the Residential Design Codes (R-Codes).

As you are aware, the matter was determined by the Statutory Planning Committee (SPC) at its meeting on 12 December 2017. The SPC supported the City's intent to encourage good design outcomes while preserving local amenities but recognised that some minor modifications to the Built Form Policy will improve consistency with the WAPC DesignWA draft State Planning Policy 7.3 Apartment Design Policy (SPP 7.3).

The WAPC has accordingly resolved to approve the relevant provisions of the Built Form Policy subject to modifications as specified in the Schedule of Modifications attached. In addition, the WAPC advises that the modified Built Form Policy should be regarded as interim pending the gazettal of SPP 7.3 which is anticipated in 2018.

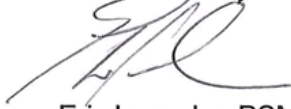
As the WAPC consideration was restricted to lot boundary setbacks and landscaping, the Built Form Policy will require an holistic review to ensure alignment with the gazetted SPP 7.3. The City is invited to undertake the review in consultation with the Department of Planning, Lands and Heritage.

Should you have any queries, please contact Delia Neglie on the details above. Please contact Matt Stack on 65519327 or Nic Temov on 65519316 in regard to SPP 7.3 and future review of the Built Form Policy.



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ABN 35 482 341 493

Yours sincerely



Eric Lumsden PSM
Chairman
Western Australian Planning Commission

S January 2018

Attachment:

Schedule of Modifications - City of Vincent Local Planning Policy 7.1.1 Built Form Policy

cc:

Mr Len Kosovo, CEO City of Vincent len.kosova@vincent.wa.gov.au

Mr Tim Elliot tim.elliott@vincent.wa.gov.au

City of Vincent Local Planning Policy 7.1.1 Built Form Policy

Schedule of Modifications

WAPC Required Modifications
<p>1. Nil setbacks - Town Centre, Mixed Use area, Activity Corridor and Transit Corridor adjoining Non-Residential Areas</p> <p>(a) That C1.2.2 (that replaces 6.1.4 C4.2 of the R-Codes) be modified to read:</p> <p><i>"Minimum side boundary setbacks for the first three storeys is nil. The minimum side boundary setbacks for the first two storeys is nil adjoining a property on the Heritage List, in a Heritage Area or in a Design Guideline Areas adopted under the local planning scheme."</i></p> <p>(b) That the preamble to C1.2.2 (and subsequent clauses) be:</p> <ul style="list-style-type: none"> relocated above the heading "Setbacks Adjoining Non-Residential Built Form Areas"; and modified to delete reference to "Clause 7.3.1(a) of the R-Codes" and instead state: "Pursuant to Clause 7.3.2 of the R-Codes the following provisions replace..."
<p>2. Side boundary/Balcony setbacks - Town Centre, Mixed Use area, Activity Corridor and Transit Corridor adjoining Non-Residential Areas</p> <p>(a) That C1.2.3 (that replaces clause 6.1.4C4.2 of the R-Codes), C4.3.3 and C4.3.4 (that replace clauses 5.1.3 C3.1 and 6.1.4C4.1/4.2 of the R-Codes) be modified to remove the balcony setback by deleting the words:</p> <p><i>"unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1(i) and 6.4.1 C1.1(i) of the R Codes for the code of the adjacent property."</i></p> <p>(b) That the City is advised the Built Form Policy could also be modified to include:</p> <ul style="list-style-type: none"> an additional provision that amends clauses 5.4.1 and 6.4.1 Visual Privacy of the R-Codes by deleting clauses 5.4.1/6.4.1C1.1(ii) and C1.2; and an additional provision that requires any balcony to be unscreened for at least 25% of its perimeter (which includes the edges of a balcony abutting the building). <p>(c) That the preamble to C4.3.3 (and subsequent clauses) be modified to:</p> <ul style="list-style-type: none"> delete the second paragraph: "The following setback provisions are subject to the approval of the Western Australian Planning Commission"; and delete reference to "Clause 7.3.1(a) of the R-Codes" in the third paragraph and instead state: "Pursuant to Clause 7.3.2 of the R-Codes the following provisions replace..."
<p>3. Graduated setbacks R60 and above/R50 and below and Balcony setbacks - Town Centre, Mixed Use area, Activity Corridor and Transit Corridor where adjoining Residential Areas and Residential Area</p> <p>(a) That C1.2.4, C1.2.5 C4.3.5, C4.3.6, C5.3.2 and C5.3.3 be modified by being deleted and replaced with the following:</p>

"Lot boundary setbacks adjoining properties coded R50 and below or coded R60 and above, on the Heritage List, in a Heritage Area or in a Design Guideline Areas adopted under the local planning scheme are as follows:

Setback from boundary to:	≤4 storeys (up to 12m)	5-8 storeys (up to 25m)	≥9 storeys (over 25m)
Habitable rooms/ balconies ♦	9m	12m	15m
Habitable rooms/ balconies†	7.5m	9m	12m
Non- habitable rooms ♦	7.5m	9m	12m
Non- habitable rooms †	6m	7.5m	9m
♦ where facing habitable rooms/balconies/outdoor living area on adjacent property			
† where facing non-habitable rooms on adjacent property"			

(b) That the City is advised the Built Form Policy could also be modified to include:

- an additional provision that amends clauses 5.4.1 and 6.4.1 Visual Privacy of the R-Codes by deleting clauses 5.4.1/6.4.1C1.1(ii) and C1.2; and
- an additional provision that requires any balcony to be unscreened for at least 25% of its perimeter (which includes the edges of a balcony abutting the building).

(c) That the preamble to C5.3.2 (and subsequent clauses) be modified to delete reference to "Clause 7.3.1(a) of the R-Codes" and instead state: "Pursuant to Clause 7.3.2 of the R-Codes the following provisions replace..."

4. Setback abutting higher or equal code Town Centre, Mixed Use area, Activity Corridor and Transit Corridor adjoining Non-Residential Areas and Residential Area

That the proposed clauses for setbacks where abutting a higher or equal code be modified by deleting the words "... Table 2a and 2b of the R-Codes and replacing with:

"...the lot boundary setback is to be as per the following table:

Setback from boundary to:	≤4 storeys (up to 12m)	5-8 storeys (up to 25m)	≥9 storeys (over 25m)
Habitable rooms/ balconies ♦	6m	9m	12m
Habitable rooms/ balconies†	4.5m	6m	9m
Non- habitable rooms ♦	4.5m	6m	9m
Non- habitable rooms †	3m	4.5m	6m
♦ where facing habitable rooms/balconies/outdoor living area on adjacent property			
† where facing non-habitable rooms on adjacent property"			

5. Non-compliance setback R40 and below Town Centre, Mixed Use area, Activity Corridor and Transit Corridor

That N1.2.1 and C4.3.1 be deleted.

6. Setback to Rights of Way - Residential Area

That the preamble to C5.31.3 be modified to delete reference to "...approval of the Western Australian Planning Commission..." and to state: "The following setback provision is in addition to Clauses 5.1.3 C3.1, 6.1.4C4.1 and 6.1.4C4.2 of the R-Codes pursuant to Clause 7.3.2 of the R-Codes."

7. Deep Soil Area - All areas

(a) That the Built Form Policy be modified to:

- refer to *deep soil area* and not *deep soil zone*; and
- delete the definition of Deep Soil Zone and replace with the definition of Deep Soil Area from draft SPP 7.3 Apartment Design Policy.

(b) That C1.7.1, C4.10.1 and C5.14.1 be modified by deleting the following note to the table:

"the minimum dimension for the area of deep soil zone is to be 1m."

(c) That the table under C1.7.1, C4.10.1 and C5.14.1 is modified as follows:

Site Area	Minimum Dimension	Deep Soil Area	Required tree planting
<650m ²	1m	12%*	1 Med tree [^]
650m ² – 1500m ²	3m	12%*	2 Med trees [^]
>1500m ²	6m	12%*	1 Large tree and 2 Med trees [^]
<p>* If existing tree(s) that meet the criteria of < C1.7.2 / C4.10.2 / C5.14.2 > are retained and incorporated into the development, the deep soil area requirement can be reduced to 8% of site area.</p> <p>[^] Remainder of area is to be planted according to < C1.7.9 / C4.10.9 / C5.14.2 ></p>			

(d) That C1.7.2, C4.10.3 and C5.14.2 be modified to include the existing trees criteria from Objective 3.3.1 DC1 of draft SPP 7.3 Apartment Design Policy as follows:

"Existing trees are considered appropriate for retention if they are:

- healthy specimens with ongoing viability; and
- species not included on an applicable weed register; and
- are 4m or more high; and/or
- have a trunk with a diameter of 160mm or more, 1.4m from the ground; and/or
- have two or more trunks and the sum of their individual diameter at 1.4m above ground is 320mm or more; and/or
- have a canopy 4m or more wide; and/or
- are included on the City of Vincent Trees of Significance Inventory."

- (e) That provisions C1.7.9, C4.10.9 and 5.14.10 be added to include the requirement for minimum number of trees and sizes from Objective 3.4.1 DC2 of draft SPP 7.3 Apartment Design Policy as follows:

"Deep soil areas provide a minimum number of trees (with shade producing canopies) as follows:

- Minimum 1 small tree for every 16sqm or
- Minimum 1 medium tree for every 36sqm or
- Minimum 1 large tree for every 64sqm or
- A combination of the above

Refer to Figure 3.4c for tree size definitions:

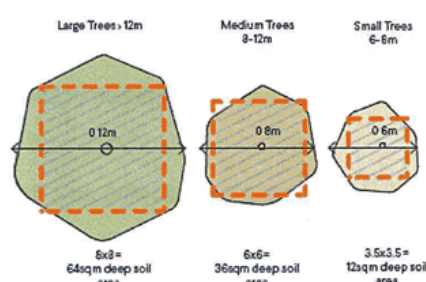


Figure 3.4c Tree size definitions for deep soil areas.

- (f) That design principles P1.7.4 and P4.10.4 and P5.14.4 are deleted and replaced with the following:

"The provision of deep soil areas and associated tree planting that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect."

- (g) That additional design principles P1.7.8 and P4.10.8 and P5.14.8 are adopted as follows:

"Achieving the deep soil area standards may not be possible in some locations that have limited or no space for deep soil at ground level including in high density areas or activity centres. In such conditions proposals should alternatively achieve planting on structure to a minimum of 25% of site area. Soft landscape should be located to maximise resident and/or public amenity."

- (h) That the preamble to C1.7.1, C4.10.1 and C5.14.1 (and subsequent clauses) be modified to:

- delete the second paragraph: *"The following landscape provisions are subject to the approval of the Western Australian Planning Commission"*; and
- delete reference to *"Clause 7.3.1(a) of the R-Codes"* and instead the third paragraph to state: *"Pursuant to Clause 7.3.2 of the R-Codes the following provisions replace..."*

8. Open air car parks - All areas

(a) That clauses 1.7.6, C4.10.7 and C5.14.7 (that replace clauses 5.3.2 and 6.3.2 of the R-Codes) be replaced with:

Deep soil area to be provided in open air car parks to enable canopy coverage to be maximised at maturity.

(b) That C1.7.8, C4.10.9; and C5.14.9 (that replace clauses 5.3.2 and 6.3.2 of the R-Codes) be modified to:

- clarify that this requirement applies to large expanses of car parking; and
- a landscaping strip of at least 1m is to be provided between car parking and site boundaries, and between otherwise unscreened parking bays and any street (in line with Objective 3.10.5 DC2 of draft SPP 7.3 Apartment Design Policy).

9. Rear or side setback canopy coverage - Town Centres, Activity Corridors and Mixed Use areas

(a) That clause C1.7.3 (that replaces clauses 5.3.2 and 6.3.2 of the R-Codes) be replaced with:

Deep soil area is to be located in the rear and side setback areas to enable canopy coverage to be maximised at maturity.

10. Site area canopy coverage - Transit Corridors and Residential Area

(a) That C4.10.4 and C5.14.3 (that replaces clauses 5.3.2 and 6.3.2 of the R-Codes) be replaced with:

Deep soil area is to be located to enable canopy coverage over the site to be maximised at maturity.

11. Canopy coverage - Building Extensions - Residential Area

(a) That C5.14.10 (that replaces clauses 5.3.2 and 6.3.2 of the R-Codes) be modified to:

Where any additions or alterations to a building is proposed, the deep soil area is to be located in the front setback area to maximise canopy coverage at maturity unless an existing mature tree with equivalent coverage is retained anywhere on the site.

(b) That the City is advised C5.14.10 could be replaced with a provision that deep soil area is to be provided in the front setback area and encouraging the retention of existing trees on-site.

12. Landscape Plan - All areas

That the Built Form Policy be modified to relocate C1.7.4; C1.7.5; C4.10.5; C4.10.6; C5.14.5 and C5.14.6 within the policy (and renumber) and clarify that the clauses:

- do not replace clauses 5.3.2 and 6.3.2 of the R-Codes; and
- are additional information requirements to accompany a planning application for multiple dwelling or mixed use development.

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
1	Canopy Cover	
1.1	<p>The definition of canopy coverage in the City's current Built Form Policy includes all land covered by tree crowns.</p> <p>The City identified that neighbouring properties' trees would also be included in this definition. Since neighbouring properties' trees are outside of the control of whichever application is subject to the Built Form Policy, it was determined that it is not appropriate for them to be included as canopy coverage.</p>	<p>Amend the definition of Canopy Coverage as follows:</p> <p>Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems) <u>from trees located within the subject site, excluding any area that falls within an adjoining privately owned lot.</u></p>
1.2	<p>In the current Built Form Policy Deemed to Comply Clause C1.7.3 requires 80% of rear and side setback areas to be provided as canopy coverage at maturity and Deemed to Comply Clauses C4.10.4 and C5.14.3 require 30% of the site area to be provided as canopy coverage at maturity.</p> <p>The City applied for approval of these requirements from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The WAPC proposed a modification that the provision be reworded to require Deep Soil Area to be located to enable canopy coverage over the site to be maximised at maturity. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum Deep Soil Area being provided.</p> <p>The City does not support this modification as it does not add any value to the existing requirement for 15% Deep Soil Area over the site, and it does not directly and link to the City's canopy cover targets. It is important that the original intent of the Built Form Policy is maintained to ensure that new development has an appropriate amount of canopy coverage to screen large scale development and provide a high amenity environment for neighbouring properties and residents.</p> <p>Through implementing the Built Form Policy the City also identified a number of improvements that are recommended to be made to the policy provisions including:</p> <ul style="list-style-type: none"> • C1.7.3 should apply to lot boundary setback areas only at the ground level. Lot boundary setbacks are generally stepped back at higher levels and it would be impractical to require those higher levels to provide canopy coverage due to the difficulty of maintaining appropriate soil depth/quality. • All percentage canopy cover requirements should be a minimum, whereas currently they are written as an exact requirement. 	<p>Modify C1.7.3 (now C1.7.4) as follows:</p> <p><u>At least</u> 80% of the lot boundary rear or side setback area <u>area at ground level shall be</u> area is to be provided as canopy coverage at maturity.</p> <p>Modify C4.10.4 (now C4.10.5) and C5.14.3 (now C5.14.4) as follows:</p> <p><u>At least</u> 30% of the site area is to be provided as canopy coverage <u>within</u> at maturity.</p>
1.3	<p>Deemed to Comply Clause C5.14.10 in the City's current Built Form Policy requires that alterations and additions provide 30% of the front setback as canopy coverage unless an existing mature tree with equivalent coverage is retained on site.</p> <p>The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The WAPC proposed a modification that the provision be reworded to require deep soil area located within the front setback to maximise canopy coverage at maturity. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum Deep Soil Area being provided.</p> <p>The City does not support this change as it does not require any specific size of deep soil area, canopy cover, or timeframe. This could result in developments providing less canopy coverage than the current Built Form Policy requirement.</p> <p>The City also identified that the current requirement only relates to retaining one existing tree. It was determined that, if a development retained multiple trees with equivalent canopy, that would also be acceptable.</p>	<p>Amend the wording of C5.14.10 (now C5.14.8) as follows:</p> <p>Where any additions or alterations to a building is proposed, 30% of the front setback area is to be provided as canopy coverage <u>at maturity</u> within 5 years of development approval, unless an existing mature tree/s with equivalent coverage <u>are</u> is retained anywhere on the site.</p>
2	Deep Soil Areas	
2.1	<p>The definition of Deep Soil Zone in the current Built Form Policy does not align with the definition of Deep Soil Area in draft Design WA. The City's definition specifies a minimum depth of 1m where the definition in draft Design WA requires there to be no development above or below. Under the definition of Deep Soil Area in draft Design WA planting on structure would not contribute to the required percentage of site coverage.</p> <p>Despite this difference it is considered appropriate to align the definition of Deep Soil Zone with draft Design WA's definition of Deep Soil Area, to be consistent with the draft state planning policy.</p> <p>As the new definition of Deep Soil Area removes the ability to consider on-structure planting and there may be instances where on structure planting is desirable such as in large scale development where it contributes to the amenity for residents, it is recommended that a new definition and provision be introduced into the Built Form Policy to require this.</p>	<p>Amend the title and definition of Deep Soil Zone as follows:</p> <p>Deep Soil Zone Area</p> <p>Areas of soil within a development which provide a minimum space of 1 metre that allows for and supports mature plant and tree growth excluding areas covered with impervious surfaces.</p> <p>Soft landscape area on lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.</p> <p>Include a new definition of Planting Area as follows:</p> <p>Planting Area</p> <p><u>An area with a minimum soil depth of 1m that supports growth of medium to large canopy trees.</u></p>

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

Issue		Recommended Modification																																																																				
2.2	<p>Deemed to Comply Clauses C1.7.1, C4.10.1 and C5.14.1 require all properties to provide 15% of the development site as Deep Soil Area.</p> <p>The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The WAPC proposed a modification to this provision to require 12% Deep Soil Area and to require a minimum number of trees within that Deep Soil Area depending on the lot size. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum number of trees being provided.</p> <p>The table below provides a comparison of the estimated impact on the canopy coverage based on the WAPC’s proposed provision for various lot sizes.</p> <table><tr><th rowspan="2">Lot size</th><th colspan="2">Current Built Form Policy</th><th colspan="2">WAPC modified provisions</th></tr><tr><th>Deep Soil Area</th><th>Canopy</th><th>Deep Soil Area</th><th>Canopy</th></tr><tr><td>184m2</td><td>15%</td><td>30%</td><td>12%</td><td>27%</td></tr><tr><td>300m2</td><td>15%</td><td>30%</td><td>12%</td><td>17%</td></tr><tr><td>649m2</td><td>15%</td><td>30%</td><td>12%</td><td>20%</td></tr><tr><td>650m2</td><td>15%</td><td>30%</td><td>12%</td><td>20%</td></tr><tr><td>1499m2</td><td>15%</td><td>30%</td><td>12%</td><td>17%</td></tr><tr><td>1500m2</td><td>15%</td><td>30%</td><td>12%</td><td>19%</td></tr><tr><td>6000m2</td><td>15%</td><td>30%</td><td>12%</td><td>26%</td></tr></table> <p>The City does not support this as it would result in a reduced canopy coverage requirement compared to the Built Form Policy. The extent of the variance depends on the size of the lot and the tree types selected. In addition, the method of calculation is significantly more complex than the Built Form Policy’s canopy coverage percentage requirement and does not directly and demonstrably link to the City’s intent of achieving a measurable canopy cover target.</p> <p>The resulting canopy coverage depends on the specific tree selection and lot size, so the impact of replacing the City’s canopy coverage requirements with requirements for tree planting will differ in each development application. In addition, there is no requirement for the trees to be planted in such a way to maximise canopy coverage of the site so trees may be planted with their canopies overlapping, therefore reducing the overall canopy coverage of the site. This is not an issue with the percentage-based canopy coverage requirement.</p> <p>The City recommends maintaining the percentage-based canopy cover provisions as they have been successfully implemented and demonstrated ability to achieve the desired canopy coverage, with a simpler method of calculation and assessment, than the proposed draft Design WA provisions.</p> <p>The City also identified that the new definition of Deep Soil Area is more onerous than the definition of Deep Soil Zone. As such, it was determined that the Deep Soil Area requirement (and incentive) should be reduced and a Planting Area requirement be introduced. It was also identified that, if a property meets the Deep Soil Area and Planting Area target, there is no need to include a minimum area. A minimum dimension is more appropriate to ensure sufficient space for a medium to large tree.</p>	Lot size	Current Built Form Policy		WAPC modified provisions		Deep Soil Area	Canopy	Deep Soil Area	Canopy	184m2	15%	30%	12%	27%	300m2	15%	30%	12%	17%	649m2	15%	30%	12%	20%	650m2	15%	30%	12%	20%	1499m2	15%	30%	12%	17%	1500m2	15%	30%	12%	19%	6000m2	15%	30%	12%	26%	<p>Modify C1.7.1, C4.10.1 and C5.14.1 as follows:</p> <p>Deep Soil zone Areas are to be provided as follows shall be provided in accordance with the following requirements:</p> <table><tr><th>Site Area</th><th>Minimum area Dimension</th><th>Deep Soil Zone Areas (% of site)</th></tr><tr><td><650m²</td><td>1m x 1m²</td><td>4510%</td></tr><tr><td>650m² – 1,500m²</td><td>1m x 13m²</td><td>4510%</td></tr><tr><td>>1,500m²</td><td>1m x 16m²</td><td>4510%</td></tr></table> <p><i>NOTE: the minimum dimension for the area of deep soil zone is to be 1m</i></p> <p>Add new C1.7.3, C4.10.4 and C5.14.3 as follows:</p> <p><u>Planting Areas shall be provided in accordance with the following requirements:</u></p> <table><tr><th>Site Area</th><th>Minimum Dimension</th><th>Planting Area (minimum % of site)</th></tr><tr><td><650m²</td><td>1m x 1m</td><td>5%</td></tr><tr><td>650m² – 1,500m²</td><td>1m x 1m</td><td>5%</td></tr><tr><td>>1,500m²</td><td>1m x 1m</td><td>5%</td></tr></table>	Site Area	Minimum area Dimension	Deep Soil Zone Areas (% of site)	<650m ²	1m x 1m ²	4510%	650m ² – 1,500m ²	1m x 13m ²	4510%	>1,500m ²	1m x 16m ²	4510%	Site Area	Minimum Dimension	Planting Area (minimum % of site)	<650m ²	1m x 1m	5%	650m ² – 1,500m ²	1m x 1m	5%	>1,500m ²	1m x 1m	5%
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2.3	<p>Deemed to Comply Clause C1.7.2, C4.10.3 and C5.14.2 allow for a reduction in deep soil zone from 15% to 12% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.</p> <p>To respond to the new definition of Deep Soil Area and the minimum requirement of 10%, the City determined that a further reduction to would be appropriate.</p>	<p>Modify C1.7.2, C4.10.3 and C5.14.2 as follows:</p> <p>The required Ddeep Soil zone Area may be reduced to 12% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.</p>																																																																				
3	Car Park Landscaping																																																																					
3.1	<p>Deemed to Comply Clauses C1.7.6, C4.10.7 and C5.14.7 require canopy coverage of 80% for car parks.</p> <p>The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The WAPC proposed a modification that the provision be reworded to require Deep Soil Area to be provided in open air car parks to enable canopy coverage to be maximised at maturity. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum Deep Soil Area being provided.</p> <p>The City does not support this change as it does not directly address the City’s intent of shading car parks and it has no measurable target for applicants to meet.</p> <p>The City also identified that an 80% canopy coverage requirement is not achievable in most, if not all, cases. This was due to the fact that the site area of a car park was not defined and assumed to be inclusive of all thoroughfares, roads and accessways. It was determined that, if thoroughfares, roads and accessways are included in the calculation, a canopy coverage of 40% is a very strict, but more realistic and achievable target.</p>	<p>Modify C1.7.6 (now 1.7.5), C4.10.7 (now C4.10.5) and C5.14.7 (now C5.14.4) as follows:</p> <p>Open air car parks, <u>including access ways, shall</u> are to have a minimum of 8040% canopy coverage at maturity.</p>																																																																				

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
3.2	<p>Deemed to Comply Clauses C1.7.8, C4.10.9 and C5.14.9 require the perimeter of all open-air parking areas to be landscaped by a planting strip of at least 1.5m.</p> <p>The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The WAPC proposed modifications to this provision such that it only applies to large expanses of car parking; and that the landscaping strip be reduced to 1m and apply between car parking and site/street boundaries.</p> <p>The City does not support this change as it will reduce the landscaping width by a third and it is unclear to which parking areas it would apply.</p> <p>The City identified some minor changes to the wording that should be made to improve clarity.</p>	<p>Modify C1.7.8 (now C1.7.6), C4.10.9 (now C4.10.8) and C5.14.9 (now C5.14.6) as follows:</p> <p>The perimeter of all open-air parking areas shall be to be landscaped by a planting strip <u>with a minimum dimension of at least 1.5m width</u>.</p>
3.3	<p>Deemed to Comply Clause C5.14.8 requires all open-air parking areas for multiple dwellings to be landscaped at a rate of one tree per four car bays.</p> <p>The City also identified that this requirement should include grouped dwellings, as those may contain open-air parking areas that require amenity improvements through landscaping.</p>	<p>Modify C5.14.8 as follows:</p> <p>All open-air parking areas for <u>Multiple and Grouped Dwelling developments</u> are to <u>shall</u> be landscaped at a rate of one tree per four car bays.</p>
4	Tree Retention	
4.1	<p>The City identified that, while there are requirements for providing canopy coverage and incentives for retaining trees, there is no requirement in the Deemed to Comply provisions to retain existing mature trees.</p> <p>The City determined that a Deemed to Comply requirement would provide the ability for the City to require the retention of existing trees, and this would provide a beneficial outcome in line with the City's targets and objectives of the Policy.</p>	<p>Add new Clauses C1.7.8, C4.10.9 and C5.14.8:</p> <p><u>Existing trees providing canopy coverage shall be retained.</u></p>
4.2	<p>Local housing objectives P1.7.5, P4.10.5 and P5.14.5 provide that developments should facilitate the retention of existing vegetation and deep soil zones.</p> <p>In accordance with Clause 7.3.1 (b) of the R Codes, the proposed Clauses augment the R Codes by providing a local housing objective for an aspect of development that is not provided for in the R Codes.</p> <p>The City identified that these objectives have no clarity about what kind of vegetation, or whether there is another option that achieves the same result.</p> <p>Since development cannot always retain trees on site, it may be appropriate in some cases to offset that impact through another method. This objective would rely on the applicant justifying their proposal and it being accepted by the City.</p>	<p>Modify P1.7.5, P4.10.5 and P5.14.5 as follows:</p> <p><u>Development that offsets the impact of removing existing trees. Landscaping design which facilitates the retention of existing vegetation and deep soil zones.</u></p>
5	Landscaping Plan	
5.1	<p>Deemed to Comply Clauses C1.7.4, C1.7.5, C4.10.5, C4.10.6, C5.14.5 and C5.14.6 requires a landscape plan and a landscape maintenance schedule prepared by a registered landscape architect to be provided.</p> <p>The WAPC suggested that the policy is not the most appropriate planning mechanism to require a landscaping plan.</p> <p>The City also agrees and determined that a landscaping plan can be required through the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> as accompanying material to a development application. The City will modify the development application checklist accordingly.</p>	<p>Delete Clauses C1.7.4, C1.7.5, C4.10.5 C4.10.6, C5.14.5, C5.14.16.</p>

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

Issue		Recommended Modification																																																																																																																																	
6	Rear Boundary Setbacks																																																																																																																																		
6.1	<p>Deemed to Comply Clauses C1.2.5 and C4.3.6 require the following lot boundary setbacks where development adjoins a property within the Residential Built Form Area coded R50 and below:</p> <ul style="list-style-type: none">6.5m for the ground floor, second and third storey; and12.5m setback for the fourth storey and above. <p>Deemed to Comply Clause C5.3.3 requires the following rear boundary setbacks where development adjoins a property coded R50 and below:</p> <ul style="list-style-type: none">6.5m for the ground floor, second and third storey; and12.5m setback for the fourth storey and above. <p>The City applied for approval of these requirement from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The WAPC proposed to modify this provision to base the setback assessment on the height of the proposed development, the type of room in the proposed development and the type of room on the adjacent property.</p> <p>The difference between the current setback requirement and the WAPC's proposed setback requirement depends on the specific development proposed. As an example, a four storey development in a Town Centre adjoining an R60 property would require a ground, second and third storey setback of 4.5 metres and the fourth storey setback would be 6.5 metres. Under the WAPC's proposed provision the setback requirement would range from between 6 metres and 9 metres depending on the type of room it faces on the adjoining property.</p> <p>The modification states that it applies where adjoining properties are coded "R50 and below or R60 and above". Since there is no R-Code between R50 and R60 this requirement will apply to every property adjoining a residential area, rather than specific guidance being applied according to the code of the adjoining property (e.g. an R80 next to an R60 requires a different setback to an R100 next to an R40).</p> <p>The proposed approach for determining the setback requirement is more complex than the current Built Form Policy as it relies on knowing what sort of room is in the building/s adjoining the development site. In many cases, this information may be unavailable. It would also result in a potential disadvantage to developers who do not redevelop first as they may be required to setback their development further.</p> <p>The proposed setback distances in the WAPC's modifications appear to be based on the building separation distances in draft Design WA rather than the setback distances in draft Design WA. Building separation is measured from the wall of the building on an adjoining lot whereas a setback distance is measures from the lot boundary. The result of this is that the proposed setbacks are approximately double those required in draft Design WA, and in most instances higher than those proposed by the City.</p> <p>The City does not support the proposed modification.</p> <p>The City also identified that where a subject site is a lower or equal coding to an adjoining site the large setback distances apply. It is considered unnecessary for large setback distances to apply as it reduces the development potential of the subject site in order to protect the adjoining site which may be of a higher coding. This would result in a large building separation for the subject site whilst the adjoining site has greater density potential and may impact the lower density subject site.</p> <p>It is recommended that the setback assessment be simplified into a table to clearly convey the applicable setbacks and remove the unintended consequence of large setback distances for similar coded land.</p>	<p>Insert setback table as Part 2, Clause C1.2.5, C4.3.6 and C5.3.3 as follows, and renumber the remaining clauses:</p> <p>Lot boundary setbacks in accordance with the following tables:</p> <table><tr><th colspan="2" rowspan="2"></th><th colspan="10">Subject Property</th></tr><tr><th>R20</th><th>R30</th><th>R40</th><th>R50</th><th>R60</th><th>R80</th><th>R100+</th><th>R-AC3R-</th><th>No R-Code</th></tr><tr><td rowspan="9">Neighbouring Property</td><td rowspan="8">Residential Built Form Area</td><td>R20</td><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr><tr><td>R30</td><td>A</td><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr><tr><td>R40</td><td>A</td><td>A</td><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td><td>C</td></tr><tr><td>R50</td><td>A</td><td>A</td><td>A</td><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td></tr><tr><td>R60</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>B</td><td>B</td><td>B</td><td>B</td></tr><tr><td>R80</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>D</td><td>D</td><td>D</td><td>D</td></tr><tr><td>R100+</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>D</td><td>D</td><td>D</td><td>D</td></tr><tr><td>No R-Code</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>D</td><td>D</td><td>D</td><td>D</td></tr><tr><td>Non-Residential Built Form Area</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>D</td><td>D</td><td>D</td><td>D</td></tr></table> <table><tr><th></th><th>Setback for ground floor, second storey and third storey</th><th>Setback for the fourth storey and above</th></tr><tr><td>A</td><td>R Codes table 2a and 2b;</td><td>R Codes table 2a and 2b;</td></tr><tr><td>B</td><td>4.5m</td><td>6.5m</td></tr><tr><td>C</td><td>6.5m</td><td>12.5</td></tr><tr><td>D</td><td>R Codes Table 5</td><td>R codes Table 5</td></tr></table>				Subject Property										R20	R30	R40	R50	R60	R80	R100+	R-AC3R-	No R-Code	Neighbouring Property	Residential Built Form Area	R20	A	B	B	C	C	C	C	C	C	R30	A	A	B	B	C	C	C	C	C	R40	A	A	A	B	B	C	C	C	C	R50	A	A	A	A	B	B	C	C	C	R60	A	A	A	A	A	B	B	B	B	R80	A	A	A	A	A	D	D	D	D	R100+	A	A	A	A	A	D	D	D	D	No R-Code	A	A	A	A	A	D	D	D	D	Non-Residential Built Form Area	A	A	A	A	A	D	D	D	D		Setback for ground floor, second storey and third storey	Setback for the fourth storey and above	A	R Codes table 2a and 2b;	R Codes table 2a and 2b;	B	4.5m	6.5m	C	6.5m	12.5	D	R Codes Table 5	R codes Table 5
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Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
6.2	<p>Deemed to comply criteria C1.2.3, C1.2.4, C1.2.5, C4.3.3, C4.3.4, C4.3.5, C4.3.6, C5.3.2 and C5.3.3 all contain setback provisions followed by the wording:</p> <p>‘Unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 (i) of the R Codes for the code of the adjacent property.’</p> <p>The intent of this wording was to ensure that development is separated from the adjoining land a sufficient distance so that overlooking is not an issue and screening devices are not necessary. This provides better amenity for building occupants, and provides a better building design as balconies are not screened.</p> <p>The City applied for approval of these requirement from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The wording of the clause is not acceptable to the WAPC as it is perceived to circumvent privacy provisions.</p> <p>The WAPC suggested that the provision be modified to replace R Codes Clauses 5.4.1/6.4.1 C1.1 ii and C1.2, with an additional provision that requires any balcony to be unscreened for at least 25% of its perimeter (which includes the edges of a balcony abutting the building).</p> <p>The WAPC’s modification proposes to replace the guidance in the R Codes relating to screening.</p> <p>The proposed modification is not supported as it removes the explanation of what a screening device is and when it may be required, which could result in worse visual privacy issues in certain circumstances.</p> <p>Under the current Built Form Policy where a development proposes to vary the setback requirements that would result in the building and balcony being within the ‘cone of vision’ and the balcony would be required to be screened in accordance with 5.4.1/6.4.1 of the R Codes.</p> <p>The City would like to maintain the intent of the clause and provide a deemed to comply criteria within the building setback Clauses aligned with the Design Principle of the R Codes, ‘buildings set back from boundaries or adjacent buildings on the same lot so as to assist with the protection of privacy between adjoining properties.’</p>	<p>Modify Clause C1.2.3 as follows:</p> <p>Side boundary setbacks for development three storeys and above and rear boundary setbacks are to be in accordance with Table 5 of the R Codes unless a balcony is proposed in which case the setback shall be <u>7.5 metres per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.</u></p> <p>Add new Clause C1.2.6 as follows:</p> <p><u>Balconies are to be setback a minimum of 7.5 metres.</u></p> <p>Add new Clauses C4.3.4 and C5.3.3 as follows:</p> <p><u>Balconies are to be setback a minimum of 7.5 metres.</u></p>
7	Setbacks from Rights of Way	
7.1	<p>Clause 5.31 Development on Rights of Way contains Design Principles, Local Housing Objectives and Deemed to Comply requirements to guide the development of buildings which have their sole frontage to a right of way.</p> <p>In accordance with Clause 7.3.1 (b) of the R Codes, the proposed Clause augments the R Codes by providing a local housing objective that is not provided for in the R Codes. Approval of the WAPC is not necessary for this provision.</p> <p>The design principles and local housing objectives relate to the design of development and its need to facilitate safe and welcoming spaces, and to pedestrian and service access to a dedicated road. However, there are no design principles or local housing objectives outlining the intention of the setbacks from rights-of-way in terms of vehicle access. It is recommended that a design principle, local housing objective and deemed to comply criteria be provided.</p>	<p>Add new local housing objective as Part 2, Clause P5.31.3:</p> <p><u>Development which provides suitable space for safe vehicle movement in the right of way.</u></p> <p>Add new Clause C5.31.3:</p> <p><u>The City may consider reduced setbacks where it can be demonstrated that there is suitable space in the right of way for safe vehicle movements.</u></p>
8	Boundary Walls	
8.1	<p>The deemed to comply lot boundary setback criteria for development on a transit corridor, which abuts a transit corridor, reverts to the R Codes. The R Codes allow walls built to one lot boundary subject to height and length limits dependant on the coding of the land. These height and length limits are considered suitable to these situations, as they would apply between lots of similar density. Where development abuts the residential built form area, these boundary wall provisions would not apply.</p> <p>In accordance with Clause 7.3.1 (a) of the R Codes, the City has the ability to amend or replace the deemed to comply provisions relating to boundary walls.</p> <p>It is considered suitable in the transit corridor that walls be built to two lot boundaries within the acceptable height and length limits provided in the R Codes. This would provide a consistent streetscape along transit corridors allowing the bulk of the built form to be developed to the street whilst maintaining the amenity of the residential built form areas which are generally located behind the transit corridors.</p> <p>New Clause C4.3.4 outlines that walls may be built up to two side boundaries, this new provision replaces Clause 5.1.3 C3.2 and 6.1.4 C4.3 of the R Codes.</p>	<p>Modify the preamble note to C4.3.3 as follows:</p> <p>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses <u>5.1.3 C3-1, and 6.1.4 C4-1 and 6.1.4 C4-2</u> of the R Codes.</p> <p>Add new Clause C4.3.4 as follows:</p> <p>Clause 5.1.3 C3.2 and 6.1.4 C4.3 of the R Codes apply to the development of walls up to two side boundaries.</p>

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
9	Setbacks	
9.1	<p>Deemed to comply criteria C5.2.1 requires a street setback to be the average of the five properties adjoining the development. The intent of the clause is to provide a consistent street setback based on the predominant setback of the streetscape and in practice is applied as the average of five properties on either adjoining side of the development.</p> <p>In accordance with Clause 7.3.1 (a) of the R Codes, the City has the ability to amend or replace the deemed to comply provisions relating to street setbacks.</p> <p>Clause C5.2.1 should be reworded to be clear that street setback is the average of five properties adjoining both sides of the development.</p>	<p>Modify Clause C5.2.1 as follows:</p> <p>The primary street setback is to be the average of the five <u>properties dwellings</u> adjoining <u>either side lot boundary</u> of the proposed development.</p>
9.2	<p>Deemed to comply criteria C5.7.3 requires that carports be setback in accordance with Clause 5.2.1 C1.2 of the R Codes. This allows the development of carports to be setback in accordance with Table 1 of the R Codes which is between 1m and 6m depending on the coding of the site. This setback can then be reduced by 50% where an area of open space is provided behind the setback line to offset the reduced setback. The method to reduce the setback for the carport is considered suitable however the use of the table 1 setbacks is not. It is not considered suitable as it does not consider the street setback of Clause C5.2.1 of the Built Form Policy being the average of five properties adjoining either side of the development.</p> <p>In accordance with Clause 7.3.1 (a) of the R Codes, the City has the ability to amend or replace the deemed to comply provisions relating to the setback of garages and carports.</p> <p>Clause C5.7.3 should be reworded to be clear that the setback of carports relates to the C5.2.1 of the Policy and may be reduced in accordance with the R Codes.</p>	<p>Modify Clause C5.7.3 as follows:</p> <p>Carports shall be setback in accordance with Clause C5.2.1 of this Policy. This setback may be reduced <u>in accordance with 5.2.1 C1.2 Clause 5.1.2 C2.1 iii</u> of the R Codes.</p>
10	Built Form Area Objectives	
10.1	<p>Section 1 – Town Centres</p> <p>The Built Form Policy contains five built form areas. Each area contains specific Design Principles and Local Housing Objectives which guide development. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments.</p>	<p>Include the following objectives in Part 2, Section 1 of the Policy:</p> <p><u>Section 1 – Objectives</u></p> <ol style="list-style-type: none"> <u>1. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes.</u> <u>2. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.</u> <u>3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.</u> <u>4. Establish well-connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.</u> <u>5. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.</u> <u>6. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.</u> <u>7. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.</u> <u>8. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.</u> <u>9. Development which is sustainable – Design buildings to maximise passive heating and cooling and minimise energy use and emissions.</u>

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
10.2	<p>Section 2 – Activity Corridors</p> <p>The Built Form Policy contains five built form areas. Each area contains specific Design Principles and Local Housing Objectives which guide development. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments.</p>	<p>Include the following objectives in Part 2, Section 2 of the Policy:</p> <p>Section 2 – Objectives</p> <ol style="list-style-type: none"> 1. <u>Improve the built form connection between the City's Town Centres – Design which provides connection between the City's Town Centres.</u> 2. <u>Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;</u> 3. <u>Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.</u> 4. <u>Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.</u> 5. <u>Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.</u> 6. <u>Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.</u> 7. <u>Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.</u> 8. <u>Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.</u> 9. <u>Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.</u> 10. <u>Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.</u>
10.3	<p>Section 3 – Mixed Use</p> <p>The Built Form Policy contains five built form areas. Each area contains specific Design Principles and Local Housing Objectives which guide development. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments.</p>	<p>Include the following objectives in Part 2, Section 3 of the Policy:</p> <p>Section 3 – Objectives</p> <ol style="list-style-type: none"> 1. <u>Provide for a variety of Built Form - built form which facilitates positive interaction between a mix of land uses and residential densities.</u> 2. <u>Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;</u> 3. <u>Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.</u> 4. <u>Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.</u> 5. <u>Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.</u> 6. <u>Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.</u> 7. <u>Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.</u> 8. <u>Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.</u> 9. <u>Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.</u> 10. <u>Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.</u>

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
10.4	<p>Section 4 – Transit Corridors</p> <p>The Built Form Policy contains five built form areas. Each area contains specific Design Principles and Local Housing Objectives which guide development. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments.</p>	<p>Include the following objectives in Part 2, Section 4 of the Policy:</p> <p>Section 4 – Objectives</p> <ol style="list-style-type: none"> 1. Provide for medium to high density residential development - built form which facilitates for the quality design of medium to high density development. 2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes; 3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians. 4. Reinforce and continue traditional design and character of established streetscapes - Materials and scale which fits within its context. 5. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible. 6. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography. 7. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors. 8. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.
10.5	<p>Section 5 – Residential</p> <p>The Built Form Policy contains five built form areas. Each area contains specific Design Principles and Local Housing Objectives which guide development. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments.</p>	<p>Include the following objectives in Part 2, Section 5 of the Policy:</p> <p>Section 5 – Objectives</p> <ol style="list-style-type: none"> 1. Residential development - built form which facilitates the high quality design of low, medium and high density development. 2. Design that encourages interaction with the street and public spaces - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians. 3. Reinforce and maintains character of established streetscapes – Architecture and materials which fits within its context. 4. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible. 5. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors. 6. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.
11	Building Design, Materials & Finishes	
11.1	<p>Design Principles P1.6.1, P1.6.2 and P1.6.3 contain guidance on building design and architectural elements for developments. Deemed to Comply Clauses C1.6.1, C1.6.2, C1.6.3 and C1.6.4 require certain materials and architectural standards to be met.</p> <p>The City, on advice of the Design Review Panel, identified that these Design Principles and Deemed to Comply requirements do not clearly articulate the outcome the City is seeking to achieve. It was determined that Deemed to Comply requirements may not achieve the preferred outcome in all circumstances without specific local context being identified and provided for within the policy provisions to great detail.</p> <p>The City determined to, instead, require a level of detail be provided as additional information with a development application. This additional information would consist of an Urban Design Study that identifies characteristics of existing development and complements those characteristics by using a variety of materials, finishes and architectural elements to reduce its impact on adjoining properties.</p>	<p>Modify Section 1.6 as follows:</p> <p>P1.6.1 Quality materials and detail that provide interest at a human-scale.</p> <p>P1.6.12 Appropriate use of a variety of materials and finishes that complement elements of the existing local character. Design which incorporates and retains elements of the existing local character and avoids faux materials.</p> <p>P1.6.2 Articulation that uses architectural elements in addition to setbacks to reduce its impact on adjoining properties and improves the amenity of adjoining properties and the streetscape. Articulation should be used to reduce scale and bulk.</p> <p>P1.6.3 Fire boosters, mail boxes and external fixtures that are located to minimise the impact on the public realm.</p>

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
	<p>This method enables the City to conduct a more informed assessment of the building design, rather than simply assessing compliance with Deemed to Comply criteria. It also places the onus on applicants to provide sufficient information and justify the quality of building design, rather than the determining authority taking on that responsibility.</p> <p>In accordance with Clause 7.3.1 (b) of the R Codes, the proposed Clauses augment the R Codes by providing a local housing objective for an aspect of development that is not provided for in the R Codes.</p> <p>Deemed to comply requirements should be limited to less subjective outcomes such as façade depth, and fire booster and mailbox locations.</p>	<p>Amend the preamble to Clause 1.6 as follows:</p> <p><u>'Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives provide guidance for development subject to Part 5 of the R Codes; and augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes, the following apply as Design Principles.'</u></p> <p><u>P1.6.4 Development that achieves visual interaction with the vehicle and pedestrian approaches.</u></p> <p><u>P1.6.5 Development which integrates and/or acknowledges the identified streetscape design elements.</u></p> <p>C1.6.1 Façade depth <u>shall be</u> a minimum of 300mm to allow space for articulation of windows, and other detailing.</p> <p>C1.6.2 Fire boosters, mail boxes and external fixtures, <u>shall</u> are to be integrated into the building design.</p> <p>C1.6.3 Traditional materials found in development in the local area are to be integrated into the design and may include:</p> <p>— Red brick;</p> <p>— Limestone; and</p> <p>— Timber.</p> <p>C1.6.4 The following contemporary materials may be integrated into the design:</p> <p>— Exposed aggregate concrete;</p> <p>— Terrazzo</p> <p>— Ceramics; and</p> <p>— Detailed precast concrete panels.</p> <p>Amend Clause 4.8.1 as follows:</p> <p>'Part 2, Section 1, Clause 1.6 applies to all development Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.4 of the R Codes apply.'</p> <p>Add new Clause 5.12 and 5.12.1:</p> <p><u>'5.12 Building Appearance</u></p> <p><u>5.12.1 Part 2, Section 1, Clause 1.6 applies to all development.'</u></p>
11.2	<p>Definitions do not include any definition about streetscape design elements, which are incorporated in the proposed amended Section 1.6.</p> <p>The City will now require an Urban Design study be provided as accompanying material with the development application. This is to include a review of the design elements of the streetscape. An applicant is to satisfy the design principle by integrating these elements into the design or by providing justification that they have not been incorporated into the design.</p>	<p>Add new definition for 'Streetscape design elements' as follows:</p> <p><u>Streetscape design elements</u></p> <p><u>Features of the street including, colour palette, texture, scale, materials and roof pitch.</u></p>
12	Commercial Ground Floor	
12.1	<p>Clause C1.4.1 requires a façade depth of 300mm to allow space for entries for development in Town Centres, Activity Corridors and Mixed Use areas.</p> <p>The City identified that, as per the Health Regulations, exit doors of public buildings are to open in the direction of egress. The Policy provisions do not allow enough space for this to happen due to nil street setbacks.</p> <p>With the proposed new Clause C1.4.2, C1.4.1 no longer needs to refer to entries.</p>	<p>Add new Clause C1.4.2 as follows:</p> <p><u>Doorway articulation depth shall be between 500mm and 1m to clearly articulate entrances to buildings and tenancies.</u></p> <p>Modify Clause C1.4.1 as follows:</p> <p><u>Ground floor Façade depth of 300mm to allow space for window openings, seating ledges, the articulation of entries, openings, windows, sills, stall risers and other detailing.</u></p>
12.2	Clause C1.4.15 requires visually permeable ground floor glazing to provide unobscured visibility.	Modify Clause C1.4.15 (now C1.4.16):

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
	<p>The City identified that this outcome is not always reached as there is no requirement for a window to be transparent so windows are generally tinted.</p> <p>The definition of visually permeable in the Built Form Policy refers to the definition in the R Codes. The R Codes definition relates to walls, gates, doors and fences but does not relate to windows or glazing. The definition outlines that 'gaps' are to be provided in the surface to reduce the obstruction of view. Gaps would not be appropriate in a window or glazing surface.</p> <p>The City determined that there needs to be reference to visible light transmission in the provisions relating to glazing so there can be a suitable requirement provided for transparency of windows for ground floor spaces.</p>	Ground floor glazing and/or tinting to be have a minimum of 70% <u>visually permeable</u> <u>visible light transmission</u> to provide unobscured visibility.
12.3	<p>Section 5.10 Street Walls and Fences currently states requirements for street walls and fences, including materials, size, visual permeability and location.</p> <p>Since there is a separate City policy regarding visual truncations, it is important to reference Policy 2.2.6 within the Built Form Policy.</p>	<p>Add a note in C5.10:</p> <p><u>Note: Development with a visual truncation area shall give due regard to the City's Policy 2.2.6 – Truncations.</u></p>
13	Environmentally Sustainable Design	
13.1	<p>Local Housing Objective P1.8.1 guides passive solar heating, cooling, natural ventilation and light penetration to reduce energy consumption.</p> <p>In accordance with Clause 7.3.1 (b) of the R Codes, the proposed Clause augments the R Codes by providing a local housing objective for an aspect of development that is not provided for in the R Codes.</p> <p>There are no requirements in the environmentally sustainable design provisions which seek to reduce the urban heat island effect through building design. Further to this, there are no requirements for the colour of flat roof structures which can reduce the urban heat island effect as well as energy consumption within homes.</p>	<p>Add new P1.8.1 (d) as follows:</p> <p><u>Flat roof structures are white.</u></p>
13.2	<p>Clauses 4.23.1 and 5.30.1 require the Environmentally Sustainable Design provisions of Clause 1.8 to apply to all development except single houses or grouped dwellings.</p> <p>The City determined that it would be appropriate for these provisions to apply to single houses and grouped dwellings. The review provides landowners with information on how their development may be improved to reduce energy consumption, which is relevant for all new buildings of any scale.</p>	<p>Modify Clause 4.23.1 as follows:</p> <p><u>The Design Principles and Local Housing Objectives of Clause 1.8 of this Policy apply to development in the Transit Corridor Built Form Area. All Design Principles and Local Housing Objectives of clause 1.8 of Part 2 Section 1 of this Policy apply to all development with the exception of the erection or extension of single houses or grouped dwellings.</u></p> <p>Modify Clause 5.30.1 as follows:</p> <p><u>The Design Principles and Local Housing Objectives of Clause 1.8 of this Policy apply to development in the Transit Corridor Built Form Area. All Design Principles and deemed to comply criteria of clause 1.8 of Part 2 Section 1 of this Policy apply to all development with the exception of the erection or extension of single houses or grouped dwellings.</u></p>
14	Not Accepted Criteria	
14.1	The Policy contains provisions that stipulate what development is considered unacceptable. This is not suitable as the design principles offer an alternative pathway to approval. Where a development proposal meets the design principal the City would not be able to refuse it on the basis of the "not accepted" criteria. Further to this, the deemed to comply criteria provides minimum standards for development. It is considered most suitable to delete the "not accepted" criteria and capture their intent within the design principles, local housing objectives and deemed to comply criteria.	Delete Part 1, Clause 2.2 and renumber the remaining clauses.
14.2	<p>Clause N1.4.3 refuses to allow any proposal for a street wall or fence in a Town Centre, Activity Corridor or Mixed Use Area.</p> <p>The City identified that, in some circumstances, street walls and fences may be necessary. This includes changes in level from the street to a property or provision of a secure space for a utility. On this basis it is considered more appropriate to ensure that the Design Principles provide adequate guidance in these situations. It is recommended that the 'not accepted' criteria be removed.</p>	Delete Clause N1.4.3.
14.3	<p>Clause N1.2.1 and N4.3.1 contain not accepted criteria in relation to lot boundary setbacks.</p> <p>The Policy provides deemed to comply minimum lot boundary setbacks. In practice, the City would not approve development that seeks to vary the deemed to comply requirements without sufficient justification and demonstrated that the development meets the relevant Design Principles.</p> <p>It is considered more appropriate to ensure that the Design Principles provide adequate guidance in these situations. It is recommended that the 'not accepted' criteria be removed.</p>	Delete Clause N1.2.1 and N4.3.1.
14.4	Clauses N1.3.1 and N1.3.2 contain not accepted criteria for corner site developments.	Delete Clause N1.3.1.

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
	<p>The City would assess the development of any structures within the visual truncation area of a corner site and determine whether these are suitable. The assessment of fire egress stairs and building entries would be subject to health and building requirements.</p> <p>On this basis it is considered more appropriate to ensure that the Design Principles provide adequate guidance in these situations. It is recommended that the 'not accepted' criteria be removed.</p>	
14.5	<p>Clauses N1.4.1, N1.4.2, N1.4.3, N1.4.4, N1.4.5, N1.4.6, N1.6.1, N1.6.2, N1.10.1, N4.6.1, N4.21.1, N5.7.1, N5.10.1 and N5.25.1 contain not accepted criteria for design elements of new developments. In these situations, the City would not approve development that seeks to vary the deemed to comply requirements without sufficient justification and demonstrated that the development meets the relevant Design Principles.</p> <p>On this basis it is considered more appropriate to ensure that the Design Principles provide adequate guidance in these situations. It is recommended that the 'not accepted' criteria be removed.</p>	Delete Clause N1.4.1, N1.4.2, N1.4.3, N1.4.4, N1.4.5, N1.4.6, N1.6.1, N1.6.2, N1.10.1, N4.6.1, N4.21.1, N5.7.1, N5.10.1 and N5.25.1.
14.6	<p>Clause C4.6.1 and C5.10.1 require street walls, fences and gates to be of a style and materials compatible with the surrounding area.</p> <p>The City identified that, because the proposed Policy amendment removes the not accepted criteria N4.6.1 and N5.10.1, those requirements should be replaced within C4.6.1 and C5.10.1, respectively. These will specifically prohibit fibre cement fencing in Transit Corridors and will prohibit fibre cement and metal sheeting in Residential Areas.</p>	<p>Modify Clause C4.6.1 as follows:</p> <p>Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area <u>excluding fibre cement</u>.</p> <p>Modify Clause C5.10.1 as follows:</p> <p>Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area <u>excluding fibre cement and metal sheeting</u>.</p>
15	Maps	
15.1	<p>The City has a suite of Design Guidelines that outline specific, location-based requirements for development in nine separate planning cells. Where there is an inconsistency between the Design Guidelines and the Policy, the 'Relationship to Other Documents' section states that the Design Guidelines prevail. This means that the building heights stated within the Design Guidelines are deemed to comply in these areas and override the building heights stated in the Policy.</p> <p>Of the nine Design Guidelines, there are two where the heights are inconsistent with the Policy; William Street and Perth. In the remaining seven, the building heights are consistent.</p> <p>The building height requirement in the William Street Design Guidelines is four storeys and the building height requirement in the Policy is six storeys. There is also an inconsistency within the Policy itself between Figure 2 (the building heights map), which refers back to the Design Guidelines, and Table 1 (the table describing the building heights), which prescribes a maximum height of six storeys.</p> <p>The building height requirement in the Perth Design Guidelines is three storeys (six storeys where a site has dual frontage) and the building height requirement in the Policy is six storeys. There is also an inconsistency within the Policy itself between Figure 2 (the building heights map), which refers to the Design Guidelines, and Table 1 (the table describing the building heights), which prescribes a maximum height of six storeys for development along the Fitzgerald Street Activity Corridor and Mixed Use Area.</p> <p>The City's Local Planning Scheme No. 2 came into effect in May 2018, rezoning a number of properties within the two Design Guidelines areas. Primarily, the William Street area was rezoned from Commercial to District Centre. Due to the inconsistencies between the Policy and the Design Guidelines, and the rezoning, it is considered suitable to review the heights in these areas to align with surrounding properties and similarly-zoned land.</p> <p>For the remaining seven Design Guideline areas, it is proposed to remove reference to 'Design Guideline Areas' in Figure 2 and prescribe the same building heights as contained within the Design Guidelines. This will consolidate all building heights for the City of Vincent within the Policy.</p>	<p>Modify figure 2 to clearly outline the heights within the adopted design guidelines.</p> <p>Modify figure 2 to reflect the proposed concurrent changes to the William Street Design Guidelines, as follows:</p> <p>'Newcastle Street to Brisbane Street'</p> <p>The wide reserve of William Street, the area's direct link to the Central Business District and the accommodating topography allowing vistas to Perth, support building height rising to a maximum of 43 storeys adjacent to the primary streets and up to 64 storeys within the site. It is considered appropriate for the fourth storey of all developments to be setback a minimum of 5 metres from the primary street. A minimum height of two storeys to the primary street is considered appropriate. This maximises opportunities for redevelopment of undercapitalised and underdeveloped properties within the area. The staggering of storeys of development is encouraged at all times to ensure that there is no undue impact on adjacent properties.'</p> <p>'Brisbane Street to Bulwer Street'</p> <p>Due to the unique topography and the vista along William Street towards Perth CBD there is an opportunity for higher density development. A building height to a maximum of 43 storeys to Bulwer and William Streets and up to 64 storeys within the site is encouraged. The opportunity to extract maximum impact from corner locations will be encouraged and promoted, and greater heights may be considered by the Council provided acceptable levels of amenity can be maintained at adjoining lots.'</p> <p>Modify figure 2 to reflect the proposed concurrent changes for the Perth Design Guidelines, as follows:</p> <p>'Height and Massing' - The wide reserve of Fitzgerald Street, the openness of Robertson Park and the adjacent Maltings development support building height to a maximum of 43 storeys adjacent to the primary streets. A minimum height of two storeys to the primary streets is considered appropriate. The Council may consider greater development heights up to a maximum of six storeys, particularly on those lots with frontage to both Fitzgerald Street and Pandal Lane provided the greater height is positioned towards the centre of the lot, to ensure consistency with building forms in the immediate surrounding area, and acceptable levels of amenity can be maintained at adjoining lots. It is considered appropriate for those developments that extend above 3 storeys for the fourth storey to be setback a minimum of 10 metres from Fitzgerald Street, and any building height above 4 storeys a minimum of 30 metres from Fitzgerald Street.'</p>

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
15.2	Figure 1 does not clearly identify and separate reserves from the Built Form Areas. The reserves are not subject to the provisions of the Policy and should be separated from the Built Form Areas.	Amend Figure 1 to include reserves in the legend as per Part 1, Clause 1.6 of this Policy.
15.3	Figure 1 shows Built Form Areas that do not align with the lot boundaries. The Built Form Areas should align with lot boundaries to allow consistent development rather than varying sets of provisions applying to one lot.	Amend Figure 1 to align the Built Form Areas with the lot boundaries.
15.4	Figure 2 shows building heights applying to reserves. The building height limits should not apply to reserves so the map should be amended as appropriate. In addition, the colours of the map should be amended to align with the City's corporate colour scheme to improve legibility.	Amend Figure 2 to remove the height limit of two storeys for reserves and change the colours of the heights.
15.5	Figure 1 and Figure 2 show No. 34 Cheriton Street, Perth as Residential Built Form Area with a height limit of 2 storeys. The property was within the EPRA Scheme area and has been zoned Commercial under LPS2. The Built form Policy is inconsistent with the adjacent properties in the Street that are within the Mixed Use zone and Built Form Area with a height limit of 12 storeys. The City determined that No. 34 Cheriton Street should also be contained within the Mixed Use Built Form Area with a 12-storey height limit for consistency along the street.	Modify Figure 1 and Figure 2 to reflect a Mixed Use Built Form Area and height limit of 12 storeys for No. 34 Cheriton Street, Perth.
15.6	Figure 2 shows No. 291-293 Stirling Street, Perth as a 2-storey height limit. The building height is inconsistent with its Commercial zoning and the adjacent properties, which have 3, 4 and 5 storey height limits. The City determined that this property should have a height limit of 3 storeys, consistent with the northern side of Stirling Street.	Modify Figure 2 to reflect height limit of 3 storeys for 291-293 Stirling Street, Perth.
16	Administrative Changes	
16.1	The current Built Form Policy is set out with the provisions in a list format. For ease of use it is recommended that the Policy be reformatted into a table.	Reformat policy provisions into a table.
16.2	Definitions 'Average natural ground level' should be consistent with the R Codes.	Remove 'Average Natural Ground Level' definition.
16.3	The definitions of the R Codes should include reference to the current R Codes.	Modify the definition of 'R Codes' as follows: Refers to State Planning Policy 3.1: Residential Design Codes (<u>as amended</u>).
16.4	The definition of 'soft landscaping' should apply to the planting itself rather than an area.	Modify the definition of 'Soft Landscaping' as follows: Any landscaped area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots, artificial turf, green walls and porous paving areas.
16.5	The definition of 'verandah' should refer to the R Codes.	Modify the definition of 'Verandah' as follows: As per the R Codes. A roofed platform partly enclosed or unenclosed extending across the front and sides of a building.
16.6	Figure 3 and Figure 4 are represented in the R Codes.	Remove Figure 3 and Figure 4.
16.7	Figure C1.2.1, Figure C1.2.3, Figure C1.2.5, Figure C1.2.6, Figure C1.3, Figure C1.4.9 and Figure C1.6.1 do not encompass the new provisions regarding setbacks. The new provisions have sufficient guidance to not require replacement figures.	Remove Figure C1.2.1, Figure C1.2.3, Figure C1.2.5, Figure C1.2.6, Figure C1.3, Figure C1.4.9, Figure C1.6.1.
16.8	Figure C1.5 shows under awning signage within 2.75m of the ground. The City of Vincent Local Planning Policy 7.5.2 Signs and Advertising requires under awning signage to have a minimum clearance of 2.75m from the finished ground level to the lowest part of the sign. The Figure should be modified to show this.	Modify Figure C1.5 to show under awning signage at a minimum of 2.75m from the finished ground level.
16.9	Clause 1.2 should reference the appropriate R Codes clause relating to single houses and grouped dwellings within Part 5.	Modify the preamble to Clause 1.2 as follows:

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
		Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses <u>5.1.3</u> and <u>6.1.4 C4.2</u> of the R Codes.'
16.10	Clause 4.4.1 does not specify the need to comply with the communal open space requirements of the R Codes. Clause 5.1.5 of the R Codes, regarding communal open space, applies to residential development in Transit Corridors and this should be made clear in the Policy.	Modify the wording of Clause 4.4.1 as follows: Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.1.4 and <u>5.1.5</u> of the R Codes apply.
16.11	Clause 5.2 should only replace subclauses (i) and (ii) of Clause 5.1.2 C2.1.	Modify the preamble to Clause 5.2: 'Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.2 C2.1 <u>i, 5.1.2 C2.1 ii</u> and 6.1.3 of the R Codes'
16.12	Clause C5.3.1 should be reworded to remove duplication between the Policy and the R Codes.	Remove existing Clause C5.3.1 and replace with the following: <u>For all development subject to Part 5 of the R Codes Clause 5.1.3 C3.2 of the R Codes applies to walls and is acceptable up to two side boundaries. For all development subject to Part 6 of the R Codes Clause 6.1.4 C 4.3.</u>
16.13	The preamble for Deemed to Comply 5.25 should not replace the entire 5.4.4 of the R Codes. Only clause 5.4.4 C4.3 and C4.4 should be replaced. This amendment is suitable as R Codes Clause 5.4.4 C4.1 and C4.2 allows solar collectors, television aerials and downpipes as of right.	Insert the following wording to correct the reference to the R Codes: Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 <u>C4.3, C4.4</u> , 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes.
16.14	Various Clauses and Pages. There are spelling, wording and numbering errors. It is recommended that these be corrected to ensure clear application of the Policy provisions.	
16.15	Clause 1.1 wording correction.	Remove the word 'Sections' in the deemed to comply preamble note.
16.16	Table 1 administrative corrections.	Spelling and wording changes.
16.17	Clause C1.10.2 administrative corrections.	Spelling.
16.18	Clause C1.10.9 administrative corrections.	Spelling.
16.19	Clause 4.6 administrative corrections.	Insert wording as follows: 'Design Principles & <u>Local Housing Objectives</u> '.
16.20	Clause 4.7 and 4.9 administrative corrections.	Spelling.
16.21	Clause 4.10 administrative corrections.	Insert wording as follows: 'Design Principles & <u>Local Housing Objectives</u> '.
16.22	Clause C4.10.2 administrative corrections.	Insert 'shall'.
16.23	Clause 5.2 administrative corrections.	Insert wording as follows: 'Design Principles & <u>Local Housing Objectives</u> '.
16.24	Clause 5.3 administrative corrections.	Insert wording as follows: 'Design Principles & <u>Local Housing Objectives</u> '.
16.25	Clause 5.3 note administrative corrections.	Remove reference to street setbacks as this clause only replaces the lot boundary setback provisions of the R Codes.
16.26	Clause 5.3 Deemed to Comply note administrative corrections.	Remove reference to lot boundary setback Clauses of the R Codes as this clause only replaces the boundary wall provisions of the R Codes.
16.27	Clause 5.3 deemed to comply note administrative corrections.	Remove reference to boundary wall provisions of the R Codes as the subsequent clauses relate to lot boundary setbacks.
16.28	Clause 5.7 administrative corrections.	Spelling correction.
16.29	Clause 5.9 administrative corrections.	Remove reference to 'Local Housing Objectives' as there are none provided in this Clause.
16.30	Clause 5.10 administrative corrections.	Insert reference to 'Local Housing Objectives'.

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
16.31	Clause 5.11.1 administrative corrections.	Insert correct numbering of R Codes Clause.
16.32	Clause 5.14 administrative corrections.	Insert reference to 'Local Housing Objectives'.
16.33	Clause 5.25 administrative corrections.	Insert reference to 'Local Housing Objectives'. And correct the reference to the R Codes 6.4.5 instead of 6.4.6.
16.34	Clause 5.31 administrative corrections.	Insert reference to 'Local Housing Objectives'.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

POLICY NO. 7.1.1

BUILT FORM

TABLE OF CONTENTS

PART 1 – PRELIMINARY	<u>44</u>
POLICY DEVELOPMENT	<u>44</u>
PURPOSE & APPLICATION	<u>44</u>
POLICY OBJECTIVES	<u>44</u>
RELATIONSHIP TO OTHER DOCUMENTS	<u>55</u>
DEFINITIONS.....	<u>55</u>
APPLICATION OF POLICY & DEVELOPMENT STANDARDS	<u>77</u>
FIGURE 1 – BUILT FORM AREAS	<u>109</u>
FIGURE 2 – BUILDING HEIGHTS	<u>1140</u>
PART 2 - POLICY PROVISIONS	<u>1211</u>
Section 1 – Town Centres	<u>1211</u>
1.1 Building Height	<u>1312</u>
1.2 Setbacks	<u>1917</u>
1.3 Corner Sites	<u>2521</u>
1.4 Ground Floor Design	<u>2723</u>
1.5 Awnings, Verandahs and Collonades	<u>3327</u>
1.6 Building Design	<u>3729</u>
1.7 Landscaping	<u>3931</u>
1.8 Environmentally Sustainable Design	<u>4635</u>
1.9 Pedestrian Access.....	<u>4938</u>
1.10 Vehicle Access & Parking.....	<u>5140</u>
1.11 Service Areas & External Fixtures	<u>5543</u>
Section 2 – Activity Corridors.....	<u>5845</u>
2.1 Building Height	<u>5946</u>
2.2 Activity Corridor Development Requirements	<u>6148</u>

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Section 3 – Mixed Use.....	<u>6249</u>
3.1 Building Height.....	<u>6350</u>
3.2 Mixed Use Development Requirements	<u>6653</u>
Section 4 – Transit Corridors	<u>6754</u>
4.1 Building Size	<u>6855</u>
4.2 Building Height.....	<u>6956</u>
4.3 Setbacks	<u>7461</u>
4.4 Open Space	<u>7864</u>
4.5 Street Surveillance	<u>7864</u>
4.6 Street Walls and Fences	<u>7965</u>
4.7 Sight lines.....	<u>8267</u>
4.8 Building Appearance	<u>8267</u>
4.9 Outdoor living areas	<u>8267</u>
4.10 Landscaping.....	<u>8368</u>
4.11 Parking.....	<u>8872</u>
4.12 Design of Car Parking Spaces.....	<u>8872</u>
4.13 Vehicular Access.....	<u>8872</u>
4.14 Site Works.....	<u>8872</u>
4.15 Retaining Walls	<u>8872</u>
4.16 Stormwater Management	<u>8972</u>
4.17 Visual Privacy.....	<u>8972</u>
4.18 Solar Access for adjoining sites.....	<u>8973</u>
4.19 Dwelling Size.....	<u>8973</u>
4.20 Outbuildings	<u>8973</u>
4.21 External Fixtures	<u>9074</u>
4.22 Utilities and Facilities	<u>9276</u>
4.23 Environmentally Sustainable Design	<u>9276</u>
Section 5 - Residential.....	<u>9377</u>
5.1 Site Area	<u>9478</u>
5.2 Street Setback.....	<u>9579</u>
5.3 Lot Boundary Setback	<u>9680</u>
5.4 Open Space	<u>10182</u>

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

5.5	Communal Open Space	<u>10182</u>
5.6	Building Height	<u>10283</u>
5.7	Setback of Garages and Carports	<u>10887</u>
5.8	Garage Width	<u>11289</u>
5.9	Street Surveillance	<u>11390</u>
5.10	Street Walls and Fences	<u>11591</u>
5.11	Sight Lines	<u>11993</u>
5.12	Appearance of Retained Dwelling.....	<u>11993</u>
5.13	Outdoor Living Areas	<u>11993</u>
5.14	Landscaping	<u>12094</u>
5.15	Parking	<u>12698</u>
5.16	Design of Car Parking Spaces.....	<u>12698</u>
5.17	Vehicular Access.....	<u>12698</u>
5.18	Pedestrian Access.....	<u>12698</u>
5.19	Site Works.....	<u>12698</u>
5.20	Retaining Walls	<u>12698</u>
5.21	Stormwater Management	<u>12798</u>
5.22	Visual Privacy.....	<u>12798</u>
5.23	Solar Access for Adjoining Sites.....	<u>12799</u>
5.24	Outbuildings	<u>12799</u>
5.25	External Fixtures	<u>128100</u>
5.26	Utilities and Facilities	<u>130102</u>
5.27	Ancillary Dwellings	<u>130102</u>
5.28	Aged or Dependent Persons' Dwellings	<u>130102</u>
5.29	Single Bedroom Dwellings.....	<u>130102</u>
5.30	Environmentally Sustainable Design	<u>130102</u>
5.31	Development on Rights of Way	<u>132103</u>
	Appendix 1 – DESIGN PRINCIPLES	<u>136105</u>

PART 1 – PRELIMINARY

POLICY DEVELOPMENT

This Policy has been prepared under the provisions of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE & APPLICATION

The purpose of this Policy is to provide guidance on development in the City of Vincent. This Policy applies to all development applications in the City of Vincent.

POLICY OBJECTIVES

Context

1. Development which integrates land use, public space and the form of the built environment.
2. Ensure development is respectful of local and historic context.
3. Preserve and reinterpret established built form and social character.
4. Facilitate redevelopment while maintaining and enhancing amenity.

Design

5. To facilitate good quality and well-designed development, including both buildings and landscaping.
6. Development which facilitates activity and vibrancy.
7. Contribute to and bridges between planning and design specialties.
8. Encourage development that incorporates the principles of Crime Prevention through Environmental Design.
9. To facilitate orderly and proper planning by providing Deemed to Comply requirements as a straight-forward pathway to approval and Design Principles and Local Housing Objectives for innovative solutions resulting in positive development outcomes.

Sustainability

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

10. High quality urban places that are efficient, functional and attractive, and can respond to the changing needs of the community, environment and the economy over time.
11. Resource, energy and water efficiency throughout lifecycle including construction, maintenance and ongoing upkeep. Encourage building design that incorporates sustainable and energy efficient design that befits the local climate and provides comfortable living conditions.

Movement

12. Maximise the opportunities provided by the City of Vincent's proximity to the Perth central business district, major public transport routes, and cycling networks.

Housing

13. To provide a range of development types and encourage a range of housing typologies to address the demographic and needs of the community.
14. A focus on the retention and adaptive re-use of the City's building stock and the provision of affordable housing.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Vincent local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area (eg Character Retention Area Guidelines), the provisions of that specific Policy or Guidelines shall prevail. Where this Policy is inconsistent with the provisions of the Residential Design Codes, the provisions of this Policy shall prevail.

DEFINITIONS

Active Frontage	A ground floor space where there is visual engagement between those in the street and those on the ground floors of buildings.
Articulation	Architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints. For the purposes of this Policy articulation refers to points within a dwelling that clearly distinguish one part of the dwelling from another, such as setback between the ground and upper floors and indentations or 'breaks' within building walls.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Average Natural Ground Level	The average natural ground level is calculated as the average of the sum of the natural ground level points directly below the outermost corner points of the footprint of each level of the dwelling (see Figures 4 and 5).
Awning	A roof like structure attached to a building to provide shelter.
Building Height	As per the R Codes.
Canopy Coverage	Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems) <u>from trees located within the subject site, excluding any area that falls within an adjoining privately owned lot.</u>
Climate Moderation Devices	A structure or element which provides suitable control of internal temperature and air conditions, but does not include air conditioners.
Colonnade	A sequence of columns, covered or open, free-standing or part of a building.
Dedicated Road	A road which has been committed to public use in accordance with the <i>Land Administration Act 1997</i> .
Deep Soil <u>Zone Area</u>	Areas of soil within a development which provide a minimum space of 1 metre that allows for and supports mature plant and tree growth excluding areas covered with impervious surfaces. <u>Soft landscape area on lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.</u>
External Fixtures	As per the R Codes.
Landscaping	As per the R Codes with additional clarification on "any other such area approved of by the decision-maker as landscaped area" to be defined as: Landscaped areas which are available for the use and enjoyment of the occupants, can include common and/or private open areas and recreational areas but does not include covered portions of driveways, hard paved driveways and parking areas, open air porous parking areas and driveways, or green walls.
Natural Ground Level	As per the R Codes.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Permanent Structure	Building or development which is not temporary and cannot be easily removed, this includes but is not limited to development with footings.
<u>Planting Area</u>	<u>An area with a minimum soil depth of 1m that supports growth of medium to large canopy trees.</u>
Primary Street	As per the R Codes.
R Codes	Refers to State Planning Policy 3.1: Residential Design Codes <u>(as amended)</u> .
Secondary Street	As per the R Codes.
Skillion Roof	A mono-pitch roof form.
Soft Landscaping	Any landscaped area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots, artificial turf, green walls and porous paving areas.
Stall riser	The part of a shop front below a window.
<u>Streetscape design elements</u>	<u>Features of the street including, colour palette, texture, scale, materials and roof pitch.</u>
Streetscape	The visual elements of a street including the road, adjoining buildings, foot paths, street furniture, trees and open spaces that combine to form the street's character.
Verandah	As per the R Codes. A roofed platform partly enclosed or unenclosed extending across the front and sides of a building.
Visible Light Transmission	Light passing directly through glass.
Visually permeable	As per the R Codes.

APPLICATION OF POLICY & DEVELOPMENT STANDARDS

1. Application

- 1.1. Part 2, Section 1 of this Policy applies to applications for development in the areas identified as town centre areas on Figure 1, pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.2. Part 2, Section 2 of this Policy applies to applications for development in the areas identified as activity corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

1.3. Part 2, Section 3 of this Policy applies to applications for development in the areas identified as mixed use areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

1.4. Part 2, Section 4 of this Policy applies to applications for development in the areas identified as transit corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

1.5. Part 2, Section 5 of this Policy applies to applications for development in the areas identified as residential areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

1.6. Development in the areas identified as reserves on Figure 1 are not subject to the provisions of this Policy.

1.7. Development on sites zoned Regional Centre, District Centre, Local Centre and Commercial are to be guided by the R-AC3 provisions of the R Codes for multiple dwelling or commercial development and R80 for the development of single houses or grouped dwellings or commercial premises in the residential built form area.

2. Development Standards

2.1. Applications for development that comply with the relevant Deemed to Comply policy provisions are considered to be acceptable and will therefore be approved.

~~2.2. Applications for development that propose any of the Not-Accepted policy provisions specified will be refused.~~

2.3.2.2. Applications for development that seek departure from the Deemed to Comply policy provisions may be deemed to be acceptable where the following occurs:

2.23.1 The applicant applies for assessment against the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;

2.23.2 The applicant provides adequate justification against those Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;

2.23.3 Where required by the City's Policy 4.2.13 – Design Advisory Committee (DAC), the applicant presents the development to the DAC to review and provide comment to the City regarding whether the application meets the relevant Design Principles contained within the Policy and Appendix 1 and Local Housing Objectives; and

2.23.4 The City will assess and determine at its discretion that the outcome will achieve the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Page 9 of 139

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM



FIGURE 1 – BUILT FORM AREAS

Page 10 of 139

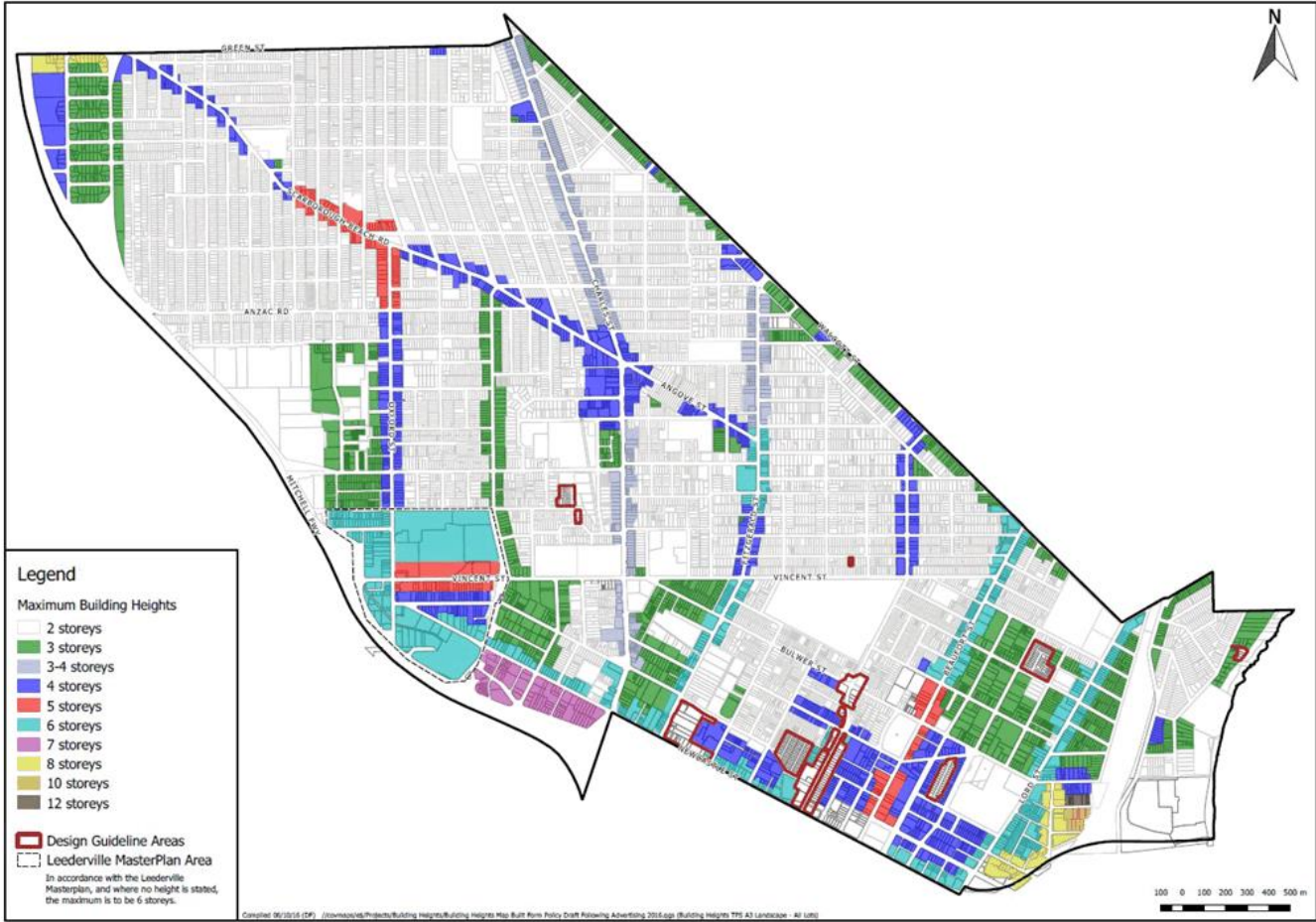


FIGURE 2 – BUILDING HEIGHTS

PART 2 - POLICY PROVISIONS

Section 1 – Town Centres

Part 2, Section 1 of this Policy applies to Town Centres as shown in Figure 1 – Built Form Areas.

Section 1 – Objectives

1. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes.
2. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
4. Establish well-connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
5. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
6. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
7. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
8. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
9. Development which is sustainable – Design buildings to maximise passive heating and cooling and minimise energy use and emissions.

1.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C1.1.1 Development that is consistent with the building heights provided in Table 1 and Figure 2.
P1.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C1.1.2 External fixtures may extend beyond the maximum height in Table 1 and Figure 2 where they are not visible from the street or neighbouring properties.
P1.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C1.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P1.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P1.1.5 The City may approve development which exceeds the maximum height stated in Table 1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.	

TABLE 1: Building Height – Town Centres

Location	Maximum No. of Storeys Building Height	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top Highest point of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements.: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 Storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 Storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 Storeys Angove Street – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 Storeys	13.3m	14.3m	13.3m	14.3m	16.3m

Section 1 – Town Centres

Page 14 of 139

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Location	Maximum No. of Storeys Building Height	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top Highest point of skillion roof	Top of pitched roof
Perth	6 sStoreys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 sStoreys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

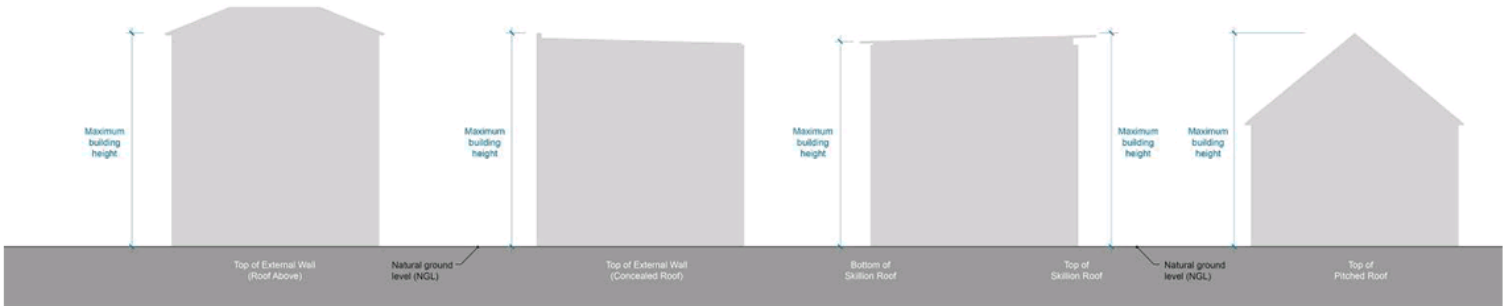


Figure C1.1.1 – Building Height Measurement

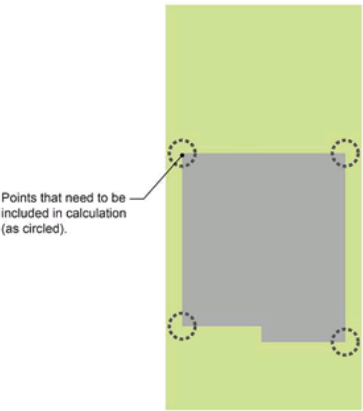


Figure 3 – Average Natural Ground Level Calculation

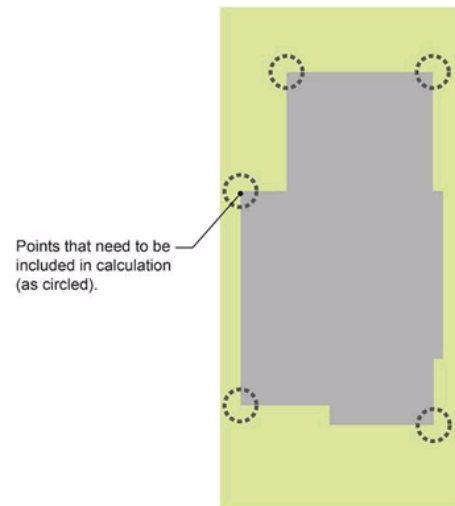


Figure 4—Average Natural Ground Level Calculation

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Section 1 – Town Centres

1.2 Setbacks

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P1.2.1 Development which incorporates design elements that reduce the impact of building bulk.</p>	<p>C1.2.1 Primary and secondary street setback for the first three storeys is nil.</p>
<p>P1.2.2 Development which maximises natural light access, natural ventilation and, internal and external privacy.</p>	<p><u>Lot Boundary Setbacks Adjoining Non-Residential Built Form Areas</u></p>
<p>P1.2.3 Setbacks that facilitate the provision of landscaping.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.3 and 6.1.4 C4.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P1.2.4 Development which activates and addresses rights of way.</p>	<p>C1.2.2 Minimum side boundary setbacks for the first two storeys is nil.</p>
<p>P1.2.5 Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.</p>	<p>C1.2.3 Side boundary setbacks for development three storeys and above and rear boundary setbacks are to be in accordance with Table 5 of the R Codes unless a balcony is proposed in which case the setback shall be 7.5m per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.</p>
	<p><u>Lot Boundary Setbacks Adjoining Residential Built Form Areas</u></p>
	<p><u>CC1.2.4 Lot boundary setbacks adjoining properties coded R60 and above are:</u> <u>Ground floor, second and third storey is 4.5m; and</u> <u>fourth storey and above 6.5m;</u></p>

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

C1.2.5 Lot boundary setbacks adjoining properties coded R50 and below are:

Ground floor, second and third storey is 6.5m; and fourth storey and above 12.5m;

unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent

C1.2.5 Lot boundary setbacks in accordance with the following tables:

		<u>Subject Property</u>								
		<u>R20</u>	<u>R30</u>	<u>R40</u>	<u>R50</u>	<u>R60</u>	<u>R80</u>	<u>R100+</u>	<u>R – AC3</u>	<u>No R-Code</u>
<u>Neighbouring Property</u>	<u>Residential Built Form Area</u>	<u>R20</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
		<u>R30</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
		<u>R40</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
		<u>R50</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>
		<u>R60</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>
		<u>R80</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
		<u>R100+</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
		<u>No R-Code</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>

Page 20 of 139

Section 1 – Town Centres

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	Non-Residential Built Form Area	A	A	A	A	A	D	D	D	D
--	------------------------------------	---	---	---	---	---	---	---	---	---

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	R Codes table 2a and 2b;	R Codes table 2a and 2b;
B	4.5m	6.5m
C	6.5m	12.5
D	R Codes Table 5	R codes Table 5

C1.2.6 Balconies are to be setback a minimum of 7.5 metres.

Development Adjoining Rights of Way

C1.2.67 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

C1.2.78 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

Not Accepted

~~**N1.2.1—Non-compliance with lot boundary setback provisions where the site adjoins land coded R40 and below.**~~

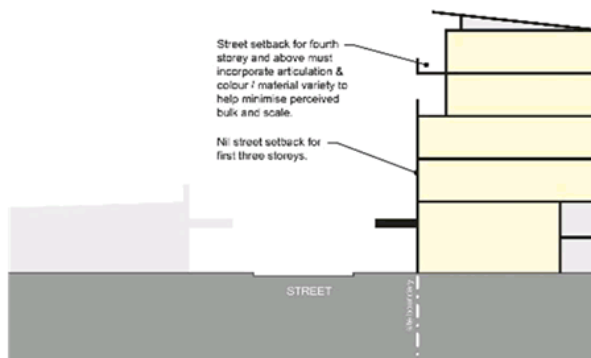


Figure C1.2.1—Town Centre Street Setback

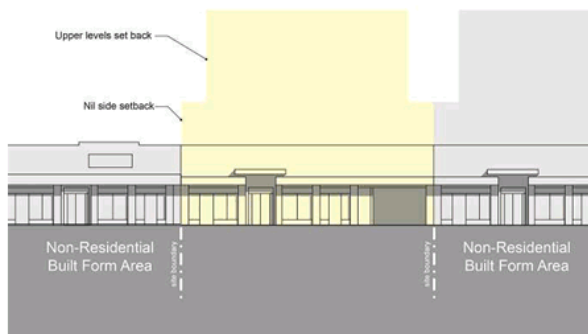


Figure C1.2.3—Side boundary setbacks adjoining non-residential area

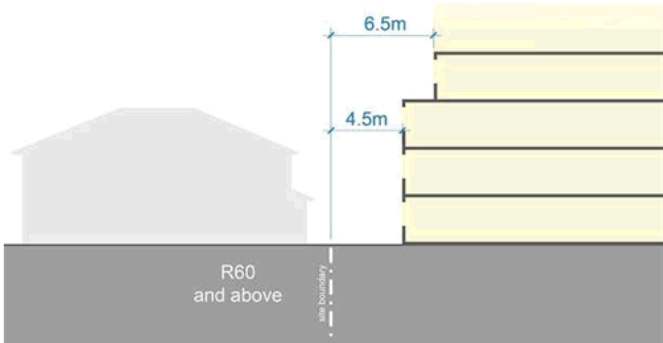


Figure C1.2.5 – Lot boundary setbacks adjoining properties coded R60 and above.

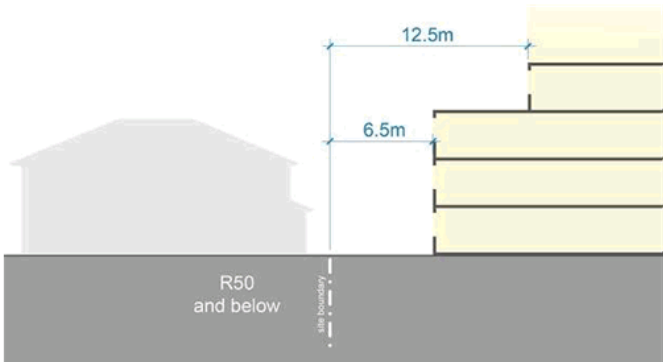


Figure C1.2.6 – Lot boundary setbacks adjoining properties coded R50 and below

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Section 1 – Town Centres

1.3 Corner Sites

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.3.1 Development on corner sites that is designed to express significance and frame the corner to define the built form and give a strong edge to the public realm.	C1.3.1 Buildings which are designed to address and emphasise the corner and provide uninterrupted activation of both street frontages.
P1.3.2 Development expressed with strong visual elements that integrate with both street frontages.	C1.3.2 Footpath protection with awnings provided on both primary and secondary streets.
P1.3.3 Create cohesion of both street frontages and contribute to a comfortable pedestrian environment by addressing each frontage with awnings.	
P1.3.4 Designed to address developments on the opposing street corner.	

Not Accepted~~**N1.3.1** — Service areas or fire egress stairs located on or within 1m of the corner.~~~~**N1.3.2** — Building entries that are significantly recessed back from the street corner, creating an undercroft that takes activity away from the footpath.~~

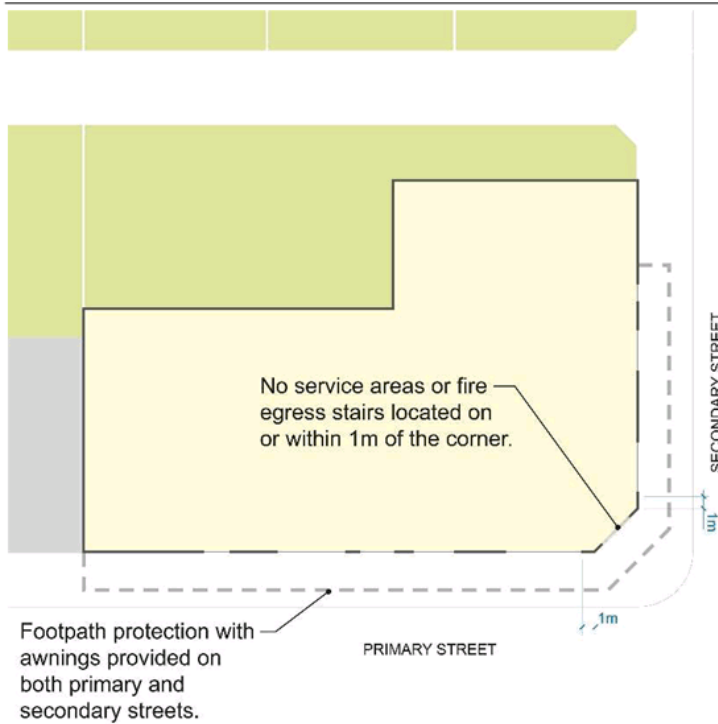


Figure C1.3—Corner Sites

1.4 Ground Floor Design

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
<p>P1.4.1 Development shall integrate with adjoining public spaces and provide building frontages that contribute to the liveliness, interest, comfort and safety of these public spaces.</p> <p><u>Façade Design</u></p> <p>P1.4.2 Ground floor façade depths which provide robustness and space for detail.</p> <p>P1.4.3 Active frontage allowing uses to be clearly visible from the street.</p> <p>P1.4.4 Emphasise vertical articulation to break up building mass and highlight street level uses and details.</p> <p>P1.4.5 Development which retains traditional commercial facades where possible.</p> <p>P1.4.6 Contemporary active frontages which are designed with the core elements of traditional shopfront design.</p> <p>P1.4.7 Ground floor commercial spaces which increase engagement with the public realm with opening doors, windows and walls.</p> <p>P1.4.8 Security measures which do not adversely detract from the streetscape.</p>	<p><u>Façade Design</u></p> <p>C1.4.1 <u>Ground floor Façade</u> depth of 300mm to allow space for <u>window openings, seating ledges</u>, the articulation of <u>entries</u>, openings, windows, sills, stall risers and other detailing.</p> <p>C1.4.2 <u>Doorway articulation depth shall be between 500mm and 1m to clearly articulate entrances to buildings and tenancies.</u></p> <p>C1.4.32 The design shall incorporate vertical articulation by using tall and narrow façade treatments.</p> <p>C1.4.43 Maximise the width of active frontage including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.</p> <p>C1.4.54 Co-locate service areas and vehicular access to maximise the width of the active frontage.</p> <p>C1.4.65 Stall risers to a minimum height of 450mm.</p> <p>C1.4.76 Location of signage to be integrated into the design and articulation of the ground floor.</p> <p>C1.4.87 Where it is necessary to include fire boosters, mail boxes and external fixtures on the ground floor facade, these</p>

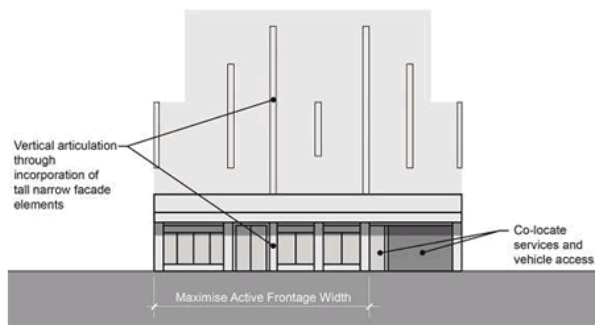
Page 27 of 139

Section 1 – Town Centres

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

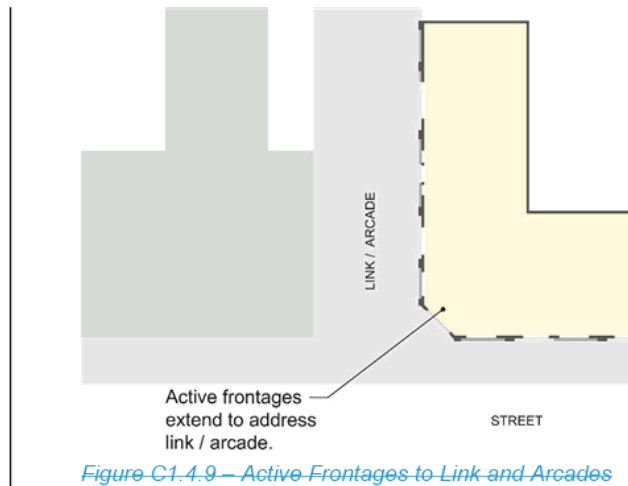
<p>P1.4.9 Adhere to the performance criteria of the Western Australian Planning Commissions, Designing Out Crime Planning Guidelines.</p>	<p>are to be screened or made to appear as part of the façade of the ground floor design to maximise the width of the active frontage.</p>
<p><u>Tenancy Size</u></p>	<p>C1.4.98 Minimal use of shallow framing systems and thin wall/glazing systems.</p>
<p>P1.4.10 Regular entrances with attractive, open and operable shopfronts, which increase the interest and engagement of pedestrians and improve walkability and vibrancy.</p>	<p>C1.4.109 Development which fronts a link or arcade must maximise active frontage.</p>
<p>P1.4.11 Spaces which accommodate relevant and desirable uses.</p>	<p>C1.4.110 Security measures located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses.</p>
<p>P1.4.12 Tenancies which maintain the regular spacing rhythm of the streetscape.</p>	<p>C1.4.121 Security measures which are transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.</p>
<p>P1.4.13 Development designed to be adaptive and cater for changing uses over time.</p>	<p><u>Tenancy Size</u></p>
<p>P1.4.14 All design elements and spaces within the development must have purpose, 'dead' spaces are not supported.</p>	<p>C1.4.132 Ground floor spaces are to have a finished floor level to finished ceiling level height of minimum 3.5m.</p>
<p><u>Materials</u></p>	<p>C1.4.143 Ground floor spaces with a width between 7.5m to 9m.</p>
<p>P1.4.15 High quality durable materials and textures used at street level which reference the surrounding context where possible.</p>	<p>C1.4.154 Ground floor tenancies within new mixed use and commercial buildings shall provide an acoustic report which demonstrates that they are capable of attenuating noise for a range of land uses including high intensity uses such as small bars and restaurants.</p>
<p>P1.4.16 Detailed and/or sustainably sourced materials which are highly engaging to the pedestrian.</p>	<p><u>Materials</u></p>

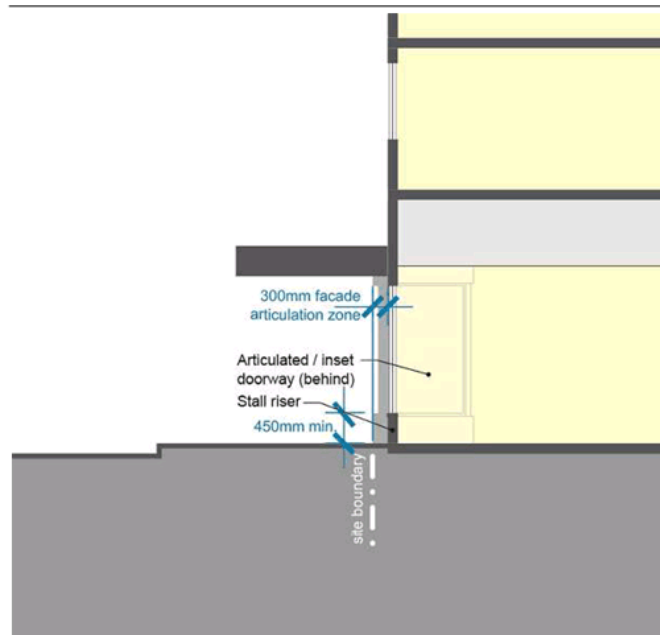
	<p>C1.4.165 Ground floor glazing and/or tinting to be have a minimum of 70% visually permeable visible light transmission to provide unobscured visibility.</p> <p>C1.4.176 Use of contrasting materials. This may be in the form of contrasting texture, colour, pattern or material finish.</p>
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Not Accepted~~N1.4.1 — Unarticulated monotonous facades to the street.~~~~N1.4.2 — Floor to ceiling glazing, excluding doors.~~~~N1.4.3 — Street walls and fences which front the street.~~~~N1.4.4 — Glazing and/or tinting with 50% or lower visual permeability.~~~~N1.4.5 — Blank walls, dead ends and hidden recesses.~~~~N1.4.6 — Features or structures that can be used as natural ladders to gain access to higher levels, windows or doors.~~

Section 1 – Town Centres

Page 29 of 139

C1.4.2 & C1.4.4 – Town Centre Facades

*Figure C1.4 – Façade Design*

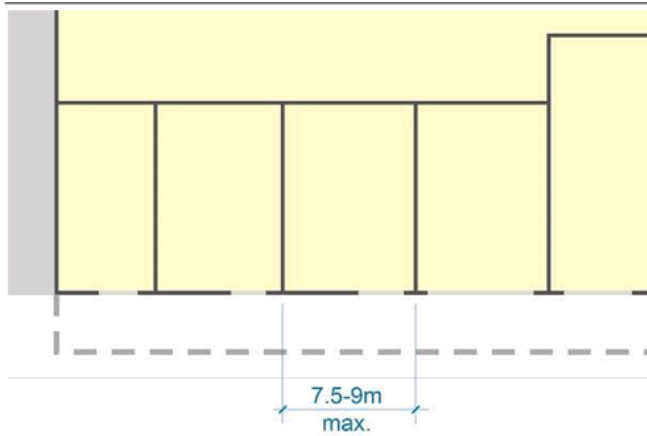
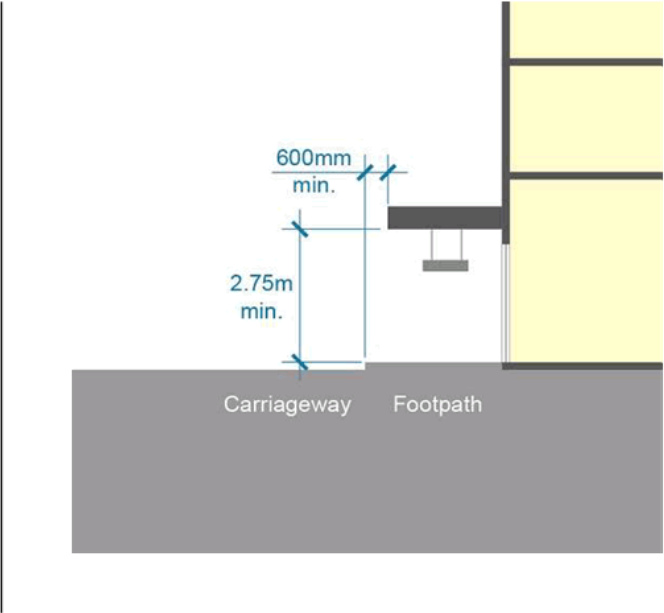


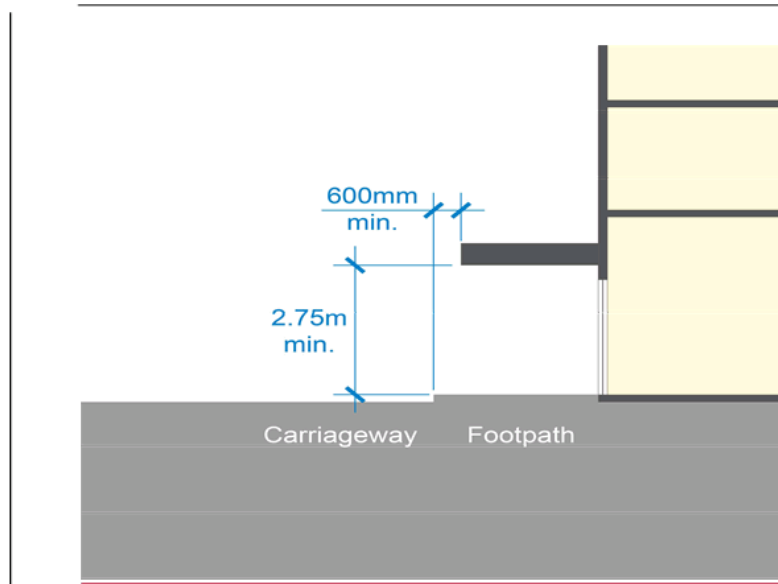
Figure C1.4.12 – Tenancy Size

1.5 Awnings, Verandahs and Collonades

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.5.1 Provide a continuous network of pedestrian shelter along building frontages to encourage walking and to provide protection from the elements.	C1.5.1 Awnings, verandahs and collonades must be a minimum height of 3.5m from finished floor level to the underside of the awning, verandah or collonade to accommodate under awning signage.
P1.5.2 Contribute to the legibility of a building and enhance building façade articulation.	C1.5.2 Provide continuous awnings or an alternative pedestrian protection measure along the full length of the building frontage to the primary and secondary streets.
P1.5.3 Create a human scale space that encourages window shopping and outdoor trading and dining.	C1.5.3 Be setback a minimum of 600mm from the face of kerb.
P1.5.4 Be considered an integral part of the overall architecture of the development and considers the form of existing awnings.	C1.5.4 Design into the awning, verandah or collonade the location of any existing and/or proposed verge tree/s.
P1.5.5 Designed to allow unobstructed access to public spaces.	C1.5.5 Integrate the design of the façade with the underside of the awning, verandah or colonnade.
P1.5.6 Design which is responsive to any existing and/or proposed verge trees.	C1.5.6 Awnings and verandahs must be designed to be removable.
P1.5.7 The City may approve development which does not provide an awning where landscaping, which provides equal or greater coverage than an awning, is proposed.	C1.5.7 New awnings, verandahs or collonades shall have regard to the height, depth and form of existing awnings and slope of the site.
	C1.5.8 Verandahs and collonades are only permitted where they are constructed wholly within the lot boundaries of development site.

- | **Not Accepted**
- | **~~N1.5.1 — Development in town centres that does not provide an awning.~~**



*Figure C1.5 - Awnings*

1.6 Building Design

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives provide guidance for development subject to Part 5 of the R Codes; and augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes, the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.6.1 Quality materials and detail that provide interest at a human-scale.	C1.6.1 Façade depth <u>shall be</u> a minimum of 300mm to allow space for articulation of windows, and other detailing.
P1.6.12 Appropriate use of a variety of materials and finishes that complement elements of the existing local character. Design which incorporates and retains elements of the existing local character and avoids faux materials.	C1.6.2 Fire boosters, mail boxes and external fixtures, <u>shall be</u> to be integrated into the building design.
P1.6.23 Articulation that uses architectural elements in addition to setbacks to reduce its impact on adjoining properties and improves the amenity of adjoining properties and the streetscape. Articulation should be used to reduce scale and bulk.	C1.6.3 Traditional materials found in development in the local area are to be integrated into the design and may include: Red brick; Limestone; and Timber.
P1.6.3 Fire boosters, mail boxes and external fixtures that are located to minimise the impact on the public realm.	C1.6.4 The following contemporary materials may be integrated into the design: Exposed aggregate concrete; Terrazzo Ceramics; and Detailed precast concrete panels.
P1.6.4 Development that achieves visual interaction with the vehicle and pedestrian approaches.	
P1.6.5 Development which integrates and/or acknowledges the design elements of the street.	

Not Accepted~~**N1.6.1** Unarticulated monotonous facades to the street.~~

| ~~N1.6.2 — Reflective or tinted glass.~~

| *Figure C1.6.1 — Façade depth*

| Section 1 – Town Centres Page 38 of 139

1.7 Landscaping

Design Principles & Local Housing Objectives	Deemed to Comply												
<p>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</p>	<p>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</p>												
<p>P1.7.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.</p>	<p>The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</p>												
<p>P1.7.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings</p>	<p>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.</p>												
<p>P1.7.3 The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.</p>	<p>C1.7.1 <u>Deep Soil Areas shall be provided in accordance with the following requirements</u>zones are to be provided as follows:</p>												
<p>P1.7.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.</p>	<table><tr><th>Site Area</th><th>Minimum Dimension</th><th>Deep Soil Zone Areas (minimum % of site)</th></tr><tr><td><650m²</td><td>1m x 1m²</td><td>1510%</td></tr><tr><td>650m² – 1,500m²</td><td>13m x 1m²</td><td>1510%</td></tr><tr><td>>1,500m²</td><td>16m x 1m²</td><td>1510%</td></tr></table>	Site Area	Minimum Dimension	Deep Soil Zone Areas (minimum % of site)	<650m ²	1m x 1m ²	1510%	650m ² – 1,500m ²	13m x 1m ²	1510%	>1,500m ²	16m x 1m ²	1510%
Site Area	Minimum Dimension	Deep Soil Zone Areas (minimum % of site)											
<650m ²	1m x 1m ²	1510%											
650m ² – 1,500m ²	13m x 1m ²	1510%											
>1,500m ²	16m x 1m ²	1510%											
<p>P1.7.5 <u>Development that offsets the impact of removing existing trees. Landscaping design which facilitates the retention of existing vegetation and deep soil zones.</u></p>	<p><i>NOTE: the minimum dimension for the area of deep soil zone is to be 4m</i></p>												
<p>P1.7.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.</p>	<p>C1.7.2 The required deep soil zone may be reduced to <u>812%</u> where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.</p>												
<p>P1.7.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.</p>	<p>C1.7.2 <u>Planting Areas shall be provided in accordance with the following requirements:</u></p>												
	<table><tr><th>Site Area</th><th>Minimum Dimension</th><th>Planting Area (minimum % of site)</th></tr><tr><td></td><td></td><td></td></tr></table>	Site Area	Minimum Dimension	Planting Area (minimum % of site)									
Site Area	Minimum Dimension	Planting Area (minimum % of site)											

Page 39 of 139

Section 1 – Town Centres

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

		<table> <tr> <td><650m²</td><td>1m x 1m</td><td>5%</td></tr> <tr> <td>650m² – 1,500m²</td><td>1m x 1m</td><td>5%</td></tr> <tr> <td>>1,500m²</td><td>1m x 1m</td><td>5%</td></tr> </table>	<650m ²	1m x 1m	5%	650m ² – 1,500m ²	1m x 1m	5%	>1,500m ²	1m x 1m	5%
<650m ²	1m x 1m	5%									
650m ² – 1,500m ²	1m x 1m	5%									
>1,500m ²	1m x 1m	5%									
		<p>C1.7.3 At least 80%* of the lot boundaryrear or side setback area <u>at ground level shall be</u> area is to be provided as canopy coverage at maturity.</p> <p>C1.7.4 A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.</p> <p>C1.7.5 A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.</p> <p>C1.7.46 Open air car parks, <u>including access ways,</u> shall are to have a minimum of <u>80</u>40% canopy coverage at maturity.</p> <p>C1.7.57 All open-air parking areas shall are to be landscaped at a <u>minimum</u> rate of one tree per four car bays.</p> <p>C1.7.68 The perimeter of all open-air parking areas shall are to be landscaped by a planting strip <u>with a minimum dimension</u> of at least 1.5m width.</p> <p>C1.7.7 <u>Existing trees shall be retained.</u></p>									

Figure 5 – Deep Soil Planting Zone

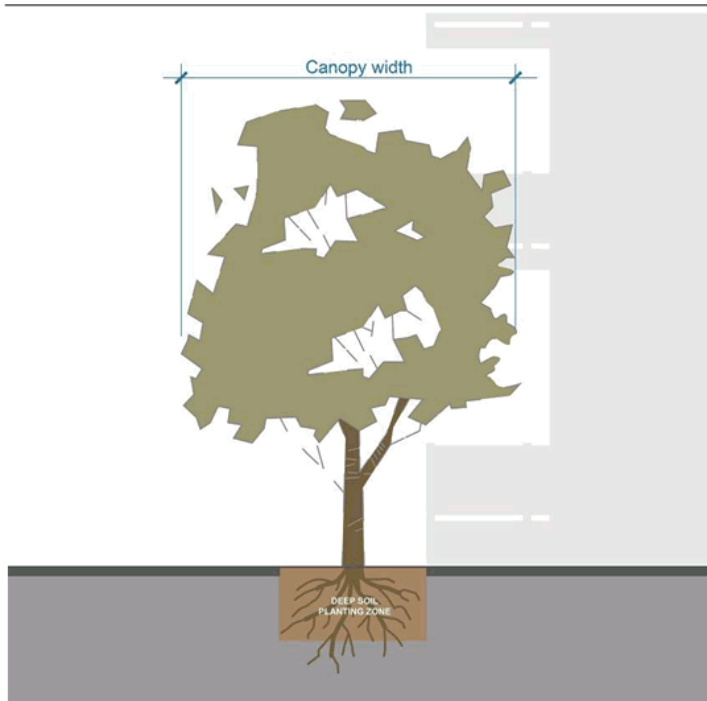


Figure C1.7.1—Deep soil zones

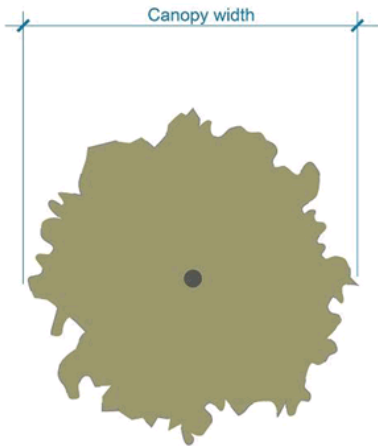


Figure 6—Canopy Coverage

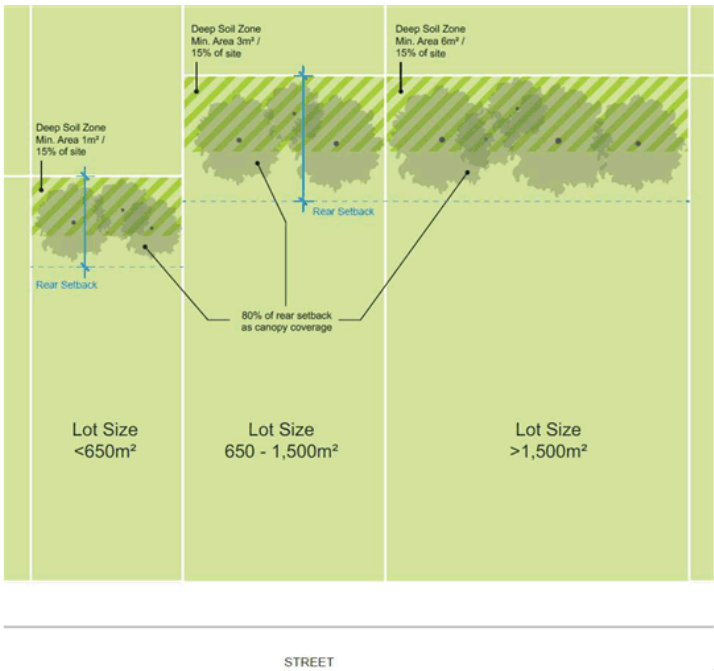


Figure 7 – Town Centre Landscaping

1.8 Environmentally Sustainable Design**Design Principles & Local Housing Objectives**

Where the R Codes apply to a development the following environmentally sustainable design provisions augment the R Codes and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.

For all development that is not subject to the R Codes the following apply as Design Principles.

P1.8.1 Development must demonstrate that:

a.P1.8.1 It maximises passive solar heating, cooling, natural ventilation and light penetration to reduce energy consumption;

b.P1.8.2 It is capable of recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications;

c.P1.8.3 Climate moderation devices can be incorporated to reduce passive solar gain in summer and increase passive solar gain in winter.

d. Flat roof structures are white.

e.P1.8.4 That it is capable of achieving one of the environmental performance ratings shown in the below table, or their equivalent*.

Accepted Frameworks	Rating	Specifications / compliance requirements	Minimum requirement to be achieved
Green Building Council of Australia's Green Star rating system		current Design and As-Built rating tool	5 star Green Star rating
or			
Life Cycle Assessment Methodologies		ISO 14044 "Environmental management – Life cycle assessment – Requirements and Guidelines" and EN15978 "Sustainability of construction works – Assessment of	Residential component: <ul style="list-style-type: none"> - Global warming potential of the development over its lifetime to be reduced by 50% or more when compared to the average Australian code-compliant equivalent building built at the same time. - Water use of the development over its lifetime to be reduced by 25% or more when compared to the average Australian code-compliant equivalent building built at the same time. Commercial component:

Page 46 of 139

Section 1 – Town Centres

	environmental performance of buildings – Calculation method.”	<ul style="list-style-type: none">- Global warming potential of the development over its lifetime to be reduced by 30% or more when compared to the average Australian code-compliant equivalent building built at the same time.- Water use of the development over its lifetime to be reduced by 15% or more when compared to the average Australian code-compliant equivalent building built at the same time.
Or equivalent*		
*The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards and subject to oversight by a certifying body.		

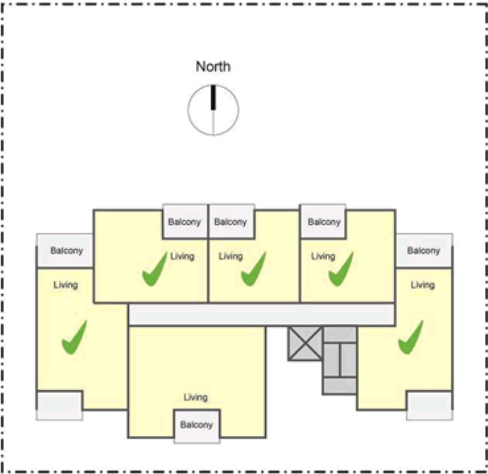


Figure C1.8.2 – Solar orientation

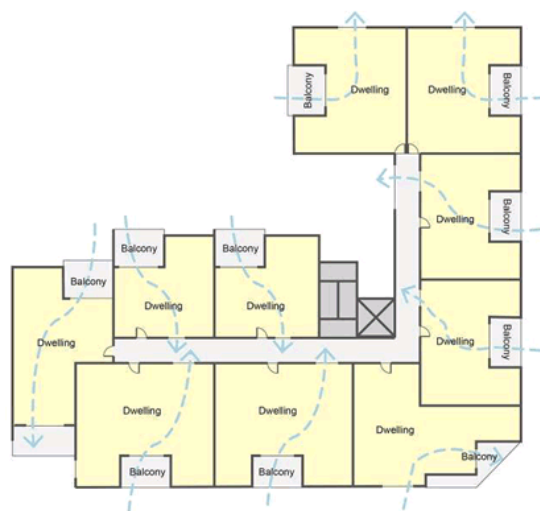


Figure C1.8.3 – Cross Ventilation

1.9 Pedestrian Access

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.2.3 and 6.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.1 and 6.2.1 C1.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.9.1 Ground floor levels which allow dignified and equitable accessibility and unobstructed activity to flow between the development and the public realm.	C1.9.1 Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
P1.9.2 Pedestrian entrances shall be clearly identified into buildings to provide a well-designed and functional public realm interface for all users.	C1.9.2 Access for pedestrians which directly fronts the primary street.
P1.9.3 Pedestrian entrances need to be welcoming and legible and clearly differentiated for all use types.	C1.9.3 Developments shall distinguish residential entries from retail and other commercial entries.
P1.9.4 Levels which create a direct visual connection between passers-by and the internal occupants or users.	C1.9.4 Internal ground floor level to be at grade.
P1.9.5 Provide new pedestrian links to improve permeability in local areas.	C1.9.5 Design of balustrades to be integrated into the design of the development.
P1.9.6 Public pedestrian links are preferred over private access links.	C1.9.6 Ramps are not to exceed 50% of the active frontage.
P1.9.7 Open air, unenclosed laneways and courtyard/squares are preferred.	

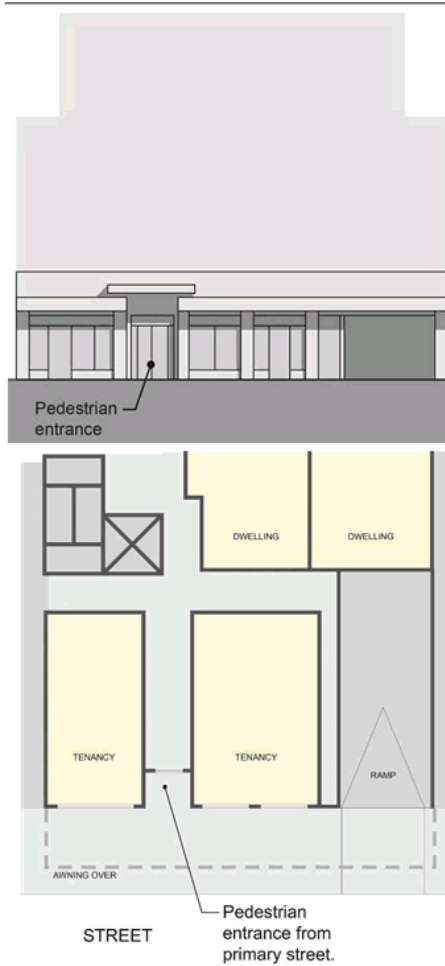


Figure C1.9 - Access

Section 1 – Town Centres

Page 50 of 139

1.10 Vehicle Access & Parking

Design Principles & Local Housing Objectives	Deemed to Comply
<p>Where the R Codes apply to a development the following parking, vehicular access and parking design provisions augment clauses 5.3.3, 5.3.54, 5.3.45, 6.3.3, 6.3.4 and 6.3.5 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.</p>	<p>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</p>
<p>For all development that is not subject to the R Codes the following apply as Design Principles.</p>	<p><u>Vehicle Access</u></p>
<p>P1.10.1 Vehicle access to and from site is to be safe, manageable and convenient.</p>	<p>C1.10.1 Access to on-site car parking spaces to be provided:</p> <ul style="list-style-type: none"> • where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road; • from a secondary street where no right of way exists; or • from the primary street frontage where no secondary street or right-of way exists.
<p>P1.10.2 Pedestrian priority and safety is to be ensured by minimising the number, location and design of vehicle crossovers.</p>	<p>C1.10.2 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.</p>
<p>P1.10.3 Minimise breaks in the street wall to maximise active frontages.</p>	<p>C1.10.3 Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.</p>
<p>P1.10.4 Service areas, loading bays and vehicle entrances should gain access from the Secondary Street or right of way where ever possible.</p>	<p>C1.10.4 Roller shutters and screens are to be visually permeable.</p>
<p>P1.10.5 Minimise visual impact of car parking and supporting infrastructure from the primary or secondary streets.</p>	<p>C1.10.5 Onsite parking for a development shall be located beneath or at the rear of buildings.</p>
<p>P1.10.6 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights of way, communal streets, crossovers, and footpaths.</p>	<p>C1.10.6 In a mixed-use development, car bays should be clearly signposted differentiating between the residential car bays and the commercial car bays.</p>
<p>P1.10.7 Suitable end of trip facilities should be included in the initial design of the building.</p>	

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

<p>P1.10.8 Maximise the retention of existing mature vegetation through the location and design of vehicle access.</p> <p>P1.10.9 Car parking which is clearly differentiated for different use types and identifiable from the street.</p>	<p>C1.10.7 Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.</p> <p>C1.10.8 Existing trees must not be removed to provide for vehicle access.</p> <p><u>Crossovers</u></p> <p>C1.10.9 Each lot is to provide a maximum of four <u>one</u> crossover.</p> <p>C1.10.10 The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.</p> <p>C1.10.11 The location of crossovers should maximize the ability to provide on-street car parking spaces.</p> <p>C1.10.12 Where a crossover meets a pedestrian path there must be clear communication of pedestrian priority.</p> <p>C1.10.13 Crossovers must be setback a minimum of 0.5m from the lot boundary.</p>
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Not Accepted

~~**N1.10.1** Entirely opaque roller doors or screens.~~

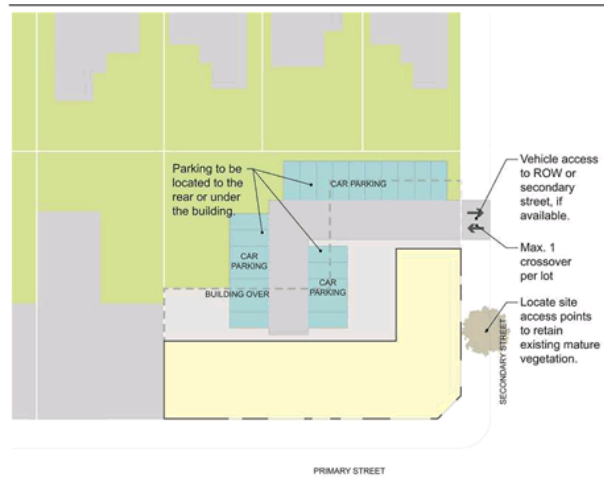


Figure C1.10 – Vehicle Access and Parking

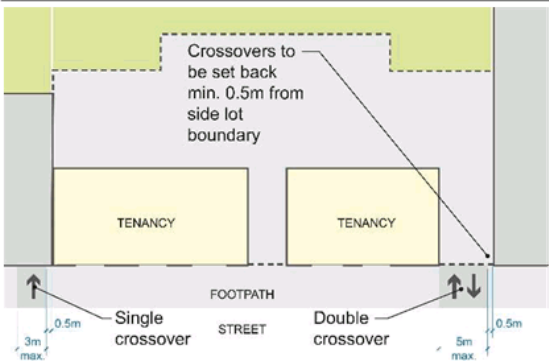


Figure C1.10.9 – C1.10.13 - Crossovers

1.11 Service Areas & External Fixtures

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4, 5.4.5, 6.4.5 and 6.4.6 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P1.11.1 Service areas and external fixtures shall be easily maintained, adequate and attractive and should be incorporated into the overall design of buildings and support renewable energy initiatives.</p> <p>P1.11.2 Developments should provide adequate waste storage facilities for each dwelling and/or commercial premises and this should be considered at the early stage of the design process.</p> <p>P1.11.3 New development should consider the undergrounding of power supply in order to improve the streetscape and provide space for increased landscaping, canopy coverage and development.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C1.11.1 Development must comply with Western Power Corporation Easements and Restriction Zones.</p> <p>C1.11.2 External fixtures are required to be concealed from the street and surrounding properties, located on the roof, basement or at the rear of the development.</p> <p>C1.11.3 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> • not visible from the street and surrounding properties; or • integrated with the design of the building. <p>C1.11.4 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation. <p><i>Where the R Codes apply to a development the following provisions augment clauses 5.4.5 C5.2 and 6.4.6 C6.2 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	<p>C1.11.5 Where there is an increased waste requirement, an area for waste management must be provided in accordance with the City's Waste Requirement Guidelines.</p> <p>C1.11.6 For any development a waste management plan must be provided which is to include information relating to the ability to adapt the waste storage spaces for any future increases in waste management requirements.</p>
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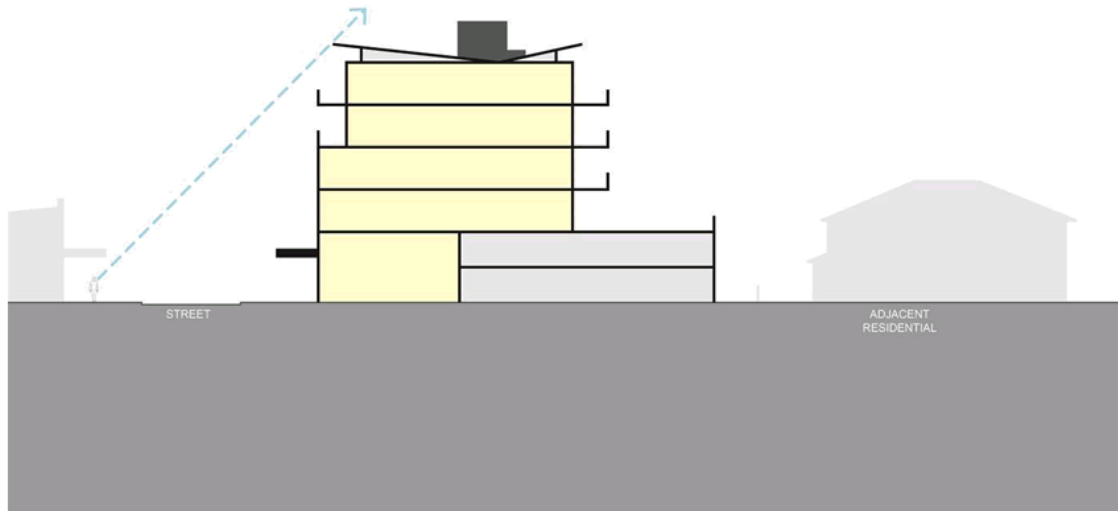


Figure C1.11 – External Fixtures

Section 2 – Activity Corridors

Part 2, Section 2 of this Policy applies to Activity Corridors as shown in Figure 1 – Built Form Areas.

Section 2 – Objectives

1. Improve the built form connection between the City's Town Centres – Design which provides connection between the City's Town Centres.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
4. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
5. Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
6. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
7. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
8. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
9. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
10. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.

2.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P2.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C2.1.1 Development that is consistent with the building heights provided in Table 2 and Figure 2.
P2.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C2.1.2 External fixtures may extend beyond the maximum height in Table 2 and Figure 2 where they are not visible from the street or neighbouring properties.
P2.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C2.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P2.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P2.1.5 The City may approve development which exceeds the maximum height stated in Table 2 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P2.1.1 – P2.1.4.	

TABLE 2: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

- 2.2.1** All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

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Section 3 – Mixed Use

Part 2 Section 3 of this Policy applies to Mixed Use Areas as shown in Figure 1 – Built Form Areas.

Section 3 – Objectives

1. Provide for a variety of Built Form - built form which facilitates positive interaction between a mix of land uses and residential densities.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
4. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
5. Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
6. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
7. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
8. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
9. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
10. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.

3.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P3.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C3.1.1 Development that is consistent with the building heights provided in Table 3 and Figure 2.
P3.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C3.1.2 External fixtures may extend beyond the maximum height in Table 3 and Figure 2 where they are not visible from the street or neighbouring properties.
P3.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C3.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P3.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P3.1.5 The City may approve development which exceeds the maximum height stated in table 3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P3.1.1 – P3.1.4.	

TABLE 3: Building Height – Mixed Use Areas

Mixed Use Area	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth						

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

Section 4 – Transit Corridors

Part 2 Section 4 of this Policy applies to Transit Corridors as shown in Figure 1 – Built Form Areas.

Section 4 – Objectives

1. Provide for medium to high density residential development - built form which facilitates for the quality design of medium to high density development.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
4. Reinforce and continue traditional design and character of established streetscapes - Materials and scale which fits within its context.
5. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
6. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
7. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
8. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.

4.1 Building Size

- 4.1.1** Where Part 5 of the R Codes applies, and for all other development, no provisions apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.1.1 of the R Codes apply.

4.2 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P4.2.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C4.2.1 Development that is consistent with the building heights provided in Table 4 and Figure 2.
P4.2.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C4.2.2 External fixtures may extend beyond the maximum height in Table 4 and Figure 2 where they are not visible from the street or neighbouring properties.
P4.2.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C4.2.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P4.2.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P4.2.5 The City may approve development which exceeds the maximum height stated in table 4 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P4.2.1 – P4.2.4.	

TABLE 4: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St						
West side and lots fronting Newcastle	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

Page 70 of 139

Section 4 – Transit Corridors

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

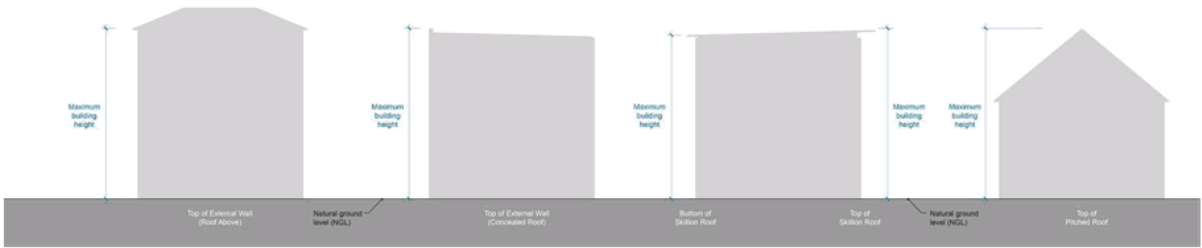


Figure C4.2.1 – Building Height and Measurement

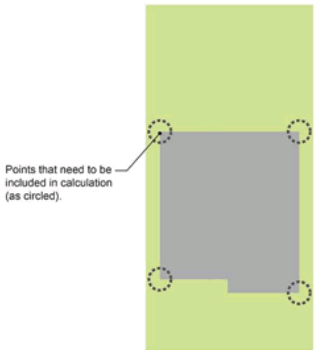


Figure 3 – Average Natural Ground Level Calculation

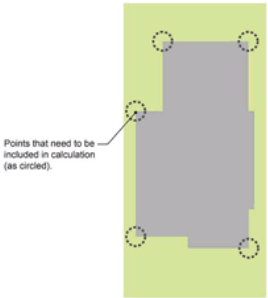


Figure 4 – Average Natural Ground Level Calculation

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

|

Section 4 – Transit Corridors

Page 73 of 139

4.3 Setbacks

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P4.3.1 Development which incorporates design elements that reduce the impact of building bulk.</p> <p>P4.3.2 Development which maximises natural light access, natural ventilation, internal and external privacy.</p> <p>P4.3.3 Setbacks that facilitate the provision of landscaping.</p> <p>P4.3.4 Development which activates and addresses rights of way.</p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.3.1 Where Part 5 of the R Codes applies the primary and secondary street setback is as per Clause <u>C5.2.1.2</u>. Where Part 6 of the R Codes applies, and for all other development, the primary and secondary street setback is as per Clause 6.1.3 in the R Codes.</p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.3.2 Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.</p> <p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.3 C3.1, and 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.</i></p> <p><u>C4.3.3 Lot boundary setbacks are to be in accordance with the following tables:</u></p> <div data-bbox="1339 1150 1863 1203" style="border: 1px solid black; padding: 5px; text-align: center;"> <u>Subject Property</u> </div>

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

		R20	R30	R40	R50	R60	R80	R100+	R- AC3	No R- Code
Neighbouring Property	Residential Built Form Area	<u>R20</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
		<u>R30</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
		<u>R40</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>C</u>
		<u>R50</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>C</u>
		<u>R60</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>
		<u>R80</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
		<u>R100+</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
		<u>No R- Code</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
	Non-Residential Built Form Area		<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
		<u>Setback for ground floor, second storey and third storey</u>					<u>Setback for the fourth storey and above</u>			
	<u>A</u>	<u>R Codes table 2a and 2b;</u>					<u>R Codes table 2a and 2b;</u>			
	<u>B</u>	<u>4.5m</u>					<u>6.5m</u>			
	<u>C</u>	<u>6.5m</u>					<u>12.5</u>			

Page 75 of 139

Section 4 – Transit Corridors

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	<u>D</u>	<u>R Codes Table 5</u>	<u>R codes Table 5</u>
		<u>C4.3.4</u>	Balconies are to be setback a minimum of 7.5 metres.
		<u>C4.3.5</u>	Clause 5.1.3 C3.2 and 6.1.4 C4.3 of the R Codes apply to the development of walls up to two side boundaries.
		<u>C4.3.76</u>	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.
		<u>C4.3.87</u>	Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

Not Accepted

~~N4.3.1 — Non-compliance with lot boundary setback provisions where the site adjoins land coded R40 and below.~~

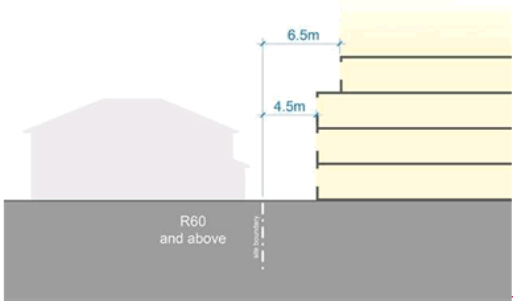


Figure C1.2.5 – Lot boundary setbacks adjoining properties coded R60 and above.

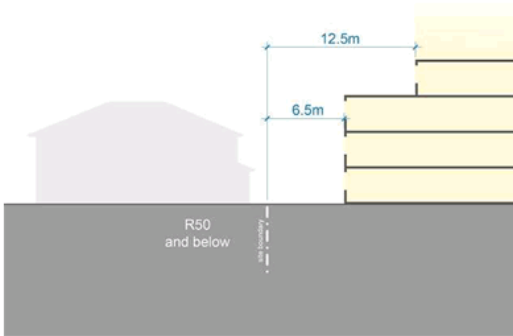


Figure C1.2.6 – Lot boundary setbacks adjoining properties coded R50 and below

4.4 Open Space

- | **4.4.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.1.4 and 5.1.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.1.5 of the R Codes apply.

4.5 Street Surveillance

- 4.5.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.1 of the R Codes apply.

4.6 Street Walls and Fences

Design Principles & Local Housing Objectives	Deemed-to-Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P4.6.1 Front fences and walls which enable surveillance and enhance streetscape.	C4.6.1 Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area <u>excluding fibre cement</u> .
P4.6.2 Development which adds interest to the street and minimises blank facades.	C4.6.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows: <ul style="list-style-type: none"> (a) Maximum height of 1.8 metres above the natural ground level; (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level; (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed. C4.6.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:

Page 79 of 139

Section 4 – Transit Corridors

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	<p>(a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and</p> <p>(b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.</p> <p>C4.6.4 Exposed boundary walls visible to the street are to incorporate the following design features:</p> <ul style="list-style-type: none"> • Indentations; • Varying heights; • Varying materials, colours and textures; or • Public artwork. <p>C4.6.5 Any proposed vehicular or pedestrian entry gates shall be visually permeable.</p> <p>C4.6.6 Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.</p>
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Not Accepted

~~**N4.6.1**—Street walls, fences and gates constructed from fibre cement are not acceptable.~~

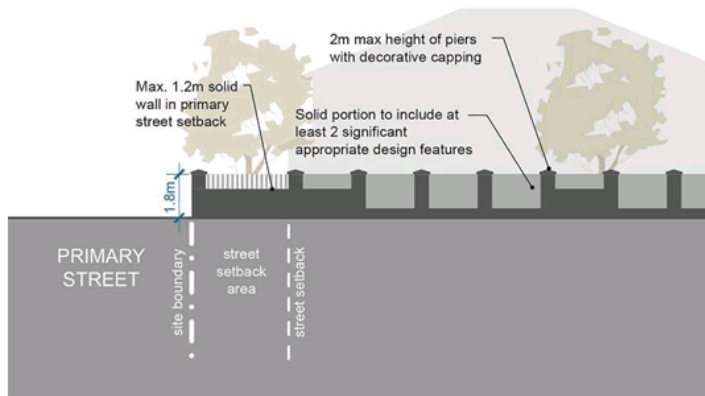


Figure C4.6 – Street walls and fences

4.7 Sight Lines

- 4.7.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.3 of the R Codes apply.

4.8 Building Appearance

- 4.8.1** ~~Part 2, Section 1, Clause 1.6 applies to all development. Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.4 of the R Codes apply.~~

4.9 Outdoor Living Areas

- 4.9.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.1 of the R Codes apply.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

P4.10.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.	<u><650m²</u>	<u>1m x 1m</u>	<u>5%</u>
	<u>650m² – 1,500m²</u>	<u>1m x 1m</u>	<u>5%</u>
	<u>>1,500m²</u>	<u>1m x 1m</u>	<u>5%</u>
	C4.10.3 The required deep soil zone may be reduced to <u>812%</u> where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.		
	C4.10.45 <u>At least 30%*</u> of the site area is <u>to be</u> provided as canopy coverage <u>within</u> at maturity.		
	C4.10.5 A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.		
	C4.10.6 A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.		
	C4.10.76 Open air car parks, <u>including accessways</u> , <u>are to shall</u> have a minimum of <u>8040%</u> canopy coverage at maturity.		
	C4.10.87 All open-air parking areas <u>are to shall</u> be landscaped at a <u>minimum</u> rate of one tree per four car bays.		
	C4.10.98 The perimeter of all open-air parking areas <u>are to shall</u> be landscaped by a planting strip <u>of at least with a minimum dimension of 1.5m width</u> .		
	C4.10.9 <u>Existing trees shall be retained.</u>		

Page 84 of 139

Section 4 – Transit Corridors

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

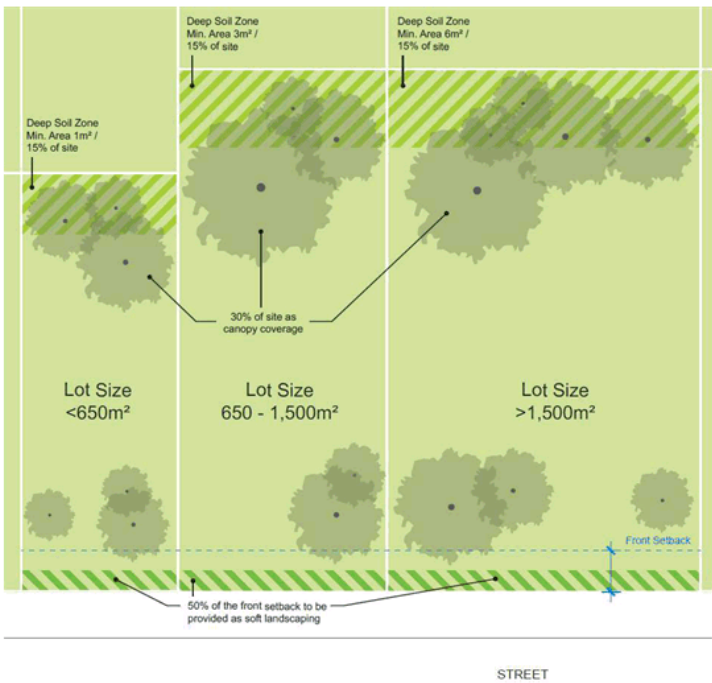


Figure 8 – Transit Corridor Landscaping

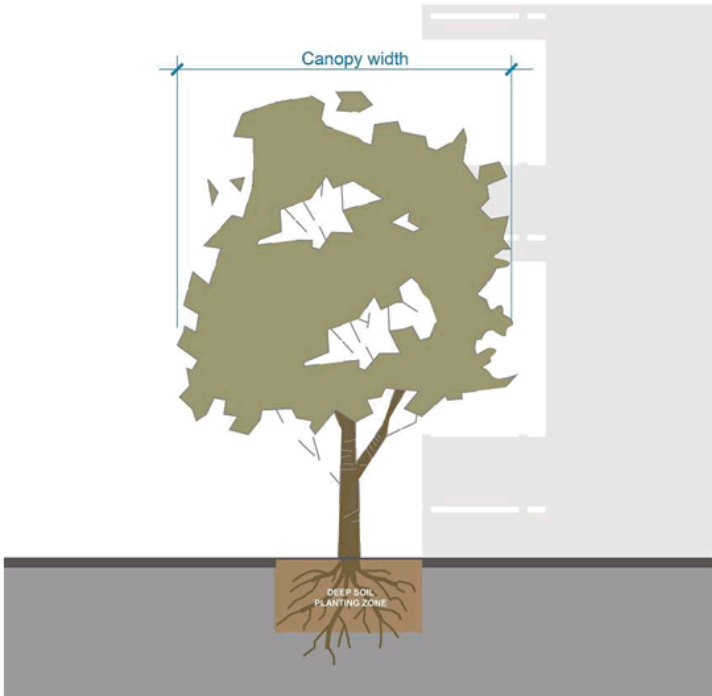
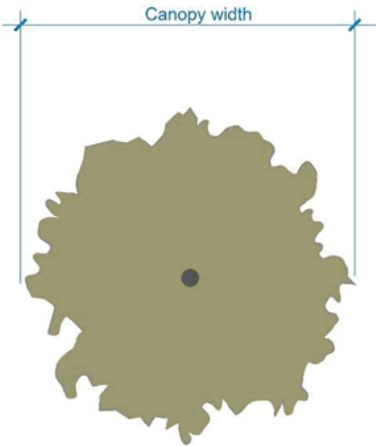


Figure C4.10.1 & C4.10.4 – Deep Soil & Canopy Width

Figure 6 – Canopy Coverage



4.11 Parking

4.11.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.

4.12 Design of Car Parking Spaces

4.12.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.

4.13 Vehicular Access

4.13.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.

4.14 Site Works

4.14.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.

4.15 Retaining Walls

4.15.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.

4.16 Stormwater Management

4.16.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.

4.17 Visual Privacy

4.17.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

4.18 Solar Access for adjoining sites

4.18.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

4.19 Dwelling Size

4.19.1 Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.3 of the R Codes apply.

4.20 Outbuildings

4.20.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

4.21 External Fixtures, Utilities and Facilities

Design Principles	Deemed-to-Comply
<p>P4.21.1 Where Part 5 of the R Codes applies all Design Principles of clause 5.4.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles of clause 6.4.5 of the R Codes apply.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.21.1 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> • not visible from the street and surrounding properties; or • integrated with the design of the building. <p>C4.21.2 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation. <p>C4.21.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.</p>

Not Accepted

~~**N4.21.1** External fixtures are not permitted to protrude above the roofline.~~



Figure C4.21 – External Fixtures

4.22 — Utilities and Facilities

~~4.22.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.6 of the R Codes apply.~~

4.23 Environmentally Sustainable Design

~~4.23.1 The Design Principles and Local Housing Objectives of Clause 1.8 of this Policy apply to development in the Transit Corridor Built Form Area. All Design Principles and Local Housing Objectives of clause 1.8 of Part 2 Section 1 of this Policy apply to all development with the exception of the erection or extension of single houses or grouped dwellings.~~

Section 5 - Residential

Part 2 Section 5 of this Policy applies to Residential Areas as shown in Figure 1 – Built Form Areas.

Section 5 - Objectives

1. Residential development - built form which facilitates the high quality design of low, medium and high density development.
2. Design that encourages interaction with the street and public spaces - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
3. Reinforce and maintains character of established streetscapes – Architecture and materials which fits within its context.
4. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
5. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
6. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.

5.1 Site Area

- 5.1.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.2 Street Setback

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.2 C2.1 <u>i. 5.1.2 C2.1 ii</u> and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P5.2.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</p>	<p><u>Street setback</u></p> <p>C5.2.1 The primary street setback is to be the average of the five <u>properties dwellings</u> adjoining <u>either side lot boundary of</u> the proposed development.</p> <p><u>Dual frontage</u></p> <p>C5.2.2 The above setback distances also apply to development which has an elevation to a road which does not intersect or adjoin the primary or secondary streets.</p>

5.3 Lot Boundary Setback

Design Principles <u>& Local Housing Objectives</u>	Deemed-to-Comply
<p>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</p> <p>P5.3.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</p>	<p>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</p> <p>The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</p> <p>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replaces the Deemed to Comply requirements in clause 5.1.3 C3.2 and 6.1.4 C4.1 and 6.1.4 C4.3 of the R Codes.</p> <p>C5.3.1 For all development subject to Part 5 of the R Codes Clause 5.1.3 C3.2 of the R Codes applies to walls and is acceptable up to two side boundaries. For all development subject to Part 6 of the R Codes Clause 6.1.4 C 4.3 applies to walls and is acceptable up to two side boundaries. Walls may be built up to two lot boundaries, where it does not affect two boundaries of the same lot, behind the street setback within the following limits and subject to the overshadowing provisions of Clause 5.23.</p> <ul style="list-style-type: none"> i. where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension; ii. in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third the length of the balance of the lot boundary behind the front setback; iii. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m or less, for two-thirds the

Page 96 of 139

Section 5 – Residential Areas

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

length of the balance of the lot boundary behind the front setback; or

iv. ~~where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently with the development application.~~

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.3 C3.1, 5.1.3 C3.2, 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.

C5.3.2 Lot boundary setbacks are to be in accordance with the following tables:

		Subject Property								
		R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R- Code
Neighbouring Property	Residential Built Form Area	R20	A	B	B	C	C	C	C	C
		R30	A	A	B	B	C	C	C	C
		R40	A	A	A	B	B	C	C	C
		R50	A	A	A	A	B	B	C	C
		R60	A	A	A	A	A	B	B	B
		R80	A	A	A	A	A	D	D	D
		R100+	A	A	A	A	A	D	D	D
		No R- Code	A	A	A	A	A	D	D	D

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	Non-Residential Built Form Area									
	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
		Setback for ground floor, second storey and third storey				Setback for the fourth storey and above				
	<u>A</u>	R Codes table 2a and 2b;				R Codes table 2a and 2b;				
	<u>B</u>	4.5m				6.5m				
	<u>C</u>	6.5m				12.5				
	<u>D</u>	R Codes Table 5				R codes Table 5				

C5.3.3 Balconies are to be setback a minimum of 7.5 metres.

~~C5.3.2 Rear boundary setbacks for development adjoining R60 and above are:~~

- ~~• Ground floor, second and third storey is 4.5m; and~~
- ~~• fourth storey and above 6.5m;~~

~~unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.~~

~~C5.3.3 Rear boundary setbacks for development adjoining R50 and below are:~~

- ~~• Ground floor, second and third storey is 6.5m; and~~
- ~~• fourth storey and above 12.5m;~~

~~unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.~~

Page 98 of 139

Section 5 – Residential Areas

	C5.3.46 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.
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Figure 5.3 – Residential lot boundary setbacks

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

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Section 5 – Residential Areas

Page 100 of 139

5.4 Open Space

- 5.4.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.1.5 of the R Codes apply.

5.5 Communal Open Space

- 5.5.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.5 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.6 Building Height

Design Principles & Local Housing Objectives	Deemed-to-Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P5.6.1 Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.	C5.6.1 Development that is consistent with the building heights provided in Table 5 and Figure 2.
P5.6.2 Design which is complimentary to existing developments.	
P5.6.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	
P5.6.4 Design which minimises overlooking and overshadowing.	
P5.6.5 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.	
P5.6.6 The City may approve development which exceeds the maximum height stated in table 5 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P5.6.1 – P5.6.5.	

TABLE 5: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey*	3m	4m	3m	4m	6m
2 storeys	6m	7m	6m	7m	9m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m



Figure C5.6.1 – Residential Building Heights

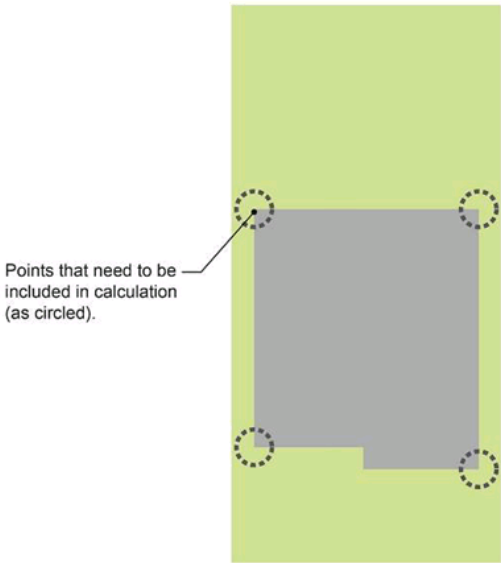
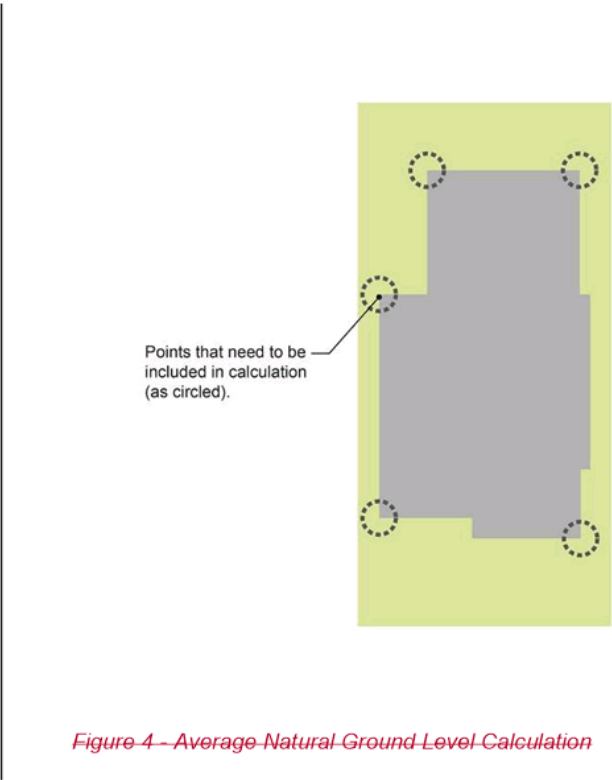


Figure 3 – Average Natural Ground Level Calculation



CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Section 5 – Residential Areas

Page 107 of 139

5.7 Setback of Garages and Carports

Design Principles & Local Housing Obejctives <u>Objectives</u>	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Clause 5.2.1 C1.1, 5.2.1 C1.2 and 5.2.1 C1.5 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P5.7.1 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.</p>	<p>C5.7.1 Vehicular access to car parking, carports and garages from the street are subject to compliance with clause 5.3.5 of the R Codes.</p>
<p>P5.7.2 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.</p>	<p>C5.7.2 Garages are to be setback a minimum of 500mm behind the building line of the dwelling.</p> <p>C5.7.3 Carports shall be setback in accordance with Clause <u>C5.2.1 of this Policy. This setback may be reduced in accordance with 5.2.1 C1.2 Clause 5.1.2 C2.1 iii</u> of the R Codes.</p> <p>C5.7.4 Garages and carports must match the existing dwellings predominant colour, scale and materials and must be complementary and subservient to the dwelling.</p> <p>C5.7.5 Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.</p> <p>C5.7.6 Carports shall allow light and ventilation to the major openings of the dwelling.</p> <p>C5.7.7 The total width of any carport within the street setback area is not to exceed 50 per cent of the frontage</p>

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	(including strata lots) of the lot or six metres whichever is the lesser.
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Not Accepted

~~N5.7.1 — Roller doors and/or gates on any carports located within the street setback area which are not visually permeable.~~

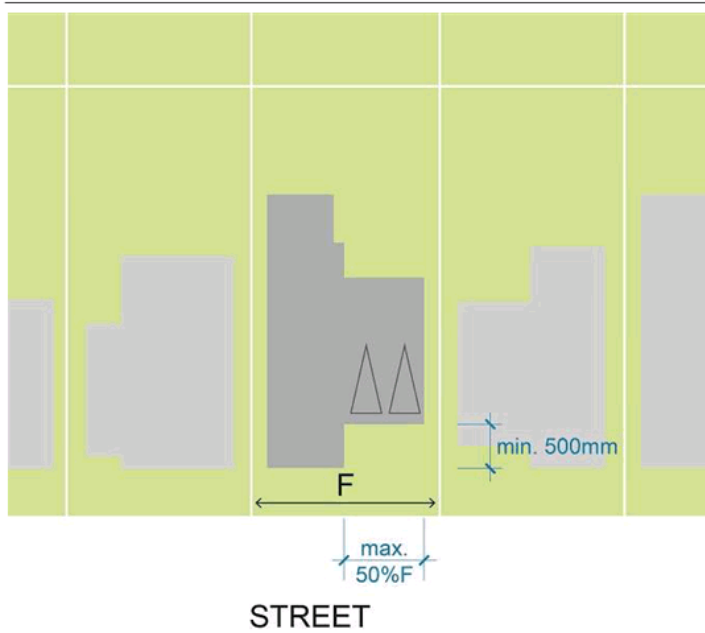


Figure C5.7.3 – Garage Street Setback

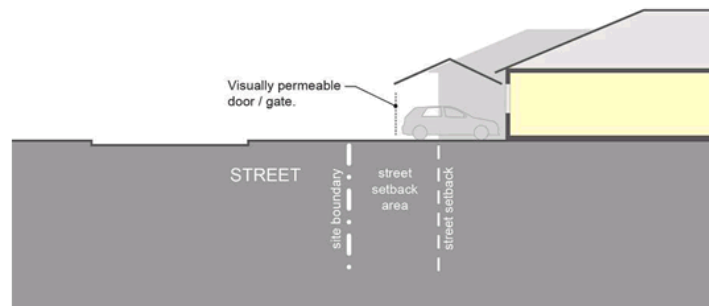


Figure C5.7.4 – Carports within Street Setback

5.8 Garage Width

- 5.8.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.2 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

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5.9 Street Surveillance

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p>P5.9.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles of clause 6.2.1 of the R Codes apply.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.2 and 6.2.1 C1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.9.1 The primary street elevation of the dwelling is to address the street and shall include the main entry (front door) to the dwelling.</p> <p>Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.</p>

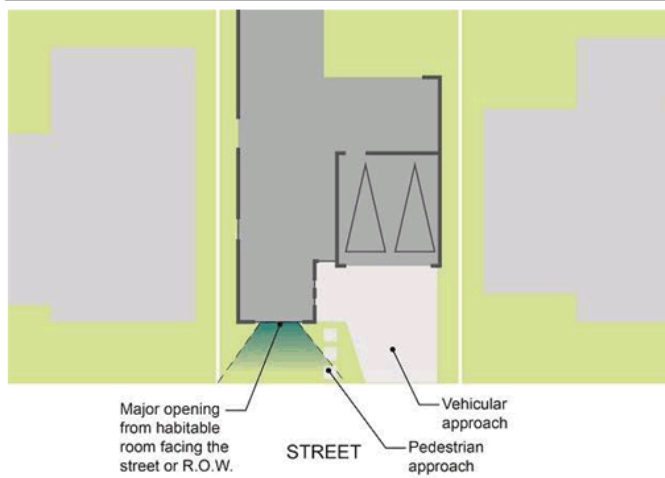


Figure C5.9.1 – Street Surveillance

5.10 Street Walls and Fences

Design Principles & Local Housing Objectives	Deemed-to-Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P5.10.2 Development which preserves and enhances the visual character of the existing streetscape by considering bulk, scale, setbacks, design, relationship between the private and public domain, and fencing styles.	<p>C5.10.1 Street walls, fences and gates are to be of a style and materials compatible with those of the dwelling on site and/or walls, fences and gates of the immediate surrounding area <u>excluding fibre cement and metal sheeting</u>.</p> <p>C5.10.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:</p> <ul style="list-style-type: none"> (a) Maximum height of 1.8 metres above the natural ground level; (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level; (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed. <p>C5.10.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences</p>

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	<p>and gates to the primary streets where those streets are district distributor roads to be as follows:</p> <ul style="list-style-type: none"> (a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and (b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level. <p>Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.</p> <p>C5.10.4 Walls, fences and gates on the side boundaries within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.</p> <p><u>Note: Development with a visual truncation area shall give due regard to the City's Policy 2.2.6 – Truncations.</u></p>
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Not Accepted

~~N5.10.1 Street walls, fences and gates constructed from fibre cement are not acceptable in the primary street setback area.~~

~~N5.10.1 Street walls, fences and gates made of metal sheeting.~~

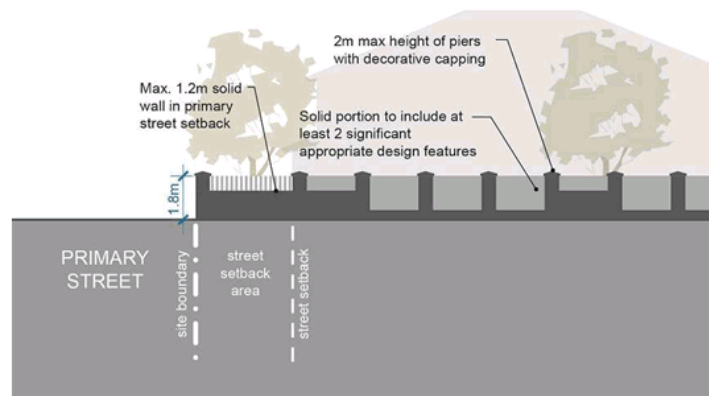


Figure C5.10 – Street Walls and Fences

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

|

Section 5 – Residential Areas

Page 118 of 139

5.11 Sight Lines

- 5.11.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.2.23 of the R Codes apply.

5.12 Building Appearance

- 5.12.1** Part 2, Section 1, Clause 1.6 applies to all development.

5.132 Appearance of Retained Dwelling

- 5.132.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.6 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.143 Outdoor Living Areas

- 5.143.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.3.1 of the R Codes apply.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

<p>P5.154.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.</p>	<table border="1"> <tr> <td>650m² – 1,500m²</td> <td>1m x 1m</td> <td>5%</td> </tr> <tr> <td>>1,500m²</td> <td>1m x 1m</td> <td>5%</td> </tr> </table>	650m ² – 1,500m ²	1m x 1m	5%	>1,500m ²	1m x 1m	5%
650m ² – 1,500m ²	1m x 1m	5%					
>1,500m ²	1m x 1m	5%					
<p>P5.15.8 <u>Design which retains existing mature trees on site.</u></p>	<p>C5.14.2 The required deep soil zone may be reduced to <u>812%</u> where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.</p> <p>C5.15.43 <u>At least</u> 30%* of the site area is <u>to be</u> provided as canopy coverage at maturity.</p> <p>Multiple Dwellings</p> <p>C5.15. In addition to Clauses C5.14.1 – C5.14.3 the following Clauses C5.14.5 – C5.14.9 also apply to the development of Multiple Dwellings.</p> <p>C5.14.5 A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.</p> <hr/> <p>C5.14.6 A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.</p> <p>C5.154.74 Open air car parks, <u>including access ways,</u> are to <u>shall</u> have a minimum of <u>8040%</u> canopy coverage at maturity.</p>						

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	<p>C5.154.58 All open-air parking areas <u>for Multiple and Grouped Dwelling developments are to shall</u> be landscaped at a rate of one tree per four car bays.</p> <p>C5.154.69 <u>The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m. The perimeter of all open-air parking areas are to be landscaped by a planting strip of at least 1.5m width.</u></p> <p><u>C5.154.7 Existing trees shall be retained.</u></p> <p>Additions and Alterations to all buildings</p> <p>C5.154.108 Where any additions or alterations to a building is proposed, 30% of the front setback area is to be provided as canopy coverage <u>at maturity within 5 years of development approval</u>, unless an existing mature tree/s with equivalent coverage <u>are is</u> retained anywhere on the site.</p>
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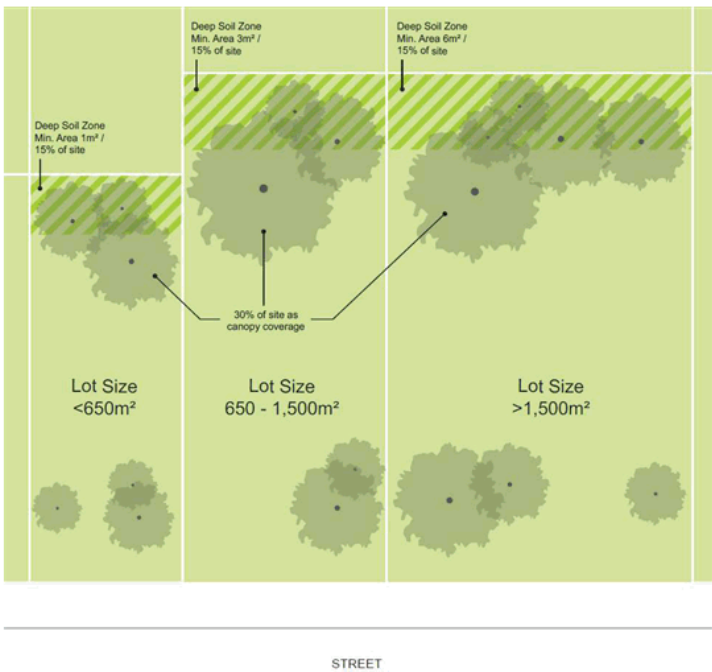
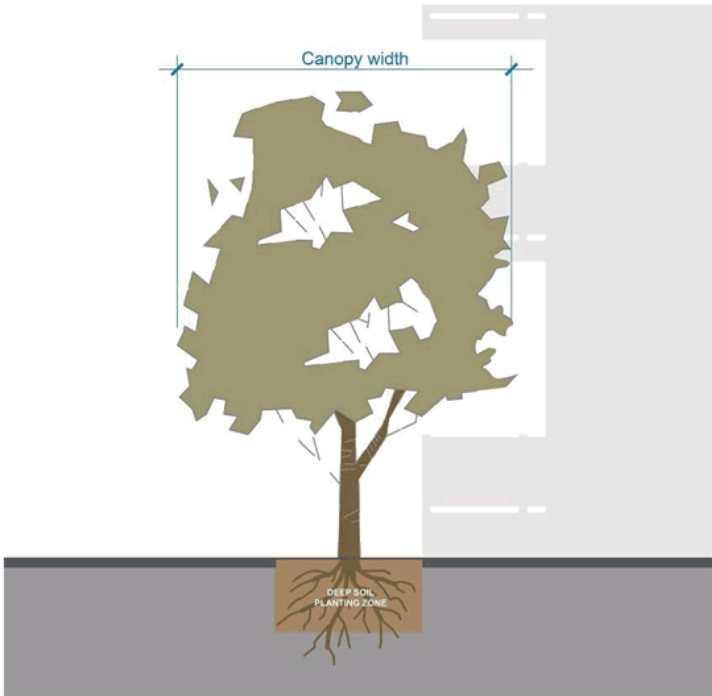


Figure 9 – Residential Landscaping



C5.14.1 & C5.14.3 – Deep Soil & Canopy Width

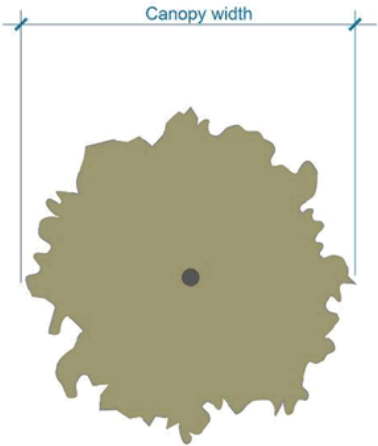
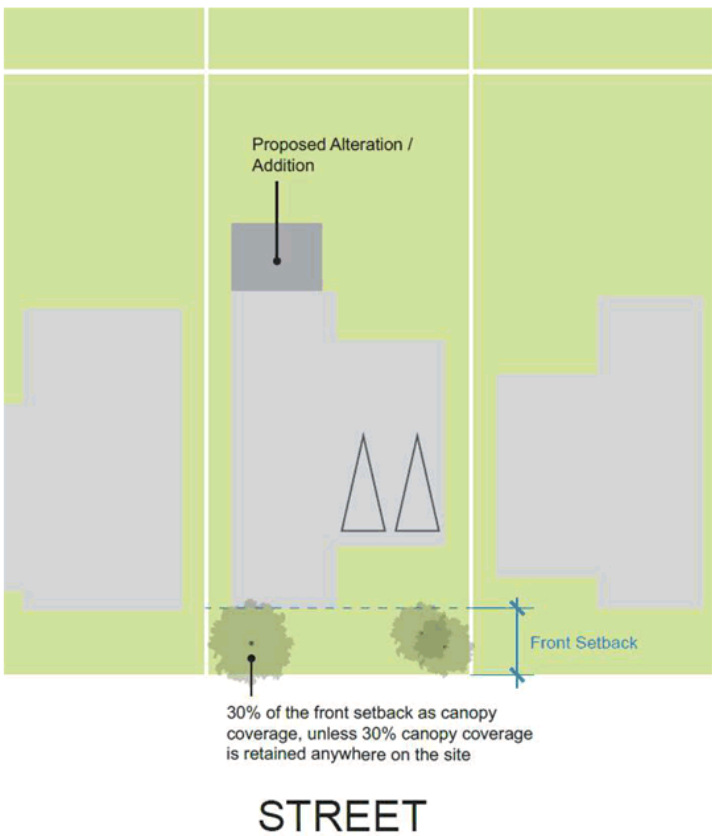


Figure 6 – Canopy Coverage



| *Figure C5.14. ~~810~~ – Additions and Alterations*

5.165 Parking

5.165.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.

5.176 Design of Car Parking Spaces

5.176.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.

5.187 Vehicular Access

5.187.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.

5.198 Pedestrian Access

5.198.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.6 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.2019 Site Works

5.20.119 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.

5.210 Retaining Walls

- | **5.210.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.
- | **5.221 Stormwater Management**
- | **5.221.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.
- | **5.232 Visual Privacy**
- | **5.232.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.
- | **5.243 Solar Access for Adjoining Sites**
- | **5.243.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.
- | **5.254 Outbuildings**
- | **5.253.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

5.265 External Fixtures, Utilities and Facilities

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4 and 6.4.65 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.265.1 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale and design.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 C4.3, C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.265.1 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> • not visible from the street and surrounding properties; or • integrated with the design of the building. <p>C5.265.2 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation. <p>C5.265.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.</p>

Not Accepted~~**N5.25.1** External fixtures are not permitted to protrude above the roofline.~~

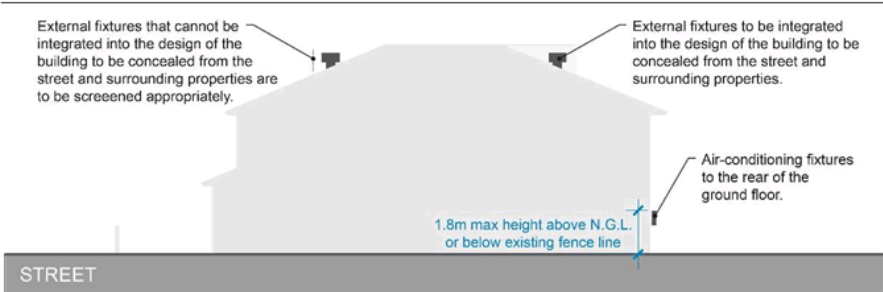


Figure 5.25 – External Fixtures

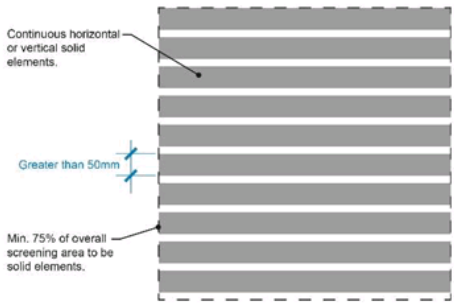


Figure C5.25.2 – Screening of External Fixtures

5.26 Utilities and Facilities

~~5.26.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.6 of the R Codes apply.~~

5.27 Ancillary Dwellings

5.27.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.28 Aged or Dependent Persons' Dwellings

In accordance with the City's Local Planning Policy No. 7.4.2 - Aged or Dependent Persons' Dwellings.

5.29 Single Bedroom Dwellings

5.29.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.3 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.30 Environmentally Sustainable Design

5.30.1 ~~The All Design Principles and Local Housing Objectives deemed to comply criteria of Pclause 1.8.1 of Part 2 Section 1 of this Policy apply to development in the Residential Built Form Area to all development with the exception of the erection or extension of single houses or grouped dwellings.~~

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

|

Section 5 – Residential Areas

Page 131 of 139

5.31 Development on Rights of Way

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p>P5.31.1 Design development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe for residents and visitors.</p> <p>P5.31.2 Development which provides appropriate pedestrian access to a dedicated road with suitable space for service areas and waste management.</p> <p>P5.31.3 <u>Development which provides suitable space for safe vehicle movement in the right of way.</u></p>	<p>P5.31.1 Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.</p> <p><u>Orientation</u></p> <p>C5.31.2 Where a dwellings' primary street frontage is a right of way, or where no primary street or secondary street frontage exists, it is to be oriented to address the right of way using clearly defined entry points and major openings as if it were a primary street.</p> <p><u>Setbacks</u></p> <p><i>The following setback provision is subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p>C5.31.3 Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied. <u>The City may consider reduced setbacks where it can be demonstrated that there is suitable space in the right of way for safe vehicle movements.</u></p> <p><u>Access</u></p> <p>C5.31.4 Each lot that does not have direct frontage to a dedicated road is to be provided with a pedestrian access way to a dedicated road. The width of the pedestrian access way is to be 1.5 metres.</p>

Page 132 of 139

Section 5 – Residential Areas

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	C5.31.5 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.
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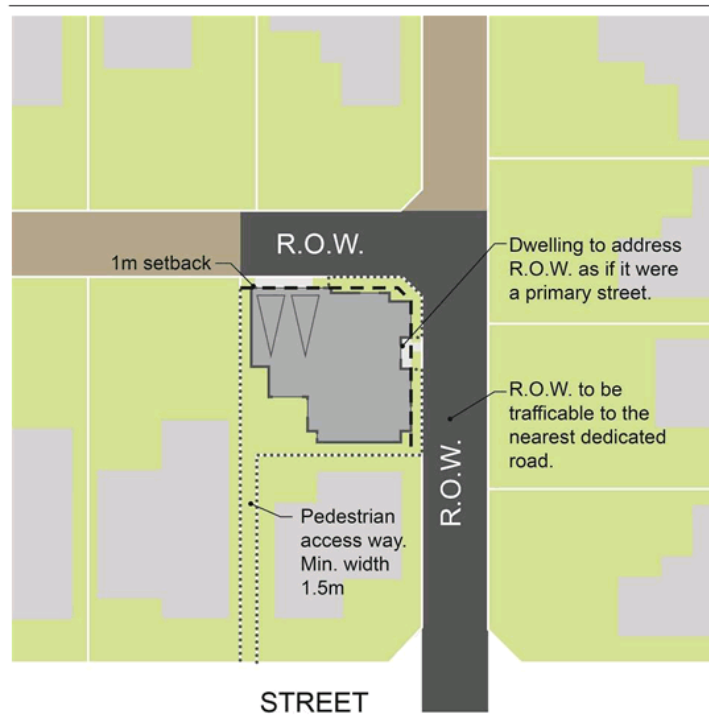


Figure 5.31 – Corner development on rights of way

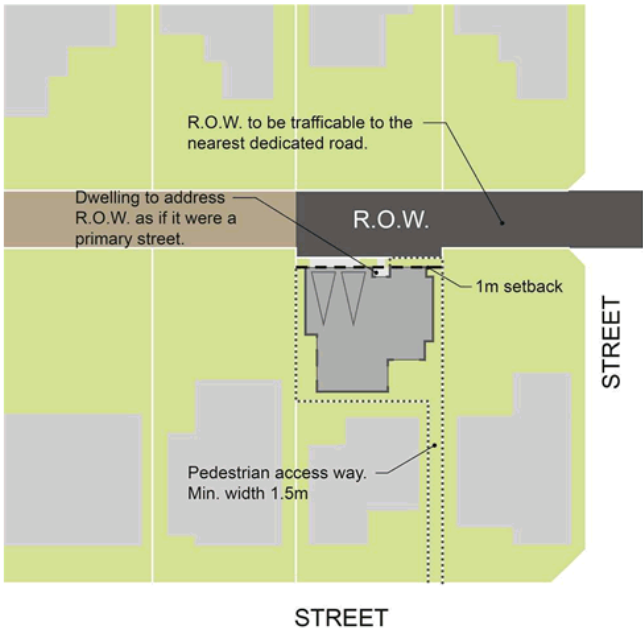


Figure 5.31 – Development on rights of way

Appendix 1 – DESIGN PRINCIPLES

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in well-integrated, engaging places that contribute to local identity and streetscape character.

Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.

3. Built form and scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, respects important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the whole life-cycle of the project.

Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed.

Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

6. Amenity

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.

Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.

7. Legibility

Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.

Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-considered, with built form responding to important vantage points.

Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.

Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development.

Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.

Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Page 138 of 139

Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.

In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.

In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

POLICY NO. 7.1.1

BUILT FORM

TABLE OF CONTENTS

PART 1 – PRELIMINARY	4
POLICY DEVELOPMENT	4
PURPOSE & APPLICATION	4
POLICY OBJECTIVES	4
RELATIONSHIP TO OTHER DOCUMENTS	5
DEFINITIONS.....	5
APPLICATION OF POLICY & DEVELOPMENT STANDARDS	7
FIGURE 1 – BUILT FORM AREAS	9
FIGURE 2 – BUILDING HEIGHTS	10
PART 2 - POLICY PROVISIONS	11
Section 1 – Town Centres	11
1.1 Building Height	12
1.2 Setbacks	16
1.3 Corner Sites	19
1.4 Ground Floor Design	20
1.5 Awnings, Verandahs and Collonades	25
1.6 Building Design	29
1.7 Landscaping	31
1.8 Environmentally Sustainable Design	34
1.9 Pedestrian Access.....	37
1.10 Vehicle Access & Parking.....	39
1.11 Service Areas & External Fixtures	43
Section 2 – Activity Corridors.....	46
2.1 Building Height	47
2.2 Activity Corridor Development Requirements	49

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Section 3 – Mixed Use.....	50
3.1 Building Height.....	51
3.2 Mixed Use Development Requirements	54
Section 4 – Transit Corridors	55
4.1 Building Size	56
4.2 Building Height.....	57
4.3 Setbacks	61
4.4 Open Space	64
4.5 Street Surveillance	64
4.6 Street Walls and Fences	65
4.7 Sight lines.....	68
4.8 Building Appearance	68
4.9 Outdoor living areas	68
4.10 Landscaping.....	69
4.11 Parking.....	71
4.12 Design of Car Parking Spaces.....	71
4.13 Vehicular Access.....	71
4.14 Site Works.....	71
4.15 Retaining Walls	71
4.16 Stormwater Management	72
4.17 Visual Privacy.....	72
4.18 Solar Access for adjoining sites.....	72
4.19 Dwelling Size.....	72
4.20 Outbuildings	72
4.21 External Fixtures	73
4.22 Utilities and Facilities	75
4.23 Environmentally Sustainable Design	75
Section 5 - Residential.....	76
5.1 Site Area	77
5.2 Street Setback.....	78
5.3 Lot Boundary Setback	79
5.4 Open Space	82

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

5.5	Communal Open Space	82
5.6	Building Height	83
5.7	Setback of Garages and Carports	87
5.8	Garage Width	91
5.9	Street Surveillance	92
5.10	Street Walls and Fences	94
5.11	Sight Lines	97
5.12	Appearance of Retained Dwelling.....	97
5.13	Outdoor Living Areas	97
5.14	Landscaping	98
5.15	Parking	102
5.16	Design of Car Parking Spaces.....	102
5.17	Vehicular Access.....	102
5.18	Pedestrian Access.....	102
5.19	Site Works.....	102
5.20	Retaining Walls	102
5.21	Stormwater Management	103
5.22	Visual Privacy.....	103
5.23	Solar Access for Adjoining Sites.....	103
5.24	Outbuildings	103
5.25	External Fixtures	104
5.26	Utilities and Facilities	106
5.27	Ancillary Dwellings	106
5.28	Aged or Dependent Persons' Dwellings	106
5.29	Single Bedroom Dwellings.....	106
5.30	Environmentally Sustainable Design	106
5.31	Development on Rights of Way	107
	Appendix 1 – DESIGN PRINCIPLES	111

PART 1 – PRELIMINARY

POLICY DEVELOPMENT

This Policy has been prepared under the provisions of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE & APPLICATION

The purpose of this Policy is to provide guidance on development in the City of Vincent. This Policy applies to all development applications in the City of Vincent.

POLICY OBJECTIVES

Context

1. Development which integrates land use, public space and the form of the built environment.
2. Ensure development is respectful of local and historic context.
3. Preserve and reinterpret established built form and social character.
4. Facilitate redevelopment while maintaining and enhancing amenity.

Design

5. To facilitate good quality and well-designed development, including both buildings and landscaping.
6. Development which facilitates activity and vibrancy.
7. Contribute to and bridges between planning and design specialties.
8. Encourage development that incorporates the principles of Crime Prevention through Environmental Design.
9. To facilitate orderly and proper planning by providing Deemed to Comply requirements as a straight-forward pathway to approval and Design Principles and Local Housing Objectives for innovative solutions resulting in positive development outcomes.

Sustainability

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

10. High quality urban places that are efficient, functional and attractive, and can respond to the changing needs of the community, environment and the economy over time.
11. Resource, energy and water efficiency throughout lifecycle including construction, maintenance and ongoing upkeep. Encourage building design that incorporates sustainable and energy efficient design that befits the local climate and provides comfortable living conditions.

Movement

12. Maximise the opportunities provided by the City of Vincent's proximity to the Perth central business district, major public transport routes, and cycling networks.

Housing

13. To provide a range of development types and encourage a range of housing typologies to address the demographic and needs of the community.
14. A focus on the retention and adaptive re-use of the City's building stock and the provision of affordable housing.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Vincent local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area (eg Character Retention Area Guidelines), the provisions of that specific Policy or Guidelines shall prevail. Where this Policy is inconsistent with the provisions of the Residential Design Codes, the provisions of this Policy shall prevail.

DEFINITIONS

Active Frontage	A ground floor space where there is visual engagement between those in the street and those on the ground floors of buildings.
Articulation	Architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints. For the purposes of this Policy articulation refers to points within a dwelling that clearly distinguish one part of the dwelling from another, such as setback between the ground and upper floors and indentations or 'breaks' within building walls.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Awning	A roof like structure attached to a building to provide shelter.
Building Height	As per the R Codes.
Canopy Coverage	Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems) from trees located within the subject site, excluding any area that falls within an adjoining privately owned lot.
Climate Moderation Devices	A structure or element which provides suitable control of internal temperature and air conditions, but does not include air conditioners.
Colonnade	A sequence of columns, covered or open, free-standing or part of a building.
Dedicated Road	A road which has been committed to public use in accordance with the <i>Land Administration Act 1997</i> .
Deep Soil Area	Soft landscape area on lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.
External Fixtures	As per the R Codes.
Landscaping	<p>As per the R Codes with additional clarification on “any other such area approved of by the decision-maker as landscaped area” to be defined as:</p> <p>Landscaped areas which are available for the use and enjoyment of the occupants, can include common and/or private open areas and recreational areas but does not include covered portions of driveways, hard paved driveways and parking areas, open air porous parking areas and driveways, or green walls.</p>
Natural Ground Level	As per the R Codes.
Permanent Structure	Building or development which is not temporary and cannot be easily removed, this includes but is not limited to development with footings.
Planting Area	An area with a minimum soil depth of 1m that supports growth of medium to large canopy trees.
Primary Street	As per the R Codes.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

R Codes	Refers to State Planning Policy 3.1: Residential Design Codes (as amended).
Secondary Street	As per the R Codes.
Skillion Roof	A mono-pitch roof form.
Soft Landscaping	An area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots, artificial turf, green walls and porous paving areas.
Stall riser	The part of a shop front below a window.
Streetscape design elements	Features of the street including, colour palette, texture, scale, materials and roof pitch.
Streetscape	The visual elements of a street including the road, adjoining buildings, foot paths, street furniture, trees and open spaces that combine to form the street's character.
Verandah	As per the R Codes.
Visible Light Transmission	Light passing directly through glass.
Visually permeable	As per the R Codes.

APPLICATION OF POLICY & DEVELOPMENT STANDARDS

1. Application

- 1.1. Part 2, Section 1 of this Policy applies to applications for development in the areas identified as town centre areas on Figure 1, pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.2. Part 2, Section 2 of this Policy applies to applications for development in the areas identified as activity corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.3. Part 2, Section 3 of this Policy applies to applications for development in the areas identified as mixed use areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.4. Part 2, Section 4 of this Policy applies to applications for development in the areas identified as transit corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.5. Part 2, Section 5 of this Policy applies to applications for development in the areas identified as residential areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Page 7 of 114

- 1.6. Development in the areas identified as reserves on Figure 1 are not subject to the provisions of this Policy.
- 1.7. Development on sites zoned Regional Centre, District Centre, Local Centre and Commercial are to be guided by the R-AC3 provisions of the R Codes for multiple dwelling or commercial development and R80 for the development of single houses or grouped dwellings or commercial premises in the residential built form area.

2. Development Standards

- 2.1. Applications for development that comply with the relevant Deemed to Comply policy provisions are considered to be acceptable and will therefore be approved.
- 2.2. Applications for development that seek departure from the Deemed to Comply policy provisions may be deemed to be acceptable where the following occurs:
 - 2.2.1 The applicant applies for assessment against the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;
 - 2.2.2 The applicant provides adequate justification against those Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;
 - 2.2.3 Where required by the City's Policy 4.2.13 – Design Advisory Committee (DAC), the applicant presents the development to the DAC to review and provide comment to the City regarding whether the application meets the relevant Design Principles contained within the Policy and Appendix 1 and Local Housing Objectives; and
 - 2.2.4 The City will assess and determine at its discretion that the outcome will achieve the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

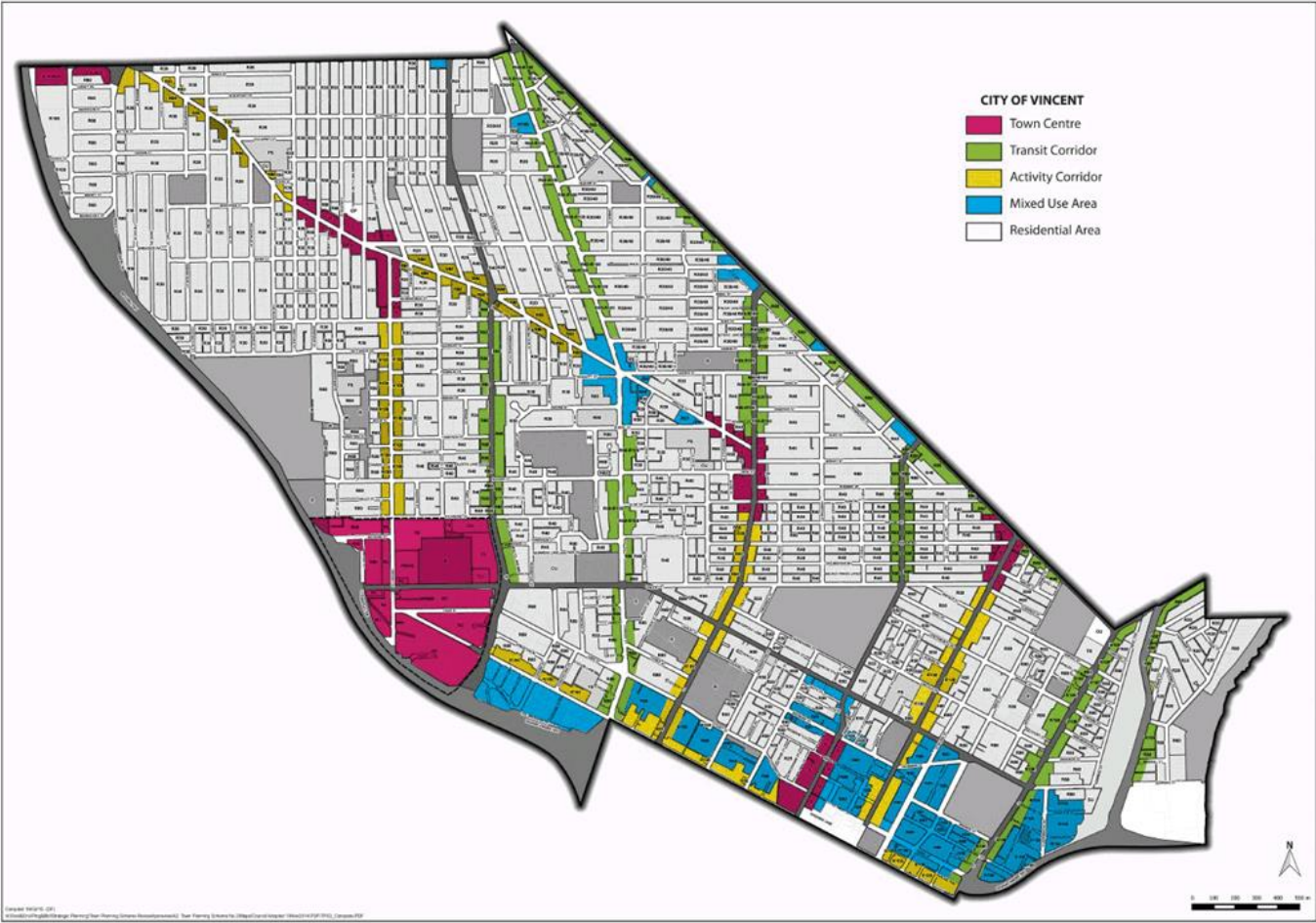


FIGURE 1 – BUILT FORM AREAS

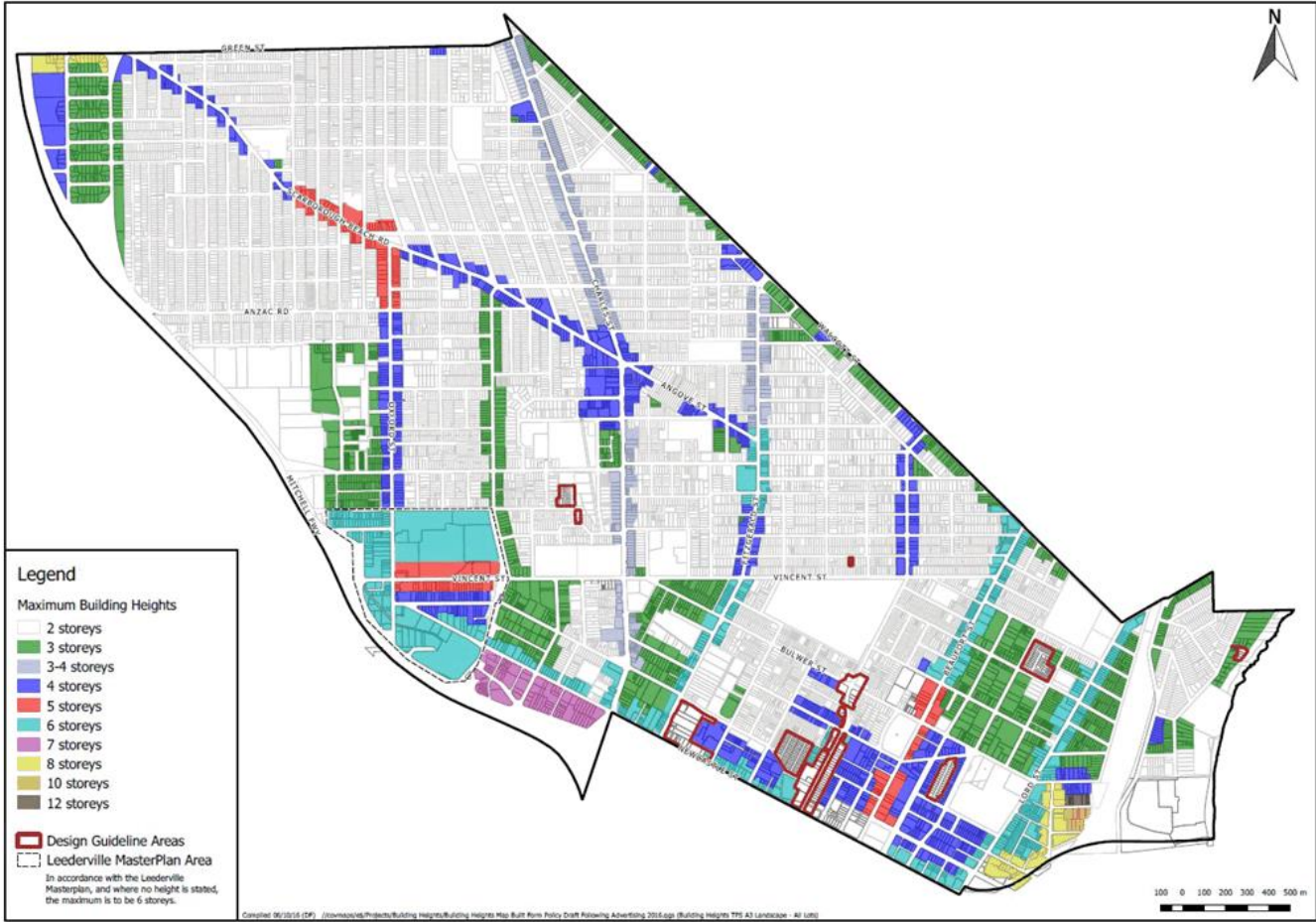


FIGURE 2 – BUILDING HEIGHTS

PART 2 - POLICY PROVISIONS

Section 1 – Town Centres

Part 2, Section 1 of this Policy applies to Town Centres as shown in Figure 1 – Built Form Areas.

Section 1 – Objectives

1. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes.
2. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
4. Establish well-connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
5. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
6. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
7. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
8. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
9. Development which is sustainable – Design buildings to maximise passive heating and cooling and minimise energy use and emissions.

1.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C1.1.1 Development that is consistent with the building heights provided in Table 1 and Figure 2.
P1.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C1.1.2 External fixtures may extend beyond the maximum height in Table 1 and Figure 2 where they are not visible from the street or neighbouring properties.
P1.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C1.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P1.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P1.1.5 The City may approve development which exceeds the maximum height stated in Table 1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.	

TABLE 1: Building Height – Town Centres

Location	Maximum No. of Storeys	Top of external wall (roof above)	Maximum Building Height			
			Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements.: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 storeys Angove Street – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

Section 1 – Town Centres

Page 13 of 114

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Location	Maximum No. of Storeys	Top of external wall (roof above)	Maximum Building Height			
			Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Perth	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

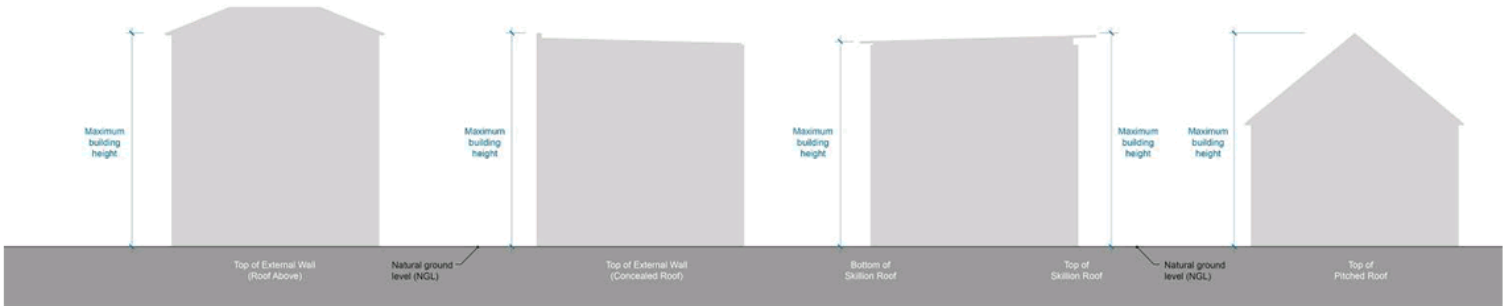


Figure C1.1.1 – Building Height Measurement

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	R30	A	A	B	B	C	C	C	C	C
	R40	A	A	A	B	B	C	C	C	C
	R50	A	A	A	A	B	B	C	C	C
	R60	A	A	A	A	A	B	B	B	B
	R80	A	A	A	A	A	D	D	D	D
	R100+	A	A	A	A	A	D	D	D	D
	No R-Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area	A	A	A	A	A	D	D	D	D

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	R Codes table 2a and 2b;	R Codes table 2a and 2b;
B	4.5m	6.5m
C	6.5m	12.5
D	R Codes Table 5	R codes Table 5

C1.2.6 Balconies are to be setback a minimum of 7.5 metres.

Development Adjoining Rights of Way

C1.2.7 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

Page 17 of 114

Section 1 – Town Centres

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	C1.2.8 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.
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1.3 Corner Sites

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.3.1 Development on corner sites that is designed to express significance and frame the corner to define the built form and give a strong edge to the public realm.	C1.3.1 Buildings which are designed to address and emphasise the corner and provide uninterrupted activation of both street frontages.
P1.3.2 Development expressed with strong visual elements that integrate with both street frontages.	C1.3.2 Footpath protection with awnings provided on both primary and secondary streets.
P1.3.3 Create cohesion of both street frontages and contribute to a comfortable pedestrian environment by addressing each frontage with awnings.	
P1.3.4 Designed to address developments on the opposing street corner.	

1.4 Ground Floor Design

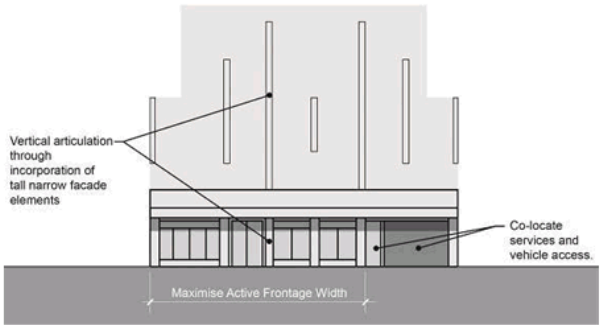
Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
<p>P1.4.1 Development shall integrate with adjoining public spaces and provide building frontages that contribute to the liveliness, interest, comfort and safety of these public spaces.</p> <p><u>Façade Design</u></p> <p>P1.4.2 Ground floor façade depths which provide robustness and space for detail.</p> <p>P1.4.3 Active frontage allowing uses to be clearly visible from the street.</p> <p>P1.4.4 Emphasise vertical articulation to break up building mass and highlight street level uses and details.</p> <p>P1.4.5 Development which retains traditional commercial facades where possible.</p> <p>P1.4.6 Contemporary active frontages which are designed with the core elements of traditional shopfront design.</p> <p>P1.4.7 Ground floor commercial spaces which increase engagement with the public realm with opening doors, windows and walls.</p> <p>P1.4.8 Security measures which do not adversely detract from the streetscape.</p>	<p><u>Façade Design</u></p> <p>C1.4.1 Ground floor façade depth of 300mm to allow space for window openings, seating ledges, the articulation of , openings, windows, sills, stall risers and other detailing.</p> <p>C1.4.2 Doorway articulation depth shall be between 500mm and 1m to clearly articulate entrances to buildings and tenancies.</p> <p>C1.4.3 The design shall incorporate vertical articulation by using tall and narrow façade treatments.</p> <p>C1.4.4 Maximise the width of active frontage including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.</p> <p>C1.4.5 Co-locate service areas and vehicular access to maximise the width of the active frontage.</p> <p>C1.4.6 Stall risers to a minimum height of 450mm.</p> <p>C1.4.7 Location of signage to be integrated into the design and articulation of the ground floor.</p> <p>C1.4.8 Where it is necessary to include fire boosters, mail boxes and external fixtures on the ground floor facade, these are to be screened or made to appear as part of the</p>

Page 20 of 114

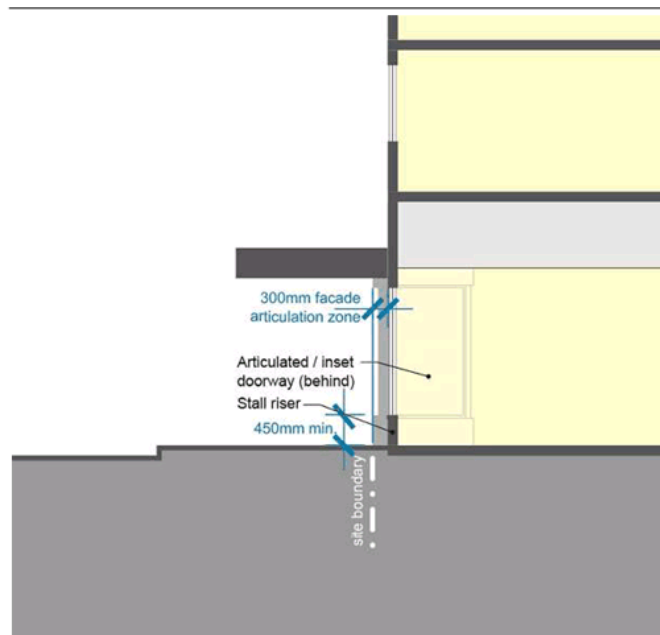
Section 1 – Town Centres

<p>P1.4.9 Adhere to the performance criteria of the Western Australian Planning Commissions, Designing Out Crime Planning Guidelines.</p>	<p>façade of the ground floor design to maximise the width of the active frontage.</p>
<p><u>Tenancy Size</u></p>	<p>C1.4.9 Minimal use of shallow framing systems and thin wall/glazing systems.</p>
<p>P1.4.10 Regular entrances with attractive, open and operable shopfronts, which increase the interest and engagement of pedestrians and improve walkability and vibrancy.</p>	<p>C1.4.10 Development which fronts a link or arcade must maximise active frontage.</p>
<p>P1.4.11 Spaces which accommodate relevant and desirable uses.</p>	<p>C1.4.11 Security measures located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses.</p>
<p>P1.4.12 Tenancies which maintain the regular spacing rhythm of the streetscape.</p>	<p>C1.4.12 Security measures which are transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.</p>
<p>P1.4.13 Development designed to be adaptive and cater for changing uses over time.</p>	<p><u>Tenancy Size</u></p>
<p>P1.4.14 All design elements and spaces within the development must have purpose, 'dead' spaces are not supported.</p>	<p>C1.4.13 Ground floor spaces are to have a finished floor level to finished ceiling level height of minimum 3.5m.</p>
<p><u>Materials</u></p>	<p>C1.4.14 Ground floor spaces with a width between 7.5m to 9m.</p>
<p>P1.4.15 High quality durable materials and textures used at street level which reference the surrounding context where possible.</p>	<p>C1.4.15 Ground floor tenancies within new mixed use and commercial buildings shall provide an acoustic report which demonstrates that they are capable of attenuating noise for a range of land uses including high intensity uses such as small bars and restaurants.</p>
<p>P1.4.16 Detailed and/or sustainably sourced materials which are highly engaging to the pedestrian.</p>	<p><u>Materials</u></p> <p>C1.4.16 Ground floor glazing and/or tinting to have a minimum of 70% visible light transmission to provide unobscured visibility.</p>

	C1.4.17 Use of contrasting materials. This may be in the form of contrasting texture, colour, pattern or material finish.
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C1.4.2 & C1.4.4 – Town Centre Facades

*Figure C1.4 – Façade Design*

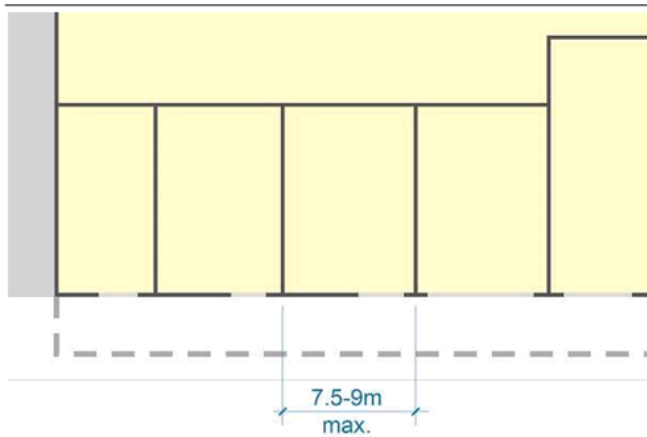
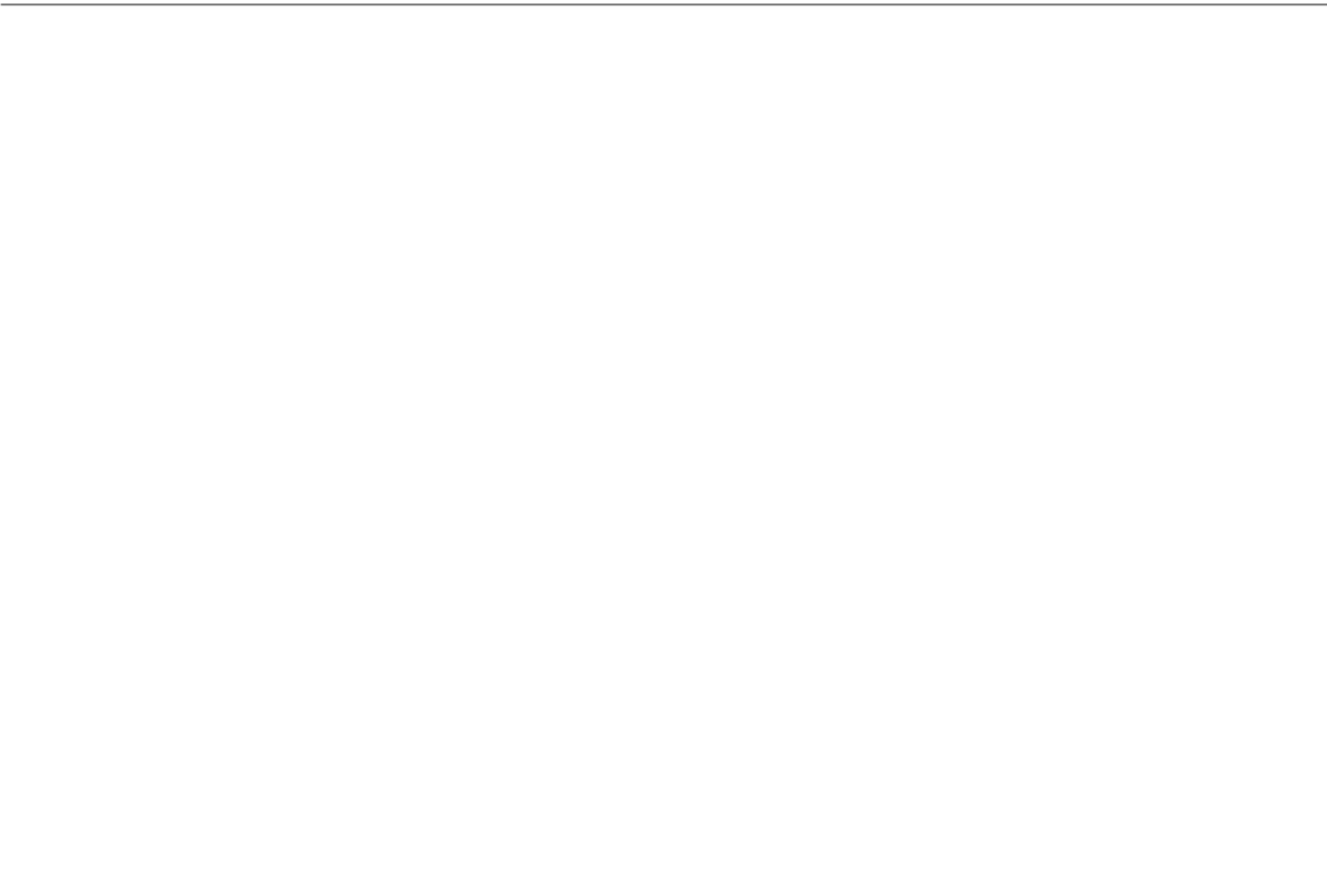


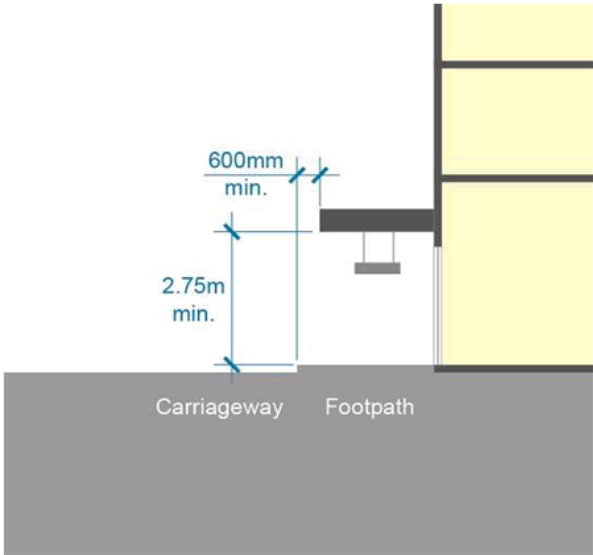
Figure C1.4.12 – Tenancy Size

1.5 Awnings, Verandahs and Collonades

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.5.1 Provide a continuous network of pedestrian shelter along building frontages to encourage walking and to provide protection from the elements.	C1.5.1 Awnings, verandahs and collonades must be a minimum height of 3.5m from finished floor level to the underside of the awning, verandah or collonade to accommodate under awning signage.
P1.5.2 Contribute to the legibility of a building and enhance building façade articulation.	C1.5.2 Provide continuous awnings or an alternative pedestrian protection measure along the full length of the building frontage to the primary and secondary streets.
P1.5.3 Create a human scale space that encourages window shopping and outdoor trading and dining.	C1.5.3 Be setback a minimum of 600mm from the face of kerb.
P1.5.4 Be considered an integral part of the overall architecture of the development and considers the form of existing awnings.	C1.5.4 Design into the awning, verandah or collonade the location of any existing and/or proposed verge tree/s.
P1.5.5 Designed to allow unobstructed access to public spaces.	C1.5.5 Integrate the design of the façade with the underside of the awning, verandah or colonnade.
P1.5.6 Design which is responsive to any existing and/or proposed verge trees.	C1.5.6 Awnings and verandahs must be designed to be removable.
P1.5.7 The City may approve development which does not provide an awning where landscaping, which provides equal or greater coverage than an awning, is proposed.	C1.5.7 New awnings, verandahs or collonades shall have regard to the height, depth and form of existing awnings and slope of the site.
	C1.5.8 Verandahs and collonades are only permitted where they are constructed wholly within the lot boundaries of development site.



Section 1 – Town Centres



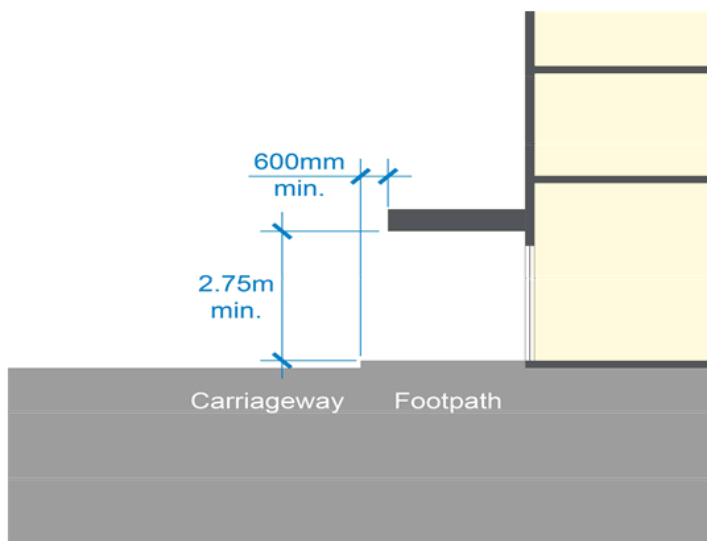
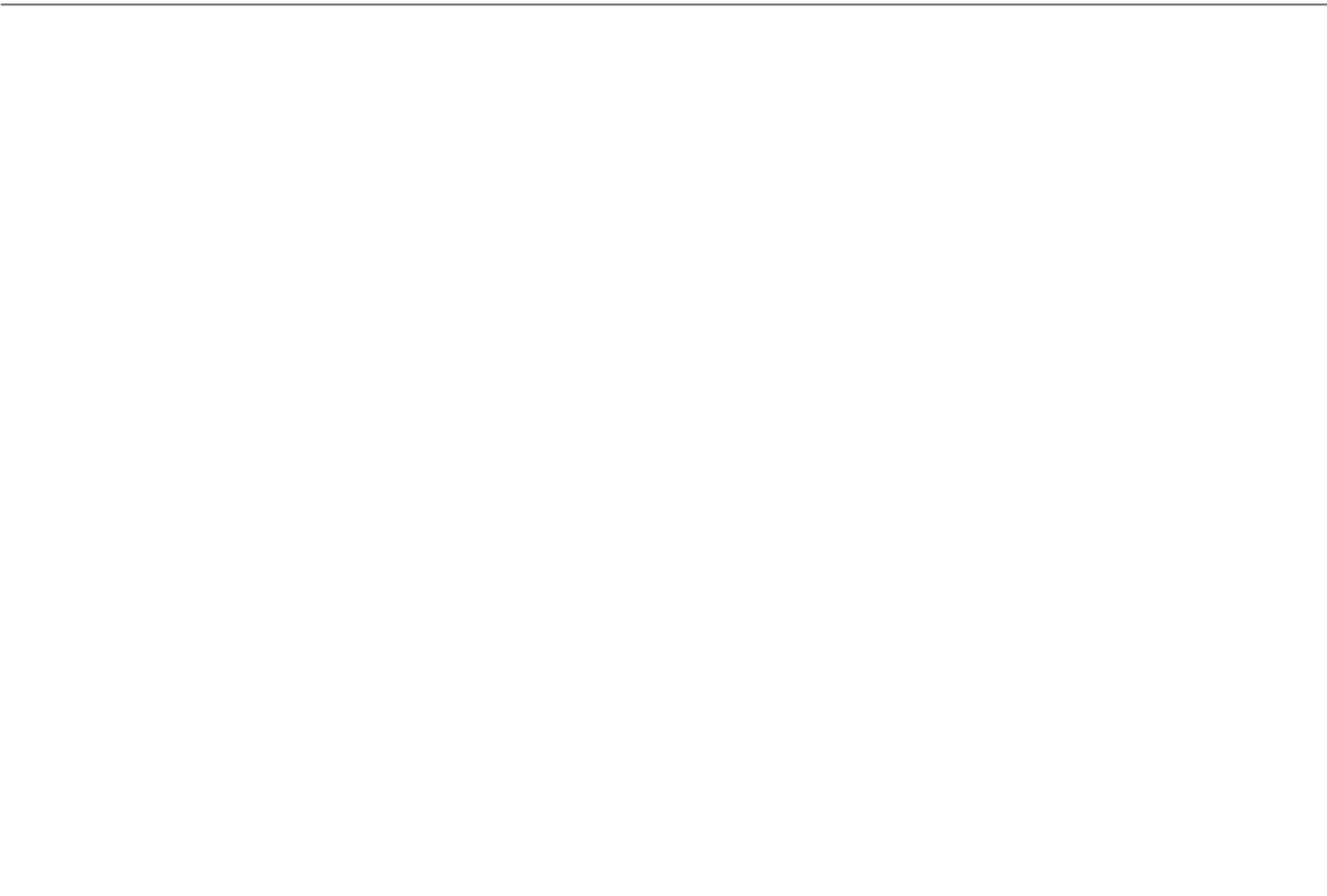


Figure C1.5 - Awnings

1.6 Building Design

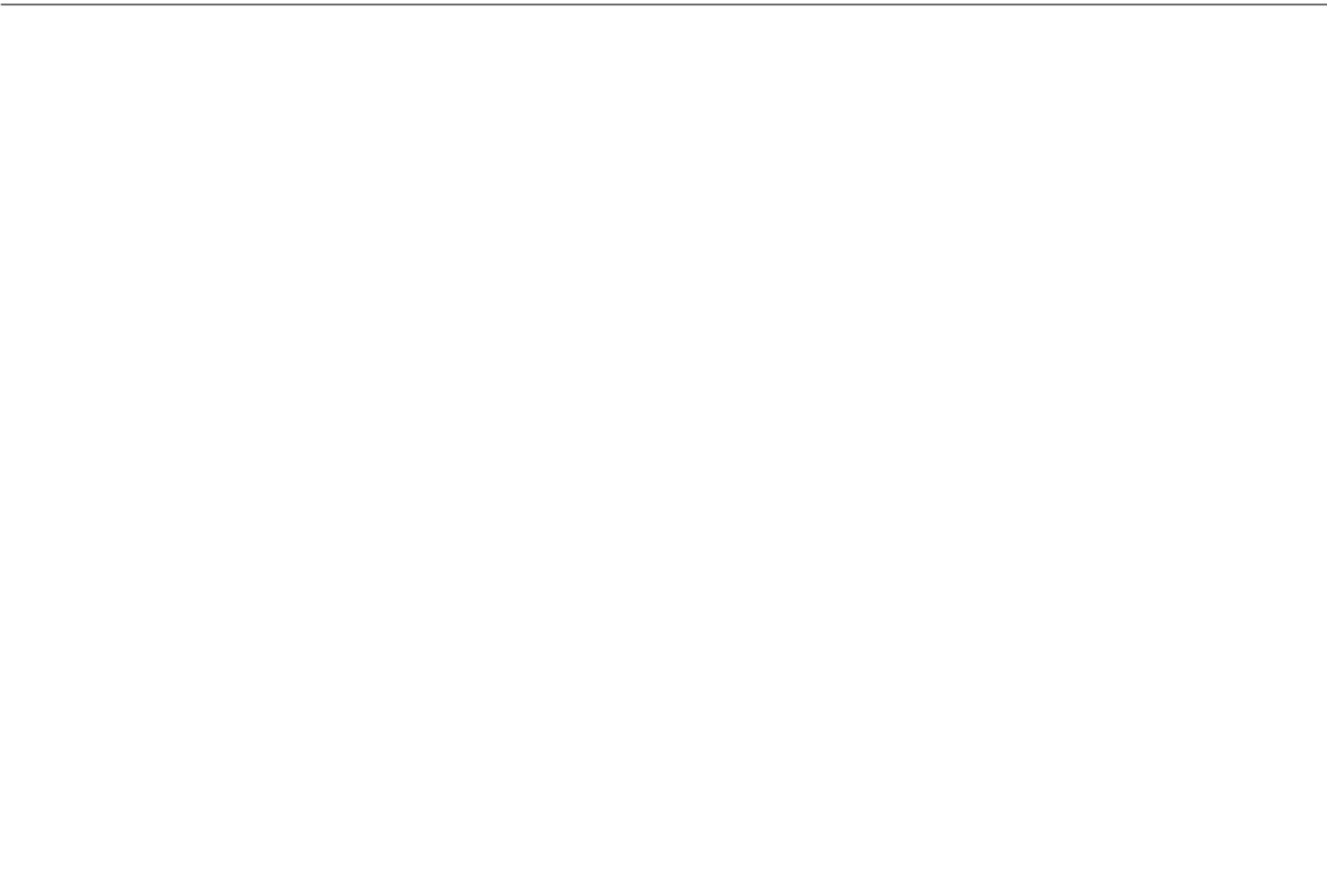
Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives provide guidance for development subject to Part 5 of the R Codes; and augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes, the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.6.1 Appropriate use of a variety of materials and finishes that complement elements of the existing local character.	C1.6.1 Façade depth shall be a minimum of 300mm to allow space for articulation of windows, and other detailing.
P1.6.2 Articulation that uses architectural elements in addition to setbacks to reduce its impact on adjoining properties and improves the amenity of adjoining properties and the streetscape.	C1.6.2 Fire boosters, mail boxes and external fixtures, shall be integrated into the building design.
P1.6.3 Fire boosters, mail boxes and external fixtures that are located to minimise the impact on the public realm.	
P1.6.4 Development that achieves visual interaction with the vehicle and pedestrian approaches.	
P1.6.5 Development which integrates and/or acknowledges the design elements of the street.	



Section 1 – Town Centres

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

		>1,500m ²	1m x 1m	5%
	C1.7.3	At least 80%* of the lot boundary setback area at ground level shall be provided as canopy coverage at maturity.		
	C1.7.4	Open air car parks, including access ways, shall have a minimum of 40% canopy coverage at maturity.		
	C1.7.5	All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.		
	C1.7.6	The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.		
	C1.7.7	Existing trees shall be retained.		



Section 1 – Town Centres

1.8 Environmentally Sustainable Design**Design Principles & Local Housing Objectives**

Where the R Codes apply to a development the following environmentally sustainable design provisions augment the R Codes and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.

For all development that is not subject to the R Codes the following apply as Design Principles.

P1.8.1 Development must demonstrate that:

- a. It maximises passive solar heating, cooling, natural ventilation and light penetration to reduce energy consumption;
- b. It is capable of recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications;
- c. Climate moderation devices can be incorporated to reduce passive solar gain in summer and increase passive solar gain in winter.
- d. Flat roof structures are white.
- e. That it is capable of achieving one of the environmental performance ratings shown in the below table, or their equivalent*.

Accepted Frameworks	Rating	Specifications / compliance requirements	Minimum requirement to be achieved
Green Building Council of Australia's Green Star rating system		current Design and As-Built rating tool	5 star Green Star rating
or			
Life Cycle Assessment Methodologies		ISO 14044 "Environmental management – Life cycle assessment – Requirements and Guidelines" and EN15978 "Sustainability of construction works – Assessment of	Residential component: <ul style="list-style-type: none"> - Global warming potential of the development over its lifetime to be reduced by 50% or more when compared to the average Australian code-compliant equivalent building built at the same time. - Water use of the development over its lifetime to be reduced by 25% or more when compared to the average Australian code-compliant equivalent building built at the same time. Commercial component:

	environmental performance of buildings – Calculation method.”	<ul style="list-style-type: none">- Global warming potential of the development over its lifetime to be reduced by 30% or more when compared to the average Australian code-compliant equivalent building built at the same time.- Water use of the development over its lifetime to be reduced by 15% or more when compared to the average Australian code-compliant equivalent building built at the same time.
Or equivalent*		
*The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards and subject to oversight by a certifying body.		

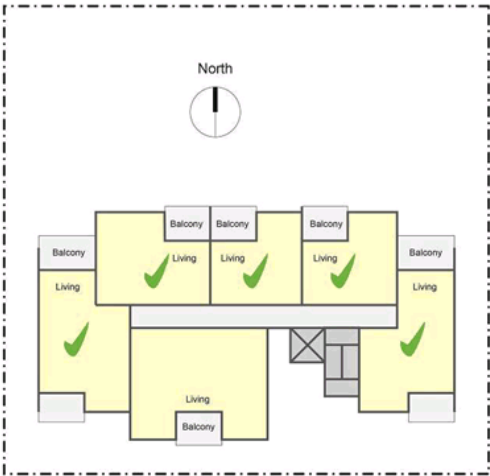


Figure C1.8.2 – Solar orientation

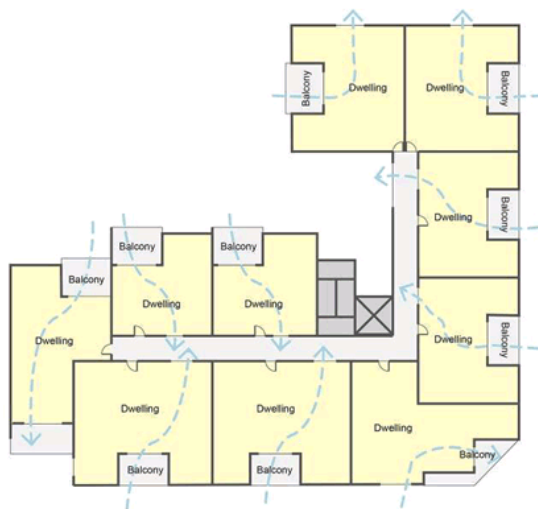


Figure C1.8.3 – Cross Ventilation

1.9 Pedestrian Access

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.2.3 and 6.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.1 and 6.2.1 C1.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.9.1 Ground floor levels which allow dignified and equitable accessibility and unobstructed activity to flow between the development and the public realm.	C1.9.1 Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
P1.9.2 Pedestrian entrances shall be clearly identified into buildings to provide a well-designed and functional public realm interface for all users.	C1.9.2 Access for pedestrians which directly fronts the primary street.
P1.9.3 Pedestrian entrances need to be welcoming and legible and clearly differentiated for all use types.	C1.9.3 Developments shall distinguish residential entries from retail and other commercial entries.
P1.9.4 Levels which create a direct visual connection between passers-by and the internal occupants or users.	C1.9.4 Internal ground floor level to be at grade.
P1.9.5 Provide new pedestrian links to improve permeability in local areas.	C1.9.5 Design of balustrades to be integrated into the design of the development.
P1.9.6 Public pedestrian links are preferred over private access links.	C1.9.6 Ramps are not to exceed 50% of the active frontage.
P1.9.7 Open air, unenclosed laneways and courtyard/squares are preferred.	

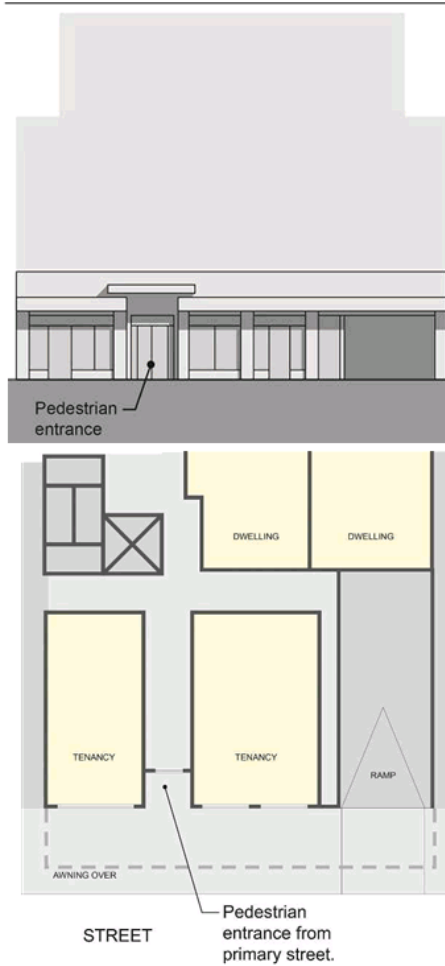


Figure C1.9 - Access

Section 1 – Town Centres

1.10 Vehicle Access & Parking

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Where the R Codes apply to a development the following provisions augment clauses 5.3.3, 5.3.4, 5.3.5, 6.3.3, 6.3.4 and 6.3.5 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.</i></p> <p><i>For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P1.10.1 Vehicle access to and from site is to be safe, manageable and convenient.</p> <p>P1.10.2 Pedestrian priority and safety is to be ensured by minimising the number, location and design of vehicle crossovers.</p> <p>P1.10.3 Minimise breaks in the street wall to maximise active frontages.</p> <p>P1.10.4 Service areas, loading bays and vehicle entrances should gain access from the Secondary Street or right of way where ever possible.</p> <p>P1.10.5 Minimise visual impact of car parking and supporting infrastructure from the primary or secondary streets.</p> <p>P1.10.6 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights of way, communal streets, crossovers, and footpaths.</p> <p>P1.10.7 Suitable end of trip facilities should be included in the initial design of the building.</p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><u>Vehicle Access</u></p> <p>C1.10.1 Access to on-site car parking spaces to be provided:</p> <ul style="list-style-type: none"> • where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road; • from a secondary street where no right of way exists; or • from the primary street frontage where no secondary street or right-of way exists. <p>C1.10.2 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.</p> <p>C1.10.3 Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.</p> <p>C1.10.4 Roller shutters and screens are to be visually permeable.</p> <p>C1.10.5 Onsite parking for a development shall be located beneath or at the rear of buildings.</p> <p>C1.10.6 In a mixed-use development, car bays should be clearly signposted differentiating between the residential car bays and the commercial car bays.</p>

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

<p>P1.10.8 Maximise the retention of existing mature vegetation through the location and design of vehicle access.</p> <p>P1.10.9 Car parking which is clearly differentiated for different use types and identifiable from the street.</p>	<p>C1.10.7 Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.</p> <p>C1.10.8 Existing trees must not be removed to provide for vehicle access.</p> <p><u>Crossovers</u></p> <p>C1.10.9 Each lot is to provide a maximum of one crossover.</p> <p>C1.10.10 The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.</p> <p>C1.10.11 The location of crossovers should maximize the ability to provide on-street car parking spaces.</p> <p>C1.10.12 Where a crossover meets a pedestrian path there must be clear communication of pedestrian priority.</p> <p>C1.10.13 Crossovers must be setback a minimum of 0.5m from the lot boundary.</p>
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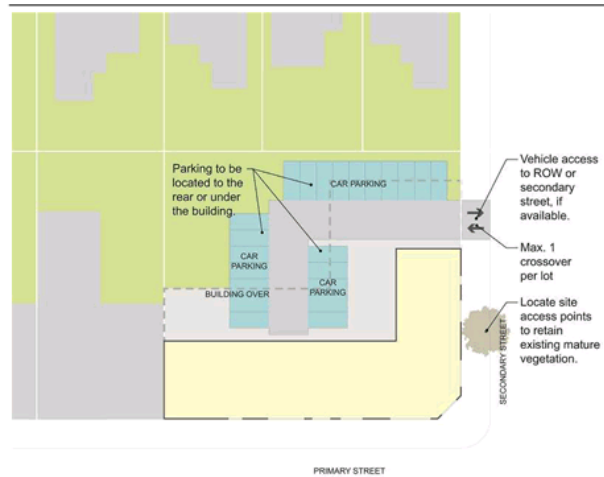


Figure C1.10 – Vehicle Access and Parking

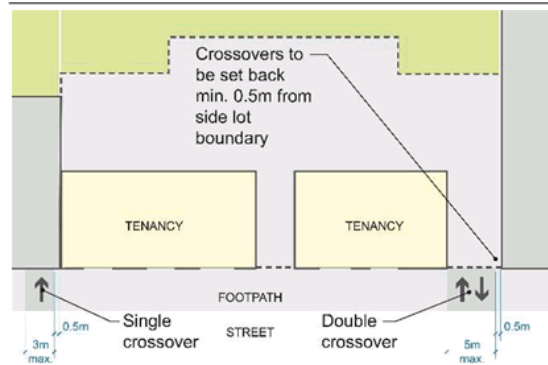


Figure C1.10.9 – C1.10.13 - Crossovers

1.11 Service Areas & External Fixtures

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4, 5.4.5, 6.4.5 and 6.4.6 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P1.11.1 Service areas and external fixtures shall be easily maintained, adequate and attractive and should be incorporated into the overall design of buildings and support renewable energy initiatives.</p> <p>P1.11.2 Developments should provide adequate waste storage facilities for each dwelling and/or commercial premises and this should be considered at the early stage of the design process.</p> <p>P1.11.3 New development should consider the undergrounding of power supply in order to improve the streetscape and provide space for increased landscaping, canopy coverage and development.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C1.11.1 Development must comply with Western Power Corporation Easements and Restriction Zones.</p> <p>C1.11.2 External fixtures are required to be concealed from the street and surrounding properties, located on the roof, basement or at the rear of the development.</p> <p>C1.11.3 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> • not visible from the street and surrounding properties; or • integrated with the design of the building. <p>C1.11.4 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation. <p><i>Where the R Codes apply to a development the following provisions augment clauses 5.4.5 C5.2 and 6.4.6 C6.2 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	<p>C1.11.5 Where there is an increased waste requirement, an area for waste management must be provided in accordance with the City's Waste Requirement Guidelines.</p> <p>C1.11.6 For any development a waste management plan must be provided which is to include information relating to the ability to adapt the waste storage spaces for any future increases in waste management requirements.</p>
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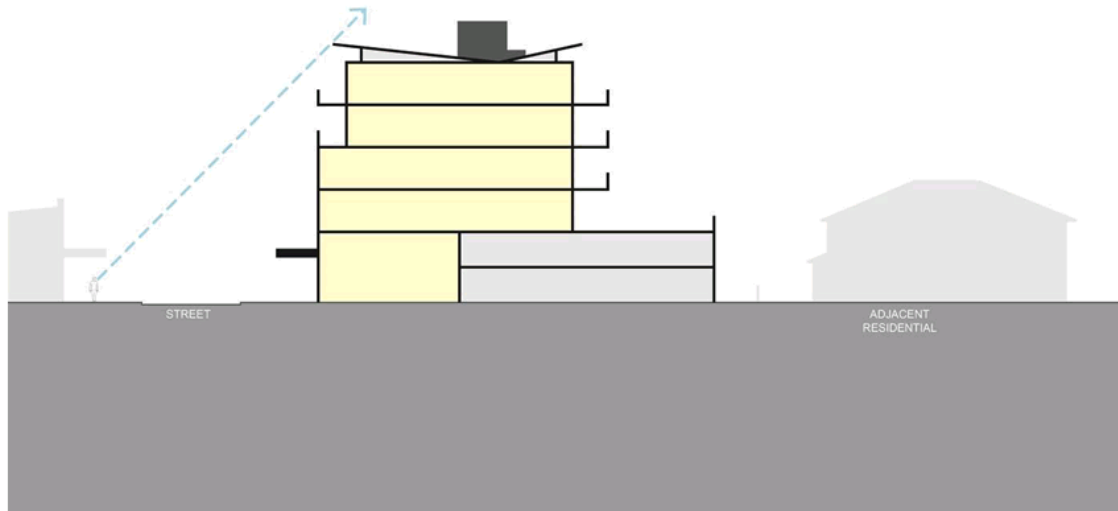


Figure C1.11 – External Fixtures

Section 2 – Activity Corridors

Part 2, Section 2 of this Policy applies to Activity Corridors as shown in Figure 1 – Built Form Areas.

Section 2 – Objectives

1. Improve the built form connection between the City's Town Centres – Design which provides connection between the City's Town Centres.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
4. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
5. Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
6. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
7. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
8. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
9. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
10. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.

2.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P2.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C2.1.1 Development that is consistent with the building heights provided in Table 2 and Figure 2.
P2.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C2.1.2 External fixtures may extend beyond the maximum height in Table 2 and Figure 2 where they are not visible from the street or neighbouring properties.
P2.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C2.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P2.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P2.1.5 The City may approve development which exceeds the maximum height stated in Table 2 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P2.1.1 – P2.1.4.	

TABLE 2: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

- 2.2.1** All development requirements of Section 1 – Town
Centres applies with the exception of Clause 1.1.

Section 3 – Mixed Use

Part 2 Section 3 of this Policy applies to Mixed Use Areas as shown in Figure 1 – Built Form Areas.

Section 3 – Objectives

1. Provide for a variety of Built Form - built form which facilitates positive interaction between a mix of land uses and residential densities.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
4. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
5. Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
6. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
7. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
8. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
9. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
10. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.

Page 50 of 114

Section 3 – Mixed Use

3.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P3.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C3.1.1 Development that is consistent with the building heights provided in Table 3 and Figure 2.
P3.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C3.1.2 External fixtures may extend beyond the maximum height in Table 3 and Figure 2 where they are not visible from the street or neighbouring properties.
P3.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C3.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P3.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P3.1.5 The City may approve development which exceeds the maximum height stated in table 3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P3.1.1 – P3.1.4.	

TABLE 3: Building Height – Mixed Use Areas

Mixed Use Area	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth						

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

Section 4 – Transit Corridors

Part 2 Section 4 of this Policy applies to Transit Corridors as shown in Figure 1 – Built Form Areas.

Section 4 – Objectives

1. Provide for medium to high density residential development - built form which facilitates for the quality design of medium to high density development.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
4. Reinforce and continue traditional design and character of established streetscapes - Materials and scale which fits within its context.
5. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
6. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
7. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
8. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.

4.1 Building Size

- 4.1.1** Where Part 5 of the R Codes applies, and for all other development, no provisions apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.1.1 of the R Codes apply.

4.2 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P4.2.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C4.2.1 Development that is consistent with the building heights provided in Table 4 and Figure 2.
P4.2.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C4.2.2 External fixtures may extend beyond the maximum height in Table 4 and Figure 2 where they are not visible from the street or neighbouring properties.
P4.2.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C4.2.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P4.2.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P4.2.5 The City may approve development which exceeds the maximum height stated in table 4 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P4.2.1 – P4.2.4.	

TABLE 4: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St						
West side and lots fronting Newcastle	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

Page 58 of 114

Section 4 – Transit Corridors

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Transit Corridors	Maximum No. of Storeys		Maximum Building Height			
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

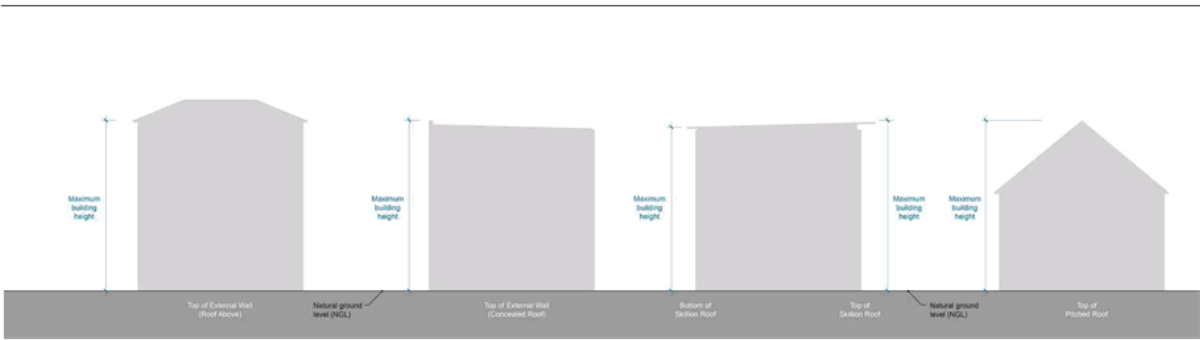


Figure C4.2.1 – Building Height and Measurement

4.3 Setbacks

Design Principles & Local Housing Objectives	Deemed to Comply	
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P4.3.1 Development which incorporates design elements that reduce the impact of building bulk.</p> <p>P4.3.2 Development which maximises natural light access, natural ventilation, internal and external privacy.</p> <p>P4.3.3 Setbacks that facilitate the provision of landscaping.</p> <p>P4.3.4 Development which activates and addresses rights of way.</p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.3.1 Where Part 5 of the R Codes applies the primary and secondary street setback is as per Clause C5.2.1. Where Part 6 of the R Codes applies, and for all other development, the primary and secondary street setback is as per Clause 6.1.3 in the R Codes.</p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.3.2 Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.</p> <p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.3 and 6.1.4 of the R Codes.</i></p> <p>C4.3.3 Lot boundary setbacks are to be in accordance with the following tables:</p> <table><tr><th>Subject Property</th></tr></table>	Subject Property
Subject Property		

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

		R20	R30	R40	R50	R60	R80	R100+	R-AC3	No R-Code
Neighbouring Property	Residential Built Form Area	R20	A	B	B	C	C	C	C	C
		R30	A	A	B	B	C	C	C	C
		R40	A	A	A	B	B	C	C	C
		R50	A	A	A	A	B	C	C	C
		R60	A	A	A	A	B	B	B	B
		R80	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	D	D	D	D
		No R-Code	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area	A	A	A	A	D	D	D	D	D
		Setback for ground floor, second storey and third storey					Setback for the fourth storey and above			
A		R Codes table 2a and 2b;					R Codes table 2a and 2b;			
B		4.5m					6.5m			
C		6.5m					12.5			

Page 62 of 114

Section 4 – Transit Corridors

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	D	R Codes Table 5	R codes Table 5
	C4.3.4	Balconies are to be setback a minimum of 7.5 metres.	
	C4.3.5	Clause 5.1.3 C3.2 and 6.1.4 C4.3 of the R Codes apply to the development of walls up to two side boundaries.	
	C4.3.6	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.	
	C4.3.7	Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.	

4.4 Open Space

- 4.4.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.1.4 and 5.1.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.1.5 of the R Codes apply.

4.5 Street Surveillance

- 4.5.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.1 of the R Codes apply.

4.6 Street Walls and Fences

Design Principles & Local Housing Objectives	Deemed-to-Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P4.6.1 Front fences and walls which enable surveillance and enhance streetscape.	C4.6.1 Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement.
P4.6.2 Development which adds interest to the street and minimises blank facades.	C4.6.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows: <ul style="list-style-type: none"> (a) Maximum height of 1.8 metres above the natural ground level; (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level; (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.
	C4.6.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	<p>and gates to the primary streets where those streets are district distributor roads to be as follows:</p> <p>(a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and</p> <p>(b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.</p> <p>C4.6.4 Exposed boundary walls visible to the street are to incorporate the following design features:</p> <ul style="list-style-type: none"> • Indentations; • Varying heights; • Varying materials, colours and textures; or • Public artwork. <p>C4.6.5 Any proposed vehicular or pedestrian entry gates shall be visually permeable.</p> <p>C4.6.6 Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.</p>
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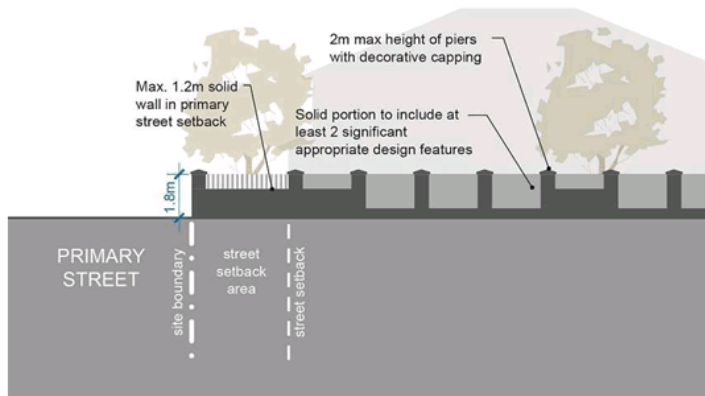


Figure C4.6 – Street walls and fences

4.7 Sight Lines

- 4.7.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.3 of the R Codes apply.

4.8 Building Appearance

- 4.8.1** Part 2, Section 1, Clause 1.6 applies to all development.

4.9 Outdoor Living Areas

- 4.9.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.1 of the R Codes apply.

4.10 Landscaping

Design Principles & Local Housing Objectives	Deemed-To-Comply																								
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.</i></p>																								
<p>P4.10.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.</p> <p>P4.10.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.</p> <p>P4.10.3 The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.</p> <p>P4.10.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.</p> <p>P4.10.5 Development that offsets the impact of removing existing trees.</p> <p>P4.10.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.</p> <p>P4.10.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.</p>	<p>C4.10.1 Deep Soil Areas shall be provided in accordance with the following requirements:</p> <table><tr><th>Site Area</th><th>Minimum Dimension</th><th>Deep Soil Areas (minimum % of site)</th></tr><tr><td><650m²</td><td>1m x 1m</td><td>10%</td></tr><tr><td>650m² – 1,500m²</td><td>1m x 1m</td><td>10%</td></tr><tr><td>>1,500m²</td><td>1m x 1m</td><td>10%</td></tr></table> <p>C4.10.2 50% of the front setback shall be provided as soft landscaping.</p> <p>C4.10.3 Planting Areas shall be provided in accordance with the following requirements:</p> <table><tr><th>Site Area</th><th>Minimum Dimension</th><th>Planting Area (minimum % of site)</th></tr><tr><td><650m²</td><td>1m x 1m</td><td>5%</td></tr><tr><td>650m² – 1,500m²</td><td>1m x 1m</td><td>5%</td></tr><tr><td>>1,500m²</td><td>1m x 1m</td><td>5%</td></tr></table>	Site Area	Minimum Dimension	Deep Soil Areas (minimum % of site)	<650m ²	1m x 1m	10%	650m ² – 1,500m ²	1m x 1m	10%	>1,500m ²	1m x 1m	10%	Site Area	Minimum Dimension	Planting Area (minimum % of site)	<650m ²	1m x 1m	5%	650m ² – 1,500m ²	1m x 1m	5%	>1,500m ²	1m x 1m	5%
Site Area	Minimum Dimension	Deep Soil Areas (minimum % of site)																							
<650m ²	1m x 1m	10%																							
650m ² – 1,500m ²	1m x 1m	10%																							
>1,500m ²	1m x 1m	10%																							
Site Area	Minimum Dimension	Planting Area (minimum % of site)																							
<650m ²	1m x 1m	5%																							
650m ² – 1,500m ²	1m x 1m	5%																							
>1,500m ²	1m x 1m	5%																							

Page 69 of 114

Section 4 – Transit Corridors

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	<p>C4.10.3 The required deep soil zone may be reduced to 8% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.</p> <p>C4.10.5 At least 30%* of the site area is provided as canopy coverage at maturity.</p> <p>C4.10.6 Open air car parks, including accessways, shall have a minimum of 40% canopy coverage at maturity.</p> <p>C4.10.7 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.</p> <p>C4.10.8 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.</p> <p>C4.10.9 Existing trees shall be retained.</p>
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4.11 Parking

4.11.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.

4.12 Design of Car Parking Spaces

4.12.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.

4.13 Vehicular Access

4.13.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.

4.14 Site Works

4.14.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.

4.15 Retaining Walls

4.15.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.

4.16 Stormwater Management

4.16.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.

4.17 Visual Privacy

4.17.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

4.18 Solar Access for adjoining sites

4.18.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

4.19 Dwelling Size

4.19.1 Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.3 of the R Codes apply.

4.20 Outbuildings

4.20.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

4.21 External Fixtures, Utilities and Facilities

Design Principles	Deemed-to-Comply
<p>P4.21.1 Where Part 5 of the R Codes applies all Design Principles of clause 5.4.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles of clause 6.4.5 of the R Codes apply.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.21.1 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> • not visible from the street and surrounding properties; or • integrated with the design of the building. <p>C4.21.2 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation. <p>C4.21.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.</p>

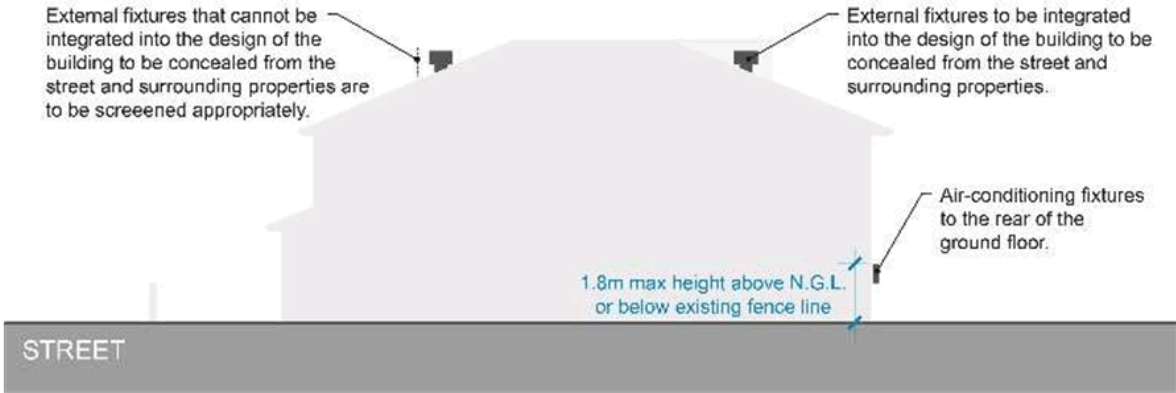


Figure C4.21 – External Fixtures

4.23 Environmentally Sustainable Design

4.23.1 The Design Principles and Local Housing Objectives of Clause 1.8 of this Policy apply to development in the Transit Corridor Built Form Area.

Section 5 - Residential

Part 2 Section 5 of this Policy applies to Residential Areas as shown in Figure 1 – Built Form Areas.

Section 5 - Objectives

1. Residential development - built form which facilitates the high quality design of low, medium and high density development.
2. Design that encourages interaction with the street and public spaces - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
3. Reinforce and maintains character of established streetscapes – Architecture and materials which fits within its context.
4. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
5. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
6. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.

5.1 Site Area

- 5.1.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.2 Street Setback

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.2.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.2 C2.1 i, 5.1.2 C2.1 ii and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><u>Street setback</u></p> <p>C5.2.1 The primary street setback is to be the average of the five dwellings adjoining either side lot boundary of the proposed development.</p> <p><u>Dual frontage</u></p> <p>C5.2.2 The above setback distances also apply to development which has an elevation to a road which does not intersect or adjoin the primary or secondary streets.</p>

5.3 Lot Boundary Setback

Design Principles & Local Housing Objectives	Deemed-to-Comply																																										
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.3.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provision replaces the Deemed to Comply requirements in clause 5.1.3 C3.2 and 6.1.4 C 4.3 of the R Codes.</i></p> <p>C5.3.1 For all development subject to Part 5 of the R Codes Clause 5.1.3 C3.2 of the R Codes applies to walls and is acceptable up to two side boundaries. For all development subject to Part 6 of the R Codes Clause 6.1.4 C 4.3 applies to walls and is acceptable up to two side boundaries.</p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.3 C3.1, 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.</i></p> <p>C5.3.2 Lot boundary setbacks are to be in accordance with the following tables:</p> <table><tr><th colspan="2" rowspan="2"></th><th colspan="10">Subject Property</th></tr><tr><th>R20</th><th>R30</th><th>R40</th><th>R50</th><th>R60</th><th>R80</th><th>R100+</th><th>R – AC3</th><th>No R-Code</th></tr><tr><th rowspan="2">Neighbouring Residential</th><th>R20</th><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr><tr><th>R30</th><td>A</td><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr></table>			Subject Property										R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R-Code	Neighbouring Residential	R20	A	B	B	C	C	C	C	C	C	R30	A	A	B	B	C	C	C	C	C
				Subject Property																																							
		R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R-Code																																	
Neighbouring Residential	R20	A	B	B	C	C	C	C	C	C																																	
	R30	A	A	B	B	C	C	C	C	C																																	

Page 79 of 114

Section 5 – Residential Areas

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R-Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area		A	A	A	A	D	D	D	D	D

		Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A		R Codes table 2a and 2b;	R Codes table 2a and 2b;
B		4.5m	6.5m
C		6.5m	12.5
D		R Codes Table 5	R codes Table 5

C5.3.3

C5.3.6

Balconies are to be setback a minimum of 7.5 metres.
Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

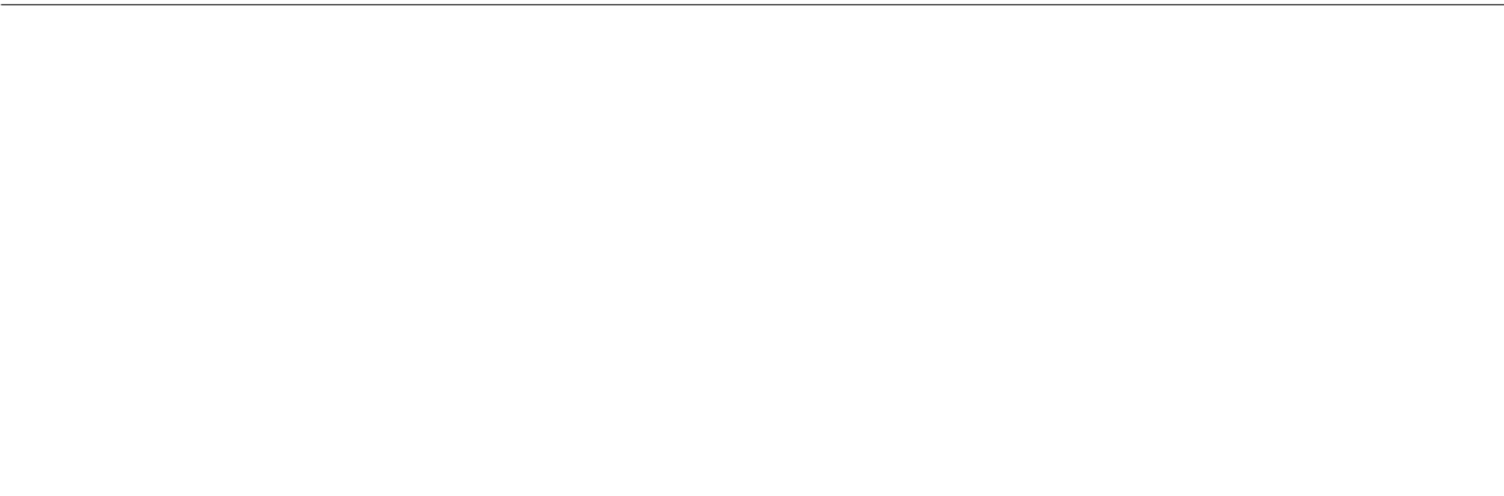


Figure 5.3 – Residential lot boundary setbacks

5.4 Open Space

- 5.4.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.1.5 of the R Codes apply.

5.5 Communal Open Space

- 5.5.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.5 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.6 Building Height

Design Principles & Local Housing Objectives	Deemed-to-Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P5.6.1 Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.	C5.6.1 Development that is consistent with the building heights provided in Table 5 and Figure 2.
P5.6.2 Design which is complimentary to existing developments.	
P5.6.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	
P5.6.4 Design which minimises overlooking and overshadowing.	
P5.6.5 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.	
P5.6.6 The City may approve development which exceeds the maximum height stated in table 5 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P5.6.1 – P5.6.5.	

TABLE 5: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey*	3m	4m	3m	4m	6m
2 storeys	6m	7m	6m	7m	9m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m



Figure C5.6.1 – Residential Building Heights

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Section 5 – Residential Areas

Page 86 of 114

5.7 Setback of Garages and Carports

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Clause 5.2.1 C1.1, 5.2.1 C1.2 and 5.2.1 C1.5 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P5.7.1 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.</p>	<p>C5.7.1 Vehicular access to car parking, carports and garages from the street are subject to compliance with clause 5.3.5 of the R Codes.</p>
<p>P5.7.2 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.</p>	<p>C5.7.2 Garages are to be setback a minimum of 500mm behind the building line of the dwelling.</p>
	<p>C5.7.3 Carports shall be setback in accordance with Clause C5.2.1 of this Policy. This setback may be reduced in accordance with Clause 5.1.2 C2.1 iii of the R Codes.</p>
	<p>C5.7.4 Garages and carports must match the existing dwellings predominant colour, scale and materials and must be complementary and subservient to the dwelling.</p>
	<p>C5.7.5 Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.</p>
	<p>C5.7.6 Carports shall allow light and ventilation to the major openings of the dwelling.</p>
	<p>C5.7.7 The total width of any carport within the street setback area is not to exceed 50 per cent of the frontage (including strata lots) of the lot or six metres whichever is the lesser.</p>

Page 87 of 114

Section 5 – Residential Areas

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Section 5 – Residential Areas

Page 88 of 114

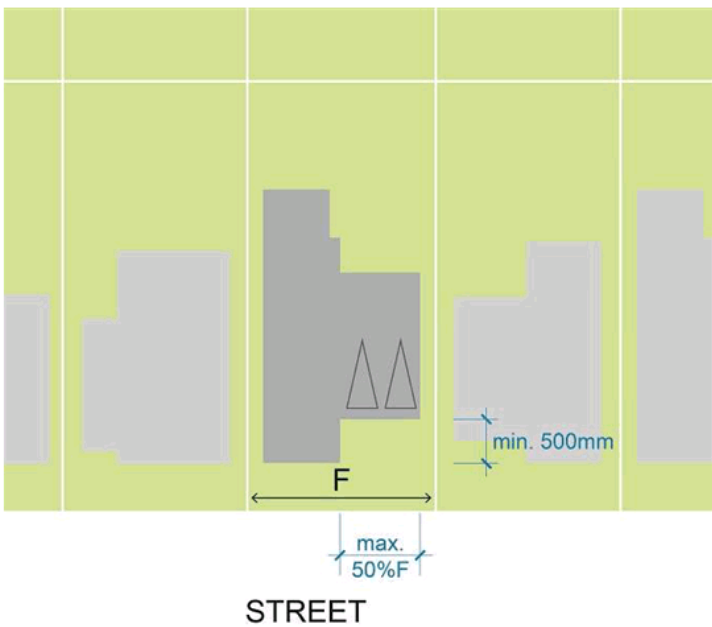


Figure C5.7.3 – Garage Street Setback

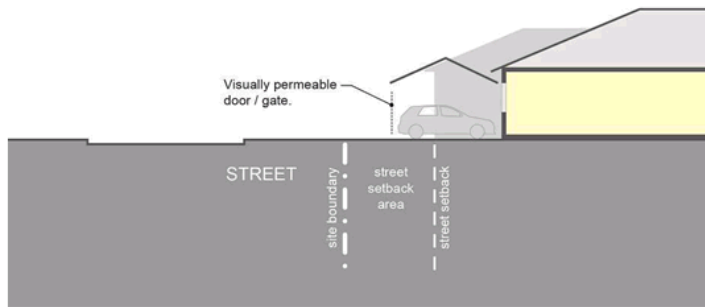


Figure C5.7.4 – Carports within Street Setback

5.8 Garage Width

- 5.8.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.2 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.9 Street Surveillance

Design Principles	Deemed-to-Comply
P5.9.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles of clause 6.2.1 of the R Codes apply.	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.2 and 6.2.1 C1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.9.1 The primary street elevation of the dwelling is to address the street and shall include the main entry (front door) to the dwelling.</p> <p>Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.</p>

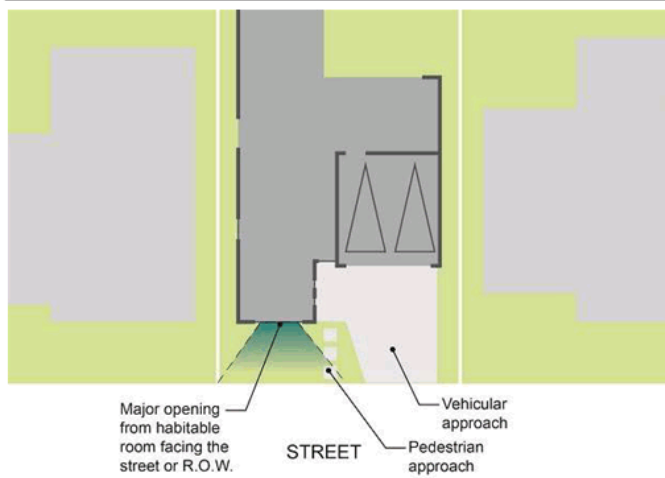


Figure C5.9.1 – Street Surveillance

5.10 Street Walls and Fences

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.10.2 Development which preserves and enhances the visual character of the existing streetscape by considering bulk, scale, setbacks, design, relationship between the private and public domain, and fencing styles.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.10.1 Street walls, fences and gates are to be of a style and materials compatible with those of the dwelling on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement and metal sheeting.</p> <p>C5.10.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:</p> <ul style="list-style-type: none"> (a) Maximum height of 1.8 metres above the natural ground level; (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level; (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed. <p>C5.10.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences</p>

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	<p>and gates to the primary streets where those streets are district distributor roads to be as follows:</p> <ul style="list-style-type: none"> (a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and (b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level. <p>Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.</p> <p>C5.10.4 Walls, fences and gates on the side boundaries within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.</p> <p>Note: Development with a visual truncation area shall give due regard to the City's Policy 2.2.6 – Truncations.</p>
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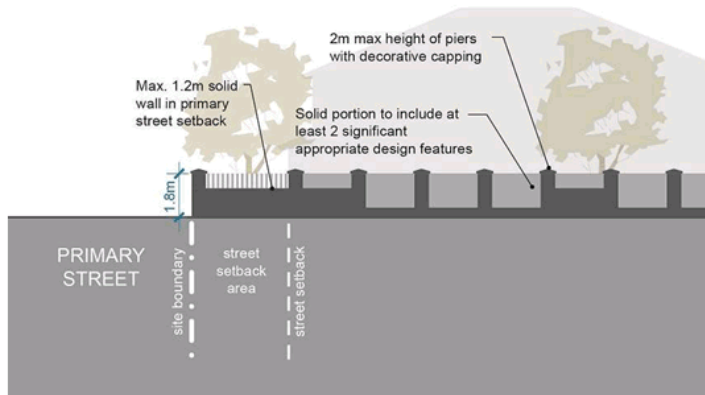


Figure C5.10 – Street Walls and Fences

5.11 Sight Lines

- 5.11.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.2.3 of the R Codes apply.

5.12 Building Appearance

- 5.12.1** Part 2, Section 1, Clause 1.6 applies to all development.

5.13 Appearance of Retained Dwelling

- 5.13.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.6 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.14 Outdoor Living Areas

- 5.14.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.3.1 of the R Codes apply.

5.15 Landscaping

Design Principles & Local Housing Objectives	Deemed-To-Comply												
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.</i></p>												
<p>P5.15.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.</p>	<p>New Dwellings</p>												
<p>P5.15.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.</p>	<p>C5.15.1 Deep Soil Areas shall be provided in accordance with the following requirements:</p>												
<p>P5.15.3 The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.</p>	<table><tr><th>Site Area</th><th>Minimum area</th><th>Deep Soil Areas (% of site)</th></tr><tr><td><650m²</td><td>1m x 1m</td><td>10%</td></tr><tr><td>650m² – 1,500m²</td><td>1m x 1m</td><td>10%</td></tr><tr><td>>1,500m²</td><td>1m x 1m</td><td>10%</td></tr></table>	Site Area	Minimum area	Deep Soil Areas (% of site)	<650m ²	1m x 1m	10%	650m ² – 1,500m ²	1m x 1m	10%	>1,500m ²	1m x 1m	10%
Site Area	Minimum area	Deep Soil Areas (% of site)											
<650m ²	1m x 1m	10%											
650m ² – 1,500m ²	1m x 1m	10%											
>1,500m ²	1m x 1m	10%											
<p>P5.15.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.</p>													
<p>P5.15.5 Development that offsets the impact of removing existing trees.</p>	<p>C5.15.2 Planting Areas shall be provided in accordance with the following requirements:</p>												
<p>P5.15.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.</p>	<table><tr><th>Site Area</th><th>Minimum Dimension</th><th>Planting Area (minimum % of site)</th></tr><tr><td><650m²</td><td>1m x 1m</td><td>5%</td></tr></table>	Site Area	Minimum Dimension	Planting Area (minimum % of site)	<650m ²	1m x 1m	5%						
Site Area	Minimum Dimension	Planting Area (minimum % of site)											
<650m ²	1m x 1m	5%											

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

P5.15.7	Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.	<table><tr><td>650m² – 1,500m²</td><td>1m x 1m</td><td>5%</td></tr><tr><td>>1,500m²</td><td>1m x 1m</td><td>5%</td></tr></table>	650m ² – 1,500m ²	1m x 1m	5%	>1,500m ²	1m x 1m	5%
650m ² – 1,500m ²	1m x 1m	5%						
>1,500m ²	1m x 1m	5%						
P5.15.8	Design which retains existing mature trees on site.	<p>C5.14.2 The required deep soil zone may be reduced to 8% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.</p> <p>C5.15.3 At least 30%* of the site area is provided as canopy coverage at maturity.</p> <p>C5.15.4 Open air car parks, including access ways, shall have a minimum of 40% canopy coverage at maturity.</p> <p>C5.15.5 All open-air parking areas for Multiple and Grouped Dwelling developments shall be landscaped at a rate of one tree per four car bays.</p> <p>C5.15.6 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.</p> <p>C5.15.7 Existing trees shall be retained.</p> <p>Additions and Alterations to all buildings</p> <p>C5.15.8 Where any additions or alterations to a building is proposed, 30% of the front setback area is to be provided as canopy coverage at maturity, unless a existing mature tree/s with equivalent coverage are retained anywhere on the site.</p>						

Figure 9 – Residential Landscaping

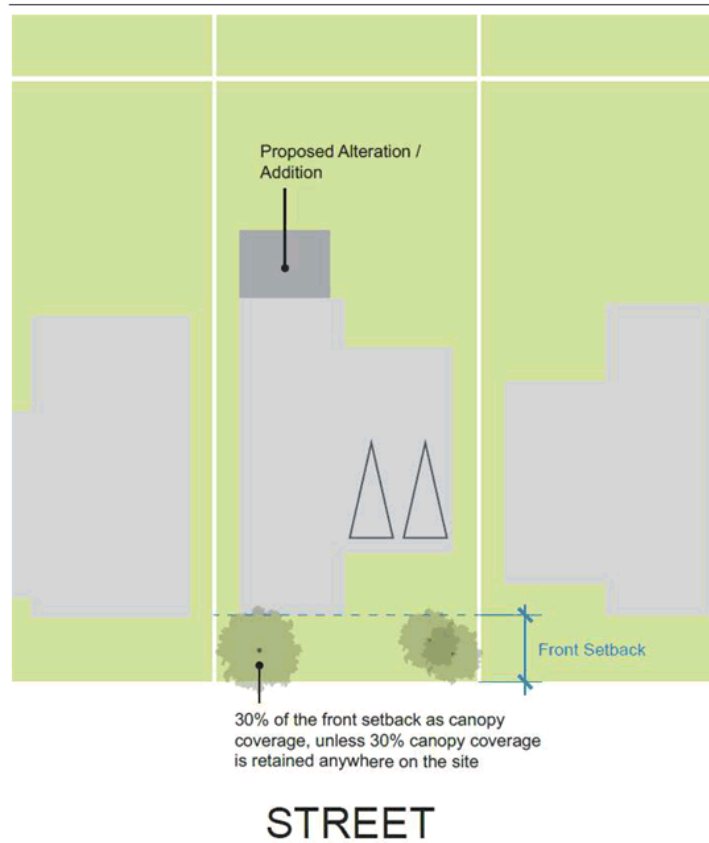


Figure C5.14.8 – Additions and Alterations

5.16 Parking

- 5.16.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.

5.17 Design of Car Parking Spaces

- 5.17.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.

5.18 Vehicular Access

- 5.18.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.

5.19 Pedestrian Access

- 5.19.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.6 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.20 Site Works

- 5.20.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.

5.21 Retaining Walls

5.21.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.

5.22 Stormwater Management

5.22.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.

5.23 Visual Privacy

5.23.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

5.24 Solar Access for Adjoining Sites

5.24.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

5.25 Outbuildings

5.25.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

5.26 External Fixtures, Utilities and Facilities

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4 and 6.4.5 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.26.1 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale and design.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 C4.3, C4.4, 6.4.5 C5.3 and C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.26.1 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> not visible from the street and surrounding properties; or integrated with the design of the building. <p>C5.26.2 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or a surface offering equal or more obstruction to view which does not compromise ventilation. <p>C5.26.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.</p>

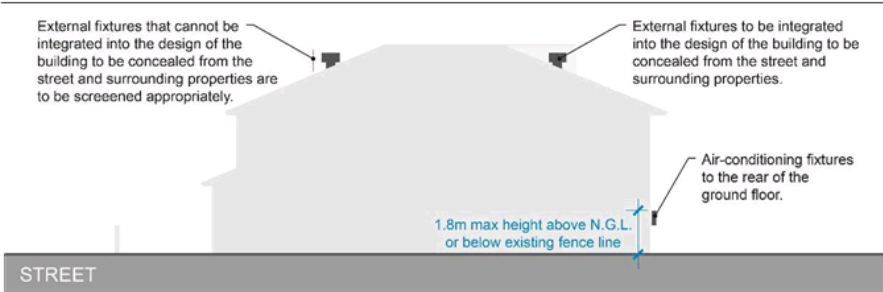


Figure 5.25 – External Fixtures

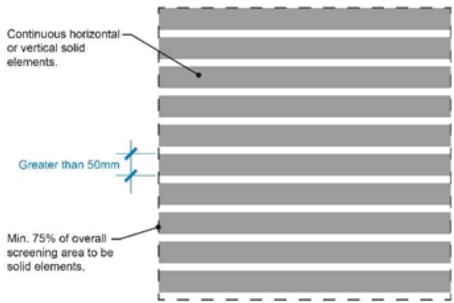


Figure C5.25.2 – Screening of External Fixtures

5.27 Ancillary Dwellings

- 5.27.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.28 Aged or Dependent Persons' Dwellings

In accordance with the City's Local Planning Policy No. 7.4.2 - Aged or Dependent Persons' Dwellings.

5.29 Single Bedroom Dwellings

- 5.29.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.3 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.30 Environmentally Sustainable Design

- 5.30.1** The Design Principles and Local Housing Objectives of P1.8.1 of this Policy apply to development in the Residential Built Form Area.

5.31 Development on Rights of Way

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p>P5.31.1 Design development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe for residents and visitors.</p> <p>P5.31.2 Development which provides appropriate pedestrian access to a dedicated road with suitable space for service areas and waste management.</p> <p>P5.31.3 Development which provides suitable space for safe vehicle movement in the right of way.</p>	<p>P5.31.1 Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.</p> <p><u>Orientation</u></p> <p>C5.31.2 Where a dwellings' primary street frontage is a right of way, or where no primary street or secondary street frontage exists, it is to be oriented to address the right of way using clearly defined entry points and major openings as if it were a primary street.</p> <p><u>Setbacks</u></p> <p>C5.31.3 Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied. The City may consider reduced setbacks where it can be demonstrated that there is suitable space in the right of way for safe vehicle movements.</p> <p><u>Access</u></p> <p>C5.31.4 Each lot that does not have direct frontage to a dedicated road is to be provided with a pedestrian access way to a dedicated road. The width of the pedestrian access way is to be 1.5 metres.</p>

Section 5 – Residential Areas

Page 107 of 114

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

	C5.31.5 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.
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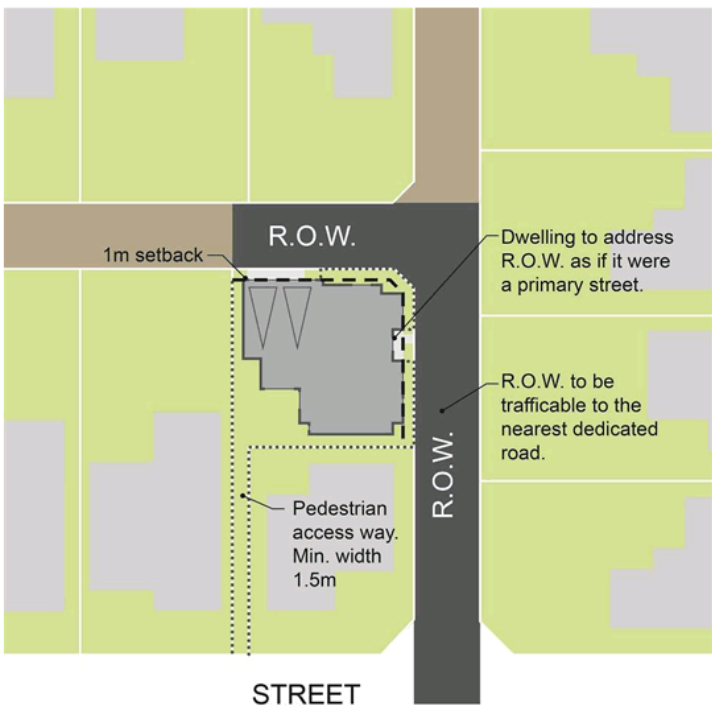


Figure 5.31 – Corner development on rights of way

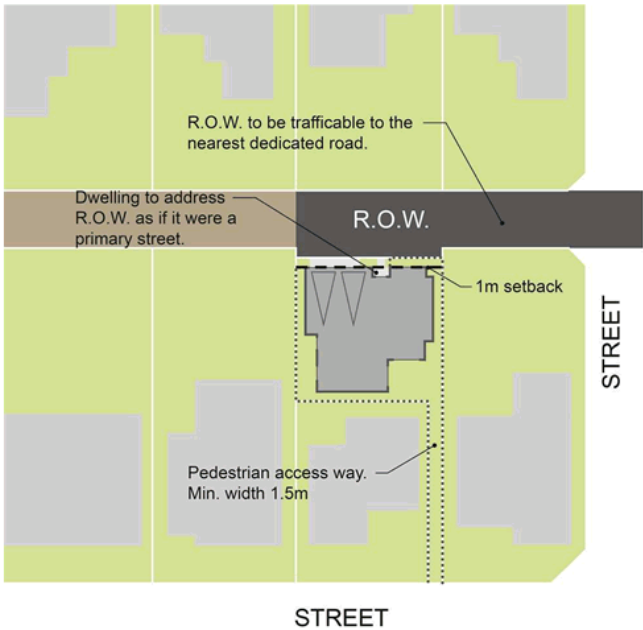


Figure 5.31 – Development on rights of way

Appendix 1 – DESIGN PRINCIPLES

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in well-integrated, engaging places that contribute to local identity and streetscape character.

Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.

3. Built form and scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, respects important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the whole life-cycle of the project.

Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed.

Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

6. Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.

Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.

7. Legibility

Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.

Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-considered, with built form responding to important vantage points.

Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.

Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development.

Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.

Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.

In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.

In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 16
DESIGN GUIDELINES FOR THE HALF STREET BLOCK BOUNDED BY FITZGERALD, NEWCASTLE (ALL LOTS BETWEEN PALMERSTON AND FITZGERALD STREETS) AND STUART STREETS AND PENDAL LANE,
PERTH

APPENDIX NO. 16

**DESIGN GUIDELINES FOR THE HALF STREET BLOCK BOUNDED
BY FITZGERALD, NEWCASTLE (ALL LOTS BETWEEN PALMERSTON
AND FITZGERALD STREETS) AND STUART STREETS AND
PENDAL LANE, PERTH**

**1. INTRODUCTION**

These Guidelines apply to all land within the development area bounded by Fitzgerald, Newcastle (all lots between Palmerston and Fitzgerald Streets) and Stuart Streets and Pendal Lane, Perth.

The Guidelines aim to provide developers and landowners with direction to design and construct development of a high calibre and intensity of use befitting of the land's location and suitability.

2. CONTEXT

The half street block bounded by Fitzgerald, Newcastle (all lots between Palmerston and Fitzgerald Streets) and Stuart Street and Pendal Lane covers an area just over 2 hectares. It is characterised by a variety of semi-industrial and commercial uses fronting Newcastle Street and Fitzgerald Street and backing onto Pendal Lane. The opposing side of Pendal Lane accommodates the Maltings development and a number of former industrial buildings retrofitted for residential apartments (these properties are not included in the development area). Traditionally, the local area has been characterised by large scale industrial activities with sporadic residential properties.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 16

DESIGN GUIDELINES FOR THE HALF STREET BLOCK BOUNDED BY FITZGERALD, NEWCASTLE (ALL LOTS BETWEEN PALMERSTON AND FITZGERALD STREETS) AND STUART STREETS AND PENDAL LANE, PERTH

3. KEY CHARACTERISTICS

- Transitional area containing blighted, underdeveloped properties.
- Newcastle Street, until recently, was a major east-west thoroughfare of the central business district.
- Recent upgrading of the area as a result of the Graham Farmer Freeway, streetscape works, refurbishment of heritage places and the construction of new commercial, residential and mixed-use developments within *New Northbridge*.
- Newcastle Street marks the boundary between the City of Vincent and the City of Perth.

4. OPPORTUNITIES

- Significant and rapid development has occurred in *New Northbridge* contributing to an improved amenity and confidence in inner-city development.
- Establish development that reinforces a gateway into the City of Vincent.
- A number of large underutilised properties apt for redevelopment.
- Proximity to the Perth central business district, public transport and road networks.
- High demand for high-quality, inner-city living.
- Growing need for diverse housing types close to services and infrastructure.
- The removal of adverse uses from the inner city as a result of centrally located industrial uses relocating to outer industrial areas.
- The new role of Newcastle Street effectively discourages heavy haulage vehicles and cross-city traffic.
- Proximity and outlook to Robertson Park - ability to draw on openness afforded by its size and proximity to the area.
- Design standard, form and impetus of recent development.
- Encourage the provision of affordable housing.
- Encourage the use of 'green building' technology.

5. THE RELATIONSHIP WITH OTHER DOCUMENTS

These Guidelines are to be read in conjunction with the City of Vincent Town Planning Scheme No. 1, the Residential Design Codes of Western Australia and any relevant Council Policies.

Where requirements are inconsistent, these Guidelines are to take precedence over other documents and Policies.

6. DEVELOPMENT OBJECTIVES

The Guidelines aim to achieve the following objectives:

- i) To facilitate good quality and well-designed buildings for residential, commercial and mixed-use purposes.
- ii) To maximise the use and enjoyment of the excellent public open space afforded in the area.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 16
DESIGN GUIDELINES FOR THE HALF STREET BLOCK BOUNDED BY FITZGERALD, NEWCASTLE (ALL LOTS
BETWEEN PALMERSTON AND FITZGERALD STREETS) AND STUART STREETS AND PENDAL LANE,
PERTH

- iii) To maximise the opportunities afforded by the area's proximity to the central business district, major public transport routes, road networks and gateway to the City of Vincent.
- iv) To create a premier example of robust building forms catering to a variety of uses within a pleasant inner-urban environment.
- v) To create a mixed-use environment where the amenity of all users is respected and considered.
- vi) To build on the sense of place evidenced by the area's history and cultural diversity.
- vii) To encourage the use of 'green building' techniques and the provision of 'affordable housing'.

7. DESIGN FEATURES

These Guidelines will achieve the above objectives by considering the following design features:

SITE PLANNING

- i) **Subdivision** - Unlike the surrounding residential areas, the subdivisional pattern of this street block is characteristically industrial, irregular in pattern with large lots. The ownership of property favours clusters of lots; hence there is scope for diversity in the types of development across the street block. The City of Vincent encourages the amalgamation of lots to facilitate effective, rational and optimised development. Some lots fronting Fitzgerald Street are still affected by a Metropolitan Region Scheme road widening reservation and the extent of the road widening reservation would need to be confirmed with the Western Australian Planning Commission.
- ii) **Density and Mix** - The street block is located within a transitional area characterised by a wide variety of uses. The City of Vincent recognises the opportunity available to develop this area with higher density development, consistent with development occurring south of Newcastle Street. As such, the City of Vincent is seeking higher density development commensurate with an R160 density. The remaining semi heavy industrial and intensive commercial service uses are expected to relocate and be replaced by appropriate contemporary inner-city uses. New development and change of use applications will require active ground floor uses. These will be characterised by:
 - Residential commensurate with R160 density;
 - Mixed use within the area zoned Residential/Commercial, with a minimum 66 per cent residential (commensurate with R160 density) and compatible commercial and non-residential uses, such as offices and consulting rooms;
 - Contemporary robust buildings, containing a variety of housing types to meet differing household types;
 - Opportunity for affordable housing; and
 - Shops, restaurants and other active and interactive uses commensurate with the locale, within the area zoned Commercial along Newcastle Street.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 16
DESIGN GUIDELINES FOR THE HALF STREET BLOCK BOUNDED BY FITZGERALD, NEWCASTLE (ALL LOTS
BETWEEN PALMERSTON AND FITZGERALD STREETS) AND STUART STREETS AND PENDAL LANE,
PERTH

- iii) **Height and Massing** - The wide reserve of Fitzgerald Street, the openness of Robertson Park and the adjacent Maltings development support building height to a maximum of 43 storeys adjacent to the primary streets. A minimum height of two storeys to the primary streets is considered appropriate. The Council may consider greater development heights up to a maximum of six storeys, particularly on those lots with frontage to both Fitzgerald Street and Pandal Lane provided the greater height is positioned towards the centre of the lot, to ensure consistency with building forms in the immediate surrounding area, and acceptable levels of amenity can be maintained at adjoining lots. It is considered appropriate for those developments that extend above 3 storeys for the fourth storey to be setback a minimum of 10 metres from Fitzgerald Street, and any building height above 4 storeys a minimum of 30 metres from Fitzgerald Street.

Development is to incorporate significant vertical and horizontal articulation on the rear elevations, particularly those adjacent to Pandal Lane to ensure that there is no undue impact on the amenity of the adjacent properties and to ensure that a safe environment for pedestrians is maintained along Pandal Lane.

The opportunity to extract maximum impact from corner locations will be encouraged and promoted, and greater heights will be considered in these instances. Buildings are to define corners by building to the street alignment and create landmark features. Corners may be emphasised by greater scale or differing geometries relative to surrounding development. This may include chamfering, curving, additional height, varying roof forms, verandahs, balconies or other design elements which accentuate corners.

- iv) **Plot Ratio** - Plot ratio provisions for residential development are to be generally in accordance with R160 pertaining to the Residential Design Codes however, the City of Vincent may consider variations. Non-residential floorspace is not subject to plot ratio provisions in this respect.
- v) **Connectivity and Legibility** - All buildings are to provide active frontages to all street frontages including Pandal Lane. Particular attention is to be given to all Pandal Lane frontages to encourage liveliness and interest and as a safe, shared pedestrian-motor vehicle thoroughfare to Newcastle Street. The use of functional balconies and terraces and major windows to overlook the laneway, along with development above garages to ensure additional activity is strongly encouraged.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 16
DESIGN GUIDELINES FOR THE HALF STREET BLOCK BOUNDED BY FITZGERALD, NEWCASTLE (ALL LOTS
BETWEEN PALMERSTON AND FITZGERALD STREETS) AND STUART STREETS AND PENDAL LANE,
PERTH

- vi) **Façade and Interface** - Buildings are to have nil setbacks to the front, side and rear boundaries and the Fitzgerald Street road widening line. All new developments are to have a nil setback to Stuart Street. Openings are to be provided to all levels facing the primary street, Pendal Lane and rights of way. Buildings fronting onto primary streets, including Pendal Lane where appropriate, are to provide pedestrians with weather protection over the footpath (awnings). It is desirable that buildings facing Stuart Street take full advantage of views over the park with balconies to the residential components. Balconies to commercial uses may be considered where their use will not unduly impact on the amenity of the area or adjacent residential uses. Nil setbacks to all other boundaries.

Building facades are to be articulated and detailed (broken into distinct visual elements). The public faces of buildings are to be detailed in order to provide richness and variety, with accentuated elements aimed at reducing the perceived building bulk. The creation of expansive blank walls and featureless glazing is prohibited. Pedestrian entrances must be clearly visible from the street.

- vii) **Vehicle and Pedestrian Access** - The street block provides vehicular access from the primary streets of Fitzgerald (restricted), Newcastle and Stuart Streets, Pendal Lane (dedicated road) and two rights of way. Vehicular access from Pendal Lane or a right of way is strongly encouraged, and in such instances the length of Pendal Lane adjacent to the subject land is to be widened by at least one (1) metre through a road widening or a legal agreement or a grant of access easement with the City of Vincent being a party at the development approval stage, or a road widening at the subdivision stage. This will facilitate safer vehicular access and promote a more pedestrian-friendly environment along Pendal Lane.

In those instances where vehicle access is only available from the primary street, the access way is to be unobtrusive; car parking is not permitted within the front setback area. Pedestrian access is to be gained from the primary streets and Pendal Lane.

- viii) **Car Parking** - Car parking bays are to be provided in accordance with the Town Planning Scheme, the City's Policy relating to Parking and Access and the Residential Design Codes. The City of Vincent may consider variations to car parking requirements given the accessibility to public transport and where it is considered that a lesser provision will not impact on the amenity of the area.
- ix) **High Quality Design and Function** - The use of highly qualified practitioners for architectural and urban design is strongly encouraged given the expectation for architectural diversity in innovative, contemporary development in this area. The resultant development should be robust, with well-designed buildings facilitating flexible spaces adaptive to a range of uses and housing types. Buildings should have a rich visual character with reference made to the local character, heritage and features by complementary or contrasting design.

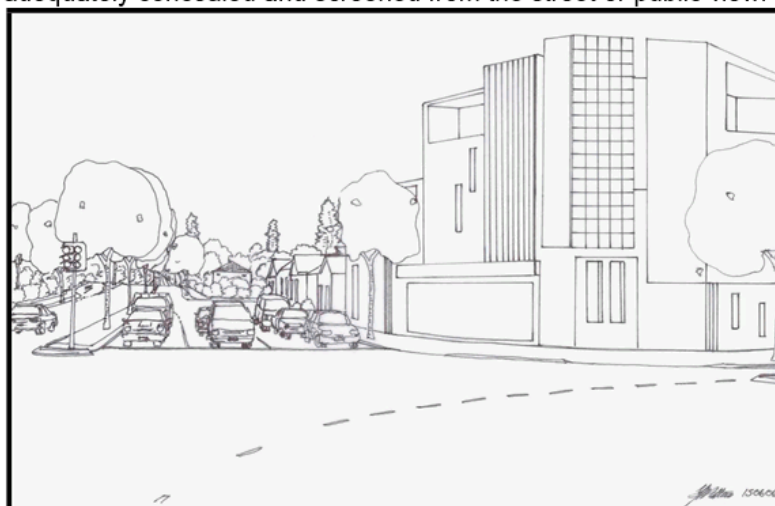
CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 16
DESIGN GUIDELINES FOR THE HALF STREET BLOCK BOUNDED BY FITZGERALD, NEWCASTLE (ALL LOTS
BETWEEN PALMERSTON AND FITZGERALD STREETS) AND STUART STREETS AND PENDAL LANE,
PERTH

The key principles of Crime Prevention through Environmental Design (CPTED) including the Office of Crime Prevention's 'Designing Out Crime' are to be employed in all new developments to reduce the opportunity for crime and to improve the public's perception of safety in the area.

- x) **Total Open and Personal Outdoor Space and External Amenities** - Open space provision is to be generally in accordance with Residential R160 pertaining to the Residential Design Codes however, the City of Vincent may consider variations in the context of the development's proximity to Robertson Park. The provision of private open space for all residential dwellings is to be highly functional, well-designed and where possible, located to capture views and sunlight. A minimum balcony dimension of 2.4 metres is required to ensure maximum functionality.
- xi) **Landscaping and Public Art** - High quality landscaping is to be provided to all hard and soft areas. The City of Vincent's Percent for Art Policy will apply.
- xii) **Sound Attenuation and Proximity to Commercial and Entertainment Uses** - A development objective is to facilitate good quality and well-designed buildings for residential, commercial and mixed-use purposes. In doing so, it is acknowledged that certain measures may need to be taken to minimise any adverse effect on amenity, particularly residential.

In this respect, the City of Vincent's Sound Attenuation Policy is to be referred to.

- xiii) **Location of General Plant** - General Plant, such as air-conditioning, garden sheds, lift structures, television antennas, bins, hot water storage tanks, rain water tanks, satellite dishes and the like are to be adequately concealed and screened from the street or public view.



Indicative Sketch - Newcastle Street corner of Fitzgerald Street

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 16
DESIGN GUIDELINES FOR THE HALF STREET BLOCK BOUNDED BY FITZGERALD, NEWCASTLE (ALL LOTS
BETWEEN PALMERSTON AND FITZGERALD STREETS) AND STUART STREETS AND PENDAL LANE,
PERTH

- xiv) **Affordability** - Affordable housing opportunities are to be encouraged in this location due to the proximity of the central city, access to support services and employment. The City of Vincent encourages the development of diverse affordable housing opportunities including but not limited to, public housing (including shared-equity arrangements), community housing, boarding houses, public/private development partnerships and private developments.

The Council may consider additional density bonuses over and above Residential R160 where affordable housing is proposed and complies with any City of Vincent Policy or Strategy relating to Affordable Housing.

- xv) **Environment Sustainability** - Developers will be required to demonstrate a high quality of environmental design that addresses issues such as building orientation, passive solar design, natural ventilation, shading, insulation, grey-water recycling sensitive to the high water table and energy and water efficient appliances.

Prior to the issue of a Building Licence, applicants are to demonstrate the above to the satisfaction of the City of Vincent by submitting an independent environment sustainability assessment report by a Green Star Accredited Professional not directly involved in the design team. The report should assess the development proposals consideration of but not limited to the above environmental design issues. The City of Vincent may vary this requirement if it is considered appropriate given the scale and nature of a development.

- xvi) **Access** - Universal design is to be an integral component of the planning and *design* process. It should not be seen as an afterthought or as compromising other aspects of the overall design.

All development is required to comply with the Disability Standards for Access to Premises (Premises Standard).

- xvii) **Bin Stores** - Due to the narrowness of Pendal Lane it is considered appropriate for any new development on land adjacent to Pendal Lane to provide a bin store that is designed for optimum bin manoeuvring and collection access from Pendal Lane. The bin store is to be located along the rear boundary for convenient collection and bins are to be kept in the store at all times, except when they are collected.

All development is to comply with the City of Vincent's Technical Services' requirements relating to bin stores along Pendal Lane.

APPENDIX NO: 18

**DESIGN GUIDELINES FOR WILLIAM STREET, BETWEEN BULWER AND
NEWCASTLE STREETS, PERTH****1. INTRODUCTION**

It is the intention of these Guidelines to rejuvenate the area along William Street (all lots between Bulwer and Newcastle Streets, including corner lots to the north of Bulwer Street), to reposition the area (between Brisbane and Newcastle Streets) as a Town Centre, and to strengthen its role as a vibrant cultural precinct.

There is an opportunity for this area to become a gateway to the city, by providing a cohesive transition between predominantly residential development which characterises the area to the north of Bulwer Street and inner urban and city-like development that assumes the area south of Brisbane Street.

These Guidelines aim to provide developers and landowners with direction to design and construct development that is of a high calibre and intensity of use befitting of the street's prestigious location and suitability.

2. CONTEXT

The area subject of these Guidelines includes all lots along William Street, between Bulwer and Newcastle Streets (including corner lots to the north of Bulwer Street), Perth.

The area is unique in that elements of the past have continued to live in the present through an array of land uses and built forms. There is a recognised need however, for redevelopment along William Street to re-establish the area as a Town Centre where diverse land uses and built form can fuse to create a hub cognisant of the past but welcoming the future.

William Street is a gateway into the Perth Central Business District (CBD) from the northern and eastern suburbs. Accordingly, development along this gateway needs to be of a standard and class representative of a national capital. In recent times development along this section of William Street has largely been 'second placed' to properties within the City of Perth south of Newcastle Street. As a result, development of this area has been limited, resulting in low scale uses, minimal investment and sporadic development. William Street is currently characterised by single and two-storey, unassuming and largely unkempt buildings. With the exception of a few landmark historic buildings the majority of buildings lack any architectural style and contribute little to the streetscape.

Interest, amenity and convenience are, and will continue to be provided by proximity to the Northbridge entertainment area and easy access to retail and economic activity in the Central Business District. Attracting more people to live in the area will help to strengthen the social and economic elements within the community and facilitate the provision of a wider range of improvements.

Stylish built form, strong urban design, rich cultural heritage, strategic placement to the Central Business District and distinctive topography are key characteristics of this area that provide great opportunity for this portion of William Street to become a leader in innovative development.

The Vincent Vision 2024 identified the area subject to these Guidelines as a Town Centre. The vision statement for this area is as follows:

"Perth Town Centre has evolved through sensitive and creative planning to become an eclectic mix of housing, community, artistic and entertainment uses. All areas are revitalized, vibrant and multicultural. It has retained its rich character and heritage links, whilst embracing the very best of modern design. Pedestrian amenity has been maximized and provides strong interaction".

These Guidelines are based on the Guiding Principles as identified in Vincent Vision 2024 relating to the Perth Town Centre.

3. KEY CHARACTERISTICS

- Proximity to the Perth Central Business District (CBD).
- Distinctive topography providing views to the CBD.
- Landmark buildings with cultural and heritage value.
- Inconsistent architectural styles.
- Degraded and neglected streetscape.
- Varied street setbacks.
- One-way traffic across a wide road reserve.
- Low density, single and two storey commercial development.

4. OPPORTUNITIES

The rapid development in New Northbridge and surrounding inner city suburbs has resulted in a myriad of opportunities being presented to this area. Key opportunities have been identified as follows:

- Establish and support new business and residential growth in the area.
- A number of vacant and underutilised properties apt for redevelopment.
- Proximity to the Perth Central Business District, public transport and road networks.
- High demand for high-quality, inner-city residential and office buildings.
- Growing need for diverse housing types close to services and infrastructure.
- Marketing the unique view of the Central Business District.
- The new role of William Street as a Town Centre that offers a range of services and activities.
- Support and nurture cultural difference within the area.
- Utilise and expand the role the Technical and Further Education City Campus (TAFE) may play in attracting new customers to the area.
- Encourage the provision of affordable housing and use of 'green building' technology.
- Optimise sustainable development opportunities.
- Encourage higher density residential and commercial development.
- Establish landmark sites that are unique to the area.
- Increase the role of William Street as a tourist destination.

5. THE RELATIONSHIP WITH OTHER DOCUMENTS

These Guidelines are to be read in conjunction with the City of Vincent Town Planning Scheme No. 1, the Residential Design Codes of Western Australia and any relevant Council Policies.

6. DEVELOPMENT OBJECTIVES

These Guidelines aim to achieve the following objectives:

- i) To maximise the opportunities afforded by the area's proximity to the Perth Central Business District, major public transport routes, road networks and gateway to the City of Vincent.
- ii) To provide clear guidance to landowners and developers with respect to development requirements for William Street.
- iii) To provide car parking requirements which are cognisant of the unique nature and range of uses existing and those attracted to the area.
- iv) To give consideration to maximum building heights along William Street in view of the unique topography and uninterrupted vista to the Perth Central Business District.
- v) To provide design responses to those places which have been identified as having cultural heritage value and are listed on the City of Vincent Municipal Heritage Inventory/ Heritage List and the State Register of Heritage Places.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 18
DESIGN GUIDELINES FOR WILLIAM STREET, BETWEEN BULWER AND NEWCASTLE STREETS, PERTH

- vi) To provide detailed building responses for those lots currently vacant along William Street.
- vii) To maximise opportunities for redevelopment of undercapitalised/underdeveloped properties.
- viii) To have regard to the City of Vincent's Affordable Housing Strategy.
- ix) To encourage the principles of sustainability and 'green building' techniques.
- x) To create premier examples of robust building forms of good quality and design, catering to a variety of uses within a unique inner-urban environment.
- xi) To build on the sense of place evidenced by the area's history and cultural diversity.
- xii) To ensure the provision of awnings, along William Street in any new or redeveloped property.

7. BUILT FORM GUIDELINES

These Guidelines will apply to all new developments, and will achieve the above objectives by considering the following design features:

SITE PLANNING

i) Density and Mix

Newcastle Street to Brisbane Street

The street block is characterised by a variety of uses which are indicative of the development of Northbridge over time. The City of Vincent recognises the opportunities available to develop this area with higher density development. William Street was identified as a 'Town Centre' in Vincent Vision 2024 and accordingly, will continue to form an extension to Northbridge with shops, restaurants and other interactive uses continuing to be the predominant uses, cementing the physical link between Northbridge and the surrounding residential areas. The area is currently zoned Commercial, however, uses listed in the Commercial and District Centre Zones under the City of Vincent Town Planning Scheme No.1 are to be developed with particular encouragement of shops, office, restaurants and residential uses. Any residential development will be commensurate with R100 density of the Residential Design Codes, however the Council may consider an increase in density of development up to R 160 provided acceptable levels of amenity can be maintained at adjacent lots and the development achieves the above development objectives to a high standard.



Figure 1: Indicative Streetscape Sketch

Brisbane Street to Bulwer Street

The subject area contains a variety of commercial uses and mixed-use development incorporating residential development is strongly encouraged. The City of Vincent recognises the opportunities available to improve the amenity of the area through the redevelopment of under-utilised or vacant sites into an area with higher density mixed-use development that contributes to an improved amenity and confidence in inner-city living. Compatible land uses such as shops, offices and other interactive uses are encouraged to be located on the ground floor to assist in creating a bustling and vibrant street environment.

Residential development will be commensurate with R100 density and should be strategically integrated and well positioned. Affordable housing is strongly encouraged, in particular, the provision of multiple dwellings above commercial uses, and the Council may consider an increase in density of development where such housing is achieved. In addition, an increase in density of development may also be considered by the Council where the applicant has demonstrated that sustainable design and/or affordable housing have been incorporated into the proposal. Density bonuses up to R 120 will only be considered where acceptable levels of amenity can be maintained at adjacent lots.

The area within these Guidelines will be characterised by robust buildings with high amenity and quality, containing a variety of uses with buildings being designed to have a long-term life with adaptability for a range of uses over time. All new development will be required to have active ground floor uses.

Mixed-use developments proposing the integration of (or close relationship between) work place and residence are to be favoured where acceptable levels of residential amenity can be maintained.

ii) Open Space and Outdoor Living Area

Open space provision is to be generally in accordance with Residential R100 under the Residential Design Codes. The provision of private open space for all residential dwellings is to be highly functional, well-designed and where possible, located to capture the unique views to the Central Business District and sunlight.

iii) Height and Massing

Newcastle Street to Brisbane Street

The wide reserve of William Street, the area's direct link to the Central Business District and the accommodating topography allowing vistas to Perth, support building height rising to a maximum of 43 storeys adjacent to the primary streets and up to 64 storeys within the site. It is considered appropriate for the fourth storey of all developments to be setback a minimum of 5 metres from the primary street. A minimum height of two storeys to the primary street is considered appropriate. This maximises opportunities for redevelopment of undercapitalised and underdeveloped properties within the area. The staggering of storeys of development is encouraged at all times to ensure that there is no undue impact on adjacent properties.

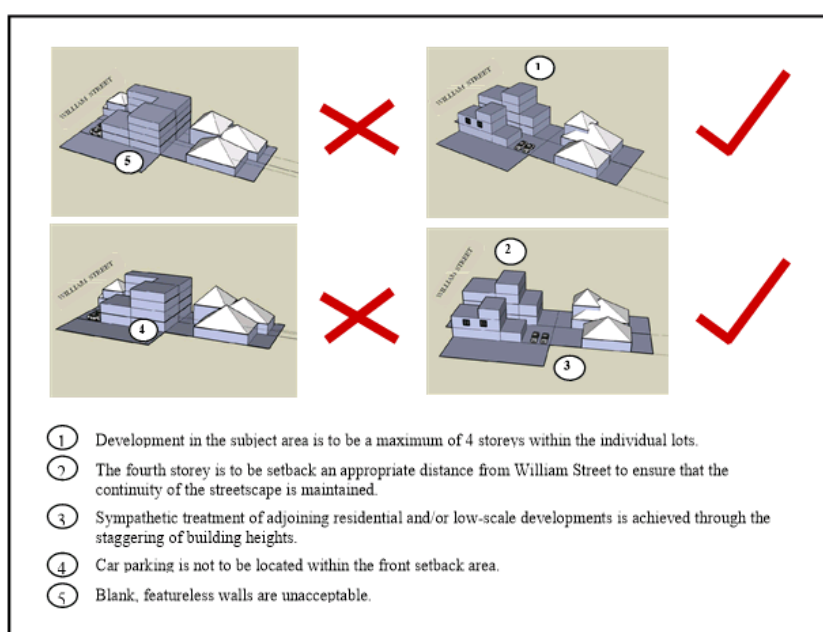


Figure 2: Examples of Appropriate Building Envelopes

The opportunity to create landmarks on corner sites will be encouraged and promoted, with development at greater heights being considered in these instances. Buildings are to define corners by building to the street alignment to create landmark features. Special treatment of corner locations through varying architecture and design is encouraged and may take the form of, but not be limited to the following:

- Chamfering;
- Curving;
- varying roof forms; and
- verandahs, balconies and cantilevered canopies.

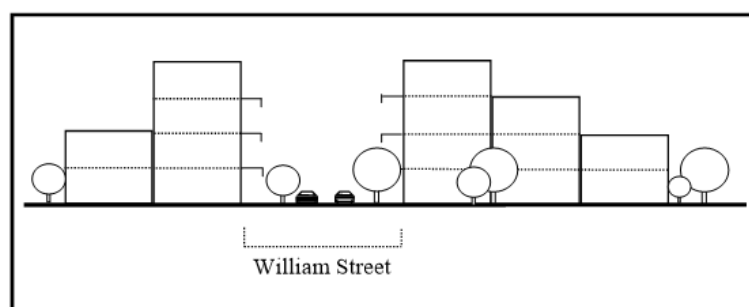


Figure 3: Potential Height Treatment for Corner Lots Only

Brisbane Street to Bulwer Street

Due to the unique topography and the vista along William Street towards Perth CBD there is an opportunity for higher density development. A building height to a maximum of **43** storeys to Bulwer and William Streets and up to **64** storeys within the site is encouraged. The opportunity to extract maximum impact from corner locations will be encouraged and promoted, and greater heights may be considered by the Council provided acceptable levels of amenity can be maintained at adjoining lots.

The corner lots at the intersection of Bulwer Street and William Street (Nos. 181-189 Bulwer Street, No. 493, No. 478 and Nos. 480-486 William Street), are significant landmark sites. Future development of these sites should contribute significantly to the activation of the area, while also being sensitive to any residential and low scale development of adjacent properties to ensure that the future amenity of the streetscape is promoted and maintained.

iv) Architectural Style

a) Colours and Materials

Building colours and materials are to be lively and at a uniformly high quality. Reference being made to local culture, heritage and character through building form, materials and design is encouraged. Existing styles within the area include, but are not limited to Inter-War Art Deco and Federation Art Nouveau.

Blank, featureless walls are unacceptable as they detract from the visual amenity of the area and create unsafe environments.

b) Roof Forms

Roof forms are to be proportioned and detailed to harmonise with the streetscape. The height of fascias are to vary at a minimum of every 7 – 12 metres to ensure the provision of visual articulation along the streetscape. The use of the roof space is also encouraged in the form of lofts, roof top gardens, outdoor living spaces, and the like.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 18
DESIGN GUIDELINES FOR WILLIAM STREET, BETWEEN BULWER AND NEWCASTLE STREETS, PERTH

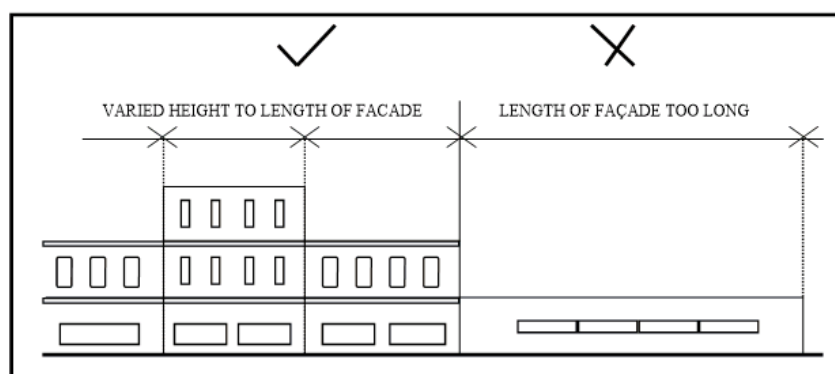


Figure 4: Examples of Façade Treatment - Sketches

Any buildings that have an existing façade that is deemed worthy of retention by the City of Vincent are to be retained where possible and incorporated into redevelopment proposals. Such properties include:

- No. 323 William Street (corner Newcastle Street) Northbridge;
- Nos. 342 – 344 William Street, Perth;
- No. 397 William Street, Perth;
- Nos. 427-429 William Street, Perth;
- Nos. 434 – 438 William Street, Perth; and
- Nos. 464-466 William Street, Perth.



No. 434-438 William Street, Perth



No. 342-344 William Street, Perth

Figure 5: Examples of Façade Treatment – Photographs

v) Façade and Interface

a) Setbacks

Buildings are to have nil setbacks to the front, side and rear boundaries with interfaces and facades to William Street being interconnected with the streetscape to ensure active street frontages and encouragement of pedestrian activity. Corner sites are to provide an interactive urban edge to all frontages.

b) Street Front Openings

Openings to ground floors fronting William Street are to be recessed by 0.5 metre from the front building to ensure varied front façades and visible pedestrian access ways.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 18

DESIGN GUIDELINES FOR WILLIAM STREET, BETWEEN BULWER AND NEWCASTLE STREETS, PERTH

A minimum of 40 per cent of the wall area facing a street, at ground and first floor levels are to be glazed.

A lesser percentage of glazing to wall area for additional storeys may be considered, providing the design meets with the objectives of these Guidelines.

Glazing may be in the form of smaller windows in a regular pattern or larger shop fronts offset by wall panels. West-facing glazing is to be protected by appropriate solar screening devices.

Traditionally, the windows and doors of buildings along William Street and the immediately surrounding area are of a vertical, rectangular format. Therefore, windows and door openings to new developments should have a vertical emphasis.

External and internal visually impermeable roller shutters, doors and grilles, and security bars are not permitted.

c) Awnings

Awnings are to be provided over the footpath for the entire length of William Street to provide pedestrians with weather protection. Awnings are to have a minimum clearance of 2.75 metres from the footpath level.

d) Pedestrian Access

Pedestrian (or customer) entrances from the street are to be mandatory for all buildings. Secondary pedestrian entrances may be provided from rear or side car parking areas.

The use of architectural treatments (such as punctuated rooflines, porticos, public art and facade treatments) are to clearly identify the location of entrances.

e) Non-Residential/Residential Development Interface

It is important to protect the character and enhance the amenity of residential areas where non-residential development is immediately adjacent. Non-residential development immediately adjacent to residential areas is to comply with the City of Vincent Policy relating to Non-Residential/Residential Development Interface.

vi) Vehicle Access and Car Parking

William Street provides limited vehicular access and vehicle crossovers. Vehicle access to properties is to be provided from secondary streets, laneways and rights-of-way where possible. Where vehicle access is available only from William Street, the crossover is to be unobtrusive.

Car parking is not permitted within the street setback area. Car parking bays are to be provided in accordance with the City of Vincent Policy relating to Parking and Access and the Residential Design Codes.

The City of Vincent may consider variations to car parking requirements where it is considered that a lesser provision will not unduly impact on the amenity of the area, and the surrounding residential area.

vii) Heritage

William Street accommodates a number of places of cultural heritage significance identified on the City of Vincent Municipal Heritage Inventory (MHI)/Heritage list, including:

- No. 323 William Street (corner Newcastle Street) Northbridge;
- Nos. 397 William Street, Perth;
- Nos. 427-429 William Street, Perth; and
- Nos. 452 – 460 William Street, Perth.



Shop/Houses at Nos. 452 –
460 William Street, Perth



Perth Mosque at Nos. 427 –
429 William Street, Perth

Figure 6: Examples of Heritage Buildings along William Street - Photographs

The development of sites that adjoin the MHI listed properties are to have regard to the design and materials of the adjoining heritage buildings and should be developed in a manner that is sensitive to the building fabric, use and activity of such buildings. Any development of a MHI listed property or development of a site adjoining an MHI listed property is to have due consideration to the City of Vincent Policy relating to Heritage – Development Guidelines. If a heritage listed building is the subject of alterations, additions or redevelopment, developers are to seek advice from the Heritage Council of WA where the place is on the State Register and the City of Vincent where the place is on the City of Vincent's Municipal Heritage Inventory/Heritage List. Engaging recognised heritage professionals is highly recommended for works involving heritage listed properties.

viii) Services

a) Signage

All signage is to comply with the City of Vincent Policy relating to Signs and Advertising.

b) Bin Storage

Areas for bin storage are not to be visible from the street or adjacent residential properties.

c) External Fixtures

Any external fixtures such as antennas, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, are not to be visible from the street, and should be integrated into the design of the building.

ix) Environmental Sustainability

All new buildings are to demonstrate a high quality of environmental design that addresses issues such as building orientation, energy efficiency, water sensitive design, passive solar design, natural ventilation and shading.

Prior to the issue of a Building Licence, applicants are to submit a Green Star report demonstrating to the City of Vincent how sustainable measures have been incorporated into the proposed design. New office buildings will have a minimum Green Star rating of 4 Stars. The City of Vincent may vary this requirement if it is considered appropriate given the limited scale and nature of a development.

x) Affordability

Affordable housing opportunities are to be encouraged in this location due to the proximity of the central city, access to support services and employment. The City of Vincent encourages the development of diverse affordable housing opportunities including but not limited to, public housing (including shared-equity arrangements), community housing, boarding houses, public/private development partnerships and private developments.

The City of Vincent may consider additional density bonuses over and above Residential R100 where affordable housing is proposed and complies with the City of Vincent Policy and Strategy relating to Affordable Housing.

xi) Landscaping and Public Art

High quality landscaping is to be provided to help enrich William Street and contribute to the creation of a sense of place in the local environment. The City of Vincent Policy relating to Percent for Public Art will apply to new developments, where applicable.

xii) Safer Design

The key principles of Crime Prevention through Environmental Design (CPTED) including the Office of Crime Prevention's 'Designing Out Crime' are to be employed in all new developments to reduce the opportunity for crime and to improve the safety within the area.

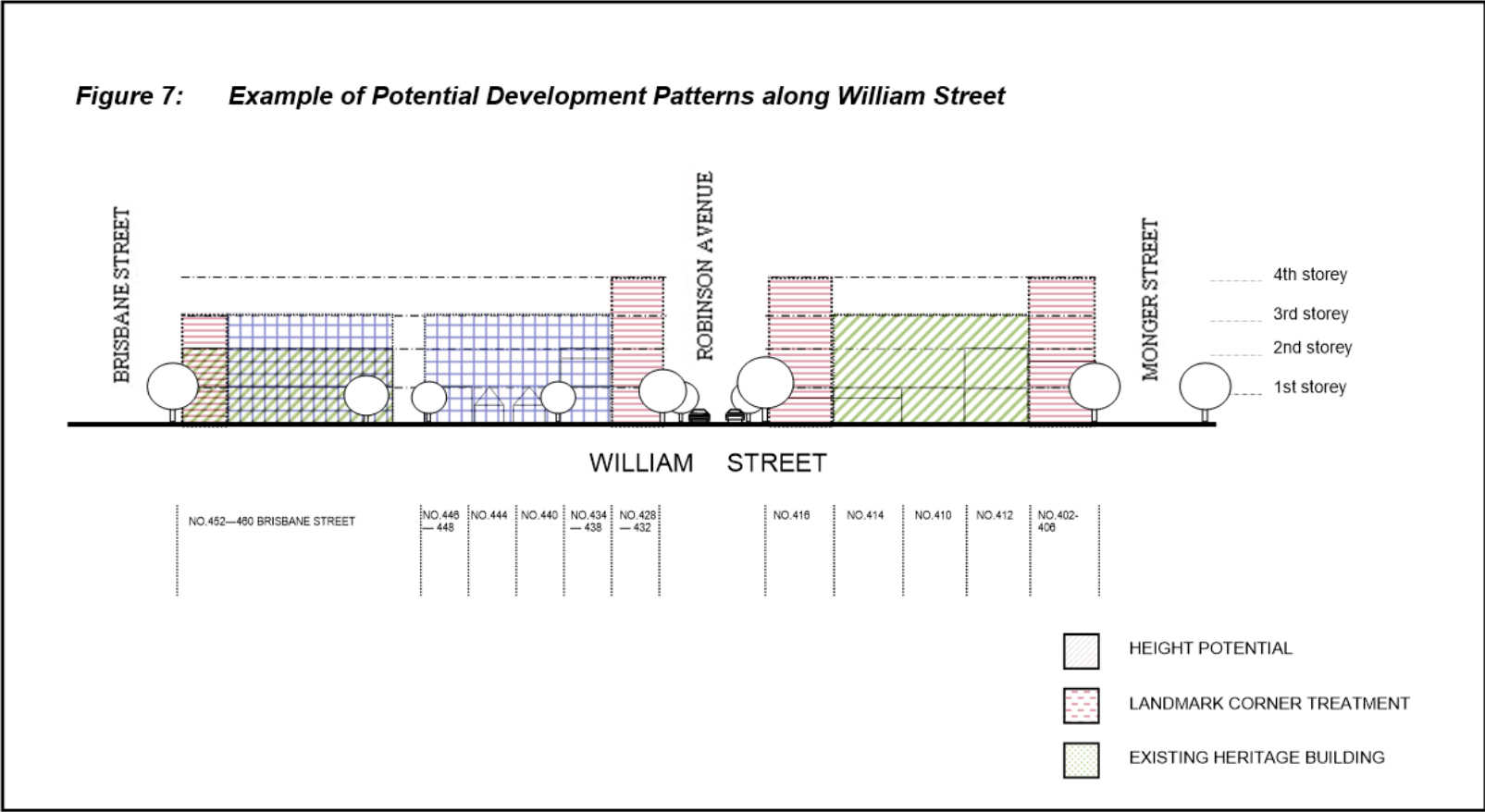
xiii) Amalgamation

The subdivisional pattern of the area bounded by the Guidelines is characterised by regular lot widths with majority of the lots having an average lot size of 480 square metres. The City of Vincent encourages the amalgamation of lots to facilitate effective, rational and optimised development.

xiv) Sound Attenuation

Future mixed-use and commercial developments are not to have an undue impact on surrounding residential developments. It is considered appropriate for certain measures to be taken to minimise any undue effect on the amenity of any nearby residential developments. In this respect, the City of Vincent's Sound Attenuation Policy is to be referred to.

Figure 7: Example of Potential Development Patterns along William Street



6 ENGINEERING

6.1 TENDER NO. 550/18 - PRUNING OF STREET TREES USING ELEVATED WORK PLATFORMS

TRIM Ref: D18/74625

Author: Jeremy van den Bok, Manager Parks

Authoriser: Andrew Murphy, Director Engineering

Attachments: 1. Pricing Schedule and Evaluation - Confidential

RECOMMENDATION:

That Council **ACCEPTS** Tender No. 550/18 from Tree Amigos Tree Surgeons Pty Ltd for the Pruning of Street Trees using Elevated Work Platforms as per the pricing schedule (Confidential Attachment 1) in the tender submission and general conditions of tendering.

PURPOSE OF REPORT:

To consider awarding of Tender 550/18 – Pruning of Street Trees using Elevated Work Platforms for the City of Vincent.

BACKGROUND:

The majority of work outlined within this contract involves the pruning of street trees located under Western Power's low voltage overhead cables, using five metre elevated work platforms. Street tree pruning is undertaken annually, commencing in July and clearance works are undertaken in accordance with Western Power's clearance profiles.

Contract staff have to undertake specific training and accreditation to work in close proximity to power lines. Taking into account the work requirements and the areas in which the work is undertaken (around suburban streets where vehicular and pedestrian access must be maintained), safety is of paramount importance.

The contract also comprises of the pruning of street trees off property lines, crown lifting and general safety pruning.

The current contract for the pruning of trees using elevated platforms has been provided by Beaver Tree Services and Tree Amigos Tree Surgeons and expires on 1 September 2018.

DETAILS:

Tenders Received:

At the close of the tender advertising period three tenders were received from the following companies:

- Tree Amigos Tree Surgeons Pty Ltd
- Trees Need Tree Surgeons
- Beaver Tree Services Australia Pty Ltd

Tender Assessment:

Under delegation 1.19, the Procurement Plan was executed by the Director Engineering with the Evaluation Criteria being approved on 8 May 2018 as below.

CRITERIA	WEIGHTING
Financial offer	40%
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%
Demonstrated ability to supply and deliver services within the nominated timeframes	20%
History and viability of the company	10%
Total	100%

The tenders were assessed by members of the Tender Evaluation Panel (below) and each tender was assessed using the above evaluation criteria, with a scoring system being used as part of the assessment process. The aggregate score of each response was used in assessing the submissions.

Tender Evaluation Panel:

- Manager Parks and Urban Green
- Supervisor Parks and Urban Green
- Technical Officer Parks and Urban Green
- Asset Officer - Maintenance

Tender Evaluation Ranking:

Tender rankings are shown in the following table. Of the three tenders received, all three were deemed compliant and were therefore evaluated. Full details and submitted prices are shown in **Confidential Attachment 1**.

Criteria	Weighting	Tree Amigos Tree Surgeons Pty Ltd	Trees Need Tree Surgeons	Beaver Tree Services Australia Pty Ltd
Financial offer	40%	38.3	40	22.8
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%	24.4	21.4	26.3
Demonstrated ability to supply and deliver services within the nominated timeframes	20%	16.0	15.5	16.5
History and viability of the company	10%	7.0	7.0	9.3
Total	100%	85.7	83.9	74.8
Ranking		1st	2nd	3rd

CONSULTATION/ADVERTISING:

Tender No. 550/18 – Pruning of Street Trees using Elevated Work Platforms was advertised on 9 May 2018 and closed on Friday 25 May 2018.

Contract Type	Schedule of rates contract
Contract term:	Three years
Commencement date:	On awarding of contract
Expiry date:	Three years from awarding of contract

LEGAL/POLICY:

The tender was advertised and assessed in accordance with the *Local Government Act 1995*, *Local Government (Functions and General) Regulations 1996*, and the City's Purchasing Policy 1.1.3

RISK MANAGEMENT IMPLICATIONS:

Medium – High This tender comprises of works that provide an important service to the City. It involves annual tree pruning of street trees of which a majority are located under Western Power's infrastructure, therefore work must be undertaken in accordance with Section 54 of the *Energy Operators (Powers) Act 1979*.

STRATEGIC IMPLICATIONS:

In accordance with the City's Strategic Plan 2013-2023, Objective 1 states:

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

1.1.4 "Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Costs associated with this contract are charged to the street tree maintenance budget and amount to approximately \$650,000 per annum.

COMMENTS:

A Tender Evaluation Summary is included in the **Confidential Attachment 1** and contains further information on the evaluation.

The submission from Tree Amigos Tree Surgeons Pty Ltd satisfactorily complies with all the tender requirements, they have performed in similar roles and their tender submission provides good value for money.

As such the evaluation panel was satisfied that Tree Amigos Tree Surgeons Pty Ltd demonstrated that they have the capacity, experience and personnel required to undertake the works outlined in the specification and will provide the City with the best value for money outcome.

It is therefore recommended that Council accepts Tender No. 550/18 from Tree Amigos Tree Surgeons Pty Ltd for the Pruning of Street Trees using Elevated Work Platforms.






6.2 AXFORD PARK UPGRADE - CONCEPT DESIGN & IMPLEMENTATION OF QUICK WIN WORKS ITEMS

TRIM Ref: D18/110206

Authors: Georgia Lawrence, Place Manager
Jeremy van den Bok, Manager Parks & Urban Green

Authoriser: Andrew Murphy, Director Engineering

Attachments:

1. Attachment 1 - Background Analysis & Summary of Engagement Report [↓](#) 
2. Attachment 2 - Design Objectives - Axford Park Upgrade [↓](#) 
3. Attachment 3 - Phase 2 (Quick Win) Works Items - Axford Park Upgrade [↓](#) 
4. Attachment 4 - Concept Design - Axford Park Upgrade [↓](#) 
5. Attachment 5 - Construction Estimate - Axford Park Upgrade [↓](#) 

RECOMMENDATION:

That Council:

1. **APPROVES** the implementation of the Axford Park Upgrade Phase 2 Works Items outlined in Attachment 3;
2. **ADOPTS** the Axford Park Upgrade Concept Design included as Attachment 4;
3. **NOTES** the Construction Estimate associated with Axford Park Upgrade Concept Design included as Attachment 5; and
4. **NOTES** that:
 - 4.1 Administration will undertake the following notification of Council's decision:
 - 4.1.1 Notification in writing to Mount Hawthorn Sub-branch of the Returned Services League (WA), Mount Hawthorn Hub, Transition Town Vincent, Scouts WA, Mt Hawthorn Baptist Church, Piconeri Fine Foods & Wine, the operator of Mount Hawthorn Hawkers Market and all residents, landowners and businesses within 500 metres of Axford Park;
 - 4.1.2 Notification on the City's website and social media pages to the broader City of Vincent community; and
 - 4.1.3 The Axford Park Concept Design will guide the future redevelopment of Axford Park.

PURPOSE OF REPORT:

To consider approval of the Axford Park Upgrade Phase 2 Works Items and adoption of the Axford Park Upgrade Concept Design to guide the future redevelopment of Axford Park.

BACKGROUND:

On 5 April 2016, Council resolved (Item 10.1) to request that Administration:

- "1. Develop a plan for Axford Park in consultation with the local community, the Mt Hawthorn Hub and the Mt Hawthorn Sub-Branch of the Returned Services League (WA), to enhance the precinct for greater community use, to create more usable open space and to protect and enhance the existing war memorial; and
2. Report back to Council by July 2016 on the progress of developing the plan referred to in 1. above."

On 26 July 2016, Council resolved (Item 9.2.2 and Item 9.5.1) to adopt the Axford Park Upgrade Project Plan and the City's Draft Corporate Business Plan (CBP) 2016/17-2019/20 which included Item 9.4 'Upgrade Axford Park'.

In line with the adopted Axford Park Upgrade Project Plan, comprehensive background analysis and community engagement were undertaken in 2016 and 2017. This engagement is documented in the Axford Park Upgrade Background Analysis and Summary of Engagement Report included as **Attachment 1**. The stakeholder and community workshops undertaken as part of this engagement, coupled with the 2016/17 Council Priorities informed the development of the Axford Park Upgrade Design Objectives included as **Attachment 2**.

On 6 June 2017, the background analysis, engagement outcomes and draft concept plan implementation options, were presented to Council Members at a Council Workshop. At the workshop it was proposed that a professional design consultant be engaged to prepare a Concept Design for the upgrade of Axford Park, for Council Members consideration, prior to the implementation of any upgrade works.

On 11 January 2018, a Request for Quote (No. 21/18) for the Concept Design and Construction Estimate of Axford Park Upgrade was released and following review of the submissions received, the City appointed Place Laboratory (the Consultant) to deliver the Concept Design and Construction Estimate for the Axford Park Upgrade.

On 10 April 2018, the Consultant developed high level design solutions and concepts for the upgrade of Axford Park in accordance with the Design Objectives. These were presented to Council Members at a Council Workshop for discussion and the feedback. The feedback informed the review of the Phase 2 Works Items and guided the development of two concept options (a 'front yard' concept and 'Transition' concept) which were discussed at a Council Workshop on the 5 June 2018.

The 5 June 2018 Council Workshop was split into two parts including the presentation of the proposed Phase 2 Works Items and presentation of two concept options for consideration. It was noted that the proposed Phase 2 Works would prepare the site for any future upgrades without compromising the implementation of either concept option for the long term redevelopment of the park.

The Phase 2 Works Items presented at the 5 June 2018 Workshop included:

1. Planting improvements and turf area extension;
2. Palm tree removal and tree pruning;
3. Hobart Street one-way entrance closure and paving;
4. Footpath widening adjacent to Scarborough Beach Road and Fairfield Street corner;
5. Fairfield Street raised plateau;
6. Hobart Street path extension;
7. Toilet block relocation;
8. 40km/hr zone extension;
9. Oxford Street/Scarborough Beach Road intersection signage rationalisation;
10. Custom hanging seats; and
11. Rotunda removal.

Item 10 has been excluded on the basis that it is too costly to be implemented within the adopted budget. Item 11 has also been excluded to ensure the rotunda is only removed once additional seating is provided under shade canopy. Detailed information relating to the remaining listed items 1-9 of Phase 2 (Quick Wins) is outlined in **Attachment 3** and the Details section below.

DETAILS:

The Axford Park Upgrade Phase 2 Work Items (Quick Wins) are included as **Attachment 3**.

The works have been developed to improve the park in the short-term and prepare the site for any future upgrades that may be undertaken in line with the Axford Park Upgrade Concept Design.

The works are budgeted and proposed to be implemented in the 2018/19 financial year and the key elements relating to these area outlined below.

1. Planting improvements and turf area extension

Low-level shrubbery and a limestone block wall currently interrupt views across the park. Replacing the shrubbery and wall with Ivy will open up views and vistas across the park.

There are a number of paths located within the site that limit the parks use for recreation and events. Replacing these paths with turf will increase the usable open space and open the park to more flexible and adaptive use. Additionally, there are a number of general purpose outlets which have been located adjacent to the paths to service events. The co-location of the general purpose outlets with other structures and planting will ensure they don't pose trip hazards.

To increase the visual connections across the site and improve the parks usability, Item 1 proposes the golden cane, cycads, hedges and roses are replaced with Ivy, the limestone block wall and paving are replaced with turf and the general purpose outlets are relocated.

2. Palm tree removal and pruning

The removal of the existing palm trees responds to the opportunities and ideas determined through the consultation period and the demonstrated support for creating additional open space, improving the parks usability and enhancing visual connections.

To enhance visual connections and increase the usable public open space, Item 2 proposes the removal of six existing palm trees and the pruning of the six retained palm trees.

3. Hobart Street entrance closure and paving

Access to Hobart Street via Scarborough Beach Road is currently one-way and accessible only to vehicles travelling south east along Scarborough Beach Road. The one-way entry is 6m wide at its narrowest point which makes it easy for vehicles to illegally exit Hobart Street onto Scarborough Beach Road, causing confusion for pedestrians, cyclist and drivers.

The proximity of the one-way vehicle entry to the protected bike lane entry is also confusing for cyclists and drivers and contributes to the poor legibility of this entry.

The closure of the one-way Hobart Street entry responds to the opportunities and ideas generated through the consultation period and the demonstrated support for improved pedestrian connections throughout the site and the closure of the one-way entry into Hobart Street.

To improve pedestrian and cyclist amenity, Item 3 proposes the closure of the one-way vehicle entry into Hobart Street off Scarborough Beach Road and the extension of the brick paved footpath adjacent Scarborough Beach Road.

4. Footpath widening adjacent to Scarborough Beach Road and Fairfield Street

There is currently a narrow stretch of footpath adjacent to the corner of Scarborough Beach Road and Fairfield Street which limits pedestrian movement and legibility.

To improve pedestrian connections and amenity, Item 4 proposes the brick paved footpath be extended.

5. Fairfield Street raised plateau

Fairfield Street currently acts as a physical barrier disconnecting the town centre tenancies along Hobart Street with those along the north of Scarborough Beach Road.

To prioritise the pedestrian, improve physical connections and reconnect this disconnected town centre main street, Item 5 proposes the creation of a raised plateau across Fairfield Street.

6. Hobart Street path extension

The pedestrian path running east west along the south of Hobart Street does not continue through to Edinboro Street.

To improve pedestrian legibility by connecting the path through to Edinboro Street, Item 6 proposes the removal of planting directly south of Hobart Street and the extension of the brick paved footpath east to Edinboro Street.

7. Toilet block relocation

The public toilet block and Western Power enclosure located at the western end of the park are sited in isolation, on valuable public open space, limiting views across the park.

To reduce the visual and physical impact of these park elements, Item 7 proposes their co-location by relocating the public toilet to adjoin the Western Power enclosure.

8. 40km/hr zone extension

The opportunity to extend the existing 40k/hr zone along Scarborough Beach Road east to the entry of the town centre near Edinboro Street was identified through the community consultation process.

To reduce vehicle speeds in the town centre along Scarborough Beach Road, Item 8 proposes the City advocate to extend the 40km/hr zone.

9. Oxford Street/Scarborough Beach Road intersection signage rationalisation

The Oxford Street/Scarborough Beach Road intersection is currently cluttered with signage and an opportunity to reduce the intersection clutter by rationalising the location and number of signs has been identified.

To improve the aesthetics and legibility of the Oxford Street/ Scarborough Beach Road intersection, Item 9 proposes the removal of any superfluous signage.

10. Commemorative tree planting

On 11 November 2018 the City will celebrate the Centenary of Armistice at Axford Park. To commemorate the end of the First World War and those who served Australia and its allies in wars, conflicts and peace operations, a commemorative tree will be planted in Axford Park.

The Axford Park Upgrade Concept Design and corresponding Construction Estimate are included as **Attachment 4** and **Attachment 5**.

The seven stages and key elements of the Axford Park Upgrade Concept Design are outlined below.

A. The Promenade

Stage A incorporates an uninterrupted 7 metre wide promenade for walking and cycling along the north of Scarborough Beach Road, connecting the traditional shopfronts west of Fairfield Street along Scarborough Beach Road to those east of Edinboro Street.

The Promenade incorporates additional tree planting and a low concrete 'garden wall' with timber seating, integrated public art and line lighting.

Bike racks, benches and bins will be located on gravel and sit adjacent to existing trees along the Promenade.

The Promenade responds to the closure of the one-way Hobart Street entry off Scarborough Beach Road, rationalising the existing bike lane entry and footpath, improving pedestrian safety and connectivity.

The Promenade addresses the following Design Objectives for the project as identified in consultation with the local community and Council Objectives 2016/17.

- **Site Responsive:** Enhance the precinct through improved physical and visual connections
- **Place for People:** Rationalise access and create a place for people

B. Skateable Terraced Deck

Stage B is located at the western end of the park and incorporates timber decked seating platforms with skateable edges positioned around existing trees. The western end of the park is considered the vibrant and active end which transitions across the site to the calm and relaxed Memorial Area in the east.

The community consultation outcomes demonstrated a preference for active uses to be located in the west and more passive recreation to be encouraged in the east. There was support for active uses to be sensitively located in relation to the War Memorial, Wall of Remembrance and reflective nature of the park. There were mixed views regarding skateable furniture but support for sensitively incorporated skateable elements to be located at the western end of the park.

The multi-use Skateable Terraced Deck responds to the following Design Objectives:

- **Dynamic Environment:** Improve usability by creating a more flexible and adaptive space
- **Community Driven:** Develop upgrade options which are supported and championed by the community

C. Yoga Lawn

Stage C incorporates a yoga lawn surrounded by timber seating decks with a terraced alfresco zone, on level with the buildings, with seating stepped to the park. This stage considers opportunities to incorporate hanging seats from large tree branches as unique, artistic seating options.

The terraced alfresco zone will complement the uses in the adjacent northern tenancies, encouraging investment through the delivery of high quality public space.

Although named the Yoga Lawn, this expanse of turf will allow for lunchtime recreation and provide additional green space for office workers and town centre visitors to enjoy on market days, during the week and on weekends.

Stage C maximises the benefits of the Hobart Street entry closure by reclaiming and repurposing a large expanse of bitumen into well designed green space. The repurposed car parking bays include nine (9) 3P designated 45° bays, two (2) 1/4P bays, one (1) designated ACROD bay and one (1) Taxi/ACROD zone. These repurposed car parking bays will result in the expansion of Axford Park and contribute to the creation of additional public open space designed for passive and active recreation.

The Yoga Lawn responds to the following Design Objectives.

- **Catalyst for Improvements:** Explore the role of the site as a catalyst for other town centre improvements
- **Place for People:** Rationalise access and create a place for people
- **Green Open Space:** Maximise the open space and green space provision

D. Kiosk Area

Stage D incorporates an eye-catching kiosk located as a key activity node linking the town centre activities along Oxford Street and Scarborough Beach Road. The kiosk design will integrate the public toilet which is to be relocated in line with delivery of Phase 2 Works Item 7.

To complement this activity node, a timber deck will address the slope of the site through the inclusion of stepped seating. The deck will be co-located adjacent to the kiosk for alfresco dining and events.

Stage D includes the removal of the rotunda in order to open the park up to create a larger flexible space for community events and markets. The removal of the rotunda was supported throughout the consultation process and the reclaimed space will enable the park to better support a variety of activities and events.

The compacted gravel surface which extends east to Edinboro Street will connect cyclist heading west from the Bike Boulevard on Shakespeare Street across Axford Park into the Mount Hawthorn Town Centre.

The Kiosk Area responds to the following Design Objectives.

- **Dynamic Environment:** Improve usability by creating a more flexible and adaptive space
- **Site Responsive:** Enhance the precinct through improved physical and visual connections
- **Attractive + Inclusive:** Establish an attractive and inclusive place for the whole community
- **Community Driven:** Develop upgrade options which are supported and championed by the community
- **Green Open Space:** Maximise the open space and green space provision

E. Memorial Area

Stage E incorporates the relocation of the Wall of Remembrance which will be repositioned and integrated into sloping turf as a key park feature. The War Memorial will be retained in its current location but additional turf will be laid around it to emphasise its position in the landscape.

The north of the Memorial Area will incorporate timber seating and lighting around the base of the mature trees, enhancing evening activities and use. Clusters of hanging seats will also be sited among the mature trees in response to the communities request for elements and activities which cater for all ages.

The 'garden wall', with line lighting and seating, will extend round this eastern section of the park along both the Scarborough Beach Road and Edinboro Street edges.

The Memorial Area responds to the following Design Objectives.

- **Identity + Sense of Place:** Celebrate the parks history and protect and enhance the war memorial and wall of remembrance
- **Attractive + Inclusive:** Establish an attractive and inclusive place for the whole community
- **Community Driven:** Develop upgrade options which are supported and championed by the community

F. Intersection Upgrade

Stage F incorporates the upgrade and paving of the Scarborough Beach Road/ Oxford Street intersection. The footpath pavement will be extended flush across Scarborough Beach Road to Axford Park in order to create an improvement environment for pedestrians and cyclists.

This treatment of the intersection may incorporate artwork and/or coloured, patterned or textures materials to denote arrival at Axford Park and the Mount Hawthorn Town Centre. It is anticipated that this upgrade will improve the intersection both physically and aesthetically.

The improvement of this intersection was determined as an opportunity and idea generated through community consultation and the local Town Team, the Mount Hawthorn Hub, has championed a community led demonstration project to garner support for the future improvement of this intersection through the provision of artwork.

The Intersection Upgrade responds to the following Design Objectives.

- **Site Responsive:** Enhance the precinct through improved physical and visual connections
- **Attractive + Inclusive:** Establish an attractive and inclusive place for the whole community
- **Community Driven:** Develop upgrade options which are supported and championed by the community

G. Verandah Zone

Stage G responds to the potential redevelopment of the lots to the north of Hobart Street and incorporates the closure of Hobart Street and the closure of the southern entry/exit to Axford Lane off Hobart Street. These closures propose the expansive bitumen road and parking areas along Hobart Street be repurposed to accommodate additional public open space including a terraced alfresco zone, on level with buildings, with seating stepped to the park.

The repurposed car parking bays include twenty-two(22) 3P designated 45° bays and five(5) 3P parallel bays. The repurposed road and car parking bays will accommodate the expansion of Axford Park to the north to create a larger continuous flexible space and maximise the open space available for community events, markets and other activities of a similar nature.

The closure of Hobart Street will reduce the dominance of car parking at Axford Park which was identified through community consultation as a key constraint and will maximise public open space provision and improve Axford Park as a place for people. The staged reduction of vehicles moving through the site responds to the community consultation outcomes and will create a safer environment for pedestrians and park users and ultimately make Axford Park feel more inviting and comfortable.

The terraced Verandah Zone is anticipated to encourage investment through the delivery of high quality public space. The lots to the north of Hobart Street are afforded the opportunity to complement the Verandah Zone design through the delivery of fine-grain tenancies, at ground level, fronting the park. The provision of new tenancies in this location would strengthening the connection between the current Hobart Street tenancies and those further west along Scarborough Beach Road.

Stage G provides opportunities to capitalise on improved urban amenity and maximise any future developments outlook and connection to the park.

The Verandah Zone responds to the following Design Objectives.

- **Dynamic Environment:** Improve usability by creating a more flexible and adaptive space
- **Site Responsive:** Enhance the precinct through improved physical and visual connections
- **Sustainable:** Identify short and long-term options for upgrade improvements
- **Catalyst for Improvements:** Explore the role of the site as a catalyst for other town centre improvements
- **Attractive + Inclusive:** Establish an attractive and inclusive place for the whole community
- **Community Driven:** Develop upgrade options which are supported and championed by the community
- **Place for People:** Rationalise access and create a place for people
- **Green Open Space:** Maximise the open space and green space provision

During the development of the Axford Park Upgrade Concept Design and determination of the Quick Wins, a key factor taken into consideration was the staged approach to project delivery. This staged approach and the identification of short-term and long-term options to redevelop the park responds to the following Design Objective:

- **Sustainable:** Identify short and long-term options for upgrade improvements

The Concept Design has been developed to guide the future redevelopment of the park to ensure the park reaches its full potential as a civic urban park and key town centre destination. It is expected that the complete redevelopment will be implemented in stages over a number of years in response to user demand, City resources, population growth and private investment.

Due diligence and an analysis of the City's capacity to deliver future upgrade items will be undertaken prior to the implementation of any of the seven future Stages A-G outlined above. To ensure Axford Park Upgrade Concept Design continues to guide the redevelopment of Axford Park, the Concept Design will be considered annually as part of the annual review of the Mount Hawthorn Town Centre Place Plan (MHTCPP) and if appropriate, stages or elements within Stages A-G, will be referenced in the MHTCPP for Councils Consideration.

CONSULTATION/ADVERTISING:

If approved, the key stakeholders engaged earlier in the Axford Park Upgrade project including Mount Hawthorn Sub-branch of the Returned Services League (WA), Mount Hawthorn Hub, Transition Town Vincent, Scouts WA, Mt Hawthorn Baptist Church, Piscoferi Fine Foods & Wine, the operator of Mount Hawthorn Hawkers Market and all residents, landowners and businesses within 500m of Axford Park will be notified of Council's decision.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks associated with the approval of the Phase 2 Works Items and adoption of the Axford Park Upgrade Concept Design. The approval of Phase 2 and adoption of the Concept Design will enable Administration to continue with the project as previously agreed by Council and in line with the 2018/19 budget.

STRATEGIC IMPLICATIONS:

The proposed Axford Park Upgrade Concept Design will contribute to two of the six community priorities identified through the City's Imagine Vincent community engagement initiative; namely – "Enhanced Environment" and "Thriving Places".

If adopted, Axford Park Upgrade Concept Design will be used to guide the future redevelopment of Axford Park to ensure the park reaches its potential as an urban park and central town centre destination.

The first edition of the Mount Hawthorn Town Centre Place Plan (MHTCPP) is due to be completed in the 2018/19 financial year. As part of the delivery and future annual review of the MHTCPP, the Axford Park Upgrade Concept Design will be considered annually and will inform the development of any projects relating to Axford Park.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The project was allocated a total budget of \$200,000, made up as follows:

- \$35,000 for Phase 1 which included the delivery of the Concept Design, Construction Estimate and determination of the Quick Win Works Items; and
- \$165,000 for Phase 2 which includes the implementation of the Quick Win Works Items 1-10 inclusive of materials and labour.

The Quick Win Works Items, as outlined in **Attachment 3**, are proposed to be implemented in the 2018/19 financial year.

COMMENTS:

The Axford Park Upgrade Concept Design as shown in **Attachment 4** has undergone review and refinement and is considered to meet the Design Objectives identified through community consultation. The Concept Design will ensure Axford Park reaches its full potential as a flexible, inclusive, urban park and community gathering space delivered over time in a sustainable, staged manner.

On this basis, it is recommended that Council approves the implementation of the Quick Win Works Items so that the project can proceed to Phase 2 (Implementation of Quick Wins), in accordance with the Annual Budget and adopts the Axford Park Upgrade Concept Design to guide the future redevelopment of Axford Park.



CITY OF VINCENT

SC2712

AXFORD PARK UPGRADE

BACKGROUND ANALYSIS & SUMMARY OF ENGAGEMENT REPORT

CONTENTS

1.0	BACKGROUND	2
2.0	SITE CONTEXT	3
3.0	ENGAGEMENT PROCESS	8
4.0	STAKEHOLDER ENGAGEMENT OUTCOMES	9
5.0	PROJECT OBJECTIVES	11
6.0	COMMUNITY WORKSHOP OUTCOMES	11
7.0	COUNCIL WORKSHOP OUTCOMES – 6 JUNE 2017	15

NOVEMBER 2017

1

DRAFT

SC2712

1.0 Background

On 5 April 2016, Council adopted the following Notice of Motion:

"That Council REQUESTS the Chief Executive Officer to:

1. *Develop a plan for Axford Park in consultation with the local community, the Mt Hawthorn Hub and the Mt Hawthorn Sub-Branch of the Returned Services League (WA), to enhance the precinct for greater community use, to create more usable open space and to protect and enhance the existing war memorial; and*
2. *Report back to Council by July 2016 on the progress of developing the plan referred to in 1. above."*

On 1 May 2016, Administration undertook high level community engagement at the Mount Hawthorn Streets & Laneways Festival. Figure 1 below was displayed and festival attendees were asked to respond to the questions outlined on the display. The responses were collated and formed part of the preliminary site analysis. Sixty-six responses were received and the key theme that emerged was the collective support for the 'diversification of the parks use'.



Figure 1. Mount Hawthorn Streets and Laneways Festival 2016 Display

Following the festival consultation, Council identified the need to 'Create a new pedestrian space near Axford Park in Mt Hawthorn and open the park to more adaptable and diverse community uses' as a Council Priority 2016/17 and Item 9.4 'Upgrade Axford Park' was included in the City's Corporate Business Plan(CBP) 2016/17 – 2019/20.

In 2016/17 the CBP project was allocated a budget of \$150,000.00 and scheduled to occur during the 2016/17 and 2017/18 financial years, with an additional \$20,000.00 allocated to Axford Park Improvements and \$60,000.00 allocated to Axford Park Tree Uplighting in the Capital Budget 2016/17.

The tree up-lights have since been installed and on 25 July 2017, Council adopted the 2017/18 CBP and 2017/18 Budget. The CBP included an action to *Redesign and upgrade Axford Park* and a new budget figure of \$200,000 was allocated to the Axford Park Upgrade project.

This report provides a summary of the background analysis and engagement undertaken between October 2016 and March 2017 and documents the key findings of the 6 June 2017 Council Workshop.

DRAFT

SC2712

2.0 Site Context

Preliminary background analysis was completed in November 2016 with additional analysis undertaken as part of the stakeholder engagement process. A comprehensive list of outcomes and the sites opportunities and constraints are documented in **Section 4.0** below.

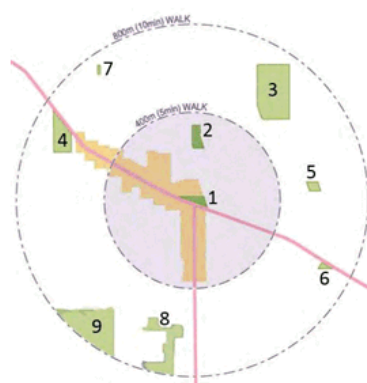
LOCAL CONTEXT

Axford Park is geographically located in the centre of the Mount Hawthorn Town Centre, connecting Oxford Street North with the traditional Scarborough Beach Road main street (refer figure 2).



Figure 2. Context Plan

The park itself sits within a broader network of parks, with eight parks located within an 800m radius (10minute walk) of Axford Park. The park is classified by the University of Western Australia's POS (Public Open Space) Tool as a Pocket Park and is used for passive recreation. It is distinctly different in character and classification to the surrounding parks, many of which include play and sport facilities



1. Axford Park	Pocket Park (Passive Recreation)	0.26ha
2. Edinboro St	Small Neighbourhood Park (Play)	0.42ha
3. Les Lilleyman	Larger Neighbourhood Park (Sport/Play)	3.55ha
4. Braithwaite	Medium Neighbourhood (Play)	1.08ha
5. Hobart St	Pocket Park (Play)	0.2ha
6. Anzac Rd	Pocket Park (Passive Recreation)	0.09ha
7. Matlock St	Pocket Park (Play)	0.04ha
8. Brentham St	Large Neighbourhood Park (Play)	3.17ha
9. Britannia Res	Regional Park (Sport/Play)	20.52ha

Source: UWA & Australian National Data Service – POS Tool <http://www.postool.com.au>

Note: Axford Park is 3,540sqm including Lot 100(2,600sqm) and the surrounding park area which encroaches onto the designated Hobart Street and Edinboro Street Road Reserves.

The suburb of Mount Hawthorn is 246ha and currently contains 5.44ha of public open space. Axford Park accounts for 3,540sqm of the 5.44ha and is a significant community asset. Mount Hawthorn's public open space accounts for just over 2% of the suburbs area, which is well under the commonly accepted 10% benchmark reflected in the Western Australian Planning Commission's Development Control Policy 2.3 Public Open Space in Residential Areas.

The City is in the process of preparing a Public Open Space Strategy, however as this piece of work is yet to be prepared, site analysis and community consultation were used to inform the current and desired future role and function of Axford Park.

DRAFT

SC2712

PLANNING FRAMEWORK

Axford Park (Lot 100) is zoned 'Reserve - Parks and Recreation' in the City's current Town Planning Scheme 1 (TPS1) and in the Council adopted Town Planning Scheme 2 (TPS2), while the surrounding lots are zoned 'Commercial' in TPS1 and 'Town Centre' in TPS2 (refer figure 3 below).

TPS2 is currently pending endorsement from the Minister for Planning and yet to come into effect, however once endorsed, mixed-use development of heights up to five (5) storeys will be permissible, which places the park in the centre of a strategic redevelopment area.

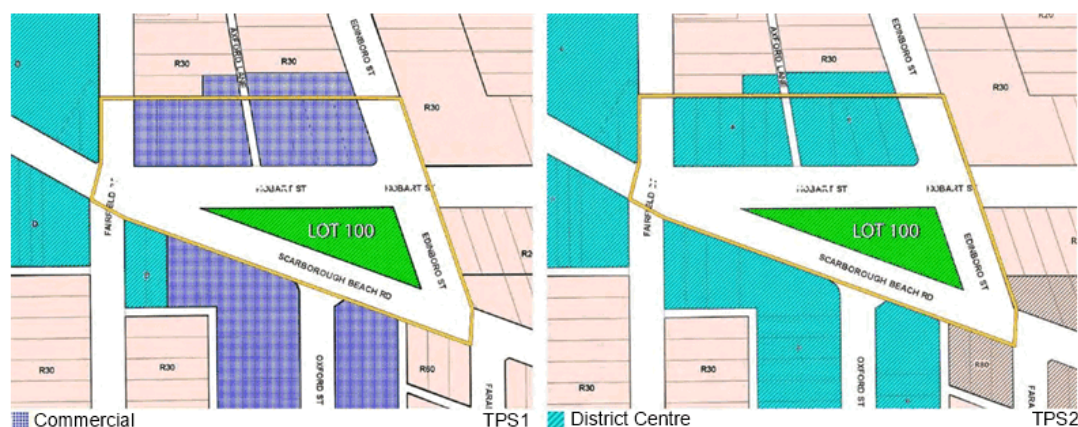


Figure 3. Town Planning Scheme Comparison

LAND OWNERSHIP & TENURE

Land ownership within and surrounding the study area presents significant redevelopment potential, with a number of landholdings in single ownership and a number of lots of a significant size.

Figure 4 depicts large lots and landholdings in single ownership. This figure should be read in conjunction with Table 1 below which outlines the lot details of those within the study area.



Figure 4. Land Ownership Analysis

DRAFT

SC2712

DETAILS OF LAND	PLAN SURVEY NO.	TITLE NO	INTERESTS & ENCUMBRANCES	OWNERSHIP
Lot 474: 126 Hobart St	2334	Vol 1976 Folio 275	Easement Burden	Private (Owner 1)
Lot 475: 120-124 Hobart St	2334	Vol 1976 Folio 275	Easement Burden	Private (Owner 1)
Lot 476: 118 Hobart St	2334	Vol 1028 Folio 130	Easement Benefit	Private (Owner 2)
Lot 6	69763	Vol 1754 Folio 521		Private (Owner 3)
Lot 478	2334	Vol 1845 Folio 590		Private (Owner 4)
Lot 3	13991	Vol 1905 Folio 847		Private (Owner 5)
Lot 4	13991	Vol 1905 Folio 847		Private (Owner 5)
Lot 503	29873	Vol 1905 Folio 847		Private (Owner 5)
Lot 504	29873	Vol 1403 Folio 864		Private (Owner 5)
Lot 100 Scarborough Beach Rd	3107	Vol 487 Folio 183		Freehold by CoV

Table 1. Lot Details

Lot 100 is owned freehold by the City and Lot 474 and Lot 475 have an easement burden for right of carriageway purposes to Lot 476 (refer figure 5 below). Access to Lot 476 is therefore via Fairfield Street and not Hobart Street.



Figure 5. Lot Access

Axford Park currently encroaches into gazetted road reserves under the care, control and maintenance of the City. Advice from the Department of Lands (received in June 2015 as part of the Mary Street Piazza project) confirms that:

- the road reserve does not have to be for carrying vehicular traffic but can also be limited to pedestrian traffic;
- the City can design and construct within a road reserve without the permission of the Department of Lands as long as any structure fits the description of 'streetscape'; and
- Approval from the Department of Land is required if there is a direct commercial benefit to a business (i.e. a space in the road reserve is constructed for the sole commercial use of an entity).

MOVEMENT & ACCESS

Vehicles, Pedestrians & Cyclists

Axford Park is bound by Scarborough Beach Road, Edinboro Street, Anvil Lane and Hobart Street. Scarborough Beach Road is classified as a Distributor A Road and has a traffic volume of approximately 12,000 vehicles per day. Edinboro Street, Anvil Lane and Hobart Street are classified as local access roads with Hobart Street having a traffic volume of approximately 800 vehicles per day from Edinboro to Scarborough Beach Road.

DRAFT

SC2712

There is currently one-way only access onto Hobart Street (before Edinboro Street) off Scarborough Beach Road which is only accessible to vehicles travelling south-east. The current configuration of this one-way entry is not ideal for pedestrians, cyclists or drivers as it causes confusion. The one-way entry is 6m wide at its narrowest point which makes it easy for vehicles to illegally exit Hobart Street onto Scarborough Beach Road, posing a threat to pedestrians and cyclist who aren't expecting vehicles to exit from this direction. The proximity of the protected bike lanes entry to the vehicle entry point may also contribute to poor legibility.

Preliminary options to close a portion of Hobart Street were explored during the projects inception. Further exploration of alterations to the existing road network should take into account the impact on traffic flow, lot access and the pedestrian and cycling environment. Based on the site analysis undertaken to date, there are currently two options relating to the reconfiguration of the road network that will impact traffic flow. These options were explored during the first phase of the project and include:

Option 1. Narrowing the 6m carriageway to reduce the probability of vehicles using this as a two-way access route, whilst raising the vehicle carriageway to be flush with the existing footpath and expanding the footpath to improve the environment for pedestrians; and

Option 2. Blocking access from Scarborough Beach Road onto Hobart Street, to increase the public open space within the study area and improve the cycle and pedestrian connection along the north of Scarborough Beach Road.

Parking

In June 2017, the study area contains one taxi rank and approximately 52 parking bays. These include; thirty-one (31) 1P designated 45° bays, five(5) 1P parallel bays, two(2) 1/4P bays, one(1) designated ACROD bay and a Taxi/ACROD zone along Hobart Street and seven(7) unmarked and six (marked) parallel bays along Edinboro Street.

A Public Parking Occupancy Survey of the Mount Hawthorn Town Centre was undertaken in 2016 by Luxmoore Parking and Safety consultants. As part of this study, parking occupancy surveys were taken of portions of Hobart Street and Edinboro Street located within the study area between 5 February - 2 March 2016. The survey found that parking on Hobart Street and Edinboro Street reached peak occupancy rates of 95% and 100% respectively and recommended time limits be shortened in both locations. The study made no comment regarding the ongoing verge parking in this area (refer figure 7 below) but this has become an increasingly prevalent issue, to the detriment of the verges, along both Hobart Street and Edinboro Street.



Figure 7. Hobart Street and Edinboro Street Verge Parking

Public Transport

Axford Park is currently serviced by bus No. 990, a high frequency route connecting Scarborough Beach to Perth Bus Port via Glendalough Train Station and Charles Street, bus No. 402, connecting Stirling Train Station to Perth Bus Port via Loftus Street and Northbridge and No. 15, connecting Glendalough Train Station to Perth Bus Port via Leederville. The park is serviced by two bus stops with both located adjacent to the park on Scarborough Beach Road.

INFRASTRUCTURE

The infrastructure and services identified within the study area are water mains, sewer mains, drainage pipes, gas lines, underground power cables and a Western Power transformed. With the exclusion of drainage, it is unlikely the upgrade of the park will necessitate the relocation of these services. However, significant works are likely to impact drainage and there may be considerable costs associated with this.

DRAFT

SC2712

The Western Power transformer is not sited in a desirable location, however, there is a significant cost associated with the relocation of this and a cost of approximately \$2,000.00 to explore whether or not the relocation is possible.

The need to improve the existing level of lighting within the study area was identified in 2015 and the City facilitated the up-lighting of seven (7) of the mature trees in Axford Park at a cost of approximately \$65,860.00. Additional lighting improvements may be required in the future. Any future improvements should be determined following the monitoring and review of the recently installed up-lights.

TOPOGRAPHY

Indicative survey information suggests there is approximately a 1m height difference over some 28m. This is considered to be a relatively gentle slope and therefore not significant. Any additional public open space could be designed to follow the natural slope and/or there could be scope for a two-tiered design to be incorporated as a design feature.

CAPITAL WORKS CONTEXT

Oxford Street North

The large-scale upgrade of Oxford Street north from Anzac Road to Scarborough Beach Road including tree planting, cycle lanes and shared space is currently on-hold. Concept options were presented to Council at a workshop in August 2016 and a preferred concept determined. This project is complementary to the upgrade of Axford Park and there may be benefits associated with aligning the staging of both.

Bike Boulevard & Bike Network Plan

The Shakespeare Street Bike boulevard is now complete. The project extends from Green Street to Scarborough Beach Road, reducing speeds to 30km/h to allow people in cars and on bikes to share the street safely. This project is expected to increase the number of cyclists along this route. There is an opportunity to extend this project further along Shakespeare Street to Richmond Street. This is a significant project and presents an opportunity to attract Bike Boulevard users to the park in the future.

Protected bike lanes were delivered along Scarborough Beach Road adjacent to Axford Park as part of the City's Bike Network Plan. In conjunction with this project, funding was allocated to a bike repair station which was recently installed in Axford Park.

Water Corporation Water Main Renewal Program

As part of Water Corporations Water Main Renewal Program, disruptive replacement works along Hobart Street, Oxford Street and Scarborough Beach Road commenced in February 2017 and conclude in November 2017. This project did not affect the timing or staging of any proposed Axford Park upgrades.

LEASE CONSIDERATIONS

The City entered into a licence agreement with the Hawkers Markets operator for a two-year lease period in November 2016. The licence allows the Market to operate on Friday evenings between 5.00pm-9.00pm from 2 December 2016 – 31 March 2017 and 3 November 2017 – 27 April 2018. The market is supported by the local community and ran successfully in 2016/17. The lease period may constrain the timing and implementation of redevelopment opportunities and upgrades. An alternative Market site will need to be provided if significant upgrade works are scheduled to occur during the Market lease period. There is an associated risk to the sustainability of the Market if it were to be relocated.

DRAFT

SC2712

3.0 Engagement Process

Axford Park study area presents a number of opportunities for redevelopment and is well positioned to be upgraded in order to maximise its potential as a community asset. Through redevelopment and the delivery of more usable space, it is anticipated that the site will generate considerably more community use and better connect the town centre, both visually and physically. To ensure the site reaches its full potential and is developed in a sustainable, community focused and site responsive way, engagement with key stakeholders and the Mount Hawthorn community was identified as an important element of the project delivery.

STAKEHOLDER INTERVIEWS & WORKSHOP

In addition to the engagement outlined above, the City undertook key stakeholder interviews in October and November of 2016 with the following key stakeholders and/or a representative from the following organisations:

- Mount Hawthorn Sub-branch of the Returned Services League (WA);
- Mount Hawthorn Hub;
- Transition Town Mount Hawthorn (Vincent);
- Scouts WA;
- Mt Hawthorn Baptist Church;
- Pisconeri Fine Food & Wines; and
- the City's Asset & Design and Parks & Property Services teams.

The Mount Hawthorn Hawkers Markets commenced operation in December 2016. As such, the Market Operator was not interviewed as part of the initial interview process but was consulted at a later date.

The key stakeholders were invited to the Stakeholder Workshop held 14 December 2016 at Scouts WA. This workshop was an informal session to discuss the opportunities, constraints, site objectives and the outcomes of the key stakeholder interviews. The outcomes are outlined in **Section 3.0** below.

Following the Stakeholder Workshop, three concept options were prepared. These options were developed in response to the site analysis and engagement undertaken to date. The options were designed to assist in identifying key redevelopment aspects by testing varying upgrade elements with the community.

COMMUNITY WORKSHOP

A Stakeholder & Community Workshop (Community Workshop) was held 16 February 2017 at Lesser Hall, Mount Hawthorn. The workshop was an open event with invitation letters distributed to businesses and resident within a 500m radius of the park. The intent of the workshop was to identify the project opportunities, constraints and objectives and to help identify the key redevelopment aspects preferred by the local community.

Workshop attendees were presented with a brief analysis and overview of the sites opportunities and constraints and presented with the three concept options. Attendees were invited to comment on what they did and did not like about the options in their entirety and in part and were asked to put forward their redevelopment ideas for the park.

The outcomes of this workshop were recorded on the three concept option plans and the plan depicting the park as it is in 2017. An overview of the concept options and the annotated plans are included in **Section 5.0** below.

STREETS & LANES FESTIVAL ENGAGEMENT

On 7 May 2017, the concept options were displayed at the City's Mount Hawthorn Streets & Lanes Festival stall and festival attendees were encouraged to pick which of the three concept options they preferred. The outcomes of the festival display engagement are documented in **Section 5.0** below.

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SC2712

HUB ACTION PLAN UPDATE (TOWN TEAM GRANT) ENGAGEMENT

The Mount Hawthorn Hub undertook three engagement sessions in 2016/17 to inform their Action Plan update. The City was present at the engagement sessions and the relevant findings and possible implications for this project have been taken into consideration and included in **Section 4.0** below.

4.0 Stakeholder Engagement Outcomes

The table below documents the outcomes relating to the background analysis, key stakeholder interviews and stakeholder workshop. These findings were presented at the February 2017 Community Workshop and participants provided verbal and written feedback through a group discussion and by annotating the concept options which were presented.

CURRENT IDENTITY	CURRENT USES & USERS
+ High profile, high priority, passive park	+ Annual Anzac Day Service: April 25
+ Sacred ground and tribute to the armed forces (named after local Victoria Cross and Military Medal recipient Thomas Leslie Axford during WWI)	+ Annual Mount Hawthorn Streets & Lanes Festival: May 7, 2017
+ Known for ANZAC Day service & general passive recreation	+ Mount Hawthorn Hawkers Markets: 2 Dec 2016 - 31 March 2017 & 3 Nov 2017 - 27 April 2018
+ A place for "quiet reflection" in a busy inner city suburb	+ Annual Pop-up Bike Doctor: March coinciding with Bike Week
+ A green area/connection for locals	+ The Provedores Market
+ Key town centre connection	+ Passive recreation and reflection
	+ Key pedestrian route/connection for locals
	+ Rest area for drivers and town centre visitors
PRIORITIES	CONSTRAINTS/ ISSUES
+ Tree retention (excluding palm trees) health & root from intensive use damage	+ Water Corporation Water Main Renewal Program – disruptive works
+ Retain Wall of Remembrance and War Memorial in current locations	+ Lot access – reconfiguration of access to the park and Hobart Street may be limited
+ Visually enhance the Wall of Remembrance and War Memorial – lighting, views etc.	+ Service truck routes – require large carriageway, turning circles
+ Improve ANZAC Day Service approach	+ Services/Western Power transformer location(s)
+ Improve usability/function of the Park for existing users/uses and attract/cater for other users/uses	+ Safety & proximity and treatment of the edge of the park adjacent to Scarborough Beach Road
+ Incorporate active recreation elements which complement the park existing functions	+ Site contours/slope – drainage issues, infrastructure upgrade costs
+ Creating places for people	+ Limited turf growing areas – too shaded
+ Retention of existing number of parking bays. Note: Concept options will explore how the park might function with the same number of parking bays, with a reduced number of parking bays and/or with an increased number of parking bays	+ Visibility of the Wall of Remembrance - rotunda visually obstructs views
	+ Lighting at night
	+ Toilet block location
	+ Existing taxi-rank
OPPORTUNITIES	+ ANZAC Day Service approach & limited capacity of park due to current layout
+ Council Priority 16/17 - Create a new pedestrian space near Axford Park in Mt Hawthorn and open the park to more adaptable and diverse community uses	+ Intensive/active uses are likely to conflict with passive/reflective uses
+ Corporate Business Plan 16/17: 9.4 Upgrade Axford Park 16/17-17/18 \$150,000.00	+ Hawkers Markets Licence (Lease) Agreement may constrain the timing/ implementation of upgrades
+ Capital Budget 16/17: Axford Park Improvements \$20,000.00 & Uplighting Trees \$60,000.00	+ Rotunda valued by some and not others. Note: Concept options will explore park with/without the rotunda
+ Planning Framework - TPS2 'Town Centre' zoning	

9

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SC2712

<ul style="list-style-type: none"> + Existing land ownership and large landholdings + Capital Works Projects - Oxford Street North, Bike Boulevard & Bike Network Plan + Central location - key anchor connecting SBR and Oxford Street portions of the town centre + Flag/banner poles along SBR or Oxford Street – inclusion in Oxford Street North upgrade + Create an integrated shared space which caters for people of all abilities (refer DAIP) + Additional park furniture – tables/chairs under trees, skateable furniture & shaded benches/tables + Enhanced Oxford Street/ Mount Hawthorn Town Centre entry/approach/welcome statement + Connect park with the tenancies along Hobart St + Incorporate street treatments such as flush/painted areas to improve pedestrian amenity + Continuous urban canopy/shade structure + Improved physical/visual connections between Oxford Street and Axford Park + Tree root protection - protecting tree roots from vehicle (food truck) and intensive use damage + Reduced 40km/h speed limit west of Oxford Street (opportunity to extend this east past Axford Park) + Recently upgraded power + Increased usability – attract lunchtime workers, church/sermon use, encourage musicians, bands, street performers, explore the opportunity to host regular youth events and Fringe Festival events + Enhanced lighting along key pedestrian routes + Enhanced War Memorial, Wall of Remembrance and flag pole lighting + Improved ANZAC Day service approach, circulation, park capacity and views of memorial + Upgrade Wall of Remembrance – including additional plaques + Integration of toilet with the landscape and/or explore relocation + Improve usefulness of rotunda - incorporate free library to attract people to sit and stay + Rotunda relocation – to create more usable space/ open up views to Wall of Remembrance + Increase the amount of garden space - plant waterwise native gardens + More family friendly space by introducing planting or a positive edge to the southern park edge + Strategic acquisition of land – increasing usable POS space through the purchase of key sites + Potential development which fronts, interacts and/or addresses the park + Pop-up uses within the park + Bike racks/ repair & water refill station + Rationalisation of footpaths + Incorporate water elements which integrate with the Memorial - water/ reflection areas + Incorporate water sensitive urban design + Engage local schools to increase involvement in commemorative ceremonies/Remembrance Day + Explore opportunities to incorporate free WiFi + Review of the Mount Hawthorn Hub Action Plan 2016/17 consultation to inform this project 	<table border="1"> <thead> <tr> <th colspan="2">NOT SUPPORTED</th> </tr> </thead> <tbody> <tr> <td>+</td><td>Removal of healthy trees (excluding palm trees)</td> </tr> <tr> <td>+</td><td>Community garden in this location (location limited to far east corner/ ongoing maintenance requirements)</td> </tr> <tr> <td>+</td><td>Relocation of Wall of Remembrance and/or War Memorial (cost implications/limited suitable options)</td> </tr> <tr> <td>+</td><td>Relocation of Transformer/ Sub-Station (cost implications)</td> </tr> <tr> <td>+</td><td>Skate Park or Roller Hockey Slab in this location (the scale of facilities required would conflict too significantly with the cultural identity of the park).</td> </tr> </tbody> </table>	NOT SUPPORTED		+	Removal of healthy trees (excluding palm trees)	+	Community garden in this location (location limited to far east corner/ ongoing maintenance requirements)	+	Relocation of Wall of Remembrance and/or War Memorial (cost implications/limited suitable options)	+	Relocation of Transformer/ Sub-Station (cost implications)	+	Skate Park or Roller Hockey Slab in this location (the scale of facilities required would conflict too significantly with the cultural identity of the park).
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Table 2. Site Analysis and Stakeholder Engagement Outcomes

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5.0 Project Objectives

The following Project Objectives were developed in response to Council priorities, background analysis and feedback collated during the stakeholder interviews and workshops. These objectives influenced the development of the three concept options presented at the Community Workshop and will establish clear priorities for the refined concept option.

1 DYNAMIC ENVIRONMENT Improve usability by creating a more flexible and adaptive space	2 SITE RESPONSIVE Enhance the precinct through improved physical and visual connections	3 IDENTITY + SENSE OF PLACE Celebrate the Parks history and protect and enhance the War Memorial and Wall of Remembrance	4 SUSTAINABLE Identify short and long term options for upgrades/improvements
5 CATALYST 4 IMPROVEMENTS Explore the role of the site as a catalyst for other town centre improvements	6 ATTRACTIVE + INCLUSIVE Establish an attractive and inclusive place for the whole community	7 COMMUNITY DRIVEN Develop upgrade options which are supported and championed by the community	8 PLACE 4 PEOPLE Rationalise access and create a place for people

6.0 Community Workshop Outcomes

WORKSHOP PURPOSE

Identification and understanding of the study areas key issues and opportunities is essentially to the success of the plan for the future of Axford Park. The engagement process has provided project direction whilst simultaneously gauging the needs and requirements of the community and the City. The project objectives, site analysis, engagement outcomes and Councils priority to *"create a new pedestrian space near Axford Park in Mt Hawthorn and open the park to more adaptable and diverse community uses."* were used to guide the development of the three concept options presented at the 16 February 2017 Community Workshop.

WORKSHOP PROCESS

The workshop components and process was as follows:

1. Introduction – a welcome to those in attendance and a brief synopsis of the project to date;
2. Project Overview – outlining context, purpose, process, workshop objectives and project objectives;
3. Presentation of Analysis – highlighting opportunities, constraints and draft concept options; and
4. Group Discussion – gathering ideas and feedback regarding concept options and park as it today.

The group discussion centred around the concept options which explored various redevelopment elements in order to gauge which elements the community did and did not like and those which were preferred. The options were conveyed using plans and precedent imagery. Workshop attendees were encouraged to note with green dots what they liked about the concept options and with red dots what they did not like. They were also presented with a plan of Axford Park as it is today and encouraged to note their improvement ideas on all four plans.

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WORKSHOP OUTCOMES

The community workshop outcomes are documented on the following annotated plans in **RED**, **GREEN** and **BLACK** font and dots and a brief explanation of each option is outlined below:

Option 1 proposed creating a more open/adaptable space with the removal of the palm trees, rotunda and paths in order to open up the park. Exploring the opportunity to improve the Hobart Street vehicle entry off Scarborough Beach Road by creating a raised flush area to improve the pedestrian environment.

Option 2 explored creating a defined town centre square at the western end of the park. Proposing additional park furniture and shade as well as the retention of the rotunda.

Option 3 proposed creating a better-connected park through the removal of the Hobart Street vehicle entry off Scarborough Beach Road to increase the usable park area and improve the physical and visual connection between the traditional main street shops along Scarborough Beach Road and those fronting Hobart Street.









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The feedback received was used to determine priorities and opportunities for redevelopment. A consolidated list of the feedback received is outlined in Table 3 below.

ISSUES & CONSTRAINTS	OPPORTUNITIES & DEAS
Movement	Movement
+ Existing path network - poorly connected and narrow in certain locations	+ Pedestrian priority and movement could be improved. Including:
+ Path to the north of Axford Park doesn't connect through to Edinboro Street	+ connections across Fairfield Street and Scarborough Beach Road(SBR);
+ Access (turning right) off Scarborough Beach Road(SBR) right into Fairfield Street limited	+ connections from SBR main street shops through to Axford Park including Hobart St one-way entry closure;
+ Removal of all paths across the park	+ connections east towards Hobart St past Edinboro St
+ Traffic into Hobart Street	+ Connections west to Oxford Street north across SBR
+ Traffic (the wrong way) out of Hobart Street	Create a people first environment
+ Car dominated environment north of the park	
Parking	+ Increase pedestrian safety
+ Car parks are full at peak periods	+ Vehicle movement could be better managed
+ Verge parking	+ Shared vehicle/pedestrian space along Hobart Street
+ Access to park from east side of park is blocked when car bays in use	+ Traffic calming could be implemented to create a slow speed environment along Hobart Street, SBR and Oxford Street, including shared spaces, trees, medians and narrowing Hobart Street carriageway
+ Parking dominates the landscape	
Trees and landscaping	Street prints at SBR/Oxford Street intersection
+ Palm trees	Extension of path to the north of Axford Park - east
+ Large mature fig tree blocks light	
Furniture & shelter	Parking
+ Rotunda dated and central location limits parks usability	Provide additional parking
Limited weather protection	Swap angled parking to the north side of Hobart Street to create more usable park space
Future use & activity	Provide angled parking along Edinboro Street
Skateable furniture in south-east corner	Reduce Hobart Street carriageway
Active recreation may cause noise issues	
Active recreation requiring physical infrastructure	Trees and landscaping
Lighting	Removal of palm trees
Currently poor/ quite dark at night	Removal of large mature Fig tree to open up light
	Incorporate more local/native plant species
	Relocated paths, trees, furniture and shade to create large open lawn area
	Plant more trees (including a memorial tree) to provide more shade and improve the sense of enclosure to SBR
Services	
Western Power transformer	Furniture & Shelter
Toilet block location	Seating weaving in and around large mature trees
Land use & built form	Low wall/seating along southern park edge to create sense of enclose/buffer to SBR
Uses to the north are not active and key sites are underdeveloped	Additional furniture and shade along northern boundary eastern edge of park
	Future use & activity
	Passive recreation and family friendly events
	Event space/plaza to encourage active shopfronts
	Temporary all ages art installations
	Low impact active recreation
	Skateable furniture in western end
	Lighting
	Tree-uplighting
	Improved lighting along Hobart Street
	Artwork
	Paint transformer-international artists/ celebrate indigenous heritage values/ remembrance feature
	Land use & built form
	Surrounding development opportunities

Table 3. Community Workshop Outcomes

13

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SC2712

FESTIVAL ENGAGEMENT OUTCOMES

The workshop outcomes (annotated concept plans) were displayed at the May 7 2017 Mount Hawthorn Streets & Lanes Festival at the City of Vincent stall. Interested festival attendees were asked to note which option they preferred and whether or not they were Mount Hawthorn residents or from further afar. Twenty-one (21) Mount Hawthorn residents chose a preferred option, with no attendees from alternative suburbs participating in the engagement exercise. Six (6) Mount Hawthorn residents preferred **Option 1**, six (6) preferred **Option 2** and nine (9) preferred **Option 3**.

CONCEPT REFINEMENT (DRAFT CONCEPT PLAN)

Utilising information from the community workshop the concept options were refined and developed into a preferred Draft Concept Plan design. The preferred concept responds to the feedback received and analysis undertaken to date. It is a composite of the elements preferred by the community and has been tested and reviewed against the project objectives.

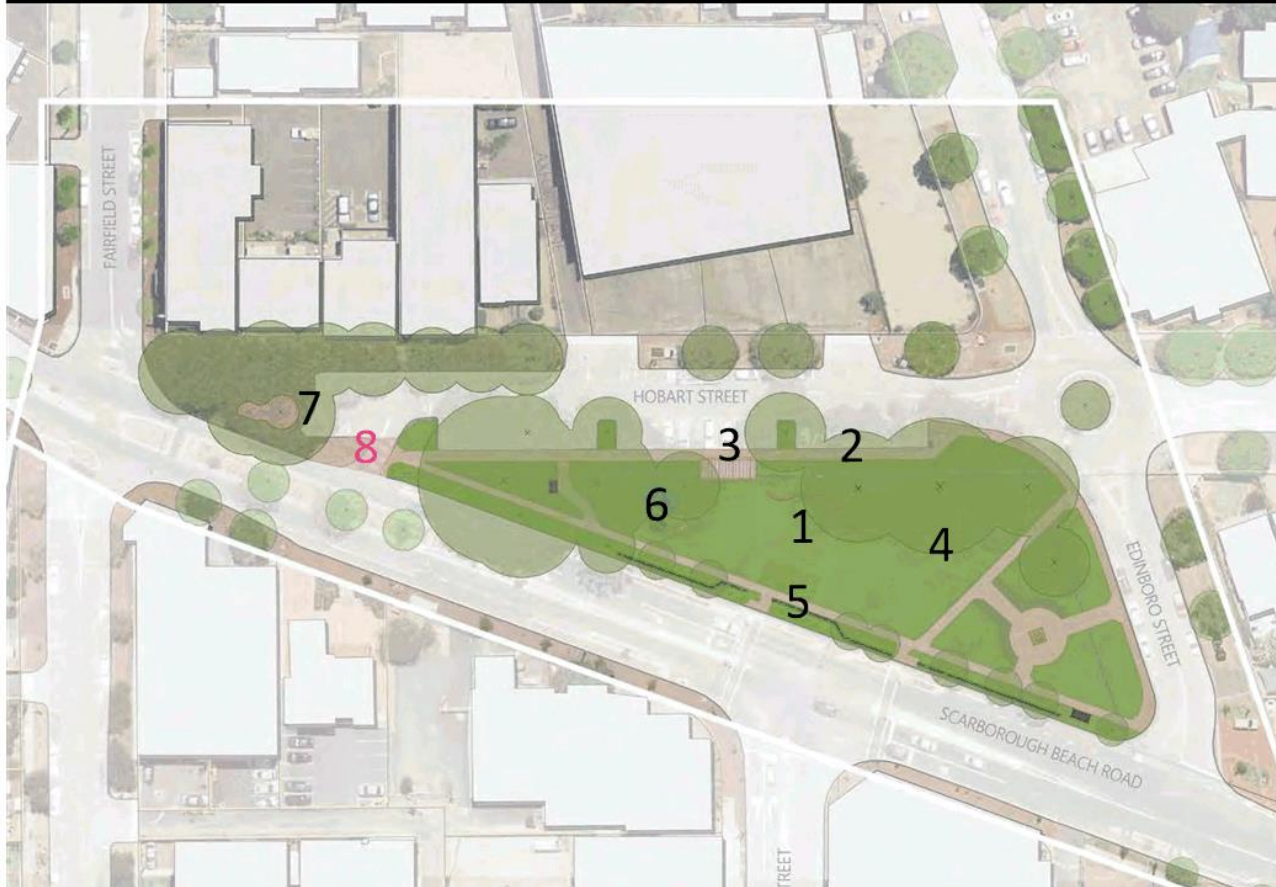
To determine the feasibility of delivering the proposed Draft Concept Plan, the staging and costing of various items were explored in the form of two implementation options including:

1. Draft Concept Plan – Implementation Option 1 (Implementation Option 1)
2. Draft Concept Plan – Implementation Option 2 (Implementation Option 2)

Implementation Option 1 proposed upgrades which could be achieved within a limited \$160,000 budget and Option 2 explored the larger scale redevelopment of the site. These options were presented at a Council Workshop and the findings are detailed in **Section 7.0** below.



DRAFT CONCEPT PLAN – IMPLEMENTATION OPTION 1



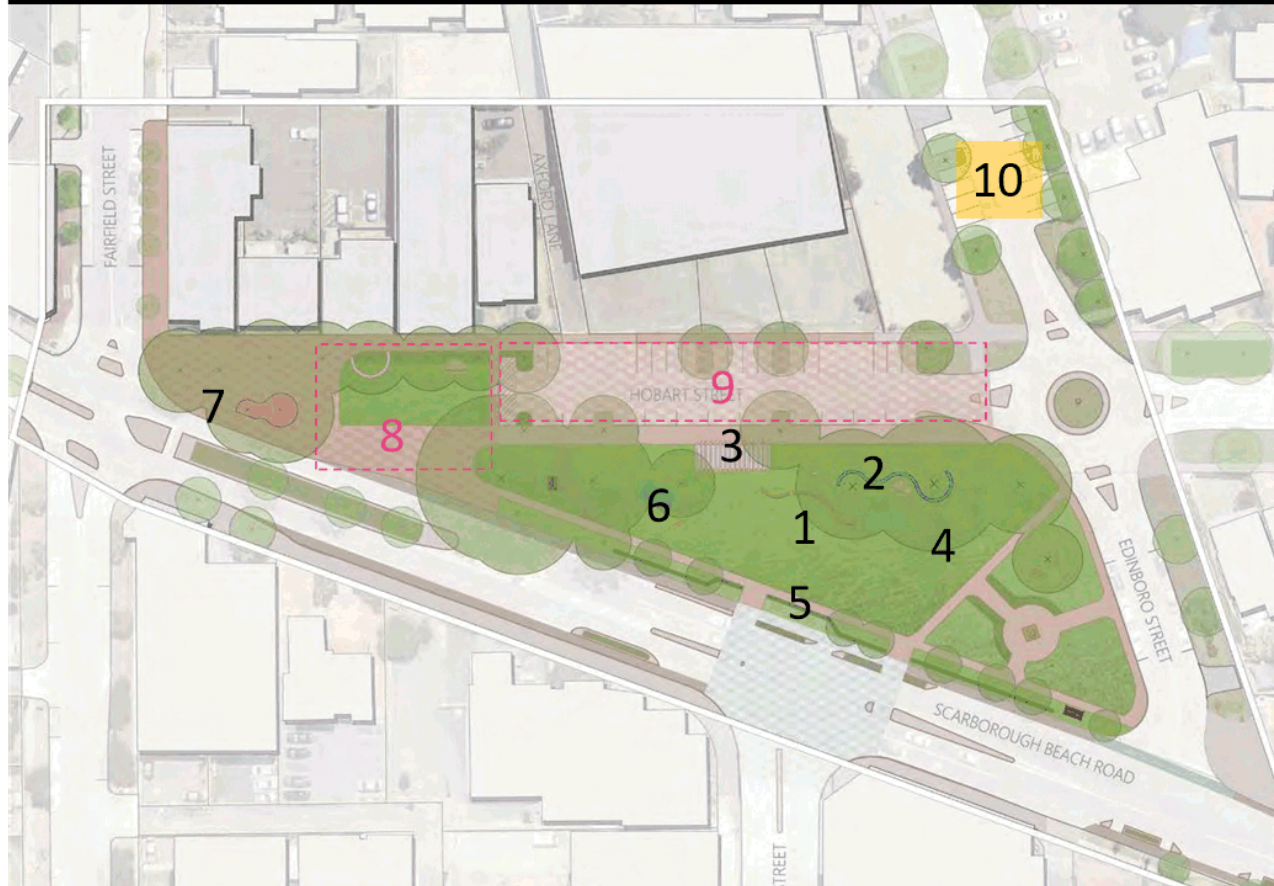
Park Upgrades

1. Rotunda relocation
2. Returfing/path extension
3. Shade structure/furniture
4. Palm tree removal
5. Positive edge/planting
6. Transformer artwork
7. Tree seating west

Shared Space (45m²)

8. Hobart St flush shared space

DRAFT CONCEPT PLAN – IMPLEMENTATION OPTION 2



Park Upgrades

1. 3. 4. 5. 6. & 7. (as per Opt 1)

2. Seating/Furniture

Additional POS (745m²)

8. Hardscape & 250m² Turf

Paved Shared Space (1120m²)

9. Hobart St flush shared space

Edinboro St Parking

10. 15 angled bays

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7.0 Council Workshop Outcomes – 6 June 2017

WORKSHOP PURPOSE

To present the key background analysis, engagement outcomes, Draft Concept Plan and implementation options in order to identify the preferred approach to project implementation, including budget determination and staging.

WORKSHOP PROCESS

The workshop components and process was as follows:

1. Workshop Purpose
2. Background
3. Project Process
4. Site Analysis & Engagement Outcome
5. Draft Concept Plan & Draft Concept Plan Implementation Options - Budget & Staging

DRAFT CONCEPT PLAN, IMPLEMENTATION OPTIONS & WORKSHOP OUTCOMES

The Draft Concept Plan and Implementation Option 1 and Implementation Option 2 were presented to Council for their consideration and feedback.

Council Members provided mixed feedback with some preferring to implement Implementation Option 1 in the 2017/18 financial year within the \$160,000 budget and others preferring to engage a design consultant to assist with the development of a long term plan for the park based on the Draft Concept Plan and Implementation Option 2.

Although mixed feedback was received, it was agreed that the Draft Concept Plan incorporated a number of elements which should be considered by any future consultant, should one be appointed.

Draft Concept Plan

The Draft Concept Plan explored the following possible upgrade items:

1. Rotunda relocation and returfing;
2. Additional seating/furniture;
3. Additional shade/furniture;
4. Palm tree removal;
5. Positive edge/planting along Scarborough Beach Road;
6. Artwork on transformer;
7. Seating around trees;
8. Blocking Hobart Street at the western entry and extending the park hardscape and turf area into the existing parking area;
9. Relocating the existing 90° parking bays to the northern side of Hobart Street, extending the park north and creating a flush shared space in the existing car park; and
10. Improving the layout of the parking bays on Edinboro Street.

In relation to the Draft Concept Plan, Council Members noted:

- more information regarding the future users of the park would be required;
- the long term plan/design should further explore 'maximising the open space', in particular 'green space';
- the design could explore the relocation of the wall of remembrance; and
- the design could explore reducing parking along Hobart Street so that it was only located on the north side of Hobart Street.

15

DRAFT

SC2712

Council allocated Axford Park Upgrade (Redesign and upgrade Axford Park) a budget of \$200,000 for the 2017/18 financial year. The \$200,000 is anticipated to fund the following:

1. Consultant services, including:

- 1.1 Concept Design; and
- 1.2 Construction Estimate.

2. 'Quick win' works items estimated to cost approximately \$60,000 including:

- | | |
|---|---------------|
| 2.1 Removal of 12 palm trees | \$10,000; |
| 2.2 Removal and relocation of the rotunda | \$37,000; |
| 2.3 Returfing of the rotunda area | \$12,000; and |
| 2.4 Planting of a commemorative tree | \$1,000. |

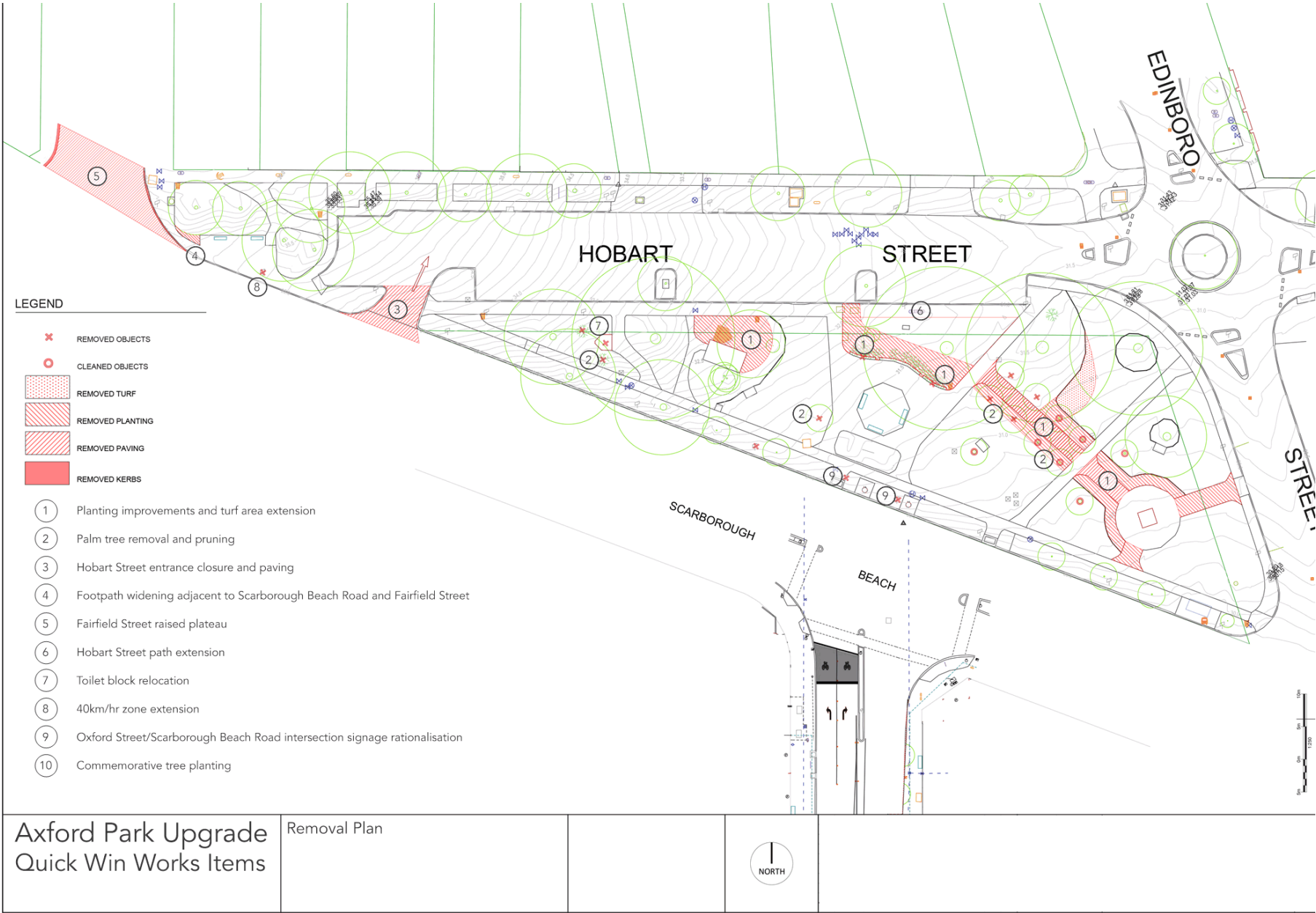
3. The implementation of additional 'quick win' works items, including:

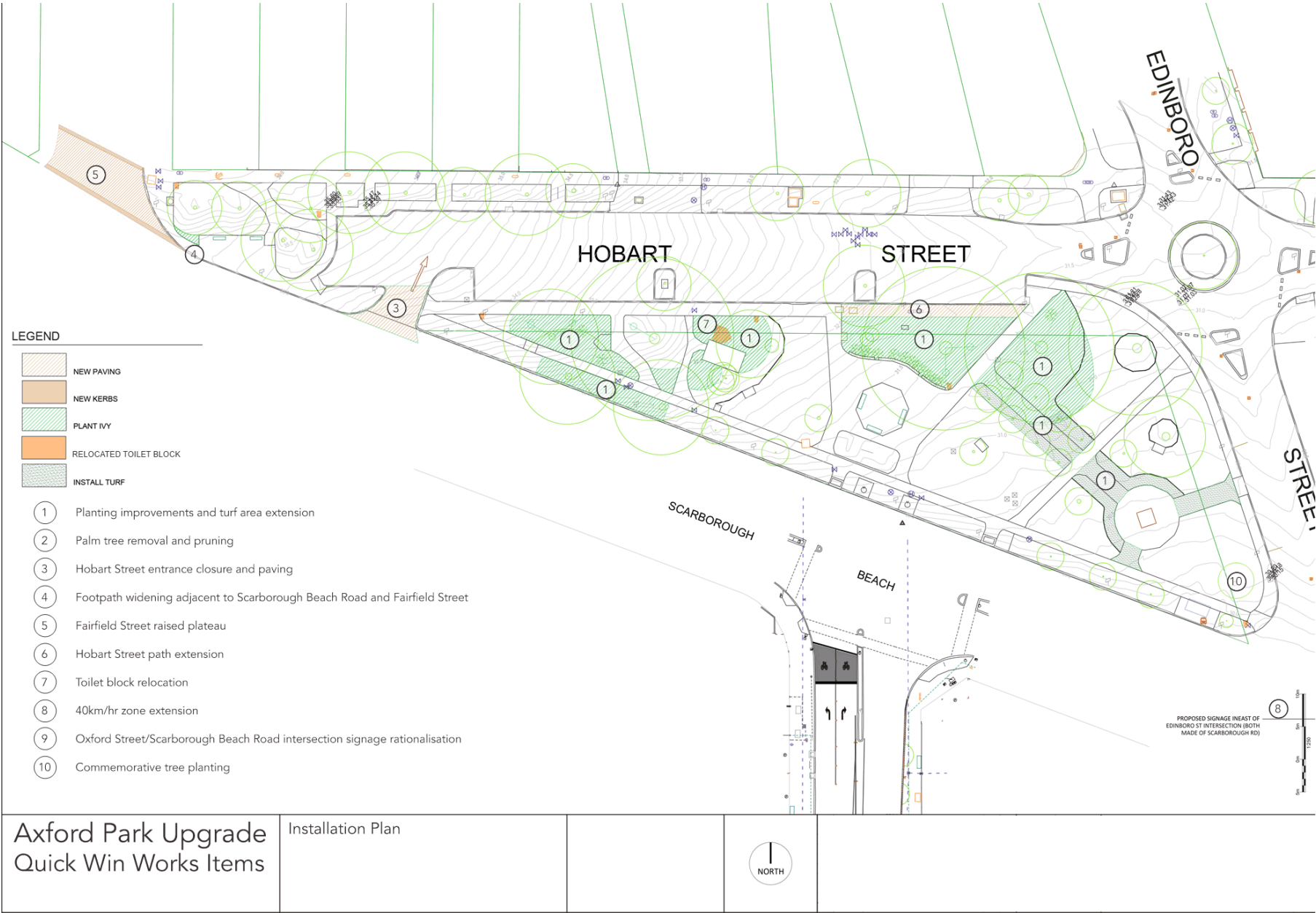
- 3.1 Items identified by the consultant; and/or
- 3.2 Items identified in the Draft Concept Plan.

Council Members have requested a professional design consultant be engaged to prepare a concept design for the Axford Park Upgrade for Councils consideration and review, prior to the implementation of any 'quick wins' and prior to the preparation of any detailed design drawings as part of a possible future project.

Axford Park Upgrade Design Objectives

1. **Dynamic Environment:** Improve usability by creating a more flexible and adaptive space
2. **Site Responsive:** Enhance the precinct through improved physical and visual connections
3. **Identity + Sense of Place:** Celebrate the parks history and protect and enhance the war memorial and wall of remembrance
4. **Sustainable:** Identify short and long-term options for upgrade improvements
5. **Catalyst for Improvements:** Explore the role of the site as a catalyst for other town centre improvements
6. **Attractive + Inclusive:** Establish an attractive and inclusive place for the whole community
7. **Community Driven:** Develop upgrade options which are supported and championed by the community
8. **Place for People:** Rationalise access and create a place for people
9. **Green Open Space:** Maximise the open space and green space provision





Axford Park Concept Design - The Front Yard of Mount Hawthorn



- 1 Continuation of footpath pavement, Fairfield St connects with Scarborough Beach Rd as driveway
- 2 Seating platforms around existing trees, with timber decking and skate-able edges
- 3 Yoga lawn surrounded by timber seating
- 4 Southern entry/exit to Axford Lane closed off for vehicles
- 5 Potential development on Pisoneri site, with vehicle access from Edinboro Street
- 6 Verandah zone - terraced alfresco zone, on level with the buildings, with seating steps to the park
- 7 Flexible space for community events and markets - compacted gravel, with event water & power
- 8 Eye-catching kiosk - linking town centre activities along Oxford Street and Scarborough Beach Road
- 9 Public toilet and Western Power enclosure integrated in kiosk
- 10 Timber deck for events and alfresco, integrated in the slope with seating steps
- 11 Promenade - 7 metre wide zone for walking and cycling
- 12 Existing tree in the Promenade, with bench, bin and bike racks on gravel around the tree trunk
- 13 New tree in the Promenade, in tree grate
- 14 'Garden wall' - low concrete wall with timber seating, integrated public art and line lighting
- 15 Flush kerb between the Promenade and flexible gravel space
- 16 Removed rotunda
- 17 Ornamental planting around major trees, with timber seating along segments of the edges
- 18 Cluster of hanging seats, hanging from large tree branches
- 19 Lighting around monumental trees, enhancing evening landmark and activities
- 20 Relocated tree from the roundabout
- 21 Mountable kerb - for bicycles (to/from Bicycle Boulevard), food trucks and service vehicles
- 22 Removed roundabout when Axford Park becomes car-free
- 23 ANZAC Memorial to be retained at current location, in turf with disability access for ANZAC Ceremony
- 24 Relocated Wall of Remembrance, integrated with sloping turf as a key park feature
- 25 New commemorative tree for the Armistice Centenary
- 26 Existing bus stop, to be retained
- 27 Intersection paved in traffic-able bricks, continuing the footpath pavement
- 28 Potential development on Telstra site, with vehicle access from the laneway
- 29 Relocated speed limits, new start for 40 kph (westwards) / 60 kph (eastwards)

REFERENCE IMAGES



- PRINCIPLES**
- Axford Park is for all people in the town centre, stimulating people to stay meet and socialise
 - Extending the park - Hobart St west of Edinboro St gradually becomes part of Axford Park
 - Park-like atmosphere - retaining all existing trees & increase turfled areas
 - Gradual transition between vibrant & active (west) and calm & relaxed around the ANZAC Memorial
 - Create flexible space for events, markets, festivals, etc.
 - Lots of seating opportunities and choices - alfresco & free, individual & groups, benches & informal, etc.
 - Enhance connection between the town centre activities along Oxford Street and Scarborough Beach Road



City of Vincent
Design:
PLACE Laboratory
16 July 2018
Scale 1:400 @ A1



AXFORD PARK CONCEPT DESIGN - OPINION OF PROBABLE COSTS

PROJECT	AXFORD PARK
PLACE REF	1803
CLIENT	City of Vincent
DATE	20.06.18
ISSUE	Concept Design
REV	A

LANDSCAPE WORKS					
ITEM	DESCRIPTION	UNIT	QTY		TOTAL
1	Staging Area A - Promenade				
1.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	1,015		
1.2	Allowance for upgrading/adjusting levels of existing pit lids.	Item	6		
1.3	Brick paving to match existing, including sub base.	m2	955		
1.4	Concrete Kerbing, installation	lm	175		
1.5	Under Tree Node including Edging, Gravel, Furniture (Typically 1 no. Bench, 3 no. Bike racks)	Item	6		
1.7	Lighting Poles, allowance for ground works and connections	Item	8		
1.8	Tree, 400lt tree	Item	2		
1.9	Provide Traffic Management	PS	1		
	Staging Area A - Promenade				\$ 250,725
2	Staging Area B - Terraced Decking				
2.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	325		
2.2	Timber decking, Installed including frame and subsurface works.	m2	112		
2.3	Brick paving to match existing, including sub base.	m2	80		
2.4	Concrete feature retaining walls, allowance for insitu concrete	lm	55		
2.5	Lighting Poles, allowance for ground works and connections	PS	2		
2.6	Feature strip lighting, and allowance for ground works and connections	lm	40		
	Staging Area B - Terraced Decking				\$ 170,775
3	Staging Area C - Yoga Lawn				
3.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	930		
3.2	Turf Roll-on, Including Soil improvement and Irrigation	m2	330		
3.3	Brick paving to match existing, including sub base.	m2	225		
3.4	Gravel, Compacted & Stabilised	m2	177		
3.5	Timber decking, Installed including frame and subsurface works.	m2	120		
3.6	Concrete feature retaining walls, allowance for insitu concrete	lm	35		
3.7	Concrete retaining steps (4), allowance for insitu concrete with feature finish	lm	25		
3.8	Hanging Seats (from large tree branches)	Item	3		
3.9	Feature strip lighting, and allowance for ground works and connections	lm	27		
3.10	Lighting Poles, and allowance for ground works and connections	PS	2		
3.11	Feature Tree Lighting (Wrapped), allowance for ground works and connections	PS	1		
	Staging Area C - Yoga Lawn				\$ 267,350
4	Staging Area D - Kiosk Area				
4.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	1,115		
4.2	Gravel, Compacted & Stabilised	m2	580		
4.3	Turf Roll-on, Including Soil improvement and Irrigation	m2	355		
4.4	Timber decking, Installed including frame and subsurface works.	m2	120		
4.5	Concrete seating wall, allowance for insitu concrete with feature finish	lm	23		
4.6	Kiosk, Including service connections and toilets	PS	1		
4.7	Lighting Poles, and allowance for ground works and connections	PS	2		

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Place Laboratory

Place Laboratory Pty Ltd ACN 146 195 020 as trustee for The Lab Unit Trust ABN 24 169 889 699

1 of 2

4.8	Feature strip lighting, and allowance for ground works and connections	lm	23		
4.9	Feature Tree Lighting (Wrapped), allowance for ground works and connections	PS	1		
	Staging Area D - Kiosk Area				\$ 471,300
5	Staging Area E -Memorial Area				
5.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	2,100		
5.2	Turf Roll-on, Including Soil improvement and Irrigation	m2	925		
5.3	Gravel, Compacted & Stabilised	m2	660		
5.4	Brick paving to match existing, including sub base.	m2	135		
5.5	Garden Bed, Including Plants, Mulch and Irrigation	m2	300		
5.6	Timber seating, allowance for premium finish	lm	50		
5.7	Concrete seating wall, allowance for insitu concrete with feature finish	lm	90		
5.8	Relocation of Memorial wall	Item	1		
5.9	Planting of Tree, 400lt tree	Item	1		
5.10	Lighting Poles, allowance for ground works and connections	PS	2		
5.11	Feature strip lighting, allowance for ground works and connections	lm	90		
5.12	Feature Tree Lighting (Wrapped), allowance for ground works and connections	PS	3		
	Staging Area E -Memorial Area				\$ 434,425
6	Staging Area G -Verandah Zone & Edinboro/Hobart Intersection				
6.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	1,835		
6.2	Gravel, Compacted & Stabilised	m2	800		
6.3	Install asphalt to existing road intersection	m2	485		
6.4	Concrete Kerbing, installation	lm	25		
6.5	Brick paving to match existing, including sub base.	m2	430		
6.6	Concrete retaining steps (4), allowance for insitu concrete with feature finish	lm	95		
6.7	Relocate existing tree (in roundabout)	Item	1		
6.8	Provide Traffic Management	PS	1		
6.9	Lighting Poles, allowance for ground works and connections	PS	4		
	Staging Area G -Verandah Zone & Edinboro/Hobart Intersection				\$ 268,775
7	Staging Area F - Scarborough Beach/Oxford Street Intersection				
7.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	625		
7.2	Trafficable Interlocking Brick paving to match existing, including sub base.	m2	625		
7.3	Provide Traffic Management	PS	1		
	Staging Area F - Scarborough Beach/Oxford Street Intersection				\$ 123,125
8	Event Service Provision				
8.1	Initial Event GPO and water provisions including single point	Item	1		
8.2	Additional points for Event GPO and water provision	Item	2		
	Event Service Provision				\$ 40,000
9	Design Contingency				
9.1	Contingency amount (15%)	PS	15%		\$ 303,971.25
LANDSCAPE WORKS LUMP SUM TOTAL					\$ 2,330,446.25

P:\1803 Axford Park\09 Management\Cost Plans\1803_Axford Park_OPC_Concept_RevB.xlsx

Place Laboratory

Place Laboratory Pty Ltd ACN 146 195 020 as trustee for The Lab Unit Trust ABN 24 169 889 699

2 of 2

6.3	LATE REPORT: REVISED ENGINEERING POLICIES RELATING TO VERGE TREATMENTS AND STREET TREES
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REPORT TO BE ISSUED PRIOR TO COUNCIL BRIEFING -14 AUGUST 2018

7 CORPORATE SERVICES

7.1 LICENCE TO USE AXFORD PARK FOR MOUNT HAWTHORN HAWKERS MARKET - HEART INSPIRED EVENTS

TRIM Ref: D18/63416

Author: Meluka Bancroft, Property Leasing Officer

Authoriser: Vanisha Govender, Manager Financial Services

Attachments:

1. Submission in support of Mount Hawthorn Hawkers Market - Heart Inspired Events 
2. Business case for subsidised market fee - Confidential

RECOMMENDATION:

That Council:

1. **APPROVES** a licence to Heart Inspired Events (ABN 72 278 655 015) to use Axford Park, Mount Hawthorn to operate the weekly Mount Hawthorn Hawkers Market, on the following key terms:

- | | | |
|------|--------------------------|--|
| 1.1 | Term: | 5 October 2018 to 24 April 2020; |
| 1.2 | Market Season: | Friday 5 October 2018 – Friday 21 December 2018;
Friday 1 February 2019 – Friday 26 April 2019;
Friday 4 October 2019 – Friday 20 December 2019; and
Friday 7 February 2020 – Friday 24 April 2020; |
| 1.3 | Permitted Purpose: | Hawkers Market; |
| 1.4 | Permitted hours of use: | 4:00pm – 9:30pm on Fridays during Market Season; |
| 1.5 | Market stall hours: | 5:00pm – 8:30pm on Fridays during Market Season; |
| 1.6 | Licence fee: | \$242 per market (incl GST), indexed by CPI; |
| 1.7 | Insurance: | Licensee to effect and maintain public liability insurance; |
| 1.8 | Indemnity: | Licensee to indemnify the City against any loss/damage/claims relating to the market; |
| 1.9 | Cleaning: | Licensee to keep market area clean and tidy and remove all items by conclusion of permitted hours of use; |
| 1.10 | Bond: | Licensee to pay a bond of \$1,000; |
| 1.11 | Plastics: | Licensee will engage with the City to transition to a reduction in the use of 'single-use plastics' where possible; and |
| 1.12 | Acknowledgement of City: | Licensee will acknowledge the support of the City in its advertising material for the Market where possible. |

2. **AUTHORISES** the Mayor and Director Corporate Services to affix the common seal and execute the licence as referred to in 1. above, subject to final satisfactory negotiations being carried out by the Chief Executive Officer.

PURPOSE OF REPORT:

To consider granting a new licence to Heart Inspired Events (ABN 72 278 655 015) to enable continued use of Axford Park, which is located at No. 130 (Lot 100) Scarborough Beach Road, Mount Hawthorn, for the weekly Mount Hawthorn Hawkers Market (Market).

BACKGROUND:

Following an Expression of Interest process, at the Ordinary Meeting of Council held on 20 September 2016 (Item 9.1.16) Council resolved as follows:

"That Council AUTHORISES the Chief Executive Officer to negotiate a licence agreement with Heart Inspired Events to operate and manage the Mount Hawthorn Hawker's Market at Axford Park, Mount Hawthorn subject to the following conditions:

1. *the licence agreement shall be for a maximum term of 24 months;*
2. *the Market operator paying any relevant fees in accordance with the Schedule of Fees and Charges 2016/2017;*
3. *all requirements outlined in the Expression of Interest document as shown in Attachment 1;*
4. *all relevant default, penalties and indemnity clauses; and*
5. *any other conditions deemed to be appropriate by the City."*

On 20 November 2016, the City, acting under delegated authority from the Council, granted development approval to conduct a Temporary Hawkers Market at Axford Park Reserve, subject to conditions (Development Approval 5.2016.304.1).

The City and Cindeketone Pty Ltd, trading as Heart Inspired Events, entered into a licence on 15 November 2016 and the first Market was held on Friday 2 December 2016. Heart Inspired Events operated the Market in accordance with the licence for the duration of the term, with the last market held on 27 April 2018. The fees for the use of Axford Park for the Market were \$196 per market in 2016/17 and \$216 per market in 2017/18.

Administration notes that the Market consistently attracted a high number of patrons, activating the Mount Hawthorn Town Centre on Friday evenings during the market season (November – April) and creating a positive community vibe. Heart Inspired Events operated the Market in accordance with the terms of the licence and in particular, met the key performance indicators specified in the licence including:

- a. Showcasing ready-to-eat food;
- b. Prioritising Mount Hawthorn businesses in the Market over other providers, although few local businesses took up the opportunity to showcase their produce or wares at the Market;
- c. Providing a diverse food offering;
- d. Effectively and safely managing a mix of food stalls and food trucks;
- e. Developing a strong communication and working relationship with the City;
- f. Maintaining a clean, well laid out Market that was aesthetically pleasing and easy to navigate;
- g. Minimising risks to create a safe environment for stall holders, food trucks, patrons and visitors;
- h. Organising regular events, activities and live entertainment;
- i. Running a market which was economically viable; and
- j. Running a market every Market Day except where conditions posed a safety risk to stallholders or visitors.

Heart Inspired Events has demonstrated an ability to run the Market autonomously and has required minimal input from the City. To date, the City has received considerable positive feedback in relation to the Market and no complaints have been received. The Mount Hawthorn Town Centre has a limited night time economy and the Market serves to positively activate the area on Friday evenings.

DETAILS:

Heart Inspired Events contacted the City in early 2018 to request a new licence for the 2018/19 and 2019/20 market seasons on the same terms as set out in the current licence. Heart Inspired Events have provided a submission in support of their application for a new licence, which is attached to this report at **Attachment 1**.

Applicable Fee Structure

The previous fees for the use of Axford Park for the Market (based on 6 hour period per market) were in accordance with the Schedule of Fees and Charges of the applicable financial year; specifically the community rate for the hire of a town centre reserve or park, as follows. It should be noted that whilst a commercial rate could have been applied for the 2017/18 year based on the applicable Schedule of Fees and Charges, the community rate was applied in acknowledgement of the significant, unforeseen increase that would have applied with commercial rate of \$100 per hour.

Year	Community Rate (per hour)	Fee per market (6 hours per market)
2016/17	\$28 before 6pm, \$35 after 6pm	\$196 (2 x \$28 and 4 x \$35)
2017/18	\$36	\$216 (6 x 36)

In terms of the current proposal, as Heart Inspired Events is a commercial operator, the 2018/19 commercial rate of \$100 per hour applies, which equates to \$550 for each market (based on 5.5 hours).

Heart Inspired Events have advised Administration that any hire fee increase would need to be passed on to stall operators in order for the Markets to continue to operate, and a significant increase may result in it being unprofitable for some stall holders to operate, which would in turn impact the viability of the Market. Heart Inspired Events has therefore requested that a fee consistent with the previous fee is applied for the following reasons:

- The market is an activation of an otherwise underutilised space;
- The market contributes to a sense of community, becomes a local community hub for the evening and is well patronised by many local residents each week;
- Axford Park is a small park, and due to the size and layout, it is only able to have a small amount of vendors each week, even if the crowd would support more, which limits the income that can be generated to offset costs;
- The market operator pays for a busker and face painter each week to entertain the community that attend. This costs us \$250 per week;
- The market operator pays for an electrician \$150 each week to complete the City's Form 5 to ensure that the temporary power is used safely. The electrician also checks that all vendors are following the Health Department's guidelines regarding testing & tagging;
- The market operator takes all the rubbish away from the park generated by the event each week, which is an expensive task;
- The market operator always leave the park at the end for each market as it finds it; and
- To be able to attract a crowd to the event and engage the community each week, the market operator utilises various marketing mediums including print, electronic and social media, and installing signage in the area. This is a large expense required to ensure the market is successful.

Heart Inspired Events have submitted a business case to support its request for a fee of \$242 per market, as attached at **Attachment 2**.

Administration has considered Heart Inspired Events request and based on the local community benefit provided by the Markets, Administration proposes that a fee of \$242 per market is imposed, which equates to \$44 per hour. That fee would be consistent with the former commercial rate for the hire of a town centre reserve for more than 10 hours, which was \$440. Such an approach is considered appropriate as Heart Inspired Events proposes to hire Axford Park on a weekly basis during the market season, rather than just as a one-off event.

A fee of \$242 per Market represents an increase of 12 percent and should enable the Markets to continue to operate sustainably and therefore provide continued significant social and economic benefits for the local community and Mount Hawthorn Town Centre.

Administration notes that over the last three years the City has only received six other bookings of Axford Park, and no fee was paid for these bookings. Therefore the Market forms the only revenue the City currently derives from Axford Park. Based on a fee of \$242 per market, the City would receive approximately \$5,800 during the 2018/19 financial year.

In acknowledgement of a reduced fee being recommended for the Market, Heart Inspired Events will acknowledge the support of the City in its advertising material for the Markets, where possible.

Axford Park Upgrade

It is noted that the City is proposing to undertake improvements to Axford Park in line with the Axford Park Upgrade project recommendations. Heart Inspired Events has been notified of the project and any proposed improvements will be discussed with Heart Inspired Events to ensure disruption to the Market is minimised. Heart Inspired Events has also been advised that the City will endeavour to find an alternative location for the market if required, but that the City provides no guarantee that this will be possible, and will not provide any compensation for any loss in revenue which arises as a result of the Axford Park Upgrade. These terms are in the current licence and will be included in the new licence.

Single Use Plastics

Administration is in the process of completing a 'single use plastics' investigation and based on the draft report prepared it is recommended that public events, including markets, transition towards banning the use of plastic straws and balloons. Administration has advised Heart Inspired Events of this proposal, and will work with Heart Inspired Events to reduce the use of single use plastics at the Market.

CONSULTATION/ADVERTISING:

Given the successful operation of the Markets by Heart Inspired Events Administration is not recommending inviting expressions of interest for the operation of the Markets, and is recommending that the City enter into a new licence with Heart Inspired Events to enable the Market to operate for the 2018/19 and 2019/20 market seasons.

Administration and representatives of Heart Inspired Events have discussed and reached consensus on the proposed terms of the new licence.

As the proposed licence is only for a term of 19 months the City is not required to advertise or provide public notice of the proposal.

LEGAL/POLICY:

Section 3.58 of the *Local Government Act 1995* (WA) (Act) provides that a local government can only dispose of property (which includes to sell, lease or licence property) in accordance with section 3.58(3), which includes the following:

- to the highest bidder at a public auction; or
 - to a person at a public tender who makes the most acceptable tender; or
 - by providing public notice and considering any submissions received prior to the disposal.
- 1.

Section 3.58(5) sets out certain dispositions that do not need to comply with the above section 3.58(3) requirements, and these include dispositions excluded by the regulations. In this regard, Regulation 30(2)(e) of the *Local Government (Functions and General) Regulations 1996* provides that a lease for a term less than two years and which does not give the lessee exclusive possession of the land at any time, is an exempt disposition for the purposes of Section 3.58(5) of the Act.

As the proposed licence is for a term of less than 2 years and does not give the lessee / licensee exclusive possession, the proposed use falls within the scope of Regulation 30(2)(e) and therefore the City is not required to comply with section 3.58.

RISK MANAGEMENT IMPLICATIONS:

Low: Heart Inspired Events have demonstrated their ability to successfully and independently operate a Market over the last 17 months.

STRATEGIC IMPLICATIONS:

The proposed licence aligns with the following objectives in the City's Strategic Community Plan 2013-2023:

"Community Development and Wellbeing

3.1 *Enhance and promote community development and wellbeing;*

3.1.3 *Promote and provide a range of community events to bring people together and to foster a community way of life."*

SUSTAINABILITY IMPLICATIONS:

Continuing to use Axford Park for the Market is facilitating the multi-use of a community facility and has a lower environmental impact than creating a new space for a market.

FINANCIAL/BUDGET IMPLICATIONS:

Granting a licence for the use of Axford Park will generate revenue for the City, as discussed above. The estimated annual revenue derived from the Market is \$5,800.

COMMENTS:

Heart Inspired Events has successfully managed and operated the Market since 2 December 2016 and as a result it has become an integral part of the Mount Hawthorn nightlife during the warmer months of the year. Heart Inspired Events are proposing to continue to operate the Market for a further two seasons and Administration recommends that a licence for a term of 19 months is granted to facilitate this.

Due to Heart Inspired Events successful operation of the Market and compliance with the key performance indicators as set out in the previous expression of interest and in the licence, Administration is recommending that Heart Inspired Events is granted a licence to use Axford Park so that it can continue to operate the Market over the next two market seasons.

Administration recommends that a fee of \$242 per Market is appropriate, as opposed to the fee for the use of Axford Park by a commercial operator as set out in the Schedule of Fees and Charges (\$550 per Market) as this will ensure the Markets can continue to operate sustainably and independently of the City.

Heart Inspired Events**Mount Hawthorn Hawkers Market Summary Report - December 2016 – April 2018**

Heart Inspired Events has planned and delivered the last two seasons of the Mount Hawthorn Hawkers' Market on Friday nights at Axford Park, Mount Hawthorn.

The first season started in December 2016 and finished in March 2017. The second season was extended by Market Management and started in November 2017 and is due to finish at the end of April 2018.

The Mount Hawthorn Hawkers' Market has been a weekly food festival every Friday night throughout the season. In true food market style, food vendors in trucks, vans and marquees have offered hawker-style street food cuisine that is affordable and also fresh and tasty to eat.

Unlike other hawkers markets around Perth, the Mount Hawthorn Hawkers' Market has become a 'boutique hawkers' market.' It has between 10-15 food vendors each week and patrons have the opportunity to dine alfresco in a lovely park setting under the stars.

Food vendors include offerings from Italy, Thailand, Hungary, Argentina, the Netherlands, India, Malaysia, Australia, Asia and other locations around the world. To ensure that the hawkers' market continues to appeal to the many locals that frequent it, the food vendors have been rotated on a fortnightly and some on a monthly basis.

The Mount Hawthorn Hawkers' market is not only a weekly food marketplace but it has also become a meeting place for locals to come together and enjoy street-style food and live entertainment. People working locally also meet up with friends after work or just call past to grab a bite to eat.

Every week, an outdoor alfresco area is set up with tables and chairs in three different areas in the park. Patrons have also been encouraged to bring picnic rugs and spend a relaxing evening with friends and family, enjoying cuisine from all around the world. Additional lighting is also set up each week to make the space inviting and safe to move around in.

The hawkers' market attracts over 500 people each week. It is an exciting food market that provides a meeting place for residents, friends and visitors to eat and socialise. Many of the same people attend the market on a regular basis. This weekly event contributes to the sense of community in the local area and is a safe and enjoyable space for patrons to spend their Friday evenings.

Each week musicians have filled the air with their tunes and created a great vibe at the market. Children are also catered for with a face painter and a bouncy castle at the market each week, and other weeks free craft activities and giant games are organised for the children (weather/wind permitting).

Waste management is taken care of by market management and each week the park is left in the same condition it is found. Some of the park power is utilised each week, while other vendors bring their own power to run their operation.

Local businesses and community groups have been invited to promote their products and services to the market patrons but many have declined due to the timing (Friday night start of the weekend) of the market. Now that the market has been operational again for two seasons, Market Management will make a more concerted effort to encourage local businesses to utilise the hawkers market to promote their offerings.

Going forward, Heart Inspired Events would love the opportunity to manage the Mount Hawthorn Hawkers Market for another two seasons. The team would continue to manage the market as it has for the past two seasons but they would also like to add some more value to the market with a special mini-event each month within the hawkers market. This could take the form of showcasing local businesses one month, then another month having gourmet/small batch producers set up a 'Pop Up Tastings' and another month a handmade craft market just prior to Christmas. All these additional activities would encourage more people to visit the market.

7.2 REPORT FROM AUDIT COMMITTEE MEETING OF 17 JULY 2018**TRIM Ref:** D18/107965**Author:** Tim Evans, Manager Governance and Risk**Authoriser:** Vanisha Govender, Manager Financial Services

Attachments:

1. **Audit Committee Minutes - 17 July 2018** [↓](#) 
2. **Audit Committee Terms of Reference - for adoption** [↓](#) 
3. **Audit Committee Terms of Reference - with tracked changes** [↓](#) 

RECOMMENDATION:**That Council:**

1. **RECEIVES** this report from the Audit Committee meeting of 17 July 2018 and the minutes of that meeting as Attachment 1;
2. **ADOPTS** the revised Terms of Reference for the Audit Committee included as Attachment 2.

PURPOSE OF REPORT:

To report to Council the proceedings and transactions of the Audit Committee meeting of 17 July 2018 in accordance with clause 2.21(1) of the City's Meeting Procedures Local Law 2008 and to consider the adoption of a revised Terms of Reference for the City's Audit Committee.

BACKGROUND:

The City's Audit Committee is a statutory committee of Council, established in accordance with section 7.1A of the *Local Government Act 1995*. The primary objectives of the Audit Committee are to:

- Accept responsibility for the annual external audit; and
- Liaise with the local government's internal and external auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

The Audit Committee meets every 2 months comprises 6 members consisting of:

- 2 external independent members; and
- 4 Council Members.

At its meeting on 17 July 2018, the Audit Committee meeting considered three agenda items as follows:

- 5.1 Local Government Auditing Reforms and Proposed Revision to the Audit Committee Terms of Reference
- 5.2 Interim Audit Management Letter 2017/18
- 5.3 Review of the City of Vincent Audit Log

DETAILS:

In relation to item 5.1, the committee was briefed about recent regulatory to the audit of local government finances and performance, specifically amendments to the *Local Government (Financial Management) Regulations 1996* and *Local Government (Audit) Regulations* which came into effect between 27 June 2018 and 1 July 2018. As a consequence of the legislative changes that have been made in relation to the role of the Audit Committee, it was proposed to update the Audit Committee Terms of Reference to align with the changed role defined in the *Local Government (Audit) Regulations 1996*. The Audit Committee unanimously endorsed the revised terms of reference. It requires a decision of Council to amend the terms of reference and therefore Council approval is sought for the revisions. The proposed new terms of reference are included as **attachment 2** of this report. A tracked changes version can be found as **attachment 3**.

Item 5.2 provided the Audit Committee with a copy of the external auditor's interim management letter for the 2017/18 statutory audit. It was noted that Administration had discussed and agreed the interim management letter with the External Auditor, that all findings are either now closed out or in the process of being implemented.

Finally, item 5.3 reported the current status of the City's Audit Log. Five of the 17 outstanding audit log items were closed, leaving 12 items. However, it is noted that further items will be added from the interim audit findings referred to in item 5.2.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Clause 2.21 of the City's Meeting Procedures Local Law 2008 states:

"2.21 Presentation of committee reports

- (1) Every committee is to cause:-
 - (a) a report with recommendations and suitable preamble;
 - (b) minutes of the committee's proceedings and transactions;
to be presented to the Council by the presiding member of each committee concerned, or in his or her absence, a member of the committee in the form of a motion; "That the report be received and the recommendation be adopted".
- (2) No objection to the receipt of a report of any committee, or any part of it, shall be raised when such reports are presented to the Council, except for reasons arising out of such reports.
- (3) The presiding member is to:-
 - (a) put the motion that the report be received;
 - (b) call for a motion to be moved by any member pursuant to clause 5.6(1), with the exception of item (a) of that clause, with respect to any recommendation contained in the report;
 - (c) put the motion that the recommendation be adopted in relation to the recommendations contained in the report, apart from a recommendation or recommendations which are the subject of a motion by a member pursuant to the preceding item of this sub-clause; and
 - (d) ensure that the motions are debated and dealt with in accordance with these Standing Orders in relation to a recommendation or those recommendations in the report which are the subject of a motion or motions by a member or members pursuant to clause 5.6."

RISK MANAGEMENT IMPLICATIONS:

Low: There is no risk associated with Council accepting this report relating to the Audit Committee, however the effective operation of the Audit Committee assists the City to better manage its risks as a whole.

STRATEGIC IMPLICATIONS:

Plan for the Future – Strategic Plan 2013 – 2023 – Strategic Objectives

"Objective 4.1: Provide good strategic decision-making, governance, leadership and professional management.

4.1.2 Manage the organisation in a responsible, efficient and accountable manner

- (a) *Continue to adopt best practise to ensure the financial resources and assets of the City are responsibly managed and the quality of services, performance procedures and processes is improved and enhanced."*

SUSTAINABILITY IMPLICATIONS:

Effective processes and procedures relating to Risk Management, Internal Control and Legislative Compliance will contribute to the overall financial sustainability of the organisation.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

This report is presented to Council in order to inform Council about the proceedings of the Audit Committee. In accordance with the City's Standing Order Local Law 2008 – reproduced in the LEGAL / POLICY section of this report, the presiding member is to put the recommendation in at least two parts. Firstly, recommendation 1 - that the report be received – is to be put. A call is then to be made for Council Members to move any other of the recommendations individually. If no mover is forthcoming for any individual items then the remaining recommendations may be put together.



CITY OF VINCENT

MINUTES

Audit Committee

17 July 2018

AUDIT COMMITTEE MINUTES

17 JULY 2018

Table of Contents

1	Introduction and Welcome	3
2	Apologies / Members on Approved Leave of Absence	3
3	Declarations of Interest	3
4	Confirmation of Minutes	3
5	Business Arising	4
5.1	Local Government Auditing Reforms and Proposed Revision to the Audit Committee Terms of Reference	4
5.2	Interim Audit Management Letter 2017/18	13
5.3	Review of the City of Vincent Audit Log.....	19
6	Confidential Items/Matters For Which the Meeting May be Closed	24
7	General Business	24
7.1	Tender Policy	24
7.2	Internal Audit Program Progress.....	24
8	Next Meeting	24
9	Closure	24

AUDIT COMMITTEE MINUTES

17 JULY 2018

MINUTES OF CITY OF VINCENT
AUDIT COMMITTEE
HELD AT THE COMMITTEE ROOM, ADMINISTRATION AND CIVIC CENTRE
244 VINCENT STREET, LEEDERVILLE
ON TUESDAY, 17 JULY 2018 AT 1PM

PRESENT:	Cr Dan Loden (Chair)	Presiding Member
	Ms Elizabeth Hunt (Deputy Chair)	
	Mayor Emma Cole	
	Cr Susan Gontaszewski	
	Cr Josh Topelberg	
	Mr Conley Manifis	
IN ATTENDANCE:	Len Kosova	CEO
	Kerryn Batten	Director Corporate Services
	Vanisha Govender	Manager Finance
	Tim Evans	Manager Governance and Risk
	Natasha Brooks	Governance and Council Support Officer

1 INTRODUCTION AND WELCOME

The Presiding Member, Dan Loden, declared the meeting open at 1.01pm and read the following Acknowledgement of Country statement:
"Today we meet on the lands of the Nyoongar people and we honour them as the traditional custodians of this land".

2 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

Nil

3 DECLARATIONS OF INTEREST

Nil

4 CONFIRMATION OF MINUTES**COMMITTEE DECISION****Moved: Mayor Cole, Seconded: Cr Gontaszewski**

That the minutes of the Audit Committee held on 8 May 2018 be confirmed.

CARRIED UNANIMOUSLY (6-0)

AUDIT COMMITTEE MINUTES



17 JULY 2018

5 BUSINESS ARISING**5.1 LOCAL GOVERNMENT AUDITING REFORMS AND PROPOSED REVISION TO THE AUDIT COMMITTEE TERMS OF REFERENCE**

TRIM Ref: D18/94390

Author: Tim Evans, Manager Governance and Risk

Authoriser: Kerryn Batten, Director Corporate Services

Attachments: 1. Attachment 1 - Audit Committee Terms of Reference - for endorsement 
2. Attachment 2 - Audit Committee Terms of Reference - with tracked changes 

RECOMMENDATION:

That the Audit Committee:

1. NOTES the recent amendments to the *Local Government (Financial Management) Regulations 1996* and *Local Government (Audit) Regulations* which affect the role of local government audit committees; and
2. ENDORSES the revised Terms of Reference for the Audit Committee included as Attachment 1.

COMMITTEE DECISION ITEM 5.1**Moved: Mr Manifis, Seconded: Cr Topelberg**

That the recommendation be adopted.

CARRIED UNANIMOUSLY (6-0)



TERMS OF REFERENCE

1. OBJECTIVES

The primary objectives of the Audit Committee ("Committee") are to:

- Accept responsibility for the annual external audit; and
- Liaise with the local government's internal and external auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

Reports from the Committee will assist Council in discharging its legislative responsibility of controlling the local government's affairs, determining the local government's policies and overseeing the allocation of the local government's finances and resources. The committee will ensure openness in the local government's financial reporting and will liaise with the CEO to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The committee is to facilitate:

- The enhancement of the credibility and objectivity of internal and external financial reporting;
- Effective management of financial and other risks and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- The coordination of the internal audit function with the external audit; and
- The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council.

2. POWERS

- The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.
- The committee is a formally appointed committee of the Council and is responsible to the Council.
- The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.
- The committee does not have any management functions and cannot involve itself in management processes or procedures.

3. MEMBERSHIP

- The committee shall comprise 6 members, consisting of :
 - Up to two external independent members; and
 - Council Members from the City of Vincent.
- External independent Members will be selected based on the following criteria:
 - A demonstrated high level of expertise and knowledge in financial management, reporting, governance and audit;
 - Relevant skills and experience in providing independent expert advice; and
 - They must be a resident or property owner within the City of Vincent.

Page 1 of 4

AUDIT COMMITTEE MINUTES

17 JULY 2018

-
- An external independent member will be a person with no operating responsibilities with the City of Vincent, nor will that person provide paid services to the City either directly or indirectly.
 - Appointments of external independent persons will be made following a public advertisement. The evaluation of potential members will be reviewed by the CEO and appointments will be approved by Council.
 - Council may terminate the appointment any member prior to the expiry of his/her term, if:
 - The Chairperson considers that the member is not making a positive contribution to the committee; or
 - The member is found to be in breach of the City of Vincent Code of Conduct or a serious contravention of the *Local Government Act 1995*; or
 - A member's conduct, action or comments brings the City of Vincent into disrepute.
 - The CEO or his/her nominee is to attend all meetings to provide advice and guidance to the committee, however the CEO and employees are not members of the committee
 - The City shall provide secretarial and administrative support to the committee.
 - Membership shall be for a period of up to 2 years terminating on the day of the Ordinary Council elections.
 - Members will be eligible for reappointment. Members will be entitled to receive reimbursement of reasonable expenses.
 - Members will be provided with appropriate training and professional development to be determined by the committee and provided that adequate funds are available in the Council budget for this purpose.

4. CHAIRPERSON

- The position of Chairperson shall be appointed by a vote of the committee following a call for nominations for the position;
- The Chairperson shall be appointed for a period of not more than 12 months, after which a new process of appointment shall occur;
- A Chairperson may be reappointed; and
- The Chairperson shall not be the Mayor.

5. MEETINGS

- The committee shall meet every two months and more regularly as required at the discretion of the Chairperson.

6. REPORTING

- Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

7. DUTIES AND RESPONSIBILITIES

The duties and responsibilities of the Committee will be:

- provide guidance and assistance to Council as to the carrying out of the functions of the local government in relation to audits.
- meet with the auditor at least once in each year and report to Council on the matters discussed and outcome of those discussions.
 - support the auditor to conduct the audit and carry out his or her other duties under the *Local Government Act 1995*; and
 - facilitate audits being conducted successfully and expeditiously.
- examine the reports of the auditor after receiving a report from the CEO on the matters and:
 - determine if any matters raised require action to be taken by the local government; and
 - ensure that appropriate action is taken in respect of those matters.

Page 2 of 4

AUDIT COMMITTEE MINUTES

17 JULY 2018

-
- review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
 - monitor and advise the CEO on the scope of the internal audit plan and program and its effectiveness.
 - review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or CEO.
 - review the level of resources allocated to internal audit and the scope of its authority.
 - review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.
 - facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs.
 - review the local government's draft annual financial report, focusing on:
 - accounting policies and practices;
 - changes to accounting policies and practices;
 - the process used in making significant accounting estimates;
 - significant adjustments to the financial report (if any) arising from the audit process;
 - compliance with accounting standards and other reporting requirements; and
 - significant variances from prior years.
 - consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
 - address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
 - seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council.
 - review the annual Compliance Audit Return and report to the Council the results of that review.
 - to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under *Local Government (Audit) Regulations 1996* regulation 17(1) and the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
 - oversee the implementation of any action arising from an audit that the City is required to take; or has stated it has taken or intends to take; or has accepted should be taken.

Page 3 of 4

AUDIT COMMITTEE MINUTES

17 JULY 2018

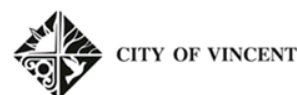
8. DELEGATED AUTHORITY

In accordance with Section 7.1B of the *Local Government Act 1995*, the only powers and duties that can be delegated to a committee are any of the powers and duties of the local government under Part 7 of the Act; that is, those relating to audit. The Committee cannot on-delegate the powers and duties delegated to it.

Page 4 of 4

AUDIT COMMITTEE MINUTES

17 JULY 2018



TERMS OF REFERENCE

1. OBJECTIVES

The primary objectives of the Audit Committee ("Committee") are to:

- Accept responsibility for the annual external audit; and
- Liaise with the local government's internal and external auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

Reports from the Committee will assist Council in discharging its legislative responsibility of controlling the local government's affairs, determining the local government's policies and overseeing the allocation of the local government's finances and resources. The committee will ensure openness in the local government's financial reporting and will liaise with the CEO to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The committee is to facilitate:

- The enhancement of the credibility and objectivity of internal and external financial reporting;
- Effective management of financial and other risks and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- The coordination of the internal audit function with the external audit; and
- The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council.

2. POWERS

- The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.
- The committee is a formally appointed committee of the Council and is responsible to the Council.
- The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.
- The committee does not have any management functions and cannot involve itself in management processes or procedures.

3. MEMBERSHIP

- The committee shall comprise 6 members, consisting of :
 - Up to two external independent members; and
 - Council Members from the City of Vincent.
- External independent Members will be selected based on the following criteria:
 - A demonstrated high level of expertise and knowledge in financial management, reporting, governance and audit;
 - Relevant skills and experience in providing independent expert advice; and
 - They must be a resident or property owner within the City of Vincent.

Page 1 of 4

AUDIT COMMITTEE MINUTES

17 JULY 2018

- An external independent member will be a person with no operating responsibilities with the City of Vincent, nor will that person provide paid services to the City either directly or indirectly.
- Appointments of external independent persons will be made following a public advertisement. The evaluation of potential members will be reviewed by the CEO and appointments will be approved by Council.
- Council may terminate the appointment any member prior to the expiry of his/her term, if:
 - The Chairperson considers that the member is not making a positive contribution to the committee; or
 - The member is found to be in breach of the City of Vincent Code of Conduct or a serious contravention of the *Local Government Act 1995*; or
 - A member's conduct, action or comments brings the City of Vincent into disrepute.
- The CEO or his/her nominee is to attend all meetings to provide advice and guidance to the committee, however the CEO and employees are not members of the committee
- The City shall provide secretarial and administrative support to the committee.
- Membership shall be for a period of up to 2 years terminating on the day of the Ordinary Council elections.
- Members will be eligible for reappointment. Members will be entitled to receive reimbursement of reasonable expenses.
- Members will be provided with appropriate training and professional development to be determined by the committee and provided that adequate funds are available in the Council budget for this purpose.

4. CHAIRPERSON

- The position of Chairperson shall be appointed by a vote of the committee following a call for nominations for the position;
- The Chairperson shall be appointed for a period of not more than 12 months, after which a new process of appointment shall occur;
- A Chairperson may be reappointed; and
- The Chairperson shall not be the Mayor.

5. MEETINGS

- The committee shall meet every two months and more regularly as required at the discretion of the Chairperson.

6. REPORTING

- Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

7. DUTIES AND RESPONSIBILITIES

The duties and responsibilities of the Committee will be:

- provide guidance and assistance to Council as to the carrying out of the functions of the local government in relation to audits.
- ~~develop and recommend to Council an appropriate process for the selection and appointment of a person as the local government's auditor.~~
- ~~develop and recommend to Council:~~
 - ~~a list of those matters to be audited; and~~
 - ~~the scope of the audit to be undertaken.~~
- ~~recommend to Council the person or persons to be appointed as auditor.~~
- ~~develop and recommend to Council a written agreement for the appointment of the external auditor. The agreement is to include:~~
 - ~~the objectives of the audit;~~
 - ~~the scope of the audit;~~

Page 2 of 4

AUDIT COMMITTEE MINUTES

17 JULY 2018

- ~~o a plan of the audit;~~
 - ~~o details of the remuneration and expenses to be paid to the auditor; and~~
 - ~~o the method to be used by the local government to communicate with, and supply information to, the auditor.~~
- meet with the auditor at least once in each year and report to Council on the matters discussed and outcome of those discussions.
- ~~liaise with the CEO to ensure that the local government does everything in its power to:~~
 - ~~o assist/support~~ the auditor to conduct the audit and carry out his or her other duties under the *Local Government Act 1995*; and
 - ~~o ensure that facilitate~~ audits ~~are being~~ conducted successfully and expeditiously.
- examine the reports of the auditor after receiving a report from the CEO on the matters and:
 - o determine if any matters raised require action to be taken by the local government; and
 - o ensure that appropriate action is taken in respect of those matters.
- review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
- ~~review monitor and advise the CEO on~~ the scope of the internal audit plan and program and its effectiveness.
- review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or CEO.
- review the level of resources allocated to internal audit and the scope of its authority.
- review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.
- facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs.
- review the local government's draft annual financial report, focusing on:
 - o accounting policies and practices;
 - o changes to accounting policies and practices;
 - o the process used in making significant accounting estimates;
 - o significant adjustments to the financial report (if any) arising from the audit process;
 - o compliance with accounting standards and other reporting requirements; and
 - o significant variances from prior years.
- consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
- address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
- seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council.
- review the annual Compliance Audit Return and report to the Council the results of that review.
- ~~consider the CEO's biennial reviews of the appropriateness and effectiveness of the local governments systems and procedures in regard to risk management, internal control and legislative compliance; required to be provided to the committee, and to report to the Council the results of those reviews.~~
- to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under *Local Government (Audit) Regulations 1996* regulation 17(1) and the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
- oversee the implementation of any action arising from an audit that the City is required to take; or has stated it has taken or intends to take; or has accepted should be taken.

Page 3 of 4

AUDIT COMMITTEE MINUTES

17 JULY 2018

8. DELEGATED AUTHORITY

In accordance with Section 7.1B of the *Local Government Act 1995*, the only powers and duties that can be delegated to a committee are any of the powers and duties of the local government under Part 7 of the Act; that is, those relating to audit. The Committee cannot on-delegate the powers and duties delegated to it.

Page 4 of 4

AUDIT COMMITTEE MINUTES


17 JULY 2018

5.2 INTERIM AUDIT MANAGEMENT LETTER 2017/18

TRIM Ref: D18/95765

Author: Kerry Batten, Director Corporate Services

Authoriser: Kerry Batten, Director Corporate Services

Attachments: 1. External Audit Interim Management Letter for the 2017/2018 Statutory Audit 

RECOMMENDATION:

That the Audit Committee:

1. NOTES the external audit interim management letter; and
2. APPROVES the addition of the findings and recommendations to the City's Audit Log.

COMMITTEE DECISION ITEM 5.2Moved: Mr Manifis, Seconded: Cr Gontaszewski

That the recommendation be adopted.

CARRIED UNANIMOUSLY (6-0)

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE INTERIM AUDIT**

INDEX OF FINDINGS	RATING		
	Significant	Moderate	Minor
1. Payroll Reconciliations not performed during the year.		x	
2. Rate Debtors Reconciliation has not been reviewed/signed by the Manager Financial Services		x	
3. Noted a Purchase Order dated after the actual invoice date.		x	
4. No documented internal process to manage changes to creditor payment details		x	
5. Processed journals not reviewed by the Manager Financial Services	x		
6. No evidence of independent review of interim adjustment done by the Senior Rates Officer		x	
7. Annual returns and Primary returns contain blank sections		x	
8. One instance where services were provided and paid after end of contract.		x	

KEY TO RATINGS

The Ratings in this management letter are based on the audit team's assessment of risks and concerns with respect to the probability and/or consequence of adverse outcomes if action is not taken. We give consideration to these potential adverse outcomes in the context of both quantitative impact (for example financial loss) and qualitative impact (for example inefficiency, non-compliance, poor service to the public or loss of public confidence).

- Significant** - Those findings where there is potentially a significant risk to the entity should the finding not be addressed by the entity promptly. A significant rating could indicate the need for a modified audit opinion in the current year, or in a subsequent reporting period if not addressed. However even if the issue is not likely to impact the audit opinion, it should be addressed promptly.
- Moderate** - Those findings which are of sufficient concern to warrant action being taken by the entity as soon as practicable.
- Minor** - Those findings that are not of primary concern but still warrant action being taken.

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE INTERIM AUDIT****Finding Number 1**

Payroll Reconciliations, which reconcile balances from the payroll system to general ledger and ensure the correct classification of personnel expenses, have not been performed during the year.

Rating: Moderate**Implication**

Payroll Reconciliations are an important internal control which help to ensure payroll has been correctly posted to the general ledger.

Recommendation

To help ensure all pays are bona fide and all salaries and wages are completely and correctly posted into the general ledger, salaries and wages should be reconciled every pay run to the payroll summary report and documented for review by a senior staff member independent of preparation.

Management Comment

Noted by management, occurred due to the Accountant leaving and lack of formal handover. Reconciliations are now occurring at each pay run and a formal process is being documented.

Responsible Person:

Manager Financial Services

Completion Date: 31 August 2018 for documented process.**Finding Number 2**

Rates Debtors Reconciliation has not been reviewed/signed by the Manager Financial Services.

Rating: Moderate**Implication**

The outstanding rates may not be complete and the general ledger could be under or over stated.

Recommendation

To help ensure the amounts owing to Council are properly controlled, the rates ledgers should be regularly reconciled to the general ledger.

The reconciliations should also be reviewed by a senior staff member independent of preparation. This review should seek to confirm the accuracy of the reconciliation and should be evidenced accordingly.

Management Comment

Noted by management, occurred due to change of Manager Financial Services. This has been done since March 2018 onwards.

Responsible Person:

Manager Financial Services

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE INTERIM AUDIT****Completion Date: Completed.****Finding Number 3**

Whilst testing purchases, we noted 1 instance in a sample of 8 where the purchase order was dated after the invoice date.

Rating: Moderate**Implication**

Unauthorised purchases could arise.

Recommendation

To help ensure proper budgetary controls, compliance with the City's purchasing policy, goods invoiced are ordered and prices invoiced were as quoted, purchase orders should be issued prior to goods/services being sourced. They should also contain all the necessary details in relation to them (including quantity and price).

Management Comment

Management is aware of this issue as it was discussed in FY2017 audit. The Finance team is implementing a new process whereby an officer is responsible for obtaining an explanation of non-compliances. Repeated non-compliance will result in escalation to executive management and potentially loss of procurement responsibilities for the offender.

Responsible Person:

Manager Financial Services

Completion Date: 30 September 2018.**Finding Number 4**

Whilst staff appear to follow an appropriate process with respect to changes to creditor payment details, no documented internal process/policy is in place for staff to follow.

Rating: Moderate**Implication**

Corporate knowledge could be lost when there are changes in staff resulting in changes to creditors' payment details being processed without the correct internal processes being followed. An increased risk of payments being processed to an incorrect bank account may result.

Recommendation

To help ensure succession of corporate knowledge a written document of the internal process to manage changes to creditor payment details should be adopted.

Management Comment

While the process is not formally documented, evidence has been provided that there is always sign off of change of creditor details based on advice of changes from the creditor. A formal process for this will be documented and communicated to the Finance team.

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE INTERIM AUDIT****Responsible Person:**

Manager Financial Services

Completion Date: 31 October 2018**Finding Number 5**

After the General Journal Form has been approved by Manager Financial Services, the respective accounting officer will process the journal, however the processed journals are not reviewed again by the Manager Financial Services

Rating: Significant**Implication**

Risk of unauthorised General Journals being processed.

Recommendation

To implement a step whereby processed journals are matched to the signed General Journal Form.

Management Comment

We will look at systems opportunities to provide an audit report that can then be used by the Manager Financial Services as a basis for reviewing all processed journals. In the interim we will ensure all journals are signed off by the Manager Financial Services on a hard copy, which is made more robust by recent implementation of auto numbering of all processed journals.

Responsible Person:

Manager Financial Services

Completion Date: 31 December 2018 for systems changes. Manual sign off to commence immediately.**Finding Number 6**

No evidence of independent review of interim adjustment done by the Senior Rates Officer.

Rating: Moderate**Implication**

Risk of errors in interim rates

Recommendation

To ensure that interim rate adjustments are reviewed and signed by Senior Rates Officer

Management Comment

We appreciate the auditors bringing this to our attention. This has now been addressed by the Senior Rates Officer.

Responsible Person:

Senior Rates Officer

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE INTERIM AUDIT****Completion Date: Complete.****Finding Number 7**

Annual returns and primary returns:

- 6 annual returns contain blank spaces.
- 2 primary returns contain blank spaces.

Rating: Moderate**Implication**

Blank sections on returns are at risk of being amended without appropriate authorisation.

Recommendation

To help ensure compliance with Departmental Circular 18-2005 and to help ensure returns submitted are not at risk of being amended, all sections should be completed. We note it is acceptable to record N/A, Nil, or No Change or to rule a clear line through a N/A section whilst leaving sections blank is not recommended practice.

Whilst we note the CEO or any other City staff are not responsible for the content of the returns submitted, it is acceptable, and quite common, for the content to be reviewed prior to receipt being acknowledged.

Management Comment

Management advised that this is possibly an oversight by councillors and staff. A new electronic form introduced this year will prevent people from moving to the next step unless they have included a response (including N/A, nil or no change), which resolves this issue.

Responsible Person:

Manager Financial Services

Completion Date: Complete.**Finding Number 8**

One instance where ticket machines maintenance services were provided and paid after end of contract. The contract with APARC Pty Ltd (Tender 424/10) was signed on 19/01/2011 for 5 years of maintenance with an option to extend for more 5 years, however no agreement or contract for this extension was made.

Rating: Moderate**Implication**

Risk of service being provided and paid without appropriate authorisation.

Recommendation

To help ensure that services performed to the City are authorised, contracts should be reviewed, approved or extended prior their finalisation to avoid instances where services are performed and/or paid without proper authorisation.

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE *INTERIM* AUDIT****Management Comment**

The Purchasing and Contracts Officer has recently implemented a contracts register and is requesting all staff to provide details on all known contracts over \$50,000. This register will be manually monitored on a weekly basis by the P&C Officer for upcoming expiring contracts, expiring certificates of cover and other important information. Over time, a system will be implemented to automate notification of expiring contracts etc.

Responsible Person:

Manager Financial Services

Completion Date: Register developed and monitoring ongoing – complete.

AUDIT COMMITTEE MINUTES


17 JULY 2018

5.3 REVIEW OF THE CITY OF VINCENT AUDIT LOG

TRIM Ref: D18/95810

Author: Natasha Brooks, Governance and Council Support Officer

Authoriser: Kerryn Batten, Director Corporate Services

Attachments: 1. Master Audit Log - 17 July 2018 

RECOMMENDATION:

That the Audit Committee NOTES the status of the City's Audit Log as shown in Attachment 1.

COMMITTEE DECISION ITEM 5.3

Moved: Cr Topelberg, Seconded: Mr Manifis

That the recommendation be adopted.

CARRIED UNANIMOUSLY (6-0)

AUDIT COMMITTEE MINUTES

17 JULY 2018

					RATING			OFFICER	COMPLETION DATE
n 7	Payroll	Internal Audit 2015	Written payroll procedures were not formalised and based on an organisation wide standard template.	3.2.3	Payroll procedures should be documented based on an organisation wide template. The procedures should be reviewed and updated as required. This will allow employees to clearly understand their roles and responsibilities within predefined limits and allow management to guide operations without constant management intervention, as well as help ensure staff involved give due consideration to appropriate risk management for processing the payroll.	Low	<p>The Payroll Officer currently maintains two sets of procedures – a lengthy step by step instruction and an abridged version.</p> <p>The MPS and the MGR will work with the rest of the organisation to develop and implement a standard template for development, approval, appropriate storage/access and standard template for administration procedures.</p> <p>Action Item 7.1 The MPS and the MGR will work with the rest of the organisation to develop and implement a standard process for the development, approval, appropriate storage/access and standard template for administration procedures. November 2016 Partially Completed. A standard template for Administration Procedures (D16/121564) has been developed along with standard guidelines for development, approval and storage (D16/121564). March 2017 Not yet complete. An additional payroll support officer commenced on 7 March 2017 which has provided the capacity to address this item. It is proposed that this will be completed by August 2017. May 2017 On track for proposed completion date. July 2017 A Payroll procedure and working instructions are currently being drafted. On track for proposed completion date. September 2017 A payroll procedure and working instructions have been drafted and are being reviewed by the Manager HR. These will be reviewed by the CEO for approval along with all of the HR policies. November 2017 Payroll procedure working instructions have been drafted and are being reviewed by the Manager HR. Proposed new timeframe – 31 December 2017. March 2018 Payroll procedure working instructions have been drafted and have been reviewed by the Manager HR. These are required to be transitioned into the standard format for all HR work instructions which is targeted to be completed by June 2018. May 2018 On track. July 2018 Payroll procedure working instructions are still to be finalised, and have been delayed due to HR team workload. This is the first priority to be completed post year end activities. Proposed new timeframe - September 2018.</p>	Manager Human Resources & Manager Finance	30-Sep-18
n 8	Fringe Benefits Tax (FBT)	Internal Audit 2015	There were no written FBT procedures in place.	3.3.3	FBT procedures should be documented based on an organisation wide template. The procedures should be reviewed and updated as required. This will allow employees to clearly understand their roles and responsibilities within predefined limits and allow management to guide operations without constant management intervention, as well as help ensure staff involved give due consideration to appropriate risk management for processing FBT data and preparing the FBT annual return.	Low	<p>FBT procedures are available in note format. Agreed that such procedures require formal documentation which is reviewed and updated as required. Finance Officer to undertake formalisation of documenting</p> <p>Action Item 8.1 Finance Officer to undertake formalisation of documenting FBT Procedures. Completed by December 2016 November 2016 Not yet completed. Expected to be complete by December 2016. March 2017 FBT work instructions are currently being collated into a procedure, using the new template. The finalisation and review of the procedure will align with the preparation and submission of the annual FBT return. May 2017 On track for proposed completion date. July 2017 A procedure has been drafted during the recent FBT year-end process. This is currently being finalised. September 2017 Procedures for the FBT year end process have been drafted D17/81011. It is anticipated that this will be finalised by 26-September-2017. November 2017 This is still to be presented to the auditors. Proposed new timeframe – 24 November 2017. March 2018 All finance procedures are currently being review by Manager Financial Services. An extension is requested until the May-2018 Audit Committee meeting. May 2018 FBT procedures have been updated but will wait to validate the procedures through the 17/18 FY FBT process. New timeframe proposed - August 2018. July 2018 Completed.</p>	Manager Finance	Complete
n 10	3.1 Trust Funds	Internal Audit 2016	The trust ledger reflects Cash in lieu - Car Park Contributions of \$1.24m, whereas actual funds are physically held in the Municipal bank account. Discussion held with Christine Devenish, Administration Officer for Development Services revealed that planning approval is valid for 2 years for applicants to obtain a building permit. Once a building permit is obtained, there is a further one year allowed to commence the building process. Therefore, within the first 3 years, the applicant is entitled to apply for a refund for cash in lieu - car park contributions. As a result, the City should not keep these funds in the Municipal account.	3.1.1	These funds should be held in the Trust bank account for as long as the applicant is entitled to apply for a refund.	Medium	<p>The timing of the transfer of monies from the 'trust account' to the cash-in-lieu reserve should occur at the point when the City has control of the money and that it is no longer able to be called upon by the creditor. However more work needs to be done to ensure that the exact point at which this occurs is better defined.</p> <p>Action Item 10.1 Develop a documented Administration Procedure for accepting and managing cash-in-lieu payments. March 2017 On track. May 2017 On track for proposed completion date. July 2017 Development Services have been reviewing the processes for the collection and management of Cash-in-Lieu and %-for-Jud payments. The main question to be resolved is when the City has 'control' of the funds – that is, when can the developer no longer ask for the refund of the monies with-out assessment by the City. Finance has finished the reconciliation of funds held for %-for-Jud and is now starting on Cash-in-Lieu. Development Services will now compare the deposits still held with the progress/stage of the individual developments. Target is to finish both as part of the year-end process – Aug 17. Proposed new timeframe – August 2017. September 2017 On track for proposed completion date 31 October 2017 November 2017 This was not addressed during the audit due to the Finance Manager's absence. Proposed new timeframe – February 2018. March 2018 Extension requested to June 2018 to accommodate sufficient review and documentation of an Administration Procedure by Manager Financial Services. May 2018 The action has been escalated to Director Corporate Services and incorporated as part of CBP Item 4.10. New time proposed - September 2018. July 2018 On track.</p>	Director Corporate Services	30-Sep-18

AUDIT COMMITTEE MINUTES

17 JULY 2018

						RATING			OFFICER	COMPLETION DATE
n 24	3.4 Asset Register	Internal Audit 2016	Acquisition of Assets: We noted certain assets in the asset register costing ~\$1,000.	3.4.2	The City should consider additional checks to ensure the policy is followed in respect of the \$1,000 capitalisation threshold.	Low	Finance staff have been reminded about the provisions of the Policy in respect to the capitalisation threshold. It is considered that additional checks are not required due to the minor nature of this issue. However, it would be beneficial to clarify any exceptions to the \$1000 threshold in the current procedures and communicate this to the wider organisation.	Action Item 24.1 Review capitalisation procedures with a view to setting out circumstances where the \$1000 may not apply. Communicate to the broader organisation. March 2017 Proposed new timeframe - June-end-2017 . May 2017 On track for proposed completion date. July 2017 This will be closed-out by the completion of a procedure and position paper for the auditors to review as part of the year-end audit. Proposed new timeframe - September 2017 to align with item 25.1. September 2017 On track for proposed completion date 30 September 2017 November 2017 This was not addressed during the audit due to the Finance Manager's absence. Proposed new timeframe - January-2018 . March 2018 Extension requested for submission at the Audit Committee in May 2018. All finance procedures are being reviewed by Manager Financial Services. May 2018 Procedure reviewed and further work is required. Proposed new time frame - September 2018. July 2018 On track.	Manager Finance	30-Sep-18
n 26	3.4 Asset Register	Internal Audit 2016	Additions to assets involving construction: Assets involving construction are only capitalised and transferred to the asset register at the end of the financial year.	3.4.6	While capitalisation at the end of the year is usually acceptable, strict compliance with accounting standards would require assets to be depreciated from the date they are brought into use. This should be considered for large items which may have a material impact.	Medium	Agree.	Action Item 26.1 Finance will liaise with Technical Services to identify a suitable threshold and develop a process for project completion and capitalisation. March 2017 On track May 2017 On track for proposed completion date 30-May-2017. July 2017 Infrastructure and other constructed assets will be reviewed for completion and capitalised quarterly. Procedure will need to be written and implemented before the end of the September quarter. Proposed new timeframe - 30-September-2017. September 2017 Audit needs to be completed before we can capitalise expenditure. Proposed new timeframe - 31-October-2017. November 2017 The Audit of 2016-17 is now complete (as of 14 Nov) and asset register has now been rolled-over into 2017-18. This means that completed infrastructure assets/projects can now be capitalised. The first of these will be capitalised as part of the November month-end process. Proposed new timeframe - 31-December-2017. March 2018 Infrastructure assets are still to be capitalised for this financial year. Proposed new completion date of June 2018 when there will be a more defined capitalisation process. May 2018 On track. July 2018 Manager Financial Services will document the process and this will be confirmed via consultation with Engineering. Proposed new timeframe - September 2018.	Manager Finance	30-Sep-18
n 27	4.1 Code of Tendering Policy and Document.	Internal Audit 2017	4.1 Lack of formal Policy / Procedural Guidance may result in unnecessary expenses being incurred and acquisitions being made. 4.1.1 Lack of formal Policy / Procedural Guidance available to all employees may result in confusion over how purchases over \$100,000 in value should be prepared for and approved prior to becoming a formal tender.	4.1	We noted that the Code of Tendering Policy provides guidance on the following: - The content and format of the Request for Tender; - Advertising the tender and for how long the advertisement should be open; - How tenders should be received; and - On closure of the advertisement period, how the tender box should be opened and submissions recorded. However, we note that the Policy lacks guidance regarding the process prior to the proposed purchase becoming a formal tender. We noted that there was no formal Policy or Procedural Manual which clearly outlines how a tender is raised, who is responsible for the process and the components within the process and how the tender should be evaluated.	High	Administration notes that the Code of Tendering is no longer current. It is proposed that this will be rescinded and replaced by a Tendering Administration Procedure.	Action Item 27.1 Develop Tendering Administration Procedure November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track. July 2018 Tendering Administration Procedure developed (D18/74537).	Finance Officer - Purchasing/Contracts	Complete
						Medium	Agreed. It is proposed that the Code of Tendering will be rescinded and replaced by a Tendering Administration Procedure. However, propose that the threshold will be \$150,000 rather than \$100,000 to align with the proposed tender threshold in the draft purchasing policy.	Action Item 27.2 Incorporate thresholds into Tendering Administration Procedure November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track. July 2018 Tendering Administration Procedure developed (D18/74537).		

AUDIT COMMITTEE MINUTES

17 JULY 2018

		ID		RATING			OFFICER	COMPLETION DATE
n 28	4.2 Tendering policy, systems and practices.	Internal Audit 2017	4.2 Lack of clarity regarding the roles and responsibilities of the tendering process leads to an inconsistent approach to tendering being applied and confusion regarding who is responsible for certain key milestones and documents within the tendering process. 4.2.1 Lack of understanding of the applicable tender and procurement laws and regulations, as well as the internal tendering policies and procedures, may result in tenders being prepared outside of specified internal policies and procedures, and in the worst case may not be prepared and performed in line with the applicable laws and regulations.	From our discussions with management and staff regarding the current tendering policy, systems and practices in place we note that both management and staff are not fully aware of: - What their role and responsibilities are in relation to the tendering process; - How they initiate or become a part of the tendering process; and - What the tendering process actually entails. We noted that management is concerned with the lack of appropriate knowledge regarding the applicable laws and regulations for tendering and procurement, and is concerned that staff have not been provided with sufficient training to produce quality tendering documents.	high	Agreed. Responsibilities relating to tendering will be clearly defined in the Tendering Administration Procedure. A training plan will be developed for rolling out the Tendering Administration Procedure once it is complete.	Action Item 28.1 Responsibilities relating to tendering will be clearly defined in the Tendering Administration Procedure. November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track July 2018 A draft Training Plan is under review. Proposed new timeframe - September 2018. Action Item 28.2 A training plan will be developed for rolling out the Tendering Administration Procedure. November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track July 2018	Finance Officer - Purchasing/Contracts 16 May 18
n 30	4.4 Business Case	Internal Audit 2017	Lack of a Business Case being prepared and considered prior to budget allocation may result in unnecessary expenses being authorised and incurred. We recommend that a Business Case is prepared and put forward to Council for review for all purchases of goods and services which will exceed the prescribed \$100,000 in value. The Business Case should tell the Council why the expense needs to be incurred and what the proposed cost will be. Based on the approved Business Case, a budget allocation should then be made.	We were unable to review any Business Case documentation as no formal Business Case had been prepared and submitted to Council for individual consideration for any of the samples selected for testing.	Medium	Council, through its adoption of strategic priorities on 19 April 2016 committed to a new initiative to require a Business Case to be presented to Council and in annual budget papers for all expenditure greater than \$250,000 or proposed to run for 2 or more years. CSP Item 4.2 implement a Project Management Framework will set out further details and provisions the development of business case documents.	Action Item 30 November 2017 Email sent to auditors on 10 November, highlighting the City's Capital and Budget submission process. Advice requested as to whether or not this process satisfies, or could be adapted to satisfy, the audit finding. May 2018 Following feedback, Administration has developed draft Business Case templates (for different project sizes) along with business rules for when business cases are required. Internal consultation is required and it is planned that this will be implemented from the start of the 2018/20 Budget development cycle. Proposed new timeframe - August 2018. July 2018 Complete	Manager Governance and Risk Complete
n 32	4.6 Request for Tender content and format.	Internal Audit 2017	We noted that the Request for Tender appears to be mostly consistent from tender to tender, with minimal modifications being applied (including, but not limited to, the tender criteria and weighting). It appears as though the Request for Tender, and as a result Contract conditions, are being rolled forward based on previous completed documents. While the Procurement Plan reduces the risk associated with the roll forward of prior year Requests for Tender / Contracts, we note that management and the Council should consider the implementation of a process which results in the Request for Tender and the proposed Contract on award of a tender, being reviewed by a member of staff with a background in drafting contracts and contract law.	Rolling forward Requests for Tender and Contract templates from previous years may result in inappropriate contract terms and conditions being set. In addition, irrelevant information may be asked for, or disclosed within the Request for Tender document. Further, we note that the evaluation criteria applied may not be relevant to the works required for the Request for Tender.	high	Agreed in principle, however Administration notes that the necessary skills and capacity is not currently available internally.	Action Item 32 Develop a brief business case outlining the various options and costs available to improve the City's capability in relation to drafting tenders and contracts. (e.g. training, additional resources, outsourcing etc). November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track July 2018 Delayed by proposed restructure. Proposed new timeframe - September 2018.	Special Projects Officer 30 Sep-18
n 33	4.7 Evaluation Report	Internal Audit 2017	There is a risk that the Council are not making informed and independent decisions based on the documents and data being submitted to them for review for the authorisation and award of tenders. We recommend that Evaluation Reports submitted to Council provide sufficient detail so that Council may independently make an assessment without having to rely solely on the evaluation calculated and performed by the Evaluation Team. In addition, sufficient information should be submitted so that Council is able to understand, and have comfort over, how the tender submissions have been evaluated and recommendations reach by the Evaluation Team.	We note there is a lack of consistency between Evaluation Reports prepared and submitted to the Council for review. In addition, Evaluation Reports lack the following detail: - Scores calculated by the Evaluation Team are not explained. - How scores were calculated by the Evaluation Team is not explained. - The only way to verify tender submissions to the Evaluation Report is through the Price Schedule - no further tender details are provided or summarised. We also note that, where the CEO has Delegated Authority to authorise and award a tender, an alternative evaluation is performed being the Selection Report (this appears to be a combination of both a Procurement Plan and Evaluation Report).	Medium	Administration notes that different formats have been used for Evaluation Reports to CEO vs Evaluation Reports to Council.	Action Item 33.1 Administration will create a "standard" Evaluation Report that will apply to all tenders which can then be supported by a brief memo or Council Report depending on the intended audience. By November 2017 Scheduled for late November 2017 - proposed completion date 31 December 2017 Proposed new timeframe - 31 December 2017 March 2018 A draft standard template has been developed, adapted from the WALGA evaluation template - see D18/2026. However it needs to be aligned to the Tendering Administration Procedure (see items 27 and 28) before it is implemented. Proposed new completion date - June 2018. May 2018 On track July 2018 Draft standard template is under review. Proposed new timeframe - September 2018.	Special Projects Officer 30 Sep-18
n 38	5.4 Breach of Code of Tendering Policy / Document - tender 519/16 'Provision of general cleaning services for the City of Vincent's Administration Civic Building and Library'	Internal Audit 2017	Should the supplier who submitted tenders become aware that not all tender submissions were evaluated per the criteria listed in the Request for Tender, this may create legal issues for City of Vincent as a result of applicable laws and regulations not being appropriately applied.	We note per review of e-mail correspondence between members of the Evaluation Team, that 19 of the 20 tender submissions received were not evaluated per the criteria documented in the Procurement Plan and the Request for Tender. Instead, these were eliminated from the evaluation procedure based on price alone. These 19 tender submissions were not included in the evaluation process and were only disclosed in the Price Schedule. We recommend that all staff are made aware of the Code of Tendering Policy / Document and that they receive formal training on not only the applicable laws and regulations, but also on how tender submissions are to be evaluated.	Not Rated	Although initially 19 tenders were not evaluated, this issue had been picked up by a routine check during the approval phase and the panel subsequently reviewed all complying tenders prior to the awarding of the tender. Notwithstanding, it is proposed that formal training will be rolled out on the "Tendering Administration Procedure" proposed as item 4.1.	Action Item 38.1 Formal training will be rolled out on the "Tendering Administration Procedure" proposed as item 4.2 (action item 28.2). November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track July 2018 Delayed by proposed restructure. Proposed new timeframe - September 2018.	Special Projects Officer 30 Sep-18

AUDIT COMMITTEE MINUTES

17 JULY 2018

			ID		RATING			OFFICER	COMPLETION DATE
# 39	5.1 Purchases	Purchasing, payments and credit cards	We obtained all quotes, purchase orders and budget considerations relating to the invoice to ensure correct procurement procedures had been followed.	1.0	Medium	Agreed	1) Address this issue within the City's purchasing procedure and associated training plan. 2) Investigate and consider imposing an additional control whereby purchase orders raised after the invoice require approval by the requisitioner's leader and a short explanation / justification. <i>July 2018</i> 1) To be included in the training rollout - refer item 8. 2) Manual system in place currently - Procurement Officer monitors a report and follows up on breaches. Investigating system processes to prevent this from occurring.	Director Corporate Services	31-Aug-18
# 40	5.1 Purchases	Purchasing, payments and credit cards	We obtained and reviewed all quotes where quotes were required. We ensured the quotes for the supply of goods or services were adequate and matched the purchase order raised and invoice paid.	1.2	Medium	Agreed	The City will incorporate into its purchasing procedures: 1) A requirement to document the decision making process in considering and selecting quotes. 2) A process for identifying and escalating instances of non-compliance with respect to obtaining quotes. 3) Investigate systems changes to Authority to enable explanation / clarification of decision-making. <i>July 2018</i> 1) Complete 2) On track in line with completion timeframe. 3) Investigating system processes to prevent non-compliance occurring.	Director Corporate Services	31-Aug-18
# 41	5.1 Purchases	Purchasing, payments and credit cards	We requested the budget considerations for all expenditure to ensure appropriate considerations had been made prior to engaging in the expenditure.	1.3	Medium	Agreed	1) Implement a tick-box into the workflow in the requisitioning system for requisitioner to declare that the budget had been considered prior to authorisation of the requisition. 2) Update the City's procurement plan template to explicitly require the available budget to be considered prior to purchase. <i>July 2018</i> 1) On track in line with completion timeframe. 2) On track in line with completion timeframe.	Finance Officer - Purchasing/ Contracts	31-Aug-18
# 42	5.1 Purchases	Purchasing, payments and credit cards	We requested copies of the procurement plan for invoices between \$40,000 to \$99,999.	1.4	Medium	It is noted that the purchasing policy requires particular information to be considered but does not require a procurement plan for this price range. Nevertheless, it is acknowledged that the procurement decisions in this price range are inconsistently documented.	The City will develop a template / method for documenting compliance with the requirements of the City's Purchasing Policy for this price range. Note - that the since the equivalent price range in the recently adopted policy is \$50,000 - \$149,000. <i>July 2018</i> On track	Finance Officer - Purchasing/ Contracts	30-Nov-18
# 43	5.2 Payments	Purchasing, payments and credit cards	We traced the invoice to the schedule of creditors paid as submitted to Council and agreed to the Authority batch report. We then agreed the Authority report to the bank statement.	2.1	Medium	Insufficient details have been provided to date to enable Administration to corroborate this finding.	The process will be updated to ensure that the reconciliation between the batch report and the schedule submitted for Council will be reviewed and signed-off by another member of the Finance Team. <i>Aug 2018</i> Process complete.	Manager Finance	Complete
# 44	5.3 Credit Cards	Purchasing, payments and credit cards	We tested that the Credit Card Policy was followed for each of the 23 samples.	3.1	Medium	Contrary to the policy position, the Finance team has been accepting sign-off from the responsible Director rather than the Director Corporate Services or CEO as required by the policy.	The Credit Card procedures will be updated to ensure that one of these two signatories has approved the statement. <i>July 2018</i> The current credit card policy requires statements to be signed off by either the CEO or DCS. It is noted that there may have been instances where this did not occur previously, however since at least February 2018, Finance has been ensuring that the CEO or DCS have approved the statements. This item can now be closed.	Director Corporate Services	Complete

AUDIT COMMITTEE MINUTES

17 JULY 2018

6 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

7 GENERAL BUSINESS**7.1 TENDER POLICY**

Cr Topelberg raised the issue of prospective tenderers contacting Councillors directly which inadvertently excludes their tender application. He queried whether this condition could be communicated more explicitly to respondents. The Director Corporate Services noted that a new template for tenders has been developed and this condition could be included on the form.

7.2 INTERNAL AUDIT PROGRAM PROGRESS

Mr Manifis queried whether the progress with the Internal Audit Program was on track. The Director Corporate Services advised that the 2017/18 planned internal audit activities were complete but that the 2018/19 Program had been temporarily put on hold whilst the internal audit plan is being reviewed. A report on the review would be presented to the next Audit Committee meeting.

8 NEXT MEETING

18 September 2018

9 CLOSURE

1.30pm

These Minutes were confirmed by the Audit Committee as a true record and accurate of the Audit Committee meeting held on 17 July 2018.

Signed: Cr Dan Loden

Dated this day of 2018



TERMS OF REFERENCE

1. OBJECTIVES

The primary objectives of the Audit Committee ("Committee") are to:

- Accept responsibility for the annual external audit; and
- Liaise with the local government's internal and external auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

Reports from the Committee will assist Council in discharging its legislative responsibility of controlling the local government's affairs, determining the local government's policies and overseeing the allocation of the local government's finances and resources. The committee will ensure openness in the local government's financial reporting and will liaise with the CEO to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The committee is to facilitate:

- The enhancement of the credibility and objectivity of internal and external financial reporting;
- Effective management of financial and other risks and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- The coordination of the internal audit function with the external audit; and
- The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council.

2. POWERS

- The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.
- The committee is a formally appointed committee of the Council and is responsible to the Council.
- The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.
- The committee does not have any management functions and cannot involve itself in management processes or procedures.

3. MEMBERSHIP

- The committee shall comprise 6 members, consisting of :
 - Up to two external independent members; and
 - Council Members from the City of Vincent.
- External independent Members will be selected based on the following criteria:
 - A demonstrated high level of expertise and knowledge in financial management, reporting, governance and audit;
 - Relevant skills and experience in providing independent expert advice; and
 - They must be a resident or property owner within the City of Vincent.

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- An external independent member will be a person with no operating responsibilities with the City of Vincent, nor will that person provide paid services to the City either directly or indirectly.
 - Appointments of external independent persons will be made following a public advertisement. The evaluation of potential members will be reviewed by the CEO and appointments will be approved by Council.
 - Council may terminate the appointment any member prior to the expiry of his/her term, if:
 - The Chairperson considers that the member is not making a positive contribution to the committee; or
 - The member is found to be in breach of the City of Vincent Code of Conduct or a serious contravention of the *Local Government Act 1995*; or
 - A member's conduct, action or comments brings the City of Vincent into disrepute.
 - The CEO or his/her nominee is to attend all meetings to provide advice and guidance to the committee, however the CEO and employees are not members of the committee.
 - The City shall provide secretarial and administrative support to the committee.
 - Membership shall be for a period of up to 2 years terminating on the day of the Ordinary Council elections.
 - Members will be eligible for reappointment. Members will be entitled to receive reimbursement of reasonable expenses.
 - Members will be provided with appropriate training and professional development to be determined by the committee and provided that adequate funds are available in the Council budget for this purpose.

4. CHAIRPERSON

- The position of Chairperson shall be appointed by a vote of the committee following a call for nominations for the position;
- The Chairperson shall be appointed for a period of not more than 12 months, after which a new process of appointment shall occur;
- A Chairperson may be reappointed; and
- The Chairperson shall not be the Mayor.

5. MEETINGS

- The committee shall meet every two months and more regularly as required at the discretion of the Chairperson.

6. REPORTING

- Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

7. DUTIES AND RESPONSIBILITIES

The duties and responsibilities of the Committee will be:

- provide guidance and assistance to Council as to the carrying out of the functions of the local government in relation to audits.
- meet with the auditor at least once in each year and report to Council on the matters discussed and outcome of those discussions.
 - support the auditor to conduct the audit and carry out his or her other duties under the *Local Government Act 1995*; and
 - facilitate audits being conducted successfully and expeditiously.
- examine the reports of the auditor after receiving a report from the CEO on the matters and:
 - determine if any matters raised require action to be taken by the local government; and
 - ensure that appropriate action is taken in respect of those matters.

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- review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
 - monitor and advise the CEO on the scope of the internal audit plan and program and its effectiveness.
 - review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or CEO.
 - review the level of resources allocated to internal audit and the scope of its authority.
 - review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.
 - facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs.
 - review the local government's draft annual financial report, focusing on:
 - accounting policies and practices;
 - changes to accounting policies and practices;
 - the process used in making significant accounting estimates;
 - significant adjustments to the financial report (if any) arising from the audit process;
 - compliance with accounting standards and other reporting requirements; and
 - significant variances from prior years.
 - consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
 - address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
 - seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council.
 - review the annual Compliance Audit Return and report to the Council the results of that review.
 - to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under *Local Government (Audit) Regulations 1996* regulation 17(1) and the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
 - oversee the implementation of any action arising from an audit that the City is required to take; or has stated it has taken or intends to take; or has accepted should be taken.

8. DELEGATED AUTHORITY

In accordance with Section 7.1B of the *Local Government Act 1995*, the only powers and duties that can be delegated to a committee are any of the powers and duties of the local government under Part 7 of the Act; that is, those relating to audit. The Committee cannot on-delegate the powers and duties delegated to it.

**AUDIT COMMITTEE**

CITY OF VINCENT

TERMS OF REFERENCE**1. OBJECTIVES**

The primary objectives of the Audit Committee ("Committee") are to:

- Accept responsibility for the annual external audit; and
- Liaise with the local government's internal and external auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

Reports from the Committee will assist Council in discharging its legislative responsibility of controlling the local government's affairs, determining the local government's policies and overseeing the allocation of the local government's finances and resources. The committee will ensure openness in the local government's financial reporting and will liaise with the CEO to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The committee is to facilitate:

- The enhancement of the credibility and objectivity of internal and external financial reporting;
- Effective management of financial and other risks and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- The coordination of the internal audit function with the external audit; and
- The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council.

2. POWERS

- The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.
- The committee is a formally appointed committee of the Council and is responsible to the Council.
- The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.
- The committee does not have any management functions and cannot involve itself in management processes or procedures.

3. MEMBERSHIP

- The committee shall comprise 6 members, consisting of :
 - Up to two external independent members; and
 - Council Members from the City of Vincent.
- External independent Members will be selected based on the following criteria:
 - A demonstrated high level of expertise and knowledge in financial management, reporting, governance and audit;
 - Relevant skills and experience in providing independent expert advice; and
 - They must be a resident or property owner within the City of Vincent.

- An external independent member will be a person with no operating responsibilities with the City of Vincent, nor will that person provide paid services to the City either directly or indirectly.
- Appointments of external independent persons will be made following a public advertisement. The evaluation of potential members will be reviewed by the CEO and appointments will be approved by Council.
- Council may terminate the appointment any member prior to the expiry of his/her term, if:
 - The Chairperson considers that the member is not making a positive contribution to the committee; or
 - The member is found to be in breach of the City of Vincent Code of Conduct or a serious contravention of the *Local Government Act 1995*; or
 - A member's conduct, action or comments brings the City of Vincent into disrepute.
- The CEO or his/her nominee is to attend all meetings to provide advice and guidance to the committee, however the CEO and employees are not members of the committee
- The City shall provide secretarial and administrative support to the committee.
- Membership shall be for a period of up to 2 years terminating on the day of the Ordinary Council elections.
- Members will be eligible for reappointment. Members will be entitled to receive reimbursement of reasonable expenses.
- Members will be provided with appropriate training and professional development to be determined by the committee and provided that adequate funds are available in the Council budget for this purpose.

4. CHAIRPERSON

- The position of Chairperson shall be appointed by a vote of the committee following a call for nominations for the position;
- The Chairperson shall be appointed for a period of not more than 12 months, after which a new process of appointment shall occur;
- A Chairperson may be reappointed; and
- The Chairperson shall not be the Mayor.

5. MEETINGS

- The committee shall meet every two months and more regularly as required at the discretion of the Chairperson.

6. REPORTING

- Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

7. DUTIES AND RESPONSIBILITIES

The duties and responsibilities of the Committee will be:

- provide guidance and assistance to Council as to the carrying out of the functions of the local government in relation to audits.
- ~~develop and recommend to Council an appropriate process for the selection and appointment of a person as the local government's auditor.~~
- ~~develop and recommend to Council:~~
 - ~~a list of those matters to be audited; and~~
 - ~~the scope of the audit to be undertaken.~~
- ~~recommend to Council the person or persons to be appointed as auditor.~~
- ~~develop and recommend to Council a written agreement for the appointment of the external auditor. The agreement is to include:~~
 - ~~the objectives of the audit;~~
 - ~~the scope of the audit;~~

- ~~o a plan of the audit;~~
 - ~~o details of the remuneration and expenses to be paid to the auditor; and~~
 - ~~o the method to be used by the local government to communicate with, and supply information to, the auditor.~~
- meet with the auditor at least once in each year and report to Council on the matters discussed and outcome of those discussions.
- ~~liaise with the CEO to ensure that the local government does everything in its power to:~~
 - ~~o assist~~support the auditor to conduct the audit and carry out his or her other duties under the *Local Government Act 1995*; and
 - ~~o ensure that~~facilitate audits ~~are being~~ conducted successfully and expeditiously.
- examine the reports of the auditor after receiving a report from the CEO on the matters and:
 - o determine if any matters raised require action to be taken by the local government; and
 - o ensure that appropriate action is taken in respect of those matters.
- review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
- review monitor and advise the CEO on the scope of the internal audit plan and program and its effectiveness.
- review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or CEO.
- review the level of resources allocated to internal audit and the scope of its authority.
- review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.
- facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs.
- review the local government's draft annual financial report, focusing on:
 - o accounting policies and practices;
 - o changes to accounting policies and practices;
 - o the process used in making significant accounting estimates;
 - o significant adjustments to the financial report (if any) arising from the audit process;
 - o compliance with accounting standards and other reporting requirements; and
 - o significant variances from prior years.
- consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
- address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
- seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council.
- review the annual Compliance Audit Return and report to the Council the results of that review.
- ~~consider the CEO's biennial reviews of the appropriateness and effectiveness of the local governments systems and procedures in regard to risk management, internal control and legislative compliance; required to be provided to the committee, and to report to the Council the results of those reviews.~~
- to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under *Local Government (Audit) Regulations 1996* regulation 17(1) and the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
- oversee the implementation of any action arising from an audit that the City is required to take; or has stated it has taken or intends to take; or has accepted should be taken.

8. DELEGATED AUTHORITY

In accordance with Section 7.1B of the *Local Government Act 1995*, the only powers and duties that can be delegated to a committee are any of the powers and duties of the local government under Part 7 of the Act; that is, those relating to audit. The Committee cannot on-delegate the powers and duties delegated to it.

7.3	LATE REPORT: INVESTMENT REPORT AS AT 30 JULY 2018
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REPORT TO BE ISSUED PRIOR TO COUNCIL BRIEFING 14 AUGUST 2018

7.4 LATE REPORT: FINANCIAL STATEMENTS AS AT 31 JULY 2018

REPORT TO BE ISSUED PRIOR TO COUNCIL MEETING 21 AUGUST 2018

7.5	AUTHORISATION OF EXPENDITURE FOR THE PERIOD 26 JUNE 2018 TO 24 JULY 2018
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TRIM Ref: D18/108871
Author: Nikki Hirrill, Accounts Payable Officer
Authoriser: Vanisha Govender, Manager Financial Services
Attachments:

1. Payments by EFT and BPAY July 18 [↓](#) 
2. Payments by Cheque July 18 [↓](#) 
3. Payments by Credit Card July 18 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 26 June 2018 to 24 July 2018 as detailed in attachment 1, 2 and 3 as summarised below:

Cheque Numbers 82391 - 82405	\$457,647.14
Cancelled cheques 79619, 79700, 79723, 79725, 79726, 79761, 79766, 79770, 79777, 79820, 79825, 79839, 79915, 79920, 79928, 79984, 80043, 80128, 80426, 80536, 80596, 80747, 80778, 82193, 82334 and 82391	-\$404,969.29
EFT and BPAY Documents 2268 - 2276	\$5,205,446.83
Payroll	\$1,865,502.97
Direct Debits	
• Lease Fees	\$132,805.69
• Loan Repayments	\$200,166.39
• Bank Fees and Charges	\$116,432.80
• Credit Cards	\$8,891.91
Total Direct Debit	\$458,296.79
Total Accounts Paid	\$7,581,924.44

PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 26 June 2018 to 24 July 2018.

BACKGROUND:

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

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

DETAILS:

The Schedule of Accounts paid for the period 26 June 2018 to 24 July 2018, covers the following:

FUND	CHEQUE NUMBERS/ PAY PERIOD	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
Cheques	82391 - 82405	\$457,647.14
Cancelled Cheques	79619, 79700, 79723, 79725, 79726, 79761, 79766, 79770, 79777, 79820, 79825, 79839, 79915, 79920, 79928, 79984, 80043, 80128, 80426, 80536, 80596, 80747, 80778, 82193, 82334 and 82391	-\$404,969.29
EFT and BPAY Payments	2268 - 2276	\$5,205,446.83
Sub Total		\$5,258,124.68
Transfer of Payroll by EFT	26/06/18	\$610,860.88
	10/07/18	\$619,704.45
	24/07/18	\$634,937.64
	July 2018	\$1,865,502.97
Bank Charges and Other Direct Debits		
Lease Fees		\$132,805.69
Loan Repayments		\$200,166.39
Bank Charges – CBA		\$116,432.80
Credit Cards		\$8,891.91
Total Bank Charges and Other Direct Debits (Sub Total)		\$458,296.79
Total Payments		\$7,581,924.44

CONSULTING/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Regulation 12(1) and (2) of the *Local Government (Financial Management) Regulations 1996* refers, i.e.-

12. *Payments from municipal fund or trust fund, restrictions on making*

- (1) *A payment may only be made from the municipal fund or the trust fund —*
 - *if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
 - *otherwise, if the payment is authorised in advance by a resolution of Council.*
- (2) *Council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to Council.*

Regulation 13(1) and (3) of the *Local Government (Financial Management) Regulations 1996* refers, i.e.-

13. *Lists of Accounts*

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared -*
- *the payee's name;*
 - *the amount of the payment;*
 - *the date of the payment; and*
 - *sufficient information to identify the transaction.*
- (3) *A list prepared under sub regulation (1) is to be —*
- *presented to Council at the next ordinary meeting of Council after the list is prepared; and*
 - *recorded in the minutes of that meeting.*

RISK MANAGEMENT IMPLICATIONS:

Low: Management systems are in place to establish satisfactory controls, supported by internal and external audit function.

STRATEGIC IMPLICATIONS:

Strategic Plan 2013-2023:

"4.1 Provide good strategic decision-making, governance, leadership and professional management:

4.1.2 Manage the organisation in a responsible, efficient and accountable manner;

- (a) Continue to adopt best practice to ensure the financial resources and assets of the City are responsibly managed and the quality of services, performance procedures and processes is improved and enhanced."*

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

All Municipal Fund expenditure included in the list of payments is in accordance with Council's Annual Budget.

COMMENTS:

If Councillors require further information on any of the payments, please contact the Manager Financial Services.

Creditors Report - Payments by EFT and BPAY 26/06/2018 to 24/07/2018				
Creditor	Date	Payee	Description	Amount
2267.98000-01	29/06/2018	Australian Taxation Office	Payroll deduction	\$ 185,138.20
2268.2020-01	29/06/2018	Australian Services Union	Payroll deduction	\$ 302.06
2268.2045-01	29/06/2018	Child Support Agency	Payroll deduction	\$ 972.92
2268.2213-01	29/06/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 990.50
2268.2216-01	29/06/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 498.00
2268.3133-01	29/06/2018	Depot Social Club	Payroll deduction	\$ 80.00
2268.6156-01	29/06/2018	Health Insurance Fund of WA	Payroll deduction	\$ 289.45
2268.8120-01	29/06/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 2,412.32
2269.2008-01	29/06/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 29,413.13
2269.2119-01	29/06/2018	Line Marking Specialists	Line marking services - various locations	\$ 5,704.70
2269.2136-01	29/06/2018	Mindarie Regional Council	Processable and non processable waste	\$ 88,048.62
2269.2189-01	29/06/2018	SAS Locksmiths	Key cutting & lock maintenance service - Admin	\$ 18.00
2269.2195-01	29/06/2018	Civica Pty Limited	Asset management - Licence, support & maintenance	\$ 14,617.21
2269.2204-01	29/06/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 394.78
2269.2221-01	29/06/2018	Turfmaster Facility Management	Turf maintenance - Leederville Oval	\$ 4,914.25
2269.2234-01	29/06/2018	Water Corporation	Water charges - various locations	\$ 1,005.56
2269.3001-01	29/06/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 4,709.02
2269.3019-01	29/06/2018	Otis Elevator Company Pty Ltd	Lift maintenance - Admin	\$ 2,114.97
2269.3092-01	29/06/2018	Flick Anticimex Pty Ltd	Pest control services - Admin	\$ 212.38
2269.3195-01	29/06/2018	Initial Hygiene	Sharps disposal services	\$ 1,031.81
2269.3235-01	29/06/2018	My Best Friend Veterinary Centre	Vet services	\$ 1,818.24
2269.3416-01	29/06/2018	Shade Experience	Shade sail repairs - various locations	\$ 1,276.00
2269.3424-01	29/06/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle service and repairs	\$ 257.00
2269.3492-01	29/06/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 568.79
2269.3496-01	29/06/2018	Orbit Health & Fitness Solutions	Gym supplies - slam balls and boxing bags	\$ 688.44
2269.3613-01	29/06/2018	Donegan Enterprises Pty Ltd	Playground inspections and maintenance - various locations	\$ 6,402.00
2269.3662-01	29/06/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - Loftus Recreation Centre	\$ 128.70
2269.3757-01	29/06/2018	J & K Hopkins	Office furniture supplies - Admin	\$ 249.00
2269.3772-01	29/06/2018	Midalia Steel	Hardware supplies - BPLC	\$ 30.22
2269.3929-01	29/06/2018	Chittering Valley Worm Farm	Worms and castings	\$ 210.00
2269.3951-01	29/06/2018	NVMS Pty Ltd	Annual software licence - sound level meters	\$ 1,111.00
2269.4017-01	29/06/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment	\$ 8,611.04
2269.4210-01	29/06/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 6,248.00
2269.4418-01	29/06/2018	West-Sure Group Pty Ltd	Cash collection services - Admin	\$ 282.15
2269.4492-01	29/06/2018	Main Roads WA	Pedestrian crossing improvements - various locations	\$ 56,429.38

Creditor	Date	Payee	Description	Amount
2269.4492-01	29/06/2018	Main Roads WA	Line marking services - various locations	\$ 24,540.48
2269.4492-01	29/06/2018	Main Roads WA	Traffic control upgrade - various locations	\$ 23,269.35
2269.4493-01	29/06/2018	Tom Lawton - Bobcat Hire	Tipping fees and bobcat hire - various locations	\$ 11,134.20
2269.4749-01	29/06/2018	Picton Press	Supply of magnets and bookmarks - Solar campaign	\$ 856.89
2269.4750-01	29/06/2018	Schindler Lifts Australia Pty Ltd	Lift maintenance - DSR	\$ 3,847.65
2269.4768-01	29/06/2018	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 11,393.31
2269.4923-01	29/06/2018	Caterlink	Purchase of fridge - Admin	\$ 3,454.00
2269.5058-01	29/06/2018	Bolinda Publishing Pty Ltd	Library books	\$ 867.92
2269.5083-01	29/06/2018	Discus Digital Print	Printing services - various departments	\$ 2,882.00
2269.5193-01	29/06/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - Depot	\$ 462.00
2269.5294-01	29/06/2018	A Team Printing	Printing services - Pool inspection report books	\$ 341.00
2269.5398-01	29/06/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 75.24
2269.5414-01	29/06/2018	Phonographic Performance Company of Australia Ltd	Music licence in fitness classes	\$ 2,380.70
2269.5562-01	29/06/2018	Belgravia Leisure Pty Ltd	Refund of debtor overpayment	\$ 3,080.56
2269.5683-01	29/06/2018	Tourism Brochure Exchange	Distribution services - BPLC	\$ 165.00
2269.6072-01	29/06/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 802.30
2269.6383-01	29/06/2018	WC Convenience Management Pty Ltd	Maintenance exelooos - Weld Square	\$ 549.45
2269.6455-01	29/06/2018	The BBQ Man	BBQ cleaning services - various locations	\$ 5,706.68
2269.6458-01	29/06/2018	Specialised Security Shredding	Security bin exchange - BPLC	\$ 77.00
2269.6468-01	29/06/2018	Scarboro Toyota	Vehicle service and repairs	\$ 220.00
2269.6501-01	29/06/2018	Shop for Shops	Tag supplies - BPLC	\$ 38.00
2269.6544-01	29/06/2018	The University of Western Australia	Research project funding - Hyde Park turtle population	\$ 11,023.10
2269.6551-01	29/06/2018	iSUBSCRIBE Pty Ltd	Library magazine subscriptions	\$ 168.99
2269.6557-01	29/06/2018	Disco Cantito Association	Circus workshop - Sump opening	\$ 400.00
2269.6640-01	29/06/2018	Vertical Telecoms Pty Ltd	Two way radio repairs	\$ 564.41
2269.6799-01	29/06/2018	Beaufort Street Network Inc.	Town team grant - BSN Executive team recruiting	\$ 544.75
2269.6903-01	29/06/2018	APARC Pty Ltd	Remove Cale parking meters & install Parkeon meters	\$ 17,600.00
2269.7057-01	29/06/2018	Australian Paper	Envelope supplies	\$ 227.43
2269.7382-01	29/06/2018	Turf Developments (WA) Pty Ltd	Returfing works - Britannia Reserve	\$ 1,716.00
2269.7388-01	29/06/2018	Vorgee Pty Ltd	Replacement straps for back floats - BPLC	\$ 264.00
2269.7477-01	29/06/2018	Expo Group	Printing services - various events and departments	\$ 1,113.20
2269.7593-01	29/06/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 128.70
2269.7596-01	29/06/2018	BCF (SRG Leisure Retail Pty Ltd)	Purchase of gazebos for use at City events	\$ 1,274.36
2269.7648-01	29/06/2018	Revelation Perth International Film Festival Inc.	CoV short film competition 2018	\$ 1,650.00
2269.7654-01	29/06/2018	Worldwide Printing Solutions East Perth	Printing services - various departments	\$ 323.40
2269.7878-01	29/06/2018	Uptempo Design	Supply of CoV t-shirts - NAIDOC week	\$ 1,258.13
2269.7933-01	29/06/2018	Garrards Pty Ltd	Supply of rat bait	\$ 209.00
2269.7944-01	29/06/2018	Unicare Health	Disabled hoists service and accessories - BPLC	\$ 856.00
2269.7946-01	29/06/2018	Connect Security Systems	Security camera maintenance and repairs	\$ 264.00

Creditor	Date	Payee	Description	Amount
2269.8009-01	29/06/2018	Marketforce Express Pty Ltd	Advertising services - various departments	\$ 26,655.25
2269.8040-01	29/06/2018	Wilson Security	Security services - Depot	\$ 99.00
2269.8388-01	29/06/2018	Clever Patch	Library supplies	\$ 81.37
2269.8420-01	29/06/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 1,760.00
2269.8468-01	29/06/2018	Innovations Catering	Catering services - Council meetings and workshops	\$ 1,772.00
2269.8498-01	29/06/2018	Wheelers Books	Library books	\$ 789.80
2269.8515-01	29/06/2018	Institute of Public Administration Australia WA	Staff training - Getting started in project management	\$ 550.00
2269.8547-01	29/06/2018	AWB Building Co.	Plumbing services - Loftus Recreation Centre	\$ 273.89
2269.8598-01	29/06/2018	Australian Swim Schools Association	Annual membership	\$ 462.00
2269.8672-01	29/06/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 258.37
2269.8684-01	29/06/2018	Ip Khalsa Pvt Ltd	Mail delivery service	\$ 86.66
2269.8743-01	29/06/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 641.76
2269.8757-01	29/06/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling services and waste collection	\$ 108,632.12
2269.8765-01	29/06/2018	Bowden Tree Consultancy	Arboricultural services - Blackford Street	\$ 500.50
2269.8768-01	29/06/2018	Patronato SIAS WA MCL Inc.	Community support grant - In house mobile program	\$ 3,000.00
2269.8793-01	29/06/2018	Nightlife Music Pty Ltd	Crowd DJ - BPLC	\$ 560.43
2269.8818-01	29/06/2018	Redman Solution Pty Ltd	Training and technical upgrade assistance - Trapeze 10	\$ 7,150.00
2269.8842-01	29/06/2018	Emerge Associates	Design services - Beatty Park drainage rectification	\$ 9,350.00
2269.8849-01	29/06/2018	Medical Hand	Flu vaccinations for staff	\$ 3,250.00
2269.8854-01	29/06/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 345.95
2269.8899-01	29/06/2018	SJR Civil Consulting Pty Ltd	Consultancy and design services - various locations	\$ 2,816.00
2269.8915-01	29/06/2018	Metal Artwork Creations	Supply of name badge	\$ 14.30
2269.8947-01	29/06/2018	SPP Group WA Pty Ltd	Hydraulic and electrical consultancy - Braithwaite Hall	\$ 9,350.00
2269.8949-01	29/06/2018	WA Library Supplies	Supply of magazine trolleys - Library	\$ 1,705.00
2269.8954-01	29/06/2018	M.A. Lalli & Associates	Engineering consultancy - BPLC	\$ 2,035.00
2269.8959-01	29/06/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 36,047.01
2269.8974-01	29/06/2018	GTA Consultants (WA) Pty Ltd	Design services - Bike lane Cleaver/Carr Street	\$ 40,436.00
2269.8976-01	29/06/2018	Stott Hoare	Supply of computer monitors	\$ 451.00
2269.9163-01	29/06/2018	UDLA	Architectural consultancy - Banks Reserve master plan	\$ 14,300.00
2269.9226-01	29/06/2018	Whitfords Event Hire	Hire of tables and chairs - Sustainability pop-up hub	\$ 170.00
2269.9262-01	29/06/2018	Jansen Audio	Fitness audio system - Loftus Recreation Centre	\$ 17,010.00
2269.9263-01	29/06/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 185.56
2269.9299-01	29/06/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 165.00
2269.9323-01	29/06/2018	Sid Thoo	Sustainable design community event	\$ 2,376.00
2269.9360-01	29/06/2018	C Cole	Use of digital images - RAP community consultation	\$ 1,200.00
2269.9386-01	29/06/2018	M Tognini	Presentation - Tracing your family history	\$ 330.00
2269.9415-01	29/06/2018	Wanjoo Pty Ltd T/As Gina Williams & Guy Ghouse	Performance - NAIDOC week	\$ 2,200.00
2269.9429-01	29/06/2018	2020 Conversations	Consultancy services - Community policy	\$ 2,000.00
2269.9430-01	29/06/2018	M Mayhills	Refund of power charge for grounds hire	\$ 61.00

Creditor	Date	Payee	Description	Amount
2269.9438-01	29/06/2018	Mad Dog Promotions	Purchase of calico bags - Kyilla Markets	\$ 345.40
2269.9439-01	29/06/2018	M McGuire	Welcome to Country ceremony - NAIDOC week	\$ 500.00
2269.9487-01	29/06/2018	Balcatta Mowers & Chainsaws Pty Ltd	Purchase of gardening equipment	\$ 4,380.00
2269.9498-01	29/06/2018	Kambarang Services	RAPWG workshop and community consultation	\$ 4,070.00
2269.9501-01	29/06/2018	R Scaffidi	Refund of infringement, paid twice	\$ 70.00
2269.9502-01	29/06/2018	A Cuccovia	Refund of cash in lieu for car parking	\$ 5,779.90
2269.9505-01	29/06/2018	Embassy of Colombia	Refund of hall bond	\$ 250.00
2269.9506-01	29/06/2018	Perth Undergraduate Choral Society	Refund of hall bond	\$ 250.00
2269.9507-01	29/06/2018	8 Limbs Yoga	Refund of hall bond	\$ 250.00
2269.9508-01	29/06/2018	EBMAS Australia	Refund of hall bond	\$ 300.00
2269.9510-01	29/06/2018	J Harris	Refund of parking ticket, charged twice	\$ 18.40
2269.9511-01	29/06/2018	S Shah	Part refund of Beatty Park Leisure Centre fees	\$ 254.36
2269.9513-01	29/06/2018	P A Connell	Part refund of Beatty Park Leisure Centre fees	\$ 362.91
2269.9514-01	29/06/2018	M Cocks	Part refund of Beatty Park Leisure Centre fees	\$ 249.81
2269.9515-01	29/06/2018	K Raymond	Part refund of Beatty Park Leisure Centre fees	\$ 249.81
2269.9516-01	29/06/2018	A A Lyford	Refund of hall bond	\$ 500.00
2269.9517-01	29/06/2018	National Italian Australian Womens Association	Refund of hall bond	\$ 200.00
2269.9518-01	29/06/2018	A Pavic	Refund of hall bond	\$ 150.00
2269.9519-01	29/06/2018	E Deng	Refund of hall bond	\$ 100.00
2269.9520-01	29/06/2018	J L Stone	Refund of hall bond	\$ 100.00
2270.1000-01	29/06/2018	WA Local Gov't Super Plan Pty Ltd	Superannuation	\$ 130,271.75
2270.5677-01	29/06/2018	Australian Super Pty Ltd	Superannuation	\$ 19,784.44
2270.5728-01	29/06/2018	Cbus Trustee	Superannuation	\$ 1,746.26
2270.5789-01	29/06/2018	Retail Employees Superannuation Trust	Superannuation	\$ 7,961.66
2270.5797-01	29/06/2018	AMP Flexible Lifetime Super	Superannuation	\$ 110.26
2270.5818-01	29/06/2018	CARE Super Pty Ltd	Superannuation	\$ 150.52
2270.5837-01	29/06/2018	Commonwealth Bank Superannuation Savings Account	Superannuation	\$ 326.89
2270.5863-01	29/06/2018	Unisuper Limited	Superannuation	\$ 3,739.49
2270.5894-01	29/06/2018	Asgard	Superannuation	\$ 2,689.15
2270.5904-01	29/06/2018	AMP SuperLeader	Superannuation	\$ 467.46
2270.5905-01	29/06/2018	BT Business Super	Superannuation	\$ 2,083.57
2270.5966-01	29/06/2018	First State Super	Superannuation	\$ 72.36
2270.6040-01	29/06/2018	Bistona Pty Ltd	Superannuation	\$ 1,193.16
2270.6117-01	29/06/2018	BT Super For Life	Superannuation	\$ 141.77
2270.6137-01	29/06/2018	HostPlus	Superannuation	\$ 5,878.72
2270.6262-01	29/06/2018	HESTA Super Fund	Superannuation	\$ 1,043.07
2270.6391-01	29/06/2018	Colonial First State	Superannuation	\$ 706.59
2270.6504-01	29/06/2018	ANZ One Answer Personal Super	Superannuation	\$ 311.95
2270.6520-01	29/06/2018	BT Lifetime Super Employer Plan	Superannuation	\$ 187.05

Creditor	Date	Payee	Description	Amount
2270.6659-01	29/06/2018	MLC Masterkey Superannuation	Superannuation	\$ 772.84
2270.6682-01	29/06/2018	Telstra Super Pty Ltd	Superannuation	\$ 450.52
2270.6685-01	29/06/2018	Fondacaro Superfund	Superannuation	\$ 1,578.52
2270.6769-01	29/06/2018	Concept One the Industry Superannuation Fund	Superannuation	\$ 803.33
2270.6836-01	29/06/2018	MLC Navigator Retirement Plan - Superannuation Service	Superannuation	\$ 2,138.48
2270.6918-01	29/06/2018	LUCRF Super	Superannuation	\$ 989.81
2270.6925-01	29/06/2018	BT Super for Life	Superannuation	\$ 1,132.75
2270.6926-01	29/06/2018	Colonial First State	Superannuation	\$ 316.82
2270.7013-01	29/06/2018	Spectrum Super	Superannuation	\$ 482.73
2270.7216-01	29/06/2018	Sunsuper Superannuation	Superannuation	\$ 1,662.07
2270.7277-01	29/06/2018	Colonial First State First Choice Personal Super	Superannuation	\$ 489.02
2270.7548-01	29/06/2018	IOOF Portfolio Service Superannuation Fund	Superannuation	\$ 131.06
2270.7632-01	29/06/2018	AMP Flexible Super	Superannuation	\$ 328.57
2270.7640-01	29/06/2018	Commonwealth Personal Superannuation and Rollover Plan	Superannuation	\$ 168.31
2270.7708-01	29/06/2018	Q Super (Employer Express SuperChoice)	Superannuation	\$ 360.64
2270.7720-01	29/06/2018	LGsuper	Superannuation	\$ 2,704.08
2270.7768-01	29/06/2018	Australian Ethical	Superannuation	\$ 85.91
2270.7801-01	29/06/2018	ANZ Smart Choice Super (OnePath MasterFund)	Superannuation	\$ 2,238.58
2270.8029-01	29/06/2018	Kinetic Superannuation	Superannuation	\$ 1,821.04
2270.8060-01	29/06/2018	Essential Super	Superannuation	\$ 1,251.42
2270.8091-01	29/06/2018	Colonial First State - First Choice Employer Super	Superannuation	\$ 344.42
2270.8124-01	29/06/2018	Defence Bank Super	Superannuation	\$ 1,325.89
2270.8189-01	29/06/2018	Enterprise Super	Superannuation	\$ 294.93
2270.8358-01	29/06/2018	AMP CustomSuper	Superannuation	\$ 671.52
2270.8405-01	29/06/2018	Wealth Personal Superannuation and Pension Fund	Superannuation	\$ 659.44
2270.8543-01	29/06/2018	GESS Superannuation Fund	Superannuation	\$ 524.04
2270.8713-01	29/06/2018	Integra Super	Superannuation	\$ 49.47
2270.8725-01	29/06/2018	Shatahjad Superannuation Fund	Superannuation	\$ 987.82
2270.8773-01	29/06/2018	Statewide Superannuation	Superannuation	\$ 49.98
2270.8804-01	29/06/2018	MLC Super Fund	Superannuation	\$ 1,269.85
2270.8863-01	29/06/2018	Netwealth Superannuation Master Fund	Superannuation	\$ 450.52
2270.8881-01	29/06/2018	The Equipsuper Superannuation Fund	Superannuation	\$ 738.78
2270.9209-01	29/06/2018	Mercer Spectrum	Superannuation	\$ 11,500.45
2271.3408-01	04/07/2018	Commissioner of State Revenue	Perth parking licence fee	\$ 402,054.30
2272.2007-01	05/07/2018	Aline Brick Paving	Brick paving services - various locations	\$ 3,206.50
2272.2008-01	05/07/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 90.25
2272.2030-01	05/07/2018	Benara Nurseries	Supply of plants	\$ 865.70
2272.2033-01	05/07/2018	BOC Gases Australia Limited	Forklift gas - Depot	\$ 18.98
2272.2052-01	05/07/2018	Cobblestone Concrete	Concrete path construction - various locations	\$ 16,080.90

Creditor	Date	Payee	Description	Amount
2272.2072-01	05/07/2018	Landgate	Gross rental valuations	\$ 160.40
2272.2106-01	05/07/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 8,133.63
2272.2119-01	05/07/2018	Line Marking Specialists	Line marking services - various locations	\$ 4,947.69
2272.2120-01	05/07/2018	LO-GO Appointments	Temporary staff - Waste	\$ 5,495.01
2272.2122-01	05/07/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 8,025.16
2272.2126-01	05/07/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 10,841.60
2272.2136-01	05/07/2018	Mindarie Regional Council	Processable and non processable waste	\$ 21,613.68
2272.2153-01	05/07/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2272.2175-01	05/07/2018	Pro Turf Services	Plant repairs and maintenance	\$ 687.61
2272.2192-01	05/07/2018	Sigma Chemicals	Pool chemicals	\$ 1,362.24
2272.2195-01	05/07/2018	Civica Pty Limited	Automating of infringements into Authority	\$ 2,673.55
2272.2204-01	05/07/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 38.50
2272.2221-01	05/07/2018	Turfmaster Facility Management	Mowing & brushcutting - various locations	\$ 11,297.00
2272.2221-01	05/07/2018	Turfmaster Facility Management	Seniors verge mowing program	\$ 3,267.00
2272.2229-01	05/07/2018	W.A. Hino Sales & Service	Plant repairs and maintenance	\$ 663.65
2272.2234-01	05/07/2018	Water Corporation	Hydrant standpipe charges	\$ 857.06
2272.2241-01	05/07/2018	Zipform	Supply of envelopes for rates notices	\$ 1,947.83
2272.3001-01	05/07/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Corporate services	\$ 7,096.63
2272.3040-01	05/07/2018	Shenton Enterprises Pty Ltd	Service of AIDS memorial fountain	\$ 748.00
2272.3091-01	05/07/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 1,111.00
2272.3099-01	05/07/2018	Total Packaging WA Pty Ltd	Dog litter bags	\$ 3,432.00
2272.3103-01	05/07/2018	Forestvale Trees	Supply of trees	\$ 1,518.00
2272.3110-01	05/07/2018	Depiazzi	Mulch supplies	\$ 3,185.60
2272.3128-01	05/07/2018	Intersectional Linemarkers Pty Ltd	Purchase of temporary line marking tape	\$ 2,042.48
2272.3137-01	05/07/2018	WALGA	Intranet and Councillor portal development	\$ 8,196.00
2272.3137-01	05/07/2018	WALGA	Staff training - Managing contracts in Local Government	\$ 1,354.00
2272.3146-01	05/07/2018	K.S. Black (WA) Pty Ltd	Pump repairs - Hyde Park water playground	\$ 6,865.10
2272.3170-01	05/07/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 2,530.56
2272.3213-01	05/07/2018	Domus Nursery	Supply of plants	\$ 2,346.30
2272.3239-01	05/07/2018	Award Contracting Pty Ltd	Locating services - various locations	\$ 5,610.00
2272.3299-01	05/07/2018	Baileys Fertilisers	Fertiliser and potting mix supplies	\$ 7,326.00
2272.3315-01	05/07/2018	RPG Auto Electrics	Plant repairs and maintenance	\$ 560.89
2272.3410-01	05/07/2018	Allmark and Associates Pty Ltd	Bench plaque - Hyde Park	\$ 159.50
2272.3438-01	05/07/2018	Australasian Performing Right Association Ltd	Music licence fees - BPLC	\$ 4,721.50
2272.3444-01	05/07/2018	Raeco International Pty Ltd	Library supplies	\$ 523.82
2272.3474-01	05/07/2018	CSP Group	Plant repairs and maintenance	\$ 657.75
2272.3511-01	05/07/2018	City of Stirling	Meals on Wheels	\$ 393.75
2272.3560-01	05/07/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 258.69
2272.3628-01	05/07/2018	Crommelins Machinery	Plant repairs and maintenance	\$ 559.90

Creditor	Date	Payee	Description	Amount
2272.3662-01	05/07/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - various locations	\$ 520.74
2272.3750-01	05/07/2018	Primus Telecom	Telephone charges	\$ 31.85
2272.3913-01	05/07/2018	Kennards Hire	Equipment hire - various	\$ 362.00
2272.3942-01	05/07/2018	Moore Stephens (WA) Pty Ltd	2018 long term financial planning template	\$ 1,980.00
2272.4034-01	05/07/2018	Penske Power System	Ad blue supplies	\$ 1,296.86
2272.4103-01	05/07/2018	Asphalttech Pty Ltd	Asphalt supplies - various locations	\$ 46,587.62
2272.4161-01	05/07/2018	Instant Windscreens	Windscreen repairs	\$ 95.00
2272.4177-01	05/07/2018	W.A. Limestone Co	Limestone supplies	\$ 237.95
2272.4210-01	05/07/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 27,224.34
2272.4214-01	05/07/2018	Kerbing West	Kerbing services - various locations	\$ 11,318.29
2272.4272-01	05/07/2018	International Auto Services	Plant repairs and maintenance	\$ 82.00
2272.4367-01	05/07/2018	Academy Services WA Pty Ltd	Cleaning services - various locations; washroom consumables	\$ 41,166.85
2272.4447-01	05/07/2018	Blackwoods Atkins	Personal protective equipment & hardware supplies - Depot	\$ 2,551.85
2272.4493-01	05/07/2018	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	\$ 3,433.10
2272.4627-01	05/07/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 9,011.67
2272.4637-01	05/07/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 2,940.96
2272.4872-01	05/07/2018	Parkonsult Pty Ltd	Daily checks and minor maintenance	\$ 3,570.24
2272.4889-01	05/07/2018	Officeworks Ltd	Paper supplies	\$ 499.00
2272.4957-01	05/07/2018	WA Profiling	Profiling services - various locations	\$ 61,289.95
2272.4971-01	05/07/2018	Totally Workwear	Uniform supplies - Depot	\$ 2,744.90
2272.5020-01	05/07/2018	Allied Forklifts	Hire of telescopic forklift - Charles/Carr Street	\$ 952.16
2272.5058-01	05/07/2018	Bolinda Publishing Pty Ltd	Library books	\$ 241.78
2272.5080-01	05/07/2018	Repco Auto Parts	Purchase of a vice and supply of auto parts	\$ 414.56
2272.5301-01	05/07/2018	Kott Gunning	Legal services - employment advice	\$ 3,024.07
2272.5424-01	05/07/2018	T-Quip	Plant repairs and maintenance	\$ 217.70
2272.5500-01	05/07/2018	Workwear Group Pty Ltd	Uniform supplies - Customer services	\$ 1,401.64
2272.5526-01	05/07/2018	Best Consultants Pty Ltd	Electrical consulting - Leederville Oval floodlight upgrade	\$ 12,100.00
2272.5737-01	05/07/2018	Massey's Herd Milk Supply	Milk supplies	\$ 642.60
2272.5898-01	05/07/2018	Replants.com Pty Ltd	Supply of grass tree	\$ 800.00
2272.5936-01	05/07/2018	Outsource Business Support Solutions Pty Ltd	Technical support to Authority system	\$ 825.00
2272.5989-01	05/07/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 141.36
2272.6009-01	05/07/2018	ZIP Heaters Aust Pty Ltd	Hydrotap maintenance - Admin	\$ 661.76
2272.6032-01	05/07/2018	Citizens Advice Bureau of WA Inc	Mediation services - annual subscription	\$ 2,200.00
2272.6092-01	05/07/2018	The Poster Girls	Distribution services - posters for NAIDOC week	\$ 118.80
2272.6218-01	05/07/2018	Devco Builders	Maintenance and repairs - various locations	\$ 98,028.14
2272.6258-01	05/07/2018	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	\$ 200.00
2272.6259-01	05/07/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 3,330.80
2272.6458-01	05/07/2018	Specialised Security Shredding	Security bin exchange - BPLC	\$ 77.00
2272.6549-01	05/07/2018	Repeat Plastics WA	Supply of wheel stops and spikes	\$ 1,428.39

Creditor	Date	Payee	Description	Amount
2272.6596-01	05/07/2018	Plastic Card Printing Pty Ltd	Supply of library membership cards	\$ 997.70
2272.6818-01	05/07/2018	LGIS Risk Management	Staff training - At the coalface	\$ 1,848.00
2272.6872-01	05/07/2018	Truck Centre (WA) Pty Ltd	Truck repairs	\$ 1,212.15
2272.7009-01	05/07/2018	JBA Survey	Surveying services - Clarence Street	\$ 440.00
2272.7152-01	05/07/2018	Development Assessment Panels	Amended DAP fees	\$ 196.00
2272.7382-01	05/07/2018	Turf Developments (WA) Pty Ltd	Returfing works - various locations	\$ 4,435.09
2272.7384-01	05/07/2018	LGISWA	Actual wages adjustment - 3 years	\$ 18,863.21
2272.7431-01	05/07/2018	BM Perich	Street tree services - various locations	\$ 5,267.79
2272.7481-01	05/07/2018	Regents Commercial	Variable outgoings - Barlee Street car park	\$ 4,720.21
2272.7560-01	05/07/2018	Star-Mites Gym Sports	Kidsport voucher	\$ 165.00
2272.7575-01	05/07/2018	Natural Area Holdings Pty Ltd	Banks Reserve foreshore restoration	\$ 7,012.50
2272.7654-01	05/07/2018	Worldwide Printing Solutions East Perth	Printing services - business cards for various departments	\$ 462.00
2272.7803-01	05/07/2018	Professional Development Training Pty Ltd	Staff training - Customer Services and BPLC	\$ 5,720.00
2272.7816-01	05/07/2018	Beilby Corporation	Advertising services - CEO recruitment	\$ 15,048.00
2272.7845-01	05/07/2018	Mount Hawthorn Hub	Town team grant - Festoon lighting at Anvil Lane	\$ 3,307.70
2272.7955-01	05/07/2018	Synergy	Electricity charges - various locations	\$ 7,735.05
2272.7961-01	05/07/2018	Spider Waste Collection Services Pty Ltd	Mattress collection services	\$ 2,006.40
2272.7967-01	05/07/2018	CS Legal	Debt recovery services	\$ 1,374.86
2272.8009-01	05/07/2018	Marketforce Express Pty Ltd	Advertising services - various departments	\$ 6,713.81
2272.8108-01	05/07/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 15,240.50
2272.8120-01	05/07/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 185.78
2272.8180-01	05/07/2018	Pedaling Beans	Supply of coffee - Sump opening	\$ 384.00
2272.8246-01	05/07/2018	3 Monkeys Audiovisual Pty Ltd	Supply & install projectors & screens - various locations	\$ 34,072.75
2272.8420-01	05/07/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 4,618.35
2272.8438-01	05/07/2018	Cr S Gontaszewski	Reimbursement of expenses - child care	\$ 787.50
2272.8498-01	05/07/2018	Wheelers Books	Library books	\$ 371.18
2272.8526-01	05/07/2018	Solution 4 Building Pty Ltd	Upgrade works - Braithwaite Park toilet block	\$ 73,960.50
2272.8547-01	05/07/2018	AWB Building Co.	Plumbing services - various locations	\$ 5,692.09
2272.8620-01	05/07/2018	Boyan Electrical Services	Electrical services - Loftus Centre lighting upgrade	\$ 56,632.40
2272.8620-01	05/07/2018	Boyan Electrical Services	Electrical services - Farmer Street meters upgrade	\$ 25,102.00
2272.8628-01	05/07/2018	AV Trucks Services Pty Ltd	Plant repairs and maintenance	\$ 976.67
2272.8677-01	05/07/2018	Six Sigma Phoenix	Seniors computer workshop - Library	\$ 487.50
2272.8763-01	05/07/2018	StrataGreen	Garden equipment supplies	\$ 1,321.32
2272.8772-01	05/07/2018	Access Icon Pty Ltd	Supply of conversion slabs with wave grates	\$ 1,100.00
2272.8784-01	05/07/2018	Boya Equipment	Plant repairs and maintenance	\$ 168.33
2272.8830-01	05/07/2018	Know Your Nation	Video interviews for Arts in Vincent project	\$ 5,673.96
2272.8846-01	05/07/2018	Coolbinia Bombers Junior Football Club Inc	Kidsport vouchers	\$ 250.00
2272.8854-01	05/07/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 2,421.65
2272.8860-01	05/07/2018	Bladon WA Pty Ltd	Purchase of reusable bags for recycling	\$ 2,871.00

Creditor	Date	Payee	Description	Amount
2272.8886-01	05/07/2018	Benerin Electrical Services	Supply and install new mesh - various bus shelters	\$ 7,029.00
2272.8929-01	05/07/2018	Butler Settineri (Audit) Pty Ltd	Final audit fees - 2016/17 financial year	\$ 2,640.00
2272.8952-01	05/07/2018	Environmental Resources T/A Biotuff	Compostable bin liners - BPLC	\$ 459.80
2272.8959-01	05/07/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 7,265.71
2272.8990-01	05/07/2018	Regal Cement & Sales Pty Ltd	Soakwell supplies	\$ 2,709.00
2272.9003-01	05/07/2018	Monica Defendi Photography	Photography services - Staff intranet shoot	\$ 1,160.00
2272.9018-01	05/07/2018	Cr A Castle	Reimbursement of expenses - child care	\$ 350.00
2272.9165-01	05/07/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 23,130.50
2272.9172-01	05/07/2018	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply & install separation kerbing - various locations	\$ 5,240.40
2272.9194-01	05/07/2018	EcoAdvance	Energy procurement consultancy service - various locations	\$ 11,550.00
2272.9226-01	05/07/2018	Whitfords Event Hire	Hire of marquees - Lawler Street sump opening	\$ 850.00
2272.9251-01	05/07/2018	Radiant Earth Creations	COV Composting workshop	\$ 506.80
2272.9284-01	05/07/2018	Tangibility	Supply of connector cables - Intranet project	\$ 2,041.60
2272.9299-01	05/07/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 165.00
2272.9306-01	05/07/2018	4Branding	Purchase of reusable calico bags	\$ 4,125.00
2272.9356-01	05/07/2018	Bonfire Digital Pty Ltd	Marketing services - Beatty Park	\$ 8,547.00
2272.9366-01	05/07/2018	Dave Lanfear Consulting Pty Ltd	Consultancy fees - COV public open space	\$ 26,202.00
2272.9503-01	05/07/2018	D Baker	Nyoongar dance performance - NAIDOC week	\$ 3,500.00
2272.9512-01	05/07/2018	R Bala	Distribution services - flyers	\$ 178.00
2272.9522-01	05/07/2018	Swing Zing	Refund of hall bond	\$ 250.00
2272.9523-01	05/07/2018	Boldgreen Developments	Refund of infrastructure bond	\$ 4,000.00
2272.9530-01	05/07/2018	S Savage	Reimbursement of expenses - company incorporation	\$ 144.00
2273.6524-01	13/07/2018	Cr J Topelberg	Council meeting fee	\$ 1,916.66
2273.7143-01	13/07/2018	Cr R Harley	Council meeting fee	\$ 1,916.66
2273.7862-01	13/07/2018	Mayor E Cole	Council meeting fee	\$ 7,797.33
2273.8435-01	13/07/2018	Cr D Loden	Council meeting fee	\$ 1,916.66
2273.8438-01	13/07/2018	Cr S Gontaszewski	Council meeting fee	\$ 3,223.49
2273.8449-01	13/07/2018	Cr J Murphy	Council meeting fee	\$ 1,916.66
2273.8808-01	13/07/2018	Cr J Hallett	Council meeting fee	\$ 1,916.66
2273.9018-01	13/07/2018	Cr A Castle	Council meeting fee	\$ 1,916.66
2273.9019-01	13/07/2018	Cr J Fotakis	Council meeting fee	\$ 1,916.66
2274.2008-01	13/07/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 51,345.22
2274.2019-01	13/07/2018	Australia Post (Agency Commission)	Commission charges	\$ 59.63
2274.2204-01	13/07/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 767.07
2274.2234-01	13/07/2018	Water Corporation	Water charges - various locations	\$ 14,327.97
2274.4768-01	13/07/2018	Optus Billing Services Pty Ltd	Purchase of City handsets - Waste	\$ 1,039.50
2274.7955-01	13/07/2018	Synergy	Electricity charges - various locations	\$ 2,300.45
2274.8212-01	13/07/2018	Son Energy Solutions	Annual air conditioning service - BPLC	\$ 6,765.00
2274.9013-01	13/07/2018	SPM Assets Pty Ltd	Asset management planning - Leederville Oval	\$ 5,775.01

Creditor	Date	Payee	Description	Amount
2275.3144-01	17/07/2018	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 35,741.00
2275.6449-01	17/07/2018	LGIS Insurance Broking	Insurance - Travel	\$ 825.00
2275.6449-01	17/07/2018	LGIS Insurance Broking	Insurance - Personal accident	\$ 467.50
2275.6449-01	17/07/2018	LGIS Insurance Broking	Insurance - Motor vehicle	\$ 86,009.51
2275.6449-01	17/07/2018	LGIS Insurance Broking	Insurance - Management liability	\$ 28,785.90
2275.6449-01	17/07/2018	LGIS Insurance Broking	Insurance - Cyber liability	\$ 4,290.00
2275.7384-01	17/07/2018	LGISWA	Liability insurance - first instalment	\$ 89,926.86
2275.7384-01	17/07/2018	LGISWA	Property insurance - first instalment	\$ 112,564.74
2275.7384-01	17/07/2018	LGISWA	Workcare contribution insurance - first instalment	\$ 106,359.51
2275.7384-01	17/07/2018	LGISWA	Insurance - Crime	\$ 4,960.12
2275.8810-01	17/07/2018	Australia Post	Postage charges	\$ 5,488.77
2276.2008-01	23/07/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 29,406.90
2276.2029-01	23/07/2018	Bunnings Building Supplies	Hardware supplies - various departments	\$ 608.25
2276.2033-01	23/07/2018	BOC Gases Australia Limited	CO2 for beverage and oxygen supplies	\$ 616.00
2276.2049-01	23/07/2018	City Of Perth	BA/DA archive retrievals	\$ 390.78
2276.2053-01	23/07/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 914.33
2276.2072-01	23/07/2018	Landgate	Gross rental valuations and land enquiries	\$ 509.15
2276.2105-01	23/07/2018	Inner City Newsagency	Newspaper delivery	\$ 86.37
2276.2106-01	23/07/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 2,118.17
2276.2113-01	23/07/2018	Kleenheat Gas	Forklift gas supplies	\$ 128.68
2276.2119-01	23/07/2018	Line Marking Specialists	Line marking services - various locations	\$ 704.00
2276.2120-01	23/07/2018	LO-GO Appointments	Temporary staff - Waste	\$ 1,748.48
2276.2122-01	23/07/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 5,778.85
2276.2126-01	23/07/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 32,545.15
2276.2136-01	23/07/2018	Mindarie Regional Council	Processable and non processable waste	\$ 54,236.16
2276.2165-01	23/07/2018	Perth Patterned Concrete	Concrete stencilling services - various locations	\$ 23,463.00
2276.2189-01	23/07/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 999.99
2276.2195-01	23/07/2018	Civica Pty Limited	Licence renewal - Excel integration	\$ 5,899.49
2276.2195-01	23/07/2018	Civica Pty Limited	Configuration and training - Authority online leave module	\$ 7,111.50
2276.2204-01	23/07/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 38.50
2276.2221-01	23/07/2018	Turfmaster Facility Management	Turf maintenance - Woodville Reserve	\$ 6,732.00
2276.2234-01	23/07/2018	Water Corporation	Water charges - various locations	\$ 22,743.06
2276.2240-01	23/07/2018	Valspar Paint (Solver Paints Osborne Park)	Paint supplies for graffiti removal	\$ 215.08
2276.3001-01	23/07/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 5,325.31
2276.3013-01	23/07/2018	Bollinger & Co Pty Ltd	Repair depot gates	\$ 219.01
2276.3057-01	23/07/2018	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 719.73
2276.3066-01	23/07/2018	Royal Life Saving Society	Watch around water wristbands	\$ 660.00
2276.3091-01	23/07/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 8,932.00
2276.3092-01	23/07/2018	Flick Anticimex Pty Ltd	Pest control services - Loftus Centre	\$ 5,279.00

Creditor	Date	Payee	Description	Amount
2276.3110-01	23/07/2018	Depiazzi	Mulch supplies	\$ 3,185.60
2276.3161-01	23/07/2018	Enzed Perth & Enzed Wangara	Plant repairs and maintenance	\$ 103.70
2276.3215-01	23/07/2018	Les Mills	Licence fees for fitness classes	\$ 1,553.41
2276.3222-01	23/07/2018	Securepay Pty Ltd	Web payment fees	\$ 1,395.41
2276.3239-01	23/07/2018	Award Contracting Pty Ltd	Locating services - various locations	\$ 20,421.50
2276.3246-01	23/07/2018	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 891.00
2276.3257-01	23/07/2018	Kone Elevators Pty Ltd	Elevator repairs - Mount Hawthorn Community Centre	\$ 1,166.00
2276.3281-01	23/07/2018	Community Newspapers	Advertising - BPLC	\$ 1,019.88
2276.3299-01	23/07/2018	Baileys Fertilisers	Fertiliser supplies	\$ 8,339.10
2276.3315-01	23/07/2018	RPG Auto Electrics	Plant repairs and maintenance - various	\$ 5,642.44
2276.3359-01	23/07/2018	Department of Mines, Industry Regulation and Safety	Levy collection	\$ 18,137.06
2276.3397-01	23/07/2018	Fuji Xerox Australia Pty Ltd	Copy cost charges - various locations	\$ 3,755.27
2276.3424-01	23/07/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle service and repairs	\$ 1,499.10
2276.3492-01	23/07/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 436.56
2276.3511-01	23/07/2018	City of Stirling	Green waste tipping fees	\$ 3,306.40
2276.3560-01	23/07/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 3,032.84
2276.3613-01	23/07/2018	Donegan Enterprises Pty Ltd	Playground equipment maintenance - various locations	\$ 2,303.40
2276.3662-01	23/07/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - BPLC	\$ 529.10
2276.3683-01	23/07/2018	Naturalis Spring Water	Bottled water supplies	\$ 32.40
2276.3757-01	23/07/2018	J & K Hopkins	Furniture supplies - various locations	\$ 32,196.00
2276.3814-01	23/07/2018	Western Power Corporation	Street light alteration - 26 Church Street	\$ 296.00
2276.3816-01	23/07/2018	Underground Power Development Pty Ltd	Design service - North Perth Common underground power	\$ 2,035.00
2276.3877-01	23/07/2018	Department of Communities	Refund of unspent grant - Youth Week WA	\$ 1,644.50
2276.3913-01	23/07/2018	Kennards Hire	Equipment hire - various	\$ 1,168.00
2276.3929-01	23/07/2018	Chittering Valley Worm Farm	Worms and castings	\$ 315.00
2276.4103-01	23/07/2018	Asphaltech Pty Ltd	Asphalt supplies - Richmond St	\$ 612,823.23
2276.4105-01	23/07/2018	Messages on Hold	Ownership agreements	\$ 434.34
2276.4149-01	23/07/2018	Apac Aid (INC.)	Supply of tubestock trees	\$ 199.10
2276.4156-01	23/07/2018	Wanneroo Plant Farm	Supply of plants	\$ 1,342.00
2276.4177-01	23/07/2018	W.A. Limestone Co	Limestone supplies	\$ 1,506.60
2276.4191-01	23/07/2018	G Burgess	Distribution services - Waste calendars and flyers	\$ 4,760.00
2276.4214-01	23/07/2018	Kerbing West	Kerbing services - various locations	\$ 76,527.78
2276.4319-01	23/07/2018	Oce-Australia Pty Ltd	Scanner rental	\$ 363.00
2276.4367-01	23/07/2018	Academy Services WA Pty Ltd	Cleaning - Depot chair & carpet cleaning	\$ 1,123.10
2276.4418-01	23/07/2018	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 4,095.30
2276.4493-01	23/07/2018	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	\$ 1,545.50
2276.4627-01	23/07/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 23,771.71
2276.4637-01	23/07/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 1,345.30
2276.4674-01	23/07/2018	Fulton Hogan (Pioneer Road Services)	Asphalt supplies - Ruby/Fitzgerald St	\$ 1,794.79

Creditor	Date	Payee	Description	Amount
2276.4749-01	23/07/2018	Picton Press	Printing services - Waste event brochures and bookmarks	\$ 1,442.41
2276.4768-01	23/07/2018	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 9,075.99
2276.4957-01	23/07/2018	WA Profiling	Profiling services - various locations	\$ 12,227.22
2276.4968-01	23/07/2018	WA Police	Staff training - Road safety leader program	\$ 550.00
2276.4971-01	23/07/2018	Totally Workwear	Uniform supplies - various departments	\$ 2,361.80
2276.5041-01	23/07/2018	Alsco Pty Ltd	Mat supplies	\$ 534.73
2276.5058-01	23/07/2018	Bolinda Publishing Pty Ltd	Library books	\$ 123.71
2276.5080-01	23/07/2018	Repco Auto Parts	Supply of oil	\$ 165.00
2276.5083-01	23/07/2018	Discus Digital Print	Printing services - public open space banners	\$ 611.05
2276.5193-01	23/07/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 1,565.30
2276.5294-01	23/07/2018	A Team Printing	Printing services - BPLC	\$ 1,376.10
2276.5301-01	23/07/2018	Kott Gunning	Legal services - general protections claim	\$ 1,377.55
2276.5316-01	23/07/2018	McLeods Barristers & Solicitors	Legal advice - various properties	\$ 4,780.20
2276.5342-01	23/07/2018	Ozscot Horticulture	Supply of plants	\$ 2,037.42
2276.5369-01	23/07/2018	Maia Financial Pty Ltd	Purchase of end of lease BP sound system	\$ 4,317.50
2276.5398-01	23/07/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 727.65
2276.5424-01	23/07/2018	T-Quip	Plant repairs and maintenance	\$ 318.90
2276.5500-01	23/07/2018	Workwear Group Pty Ltd	Uniform supplies - Customer services	\$ 84.15
2276.5526-01	23/07/2018	Best Consultants Pty Ltd	Electrical consulting - Leederville Oval floodlight upgrade	\$ 18,700.00
2276.5538-01	23/07/2018	Frediani Milk Wholesalers	Milk supplies	\$ 128.20
2276.5562-01	23/07/2018	Belgravia Leisure Pty Ltd	Repairs to COV equipment at Loftus Recreation Centre	\$ 1,440.78
2276.5598-01	23/07/2018	Total Eden Pty Ltd	Geothermal pump inspection - BPLC	\$ 5,350.95
2276.5640-01	23/07/2018	The History Council of WA	Annual membership renewal	\$ 100.00
2276.5764-01	23/07/2018	Graffiti Force	Graffiti removal services - various locations	\$ 1,317.20
2276.5836-01	23/07/2018	Manheim Pty Ltd	Towing services	\$ 484.00
2276.5973-01	23/07/2018	Guardian Tactile Systems Pty Ltd	Supply and install tactile paving - various locations	\$ 3,038.53
2276.5989-01	23/07/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 147.82
2276.6009-01	23/07/2018	ZIP Heaters Aust Pty Ltd	Supply & install hydro tap - DSR	\$ 5,093.40
2276.6072-01	23/07/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 3,017.90
2276.6218-01	23/07/2018	Devco Builders	Maintenance and repairs - various locations	\$ 189,460.16
2276.6233-01	23/07/2018	OCLC (UK) Limited	Library management system quarterly maintenance	\$ 3,076.48
2276.6258-01	23/07/2018	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	\$ 30.00
2276.6383-01	23/07/2018	WC Convenience Management Pty Ltd	Maintenance exelooos - various locations	\$ 3,992.44
2276.6390-01	23/07/2018	Eric Hood Pty Ltd	Painting services - BPLC	\$ 32,527.00
2276.6455-01	23/07/2018	The BBQ Man	Bin, outdoor artwork and pressure cleaning services	\$ 2,299.00
2276.6463-01	23/07/2018	I S Lipple	Expenses reimbursement - Fuel	\$ 71.46
2276.6513-01	23/07/2018	K-Line Fencing Group	Supply and install fencing and gates - BPLC	\$ 11,503.80
2276.6566-01	23/07/2018	Planet Footprint Pty Ltd	Environmental monitoring service	\$ 7,348.00
2276.6640-01	23/07/2018	Vertical Telecoms Pty Ltd	Two way radio voice & network access	\$ 6,513.05

Creditor	Date	Payee	Description	Amount
2276.6733-01	23/07/2018	1905 Coffee on Newcastle	Catering services - Council meetings	\$ 110.00
2276.6771-01	23/07/2018	Kyilla Primary P&C Assoc Inc	Donation - Kyilla Market 5th birthday	\$ 500.00
2276.6903-01	23/07/2018	APARC Pty Ltd	Central management system licensing; meter maintenance	\$ 35,061.42
2276.7009-01	23/07/2018	JBA Survey	Surveying services - Shakespeare/Scott Street	\$ 660.00
2276.7087-01	23/07/2018	Hans Andresen	Banner installation and removal	\$ 1,461.90
2276.7118-01	23/07/2018	C Wood Distributors	Beatty Park Café supplies	\$ 455.40
2276.7132-01	23/07/2018	Catek Equipment Repairs	Oven repairs - BPLC	\$ 904.87
2276.7152-01	23/07/2018	Development Assessment Panels	Amended DAP fees	\$ 5,844.00
2276.7156-01	23/07/2018	FE Technologies Pty Ltd	Annual maintenance - Smart shelf software	\$ 2,046.00
2276.7189-01	23/07/2018	Steann Pty Ltd	Collect & dispose of illegally dumped goods	\$ 660.00
2276.7199-01	23/07/2018	Playrope Pty Ltd	Playground equipment maintenance - Braithwaite Park	\$ 888.80
2276.7275-01	23/07/2018	Marshall Beattie Pty Ltd	Auto door repairs - BPLC	\$ 550.00
2276.7382-01	23/07/2018	Turf Developments (WA) Pty Ltd	Supply of sand and fertiliser - Hyde Park	\$ 1,716.00
2276.7399-01	23/07/2018	Briskleen Supplies Pty Ltd	Toiletry and cleaning products; sanipod service	\$ 1,375.70
2276.7420-01	23/07/2018	Leederville Hotel (T/A Pent Pty Ltd)	Parking revenue distribution - two months	\$ 36,286.05
2276.7431-01	23/07/2018	BM Perich	Street tree services - various locations	\$ 8,194.34
2276.7477-01	23/07/2018	Expo Group	Printing services - various events and departments	\$ 4,352.70
2276.7510-01	23/07/2018	Northsands Resources	Sand supplies	\$ 13,561.81
2276.7561-01	23/07/2018	Allcare Monitoring Services	After hour calls service	\$ 1,480.00
2276.7572-01	23/07/2018	Compu-Stor	Records digitisation, off-site storage & document destruction	\$ 25,973.08
2276.7593-01	23/07/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 175.56
2276.7605-01	23/07/2018	Centropak	Beatty Park Café supplies	\$ 1,122.10
2276.7664-01	23/07/2018	Raymond Sleeman	Fitness instructor fees	\$ 284.20
2276.7733-01	23/07/2018	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
2276.7750-01	23/07/2018	Fitzgerald Photo Imaging	Artwork framing - Library	\$ 770.00
2276.7777-01	23/07/2018	Daniela Toffali	Fitness instructor fees	\$ 355.00
2276.7922-01	23/07/2018	Stiles Electrical Services	Replace floodlight lamp - Leederville Oval	\$ 4,950.00
2276.7923-01	23/07/2018	Richard Harrison	Bee removal services - various locations	\$ 300.00
2276.7924-01	23/07/2018	Alerton Australia	Maintenance of business management system - BPLC	\$ 2,131.80
2276.7950-01	23/07/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 169.40
2276.7955-01	23/07/2018	Synergy	Electricity charges - various locations	\$ 75,665.10
2276.7978-01	23/07/2018	A Frazer & A.D Frazer	Artist fee - Mount Hawthorn exterior mural commission	\$ 3,025.00
2276.8040-01	23/07/2018	Wilson Security	Security services - various locations	\$ 6,159.96
2276.8108-01	23/07/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 69,780.48
2276.8111-01	23/07/2018	SimplePay Solutions Pty Ltd	Credit card transactions for parking terminals - six months	\$ 49,646.03
2276.8118-01	23/07/2018	Vendpro Vending Services	Vending machine hire - BPLC	\$ 235.40
2276.8119-01	23/07/2018	MESA Australia	Plant room maintenance - BPLC	\$ 1,196.80
2276.8158-01	23/07/2018	Perth Sail Shades & Umbrellas	Remove and bag shade sails for winter - BPLC	\$ 247.50
2276.8186-01	23/07/2018	Kestral Computing Pty Ltd	Phoenix annual licence and support fee	\$ 24,762.10

Creditor	Date	Payee	Description	Amount
2276.8212-01	23/07/2018	Son Energy Solutions	Real time energy monitoring - various locations	\$ 3,960.00
2276.8225-01	23/07/2018	Allpipe Technologies	Storm drain jet cleaning - various locations	\$ 1,292.50
2276.8307-01	23/07/2018	MessageMedia	SMS integrating for Phoenix	\$ 127.77
2276.8340-01	23/07/2018	Place Laboratory	Landscape architecture service - Axford Park	\$ 6,072.00
2276.8369-01	23/07/2018	Technology One Ltd	GIS consulting services	\$ 5,412.00
2276.8373-01	23/07/2018	Flex Fitness Equipment	Supply fitness equipment - BPLC	\$ 39.92
2276.8398-01	23/07/2018	Jean-Paul Barbier	Fitness instructor fees	\$ 297.00
2276.8420-01	23/07/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 2,142.67
2276.8468-01	23/07/2018	Innovations Catering	Catering services - Council meeting	\$ 490.00
2276.8498-01	23/07/2018	Wheelers Books	Library books	\$ 67.05
2276.8515-01	23/07/2018	Institute of Public Administration Australia WA	Staff training - Building & leading high performance teams	\$ 660.00
2276.8523-01	23/07/2018	Stephen Carrick Architects Pty Ltd	Design advisory fee	\$ 660.00
2276.8527-01	23/07/2018	Shanthi Bhavana Meditation & Yoga	Fitness instructor fees	\$ 89.10
2276.8547-01	23/07/2018	AWB Building Co.	Plumbing services - various locations	\$ 6,137.18
2276.8555-01	23/07/2018	North Metropolitan TAFE	Staff training - Marketing and communication	\$ 205.20
2276.8576-01	23/07/2018	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
2276.8586-01	23/07/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 2,202.75
2276.8593-01	23/07/2018	Colleagues Nagels	Integrated transferable parking permits	\$ 175.78
2276.8620-01	23/07/2018	Boyan Electrical Services	Electrical services - Admin	\$ 91.85
2276.8665-01	23/07/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 1,200.00
2276.8672-01	23/07/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 1,066.52
2276.8701-01	23/07/2018	Paraquad Industries	Annual library van delivery service	\$ 6,101.70
2276.8737-01	23/07/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 1,038.62
2276.8743-01	23/07/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 118.09
2276.8756-01	23/07/2018	Kevin Baruffi & Associates	Parking revenue distribution - three months	\$ 27,894.65
2276.8757-01	23/07/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling services and waste collection	\$ 98,390.97
2276.8763-01	23/07/2018	StrataGreen	Garden equipment supplies	\$ 205.03
2276.8770-01	23/07/2018	Perth City Glass	Glass repair services - DSR	\$ 684.20
2276.8772-01	23/07/2018	Access Icon Pty Ltd	Supply of side entry frames	\$ 1,917.30
2276.8821-01	23/07/2018	My Media Intelligence Pty Ltd	Media monitoring	\$ 696.65
2276.8829-01	23/07/2018	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
2276.8842-01	23/07/2018	Emerge Associates	Consultancy services - North Perth Common	\$ 23,634.60
2276.8845-01	23/07/2018	Gymcare	Gym equipment repairs and maintenance	\$ 877.86
2276.8855-01	23/07/2018	Information Proficiency	HPE Content Manager support	\$ 1,320.00
2276.8886-01	23/07/2018	Benerin Electrical Services	Supply and install new mesh - Newcastle Street bus shelter	\$ 803.00
2276.8893-01	23/07/2018	MM IT Consulting (WA) Pty Ltd	Consultancy fees - firewall and VPN specification	\$ 6,682.50
2276.8937-01	23/07/2018	People Sense	Workplace management fee	\$ 880.00
2276.8938-01	23/07/2018	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 237.60
2276.8959-01	23/07/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 9,465.38

Creditor	Date	Payee	Description	Amount
2276.8964-01	23/07/2018	New Dimension Mechanical Services	Kitchen equipment repairs - BPLC	\$ 239.25
2276.8976-01	23/07/2018	Stott Hoare	Supply of computer monitors and cables	\$ 775.50
2276.8990-01	23/07/2018	Regal Cement & Sales Pty Ltd	Soakwell supplies	\$ 1,824.00
2276.8991-01	23/07/2018	Securus	Security services - BPLC	\$ 577.50
2276.9033-01	23/07/2018	Economic Development Australia Limited	Staff training - Creating a more local business environment	\$ 192.00
2276.9165-01	23/07/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 95,936.00
2276.9169-01	23/07/2018	Signbiz WA	Sign supplies	\$ 44.00
2276.9187-01	23/07/2018	Ward Packaging Pty Ltd	Supply of paper cups	\$ 240.90
2276.9206-01	23/07/2018	Allwest Plant Hire Australia Pty Ltd	Installation of soakwells - Scott/Richmond Street	\$ 6,781.50
2276.9211-01	23/07/2018	M P Rogers & Associates Pty Ltd	Engineering inspection services - Banks Reserve jetty	\$ 4,173.67
2276.9227-01	23/07/2018	Sport and Leisure Solutions Pty Ltd	Facility management & business performance review - BPLC	\$ 22,000.00
2276.9257-01	23/07/2018	Big Ass Fans Australia Pty Ltd	Supply and install fans - Loftus Recreation Centre	\$ 8,140.00
2276.9263-01	23/07/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 312.52
2276.9299-01	23/07/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 165.00
2276.9299-01	23/07/2018	SpacetoCo Pty Ltd	Refund of overpayment of halls and parks bookings	\$ 742.00
2276.9314-01	23/07/2018	Mental Health First Aid	Supply of first aid training handbooks	\$ 289.95
2276.9378-01	23/07/2018	Billi Australia Pty Ltd	Water heater repairs - BPLC	\$ 330.00
2276.9390-01	23/07/2018	Naman Sarna T/As Spicy Chai Cafe	Catering services - Council meeting	\$ 383.50
2276.9440-01	23/07/2018	Disability Awareness Training	Staff training - Disability awareness	\$ 8,000.00
2276.9486-01	23/07/2018	Daniels Printing Craftsmen	Printing services - Waste calendars	\$ 2,698.30
2276.9504-01	23/07/2018	Veggie Mama	Catering services - NAIDOC festival	\$ 1,107.00
2276.9521-01	23/07/2018	Espresso On The Go	Supply of hot beverages - NAIDOC festival	\$ 400.00
2276.9524-01	23/07/2018	Walleystack International Pty Ltd	Master of ceremonies - NAIDOC festival	\$ 1,650.00
2276.9525-01	23/07/2018	Karla Hart Enterprises	Aboriginal face painting - NAIDOC festival	\$ 880.00
2276.9532-01	23/07/2018	M J Clapham	Part refund of dog registration	\$ 150.00
2276.9533-01	23/07/2018	G Fiore	Part refund of dog registration	\$ 150.00
2276.9534-01	23/07/2018	Fibromyalgia Support Network of WA	Refund of hall bond	\$ 1,500.00
2276.9535-01	23/07/2018	Cycling Without Age - Western Australia	Refund of hall bond	\$ 1,500.00
2276.9536-01	23/07/2018	J W Pond	Refund of infrastructure bond	\$ 1,000.00
2276.9537-01	23/07/2018	O Sherburne	Refund of parking permit	\$ 173.20
2276.9538-01	23/07/2018	M Tipping	Refund of hall hire overpayment	\$ 310.00
2276.9540-01	23/07/2018	Balcatta FC (Inc)	Kidsport voucher	\$ 220.00
2276.9541-01	23/07/2018	N Dong	Refund of hall bond	\$ 250.00
2276.9542-01	23/07/2018	B Brezger	Part refund of Beatty Park swim pass	\$ 115.76
2276.9543-01	23/07/2018	P Friedland	Refund of Beatty Park membership, deducted in error	\$ 3,423.51
2276.9544-01	23/07/2018	G La Bianca	Part refund of Beatty Park Leisure Centre fees	\$ 40.80
2276.9545-01	23/07/2018	Golden Property (WA) Pty Ltd	Crossover subsidy	\$ 540.00
2276.9546-01	23/07/2018	K L Hughes	Reimbursement of expenses - conference attendance	\$ 709.29
2276.9550-01	23/07/2018	Cambridge Musicians	Donation for Anzac Day choir - Oxford Park	\$ 350.00

Creditor	Date	Payee	Description	Amount
2276.9551-01	23/07/2018	S C Downey	Refund of infrastructure bond	\$ 1,000.00
2276.9552-01	23/07/2018	E Slobe	Refund of infrastructure bond	\$ 2,000.00
2276.9554-01	23/07/2018	E H Van Woerden	Refund of infrastructure bond	\$ 1,000.00
2276.9555-01	23/07/2018	KBB Australia Pty Ltd	Refund of infrastructure bond	\$ 2,000.00
2276.9556-01	23/07/2018	J T Murphy	Refund of infrastructure bond	\$ 1,500.00
2276.9557-01	23/07/2018	L Spenceley	Refund of infrastructure bond	\$ 3,000.00
2276.9558-01	23/07/2018	C Haygarth	Part refund of Beatty Park Leisure Centre fees	\$ 171.42
2276.9560-01	23/07/2018	Art Play	Refund of hall bond	\$ 300.00
2276.9561-01	23/07/2018	L Hwai Yenn	Part refund of dog registration	\$ 150.00
2276.9562-01	23/07/2018	L McLean	Part refund of Beatty Park Leisure Centre fees	\$ 897.78
				\$ 5,205,446.83
Direct Debit				
Credit Card		Commonwealth Bank	Full listing in Attachment 3	\$ 8,891.91
Lease Fees	02/07/2018	Neopost 1659932	Franking machine	\$ 385.00
	02/07/2018	All Leasing 279258	Parking ticket machines EMV kit	\$ 38,213.92
			Beatty Park Leisure Centre LED lights	\$ 16,729.74
			Computers - Admin, BPLC, Depot and Library	\$ 23,881.92
			Longer life gym equipment	\$ 27,369.05
			Beatty Park Leisure Centre two way radios	\$ 1,093.42
			Beatty Park Leisure Centre CCTV cameras	\$ 6,458.78
			Beatty Park Leisure Centre cleaning equipment	\$ 2,462.01
			Beatty Park Leisure Centre gym equipment	\$ 3,640.97
			Beatty Park Leisure Centre gym equipment	\$ 7,005.20
			Beatty Park Leisure Centre gym equipment	\$ 1,655.78
			Beatty Park Leisure Centre gym equipment	\$ 3,909.90
			Total All Leasing	\$ 132,420.69
			Total Lease Fees	\$ 132,805.69
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Carpark, Beatty Park Leisure Centre	\$ 200,166.39
Bank Fees and Charges		Commonwealth Bank	Bank fees	\$ 116,432.80
Total Direct Debit				\$ 458,296.79

Creditors Report - Payments by Cheque 26/06/2018 to 24/07/2018				
Creditor	Date	Payee	Description	Amount
00082391	04/07/2018	Commissioner of State Revenue	Perth parking licence fee	\$ 402,054.30
00082392	04/07/2018	Department of Transport	Fleet vehicle licences	\$ 33,898.15
00082393	04/07/2018	Petty Cash - Library	Petty cash recoup	\$ 31.00
00082394	04/07/2018	Petty Cash - CEO	Petty cash recoup	\$ 134.60
00082395	04/07/2018	Department of Local Government Sport & Cultural Industries	Rates refund	\$ 5,015.00
00082396	04/07/2018	Megara Constructions	Refund of infrastructure bond	\$ 3,000.00
00082397	04/07/2018	Murdoch Student Law Society	Refund of hall bond	\$ 1,134.00
00082398	04/07/2018	T D'Amico	Refund of hall bond	\$ 115.00
00082399	18/07/2018	BCITF Building & Construction Industry Training Fund	Levy collection	\$ 6,886.04
00082400	18/07/2018	Petty Cash - Library	Petty cash recoup	\$ 199.05
00082401	18/07/2018	L Hoedemaker	Refund of infrastructure bond	\$ 3,000.00
00082402	18/07/2018	D Collins	Refund of booking cancellation and bond	\$ 580.00
00082403	18/07/2018	Transition Town Vincent	Why we cycle' community movie night	\$ 1,000.00
00082404	18/07/2018	Hora Shalom Inc.	Refund of hall bond	\$ 100.00
00082405	18/07/2018	City of Vincent	Advance to Health Services for food sampling	\$ 500.00
				\$ 457,647.14
Total Cancelled Cheques				
00079619	03/03/2016	A Zhu	Stale cheque, cancelled and held in trust	-\$ 147.00
00079700	01/04/2016	Commonwealth Bank	Stale cheque, cancelled and held in trust	-\$ 250.00
00079723	01/04/2016	C Terry	Stale cheque, cancelled and held in trust	-\$ 16.27
00079725	01/04/2016	Y Yue	Stale cheque, cancelled and held in trust	-\$ 16.27
00079726	01/04/2016	L Johnson	Stale cheque, cancelled and held in trust	-\$ 16.27
00079761	14/04/2016	R Wylie	Stale cheque, cancelled and held in trust	-\$ 15.22
00079766	14/04/2016	A Heywood	Stale cheque, cancelled and held in trust	-\$ 16.27
00079770	14/04/2016	A Bertoli	Stale cheque, cancelled and held in trust	-\$ 29.10
00079777	14/04/2016	M Donoghue	Stale cheque, cancelled and held in trust	-\$ 14.15
00079820	27/04/2016	P Young	Stale cheque, cancelled and held in trust	-\$ 16.27
00079825	27/04/2016	M Osman	Stale cheque, cancelled and held in trust	-\$ 16.27
00079839	27/04/2016	Gran Sabor Pty Ltd	Stale cheque, cancelled and held in trust	-\$ 130.00
00079915	12/05/2016	S Scott	Stale cheque, cancelled and held in trust	-\$ 720.00
00079920	12/05/2016	S Wong	Stale cheque, cancelled and held in trust	-\$ 18.40
00079928	12/05/2016	P Kluck	Stale cheque, cancelled and held in trust	-\$ 135.00
00079984	10/06/2016	UN Youth Western Australia	Stale cheque, cancelled and held in trust	-\$ 300.00

Creditor	Date	Payee	Description	Amount
00080043	22/06/2016	L K Kleppe	Stale cheque, cancelled and held in trust	-\$ 73.50
00080128	07/07/2016	City Beach Basketball Club	Stale cheque, cancelled and held in trust	-\$ 200.00
00080426	13/10/2016	M Couch	Stale cheque, cancelled and held in trust	-\$ 46.00
00080536	23/11/2016	Highgate Primary School	Stale cheque, cancelled and held in trust	-\$ 294.00
00080596	23/11/2016	L Thornton	Stale cheque, cancelled and held in trust	-\$ 2.50
00080747	21/12/2016	Highgate Forrest Park Playgroup Inc	Stale cheque, cancelled and held in trust	-\$ 250.00
00080778	23/01/2017	J Persaud	Stale cheque, cancelled and held in trust	-\$ 31.50
00082193	28/03/2018	Meagan Parry	Cancelled, replaced by EFT payment	-\$ 61.00
00082334	23/05/2018	J M Rosenberg	Cancelled, reissued cheque 82404	-\$ 100.00
00082391	04/07/2018	Commissioner of State Revenue	Cancelled, paid by BPAY	-\$ 402,054.30
Total Cancelled Cheques				-\$ 404,969.29
Total Nett Cheque Payments				\$ 52,677.85

Credit Card Transactions for the Period 0 Jun 2018 - 06 July 2018				
Card Holder	Date	Payee	Description	Amount
Chief Executive Officer	11/06/2018	Secure Parking Forte	Parking - WALGA breakfast	\$ 22.55
	12/06/2018	Town of Cambridge	Parking - WALGA meeting	\$ 2.80
	14/06/2018	Raine Square	Parking - Small business commission meeting	\$ 16.12
	02/07/2018	Dan Murphys	Beverage supplies - Council meetings	\$ 280.60
	02/07/2018	BWS Liquor	Beverage supplies - Council meetings	\$ 24.00
	02/07/2018	Dan Murphys	Beverage supplies - Council meetings	\$ 15.99
	05/07/2018	Remix Academy Perth	Remix Summit registration - Cr Murphy	\$ 340.20
				\$ 702.26
Director Corporate Services	08/06/2018	Bodhi Tree Café	Refreshments - meeting with LGIS directors and CEO	\$ 17.90
	04/07/2018	Foam Coffee Bar	Refreshments - meeting to discuss IT strategy	\$ 9.40
				\$ 27.30
Manager Marketing and Communications	08/06/2018	Salvation Army	Shirts for Kyilla Markets painting activity	\$ 43.50
	10/06/2018	Mailchimp	Email campaign	\$ 198.36
	10/06/2018	International transaction fee	Email campaign	\$ 4.96
	18/06/2018	Woolworths	Catering services - Lawler Street sump opening	\$ 64.65
	18/06/2018	Australia the Gift	Citizenship ceremony gifts	\$ 160.00
	21/06/2018	Luna Cinema	Arts advisory group excursion - Revelation film festival	\$ 84.00
	21/06/2018	City of Fremantle	Parking - PLA Awards for Leedy Street Opening	\$ 6.00
	22/06/2018	Woolworths	Catering services - Lawler Street sump opening	\$ 10.00
	22/06/2018	Primavera Quality Meats	Catering services - Lawler Street sump opening	\$ 110.00
	23/06/2018	JPS Bakehouse	Catering services - Lawler Street sump opening	\$ 90.00
	23/06/2018	Bakers Delight	Catering services - Lawler Street sump opening	\$ 121.50
	24/06/2018	Facebook	Advertising	\$ 260.60
	24/06/2018	Facebook	Advertising	\$ 59.40
	25/06/2018	STK Shutterstock	Subscription	\$ 108.90
	25/06/2018	Google	Advertising	\$ 500.00
	27/06/2018	Officeworks	Stationery supplies for training workshop	\$ 66.96
	27/06/2018	Officeworks	Stationery supplies for training workshop	\$ 37.77
	27/06/2018	The Perth Mint	Citizenship ceremony gifts	\$ 271.77
	30/06/2018	Facebook	Advertising	\$ 66.62
	30/06/2018	Facebook	Advertising	\$ 4.43
	01/07/2018	Createsend.com	Email campaign	\$ 32.52
				\$ 2,301.94

<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Manager Human Resources	08/06/2018	State of Social	Staff training - Social media	\$ 544.50
				\$ 544.50
Purchasing Officer	08/06/2018	Parking Australia	Membership renewal	\$ 473.00
	08/06/2018	Sanity Music	CD for library	\$ 22.27
	12/06/2018	Syba Signs Pty Ltd	Library supplies	\$ 37.40
	12/06/2018	Booktopia	Book for library	\$ 19.99
	12/06/2018	Magshop	Library magazine subscription	\$ 79.99
	12/06/2018	Marlowes Books	Book for library	\$ 22.00
	12/06/2018	Tenderlink	Tender advertising	\$ 172.70
	13/06/2018	CSIRO Publishing	Book for library	\$ 44.00
	18/06/2018	JB Hifi	Accessory for projector - Library	\$ 83.99
	18/06/2018	Forum Advocating Cultural & Eco Tourism	Staff training - Our heritage	\$ 85.01
	19/06/2018	Parks & Leisure Australia	Membership renewal	\$ 665.50
	28/06/2018	ASIC	Company search	\$ 19.00
	28/06/2018	Magshop	Library magazine subscription	\$ 79.99
	28/06/2018	University Co-operative Bookshop Ltd	Books for library	\$ 57.93
	01/07/2018	Westnet	WiFi Council Chambers	\$ 39.95
	03/07/2018	Booktopia	Books for library	\$ 255.35
	03/07/2018	Sanity Music	DVDs for library	\$ 339.14
	04/07/2018	WA Police	Police report - Compliance services	\$ 30.00
	04/07/2018	Sanity Music	DVD for library	\$ 15.24
	04/07/2018	ICOMOS	Membership renewal	\$ 840.00
	05/07/2018	Aussie Telecom Pty Ltd	Software subscription and maintenance	\$ 1,654.65
	05/07/2018	Coles	Catering - Travelsmart breakfast	\$ 108.89
	05/07/2018	APRA Limited	Music licences for community halls	\$ 169.92
				\$ 5,315.91
Total Corporate Credit Cards				\$ 8,891.91

8 COMMUNITY ENGAGEMENT**8.1 TURF WICKET AGREEMENT - TUART HILL CRICKET CLUB INC.**

TRIM Ref: D17/129705

Author: Karen Balm, Senior Community Partner

Authoriser: Michael Quirk, Director Community Engagement

Attachments: Nil

RECOMMENDATION:

That Council;

- 1. AUTHORISES the Chief Executive Officer to negotiate a three (3) year Turf Wicket Agreement with Tuart Hill Cricket Club Inc. for the management and maintenance of the turf wickets (and surrounds) at Charles Veryard Reserve, North Perth;**
- 2. APPROVES the payment of an annual turf wicket maintenance subsidy to Tuart Hill Cricket Club Inc. for a three (3) year period on the following basis:**
 - 2.1 The amount being capped at 10% of total turf wicket expenditure per season; and**
 - 2.2 The amount not exceeding the sportsground hire fees payable for that season;**
- 3. APPROVES a write-off of the 2016/17 sportsground hire fees totalling \$6,680 (incl. GST) for Tuart Hill Cricket Club Inc. in recognition to their transition towards lease compliance, sportsground hire fees compliance, and a Turf Wicket Agreement;**
- 4. REQUIRES Tuart Hill Cricket Club Inc. to pay all relevant sportsground hire fees at Charles Veryard, North Perth from the 2017/18 summer season onwards; and**
- 5. REQUIRES the Turf Wicket Agreement with Tuart Hill Cricket Club Inc. to include specific targets relating to participation rates amongst juniors, women and local residents.**

PURPOSE OF REPORT:

To seek Council approval to enter into a Turf Wicket Agreement with Tuart Hill Cricket Club Inc. at Charles Veryard Reserve, North Perth as a key component of their transition to full compliance with lease and sportsground hire arrangements.

BACKGROUND:

In 1999, following the withdrawal of North Perth Cricket Club from Charles Veryard Reserve the Tuart Hill Cricket Club Inc. requested the opportunity to relocate there. Following discussions and negotiations with Administration it was resolved by Council in July 1999 to:

- i. AUTHORISE the Chief Executive Officer to commence negotiations with Tuart Hill Cricket Club to jointly undertake the future lease of Charles Veryard Reserve with Modernians Hockey Club;*
- ii. RESOLVE to provide North Perth Cricket Club two months' notice to vacate the premises by 24 September 1999 abiding by the terms of the lease by settling the full amount of their debt and payment for agreed works that needed to be carried out as a result of their previous tenure; and*
- iii. APPROVES of a five (5) year lease being granted to the Tuart Hill Cricket Club and Modernians Hockey Club, subject to*
 - a. Satisfactory negotiations being carried out;*
 - b. Satisfactory audited financial statements for the previous 5 years being provided;*
 - c. Satisfactory references being provided to the satisfaction of the Chief Executive Officer."*

The report considered by Council at that time included expectations regarding the cricket specific facilities at Charles Veryard Reserve:

"The facility includes two turf wickets and several turf training nets. Maintenance of these items has been identified as an excessively expensive process for Council. It is necessary that any new tenant takes over the maintenance of these wickets, or it is proposed that they were removed and replaced with synthetic wickets. Tuart Hill has indicated that it is prepared to take over the turf wicket maintenance as soon as they can be confident of securing tenancy."

Following the abovementioned Council resolution and subsequent negotiations a lease was entered into between the City of Vincent, Tuart Hill Cricket Club Inc. and Modernians Hockey Club Inc. encompassing the pavilion, turf wickets and turf practice nets. Through that lease agreement the cricket club assumed full responsibility for the management, maintenance and preparation of the two turf wickets and the associated turf practice nets on Charles Veryard Reserve. Although through negotiations in the lead-up to that lease expiring in October 2009 the cricket club formally requested that Council consider waiving the sportsground hire fees based on their significant financial commitment to maintaining the turf wickets and turf practice nets. When a further report was considered by Council in July 2009 the Administration comment stated that:

"The reserve itself is not included as part of the lease, therefore the matter of waiving fees charged for use of the reserve is a separate issue. The turf wickets are maintained by the Tuart Hill Cricket Club at their expense, however if this was not the case, the Town would consider removing the turf wickets and replace them with rubber wickets as on other reserves."

While there is no record of a Council or Administration decision to waive sportsground hire fees in recognition of the cricket club's ongoing turf wicket and turf practice nets maintenance it has been identified that they have not been charged such fees for the past nine summer seasons. This was identified by the Director Community Engagement in 2015/16 and the cricket club was then invoiced for sportsgrounds hire charges during the 2015/16 and 2016/17 seasons. Although given the protracted negotiations between the City of Vincent, Tuart Hill Cricket Club Inc., Modernians Hockey Club Inc., and Mt Hawthorn Cardinals Junior Football Club Inc. regarding new seasonal licence arrangements for Charles Veryard Reserve Pavilion a formal resolution of the sportsground hire charges for the cricket club was postponed.

At the Ordinary Meeting of Council on 29 May 2018 it was resolved to approve a new two year, joint seasonal licence for the Charles Veryard Reserve Pavilion and it was specifically resolved that Council:

- "8. NOTE that Administration shall negotiate an appropriate agreement with Tuart Hill Cricket Club Inc. regarding turf cricket wicket management and maintenance for further consideration by Council."

Administration has now investigated and determined a suitable approach with due consideration of sportground hire fee obligations, turf wicket and practice net maintenance implications, cricket specific infrastructure requirements, common practices across the Local Government sector, and the importance of ongoing sporting club sustainability.

DETAILS:

Tuart Hill Cricket Club Inc. accepts and understands the importance of formalising any arrangements relating to turf wicket maintenance and waiving of sportsground hire fees. During recent discussions the cricket club has reiterated their ongoing request for formal recognition of their significant turf wicket management and maintenance responsibilities through a waiving of applicable sportsground hire fees at Charles Veryard Reserve.

Tuart Hill Cricket Club Inc.

The Club has been located in Vincent for nearly 20 years and currently comprises 102 members. During the recent 2017/18 summer season the Club fielded eight senior teams in the Western Australian Suburban Turf Cricket Association competition which consists of 22 clubs from across the Perth Metropolitan Area.

Upon review of the recent 'Sporting Clubs Health Check' it is apparent that club membership has remained relatively consistent at around 100 members with their overall financial position and governance appearing sound. Although their junior membership has declined from a peak of eight teams in 2008/09 to zero teams in 2013/14. In addition, they do not currently have any girls or women's teams. Approximately 34% of current members are Vincent residents. This is a clear area for improvement particularly given that cricket is traditionally a sport with high participation rates amongst juniors and females, and given the concerted focus that both Cricket Australia and the Western Australian Cricket Association is placing on female cricket through initiatives such as the Perth Scorchers Girls League and Growing Cricket for Girls Fund.

Based upon recently adopted Council objectives aimed at increasing participation by juniors, females and local residents it is considered appropriate that the proposed Turf Wicket Agreement be used as an opportunity to encourage the clubs through to achieve realistic membership diversity targets. Subsequent initiatives can be supported by the City of Vincent, Western Australian Suburban Turf Cricket Association and the Western Australian Cricket Association. Progression towards and/or achievement of these targets can be assessed at the completion of the proposed three year Turf Wicket Agreement.

Turf Wicket Maintenance Expenditure

Administration has analysed the turf wicket maintenance expenditure paid by the Club over the last five financial years. This revealed that curator payments vary dramatically between years depending on who the Club contracted to prepare the turf wickets. In the 2013/14 and 2015/16 seasons, the Club employed visiting cricket players to maintain the wickets which significantly reduced labour costs but led to concerns about the quality of the wickets. In the 2014/15 and 2016/17 seasons, the Club employed professional contractors to oversee the maintenance of the turf wicket facilities which led to increased expenditure but far superior wickets.

An overview the costs incurred by the Club to effectively maintain the turf wickets is provided below:

	2013/2014	2014/2015	2015/2016	2016/2017	2017/18
Turf Curator Costs	\$12,682	\$21,300	\$11,420	\$18,200	\$20,300
Turf Maintenance Costs	\$ 7,217	\$14,542	\$11,733	\$3,000	\$2,410
TOTAL	\$19,899	\$35,842	\$23,153	\$21,200	\$22,710

Sportsground Fees & Charges

It has been determined that the Club was not been invoiced for seasonal sportsground hire fees since 2009/10. It appears that sometime after July 2009 Administration decided that the Club would not be charged for sportsground hire in recognition that they incur significant expenses to maintain the turf wickets and those areas at Charles Veryard Reserve remain publicly accessible outside the summer season.

Upon becoming aware of this situation, and the absence of any Council decision underpinning such a waiver of fees, Administration immediately invoiced the Club an amount of \$6,680 for the 2016/17 summer season. This fee was for 40 senior member players training and match playing at Charles Veryard Reserve. As per Council's revised sportsground seasonal hire fees and charges methodology, adopted in October 2017, the Club was then invoiced an amount of \$2,400 for the 2017/18 summer season. To assist with the Club's transition back to paying sportsground hire fees it is recommended that the 2016/17 amount of \$6,680 be written-off while the 2017/18 amount of \$2,400 should remain payable.

Local Government Approach to Turf Wicket Maintenance

Many local governments within the Perth Metropolitan Area assist cricket clubs with the high costs associated with maintaining turf cricket wickets and practice nets. Such assistance is provided in recognition of the contributions that local sporting clubs make to community health and wellbeing, the unique nature of suburban turf cricket, and acknowledgement that some local cricket clubs directly maintain a public open space that remains accessible for the broader community.

Administration has analysed the approach taken by several other Local Government Authorities and it is clear that the level of assistance varies significantly. An example of support provided to clubs participating in the Western Australian Suburban Turf Cricket Association through a Turf Wicket Agreement is provided below:

Local Government	Club/s	Funding Amount	No. Turf Centre Wicket/s	No. Turf Practice Wicket/s
Town of Bassendean	Bassendean Cricket Club	\$35,000	1	Yes
City of Bayswater	Bedford Morley Cricket Club	Nil	1	No
Town of Cambridge	Wembley Athletic Club	\$15,000	1	Yes

Local Government	Club/s	Funding Amount	No. Turf Centre Wicket/s	No. Turf Practice Wicket/s
City of Canning	Bentley Cricket Club	\$5,475	1	No
City of Fremantle	Fremantle Mosman Park Cricket Club	Nil	1	Yes
City of Joondalup	Ocean Ridge Cricket Club	\$39,775	1	Yes
	Whitfords & Districts Senior Cricket Club	\$19,887	1	Yes
City of Stirling	Balcatta Cricket Club	\$17,896	1	Yes
	Doubleview Carine Cricket Club	\$17,896	1	Yes
	Nollamara Turf Wicket Club	\$17,896	1	Yes

While the Cities of Bayswater and Fremantle do not have Turf Wicket Agreements in place there are alternative arrangements in place including financial contributions towards maintenance equipment and supplies, and inclusion of services under broader reserve maintenance contracts. Notably, all of the abovementioned clubs pay seasonal sportsground hire charges.

Cricket Association Turf Wicket Subsidy

The Western Australian Suburban Turf Cricket Association currently provides all participating clubs with a maximum \$4,000 subsidy per centre wicket to assist with management, maintenance and preparation. As there are two turf centre wickets at Charles Veryard Reserve the Tuart Hill Cricket Club receives \$8,000 per season.

The level of assistance provided to clubs by the Association varies based upon the level of support provided by local government. This assistance is reduced by 40 cents for each dollar of any grant or subsidy provided by local government or another entity for the purposes of turf wicket maintenance. Where a club receives a grant or subsidy above \$1,000 they no longer receive assistance from the Association. Given the level of support proposed within the Turf Wicket Agreement for Tuart Hill Cricket Club the impact on their funding from the Association will be marginal.

Proposed Tuart Hill Cricket Club Inc. Turf Wicket Agreement

Upon reviewing the turf wicket maintenance expenditure, seasonal sportsground hire fee arrangements, the recent seasonal licence agreement for Charles Veryard Pavilion, and length of time they have based at Charles Veryard Reserve it is recommended that a Turf Wicket Agreement be established between the City of Vincent and with Tuart Hill Cricket Club Inc.

To ensure a consistent approach the subsidy that forms part of that Agreement should be capped at up to 10% of the total turf wicket expenditure at Charles Veryard Reserve, but should not exceed the seasonal sportsground hire fees amount. Based upon the Club's 2017/18 expenditure the subsidy amount would be \$2,330. This methodology will enable the Club to immediately balance the impact of again paying sportsground hire fees and also provides them with an ability to seek a slightly higher subsidy should they establish additional teams in coming years. There is no impact on the City's financial position as the subsidy will be comparable to the seasonal sportsground hire fees which have not been received from the Club since 2009/10. Such an Agreement should be retrospective in nature with the Club required to confirm and acquit turf wicket maintenance expenditure.

The City recently implemented a new charging methodology for sportsground fees and charges based upon a per player fee of \$40 (training or matchplay) and \$80 (training and matchplay). These fees were developed using 1% cost recovery of total sportsground maintenance costs as a benchmark which was then utilised to prepare an average cost across the varying player numbers for each sporting code currently active within Vincent. Based upon this methodology and the number of players/teams the Club's hire fees for the 2017/18 season were \$2,400. Therefore, this would be the maximum turf wicket subsidy amount in the first year of the Agreement.

The proposed Agreement will be important to clearly stipulate the terms and conditions associated with the management, maintenance and preparation of the turf wicket facilities at Charles Veryard Reserve. Under this Agreement the Club would be responsible for:

- Mowing, maintenance, renovations, weed control, watering and re-turfing of the turf wicket and turf practice facilities as well as the immediate surrounds (within a 25 metre radius of the turf centre wickets) at Charles Veryard Reserve for all scheduled matches and training;
- Maintenance of the turf wicket and turf practice facilities to an acceptable playing standard as prescribed by the City, and reinstatement should the facilities deteriorate below that acceptable standard;
- All costs incurred in carrying out general maintenance to all equipment and plant relating to the turf wicket and turf practice facilities at Charles Veryard Reserve;
- All costs incurred for the consumables required for maintenance of the turf wicket and turf practice facilities including (but not limited to) seed and turf grasses, whitening/paint, clay, pesticides/herbicides, fertiliser, fuel/oil, minor tools and machinery;
- Obtaining appropriate public liability insurance and workers compensation insurance coverage with copies of these policies made available to the City annually;
- Implementing specific strategies to work towards participation increases amongst juniors, women and local residents; and
- Paying the prescribed sportsground hire fees for use of Charles Veryard Reserve in accordance with the City's adopted schedule of fees and charges.

Under this Agreement the City would be responsible for:

- Mowing, maintenance, renovations, weed control, watering and re-turfing of the broader Charles Veryard Reserve. For the avoidance of doubt, the 'broad acre' area commences approximately 25 metres outside the turf centre wickets;
- Providing the Club (and its turf curator) with agreed access to the Reserve reticulation controller for specific watering cycles;
- Payment of an annual turf wicket subsidy subject to specific terms and conditions being met, including agreed targets relating to club participation rates amongst juniors, women and local residents; and
- Supporting specific strategies undertaken by the Club and Association to achieve participation increases amongst juniors, women and local residents.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Council's Delegation Register 2018/19 'No. 1.15 – Waive Fees, Grant Concessions or Write Off Debts' provides the ability for the Chief Executive Officer to waive fee subject to the amount not exceeding \$1,000.

Council Policy No. 2.1.7 – Guidelines and Policy Procedure for Parks, Reserves and Hall Facilities – Conditions of Hire and Use requires sporting clubs to pay fees on a seasonal basis in accordance with the Annual Schedule of Fees and Charges.

RISK MANAGEMENT IMPLICATIONS:

Medium: The turf cricket wickets utilised by Tuart Hill Cricket Club Inc. were previously incorporated within their leased area and while they complied with all lease terms and obligations that agreement was no longer suitable. To complete the establishment of appropriate arrangements for all sporting clubs at Charles Veryard Reserve, and ensure a consistent approach to sportsground fees and charges for local sporting clubs, it is considered that a Turf Wicket Agreement is required at Charles Veryard Reserve.

STRATEGIC IMPLICATIONS:

This proposed Agreement aligns with the following objectives within the City's Strategic Community Plan 2013 – 2023:

"Natural Environment

- 1.1.4 *Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment*
- 1.1.6 *Enhance and maintain the City's parks, landscaping and the natural environment*

Community Development and Wellbeing

- 3.1.3 *Promote health and wellbeing in the community*
- 3.1.6 *Build capacity within the community to meet its needs"*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

An amount of \$3,000 has been included in the City's 2018/19 operating budget to enable implementation of a Turf Wicket Agreement with Tuart Hill Cricket Club Inc. at Charles Veryard Reserve.

COMMENTS:

Administration has liaised with all sporting clubs based at Charles Veryard Reserve over the last two years to resolve tenure issues and seek agreement relating to Pavilion and Reserve utilisation. With the recent approval of Seasonal Licence Agreements for the Pavilion and adoption of new Seasonal Sportsground Hire Fees the arrangements underpinning maintenance of the turf cricket wickets is the only matter outstanding.



It is apparent that Tuart Hill Cricket Club Inc. has been effectively managing and maintaining the turf wickets at significant cost since 1999. It is also apparent that Administration has not been charging the Club the applicable seasonal sportsground hire fees since 2009 most likely in recognition of these costs incurred to maintain the turf wickets. Such informal arrangements are no longer acceptable and extend beyond Council's delegation whereby the City's Chief Executive Officer, through the Director Community Engagement, can waive fees up to the amount of \$1,000.

The Club accepts that any such arrangements must be formalised although Administration does not support the continued waiver of seasonal sportsground hire fees given that such hire charges remain payable for all other clubs (unless Council approved subsidisation applies) throughout Vincent. It is recommended that the City supports the Club through a Turf Wicket Agreement that clarifies key roles and responsibilities, and provides the basis for an annual subsidy towards maintenance expenditure. Such an Agreement can also be utilised as a mechanism to require the Club to introduce strategies that will diversify their memberships with a specific focus on increasing participation amongst juniors, women and local residents. Should such increases not be achieved within the proposed three-year Agreement timeframe then Council can reconsider any ongoing turf wicket subsidisation for the Club.

Upon entering into this Agreement the Club will be required to pay the outstanding 2017/18 seasonal sportsground hire fees and confirm turf wicket expenditure prior to any subsidy payment being made by the City. As with the resolution of other longstanding issues with local sporting clubs it is recommended that the 2016/17 seasonal sportsground hire fees totalling \$6,680 be written-off as part of the transition to a formal Turf Wicket Agreement. The financial impact of these arrangements is neutral as the Club will be paying sportsground hire fees but will receive a turf wicket subsidy at a commensurate level. Similarly, the City will be obtaining sportsground hire fees but will pay a turf wicket subsidy at a commensurate level. The overall intent is to achieve compliance with Council's relevant policies and fees/charges, and to achieve increased transparency and accountability through a formal Agreement.

8.2 CITY OF VINCENT ART DEVELOPMENT ACTION PLAN 2018–2020**TRIM Ref:** D18/101077**Author:** Rosslind Ellis, Manager Marketing and Communications**Authoriser:** Michael Quirk, Director Community Engagement

Attachments:

1. Art Priorities 2017/2018 [↓](#) 
2. Imagine Vincent - Arts Related Community Consultation Data [↓](#) 
3. Art Development Action Plan 2018 - 2020 [↓](#) 

RECOMMENDATION:**That Council;**

1. **ADOPTS** the City of Vincent Art Development Action Plan 2018 – 2020; and
2. **NOTES** that the City of Vincent Art Development Action Plan 2018 – 2020 provides the basis for specific consultation with arts sector that will directly inform the development of the longer term Arts Strategy.

PURPOSE OF REPORT:

To consider the City of Vincent Art Development Action Plan 2018 – 2020 that will guide direction, themes, goals and projects over the next two year period and provide the basis for a longer term Arts Strategy.

BACKGROUND:

Over the last 12 months the City has placed a renewed focus and emphasis on the importance of art in creating a thriving place, bringing a sense of belonging, and contributing to the identity of our community. As a result, at the Council Meeting in May 2017 the City's Art Priorities for 2017/2018 (**Attachment 1**) were endorsed identifying a number of short, medium and long term focus areas. In addition, the City's Corporate Business 2017/18 – 2020/21 included a specific action to prepare an Art Strategy to guide creative communities, activities and spaces as identified within the previously endorsed Arts Priorities.

During the Imagine Vincent community engagement and consultation undertaken to inform the City's Strategic Community Plan 2018 – 2028 (draft) the topics of art, creativity and cultural development featured prominently (**Attachment 2**). Given the broad extent of the Imagine Vincent community engagement initiative this data has reaffirmed the high value that the local community places on art and a culturally rich City.

Upon establishment of a new Arts Advisory Group in February 2018, comprising a wide range of experienced artists and art administrators, the development of an Art Strategy was given a high priority to ensure preparations were in place to appoint a suitably qualified Consultant to prepare the Strategy within the 2018/19 financial year. During that process it was identified by Administration in collaboration with the Arts Advisory Group that it may be appropriate to prepare a shorter term Art Development Action Plan to deliver upon a number of key projects and initiatives, further establish relationships and partnerships with the local arts community, and maximise the appointment of another Arts & Activation Officer within the Community Engagement Directorate (utilising existing FTE).

On that basis, Administration and the Arts Advisory Group has now prepared the City of Vincent Art Development Action Plan 2018 – 2020 to guide our direction, themes, goals, actions and projects over the next two-year period while a longer term Arts Strategy is prepared. This will allow for refinement of the strategic goals as key projects, initiatives and successes are assessed and reflected upon.

DETAILS:

The City of Vincent Art Development Action Plan 2018 – 2020 (**Attachment 3**) builds on the previously endorsed Arts Priorities, and importantly, it acknowledges and addresses the four long-term priorities endorsed by Council in May 2017:

- Develop a long-term holistic approach through an Art Strategy to establish arts and culture to support the production of diverse, engaging and quality artistic outcomes;
- Support and promote affordable working spaces and studios for artists;
- Make funding accessible, flexible and open to all artists and practices; and
- Attract and retain artists and creative professionals working in all art forms and practices to the City.

The Action Plan aims to embed creativity in everything we do to make Vincent the arts capital of Perth through the key themes of Innovation, Support, Creative Economy, Activation and Connection. Each theme is supported by clear rationale, goal, commitment, projects/actions with timelines, and long term possibilities. These themes and related projects/actions respond to the arts related feedback received from the community through Imagine Vincent, and also respond to the advice and guidance from Council's Arts Advisory Group.

The Action Plan includes a range of key projects/actions already being progressed by the City such as a major public art work, Percent for Art Policy Review, Lightbox Laneway Gallery, and expansion of artist connections/networks as well as a number of new projects/actions including the establishment of a co-working space, compulsory mentorships for high value murals, Guerrilla Arts pilot project, and investigation of a Vincent Jazz Precinct.

Through this well-informed, action-orientated Plan the City's Administration in collaboration with the Arts Advisory Group and the local art community can maintain the momentum created through Council's recent adoption of Arts Priorities. Sufficient funding has been allocated in the 2018/19 operating budget to progress a range of key projects/actions and significant funding has been allocated in the 2018/19 capital works budget to deliver a major public artwork. These projects/actions will be delivered through the two dedicated Arts and Activation Officers embedded within the Community Engagement Directorate.

While the Action Plan enables immediate progression of these initiatives it also includes a number of projects/actions focussed towards the determination of strategic projects and identification of possible future directions for the City's long term Arts Strategy. That five-year Strategy will be prepared through specific engagement and consultation with the local arts community, and where relevant, the broader arts sector.

CONSULTATION/ADVERTISING:

The Art Development Action Plan 2018 – 2020 has been prepared based upon specific feedback received through Imagine Vincent. Given the breadth of this community engagement initiative and the extent of data received in relation to art, creativity and cultural development (128 responses) it is considered to be highly relevant information to guide preparation of a two-year Action Plan.

The Action Plan has been prepared in consultation with Council's Arts Advisory Group which comprises community representatives with a wide range of skills, experiences and knowledge as both artists and art administrators. Key actions within the Plan include expanding artist networks and connections, identifying and mapping creative organisations within Vincent, partnering with local creative organisations, and partnering with emerging and established Aboriginal artists. Through these activities the City will form a broad arts network who will be specifically engaged and consulted during preparation of the longer term Arts Strategy.

LEGAL/POLICY:

The Art Development Action Plan 2018 – 2020 will align and deliver upon objectives within the following Council Policies:

- Policy No. 3.10.7 – Art Collection.
- Policy No. 3.10.11 – Public Art; and
- Policy No. 7.5.13 – Percent for Art

RISK MANAGEMENT IMPLICATIONS:

Low: Preparation of the Art Development Action Plan has been undertaken in consultation with Council's Arts Advisory Group and therefore allows implementation of initiatives in the short-term while providing the basis for consultation with the local arts community to inform the City's longer term Arts Strategy.

STRATEGIC IMPLICATIONS:

The Art Development Action Plan 2018 – 2020 aligns with the following objectives within the City's Strategic Community Plan 2013 – 2017, as follows:

1. Natural and Built Environment
 - 1.1.2 *Enhance and maintain the character and heritage of the City*
2. Economic Development
 - 2.1.2 *Develop and promote partnerships and alliances with key stakeholders*
3. Community Development and Wellbeing
 1. **3.1.1 *Celebrate, acknowledge and promote the City's cultural and social diversity***

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

An amount of \$20,000 has been allocated within the Council's 2018/19 operating budget for preparation of an Arts Strategy that will provide a higher level and longer term roadmap for the City's investment in and approach to arts and creativity

Many of the key actions and projects identified within the Art Development Action Plan 2018 – 2020 are already included within Council's 2018/19 operating budget, and upon progressing the Plan further actions and projects will be included in the draft 2019/20 budget for consideration. Council's 2018/19 capital works budget includes an allocation of \$200,000 for a major public art project which has been funded through cash-in-lieu payments received through the Percent for Art Policy.

COMMENTS:

The City of Vincent Art Development Action Plan 2018 – 2020 provides clear purpose and direction for Administration, and reaffirms Council's passion and commitment to arts and creativity within the community. With the Action Plan based on feedback from the Imagine Vincent community engagement initiative it directly aligns with the priorities, outcomes and actions included within the new Strategic Community Plan 2018 – 2028 (draft). Preparation in collaboration with Council's Arts Advisory Group also ensures that the Action Plan has been reviewed and informed by community representatives with significant experience in the arts sector.

It is recommended that the Art Development Action Plan 2018 – 2020 be adopted by Council as another step towards embedding creativity in everything we do to make Vincent the Arts capital of Perth and providing the platform for preparation of a longer term Arts Strategy.



WHAT DO WE LOVE ABOUT VINCENT?

We love the charming inner city village feel and the history of our diverse community. Every day brings a feeling of discovery through the laneways and we can create our own stories and connections through public art. Our community is tightknit and leading in establishing Vincent as an inspiring and creative destination.



WHY IS ART IMPORTANT IN VINCENT?

Vincent has a diverse community and everyone can participate and enjoy the arts regardless of background, ability, income and age. Art plays an important role in creating a thriving city, it brings a sense of belonging, it contributes to our identity through insight and reflection; it feels vibrant and inspiring. Creative places are great places, they help us connect and engage, resulting in a culturally rich and inclusive city.



WHAT ARE WE ALREADY DOING?

Percent for Art · Vincent Mural Program · Lightbox Laneway Gallery · Vincent Film Project · Art Collection · Traffic Control Box Murals · Sponsor Major Festivals and Events · Public Art · Vincent Summer Concerts · Cultural Development Seeding Grants · Promote Arts in Vincent

ART PRIORITIES FOR 2017/2018

TO GUIDE VINCENT TO BE THE ARTS CAPITAL OF PERTH

Vincent is one of Perth's most multicultural localities and we're proud of our rich tapestry of people that collectively create a colourful and vibrant place to live, work and visit.

By comparison to the broader Perth metro area – our residents are younger, highly educated and earn a good income, and most live in either medium or high density dwellings. We have a connected, energetic and savvy community who cares about what happens here in Vincent!

SHORT TERM PRIORITIES

- Identify and record via a public database, what creative activities, groups, organisations and individuals are currently operating in Vincent.
- Produce an Arts Masterplan (map) including existing murals, public artworks, creative organisations and artists, with a layer showing future locations for murals, public art and creative activities.
- Reach out to our arts community and get feedback on how we can best support them further and take submissions for budget items for 2017/18 budget.

MEDIUM TERM AMBITIONS

- Make art a part of the day-to-day operations of the City's administration across all functions including its assets (buildings, parks and gardens, people, etc.), policy writing, events and ceremonies.
- Identify opportunities to support, promote and partner with creative activities by individuals, groups and organisations.
- Raise awareness within the community of the City's long term vision, current and future opportunities, activities and events to encourage the local community to participate in the arts as part of their everyday life.
- Work with the City's Reconciliation Action Plan Working Group to increase representation of Aboriginal and Torres Strait Islander cultures, and in particular the Whadjuk people, in public murals.

LONG TERM GOALS

- Develop a long term holistic approach through an Art Strategy to establish arts and culture to support the production of diverse, engaging and quality artistic outcomes.
- Support and promote affordable working spaces and studios for artists.
- Make funding accessible, flexible and open to all artists and practises.
- Attract and retain artists and creative professionals working in all art forms and practises to the city.

STAKEHOLDERS

- | | |
|--|--|
| • Vincent Councillors | • The Community – Residents & Visitors |
| • Vincent Staff | • Art Management Professionals |
| • Arts Advisory Group | • Architects |
| • Reconciliation Action Plan Working Group | • Developers |
| • Local Artists | • Business Owners |
| • Local Arts & Creative Organisations | |

“VINCENT'S CREATIVE SOUL IS READY TO BURST!”

COUNCILLOR JIMMY MURPHY



CITY OF VINCENT

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
How can we maximise growth and improve our environment?					
	More people mean more interests. Continue to promote the Arts with Exhibitions and Awards.				
	Through providing grants to Perth's Pottery and Sculpture Class amongst advertising and getting involved Arts projects				
	Reform the health act and health requirements to do with noise so that it supports events/ culture and arts and small business, so that residents who choose to live inner-city can't so easily shut things down.				
				3/ 466	0.64%
What do you love about Vincent? How can we celebrate and promote our uniqueness					
	Excellent public spaces- Loftus recreation centre/library is excellent! Good walking paths- need more! Close proximity to Leedy/Mt Hawthorn/City Organise cultural/religious celebration promoting food/culture/arts eg Ramadan/Christmas markets/ Chinese New year etc Have a swap/sell meet at a large parking lot twice a year before verge collection- so less stuff go to landfills!				
	Reform the health act and health requirements to do with noise so that it supports events/ culture and arts and small business, so that residents who choose to live inner-city can't so easily shut things down				
	Its arts culture. Make Vincent WA's arts capital! Approach this in a holistic manner and ensure all levels of council support this goal by allocating significant resources and staffing to achieve this. Vincent already has significant artistic talent within its boundaries is ideally suited to achieving this goal which can bring significant economic benefits as well as social benefits. Generate a sustainable arts based economy which will attract people to visit, work and live in Vincent.				
	Interest in the Arts. I once went on an organised tour of Community Art Works throughout the Town of Vincent making contact with other interested people. We finished up with a pizza night at the Robertson Park Artists' Studio.				
	Arts and culture. There are not many art precincts in Perth, and I would love to see Vincent in becoming the Arts Capital of Perth. By promoting local artists and studios, it will help promote Vincent's uniqueness as the central hub for arts and culture.			5/531	0.94%
How can we support and facilitate our local businesses/ enterprises/services and stay flexible to change ?					
	Proper super-high-speed wireless Internet in the centres of enterprise (not crappy dodgy free WiFi). Co-working spaces for technology, design and the arts. Create a vision to be 'the place in Perth' for certain industries/enterprises - independent film production? digital game design and development? VR/AR production? Try and create some density and critical-mass around these to attract talent and investment. Have an 'entrepreneur-inresidence' program. Have grants and supporting infrastructure for new enterprises.				
	Art source as a source of artists?				
	More murals and art				
	wall murals/ art				
	more competitions that schools can participate in that can be put up in the City of Vincent (art pieces)				
	CAN- Community Art Network				
	NAVA- Nat. Assoc. Visual Arts				
	Love the street art and murals- would love to see more!				
	Love the hustle, bustle, facilities, arts and culture				
	More street art is always good				

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
	More street art, live music events, markets, fresh food markets				
	Interactive public art				
	Nice cafes, bookstores, Blue flamingo, good vibes, variety. Suggestions: block party, longer opening hours, multicultural events, more events				
	More art				
	More street art				
	Love the public art, love the water fountains (volunteered around here once- lifeguard); love the streets and laneways festival				
	Good level of street art in the heart of Leederville. Be good if it extended to more areas.				
	Community spaces- gardens, public art (from local artists)				
	Keep arts connections				
	Celebrate different cultures; how social everything is; FRINGEWORLD! How close everything is; all the festivals; all the giant artworks; colourful; Beaufort St Festival.				
	Art recognition; more aboriginal art and plaques in parks				
	Using art/ signs to reinforce the identity of the city				
	Government needs more communication with the arts industry				
	Engage arts community on design matters. Think Joondoolup engaging with people for art and design input.				
	Vincent local art exhibition cancelled. Want it back. Is good for emerging artists. Big lift in confidence and opportunities for exposure.				
	Participatory arts programs				
	Arts therapy for troubled kids- arts supporting social cohesion				
	Encourage the diversity of people, thinking: encourage business to be flexible to allow for participation in the arts.				
	If there is no place for art, there is no heart				
	Encourage places and spaces that allow people to extend themselves, be creative. Use their hands- living!				
	People looking for avenues to de-stress - make CoV a place of mindfulness (creation, arts etc.)				
	Bring back arts coordinator (it shows arts not important) disconnect between community and administration				
	Arts alliance- as a way to bring art to the fore across the city rather than galleries.				
	Arts alliance- as a way to bring art to the fore across the city rather than galleries.				
	Street Art				
	A giant wall that people can do art on every Australia Day that gets repainted every year.				
	More art festivals, food markets and showcasing of talent				
	Arts funding for "proch concerts" or "verandah festivals" where streets close and locals offer a front yard for free performances. Viewers could donate to performing artists.				
	Arts funding that links local artists with local schools for residencies that explore local issues e.g. heritage, ecology etc.				
	With rising housing density as people subdivide, old homes on main roads get replaced with high rises and with existing medium density builds - we can lose the space to make, to create, to garden. This is an opportunity to plan for community spaces open to all Vincent residents to help us connect with others in art sheds, maker sheds, repair sheds, community gardens and woodworker sheds.				
	Street art is a nice thing to see it brings out the colour in the streets.				
	renovate abandoned houses				
	-street art				
	-reduce street parking				
	-community gardens				
	Colourful streets, street art.				
	doing community fetes and art exhibitions				
	Through art and nature. City of Vincent has got some nice local parks, unique local businesses and a local art studio.				

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
	Have pedestrian areas around shops so people can feel un-rushed and safe to wander and shop, perhaps activities in these areas too like busking or craft workshops. Hubs where people can hang out. Encourage people to support local artists, makers, producers and business to build these relationships. Showcase what we have locally via an app or online store.				
	Keep parking free. Encourage pop ups and short term leases to use dead spaces. Good to have street art to create a specific local flavour - but better street art please. Much of the graffiti art is too low quality eg works on Telstra building cnr Scarborough beach Rd. The works Form has been bringing into the city are better - more sophisticated and appealing to a cosmopolitan audience - needs to have a bit more spent on conceptualisation and implementation. More ephemeral/risk taking art too please! you can take chances when it isn't here for good. This will create a suburb that is cosmopolitan and a bit edgy.				
	Establish Fairs, fundraising activities and get the community involved in providing local musicians, artists and their works on display. Art contests, cooking contests				
	Cafes should have longer opening hours during weekdays. More art and event spaces.				
	Vacancy rates on Beaufort St? What to do? Makes the street look bad. Art installations?				
	Micro-leases -funky, producers, local artists				
	Frontages of vacant properties/ stores. Art/ decorate to be appealing for customers				
	Artist- painting every day on Angove Street- that is unique. Use it!				
	Retain "niche" focus. Provide opps for small and middle business cafes, art space, boutique breweries, craft, trade, workspace sharing				
				53/531	9.98%
How can the design of our neighbourhoods encourage a greater sense of community?					
	I mostly interact with neighbours when I'm out the front gardening, so continue to encourage verge, front and community gardens. Involve community (not just schools) in the creation of community art (e.g. a mosaic or similar where many people make a small contribution). Also public art portaying local characters, nominated by community.				
	Create a fund to support people to hold street parties or other kinds of events in their local area, and give them some resources and support to do this. Rather than the 'Beaufort Street Festival' with 20,000 people, encourage the 'Forrest Street Festival' for just the 100 people who live in the adjoining streets. Requirements around public liability insurance and traffic management for closing roads make arranging these events harder then they need to be. Last Christmas we had a street party in Chelmsford but ended up just having it on a smaller scale in someones backyard because closing the street was going to be too hard.				
	Having an established art studio in a beautifully located park across from the tennis courts gives a family feel.				
	Creative use of ground floor of new apartment developments i.e. childcare, artist studios, ways to activate the space rather than adding more cafes				
	Bring a more artistic eye to street "furniture" e.g. bollards etc. see example of the centre go hards on Rokeby Road Subiaco				
	The community needs to be visible in order to "sense" it- signage, wayfinding- banners- events- outdoor sports/ activities- parklets/ alfresco- dog friendly zones- bike parking- homes without high, bare walls and fences- community gardens- street arts				
	Secure public spots to display art e.g. lockable glass display.				
	Legislate street art into every development				
	Encourage public art programs that are higher quality and sympathetic to area.				
	Rapid response to graffiti in Northbridge and everywhere.				

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
	The design of our neighbourhoods could include groups such as opening sporting clubs, art groups etc. This would help as it would encourage being to get intimate in the community. Having parks, trees, life etc. encourages people to get outside and talk to people.				
	Decorate tree! More friendly artwork, picnic areas!				
	More artwork				
	Art around the neighbourhood.				
	Create sharing hubs: have community spaces so people can share their skills and resources with the rest of the community. Whether its making tomato sauce with the Italian locals, screen printing with a local artist, repairing items rather than wasting away in landfill, the list is endless. Create creative hubs: community spaces so people can continue to make/repair things after they have learnt the skills. As our places get smaller due to density we need community spaces to replace the shed or workshop. This is even better than your own shed as you get to share and connect.			14/391	3.50%
How could we work together to create welcoming places and spaces for everyone?					
	Community gardens, green spaces, table tennis tables, public art				
	Make a significant commitment to improving the quality of our public realm through high quality outcomes within the fields of public space and public art. Look for opportunities to achieve this by encouraging 'implied community ownership' of these spaces. Investigate strategically locating these spaces near established community groups and organisations which may also play a role in maintaining these spaces as well as providing levels of passive surveillance. Utilise the basic principle of sharing as a key design generator in the formation of these spaces.				
	Promote open musical rehearsal spaces - either on public land or in pubs/restaurants during non-peak times. Build on excellent parks with more interactive facilities (eg fixed ping-pong tables, large scale chess, boules, croquet. Promote discounts for insurance where people can demonstrate they know their neighbours (and otherwise encourage getting to know neighbours). Encourage street parties (eg develop free street party pack with discounts from local businesses and streamlined occasional liquor licences). Encourage early engagement with new neighbours/entrants into the suburb. Create community vegetable gardens and collective workshops for interests typical of both men (mens sheds, car workshops) and women to encourage people getting together and also to enable people living in high density who don't have space for a shed.				
	Pop-up community hubs, men's sheds, children's farm idea, have a place such as CERES or Abbotsford convent (Melbourne) where all arts and community events can occur. In Perth, places like the old power station or the site on the corner of Smith and Lincoln street could be suitable				
	Making sure that there are sufficient venues offering activities, especially the arts - painting, sculpture, papier mache etc as well as drama and music.				
	The Robertson Park Artists Studio is always closed, and it could be repurposed into a council innovation centre where people are welcome to drop in and discuss ideas. What makes a suburb welcoming, in my opinion, is the ease of getting around on foot. That's why I think removing speed humps and building bicycle/scooter paths should be high on agenda.				
	Again, night Markets or even a Growers Fresh & multicultural food markets (as well as an arts one) on a Sunday would be fantastic.				
	Ensure that spaces are well lit at night. More street art.				
	Think about starting community programs that are suitable for all people that live in the community, not just for the majority. Think about targeting many interests, i.e. art, music, crafts, exercise etc for the entire community.				

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
	See question 1. Also, does the park in central Leederville get used much? If not, I think it's because it's stuck on the end with no destinations giving a reason to pass through it, therefore no people-watching opportunities, therefore people don't go and it becomes self-reinforcing. Dig out the palm tree in the middle and put in a fountain with fabulous art in the middle and a variety of sitting opportunities (& shade) around. Like in Europe. Build it and they will come. I think. There aren't many ethnic-looking people here. If immigrants can't afford to live here (affordable housing!) then perhaps we can do a better job somehow encouraging and welcoming them here. An African film festival? Some SE Asian art? Promotion of boarding refugees? A workshop on how in the hell to put on a head-scarf and have it stay so neatly in place? Head-Scarf Celebration Day?				
	Street art				
	Public art				
	Street art paint by numbers (local artists) kids, school, comm. Community rather than artist.				
	Public art (sculpture, street art, paintings, anything within Hyde Park.				
	More street art on Oxford				
	Melski McVee has paint by numbers community street art- LOVE IT- HUGE HIT				
	More street art projects that involve the community.				
	Improve the Scarborough Beach Road/ Oxford Street intersection for pedestrians. Include painting like Beaufort St road artwork.				
	Public Art (possibly interactive) from local artists from different backgrounds				
	Increase of cultural spaces for people to express themselves- theatre, arts, music.				
	Hubs to engage together.				
	Street parties- but promoting healthy, community involved/ family type i.e. music arvos - kids who play could perform?				
	Art on public assets- ping pong tables, curbing/ pavement, fences, bins				
	More street art: murals, statues, tasteful graffiti				
	Art exhibitions				
	Informal art/ work spaces that can exhibit local and international works, be used by the public for exhibitions or events also as studios and workplaces e.g. Claisebrook Design Centre, The Goods Shed. Cheap accessible and draws people to the site. Tie in with street furniture and surrounds.			24/569	4.21%
How can we be the leader in helping people get around in an active, safe and sustainable way?					
	Utilizing parks and the surrounds to promote creativity through the Arts programs and getting those Arts studio involved through donating works through fund raising which in turn raises local profiles and allows community to experience the outdoors with various forms of entertainment.				
	Extended operating hours, alfresco cafes, mixed use spaces like co-working/art/studio/café			2/719	0.27%
How can we build connections across our diverse community of people?					
	Celebrating different cultures through public art (murals, outdoor sculptures, etc. I'd love to see a lot more Nyoongar art around, as well as celebrating our big Vietnamese, Chinese and Jewish communities. The cycling rabbits are cute, but they don't tell me much about the place they're in.				
	Use the arts as a vehicle to generate community involvement across a diverse section of the community. Bring the annual Vincent art award / exhibition back. Support a diverse range of creative pursuits through 'guerrilla arts' programs not only established artists but anyone creative within the community.				
	Culture festivals and harmony days not only in schools but in the community have public space for appreciation of the arts and sports flying foxes at parks				

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
	Create an online forum for Vincent residents. Advertise this so that it is used by many people. Instagram # photography/art competitions.				
	Through art & nature				
	By setting Vincent as the lead in arts and culture, people from all walks of life with common interest will naturally be connected with another.				
	I have lived on my own in North Perth for 10 years, being on a Disability Pension that whole time & my disability prevents me having much in the way of conversation because it is so fatiguing. Having said that, the only real ways to connect are either by touch or talking, and you don't usually touch strangers except in greeting. So how about either speed-meeting (like speed dating) over a cuppa or putting together small diverse groups of people (4-5 people) for cuppas or dinners. It could be self-organising if an online group were formed. Or the Council's Community Officer could get names and diversity characteristics & put people in groups who then arrange their own meet-up. Random Acts of Kindness Day (within Vincent)? Someone's Angel for a Day? Give locals the chance to spend some time doing art outdoors (bring a plate!) with Aboriginal people in Weld Square.				
	as above inviting the community to set up stalls of various types - food, music, arts up and coming businesses who can demonstrate their wares.				
	More public art				
	Art - Have more areas where people can display their work. Group graffiti wall.				
	Social areas; social groups; embrace other cultures; harmony week; food markets; street festivals; dance, music, food, art				
	Engage with community groups to create events for all e.g. ethnic, religious, children and youth, arts, sports				
	Sew Art				
	Art by local artists only (or at least predominantly) (and lots of)				
	Live art in the street				
	I saw this really cool initiative in South America where they were running workshops for elderly people where they gave them spray cans and teamed them up with street artists on community projects. They loved it and it broke down barriers.				
	Building a sense of community through the arts (serious and recreational artists)				
	More colourful street art added to the places to make them more welcoming.			17/448	3.79%





Charles Varyard Mural Detail
by Two One (Hiroyasu Tsurii)



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.

Detail of 'Celebrating the Coolbaroo League'
by Jenny Dawson & Sandra Hill



BACKGROUND

The City of Vincent has a diverse, engaged community who value the arts and participating in communal events that creating a sense of local identity and place. Art in all its forms can be accessible to all community members regardless of background, ability, income and age.

Art plays a vital role in creating a vibrant and thriving city, it helps to create a sense of belonging, and it contributes to identity through insight, reflection, and allowing a space for the expression of ideas. Creative places allow for connection and inclusivity and greatly contribute toward the liveability of communities.

In May 2017 the City of Vincent council endorsed the Art Priorities for 2017/2018, which set out short term priorities, medium term ambitions, and the goal to develop a long term holistic approach through an Art Strategy.

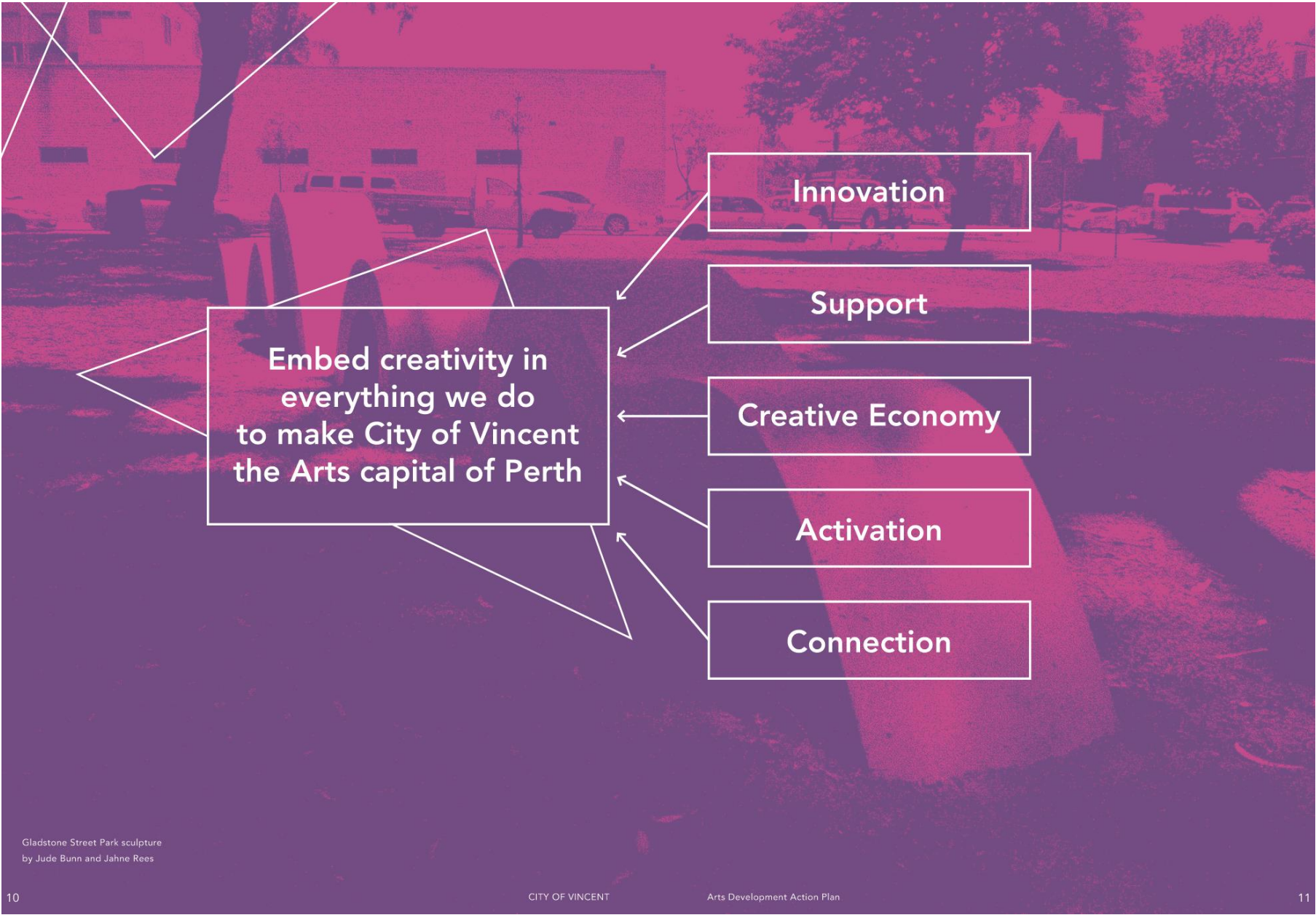
From June to October 2017, the Imagine Vincent community consultation campaign was held, collecting the thoughts and opinions of over 1000 City of Vincent residents to help create a shared vision for the future. 128 of the responses received related positively to the arts, with the word 'art' mentioned over 400 times in the community feedback. The Imagine Vincent data was used as the community consultation basis for the

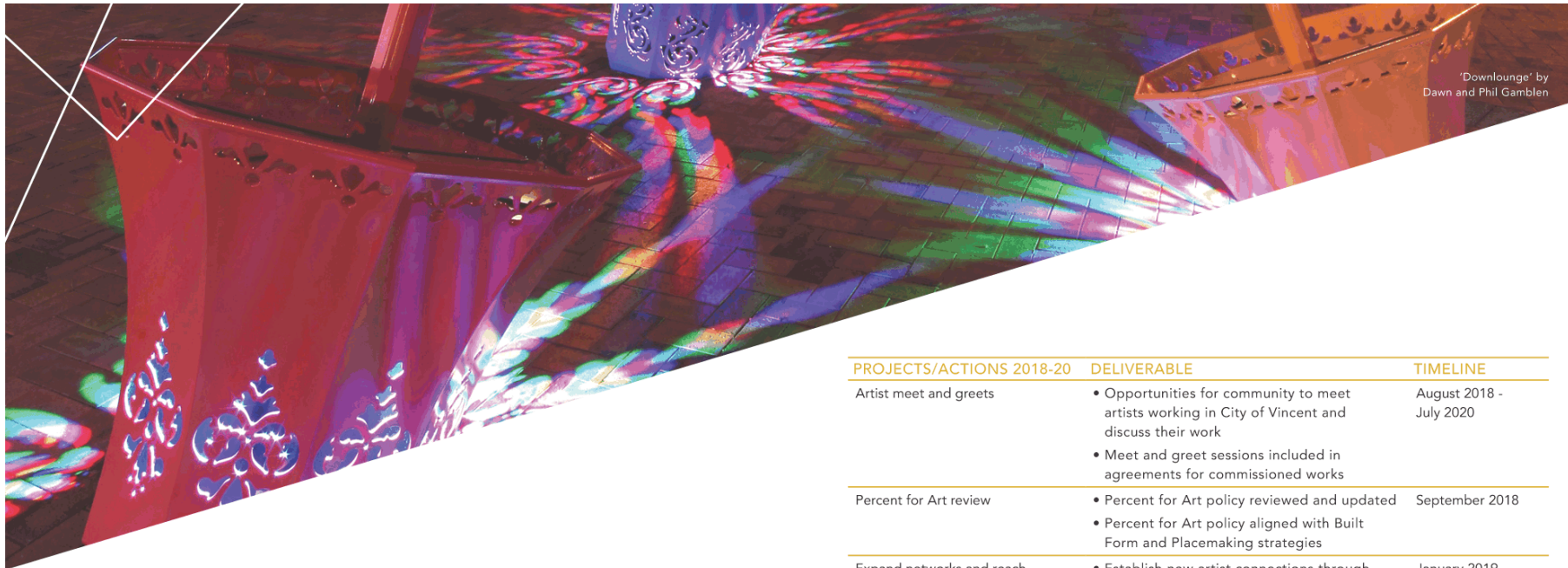
development of the 2018 – 2020 Arts Development Action Plan, to inform the direction of the themes and goals created and to ensure projects and actions addressed the community's requests.

Members of the City of Vincent's Arts Advisory Group formed an Arts Strategy Working Group to further consider the direction, themes, goals and projects of the 2-year Development Action Plan. The City of Vincent plans to conduct arts-specific community consultation for the development of the longer-term 5 year Arts Strategy, which will be completed over the 2 years outlined in this document.



Detail of 'Seven Sisters'
by Sharyn Egan





THEME > Innovation

Rationale

For the City of Vincent to be the Arts capital of Perth, a thriving professional arts scene must be supported and ever-developing. The City of Vincent aims to attract established artists to the community and provide the opportunities and room for expression needed to keep them in the City as practising professional artists. The Innovation theme within the Action Plan must leave room to be responsive to opportunities and new ideas and allow artists the freedom to respond to contemporary social issues.

Goal

City of Vincent is a hub for high quality, innovative contemporary arts

Commitment

We will generate opportunities for professional artists to take risks, explore their practice, and produce excellence in artwork

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
Artist meet and greets	<ul style="list-style-type: none"> • Opportunities for community to meet artists working in City of Vincent and discuss their work • Meet and greet sessions included in agreements for commissioned works 	August 2018 - July 2020
Percent for Art review	<ul style="list-style-type: none"> • Percent for Art policy reviewed and updated • Percent for Art policy aligned with Built Form and Placemaking strategies 	September 2018
Expand networks and reach	<ul style="list-style-type: none"> • Establish new artist connections through social media • Partner with existing network hubs to access new networks • Utilise new networks to assist community in funding appropriate artists 	January 2019
Commission a major work as an entry statement	<ul style="list-style-type: none"> • One major entry statement artwork commissioned and completed • Review of project completed to determine direction of following entry statements 	July 2019

Long term possibilities/actions

- Major commissions and projects
- Long-terms Arts Strategy
- City of Vincent Artist in Residence
- Attract high-quality established artists to City of Vincent
- City of Vincent acquisitional prize at Sculptures by the Sea
- Subsequent Entry Statement commissions
- Public Art projects with professional and emerging categories
- Investigate the impact of different procurement processes on outcomes



THEME > Support

Rationale

The City of Vincent is home to a diverse range of existing artists and community organisations with achievements that can be supported, enhanced and celebrated. Partnerships between local artists and organisations, and local government, are a vital element to a creative city, and collaboration should be pursued wherever possible. The Arts Action Plan aims to support three tiers of arts engagement – professional artists, emerging artists, and general community. The City of Vincent recognises that a community-appropriate Arts Action Plan should include engagement with Aboriginal peoples, CALD groups and youth.

Goal

Artists and arts organisations in the City of Vincent are supported and celebrated

Commitment

We will identify, support and partner with artists and arts organisation operating in City of Vincent

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
Mural commissions for established artists	<ul style="list-style-type: none"> Revised EOI call-outs for mural commissions to target established artists High-quality murals completed that align with strategic plan 	August 2018 - December 2020
Identify and partner with local organisations	<ul style="list-style-type: none"> Creative organisations in City of Vincent identified and mapped Partner with at least one local organisation to deliver a strategic project 	June 2020
Affordable artist co-working space	<ul style="list-style-type: none"> Suitable City of Vincent-owned co-working spaces identified and investigated Establishment of a pilot co-working space in partnership with local art organisation/s Ongoing promotion of space through City of Vincent channels 	December 2020

Long term possibilities/actions

- Affordable art spaces in all Town Centres
- Annual grants for arts organisations and individuals
- Triennial funding for local arts organisations



'The Wetlands'
by Chris Nixon

THEME > Creative Economy

Rationale

A thriving and ever-developing creative economy is a vital element of an artistic city. The City of Vincent will support emerging creative businesses of all kinds, including those outside of what had traditionally been considered artistic. The Arts Action Plan will encourage collaboration between artists and other creative industries. Further research into supporting a holistic approach to City of Vincent's arts industry will be conducted to determine how the City of Vincent can better contribute to the development of a vibrant creative economy.

Goal

City of Vincent has a thriving creative economy

Commitment

We will foster the growth of a creative economy in the City of Vincent

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
Research development of creative economies	<ul style="list-style-type: none"> Informed discussion sessions to determine action pathway for achieving creative economy goal 	August 2018 – December 2020
Compulsory mentorship in higher value funded murals	<ul style="list-style-type: none"> City of Vincent commissioned murals deliver mentorship element for local emerging artists 	August 2018 – December 2020
Encourage creativity in all City of Vincent departments	<ul style="list-style-type: none"> Increased interaction between Arts & Activation Officer and other City of Vincent departments Engage other City of Vincent departments in projects creatively 	August 2018 – December 2020
Determine strategic projects to achieve commitment in the 5 year Arts Action Plan	<ul style="list-style-type: none"> Goals and actions for supporting a creative economy included in the 5 year Arts Action Plan 	December 2020

Long term possibilities/actions

- City of Vincent Artist in Residence program
- Partnerships with surrounding Local Governments
- Established, growing creative economy in City of Vincent



Artwork
by JerkFvce

THEME > Activation

Rationale

The arts should exist in a two-way relationship with the communities of City of Vincent, reflecting and enhancing the spaces and identity of the places they operate in. The Arts Action Plan should include projects which activate public spaces, contribute to liveability and allow for the expression of community uniqueness. The City of Vincent should allow space in the Arts Action Plan for community-led projects and projects with easy entry points for all community members. The Arts Action Plan will align with the City of Vincent's Placemaking policies and Town Team plans.

Goal

City of Vincent has vibrant streetscapes and a unique identity

Commitment

We will lead and support projects which activate City of Vincent streets and express the City's unique identities

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
Guerrilla Arts Project pilot	<ul style="list-style-type: none"> First Guerrilla Arts Project period delivered across City of Vincent Data gathered for determining actions for continuation of project 	August 2018 – December 2020
Percent for Art	<ul style="list-style-type: none"> Cash-in-lieu payments received for strategic arts budget High-quality public artworks installed in new developments 	August 2018 – December 2020
Lightbox Laneway Gallery	<ul style="list-style-type: none"> 4 Lightbox Laneway gallery exhibitions delivered per year Artists supported to exhibit their work in the public realm At least one exhibition slot per year reserved for a targeted demographic of artists 	August 2018 – December 2020
Strategic mural commissions and co-funding	<ul style="list-style-type: none"> Murals completed with consideration to Placemaking plans, artistic content and context suitability High-quality public murals relevant to community completed in City of Vincent 	August 2018 – December 2020
Arts & Activation Officer to attend Town Team meetings	<ul style="list-style-type: none"> Improve Arts Action Plan with Town Centre plans Increased contact between Arts & Activation Officer and local creative organisations/ individuals 	August 2018 – December 2020
City of Vincent Arts Instagram	<ul style="list-style-type: none"> City of Vincent Art Instagram created and populated with at least one post per week All types of City of Vincent art and creativity promoted regularly through social media 	December 2018

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
City of Vincent Art Collection lending	<ul style="list-style-type: none"> City of Vincent Art Collection made available to community organisations to borrow and display 	June 2019
Traffic control boxes and NBN node painting	<ul style="list-style-type: none"> Artists given the opportunity to complete public works for payment Traffic boxes and NBN nodes painted and made creative 	December 2019
City of Vincent Jazz Precinct	<ul style="list-style-type: none"> Jazz Precinct concept begun with signage Jazz Precinct mural completed Potential for partnership with International Jazz Festival investigated 	December 2019
Partner with florists for pop-up weddings	<ul style="list-style-type: none"> City of Vincent local businesses engaged in place activation activities 	December 2019
Begin urban artwalk	<ul style="list-style-type: none"> Urban Artwalk map determine Existing artworks identified and labelled Partnerships with relevant organisations initiated 	December 2019
Partner with WA Music Association to provide opportunities for local musicians to perform and develop	<ul style="list-style-type: none"> Local musicians showcased at events Increased City of Vincent engagement with musicians 	December 2019

Long term possibilities/actions

- Town Centre Arts fund for events or installations
- Town Centre pop-up takeover or Artist in Residence
- City of Vincent Art Award re-established
- Urban artwalk Leederville- Northbridge
- High-quality commissioned entry statements
- Self-guided Art Walks with maps
- Professional documentation of public art in City of Vincent
- Integrate Arts Strategy into Town Centre Place Plans



Artwork
by JerkFvce

Arts Development Action Plan

21



THEME > Connection

Rationale

The City of Vincent Arts Action Plan should respond to community needs and wants in a considered and ever-developing way. An ongoing dialogue between the City and local communities is needed to ensure that arts activities are connecting with residents. Feedback and consultation will be sought in creative and engaging ways. Consultations and arts projects will be run with transparency to foster genuine connections between the City and the community.

Goal

The City of Vincent community is listened and responded to

Commitment

We will provide opportunities for feedback from and an open dialogue with the City of Vincent community

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
Partner with emerging and established Aboriginal artists	<ul style="list-style-type: none"> Increase of City of Vincent-supported Aboriginal artworks Commission at least one new public artwork by Aboriginal individual/s through the City's public art or mural programs 	August 2018 – December 2020
Allocate funding to the 5 year Arts Strategy	<ul style="list-style-type: none"> 5 year Arts and Cultural Strategy development with an external consultant 	December 2019
Aboriginal representation on the Arts Advisory Group	<ul style="list-style-type: none"> At least one Aboriginal member of the Arts Advisory Group engaged 	December 2019
Matched \$ Murals: Let's Paint Vincent	<ul style="list-style-type: none"> Co-funded mural application round run Matched \$ murals painted within a set period of time Let's Paint Vincent promoted on social media and in community 	December 2019
Promote Arts Strategy and acquire feedback	<ul style="list-style-type: none"> 5 year Arts Strategy draft/consultation promoted and feedback received from various sectors of the community 	June 2020
Roaming artwork for community consultation	<ul style="list-style-type: none"> 5 year Arts Strategy consultation completed using creative and distinctive artwork throughout City of Vincent 	June 2020
Arts Advisory Group	<ul style="list-style-type: none"> Community and arts industry advice received on City of Vincent arts activity and strategy 	Ongoing

Long term possibilities/actions

- Develop simple arts/events feedback tool
- 5 year Arts Strategy in place
- Community Art Awards with categories
- Arts Charter for City of Vincent
- Diversity of artforms represented in City of Vincent



CITY OF VINCENT

Administration & Civic Centre

Email: mail@vincent.wa.gov.au

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Leederville, Western Australia, 6007

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Cover mural artwork by
Numskull and Georgia Hill

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languages upon request

9 CHIEF EXECUTIVE OFFICER

9.1 INFORMATION BULLETIN

TRIM Ref: D17/177328

Author: Emma Simmons, Governance and Council Support Officer

Authoriser: Len Kosova, Chief Executive Officer

- Attachments:**
1. Minutes of the Design Advisory Committee held on 31 May 2018 [↓](#) 
 2. Minutes of the Design Advisory Committee held on 6 June 2018 [↓](#) 
 3. Minutes of the Design Advisory Committee held on 27 June 2018 [↓](#) 
 4. Unconfirmed Minutes of the Mindarie Regional Council Meeting held on 5 July 2018 [↓](#) 
 5. Monthly Street Tree Removal Information [↓](#) 
 6. Statistics for Development Applications as at end of July 2018 [↓](#) 
 7. Register of Legal Action and Prosecutions Register Monthly - Confidential
 8. Register of Orders and Notices Register Quarterly - Confidential - Confidential
 9. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 26 July 2018 [↓](#) 
 10. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
 11. Register of Applications Referred to the Design Review Panel – Current [↓](#) 
 12. Register of Petitions - Progress Report - August 2018 [↓](#) 
 13. Register of Notices of Motion - Progress Report - August 2018 [↓](#) 
 14. Register of Reports to be Actioned - Progress Report - August 2018 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated August 2018.



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 31 May 2018 at 3.30pm****Venue: Function Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
James Christou (Chairperson)	Luke Gibson (A/Director Development Services)
Tom Griffiths	Joslin Colli (Coordinator Compliance Services)
Sid Thoo	Emily Andrews (Urban Planner)
Stephen Carrick	Clair Morrison (Urban Planner)
Dr Anthony Duckworth-Smith - observer	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Marcello Cabone	M Carbone Design
Matt Buckley	Matt Buckley Designs
Petar Mrdja	Urbanista

Applicant-Item 3.2

No applicants in attendance

3.30pm**Member Discussion****4.10pm****1. Welcome / Declaration of Opening**

The Chairperson, James Christou declared the meeting open at 4.10pm.

2. Apologies**3. Business****4.10pm–4.40pm – Applicant's Presentation – No DA Lodged****3.1 Address:** Nos. 308 -310 Oxford Street, Leederville**Proposal:** Five Storey Mixed Use Development**Applicant:** Urbanista/ Cape Q Nominees Pty Ltd**Reason for Referral:** The proposal will likely benefit from the referral to the DAC in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Applicant's Presentation:

The Applicant gave a PowerPoint presentation.

Recommendations & Comments by DAC 7 June 2017:

Principle 1 – Context and Character	<ul style="list-style-type: none"> • More information needs to be provided of the surrounding context (including elevations) to further inform the project impact on the streetscape and adjoining properties. • Consider existing building form and character in the locality, identify some of the strong features and reinterpret these into the façade. This will assist greatly to positively contribute to the identity of the area. • Contribute to the very distinctive existing features of the Leederville precinct (Oxford Street) / active frontage • Further detailed design is now required, that considers defining character and design intent of the building, the street elevation in particular. • A large part of the frontage at the ground level is devoted to carpark and entry. Consider ways to sleeve with commercial tenancy. Pursue a continuously active ground plane to complement the existing character of Oxford Street • Activation of ground floor streetscape whilst minimising carpark exposure to street, and maximising exposure of building foyer to street, is encouraged. Consider replacing 3 x parking bays in front of lift & foyer and extending proposed commercial space with provision of a more direct visual and physical access route to the building foyer at ground floor.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • A landscaping plan would need to be submitted to demonstrate provision of required area of soft and hard landscaping. • The landscaping provided in the basement may not survive due to insufficient sunlight. • Demonstrate a landscape strategy. Consider how landscaping can enhance the communal areas.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Additional height is of concern to the City for a DA to be considered. Final Council determination will be dependant on the impact of the project on the street. Demonstrate how additional height (to standard) would not impact on the streetscape's residential context. • Set back upper floor to comply with the Built Form Policy. • Plot ratio is significantly over. • Boundary setbacks do not comply • In addressing required plot ratio, consider breaking the built form into two parts allowing the middle of the design to be used as a breezeway, open to solar access. Consider providing communal circulation and a common access area to the central space.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Boundary walls do not comply with standards. Consider increasing the set back of the upper section boundary walls and to minimise the bulk and scale of the boundary lengths. • Need to demonstrate provision for reversing and turning between the last bay and the wall. Required parking provisions for residential and commercial need to be maintained. Disabled car parking bay is non-compliant. • There is minimal cross ventilation into apartments. • Windows to the bedrooms and balconies will require screening due to proximity. Consider privacy and acoustic amenity. • Providing a break in the building will provide opportunities to improve amenity, achieve more northern solar access to apartments, cross ventilation to apartments and also create an opportunity to incorporate landscaping into the communal area

	<p>to meet landscaping requirements.</p> <ul style="list-style-type: none"> • At ground consider increased commercial frontage on lieu of parking • Consider the width of the upstairs corridors to manoeuvre furniture (at least 1.5m). • Consider revising entry sequence to be more legible to assist wayfinding. Allow a direct line of sight to lift lobby from the entry point. • May be able to reduce to one lift / stair if desired. Look at The Fitz apartments as it is a similar sized well-designed apartment development. Suggests a maximum of 12 per circulation core as per Design WA ADG. This would assist to free up some ground floor for more commercial area to the street. • Aim for 2.7m ceiling heights for living rooms and 4m for ground floor ceiling heights to broaden the uses this space could accommodate. This would allow for a future restaurant or café. Proposal is currently under the height limit for a concealed roof (keep in mind the parking requirements and setbacks from boundaries for any increased height). • Commercial tenancy toilet will need to be DDA compliant.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Optimise north facing habitable rooms and balconies. Screen eastern and western low angle sun. Minimise south facing apartments. Currently south facing apartment will receive no winter solar access.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Consider breaking the length of the building and creating a central opening as a common circulation and access area that would improve cross ventilation through the site, apartments and improve access to northern sunlight. • Current non-compliance to plot ratio has a negative impact on amenity within the project Improve privacy between apartments 5 and 4, 1 and 6 • Limit the depth of apartments to 8m. • Apartment 5 is very narrow at 3.5m. • Allow daylighting and views out from corridor – this would be improved by providing a break in the depth of the building. • Avoid high screens to balconies. This restricts outlook and compromises overall amenity.
Principle 7 – Legibility	<ul style="list-style-type: none"> • Entry /arrival sequence requires some reconfiguration
Principle 8 – Safety	<ul style="list-style-type: none"> • BCA requirements are to be met in relation to closing off of the escape stairs and providing correct swing direction of fire escape doors. The stairs / fire escape need to be separated from the lift and not be in the common area. • Pursue a continuously active ground plane to optimise street activation and passive surveillance.
Principle 9 – Community	<ul style="list-style-type: none"> • Applicant to demonstrate/provide details of pre-lodgement consultation and engagement with the local community. • Provide good sized communal space that allows a variety of communal activities. Consider how landscaping can enhance these functions
Principle 10 – Aesthetics	<ul style="list-style-type: none"> • A simple and elegant elevation that could easily be detailed is encouraged.
Comments	<ul style="list-style-type: none"> • Overshadowing plans needs to be submitted.

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

Principle 1 –	<ul style="list-style-type: none"> • Reinterpret materials rather than mimic these elements
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Context and Character	<p>into the shop front/facade in a subtle contemporary way</p> <ul style="list-style-type: none"> • Please ensure you present surrounding context to existing and future context based on the deemed to comply height requirements
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscape plan needs to be prepared as solar access and plant species selection needs to be considered • 300mm planting areas need to consider as with waterproofing will reduce planting area. Consider what species might be capable of planting in this area • Trees included for screening purposes should be installed at a suitable size to provide screening on completion of the project.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Consideration of the impact on the existing property to the south boundary
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Entrance at ground level in to apartments. Appreciate the split of access. Try to improve the residential access points by more articulation on the legibility of the dwelling access (car/pedestrian access). Consider creating a buffer for the roadside separation. Look at extending materiality across the vehicle and the building access from street perspective seeing a consistent path. • Avoid awning windows • Consider window openings to more than one external wall to improve cross ventilation potential, especially to bedrooms • More information needed on how the second floor internal court yard works and also the impact of visual privacy. Solar access may be minimal with mesh screening for the landscaping Note: Dimension of void between two units is 6.3M on Levels 1 and 2.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Consider full height laser cut screens to outdoor living areas facing east/west to provide shading from summer morning/afternoon sun. • Dark coloured roofs and external walls have high solar absorptance and will increase cooling loads to these apartments. Consider changing to lighter colour, with SA of around 0.5-0.6. • Balcony's windows and glazing west facing need to consider some vertical shading elements • Proposed shading devices on north elevation upper two floor will help windows, but not overall wall – consider strategy to provide shading to overall wall without compromising winter solar access.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Give regard to the seating areas near bedrooms and the impact on adjoining units
Principle 7 – Legibility	<ul style="list-style-type: none"> • Residential entry sequence is poor as minor entrance adjacent to roadway and requires further consideration to improve legibility.
Principle 8 – Safety	<ul style="list-style-type: none"> • Take into account the security and safety to the basement and how will to control access to these areas • Disabled parking bay column in middle of the bay. Will this comply/work?
Principle 9 –	N/A

Community	
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

DA can be submitted but a further referral to DRP will be required after lodgement.

4.40pm–5.05pm – Applicant Presentation – JDAP Lodged

- 3.2 **Address:** 330-334 Charles Street, North Perth
- Proposal:** Forty-Seven Multiple Dwellings (extension of time)
- Applicant:** TPG+Place Match

Reason for Referral: development has not commenced and approval is sought for an extension of time. Since the approval was issued the built form policy has come into effect and has a reduced deemed-to-comply height.

Applicant's Presentation:

The applicant did not attend.

Recommendations & Comments by DAC on 15 October 2014

- DAC commends the Applicant on their willingness to work with DAC to achieve a good outcome.
- Adjacent proposed development is set back from the boundary so there is opportunity for the corridor to incorporate more openings along the boundary.
- DAC recommends speaking to the developer of No. 324 Charles Street to work together on a relationship amenable to all parties.
- Detailed layouts provided reveal generous apartment layouts.
- Applicant could explore incorporating store rooms into the plan for each apartment.
- In one or two apartments per floor, the depth of balcony could affect penetration of light to internal living areas. One appears to be 5-6m deep. Test solar access for these apartments.
- Consider planters on balconies.
- Rationalise the corridor layout and lobbies to apartments. If retaining its width consider how it will be used.

Response to previous mandatory recommendations – 17 September 2014

- *Maximise the amenity offered to occupants. Prioritise:*
 - Northern solar access to balconies and living areas. **Addressed.**
 - Cross ventilation to apartments. **Addressed.**
 - Bedrooms with direct access to daylight. **Addressed.**
 - The number of dual aspect apartments. **Addressed.**
 - The number of bathrooms with daylight/access to ventilation. **Addressed.**
 - Consider the use of clerestory windows to gain more daylight access to apartments. **Addressed.**
 - Northern solar access, especially in winter, to landscaped communal areas. **Addressed.**
 - Passive ventilation, natural light and outlook for the internal corridor accessing the apartments. **Not fully addressed.**
- *Optimise the legibility and flexibility of commercial /retail tenancies. Aim to:*
 - Organise the tenancies so that they are legible to users with clear and direct access.
 - Accommodate a diverse range of uses. **Addressed.**
- Optimise street engagement, activation and pedestrian interest. **Addressed.**

- Commercial frontages at ground level should;
 - Consider how articulation and a variety of materials can add interest.
 - Look to traditional shopfronts in Vincent as a guide to an appropriate treatment, scale of materials (generally a finer grained pedestrian scale) and ways to provide interest and articulation (raised solid base, setting in doors to signal entrances)
 - Design to accommodate a diverse range of commercial uses.**Addressed.**
- Develop landscaping and communal areas. **Addressed.**
- Will be required to return to the DAC.

Recommendation:

DAC commends the Applicant on their willingness to work with the DAC to achieve an outcome which now only requires minor adjustments to achieve Design Excellence.

Mandatory:

- Maximise the amenity offered to occupants. Prioritise passive ventilation, natural light and outlook for the internal corridor accessing the apartments.
 - Rationalise the internal corridor and apartment lobby spaces.
 - Incorporate stores into apartment layouts.
 - Test opportunity to open out corridor to southern boundary. Liaise with owner of 324 Charles Street to confirm intent.
- In one or two apartments per floor, the depth of balcony could affect penetration of light to internal living areas. One appears to be 5-6m deep. Test solar access for these apartments.
- Amended plans can be reviewed by the Chair to assess whether a return to the DAC is required.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Lack of engagement and street activation • Ground floor lacking context • Rigid façade treatment, massing not sympathetic to surrounding context
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscaping plan has not been submitted to address city's built form policy or concerns raised previously by DAC • Design as proposed for walkways, appear through a raised planter doesn't provide much amenity as constrained by planting area, consider reducing wall height • Soil depths insufficient • Solar access to planting areas not sufficient
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Provide further information to justify current height/bulk. Demonstrate what consideration has been provided to address the impact on the streetscape. Provide an outline as to how the proposal would positively contribute to the locality and community
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Cross ventilation shown in indicative sections unlikely to provide effective ventilation as there does not appear to be openings in some rooms on opposite external walls • Development at street level was of concern; internal spaces how these would function; landscaping areas not well planned
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Encourage conditioning of sustainable and eco-effective design elements, particularly given proposal seeks significant additional building height compared to

	<p>the built form policy</p> <ul style="list-style-type: none"> • Considerations could include increase star rating commitment beyond minimum compliance ie. average of 7.0 star NatHERS with a minimum of 6.0 star rating, ceiling fans to habitable rooms, energy efficient lighting, high performance glazing with improved cross ventilation ie. not rely on awning windows • Solar PV to individual apartments and/or for common areas • Not relying awning windows for ventilation • Screening devices to the north elevation are unlikely to be necessary and would more be effective for east and/or west facing balconies and elevations.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Has AC condensers what acoustic treatment has been considered on the upper levels • Amenity space should have more fixed furniture
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Design has not changed since previously considered by DAC and is still not considered to address design principles • Not sufficient justification in relation to new policy for DRP to consider. Need to come and present why this proposal is considered to meet the built form policy • Need to demonstrate how the non-compliant areas are justified

Conclusion:

Amendments to be further referred to DRP.

4. General Business**5. Close / Next Meeting**

There being no further business, the Chairperson, James Christou declared the meeting closed 5.20pm.

The next meeting will be held on 6 June 2018.



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 6 June 2018 at 3.30pm****Venue: Function Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
James Christou (Chairperson)	Jay Naidoo (Manager Development & Design Services)
Munira Mackay	Joslin Colli (Coordinator Compliance Services)
Tom Griffiths	Rana Murad (Senior Urban Planner)
Dr Anthony Duckworth-Smith	Stephanie Norgaard (Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Peter Simpson	
Robert O'Brien	Silverleaf
Eamon Broderick	TRCB
John Liscombe	TRCB
Philip Griffiths	Griffiths Architects

Applicant-Item 3.2

Adriano Piviali	Motus Architecture
Ella Lin	Motus Architecture
Alan Stewart	

Applicant-Item 3.3

Geoff Loxton	Property Development Solutions
Phil Dopson	Hillam Architects
Felipe Soto	Hillam Architects

Applicant-Item 3.4

Will Thomson	Wilt Design
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3.30pm**Member Discussion****4.10pm****1. Welcome / Declaration of Opening**

The Chairperson, James Christou declared the meeting open at 4.10pm.

2. Apologies

3. Business

4.10pm–4.30pm – Applicant Presentation –DA Lodged

3.1 **Address:** 71 – 77 Walcott Street, Mount Lawley

Proposal: Alterations and Additions to Commercial Building

Applicant: PTS Town Planning on behalf of Silverleaf Investments Pty Ltd

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

Applicant's Presentation:

The Applicant gave a PowerPoint presentation.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> In regards to the raised alfresco surrounded by railings, would be more inviting if the railing were removed with direct access from the small new plaza. Consider soft landscaping, steps and seats along café tenancy edge to create a high quality and inviting community space. Concern about the proposal to remove the distinctive curve at the ground floor frontage and straighten the wall. The Alexander Building is an Art Deco style, similar to the curved Art Deco style Beaucott Building diagonally opposite. Need to better understand how the Walcott St/Beaufort Street corner elevation would look like if it were straightened. Consideration needed for the types of materials and lighting of the arcade to help activation. Also the architectural 'ribbon' requires refinement it needs to be designed to withstand the test of time. The arcade is filled with stairs and ramps. It needs to be de-cluttered to reinforce the desire lines to Walcott Street.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> The landscaping appears to be fragmented. Increase and consolidate planting areas to achieve the "Mt Lawley Garden Setting" that the project aspires to achieve. Consider additional landscaping in the alfresco area and incorporating soft landscaping instead of rails. Consider means for additional landscaping and throughout the car parking area. Alfresco is west facing and would benefit from shade and visual screening of the carpark by trees (add two trees to the revised carparking layout).
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Existing loading dock area is not ideal and should be looked at. (OHS)

Principle 5 – Sustainability	<ul style="list-style-type: none"> Consideration needed for the west facing tenancy to mitigate potential sun impacts, especially in the summer months.
Principle 6 – Amenity	<ul style="list-style-type: none"> Positive to see activation at the rear of the Centre where most people access the building. The new Plaza area would work better if some of the car parking bays were removed and to create an area that is generous and more inviting for the community and that relates to the activation at the rear of the property. Look at design and details and the landscaping proposed. Consider additional seating opportunities throughout the plaza increase activation.
Principle 7 – Legibility	<ul style="list-style-type: none"> The stairs, ramps and access ways within the plaza seem convoluted. Consider rationalising the arrangement to improve wayfinding.
Principle 8 – Safety	<ul style="list-style-type: none"> Triangle shaped areas at the north of the plaza presents a hiding place and therefore, a safety and security issue. If retained, ensure quality lighting and wall / glazing design
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> The DAC comments relate only to the plans and design as submitted. only and any potential investor/builder or further decisions that changes the design may need to be conditioned into the approval or will be required for resubmission for DRP to review

Conclusion:

To be referred back to DRP.

4.35pm–5.00pm – Applicant’s Presentation – No DA Lodged

3.2 Address: Nos. 139 – 141 Lake Street,

Proposal: Five storey multiple dwelling with restaurant/café, office and short stay accommodation

Applicant: Motus Architecture

Reason for Referral: For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 27 April 2018.

Applicant’s Presentation:

The Applicant gave a PowerPoint presentation.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles) on 27 April 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> Design does not address the single storey heritage building to the south, therefore consider some stepping down to the adjoining buildings to prevent overpowering Remove this text Corner should be more open. Might be more powerful as a floating box - consider blade columns if grounding is needed.
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Page 3 of 9

	<ul style="list-style-type: none"> Northern elevations preferences both east and west in the angling of the reveals...suggest the east for the morning light. Acknowledge Church Street has minimal existing streetscape, however concerned about the stores placed along Church Street Lake Street elevation with the broader context should be provided to see how the development sits within this and the lot itself as it currently stands. Have not shown the double storey terraces. What materials and colours, textures etc can be drawn on to reduce the bulk and scale? Show street elevation of proposal in context with street and existing heritage listed corner shop to the south. Brick work is supported. Not convinced by uppermost floor - like the different material but the geometry simply repeated same as below should be reviewed - suggest a more sculptural approach as counterpoint for rigidity below. Nice rhythm and simplicity on Church Street elevation which ties into the area - needs to be reinforced and strengthened as per previous notes.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Some support for limited deep soil but ground plane needs to be highly activated, accessible and be very well resolved. Check landscape area calculations are to the requirement of the City's policy or provide justification for the shortfall Relationship to the park requires a more detailed proposal for council and community consideration.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Height may be acceptable but keep in mind how the ground plane is considered. Take into account how the ground level will impact on the community and streetscape. Demonstrate how the ground level is of community benefit. Height of the wall on eastern elevation adjacent café is well over head height and impacts negatively on streetscape. Nil setback everywhere might be over development of the site Streetscape and lack of massaging of the massing. Maybe emphasise frontage to the park. Feels like the building envelope is just being filled up. Consider playing with the levels rather than filling up the building envelope
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Section reinforced that the entrance being single storey height is limiting - should consider double storey height void to allow more light, with brick screen treatment into void making more sense located here. Lightwell to west may work ok. Concerned about acoustic impacts where sound may bounce around through lightwell. Consider acoustic glass Consider integrating stores within apartments to free up Church Street frontage for interactive streetscape. Site access - 6 or 7 steps have been introduced which results in disabled access lift being required. Is there any potential to wrap a ramp around to do away with lift or lower level of commercial tenancy to be on grade/street level? Demonstrate how the park interface works out of hours Toilet on the ground floor – with the lobby being publicly accessible, there is concern about how this works particularly at night. Toilet for the commercial in lobby area needs to be handled carefully – demonstrate how this will not be a CPTED issue Consider removing a couple of apartments to get better internal flow, light and orientation – for instance it would be nice to be able to see out from windows at ends of corridors.
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> Consider rotating corner balcony to face north/east rather than south to maximize northern winter sun access where

	<p>applicable</p> <ul style="list-style-type: none"> Look into dropping the café lower – refer note above. Internal circulation upper floors with no views out – refer note above. Consider extending the central circulation all the way to the western edge of the building to let light in / create vista out.
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> Interface to the park and the security for the short stay - need to manage this interface
Principle 9 – Community	<ul style="list-style-type: none"> The level to the park should be reconsidered to activate the area - show how the community will access the café from the park
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> Mindful of services abutting neighbour. Consider the type of fencing to allow bins to be screened from view. Sections not provided – critical to review soil depth provisions

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> In regards to disabled access, emphasis should be equity for people with disabilities with other building users, creating a legible entry and a continuous streetscape. Consider seating feature to the café as an 'after hours' aspect of the café.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Internal landscaping is fragmented Interior climbing/hanging gardens are difficult to create and require careful coordination with landscape architect. The current planting areas are small and should be reconsidered together with the internal core arrangement to ensure that the desired outcome is achieved. Internal landscaping - the dimensions for the vertical landscaping are narrow. Coordinate with landscape architect to create large consolidated planting areas to achieve the desired effect. The vertical landscaping on the southern side under the building cantilever appears difficult to implement – clear glazing may be better to relate to the street. Quality of the atrium space is pivotal to the success of the landscaping and experience for building users.
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Disabled lift access needs to be at the main building entry. Quality of the atrium space will guide the success of this area, dependent on ventilation and light access. Need confidence that this will work. Further consideration of the core arrangement is required. Canopy is quite high above the footpath level and narrow width, how much meaningful shelter will this provide for pedestrians? Reconsider this element. Storage areas do not meet the minimum dimensions.
Principle 5 – Sustainability	<ul style="list-style-type: none"> Third and fourth floor plans include narrow windows. Opportunity to obtain more natural light and ventilation The ventilation of the atrium space – appears to be

	<p>limited and further information may be required as to how the air will move and circulate within the space - potential for additional modelling or mechanical advice to assure the panel that the dimensions of voids and openings are sufficient to achieve passive ventilation (stack effect)</p> <ul style="list-style-type: none"> • Apartments on the southern side will rely heavily on the ventilation from the atrium. Some wet areas may not be able to achieve an acceptable level of ventilation. Consider screens for the residents if they choose ventilation or privacy. • Consider screening on the doors for residents to choose for ventilation in the atrium
Principle 6 – Amenity	<ul style="list-style-type: none"> • The awning is high and slim does not provide adequate shelter for pedestrians - <i>see note on the canopy above for clarity</i> • Consider rearranging the central ground floor courtyard. Who would sit at the back of the courtyard area? Consider relocating seats to be closer the street and activity at the entrance. Improve the cohesiveness of the landscape in this courtyard area
Principle 7 – Legibility	<ul style="list-style-type: none"> • More consideration needed for the articulation of the entry to make it more legible
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Scheme has improved with modifications and the landscape architect input has improved the ground floor interface. • Extension of proposed al fresco in to the park is not supported by the City – the applicant needs to address the interface.

Conclusion:

DA can be submitted but a further referral to DRP will be required after lodgement.

5.05pm–5.30pm – Applicant’s Presentation – DA Lodged

3.3 Address: Nos. 18 Brentham Street, Leederville

Proposal: 20 two-storey Grouped Dwellings

Applicant: Property Development Solutions

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

Applicant’s Presentation:

The Applicant gave a PowerPoint presentation.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • The applicant needs to consider the detail of the front entry and garage interface to create clarity between the two elements and how that façade interfaces with the street. • Continuous ground floor garage elevation in addition to screening on the first floor creates a poor and inactive interface to the internal street of this proposed development. Consideration needed on how to redesign with greater articulation and individualisation of the terraces so it is not such a continuous solid blank and inactive frontage. Consider different Unit types (1 car bay or 2 car bays). Look at additional landscaping along the garage elevation to break up the continuous façade. • Laneway has potential to be similar to a London mews. This design of the internal street is more than about car access to parking. The street has to work for pedestrians walking into the development and building users looking out on to it. Design for more greenery in this street to encourage its use as an attractive place. • Consider terrace rhythm, perforations (balconies) and materials/colour of façade. • In regards to internal appearance and legibility when using the laneway directly from Brentham Street, the same architectural language is seen, therefore consider alternate materials/colours for the terrace at the eastern end. Create more quality at street level – more texture, materials and amenity. • Consider the fence design and how it will impact on the overall look from the adjacent street/park.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Consider additional landscaping in the central laneway and along the garage elevation to break up the continuous façade.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Adaptability of the houses - Consider alternative house types with a possible ground floor room that may be a bedroom and also consider reducing the car parking per unit (one bay minimum, not two as standard) in view of proximity to the town centre and public transport. • Consider removing or relocating the communal space, so it is not hidden behind a narrow entry, and given surrounding POS. Consider providing larger outdoor living areas, particularly to the units adjacent to the school, and improve dwelling amenity
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Communal area is sandwiched between existing multiple dwellings and proposed dwellings to the east. Do you think this is in the right spot? Will it be safe? Could it be better integrated into the development? • Courtyards on the northern boundary, narrow area facing solid fence, these might seem closed in with no passive surveillance due to blank wall, different for those orientated towards POS; they do not meet the minimum dimensions. These areas may feel constrained. • Consider the functionality of the courtyard the clothes line and possible air conditioning unit are likely to be in

	<p>this area.</p> <ul style="list-style-type: none"> • Avoid blank walls facing POS (ie no overlooking/surveillance) particularly on terrace ends as this creates zones of security and safety risk.
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Balcony sizes are narrow - how will these be useable? Consider using balconies to create some articulation or perhaps larger balconies to take advantage of the north facing aspect. Consider stepping some balconies facing the internal street to breakdown the linear façade plan at the upper level. • Consideration needed as to where will the aircon units and clothes drying will be located. • Continuous built form proposed. Consider individualising some of the grouped dwellings.
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> • Consideration needed for the fence height of solid (too high) and visually permeable areas for passive surveillance
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion: To be referred to back to DRP

5.35pm–6.00pm – Applicant’s Presentation – No DA Lodged

3.4 Address: Nos. 351 Stirling Street

Proposal: Seven Multiple Dwellings

Applicant: Wilt Design

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

Applicant’s Presentation:

The Applicant gave a PowerPoint presentation.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider the rearrangement of roofs to reduce potential impact on adjoining southern lot in terms of overshadowing and building bulk. • Concern for the lack of ground level activation in the streetscape. Activity at streetscape should be relatable (at human scale) to a person on street. Ground floor plan is currently dominated by carparking, bins and servicing. Maybe consider reconfiguring the communal area from the rear to the front. Look into the possibility of moving the rear unit to the front to help the
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	<p>streetscape or adding another room at ground level for the front unit.</p> <ul style="list-style-type: none"> Consider a space at the ground level that could be used. Entry into the front building could be more present on the street and provide activation. Considering neighbours context is positive.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> In regards to tree size referred to 400ml should this be 400L. Vertical planting will need a reasonable planting area to achieve its intended outcome. Consider introducing additional landscaping in the car parking area and driveway to create green links within the development.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Consideration needed for the additional overshadowing as a result of boundary walls. Reconsider the pitch on the roof to the northern side as this will decrease the shadow
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> More detail needed for the ground floor plan and vehicle manoeuvring bays to show how they will work. Visitor parking, how will a person realistically manoeuvre a car out of this bay?
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> Communal area behind rear unit this is hidden away, no passive surveillance and will not be used as much.
Principle 9 – Community	<ul style="list-style-type: none"> Consider more landscaping along driveway or redistribution of common area. If communal area at rear could be redistributed to the middle of the development between where the two buildings break to bring greenery forward. Communal space if remaining, consideration needed for privacy issue and potential noise to be addressed with the adjoining units
Principle 10 – Aesthetics	N/A
Comments	

Conclusion:

This application needs to be returned to the DAC. The applicant needs to address the site planning to achieve an active streetscape and improve the spatial arrangement of parking, entries and landscaping.

4. General Business**5. Close / Next Meeting**

There being no further business, the Chairperson, James Christou declared the meeting closed 6.00pm.

The next meeting will be held on 6 June 2018.



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 27 June 2018 at 3.30pm****Venue: Committee Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
Sasha Ivanovich (Chairperson)	Jay Naidoo (Manager Development & Design)
Simon Venturi	Joslin Colli (Coordinator Statutory Planning)
Joe Chindarsi	Rana Murad (Senior Urban Planner)
Tom Griffiths	Remajee Narroo (Senior Urban Planner)

Applicant-Item 3.1Applicant-Item 3.2

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

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm.

2. Apologies – 27/6/17 - Tom Griffiths**3. Business****4.00pm–4.40pm – Applicant Presentation – DA Lodged****3.1 Address:** 9-11 and 15 Money Street, Perth**Proposal:** Five storey mixed use development**Applicant:** Allerding and Associates on behalf of Reside on
Money Pty Ltd**Reason for Referral:** For the DRP to consider the changes made by
the applicant in response to the previous DRP comments and
recommendations of 23 August 2017

Discussion:

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

Applicant's Presentation:

The Applicant did not attend the meeting on 27 June 2018.

A meeting was scheduled for 4 July 2018 to allow the applicant to present.

Recommendations & Comments by DRP (using the Built Form Policy Design Principles) on 23 August 2017:

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Reduce the glazing treatment at ground floor and integrate the octagonal/honeycomb framing proposed at upper levels. Streetscape elevation to be more fine grained working into the character of the existing streetscape. • Consider the upper floors being set back further from Money St frontage, to reduce the bulk impact on the street. • Building overpowers existing heritage single storey dwellings on both sides. • Look at the neighbouring heritage building, identify some of the strong features and reinterpret these into the façade at ground level and on lower floors particularly. This will assist the project in fitting in with the established identity of the area.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscaping should be increased to comply with the City's requirements. Calculate soft and hard landscaping areas. • Consider use of landscape planters at balustrades to assist in ameliorating overlooking impacts. Consider a more integrated approach in relation to landscape, overlooking issues and the façade design by possibly utilising the honeycomb framework as a structure to grow plants and hang privacy screening from. • On communal corridors, consider locating planter boxes in front of bedroom windows to increase sense of privacy/protection.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Concern that the height is above the direction set by Council. • Consider pulling back the roof so the building presents as a 4 or 5 storey building. • Consider pushing the residential entry (two storey volume) back behind the rest of the three storey volume to break up the bulk. • If the car parking is not supported consider peeling down the upper floors. • Shorten/pull back corridors where not necessary to access apartments in order to assist with minimising bulk and scale of the proposal (refer to rear).
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Consider relocating the lift and stairs as it is within the setback area, very visible from Newcastle Street and has a negative impact on the adjoining heritage houses. Possibly move into central commercial tenancy (behind commercial area) to reduce the bulk/mass, and create opportunity for visitor parking to be located where directly accessible from the street in front of parking area security gates with lobby possibly setback from street boundary. • Consider reducing size of to allow windows to bathrooms on front units and create further cross ventilation to units. • Consider the introduction of a mix of dwelling types, possibly changing 2 bedroom apartments to 3 bedroom apartments to reduce car parking. Consider moving the solar panels to the rear blank elevation.

Page 2 of 10

Principle 5 – Sustainability	<ul style="list-style-type: none"> • Passage way access to street facing units does not provide adequate privacy, natural light and noise protection to bedrooms of these units, particularly the middle unit. Consider a light well across passage & bedroom wall, to middle unit near the passageway. (I thought this didn't work Sasha because of the change in building configuration above?) Relocation of lift and stair to a central location may resolve this issue if adopted.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Ceiling height for the ground floor (commercial tenancy) should be 3.5m (deemed to comply requirements). • Reconsider the position of the visitor car parking bays. Moving entry, lobby, lift and stairwell back from front boundary may resolve this issue. Consider cash-in-lieu if no solution to the visitor car parking position. Visitor car parking is supported in front of the gate. If the visitor car bays are behind the gate a management plan will need to be submitted. • Consider widening the lounge rooms as 3m is very tight and not flexible to accommodate seating arrangements. • Look at the placement of windows/bed and location of walk ways – impact on amenity in particular on 1st floor. • Ensure all balconies achieve a minimum dimension of 2.4m in depth.
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	<ul style="list-style-type: none"> • Integrate the aesthetics between the upper and lower portions of the building. If the honeycomb motif is chosen, it should work its way down so it reads like one building.
Comments	<ul style="list-style-type: none"> • Show existing/adjoining buildings and deemed to comply future building envelopes on elevations and 3D perspectives as well as over-shadowing diagram. • Provide further justification for parking shortfall. • Provide further information to justify current height. Demonstrate what consideration has been provided to address impact of additional height in this context. Provide outline as to how the proposal would positively contribute to the locality and community. • Rear setbacks do not comply - provide justification. If a LDP is submitted, it will need to demonstrate how it would impact/contribute to the community, by reference to site context, impact of overshadowing, streetscape interface etc. • It is suggested that community consultation is undertaken before submitting a DA. • If car hire/shared car use is proposed, what land use classification would apply. • An arborist assessment will need to be submitted for the existing verge trees. • The Built Form Policy was developed in response to community concerns raised in response to previous projects that set bad precedents. • Any LDP that seeks to increase height limits would need to align with the intent of the BFP and limit development to the site boundary at lower floors whilst providing setback to upper floors to reduce bulk and scale and to step down in height to the neighbouring adjoining single residential buildings. This proposal is yet to demonstrate this approach. <p>If the intent is to commit to the design quality requirements of Part 4 of the draft Design WA policy, then the planning would</p>

	<p>need to be reconsidered. There appears to be many areas in the current proposal that would not meet these requirements. A high-quality positive contribution to the locality should be offered to make it an attractive proposition to the City and the community.</p> <p>A sample of elements that could be offered as an incentive for the City of Vincent / local community to consider can include;</p> <ul style="list-style-type: none"> • Character • Pedestrian amenity • Public domain interface / active frontages – retail “encouraged” • Permeability – included however proposed linkages are outside ownership and control. • Diversity of accommodation • Affordable housing / Key worker housing • Diversity of land uses • Any community facilities sought by the city • Landscaping intent / retention of trees • Communal / public areas • Sustainability targets • Community benefits. Refer Melville Canning Bridge Structure Plan and Design WA section on Incentives for a range of elements the City could benefit from. <p><u>For more, refer to Design WA Draft Apartment Design Guide, 2.11 Incentive based development standards and Appendix 2 – List of potential incentives – based development standards</u></p>
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Recommendations & Comments by DRP (using the Built Form Policy Design Principles) from the meetings held on 27 June 2018 and 4 July 2018:

<p>Principle 1 – Context and Character</p>	<ul style="list-style-type: none"> • Setbacks, sensitivity to context and materiality has significantly improved from the previously submitted drawings • Top Storey roof form & material colour significantly increases bulk and does not reduce impact of the additional storey proposed. Consider what action can be taken to reduce bulk impact of building roof and large blank walls on the top storey. • Consider developing a single cohesive design language for the façade elements from the triangular planters and honeycomb wall pattern. • Consider further refining the design language between triangular planters on balconies with the balconies blank walls and surfaces, as well as glass balustrading to ensure a cohesive whole • Interface with heritage dwellings on the south side requires improvement. Reference the development across the road that incorporates render and face brick and presents a vertical rhythm. • The current proposal incorporates only lightweight and modular elements. A very linear approach to the side facades is not consistent with the front façade. Blank side boundary are compliant in relation to required setbacks however more detail is required to demonstrate a suitable response in relation to heritage context within which they are located - in materiality or articulation • The use of face brickwork elements is currently not proposed but would be encouraged to tie in with the existing context and character. Consider interpreting
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	<p>vertical elements of front façade to the side elevation. Consider shifting the bulk of unit 6 further back to mediate and provide transitioning in bulk/massing between the adjoining single storey heritage and the proposed. Provide a vertical reference point if wall cannot be articulated or set back to dwelling. In order to consider additional height on the overall site. A better transition to the adjoining heritage site needs to be demonstrated.</p> <ul style="list-style-type: none"> • Less than half of the ground floor facade has been activated to the street. Further consideration is required to improve activation. Car share use is not an ideal way to achieve street activation. Explore whether this be incorporated within bays to the rear. • Demonstrate further as to how the rear of the building responds to its context • Consider further as to how the building on street side can be articulated to achieve a better relationship between various floors/levels. Effort has been made to introduce depth in the façade but scale and relationship has not been considered. • Consider recessing building where the tree canopies are present to give the trees more room. Consider incorporating windows in the solid sections of wall facing the street and how this works with the materiality of the top storey • Considerable articulation has been provided on the street facing façade. This is not as evident on the sides. Consider introducing more detail to break up bulk on the side elevations. • Terrace on second floor doesn't create much attraction – refer to later comments in Principle 6 - Amenity section. • Provide further finer detailing of façade materials.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • It is noted that the existing trees overhang the property boundary. Consider how the tree canopies can be retained and the building design responds to the tree canopy. • Walkways on level 1-5 provide no privacy from people walking by the apartments next to bedroom windows. Consider relocating some planting, against units, to provide some privacy to these units • Planter dimensions on the podium level where a tree is shown, consider modulating so that you can get enough soil around the tree. • Suggest trees be located/prioritised to edges to assist in softening impact of the development to adjoining neighbours • Some deep soil zones are in private areas - these may be compromised if tenants remove landscaping. Consider management plan to address this. • Consider some canopy or shade structures to roof deck. These should be setback from the edges of the balcony on the front and sides to minimise visual impact but provide a level of amenity for occupants. Consider installing a light weight, translucent frame or solar gazebo structure-to a third of the deck (so that it is not visible on street) of the deck.

Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Toilet on 5th floor would be better located on the roof deck level. It will help reduce the bulk of the uppermost level and be more functional for roof deck users. • Elevation material – The millboard element is prominent solid and bulky. Consider if this surface treatment could be broken up with window to reduce bulk and provide light and outlook. Consider use of face brickwork in lieu of timber claddings as noted previously to better tie in with context and character of the surrounding area.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Unit planning requires further work. Consider how more usable functional use of space can be provided. Bathroom areas to units 11 & 16 could have windows to outside/passage instead of plumbing service duct flanking the passage. • Crossover abuts street tree • Units 7,8,9,12,13,14 lounge size and kitchen locations require more consideration. Check that sufficient space has been provided for usability. • Street fronting units - bedroom on north east end where facing back internally and wing of balcony cuts across is an issue. There is no access from these bedroom to large unit balcony on first 4 levels typically. Unit 16 balcony off front bedroom, and has only 1 door from dining room. The adjoining kitchen has no window. Consider replanning the layout so that the open plan spaces have better access to the balconies. • Access to stairs at ground floor is from behind secure gates, not from the lobby. Consider providing access to stair from the lift lobby if compliance allows. • Consider providing a window to the solid wall adjoining stairwell/lift core - vertical glazing to reduce bulk of wall, in brick finish to tie into ground floor • Store rooms 4 and 5 are quite far from the units. Consider relocating them closer to these units
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Commercial tenancy access to toilet on ground level requires going out and going down side of property to access. Consider providing more convenient access to this toilet. • Second floor communal area is located on the southern side of the building. It has poor solar access, and it is questioned whether this area would be regularly utilised. Consider relocating it to the roof deck, and privatising this area to Unit 11, with corresponding openings and access out. • Unit 10 layout will not allow for much natural light. Consider providing access to balcony from the master bedroom. • Shared corridors adjoining bedrooms would present a noise issue. Consider relocating windows to face out, instead of on to the corridor where possible • There is a lack of privacy to bedrooms on upper storeys where passageways adjoin windows. Consider providing a landscape buffer between windows and

	<p>public corridors to units 7- 22</p> <ul style="list-style-type: none"> Consider a more direct access from lift and stairs to the roof deck instead of the one provided alongside the unit from southern side. Upper floor units bathrooms and en-suites - provide windows where located on external wall. Unit 15: bed head could be flipped to north side and have a highlight to the north as well as have a sliding door access to balcony Unit 16: Replan so that open plan areas have direct access to balcony space as per Unit 15. Current plan provides poor access from living areas to balcony. Bedroom could be positioned where current kitchen is located, with access to balcony. Unit 6: Privacy to the bedrooms on the side boundary: Consider providing some screening or create private courtyard for bedroom as per Unit 4 to separate from passageway. Unit 4: If Air Con enclosure is located to the opposite wall of the balcony, then there could be sliding door access provided from bedroom
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	<ul style="list-style-type: none"> Consider a better parking layout to the one provided with visitor bays located behind the security gate, which is not acceptable.
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> ESD submitted

Conclusion:

To be returned to DRP.

4.45pm–5.25pm – Applicant’s Presentation – a JDAP has been lodged

3.2 Address: No. 212 Carr Place, Leederville

Proposal: Five Storey Mixed Use Development

Applicant: Urbanista Town Planning on behalf of Carrier and Postmus Architects

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 7 February 2018.

Recommendations & Comments by DRP (using the Built Form Policy Design Principles) on 7 February 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> Consider the symmetry of the awning and how it can contribute to better define residents entry Consider using heavier/solid material such as in-situ concrete for the base element (including the awning) to maintain consistency with what the form suggests – a carving out of a solid shape.
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	<ul style="list-style-type: none"> Consider integrating the artwork into the panels of the blank side walls at a larger rather than finer scale. An integrated approach is favoured over a mural. Consider the quality, durability and integrity of the finish to provide a good outcome.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Have regard to landscaping maintenance when considering landscaping. Demonstrate the viability of the landscaping considering it will be in winter shade and summer sun. Provide more detail on the landscaping proposed to demonstrate compliance with City's landscaping requirements.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> The apartments are considered generous in size. Consider tightening up the apartments to achieve compliance with side setback requirements. Consider reducing the upper floor to reduce the scale and bulk.
Principle 4 – Functionality and build quality	
Principle 5 – Sustainability	
Principle 6 – Amenity	<ul style="list-style-type: none"> When/if neighbouring development occurs, development on the boundary would enclose the setbacks and limit penetration of daylight and ventilation creating "snorkels". Consider increasing the side setback / reduce the width of the living spaces to improve daylight and ventilation to bedrooms. Consider privacy for the balconies of the apartments facing the laneway. Take into account the outlook of the balconies and what they will be looking at. Consider providing movable screening on the rear balconies similar to the front façade to provide additional privacy and sun control.
Principle 7 – Legibility	<ul style="list-style-type: none"> Ensure that the main entry point to the development will be legible if neighbouring future development is to the boundary and visibility of the canopy "cutaway" corner is reduced. The location of signage for the commercial tenancies should be considered and nominated on drawings for approval.
Principle 8 – Safety	<ul style="list-style-type: none"> Ensure that entry design applies acceptable design principles.
Principle 9 – Community	<ul style="list-style-type: none"> Consider how communal landscaped areas might be utilised to encourage interaction between occupants.
Principle 10 – Aesthetics	<ul style="list-style-type: none"> Currently the fine detail of the materials (as implied by the plans) compliment and lighten the simple nature of the building mass. Ensure the integrity of this is maintained.
Comments	

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

The Applicant did not make any changes to the drawings presented in previous meetings.

Principle 1 – Context and Character	<ul style="list-style-type: none"> DRP remains supportive of the architectural expression of this proposal however no changes were made to the drawings from the previous meeting so all previous comments have not been addressed and are still applicable. Good street interaction and frontage has been provided on ground level Upper floor is well setback to reduce impact of the development Consider treating top level materiality in a slightly different way to reduce impact - a shift light weight
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	<p>cladding material, with receding tone would assist in this regard.</p> <ul style="list-style-type: none"> As the side elevations will be exposed to the street with no development on either side likely for a considerable period, due to them being strata titled the proposed artist treatment of side walls is supported. Its impact will be considerable. Submit a further developed treatment and concept development of the artwork/ mural intended for the side elevations using a large scale approach rather than finer grained intricate approach which will be visible and prominent from a distance. Consider further recessing top storey from the side boundaries to reduce their impact of bulk of the overall building form
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Quality of landscaping looks good incorporating archway references from the elevation. Deep soil is potentially short – applicant to liaise with the City on this. Opportunities exist for additional landscaping. Explore a greater setback to meet compliance to the front of the development, thereby possibly assisting with any deep soil and landscape area shortfalls. Applicant to confirm the landscaping plan has been generated by a landscape architect.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> DRP is supportive of proposed nil setback to side boundaries, preferred in this case to the alternative, multiple breaks in the building side/boundary walls Front setback is not compliant. As proposed it may set a negative precedent for the existing streetscape. Additional setback here may provide some deep soil opportunities as previously noted above.
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	<ul style="list-style-type: none"> Big windows are present on west elevation with no shading
Principle 6 – Amenity	<ul style="list-style-type: none"> Central communal area openness is good
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion: To be returned to DRP following lodgement of DA.

4. **General Business**
Nil

5. **Close / Next Meeting**

There being no further business, the Chairperson, James Christou declared the meeting closed 5.45pm.

The next meeting will be held on 18 July.



MINUTES

ORDINARY COUNCIL MEETING

TIME: 6.00PM

5 JULY 2018

CITY OF VINCENT

*Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park*



CONTENTS

1	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS.....	3
2	ELECTION OF CHAIR.....	3
3	ELECTION OF DEPUTY CHAIR.....	3
4	ATTENDANCE/APOLOGIES/ LEAVE OF ABSENCE	4
5	DECLARATION OF INTERESTS.....	5
6	PUBLIC QUESTION TIME	5
7	ANNOUNCEMENTS BY THE PRESIDING PERSON	5
8	APPLICATIONS FOR LEAVE OF ABSENCE	5
9	PETITIONS / DEPUTATIONS / PRESENTATIONS	5
10	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	5
	10.1 ORDINARY COUNCIL MEETING – 31 May 2018	5
11	CHIEF EXECUTIVE OFFICER REPORTS	6
	11.1 FINANCIAL STATEMENTS FOR THE MONTHS ENDED	
	30 April 2018 AND 31 May 2018.....	6
	11.2 LIST OF PAYMENTS MADE FOR THE MONTHS ENDED	
	30 April 2018 AND 31 May 2018.....	8
	11.3 BUDGET APPROVAL – FINANCIAL YEAR 2018/19	9
	11.4 EXTERNAL AUDIT COMMITTEE MEMBER APPOINTMENT	17
12	MEMBERS INFORMATION BULLETIN – ISSUE NO. 42	18
13	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	18
15	URGENT BUSINESS.....	18
16	QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN	18
17	MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC.....	19
	17.1 CEO CONTRACT OF EMPLOYMENT	19
18	NEXT MEETING	21
19	CLOSURE	21

MINDARIE REGIONAL COUNCIL
ORDINARY COUNCIL MEETING MINUTES – 5 JULY 2018

Page 3

Prior to taking their seats for the meeting each member elected by the Member Councils, made the required Declaration of Elected Member for the position of Councillor of the Mindarie Regional Council (MRC) in accordance with the Transitional Provisions of the Local Government Act 1995 (Schedule 9.3) using s702 of the Local Government Act 1960 (repealed).

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The acting CEO declared the meeting open at 6.00 pm.

2 ELECTION OF CHAIR

The acting CEO advised Council that he had received a nomination from Cr Fishwick nominating Cr Boothman for the Chairperson's role.

The acting CEO asked Cr Boothman if he accepted the nomination and Cr Boothman confirmed that he accepted the nomination.

The acting CEO asked if there were any further nominations.

No further nominations were made.

The acting CEO declared Cr Boothman elected unopposed as the Chairperson.

3 ELECTION OF DEPUTY CHAIR

The Chair advised Council that the acting CEO had received a nomination from Cr Fishwick nominating Cr Norman for the Deputy Chairperson's role.

The Chair asked Cr Norman if he accepted the nomination, Cr Norman confirmed that he accepted the nomination.

The Chair asked if there were any further nominations.

No further nominations were made.

The Chair declared Cr Norman elected unopposed as the Deputy Chairperson.

4 ATTENDANCE/APOLOGIES/ LEAVE OF ABSENCE

Councillor Attendance

Cr D Boothman JP (Chair)	City of Stirling
Cr M Norman (Deputy Chair)	City of Joondalup
Cr R Fishwick JP	City of Joondalup
Cr A Hammond	City of Perth
Cr F Cvitan JP	City of Wanneroo
Cr R Driver	City of Wanneroo
Cr A Guilfoyle	City of Stirling
Cr S Proud JP	City of Stirling
Cr K Sargent	City of Stirling
Cr K Shannon	Town of Cambridge
Cr S Gontaszewski	City of Vincent

Apologies

Cr E Cole	City of Vincent
Cr K Vernon	Town of Victoria Park
Cr E Lumsden	City of Perth

Leave of Absence

Nil

Absent

Nil

MRC Officers

Mr G Hoppe (A/Chief Executive Officer)
Mr A Slater (A/Director Corporate Services)
Ms D Toward (Executive Support)
Ms S Cherico (Human Resources Officer)

MRC Observers

Nil

Member Council Observers

Mr A Murphy (City of Vincent)
Ms R March (City of Joondalup)
Mr B Twine (MRC)
Mr J Wong (Town of Victoria Park)
Mr C Colyer (Town of Cambridge)
Mr S Cairns (City of Stirling)
Mr H Singh (City of Wanneroo)
Mr P Crabbe (City of Stirling)
Mr I Hunter (City of Stirling)

Visitors

Ms M Hanson (LOGO Appointments)

Members of the PublicNil

MINDARIE REGIONAL COUNCIL
ORDINARY COUNCIL MEETING MINUTES – 5 JULY 2018

Page 5

Press
Nil

5 DECLARATION OF INTERESTS

Interest Type	Financial Interest
Name and Position of Person	Gunther Hoppe, Acting Chief Executive Officer
Report Item No and Topic	17.1 CEO Contract
Nature of Interest	The CEO contract is under consideration

Interest Type	Impartiality
Name and Position of Person	Cr David Boothman
Report Item No and Topic	11.4 Audit Committee Member
Nature of Interest	Andrew Burchfield (applicant known to David Boothman)

6 PUBLIC QUESTION TIME

Nil

7 ANNOUNCEMENTS BY THE PRESIDING PERSON

Nil

8 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

9 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

10 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

10.1 ORDINARY COUNCIL MEETING – 31 May 2018

The Minutes of the Ordinary Council Meeting held on 31 May 2018 have been printed and circulated to members of the Council.

RESPONSIBLE OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting of Council held on 31 May 2018 be confirmed as a true record of the proceedings.

Cr Fishwick moved, Cr Cvitan seconded

RESOLVED

That the recommendation be adopted.

(CARRIED 11/0)

11 CHIEF EXECUTIVE OFFICER REPORTS

11.1 FINANCIAL STATEMENTS FOR THE MONTHS ENDED 30 APRIL 2018 AND 31 MAY 2018	
File No:	FIN/5-07
Appendix(s):	Appendix No. 1 Appendix No. 2
Date:	14 June 2018
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this report is to provide financial reporting in line with statutory requirements which provides useful information to stakeholders of the Council.

BACKGROUND

Reporting requirements are defined by Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996.

The financial statements presented for each month consist of:

- Operating Statement by Nature – Combined
- Operating Statement by Nature – RRF Only
- Operating Statement by Function
- Statement of Financial Activity
- Statement of Reserves
- Statement of Financial Position
- Statement of Investing Activities
- Information on Borrowings
- Tonnage Report

DETAIL

The Financial Statements are for the months ended 30 April 2018 and 31 May 2018 and are attached at **Appendix No. 1 and 2** to this Item. The Tonnage Report for the 11 months to 31 May 2018 is attached at **Appendix No. 3**.

The complete suite of Financial Statements which includes the Operating Statements, Statement of Financial Position, Statement of Financial Activity and other related information are reported on a monthly basis.

The estimates for Provisions for Amortisation of Cell Development, Capping and Post Closure expenditure are based on the estimated rates per tonne calculated with reference to estimated excavation cost of various stages of the landfill and the life of the landfill. An adjustment is made (if necessary) at the end of the year based on actual tonnages on a survey carried out to assess the "air space" remaining and other relevant information.

MINDARIE REGIONAL COUNCIL
ORDINARY COUNCIL MEETING MINUTES – 5 JULY 2018

Page 7

Summary of results for the eleven-month period ended 31 May 2018

	Actual	Budget	Variance
	t	t	t
Tonnes – Members	247,359	243,969	3,390
Tonnes – Others	14,474	15,119	(645)
TOTAL TONNES	261,833	259,088	2,745
	\$	\$	\$
Revenue – Members	43,507,868	42,905,744	602,124
Revenue – Other	6,174,817	5,065,170	1,109,647
TOTAL REVENUE	49,682,685	47,970,914	1,711,771
Expenses	48,126,073	48,243,224	117,151
Profit on sale of assets	8,585	8,586	(1)
Loss on sale of assets	-	-	-
NET SURPLUS	1,565,197	(263,724)	1,828,921

Commentary

Member tonnes for the year to May 2018 are tracking above budget, mainly due to the extra City of Stirling tonnages. Trade and casuals are 645 tonnes behind budget. The net variance to budget of \$1,828,921 reflects the ongoing reduction in budgeted tonnage and RRF operating expenditures, offset by decreased tonnage related expenditure (DWER Levy). The net forecast position for the end of the year was forecast to be a deficit of \$1.8m, however this has improved significantly as a result of some unforeseen changes, including:

- City of Stirling extra tonnage in the last quarter (during Balcatta maintenance); and
- Higher sale of Renewable Energy Credits (RECs) than what was anticipated

The overall trend of reduction in waste to landfill is consistent with the MRC's vision of 'Winning Back Waste', but will over time see the cost per tonne to landfill for the remaining waste increasing proportionally.

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Financial Statements set out in Appendix No. 1 and 2 for the months ended 30 April 2018 and 31 May 2018 are received.

Moved Cr Norman, seconded Cr Fishwick

RESOLVED

That the recommendation be adopted
(CARRIED 11/0)

MINDARIE REGIONAL COUNCIL
ORDINARY COUNCIL MEETING MINUTES – 5 JULY 2018

Page 8

11.2 LIST OF PAYMENTS MADE FOR THE MONTHS ENDED 30 APRIL 2018 AND 31 MAY 2018	
File No:	FIN/5-06
Appendix(s):	Appendix No. 4 Appendix No. 5
Date:	13 June 2018
Responsible Officer:	Acting Director Corporate Services

SUMMARY

The purpose of this report is to provide details of payments made during the periods identified. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council meeting be presented to Council.

COMMENT

The lists of payments for the months ended 30 April 2018 and 31 May 2018 are at **Appendix 4 and 5** to this Item and are presented to Council for noting. Payments have been made in accordance with the delegated authority to the CEO which allows payments to be made between meetings. At the Ordinary Council Meeting held on 14 September 2017, 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 MRC is able to claim this tax as an input credit when GST remittances are made each month to the Australian Tax Office.

Months Ended	Account	Vouchers	Amount
30 April 2018	General Municipal	Cheques	\$12,314.10
		EFT	\$5,926,166.56
		DP	\$421,230.52
		Inter account transfers	\$2,500,000.00
		Total	\$8,859,711.18
31 May 2018	General Municipal	Cheques	\$4,862.51
		EFT	\$2,639,906.87
		DP	\$267,191.88
		Inter account transfers	\$0.00
		Total	\$2,911,961.26

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the list of payments made under delegated authority to the Chief Executive Officer, for the months ended 30 April 2018 and 31 May 2018, be noted.

Moved Cr Sargent, seconded Cr Cvitan

RESOLVED

That the recommendation be adopted

(CARRIED 11/0)

11.3 BUDGET APPROVAL – FINANCIAL YEAR 2018/19	
File No:	FIN/146
Appendix(s):	Appendix No. 6
Date:	14 June 2018
Responsible Officer:	Acting Director of Corporate Services

SUMMARY

The purpose of this Item is to present the Budget for 2018/19 to the Council for approval and adoption.

BACKGROUND

The 2018/19 budget process commenced in March 2018 and included one workshop held with Councillors and Officers on 31 May 2018.

The underlying operating budget has been developed from a 'zero base' in discussion with the managers across the business and has been reviewed in detail to ensure that the Mindarie Regional Council (MRC) continues to deliver its current service offering in an efficient, cost effective manner.

The budget has been premised largely on a 'business-as-usual' basis. In addition to the MRC's normal operations however, a redesign of the transfer station at Tamala Park has been included in this year's budget of \$200k and \$522k for new leachate processing infrastructure.

The budget also contemplates the MRC continuing in its waste supply deed with the Western Metropolitan Regional Council (WMRC), whereby the MRC will supply up to 24,000 tonnes of Municipal Solid Waste (MSW) to the WMRC and in return, the WMRC will supply the MRC with an equivalent amount of processed residues. This will assist the WMRC in meeting its contractual obligations in respect of the DiCom facility. The arrangement has been structured in such a way that it has no impact on the MRC's gate fee.

Some of the significant changes between the 2017/18 and 2018/19 budgets include:

- A decrease in expected Member tonnes from 252,090 to 200,442 tonnes (20%) based on information provided by the member councils;
- The inclusion of \$300k of project costs for the Face Your Waste campaign
- The inclusion of \$522k of project costs for the environmental leachate processing project
- The inclusion of the transfer station redesign project of \$200k
- The increase of the landfill levy from \$65 to \$70 per tonne landfilled, effective from 1 July 2018.

The table below outlines the changes in the Members' and Non-members' gate fees (excluding GST) for the 2017/18 financial year.

	2018/19	2017/18 Mid Year	2017/18
Members' Gate Fee	\$205.00	\$180.00	\$174.00
Non-members' Gate Fee	\$192.72	\$190.91	\$190.91

This represents an increase of \$31 per tonne (15%) year-on-year in the Members' gate fee. This increase in the Members' gate fee is driven primarily by the tonnage reduction and the per tonne increase in the DWER landfill levy (\$5).

The Non-members' gate fee has been increased by an inflationary increment of \$1.81 per tonne.

DETAIL

Budget 2018/19

The Budget for 2018/19 has been set to achieve a \$2.1 million surplus. The proposed surplus has been set intentionally to assist with the funding of long-term site post closure liabilities and to re-establish (in part) the participants' surplus reserve if necessary by end June 2018.

Significant changes in year-on-year operating costs are outlined in more detail below.

Employee costs

Employee costs have decreased by \$347k which is primarily driven by savings in the landfill area due to a change in roster structure to address the reducing tonnages.

Consultants and contract labour

Consultants and contract labour has decreased by \$517k mainly due to waste audit budget not being needed for the 18/19 budget year.

RRF costs

The RRF costs have increased by \$1.9m directly attributed to the increase in MRC members' gate fee, and contractual indexed increase in the contractor's fees.

WMRC processing costs

The 2018/19 budget includes a \$4,920,000 expense in respect of 24,000 tonnes which the MRC is contracting to deliver to the WMRC for processing, which is the subject of a separate report to Council. These tonnes will be processed by the WMRC and they will charge the MRC a fee equivalent to the MRC Members' gate fee of \$205 per tonne.

This expense is offset by an equal revenue amount whereby the MRC will receive 24,000 tonnes of residue from the WMRC for landfilling at Tamala Park, for which the WMRC will be charged the MRC Members' gate fee of \$205 per tonne. The net financial effect of the transaction will be nil.

DWER Landfill Levy

The Department of Water and Environmental Regulation (DWER) landfill levy expense has decreased by \$2.3m which primarily reflects the increase in the levy from \$65 to \$70 per tonne offset by a reduction in the number of tonnes being landfilled for the year.

There is no clarification of any further increases after this budget year as yet.

Tonnages

Approximately 200,442 tonnes (Budget 2017/18: 252,090 tonnes) of waste are expected to be delivered to the MRC by Member Councils during the course of the year.

Of this, 100,000 tonnes (Budget 2017/18: 100,000 tonnes) is expected to be diverted to the RRF, which will in turn generate 48,700 tonnes (Budget 2017/18: 48,700 tonnes) of residue which will be sent back to Tamala Park. The RRF waste diversion target is set at 51.3%.

Non-members are expected to deliver 15,800 tonnes (Budget 2017/18: 16,400 tonnes) to Tamala Park.

Capital Expenditure

The following capital expenditures have been included in the Budget for 2018/19:

New capital expenditures

		\$
• Office furniture and equipment		72,300
- Furniture and equipment	7,300	
- Air Conditioning Units	65,000	
• Computer equipment		105,500
- Server upgrades	19,000	
- Admin server UPS and desktops	26,500	
- Document management system	60,000	
• Plant and equipment		2,594,000
- Repl. Bomag Compactor	1,700,000	
- Repl. Sumitomo Excavator	150,000	
- Repl. Small Vehicles (x4)	152,000	
- Repl. Komatsu Loaders (x2)	190,000	
- Repl. Skid Steer Loader	15,000	
- Repl. 30T Dump Truck	55,000	
- Repl. Hook Lift Bins (x6)	72,000	
- Repl. Tarpomatic Tarps (x2)	25,000	
- Small Equipment and radios	10,000	
- Cardboard Compactors (x2)	225,000	

MINDARIE REGIONAL COUNCIL
ORDINARY COUNCIL MEETING MINUTES – 5 JULY 2018

Page 12

• Infrastructure		1,145,340
- Gas monitoring units	35,000	
- Leachate treatment project	522,000	
- Environmental drilling	115,000	
- Airwell pumps (x2)	16,000	
- Irrigation new shop	10,000	
- Compressor back up	44,121	
- Transfer station extension	200,000	
- Cell development lining	203,219	
		3,917,140

Carried forward capital expenditures

• Cardboard compactors	50,000
• New telephone system	15,000
• Repl. Toyota Forklift	28,000
• Repl. Komatsu Loaders (x2)	580,000
• Repl. Excavator	200,000
• Repl. Skid steer loader	90,000
• Repl. 30T Dump truck	360,000
• Kitchen, ablution upgrade tipface	20,000
• Weighbridge RRF	20,000
• Weighbridge TP	20,000
• Recycling centre renovations	145,296
	1,528,296

Total Capital expenditure	5,445,436
----------------------------------	------------------

Reserves

The revised Cash Backed Reserves with the projected balances at 30 June 2019 are expected to be as follows:

Site rehabilitation Reserve

Estimated balance at 30 June 2019: \$10,582,944

Purpose: *To be used to fund post closure site rehabilitation costs associated with the Tamala Park landfill site.*

A transfer of \$395,588 to this reserve is anticipated during the course of the 2018/19 financial year with no anticipated drawdowns on the reserve.

This will result in a funded reserve of approximately \$10.5 million to cover an estimated post closure liability of approximately \$15.9 million. As a result, the post closure liabilities will be 68% funded. This means that funding for these liabilities is lagging behind where it should be when compared with the amount of the landfill capacity that has been consumed (approximately 80%). The unfunded portion of the post closure liabilities will need to be funded over the remaining life of the landfill.

Reserve for Capital Expenditure

Estimated balance at 30 June 2019: \$708,348

Purpose: *To be used to fund the ongoing capital expenditure requirements.*

A transfer of \$5,445,436 to this reserve is anticipated during the course of the year with drawdowns to fund capital expenditures of \$5,445,436 withdrawn from the reserve.

Participants' Surplus Reserve Account

Estimated balance at 30 June 2019: \$2,000,000

Purpose: *To be used to fund any deficit or part of a deficit as shown in the annual financial report of the MRC.*

No allocations are proposed to this reserve in the 2018/19 financial year.

Carbon Abatement Reserve

Estimated balance at 30 June 2019: \$491,076

Purpose: *To be used to fund carbon abatement projects.*

MRC plan to investigate the suitability of solar being installed to the new recycling shop upon completion of the renovations.

Surplus

The budget shows a forecast surplus of \$2.1 million. It is proposed that the surplus will be allocated in part to the Site Rehabilitation Reserve and in part to the re-establishment of the participants' surplus reserve.

Funding Plan

- Operational expenditures will be funded from the proceeds of the Members' and Non-members' gate fees.
- Capital Expenditure will be funded from the Capital Expenditure Reserve.

SUMMARY OF APPENDICES

Attachment to this Item is as follows:

- Appendix No. 6 – Statutory Budget and Supplementary Information

CONSULTATION

One workshop for Councillors and Officers was conducted in May 2018 to discuss the 2018/19 Budget. The participants indicated that they did not feel a second budget workshop was required. Feedback from the workshop has been taken into account in compiling this final draft of the budget.

STATUTORY ENVIRONMENT

Budget approval is required by end of August 2018 in accordance with section 6.2 of the Local Government Act 1995 (as amended).

Modifications of existing reserves and creation of new reserves is done in compliance with section 6.11 of the Local Government Act 1995 (as amended).

POLICY IMPLICATIONS

The 2018/19 budget process is consistent with existing MRC policy.

FINANCIAL IMPLICATIONS

The Members' gate fee will be set at \$205 per tonne (excluding GST) for the 2018/19 financial year.

The Non-members' gate fee will be set at \$192.72 per tonne (excluding GST) for the 2018/19 financial year.

An estimated surplus of \$2.1 million is budgeted for the 2018/19 financial year.

Capital expenditure of \$5,445,436 is budgeted for the 2018/19 financial year, of which \$1,528,296 is carry forward expenditure.

STRATEGIC IMPLICATIONS

The Budget for 2018/19 has been derived from the MRC's Strategic Community Plan, the Corporate Business Plan, the Asset Management Plan, the Workforce Plan and the 20 year Financial Plan and is consistent with these documents, in compliance with section 6.2(2) of the Local Government Act 1995 (as amended).

In developing the 2018/19 budget, the funding required for the activities outlined in the Corporate Business Plan have been taken into account.

MINDARIE REGIONAL COUNCIL
ORDINARY COUNCIL MEETING MINUTES – 5 JULY 2018

Page 15

VOTING REQUIREMENT

Absolute Majority

ADDITIONAL COMMENTS

Subsequent to the budget workshop held on 31 May 2018, the following material adjustments have been made to the budget:

- Income: Gas Generations Sales (REC's) has increased by \$150k
- Income: Shop Sales income has increased by \$100k

The Members' gate fee has not been adjusted for the impacts of any of these changes.

RESPONSIBLE OFFICER RECOMMENDATION

That Council:

- (i) adopt the Budget for the Mindarie Regional Council for 2018/19 financial year
- (ii) endorse the on-going strategy of deferred payment of operational surpluses, as approved by Council at its August 2005 meeting, for the 2005/06 financial year and future years to meet its on-going capital requirements
- (iii) Approve the Capital Budget Program of \$5,445,436 for 2018/19 as follows:

New capital expenditures

	\$
• Buildings	-
• Office furniture and equipment	72,300
• Computer equipment	105,500
• Plant and equipment and vehicles	2,594,000
• Infrastructure	<u>1,145,340</u>
	3,917,140

Carried forward capital expenditures

• Cardboard compactors	50,000
• New telephone system	15,000
• Repl. Toyota Forklift	28,000
• Repl. Komatsu Loaders (x2)	580,000
• Repl. Excavator	200,000
• Repl. Skid steer loader	90,000
• Repl. 30T Dump truck	360,000
• Kitchen, ablution upgrade tipface	20,000
• Weighbridge RRF	20,000
• Weighbridge TP	20,000
• Recycling centre renovations	<u>145,296</u>
	1,528,296

Total Capital expenditure	5,445,436
----------------------------------	------------------

-
- (v) approve that \$395,588 will be transferred from the Operating Surplus to the Site Rehabilitation Reserve.
 - (vi) approve that \$3,917,140 be transferred from the Reserve for Capital Expenditure to Operating Surplus to fund capital expenditures.
 - (vii) approve that any funds required for carbon abatement projects be transferred from the Carbon Abatement Reserve to the Operating Surplus.
 - (viii) approve that all interest earned on cash funds associated with cash-backed reserves will not be credited to the respective reserves.

(Absolute Majority Required)

Moved Cr Norman, seconded by Cr Driver

RESOLVED

That the recommendation be adopted

(CARRIED UNANIMOUSLY 11/0)

11.4 EXTERNAL AUDIT COMMITTEE MEMBER APPOINTMENT	
File No:	COR/22-07
Appendix(s):	None
Date:	14 June 2018
Responsible Officer:	Acting Director Corporate Services

SUMMARY

The MRC has historically appointed an external audit committee member to the MRC Audit Committee in line with good governance practice.

The incumbent external member's appointment expired at the end of April 2018 and she indicated that she did not wish to be considered for re-appointment.

As a result, the recruitment process for a new external audit committee member was approved at the March 2018 Audit Committee meeting.

The advert was placed in the West Australian and on the Australian Institute of Company Directors (AICD) website. The adverts resulted in four suitable applications being received. The MRC arranged a face-to-face informal chat with each of the applicants, at which stage one applicant withdrew his application.

COMMENT

The MRC met with each of the candidates and provided resumes and brief details to the audit committee members on 14 June 2018.

The Audit Committee discussed the 3 applicants and recommended that Phillip Draber be put forward as the most suitable candidate.

There is no remuneration payable for this position, however the member can be compensated for expenses associated with enabling them to discharge their duties of the role up to an annual limit of \$1,000.

VOTING REQUIREMENT

Simple Majority

AUDIT COMMITTEE RECOMMENDATION

- 1) That Council appoint Phillip Draber as the MRC external audit committee member, subject to his acceptance of the appointment, for the period from 5 July 2018 to 19 October 2019, the date of the next Local Government Elections.
- 2) That Council endorse that Phillip Draber be considered as a candidate for the role of MRC external audit committee member for the period from 20 October 2019 to 30 June 2020.

Moved Cr Fishwick, seconded Cr Gontaszewski

RESOLVED

That the recommendation be adopted

(CARRIED 11/0)

12 MEMBERS INFORMATION BULLETIN – ISSUE NO. 42**RESPONSIBLE OFFICER RECOMMENDATION**

That the Members Information Bulletin Issue No. 42 be received.

Moved by Cr Norman, seconded by Cr Sargent

RESOLVED

That the recommendation be adopted.

(CARRIED 11/0)

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

The Chairperson confirmed that the Acting CEO received a notice of motion from Cr Shannon, which had been previously separately distributed to Councillors.

The Chairperson stated the item related to a matter already set out in the Agenda at 17.1 - CEO Contract of Employment, and therefore the notice of motion would be considered as a foreshadowed alternative motion on Item 17.1.

15 URGENT BUSINESS

Nil

16 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

17 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

This report is Confidential in accordance with Section 5.23 (2) (C) of the *Local Government Act 1995* as it is a matter that may result in a contract being entered into.

17.1 CEO CONTRACT OF EMPLOYMENT

File No:	PER/95
Attachments(s):	CEO CONTRACT OF EMPLOYMENT
Date:	5 July 2018
Responsible Officer:	HUMAN RESOURCE OFFICER

RESPONSIBLE ELECTED MEMBERS RECOMMENDATION:

That the Council:

- 1. ENDORSES** the Chief Executive Officer Employment Contract commencing 5 July 2018.
- 2. APPROVES** in accordance with the Salaries and Allowance Tribunal Band 3 for Regional Council CEO's, the total reward package be set at \$242,006.
- 3. APPROVES** the Chairman to execute the signing of the Chief Executive Officer Employment Contract.

The Chairperson requested that in accordance with clause 7.9 of the *Mindarie Regional Council Standing Orders Local Law 2010* and s5.23(2) of the *Local Government Act 1995*, Council proceed to meet "behind closed doors" to allow the Council to consider item 17.1 as it is a matter of a confidential nature.

Note: The Acting Chief Executive Officer has not released Report 17.1 for Public information as it relates to matters that affect the CEO Employment contract.

Moved Cr Boothman, seconded Cr Fishwick**RESOLVED**

To close the meeting to the public.

(CARRIED 10/1)

For: Crs Boothman, Norman, Fishwick, Sargent, Guilfoyle, Proud, Hammond, Driver, Cvitan, Gontaszewski. Against: Cr Shannon

People in the gallery left the room.

MRC Acting CEO, MRC Acting Director Corporate Services, and MRC Executive Support left the room.

Melissa Hanson, LOGO Appointments and Sonia Cherico, MRC HR Officer remained in the room.

Doors closed at 6.18 pm

Behind closed doors:

**Cr Fishwick moved, Cr Norman seconded
RESOLVED**

To open the meeting behind closed doors
(CARRIED 11/0)

**Cr Fishwick moved, Cr Norman seconded
RESOLVED**

5.2 Superannuation.

To remove clause 5.2(b).

To keep the clause 5.2 (a) but remove the (a) leaving it numbered as 5.2 only.

(CARRIED 11/0)

**Cr Gontaszewski moved, Cr Norman seconded
RESOLVED**

The CEO may elect to provide his own vehicle, then the Council will pay a vehicle allowance equal to \$14,779, Super not paid on amount.
(LOST 4/7)

For: Shannon, Norman, Gontaszewski, Sargent

Against: Fishwick, Boothman, Driver, Hammond, Guilfoyle, Proud, Cvitan

**Cr Driver moved a procedural motion, Cr Shannon seconded
RESOLVED**

To hold over item 17.1 of the CEO Contract of Employment to the next Council meeting, in order to obtain advice on vehicle FBT (5.1 (b) (iii) (iv) Remuneration Package)
(CARRIED 11/0)

**Moved Cr Boothman, seconded Cr Norman
RESOLVED**

To reopen the doors to the public.
(CARRIED 11/0)

Doors were reopened to the public at 7.13 pm, people in the gallery and MRC staff returned to their seats.

The Chair declared the meeting re-open at 7.15 pm.

The Chair announced that the Councillors had met behind closed doors and resolved to hold over item 17.1 CEO Contract of Employment to the next Council meeting.

MINDARIE REGIONAL COUNCIL
ORDINARY COUNCIL MEETING MINUTES – 5 JULY 2018

Page 21

18 NEXT MEETING

Next meeting to be held on Thursday 6 September 2018 in the Council Chambers at City of Perth commencing at 6.00 p.m. Please note a strategic workshop will immediately follow the meeting.

19 CLOSURE

The Chairman closed the meeting at 7.20 pm and thanked the City of Vincent for their hospitality and use of their meeting rooms.

These minutes were confirmed by the Council as a true and accurate record of the Ordinary Meeting of Council held on 5 July 2018.

Signed Chairman

Dated this day of 2018

**INFORMATION BULLETIN**

CITY OF VINCENT

SUBJECT:	Street Tree Removal Requests
DATE:	26 July 2018
AUTHOR:	Tracy Hutson, Executive Secretary John Gourdis – Supervisor Parks Services
AUTHORISER:	Andrew Murphy, Director Engineering

PURPOSE:

To present Council with the monthly update on street tree removal requests within the City of Vincent.

BACKGROUND:

At the Ordinary Meeting of Council on the 5 December 2017, a Notice of Motion was presented requesting Administration provide a monthly Information Bulletin to Council summarising all requests for street tree removal within the City and the outcome of each.

A report outlining when and how a tree removal request will be considered, as well as the requests for the last quarter of 2017 until the 10 January 2018 was presented to the Ordinary Meeting of Council held on 6 February 2018.

COMMENTS:

Please find below listing for the period 15 May 2018 to 17 July 2018.



CITY OF VINCENT - Street Tree Removal Requests to 16 July 2018

Date	Requested By	Location/Address	Reason for Removal	Tree Species	Inspection Comments	Approved for Removal (Y/N)	Replacement Tree (Y/N - species)
15/05/2018	Resident	25 Fairfield Street, Mt Hawthorn	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
15/05/2018	Parks Operations	21 Fairfield Street, Mt Hawthorn	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
18/05/2018	Resident	121 Chelmsford Road Mt Lawley	Trees are self-sown and not suitable for verge	<i>Grevillea robusta</i> & <i>Hakea laurina</i>	Incorrectly planted trees and not suitable for the verge	Y	N - Already trees on verge.
18/05/2018	Resident	44 Wasley Street, Mt Lawley	Tree appears to be dangerous	<i>Erythrina indica</i>	Internal structure showing decay, and tree may collapse	Y	Y - <i>Jacaranda mimosaeifolia</i>
18/05/2018	Resident	37 Clieveden St, Nth Perth	Tree is dead	<i>Callistemon salignus</i>	Tree is confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
18/05/2018	Resident	93 East Street, Mt Hawthorn	Tree is dying	<i>Callistemon 'Kings Park Special'</i>	Tree is in decline and will be removed when it shows further decline	Y	Y - <i>Jacaranda mimosaeifolia</i>
24/05/2018	Resident	2 & 8 Wylie Place, Leederville	Trees are dead	<i>Eucalyptus leucoxylon rosea</i>	Trees are confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i> x 2
24/05/2018	Engineering Operations	33 Purslowe Street, Mt Hawthorn	Trees removed for footpath construction	<i>Callistemon viminalis</i>	Trees show slight decline, however they will be replaced	Y	Y - <i>Melaleuca viridiflora</i> x 2
24/05/2018	Engineering Operations	106 Sasse Ave, Mt Hawthorn (Purslowe St frontage)	Trees removed for footpath construction	<i>Callistemon viminalis</i> x 2	Trees show slight decline, however they will be replaced	Y	Y - <i>Melaleuca viridiflora</i> x 2
24/05/2018	Engineering Operations	107 Sasse Ave, Mt Hawthorn (Purslowe St frontage)	Trees removed for footpath construction	<i>Callistemon viminalis</i> x 2	Trees show slight decline, however they will be replaced	Y	Y - <i>Melaleuca viridiflora</i> x 2
24/05/2018	Engineering Operations	89 Lynton Street, Mt Hawthorn (Purslowe St frontage)	Trees removed for footpath construction	<i>Callistemon viminalis</i> x 2	Trees show slight decline, however they will be replaced	Y	Y - <i>Melaleuca viridiflora</i> x 2
24/05/2018	Engineering Operations	107 East Street, Mt Hawthorn (Purslowe St frontage)	Tree removed for footpath construction	<i>Melaleuca quinquenervia</i>	Tree in good condition	Y	Y - <i>Melaleuca viridiflora</i>



INFORMATION BULLETIN



CITY OF VINCENT

05/06/2018	Parks Operations	6 Wright Street, Perth	Tree is falling over - possibly damaged by car	<i>Callistemon 'Kings Park Special'</i>	Tree is falling over and needs to be removed	Y	Y - <i>Melaleuca viridiflora</i>
15/06/2018	Resident	62 View Street, North Perth	Tree is in decline and has not improved	<i>Callistemon 'Kings Park Special'</i>	Tree is in serious decline, poor form and small	Y	Y - TBD
15/06/2018	Resident	49 Auckland Street, North Perth	Tree is in decline and will not recover	<i>Agonis flexuosa</i>	Tree is in serious decline and splitting	Y	Y - <i>Melaleuca viridiflora</i>
20/06/2018	Engineering Operations	50 Scarborough Beach Road, North Perth	Development Recoverable Works	<i>Sapium sebiferum</i>	Trees removed for development access and will be replaced on building completion	Y	Y - <i>Sapium sebiferum</i> x 2
29/06/2018	Resident	44-46 Monmouth Street, Mt Lawley	Tree is between two crossovers, and roots are lifting the surface on both sides	<i>Melaleuca quinquenervia</i>	Tree was originally planted by residents and is out of the Street tree alignment and planted 300mm between cross overs	Y	Y - <i>Jacaranda mimosifolia</i> x 2
03/07/2018	Resident	23 Selkirk Street, North Perth	Tree is Dead	<i>Lophostemon confertus</i>	Tree is confirmed dead.	Y	Y - <i>Jacaranda mimosifolia</i>
05/07/2018	Parks Operations	64 View Street, North Perth	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
05/07/2018	Parks Operations	70 View Street, North Perth	Tree is Dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
06/07/2018	Resident	28 Mabel Street, North Perth	Exposed roots on verge	<i>Erythrina indica</i>	Removal deemed inappropriate. Roots will be ground out	N	N/A
16/07/2018	Resident	96 Fairfield Street, Mt Hawthorn	Tree is possibly dangerous as it drops branches	<i>Melaleuca linarifolia</i>	Tree is in fine health and does not need removal	N	N/A

Statistics for Development Applications As at the end of July 2018

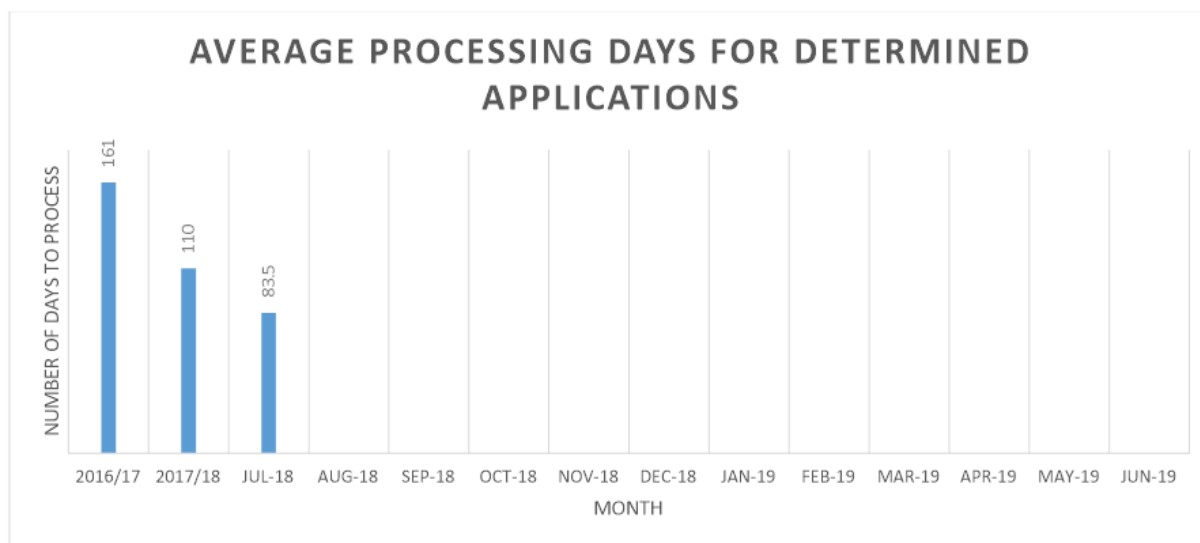


Table 1: Minimum, Median, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2018.

Processing Days	2016/17	2017/18	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019
Minimum	7	17	1											
Median	119	79.5	64											
Average	161	110	83.5											
Maximum	924	647	386											

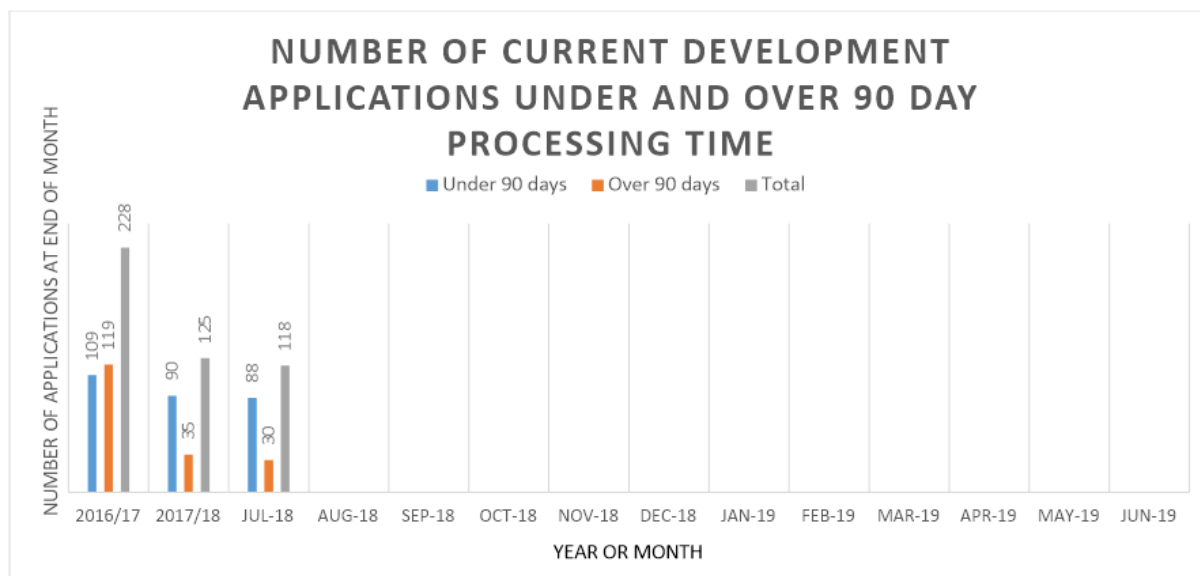


Table 2: No. of DA's lodged and determined each month.

	July 2018	Aug 2018	Sept 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019
DA's lodged	53											
DA's determined	60											
DA's withdrawn	3											

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 26 JULY 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	No. 17 Harwood Place, West Perth (DR 396 of 2017)	11 December 2017	Moharich and More on behalf of Boldform Pty Ltd	<p>Review in relation to a condition of approval limiting the minimum night stay.</p> <p>*****</p> <p>The subject of this review is a decision made by Council at its meeting of 14 November 2017 to approve the amendment of conditions for development approval 5.2015.568.1 granted on 3 May 2016 (Original Approval) for a Change of Use from Multiple Dwellings to Serviced Apartments at Nos. 1-16/17 Harwood Place, West Perth. The review relates to Condition 5 which limits the minimum stay to three nights. The applicant seeks to amend this condition to allow a minimum two night stay in lieu of a three night stay. Following mediation, the applicant provide additional information and sought to a minimum one night stay. The SAT invited the City to consider this additional information and reconsider its decision through Section 31 of the SAT Act at its 4 April 2018 Ordinary Meeting. Prior to 4 April 2018 the applicant sought to amend their application for review to include other conditions not previously discussed. The SAT has amended their orders and removed the invitation for the City to reconsider its decision at this stage. On 23 May 2018, staff attended mediation and agreed to consider a request for amendment to the conditions of approval through a revised management plan. The applicant has submitted additional information to the City and a recommendation for approval has been drafted for the 24 July 2018 Council meeting.</p> <p><i>Representation by: City of Vincent Administration</i></p>
2.	Nos. 120-122 Richmond Street, Leederville (CC 49 of 2018)	15 January 2017	Dorn	<p>Review in relation to a Building Order to remove unauthorised buildings and structures associated with single house.</p> <p>*****</p> <p>The subject of this review is a Building Order issued by the City for the removal of unauthorised buildings and structures primarily comprised of outbuildings covering an aggregate area of approximately 540m² across both 120 and 122 Richmond Street. This order only relates to 22 Richmond Street. An appeal was lodged with the SAT on 11 January 2018. Mediation held on site on 7 February 2018. A further Mediation was held on 22 February 2018. Following discussions between the applicant and the SAT, it was agreed to adjourn the Mediation to a further Mediation conference to be held on 12 April 2018. The applicant was granted a four week extension to remove the structures from the property and any further action was pending the applicant's progress during that period. Mediation Conferences held on 27 April 2018, 11 May 2018 and 23 May 2018 – further adjourned until 26 July 2018. As part of this and following a review of the applicant's progress in removing unauthorised structures on the sites, on 23 May 2018 the applicant was granted an eight week extension to remove the structures from the property and any further action is pending the applicant's progress during that period.</p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 26 JULY 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
				Due to a lack of satisfactory progress to remove the structures, mediation was terminated at the Mediation Conference held on 26 July 2018 and the matter was adjourned for a further directions hearing to be held on 6 August 2018. <i>Representation by: City of Vincent Administration</i>
3.	Nos. 7/565-567 Beaufort Street, Mount Lawley (DR 50 of 2018)	13 March 2018	Belinda Moharich on behalf of Silverleaf Investments Pty Ltd and RGO Enterprises Pty Ltd	Review in relation to conditions of approval issued by Council 6 February 2018. ***** The application relates to Condition 10 of the approval, which required a number of management measures for the hours of 9:00pm to 6:00am. Mediation was held on 22 May 2018 at which Staff and Council Members attended and the applicant was directed to submit additional information by 5 June 2018. A recommendation for approval has been drafted for the 24 July 2018 Council meeting. <i>Representation by: City of Vincent Administration</i>
4.	No. 14 Florence Street, West Perth (DR 73 of 2018)	28 March 2018	Megara on behalf of Charber Pty Ltd	Application for a review of the decision of the Metro West Joint Development Assessment Panel to refuse the application on 8 March 2018. ***** The City attended a Mediation session on 8 May 2018. The Mediation was adjourned to a further Mediation session on 5 June 2018 to enable the applicant to confer with their legal representatives. Following mediation the matter was adjourned for a further directions hearing on 27 July 2018. <i>Representation by: JDAP representation</i>
5.	No. 209 Vincent Street, West Perth	9 May 2018	Averna Homes on behalf of Kenwin Projects Pty Ltd	Application for review of Council's decision to refuse the application on 4 April 2018. ***** On 25 May 2018 staff attended a Directions Hearing and consented to the request to proceed to Mediation. Mediation was held on 11 June 2018 where the applicant was directed to submit amended plans by 14 June 2018 with a report to be prepared for the 24 July 2018 Council Meeting. The applicant requested that the item be withdrawn from the 24 July 2018 agenda to allow amended plans to be submitted. SAT granted an extension to the applicant, allowing the submission of amended plans by the 18 July 2018 and a report to be presented to Council's 21 August 2018 meeting. <i>Representation by: City of Vincent Administration</i>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 26 JULY 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
6.	No. 7 Chelmsford Road, Mount Lawley	13 April 2018	Macri	<p>Application for review of Council's decision to refuse the application on 6 March 2018. *****</p> <p>On 1 June 2018, Staff participated in a telephone Directions Hearing and consented to the request to proceed to Mediation. An on-site mediation session occurred on 19 June 2018 where the matter was adjourned to a directions hearing on 29 June 2018, where the SAT directed the City and applicant to each prepare a Statement of Issues, Facts and Contentions, so as to enable the matter to proceed to a Hearing on 17 October 2018. <i>Representation by: Altus Planning</i></p>
7.	No. 48 Milton Street, Mount Hawthorn	19 July 2018	Urbanista Town Planning on behalf of DND Investments PTY LTD	<p>Application for review of Council's decision to refuse the application on 26 June 2018. *****</p> <p>A Directions hearing has been scheduled for 3 August 2018.</p>

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 26 JULY 2018**

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	Nos. 300 – 334 Charles Street, North Perth	Applicant: TPG + Place Match	Mixed Use Development – Extension of Term to Commence Development	9 April 2018	11 July 2018	The application was refused by the DAP at its meeting 11 July 2018 in accordance with the officer recommendation. The minutes are available here
2.	Nos. 500, 502 and 504 Fitzgerald Street and No. 45 Venn Street, North Perth	Applicant: Frank Ricci	18 Multiple Dwellings and Restaurant/café	2 January 2018	11 July 2018	The application was approved subject to conditions by the DAP at its meeting 11 July 2018 in accordance with the officer recommendation. The minutes are available here
3.	Nos. 71 – 77 Walcott Street, Mount Lawley	Applicant: PTS Town Planning	Alterations and Additions to existing Commercial Building including Café/Restaurant and Offices	27 April 2018	31 July 2018	To be confirmed
4.	No. 18 Brentham Street, Leederville	Applicant: Geoff Laxton	Addition to existing Grouped Dwelling development (20 Grouped Dwellings)	1 May 2018	To be confirmed	To be confirmed
5.	No. 212 Carr Place, Leederville	Applicant: Urbanista Town Planning	Mixed Use Development comprising 5 commercial tenancies and 10 Multiple Dwellings	4 May 2018	6 August 2018	To be confirmed
6.	Nos. 9 – 11 Money Street, Perth	Applicant: Allerding & Associates	Mixed Use Development comprising 22 Multiple Dwellings and 2 commercial tenancies	11 May 2018	To be confirmed	To be confirmed
7.	No. 189 Charles Street, West Perth	Applicant: Renato Joseph Nardizzi	Mixed use development – extension of the term to commence development	8 June 2018	To be confirmed	To be confirmed
8.	No. 289 Vincent Street, Leederville	Applicant: PTS Town Planning	Mixed use development	13 June 2018	To be confirmed	To be confirmed

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 26 JULY 2018**

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
9.	No. 247 Stirling Street, Perth	Applicant: Urbanism	Multiple dwellings – extension of the term to commence development approval	3 July 2018	To be confirmed	To be confirmed
10.	Nos. 139-141 Lake Street, Perth	Applicant: Adriano Piviali	Mixed Use Development	11 July 2018	To be confirmed	To be confirmed
11.	No. 125 Richmond Street, Leederville	Applicant: Rainday Pty Ltd	Multiple dwellings – amendment to existing approval	16 July 2018	To be confirmed	To be confirmed

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DRP
AS AT 26 JULY 2018**

No.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
1.	9-11 and 15 Money Street, Perth	Allerding and Associates on behalf of Reside on Money Pty Ltd	Five Storey Mixed Use Development	27/6/18	For the DRP to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 23 August 2017. DA Lodged.
2.	No. 212 Carr Place, Leederville	Urbanista Town Planning on behalf of Carrier and Postmus Architects	Five Storey Mixed Use Development	27/6/18	For the DRP to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 7 February 2018. JDAP lodged.
3.	Nos. 289-295 Vincent Street, Leederville	PTS Town Planning	32 Multiple Dwellings and three Commercial Tenancies	18/7/18	For the DRP to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 7 February 2018.
4.	No. 333 Oxford Street, Leederville	PTS Town Planning on behalf of Knightjade Nominees Pty Ltd.	10 Multiple Dwellings	18/7/18	New proposal more than six dwellings requires referral to the DRP. Seeking preliminary comment prior to detailed design.



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF PETITIONS - PROGRESS REPORT – AUGUST 2018

Directorate: Chief Executive Officer

Details:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

Key Index:

CEO: Chief Executive Officer
 DCE: Director Community Engagement
 DCorpS: Director Corporate Services
 DDS: Director Development Services
 DE: Director Engineering

Date Rcd	Subject	Action Officer	Action Taken
Council Meeting – 1 May 2018			
11/04/18	Petition received from Ms G Box of Alma Road, North Perth, along with 42 signatures, requesting that: <ul style="list-style-type: none"> • Council addresses volume and speed on Alfonso, Alma (west of Leake), Camelia, Claverton, Persimmon, Sekem Place and Vine Streets and engages with residents to develop acceptable measures to make these streets safe and more liveable; and • the measures developed are included in the next Council Budget round 	DE	Data collection and review function of streets. Report to be presented to Council in September 2018.



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF NOTICES OF MOTION - PROGRESS REPORT – AUGUST 2018

Directorate: Chief Executive Officer

Details:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.
The following Notices of Motion still require action or are in the process of being actioned.

Key Index:

CEO: Chief Executive Officer
DCE: Director Community Engagement
DCorps: Director Corporate Services
DDS: Director Development Services
DE: Director Engineering

Details	Action Officer	Comment
24 July 2018 – Submitted by Mayor Cole		
Request to Investigate Options to Reinstate the Requirement to Obtain Development Approval for Demolition, by November 2018	DDS	A report on the investigation will be presented to Council in November 2018.
4 April 2018 – Submitted by Cr Loden		
Action on Climate Change	DDS	Administration will present the draft Sustainable Environment Strategy to Council for advertising by March 2019 to support decision making in the 2019/20 Budget and Corporate Business Plan. The draft Sustainable Environment Strategy will include the measures identified in Item 4 of Council's resolution. Administration will consider the carbon emissions which result from the management of waste as part of the Waste Management Strategy.
22 August 2017 – Submitted by Cr Gontaszewski		
Strategies to Improve Participation and Accessibility by Women and Girls at City of Vincent Sportground and Associated Facilities, by February 2019	DCE	Specific strategies endorsed at the Council Meeting held on 24 July 2018. To be reported back to Council in February 2019.
5 April 2016 – Submitted by Cr Harley/Cr Cole		
Request for a new Plan for Axford Park	DE/ DDS	Council adopted an amount of \$200,000 in the 2017/18 Budget to develop a plan for Axford Park. The Request for Quotation (RFQ) was advertised between 11 January 2018 and 30 January 2018. Administration has reviewed the quotes and appointed Place Laboratory to undertake this work. A report was presented to Council on 26 July 2016 with an update on the project. The project was presented to Council Workshops on 10 April and 5 June 2018. A report is being prepared for Council's consideration in August 2018.
8 March 2016 – Submitted by former Mayor Carey/Cr Cole		
Review of Development Assessment Panels (DAPs)	DDS	A meeting occurred between the City and Minister for Planning, Hon Rita Saffioti, MLA on 2 May 2017 where this matter was discussed. Council reaffirmed its decision on the DAPs at its meeting of 27 June 2017 (Item 9.5). The City will be writing to the Minister for Planning regarding this position.
27 October 2015 – Submitted by former Mayor Carey		
Review of Laws, Policies and Practices relating to the impact of construction activity, on the public realm, by May 2016	DE/ DDS	Changes to Property Local Law to facilitate increased penalties discussed at the Council Workshop held on 29 August 2017.



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF REPORTS TO BE ACTIONED - PROGRESS REPORT – AUGUST 2018

Directorate: Chief Executive Officer

Details:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following reports still require action or are in the process of being actioned.

Key Index:

CEO: Chief Executive Officer
DCE: Director Community Engagement
DCorpS: Director Corporate Services
DDS: Director Development Services
DE: Director Engineering

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 24 July 2018</u>			
9.10	North Perth Town Centre Parking Restrictions - Results of Community Consultation	DDS	Administration will notify affected land owners and submitters of Council's decision and install the relevant signage and line marking in accordance with Council's decision.
9.11	LATE REPORT: Submission on Modernising WA's Planning System - Planning Reform Green Paper	DDS	Administration will forward the City's submission to the Department of Planning, Lands and Heritage and will continue to advocate to the authors of the Green Paper that any proposed actions that have a direct impact on local governments be further examined, refined and defined in consultation with the local government sector.
11.1	Adoption of Long Term Financial Plan for the Period 2017/18 - 2026/27	DCorpS	To be updated on website.
12.1	LATE REPORT: NOTICE OF MOTION - Cr Susan Gontaszewski – Strategies to Improve Participation and Accessibility by Women and Girls at City of Vincent Sportsgrounds and Associated Facilities	DCE	Administration has commenced implementation of the specific strategies. Update to be reported back to Council in February 2019.
<u>Council Meeting – 26 June 2018</u>			
9.5	No. 16 (Lot: 30; D/P: 1962) Howlett Street, North Perth - Change of Use from Office to Unlisted Use (Dog Day Care)	DDS	Completed. The application has been withdrawn by the applicant.
9.7	North Perth Common – Concept Design	DDS	The saving of \$42,350 made from the design, documentation and project management phase of the North Perth Common project was carried forward and included in the 2018/19 budget for the construction phase of the North Perth Common project. Administration will now notify the relevant parties of Council's decision. The North Perth Common project will now proceed to Stage Two, being Detailed Design and Tender Documentation.
9.8	Business Advisory Group – Key Priorities	DDS	Administration will now use the Business Advisory Group's Key Priorities to inform the review of the City's Economic Development Strategy.
10.1	City of Vincent Greening Plan – Review	DE	Further report to Council at the conclusion of the advertising period.
10.3	Draft Waste Strategy 2018 – 2023	DE	Further report to Council at the conclusion of the advertising period.
11.1	Variation of Kiddies Learning Hub Pty Ltd's licence to use Banks Reserve Pavilion to include an additional 1 hour on Mondays and extend the licence term to 28 June 2019	DCorpS	Variation of lease being drafted.

Item	Report Details	Action Officer	Comments
11.2	Acquisition of private rights of way as Crown Land and vesting in City – Right of Way between London and Dunedin Streets, Mount Hawthorn (Lot 60) and Colvin Lane, West Perth (Lot 67)	DCorpS	Public Notice issues. Closes 31 August 2018. Following consideration of any objections, make a request to the Minister.
11.7	Adoption of 2018/19 Annual Budget	DCorpS	Completed. 12 July 2018.
12.1	Review of Community Engagement Policies	DCE	The revised Street Parties Policy will be presented to Council on 21 August 2018. The Welcome to Country Policy is currently out for community consultation which closes at 5pm on 1 August 2018. The outcome of submissions received will be presented to Council on 18 September 2018.
13.3	Corporate Business Plan 2018/19-2021/22	DCorpS	Document design being finalised by the City's Marketing & Communications Team for publishing on website.
13.4	Community Budget Submissions 2018/2019	DCorpS	Acknowledge and notify submission applicants.
18.1	CONFIDENTIAL ITEM: Expressions of Interests received and disposition options for 245 Vincent Street, Leederville	DCorpS	Notify applicants of Council's decision to not accept their submission.
<u>Council Meeting – 29 May 2018</u>			
10.1	Review of Engineering Policies Relating to Verge Treatments and Street Trees	DE	Further report to Council being prepared.
11.1	Leases to Department of Health to govern Department's current use of the Child Health Clinics within City of Vincent	DCorpS	Draft wording of lease being finalised with Department. Signs acknowledging City's support to be installed.
18.1	CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459	DCorpS	City met with owner's representatives on 3 July 2018. Nothing further required from the City. Awaiting signed agreement.
<u>Council Meeting – 1 May 2018</u>			
12.1	Asset Disposal – Vincent Community Bus	DCE	Completed. The Vincent Community Bus was sold by public Auction on 6 July 2018, at a price of \$46,000.
<u>Council Meeting – 4 April 2018</u>			
9.6	North Perth Town Centre Parking Six Month - Review of Parking Restrictions	DDS	Completed. Administration advertised the proposed parking restriction changes on Pansy Street and Vine Street between 27 April 2018 and 20 May 2018. A report on the results of this consultation was presented to the Council Meeting on 24 July 2018.
11.1	Lease of Leederville Oval by East Perth Football Club Inc & Subiaco Football Club Inc - Request for waiver and write-off of fees and variation of leases	DCorpS	Further meeting being finalised to again explain waiver and write off amounts. Meeting with Administration and Clubs scheduled for 10 August 2018.
12.1	Reallocation of Loftus Recreation Centre Reserve Funds	DCE	Completed. Works were completed on 27 July 2018.
<u>Council Meeting – 6 March 2018</u>			
11.4	Draft Financial Reserves Policy	DCorpS	Administration to finalise Policy adoption process.
<u>Council Meeting – 14 November 2017</u>			
12.1	Loftus Community Centre – request for Waiver and Write-Off of Fees	DCE	New lease to be negotiated upon Loftus Community Centre's submission of final Business Plan.
12.2	Manna Inc – Review of the Use of Weld Square for the Provision of Free meal Services for the Homeless	DCE	The City has joined the Homelessness Framework Committee (comprising the City of Perth and key service providers) to address key issues impacting Weld Square. Further report to be presented to Council in November 2018.
12.4	Floreat Athena Football Club – Litis Stadium Master Plan	DCE	Working Group including Football West and Department Local Government, Sport and Cultural Industries representatives being formed to progress initiatives as per the Council resolution.

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 17 October 2017</u>			
11.4	Lease to Axicom Pty Ltd for telecommunications purposes – Lot 9023 Marmion Venue, Clarkson (Tamala Park)	DCorpS	Delegated Authority has been obtained from the Chief Executive Officer (CEO). Waiting for lease to be finalised for execution.
<u>Council Meeting – 19 September 2017</u>			
9.11	Relocation of the Leederville Town Centre Taxi Zone	DDS	<p>The relocation of the existing Taxi Rank, installation of ride share pick up/set down locations, approval and installation of public alfresco and implementation of parking restriction changes including signage and line marking was completed in January 2018.</p> <p>Administration met with ride share operators Uber on 1 February 2018 and will continue to negotiate and enter into an appropriate written agreement with them and other ride share operators and taxi organisations to implement ride share totems and wayfinding signage.</p> <p>Administration have notified Leederville Connect and all residents, landowners and businesses within 500m of the Taxi zone of Council's decision.</p> <p>Administration will consult with Leederville Connect and all residents, landowners and businesses within 500m of the detail of the Taxi zone changes as they occur in early 2018 and throughout the trial as required by Council's resolution.</p> <p>A report will be presented to Council in October 2018 following the implementation of the trial.</p>
<u>Council Meeting – 22 August 2017</u>			
12.1	Petition for a Multipurpose Court at Birdwood Square, Perth	DCE	The City's Director Community Engagement has met with lead petitioner to discuss Council resolution. Request to be further considered within the context of the Public Open Space Strategy.
<u>Council Meeting – 27 June 2017</u>			
9.4	Proposed Amended Parking Restrictions – Mount Hawthorn Town Centre	DDS	<p>Administration has now completed the installation of the new parking restrictions including sending letters to affected landowners and businesses, installing parking signage and line marking. The enforcement caution period is now complete and the City's Rangers are issuing fines for any illegal parking.</p> <p>A consultant has undertaken a survey of parking in the Mount Hawthorn area and a report on this review will be presented back to Council in 2018.</p>
9.5	Submission to WALGA – Third Party Appeal Rights in Planning	DDS	Administration has forwarded its submission to WALGA and is drafting letters to be sent to the Minister for Planning and Attorney General advising of the City's position.
10.3	Beatty Park Leisure Centre – Remedial Works	DE	Completed.
12.1	No. 34 (Lot 1) Cheriton Street, Perth – Progress Report No. 8	DCE	Administration continues to liaise with the Department of Planning, Lands and Heritage regarding exercising of the Norwood Community Garden (agreed in principle). Management of the remainder of the Lot to then be handed back to the Department.
12.3	Public Open Space Strategy	DCE	Community Consultation completed and Draft Strategy Report received. To be reviewed and proposed to presented to a Council Member Workshop in August 2018.
<u>Council Meeting – 30 May 2017</u>			
9.3	Response to Notice of Motion (Item 10.2 OMC 20 September 2016) – Request to Investigate the Requirements, Conditions and Associated Compliance for Development Applications Involving Tree Retention on Private Land	DDS	<p>Administration has implemented changes in relation to development assessment and enforcement procedures in relation to this report.</p> <p>Local planning policy provisions will be included in a future amendment to the Built Form Policy.</p>

Item	Report Details	Action Officer	Comments
10.1	Water Corporation – Long Term Water Main Replacement Program within the City of Vincent	DE	Water Corporation have advised there is only one project in their 2018/19 schedule in the City, this is Beaufort Street (Newcastle to Walcott). Details of the project are yet to be provided by Water Corp.
12.5	Perth Parking Levy	DCE	Analysis of parking occupancy being undertaken as the basis for any proposed parking restrictions and/or alternative land uses.
Council Meeting – 7 March 2017			
9.1.4	Submission on Metropolitan Region Scheme Amendment 1310/41 – Guildford Road from East Parade to Tonkin Highway (SC654)	DDS	The submission was forwarded to the Western Australian Planning Commission (WAPC) on 10 March 2017. A meeting between Main Roads, the Department of Transport and the Department of Planning was held on 4 April 2017. A letter to the Minister for Transport, the Minister for Planning and the Western Australian Planning Commission is currently being prepared.
9.3.5	Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)	DDS	Health; Property; and Trading in Public Places Local Laws to be reported back to Council in 2018.
Council Meeting – 13 December 2016			
9.1.11	Outcomes of Advertising – Draft Policy No. 7.1.1 – Built Form (SC2320)	DDS	Notice of final adoption and revocation published in the Perth Voice on 21 January 2017. Landscaping and setback provisions provided to WAPC at a meeting on 23 January 2017. A follow up meeting with the Department of Planning was held on 2 March 2017 and again on 9 August 2017. The Policy provisions were considered at the Statutory Planning Committee meeting on 12 December 2017 and the City was notified of the WAPC's decision on 8 January 2018. Administration is now in discussions with the Department of Planning Lands and Heritage regarding the WAPC decision and a future amendment to the Built Form Policy. Administration has commenced a review of the Built Form Policy in conjunction with the review of the landscaping and setback provisions that are subject to the approval of the WAPC and will report back to Council on this matter in 2018. It is proposed that the heights in the Claisebrook area will be reviewed through item "5.2 Investigate a Planning Framework for each of the City's Town Centres."
Council Meeting – 15 November 2016			
9.3.8	Leederville Gardens Retirement Village – Village Manager (SC313 & SC308)	DCorPS	All Board support functions with exception of accounting support have been transferred. It is anticipated the accounting function will transfer for the new financial year. Annual Financial Reports being prepared to support Audit. Handover for 2018/19 has been undertaken.
Council Meeting – 18 October 2016			
9.2.1	Proposed Safety Improvement at the Intersection of Walcott and Beaufort Streets, Mount Lawley (SC686, SC986)	DE	Twelve-month trial and traffic data collections now complete. Meeting with Main Roads WA (MRWA) and City of Stirling now to be arranged.
9.2.3	Proposed Parking Restriction Trial – Chelmsford Road, Fitzgerald Street to Ethel Street, North Perth (SC738, SC1201)	DE	Completed. (Refer to OMC 4 April 2018, Item 9.6)
Council Meeting – 23 August 2016			
9.2.3	Proposed 40kph Area Wide Speed Zone Trial – South Vincent Progress Report No 2 (SC466)	DE	Consultation due to commence August 2018.
9.2.5	Proposed Parking Restriction Trial – Chelmsford Road, Leake Street and Grosvenor Road, North Perth (SC738, SC850, SC811, SC1201)	DE	Completed. (Refer to OMC 4 April 2018, Item 9.6)

Item	Report Details	Action Officer	Comments
14.1	CONFIDENTIAL REPORT: Belgravia Leisure Option to Renew Loftus Recreation Centre Lease (SC379)	DCorpS	Final negotiations and drafting of Deed of Extension being undertaken.
<u>Council Meeting – 28 June 2016</u>			
9.3.5	Lease of No. 4 Broome Street, Highgate to Minister for Education – Highgate Pre-Primary (Little Citizens) (SC591)	DCorpS	Report presented to City's Exec Team meeting held on 20 June 2018. Exec Team decided to finalise lease as per approval at OMC held on 25 June 2016.
<u>Council Meeting – 5 April 2016</u>			
9.1.6	Review of Licences for Outdoor Eating Areas and Display of Goods on Footpaths	DDS	Policies reviewed and revoked at 23 August 2016 OMC. Administration has prepared the new 'self-assessment' system for Trading in Public Places Local Law permits and this system went live on 22 February 2018. The outcomes and results of this system will inform future amendments to the Local Law to identify further efficiencies. The amendment will be presented to Council in 2018.
<u>Council Meeting – 8 March 2016</u>			
9.3.5	Leederville Gardens Retirement Village Estate (SC313/SC308)	DCorpS	The City has submitted a request to the Board for consideration of a refund and is awaiting a formal response. Board has deferred consideration.
<u>Council Meeting – 27 October 2015</u>			
9.3.6	Portion of No. 10 (Lot 2545) Farmer Street, North Perth – Approval of a Sub-lease to Vincent Men's Shed (Inc.) (SC351/SC2087)	DCorpS	Negotiating terms with the City's Community Engagement Directorate.
<u>Council Meeting – 22 September 2015</u>			
9.5.3	Review of Advisory and Working Groups and Committees, <i>specifically</i> : <ul style="list-style-type: none"> Draft Policy for establishment and operation of a new Community Engagement Panel 	DCE	Draft Policy is being finalised as part of the Corporate Business Plan (CBP) item that includes preparation of a new Community Engagement Framework and revised Community Consultation Policy.
<u>Council Meeting – 20 January 2015</u>			
9.3.4	Lease for Margaret Kindergarten – No 45 (Lot 10349 D/P: Swan L), Richmond Street, Leederville (SC351/SC589)	DCorpS	Final wording of lease being negotiated with Department of Education.
<u>Council Meeting – 18 November 2014</u>			
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	DDS/ DE/ DCE	<p>The option of parking benefit districts will be reviewed as part of the review of the Car Parking Strategy and preparation of an Integrated Transport Plan.</p> <p>The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy.</p> <p>The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys.</p> <p>The replacement of the CALE ticket machines throughout the City is currently underway and machines are replaced on a periodic basis. This process will continue until all CALE machines are replaced.</p> <p>Paid parking on William Street was approved by Council on 25 July 2017 (Item 10.2), ticket machines have been modified and signs installed 22 August 2017.</p>
<u>Council Meeting – 21 October 2014</u>			
9.3.5	Lease for Tuart Hill Cricket Club Inc, Modernians Hockey Club Inc and Cardinals Junior Football Club – Lease of Premises at Charles Veryard Reserve Pavilion and Turf Wickets, Bourke Street, North Perth (SC351)	DCorpS	Licences being finalised for execution.

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 7 October 2014</u>			
9.3.2	Lease for North Perth Tennis Club – Lease of Premises at Woodville Reserve, 10 Farmer Street, North Perth (SC351/SC621)	DCorpS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan.
<u>Council Meeting – 23 September 2014</u>			
9.3.6	Lease for Leederville Tennis Club – Lease of premises at 150 Richmond Street, Leederville (SC351 & PR25077)	DCorpS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan.
<u>Council Meeting – 27 May 2014</u>			
9.3.4	LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium	DCorpS	Further discussions ongoing as part of broader discussions with Football Clubs.
<u>Council Meeting – 12 February 2013</u>			
9.2.12	Request to the Minister for Lands for Acquisition of the Right of Way Bounded By Anzac Road, Oxford, Salisbury and Shakespeare Streets, Leederville as Crown Land	DE	City's Coordinator Land & Development requested further update on 8 January 2018, however has not received a response to date.
9.2.13	Request to the Minister for Lands for the Acquisition and Reversion to 'Crown Land' of the Right of Way Named Luce Lane, North Perth (TES0225)	DE	City's Coordinator Land & Development requested further update on 8 January 2018, however has not received a response to date.

10 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**10.1 NOTICE OF MOTION - CR DAN LODEN - TRANSPARENCY OF RATES SPEND IN THE BUDGET**

TRIM Ref: D18/113591

Attachments: Nil

That Council:

- 1. REQUESTS that as part of the reporting on the 2019/20 Budget, provide to Council for approval a graphical breakdown of how rates are spent in the community, divided by the City's various service areas.**
- 2. REQUESTS that Administration include this graphical breakdown as part of the rates notification to residents.**
- 3. REQUESTS that Administration provide a page on the City's website that includes this graphic as well as a more detailed expenditure breakdown within each service area of how funds are spent.**

REASON

The City of Vincent goes through an extensive budget process to define how City resources should be spent and to ensure good value for money, however the specific details of where these rates are spent could be more transparent for residents.

The City of Vincent has significantly improved the transparency of our budget in the most recent rates notice with the graphics provided on how the budget is spent. This Notice of Motion is to specifically provide clarity to residents on how rates revenue is spent under the budget and to allow for additional information to be obtained from the City's website, for those who wish to understand the greater detail.

ADMINISTRATION COMMENTS

Administration has no objection to the motion and will provide Council with information and possible data presentations as part of the draft 2019/20 budget workshop process beginning in January 2019. This consultation process will also guide the way forward for Items 2 and 3 of the motion.

11 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES**12 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED ("BEHIND CLOSED DOORS")****12.1 AGREEMENT TO UNDERTAKE THE CARE, CONTROL AND MANAGEMENT OF THE ROSEMOUNT HOTEL CAR PARK - 459 FITZGERALD STREET, NORTH PERTH**

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):

- (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting

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.

13 CLOSURE