

ATTACHMENTS

Ordinary Council Meeting

14 November 2017

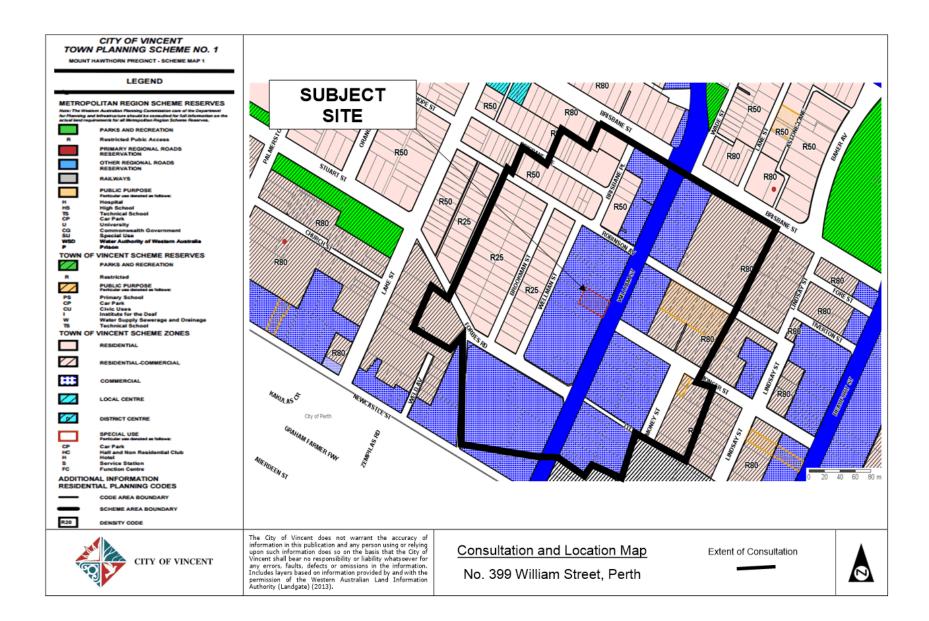
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ORDINARY COUNCIL MEETING ATTACHMENTS

ENQUIRIES TODaniella Pirone (Development Ser YOUR REF: OUR REF: PRO4507		And A
15 October 2008	Tussin of Vincent File Copy	
15 000001 2000	EX 1460	TOWN OF VINCENT
G Beadle PO Box 14 MOUNT HAWT	HORN, WA 6915	Administration & Civic Centre 244 Vincent Street (cnr Loftus) eederville, Western Australia 6007 PO Box 82, Leederville WA 6902
Dear Sir/Madam		Telephone (08) 9273 6000 Facsimile (08) 9273 6099 TTY (08) 9273 6078 Web: www.vincent.wa.gov.au Email: mail@vincent.wa.gov.au

Dear Sir/Madam

NO. 403 (LOT: 101, 29 AND Y30, STRATA LOT 3 STR: 44491) WILLIAM STREET, PERTH - PROPOSED CHANGE OF USE FROM EATING HOUSE TO UNLISTED USE - SMALL BAR AND ASSOCIATED ALTERATIONS

Thank you for your Planning Application dated 22 July 2008 for the above proposal.

I wish to advise that the Council at its Ordinary Meeting held on 07/10/2008 resolved to grant conditional approval subject to the terms and conditions shown on the attached form. The proposal was assessed and found to be in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and associated policies.

I trust that the information is to your satisfaction, however if you have any enquiries regarding the above matter, please do not hesitate to contact Daniella Pirone on 08 9273 6049.

Yours sincerely

ROB BOARDMAN DIRECTOR DEVELOPMENT SERVICES

> Kammy Aust Pty Ltd Cc. 35 Carron Road Applecross WA 6153

(Att.)

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"Enhancing and celebrating our diverse community"

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THIS IS NOT A BUILDING LICENCE

Fifth Schedule Clause 42 For Office Use Only Serial No. 5.2008.356.1

TOWN OF VINCENT TOWN PLANNING SCHEME <u>APPROVAL</u> TO COMMENCE DEVELOPMENT

LOT: LOT: 101 D/P: 72591, LOT: 29 D/P: 1347, LOT: Y30 D/P: 1347, LOT: 3 STR: 44491 STRATA LOT:

PROPERTY ADDRESS: NO. 399-403 William Street PERTH, 399-403 William Street PERTH, 399-403 William Street PERTH, 403 William Street PERTH

OWNER:

THE PROPRIETORS OF STRATA Plan 44491 399-403 William Street PERTH WA 6000

Approval to commence development in accordance with the application for Town Planning Approval dated 22 July 2008 for Change of Use from Eating House to Unlisted Use Small Bar and Associated Alterations and the attached plans dated 24 September 2008 was GRANTED in accordance with the provisions of the Town of Vincent Town Planning Scheme and the Metropolitan Region Scheme subject to the following conditions.

- all signage that does not comply with the Town's Policy relating to Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Licence application, being submitted and approved prior to the erection of the signage;
- the maximum number of patrons to occupy the small bar at any one time shall be 84 persons;
- (iii) packaged liquor shall not be sold at the premises;
- (iv) the bin compound shall be constructed in accordance with the Town's Health Services specifications and sized to contain 1 mobile garbage bin per unit, and 1 recycle bin per unit or per 200 square metres of floor space;
- (v) no street verge tree(s) shall be removed unless written approval has been received from the Town's Parks Services. Should such an approval be granted, all cost associated with the removal and replacement shall be borne by the applicant/owner(s);
- (vi) the windows, doors and adjacent floor area facing William Street shall maintain an active and interactive frontage to William Street;

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- (vii) a detailed management plan that addresses the control of noise, anti-social behaviour, traffic, car parking, disposal of rubbish and its collection and litter associated with the development and any other appropriate matters shall be submitted to and approved by the Town prior to the first occupation of the development, and thereafter implemented and maintained.
- (viii) the hours of operation of the small bar shall be limited to 7:00am to midnight Monday to Saturday, and 10:00am to 10:00pm Sunday, inclusive.

NOTES:

THE RELEVANT ENVIRONMENTAL HEALTH, ENGINEERING AND BUILDING REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT IS CONTAINED IN THE ATTACHMENTS.

PERSON(S), OWNER(S), BUILDER(S) AND DEVELOPER(S) UNDERTAKING DEVELOPMENT/CONSTRUCTION OF ANY KIND ARE HEREBY ADVISED OF A RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE DISABILITY DISCRIMINATION ACT 1992. FOR FURTHER INFORMATION ON THIS ACT, ENQUIRIES SHOULD BE DIRECTED TO THE DISABILITY SERVICES COMMISSION ON TELEPHONE NUMBER (08) 9426 9200 OR TTY ON (08) 9426 2325.

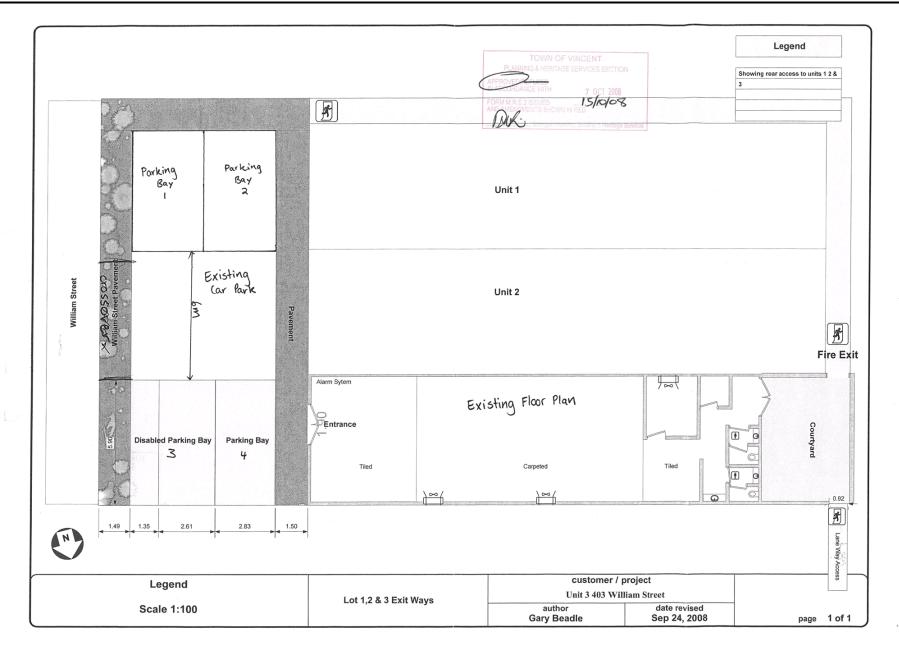
SHOULD THE APPLICANT BE AGGRIEVED BY THE DECISION A RIGHT OF APPEAL MAY EXIST UNDER THE PROVISIONS OF THE TOWN PLANNING SCHEME OR THE METROPOLITAN REGION SCHEME.

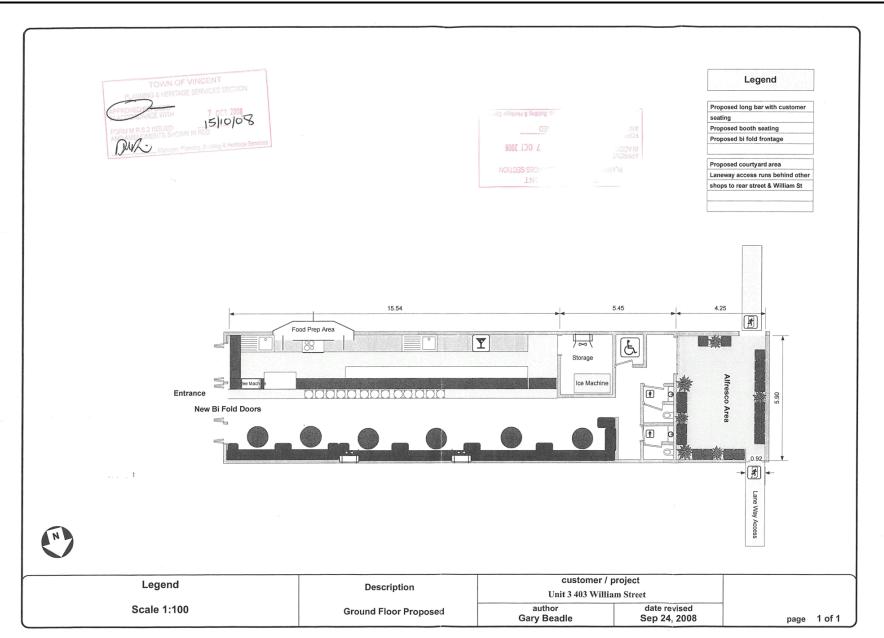
This approval is valid for a period of TWO years only. If the development is not substantially commenced within this period, a fresh approval must be obtained before commencing or continuing the development.

DATE OF DECISION: DATE OF ISSUE: 7 October 2008 15 October 2008

DIRECTOR DEVELOPMENT SERVICES

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OUR REF:

ENQUIRIES TO: Andrea Terni Approval Services, (08 9273 6507) 5.2016.108.1



10 August 2016

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MGR.		
OFFICER	At	10/3/16

Darth Sidious Pty Ltd PO Box 880 SUBIACO WA 6904

Dear Sir/Madam

NO. 399 (LOT: 1; STR: 44491) WILLIAM STREET, PERTH – PROPOSED ALFRESCO AREA ADDITION TO EXISTING SMALL BAR

Thank you for your Planning Application received on 29 March 2016 for the above proposal.

I wish to advise that the Council at its Ordinary Meeting held on 26 July 2016 resolved to grant conditional approval subject to the terms and conditions shown on the attached form. The proposal was assessed and found to be in accordance with the provisions of the City of Vincent Town Planning Scheme No.1 and associated policies.

I trust that the information is to your satisfaction, however if you have any enquiries regarding the above matter, please do not hesitate to contact Andrea Terni on 08 9273 6507.

Yours sincerely

Paola Di Perna MANAGER APPROVAL SERVICES

Cc. Kammy Australia Pty Ltd C/- Realmark Commercial Level 1, 658 Newcastle Street LEEDERVILLE WA 6007

(Att.)

Administration & Civic Centre 244 Vincent Street (Cnr Loftus),

PO Box 82,

Tel: (08) 9273 6000



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Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 399 William Street, PERTH

Lot, Plan/Diagram: Lot: 1 STR: 44491

Vol. No: 2225

Folio No: 953

Received on: 29 March 2016

Application date: 23 March 2016

Serial No: 5.2016.108.1

Description of proposed development: Alfresco Area Addition to Existing Small Bar

Plans dated: 29 March 2016

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

1. Use of the Premises

- 1.1 The maximum public floor area of the alfresco area shall be limited to 35.29 square metres;
- 1.2 The maximum number of patrons to occupy the small bar (including alfresco area) at any one time shall be 84 persons;
- 1.3 Packaged liquor is not to be sold at the premises; and
- 1.4 Any proposed increase to the number of patrons of the Small Bar will require a further development application;

2. Hours of Operation

The hours of operation shall be limited to:

Alfresco area:

- Monday to Saturday: 7:00am to Midnight; and
- Sunday: 10:00am to 10:00pm; and
- 3. <u>Building</u>

The windows, doors and adjacent floor area facing William Street shall maintain an active and interactive frontage to William Street.

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ADVICE NOTE:

 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.

NOTES:

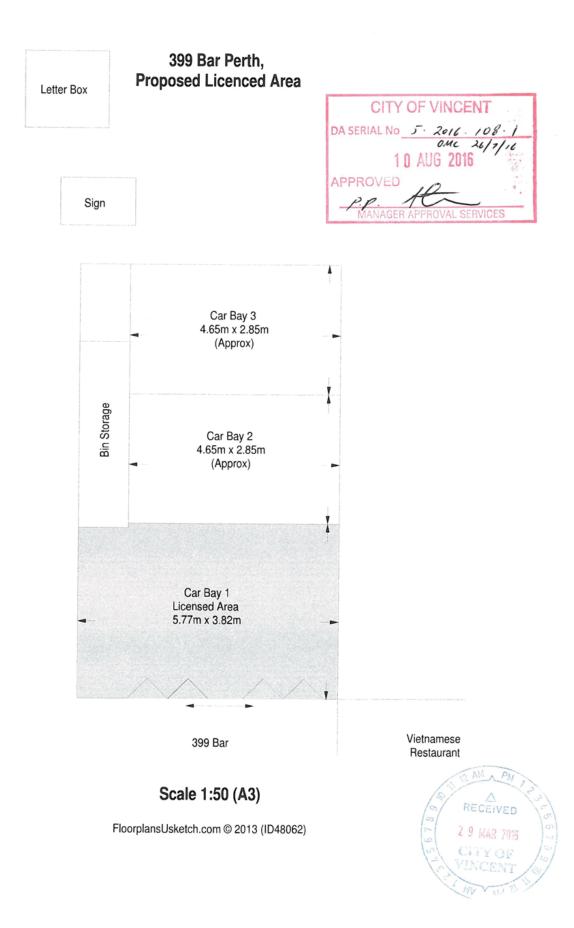
Date of determination: 26 July 2016

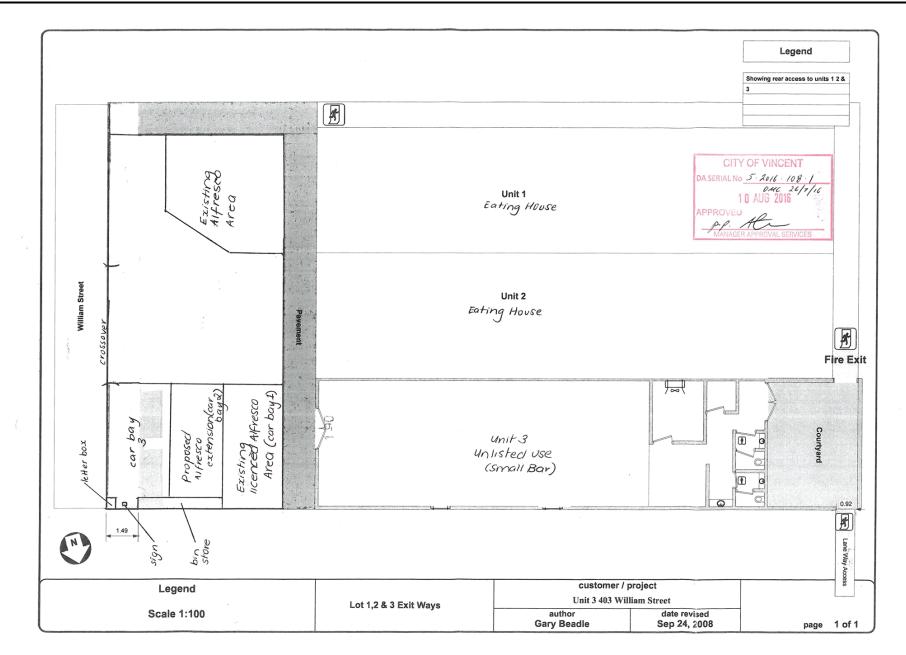
- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

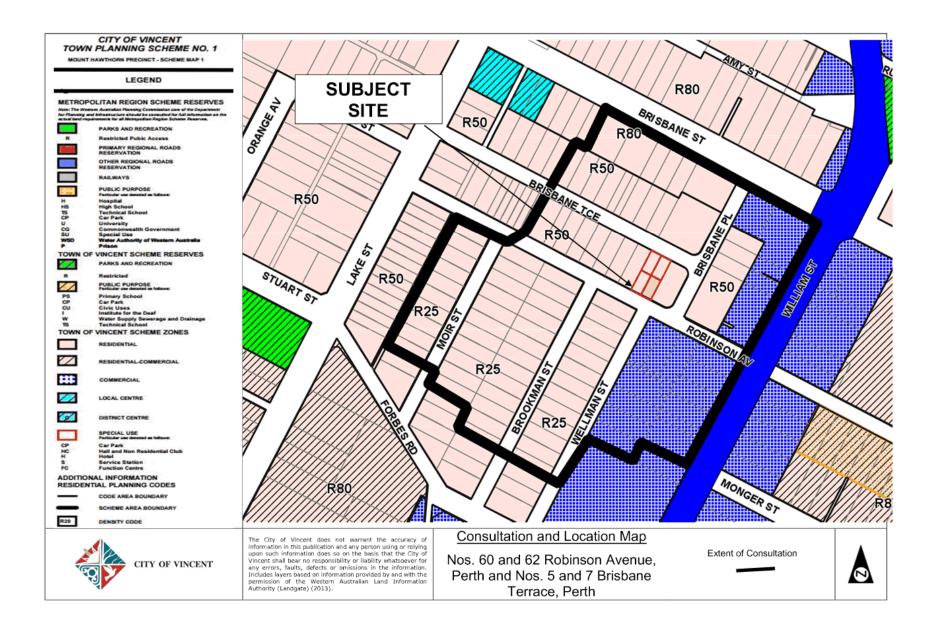
Dated: 10/8/16 Signed: .

Paola Di Perna MANAGER APPROVAL SERVICES

for and on behalf of the City of Vincent









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Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 62 Robinson Avenu, PERTH

Lot, Plan/Diagram: Lot: 1 D/P: 9454

Vol. No: 1850

Folio No: 622

Received on: 10 April 2015

Application date: 6 March 2015

Serial No: 5.2015.166.1

Description of proposed development: Four (4) Grouped Dwellings

Plans dated: 10 April 2016 and 13 May 2016

This application for development approval is 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 Nos. 64A Robinson Avenue and 3 Brisbane Place in a good and clean condition. The finish of the walls is to be fully rendered or face brickwork to the satisfaction of the City;

- 2. Car Parking and Access
 - 2.1 The car parking and access areas are to comply with the requirements of AS2890.1;
 - 2.2 Vehicle and pedestrian access points are required to match into existing footpath levels; and
 - 2.3 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 Robinson Avenue, Brisbane Terrace 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;

Verge Trees

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

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 dwellings under Policy No. 3.9.3 – Parking Permits;

- 6. The following is to form part of the application for a Building Permit, and shall be approved by the City prior to commencement of the development:
 - 6.1 <u>Revised Plans</u>
 - 6.1.1 The proposed floor level of the Unit 3 tandem garage area shall be no higher than 13.65RL;
 - 6.1.2 The proposed crossovers shall have a minimum width of 3 metres and be at right angle to the street;
 - 6.2 Acoustic Report

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

6.3 Landscape and Reticulation Plan

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

- 6.3.1 The location and type of existing and proposed trees and plants;
- 6.3.2 Areas to be irrigated or reticulated; and
- 6.3.3 The removal of redundant crossover;

6.4 Schedule of External Finishes

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

6.5 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 and shall include the following:

6.5.1 Dilapidation Reports at the applicant's cost to the satisfaction of the City for the following heritage listed properties:

- (a) Nos. 7 32 Brookman Street, Perth;
- (b) Nos. 8 28 Moir Street, Perth;
- (c) Nos. 43-45 and 51-53 Robinson Avenue, Perth;
- (d) No. 427 William Street, Perth; and

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(e) Nos. 165-171 Brisbane Street, Perth;

Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

- 6.6 Waste Management
 - 6.6.1 A Waste Management Plan prepared to the satisfaction of the City detailing a bin store to accommodate the City's specified bin requirement; and
 - 6.6.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan;

6.7 Drainage Infrastructure

The City's existing drainage infrastructure that traverses the site shall be replaced at the applicant's costs to the satisfaction of the City; and

6.8 Heritage Significance

An interpretative plaque or another appropriate form of interpretation that recognises the history of the place at No. 62 Robinson Avenue, Perth, shall be provided in accordance with the City's Policy No. 7.6.4 – Heritage Management – Interpretive Signage;

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

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

7.2 Acoustic Report Certification

With reference to Condition 6.2, certification from an acoustic consultant that the recommended measures have been undertaken shall be provided to the City;

7.3 Landscape Plan and Verge Upgrade Plan

With reference to Condition 6.3, 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

7.4 Heritage Significance

The approved interpretative plaque or another appropriate form of interpretation that recognises the heritage significance of No. 62 Robinson Avenue, Perth shall be installed at the owners/occupiers expense prior to occupation and thereafter maintained by the owners/occupiers; and

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



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ADVICE NOTES:

- 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 2.2, 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;
- 3. With reference to Condition 2.3, all new crossovers to the development site are subject to a separate application to be approved by the City;
- 4. A security bond for the sum of \$4,000 shall be lodged with the City by the applicant, 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 6.3, the City encourages landscaping methods and species selection which do not rely on reticulation;
- Any new street/front wall, fence and gate within the Robinson Avenue and Brisbane Terrace 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;
- 7 The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
- 7. With reference to Condition 6.7, if there is a need to repair or replace the infrastructure once the existing pipe has been exposed and examined, the final design shall be approved by the City prior to any works commencing; and
- 8. With reference to Condition 7.1, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.





Dilapidation Survey

Performance Solution

Project: Site Address:	Robinson House 62 Robinson Avenue Perth 6000 WA
Client:	Michael Leung Design and Development
Our Ref:	17000035
Date:	1/9/2017
Revision:	1



www.codegroup.com.au

Date: 1/9/2017 Revision:

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QUALITY MANAGEMENT

Documer	nt Control
Revision	1
Date	4/9/2017
Comment	Final
Signature	99
Author	Gary Cox Director B.Tech. (Bldg Surv) Grad. Cert. (Fire Eng)
	AT 12 AM





CODE Group Pty Ltd 1 5/5 Mill Street, Perth WA 6000 1 admin@codegroup.com.au 1 ABN: 59 132 949 887 | Page: 2

Date: 1/9/2017 Revision:

ASSESSMENT OF ALTERNATIVE SOLUTION(S)

Project Title: Robinson Cityhouse Development

PROJECT INFORMATION

Site Address:	62 Robinson Avenue, Perth WA 6000
Local Government:	City of Vincent
Class of Building:	1a
Number of Stories:	2
Project Description	4 – 2 storey dwellings

PROJECT SCOPE

This Performance review is intended to gather the necessary information to provide guidance on the reasonable provision of dilapidation surveys for 4 Double storey dwellings.

STAKEHOLDERS

The following is a list of stakeholders for this proposal:

Name

Michael Leung Robert Shaw Rob Sklarski Gary Cox

Company

Pritchard Francis Daly & Shaw Builders Town of Vincent CODE Group

Owner Builder Local Authority Building Surveyor





Performance Review

CODE Group Pty Ltd | 5/5 Mill Street, Perth WA 6000 | admin@codegroup.com.au | ABN: 59 132 949 887 | Page: 3

Date: 1/9/2017 Revision:

PERFORMANCE SOLUTION

A performance solution is where a situation, circumstance or proposal is reviewed under perfrmance.

In this situaiton, the review is related to the extent of dilapidation surveys may be required once consideration is given to the quality design process, the site conditions and the proposed works which may cause vibration to the surrounding area.

INTRODUCTION

Many development approvals, whether for small construction projects or large infrastructure programs, now contain conditions which require an independently prepared professional Dilapidation Report for surrounding land and buildings prior to any work being undertaken.

DILAPIDATION SURVEYS

A Dilapidation Survey Report is a detailed record of land and buildings at a specific point in time.

The purpose of of a dilapidation survey report is to record the condition of the property at the time of the inspection and prior to commencement of works.

WHEN ARE DILAPIDATION SURVEYS REQUIRED?

The extent and detail of dilapidation surveys should be considered by appropriately qualified persons prior to construction, excvation or vibration works.

Where dilapidation reports are requiested as part of a development approval process it may be reviewed on terms of necessity by qualified professionals including the geotechnical engineer, structural engineer and building surveyor who are experienced in this field.





Performance Review

CODE Group Pty Ltd | 5/5 Mill Street, Perth WA 6000 | admin@codegroup.com.au | ABN: 59 132 949 887 | Page: 4

Date: 1/9/2017 Revision:

DEVELOPMENT APPROVAL CONDITIONS

The relevant development approval condition required a construction management plan to be submitted which includes amongst other things, dilapidation reports for various sites in the vicinity of the proposed works.

Excerpt from the Development approval below:

"6.5 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 and shall include the following:

6.5.1 Dilapidation Reports at the applicant's cost to the satisfaction of the City for the following heritage listed properties:

- a) Nos. 7 32 Brookman Street, Perth;
- b) Nos. 8 28 Moir Street, Perth;
- c) Nos. 43-45 and 51-53 Robinson Avenue, Perth;
- d) No. 427 William Street, Perth; and
- e) Nos. 165-171 Brisbane Street, Perth;

Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;"

Observation

The construciton management plan is required to be to the satisfaction of the City. The extent of the nominated dilapidation surveys is not commensultrate with the extent of work proposed.





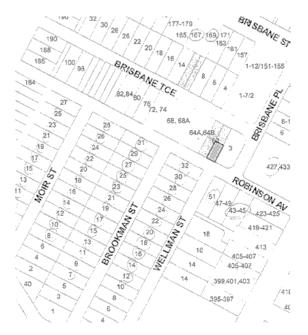
Performance Review

CODE Group Pty Ltd T 5/5 Mill Street, Perth WA 6000 T admin@codegroup.com.au T ABN: 59 132 949 887 1 Page: 5

Date: 1/9/2017 Revision:

EXTENT OF DILAPIDATION SURVEYS REQUESTED

The cirlcled allotments are recommended for dilapidation surveys.



Observation

The number of sites nomnated for dilapidations surveys is extensive considering that the construction mehod was unknown at the time of the development approval.

GEOTECHNICAL REPORT

A geotechnical report completed by Prompt Engineering, dated 2nd October 2015 identified that the site consist of silty sands and allocted a soil classification of Class A in accordance with AS2870.

Other recommendations include identification of a water table level that must be considered by the land owner, designer and builder and that the amount of vegetable matter will need to be considered to achieve maximum effectiveness of the grout injection system.

It recommends that a specialist contractor be consulted to assess the suitability of the grout injection and underpinning.





Performance Review

CODE Group Pty Ltd | 5/5 Mill Street, Perth WA 6000 | admin@codegroup.com.au | ABN: 59 132 949 887 | Page: 6

Project: Client:	Robinson House Michael Leung Design and Develo	opment	Date: Revision:	1/9/2017
BH1:	0-600mm	[SM] Silty SAND with trace Gravel. (Black a	and Dark Brow	m.)
	600 - 2500mm (water table at 2100mm)	[SP] SAND with trace Silt. (Non Plastic. Bro origin.)	own and Grey-	Brown. Eolian in
BH2:	0 - 800mm	[SM] Silty SAND with trace Gravel. (Black	and Dark Brow	m.)
	800 - 2500mm (water table at 2100mm)	[SP] SAND with trace Silt. (Non Plastic, Broorigin.)	own and Grey-	Brown, Eolían in
BH3:	0 - 800mm	[SM] Silty SAND with trace Gravel. (Black	and Dark Brow	m.)
	800 - 2500mm (water table at 2100mm)	[SP] SAND with trace Silt. (Non Plastic. Broorigin.)	own and Grey-	Brown. Eolian in

Borehole / PSP location Plan



Additional information and Notes

Compaction Results

Location	0-150mm	1050-1350mm	1350-1650mm	150-450mm	1650-1950m
DCP1					
DCP2					
PSP1	SET	15	15	4	14
PSP2	SET	25+		7	
PSP3	SET	15	16	6	18

Observation

The bore holes indicated the presence of stable sands to a depth of 800mm. Sand distibutes vibration relatively evenly in all directions and vibration dissipates well in sand when compared with rigid materials such as rock.

The perth pernatrometer tests showed good compaction meaning that minimal if any compaction is required to the site in general.





Performance Review

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Date: 1/9/2017 Revision:

STRUCTURAL ENGINEERING DESIGN

Pritchard Francis provided a letter of Structural Design Compliance stating that their design has considerd and is in accordance with the recommendations of the geotechnical report – soil classification A

Foundation Engineering have provided a letter (25/5/2017) confirming that they have reviewed the grouting block design by Fondex and that is structurally adequate to allow for excavation.

The pressure grouting specialist, Fondex designed the grout block system for review on 24/5/2017

Observation

The quality process of ensuring all engineering design is cross referenced has been achieved.

EXTENT OF DILAPIDATION SURVEY COMPLETED

In accordance with the requirement of the WA Building Regulations BA20 process the following properties have had dilapidation surveys completed.

These properties represent the buildings which are directly affected by the proposed construction and excavation works.

- 3 Brisbane St, Perth Units 1-6
- e 64& 64a Robinson Ave, Perth

WORKS PROPOSED

The proposed works have been reviewed inclusive of the structural engineers docuemntation, geotechnical report and grout block design.

The building has been consulted regarding potential vibration works and has provided the following information:

- Extent of excavation and works is 1.7m deep which is for the 2 tanks required to be installed for the Water Corporation.
- Piling will be undertaken onsite and the method of piling will be screw piles which create minimal vibration to a depth of 1.9m. They will be locatied along boundaries.
- The geotechnical results show that other than on the surface on the site there is excellent compaction generally across the site at depths below 450mm.
- Compaction will be required in the centre of the site (sand always requires compaction before concrete is poured.



Performance Review



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Date: 1/9/2017 Revision:

 Jumping jack compactor (vertical rammer) will be used adjacent boundaries and plate compactor (500-750kg) in the middle of the site.

The following equipment and systems will not be used onsite:

- Large rolling compactors
- Large plate compactors
- Friction Piles

SUPPORTING INFORMATION

Title	Company	Date
Structural Engineers drawings	Pritchard Francis	14/7/2017
Drainage Pipe relocation layout	Prompt Engineering	3/2/2016
Certification Letter	Foundation Engineering	25/5/2017
Structural Engineers Certification	Pritchard Francis	24/4/2017
Dilapidation Report (3 Brisbane Place)	MA Lalli	9/8/2017
Dilapidation Report (64a Robinson Ave)	MA LAIIi	30/8/2017

RECOMMENDATION

The buildigs are multible storey (attached) single dwellings and the proposed construction at ground level is similar to standard dwelling construction anywhere in Perth.

The process set out in the WA Building Regulations addresses property protection during construction activities.

The side boundaries are to be excavated and in line with the processes set out in the WA Building Regulations, we understand that the BA20 process has been completed inclusive of dilapidation surveys to the buildigns immediately affected by the works.

It is therefore considered that when compared to industry standards the proposed extent of dilapidation surveys is excessive.

It is proposed that the following properties listed for dilapidation surveys are undertaken, which represents the buildings located nearest the works, on the opposite side of Robinson Aveenue from the site.

- 32 Brookman St, Perth
- 51 Robinson Ave, Perth

The sites are represented in green on the plan below:

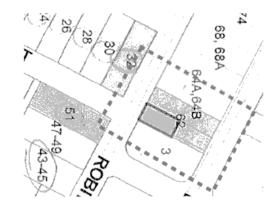




Performance Review

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Date: 1/9/2017 Revision:



We believe that the discussion and recommendation present a reasonable description of the works and process to satisfy the requirements of the construction management plan.

DISCLAIMER

Reference to dilapidation reports refers to buildings and does not cover driveways, kerbs or street infrastructure.

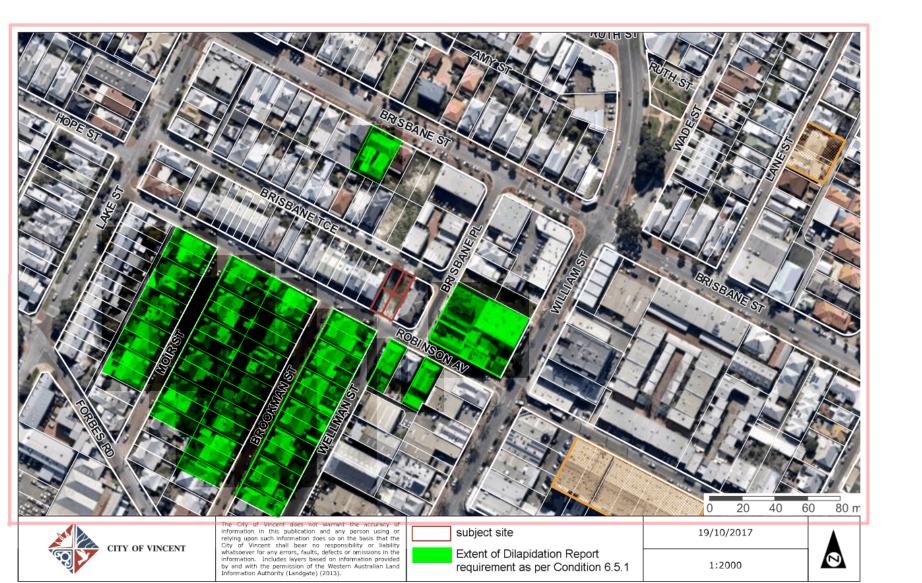
This document has been prepared solely for the use of our client in accordance with our current professional standards and as per our agreement for providing compliance consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. This document represents the opinions of CODE Group based on the facts and matters known at the time of preparation of this document. Opinions, judgements and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be construed as legal opinions.



Performance Review



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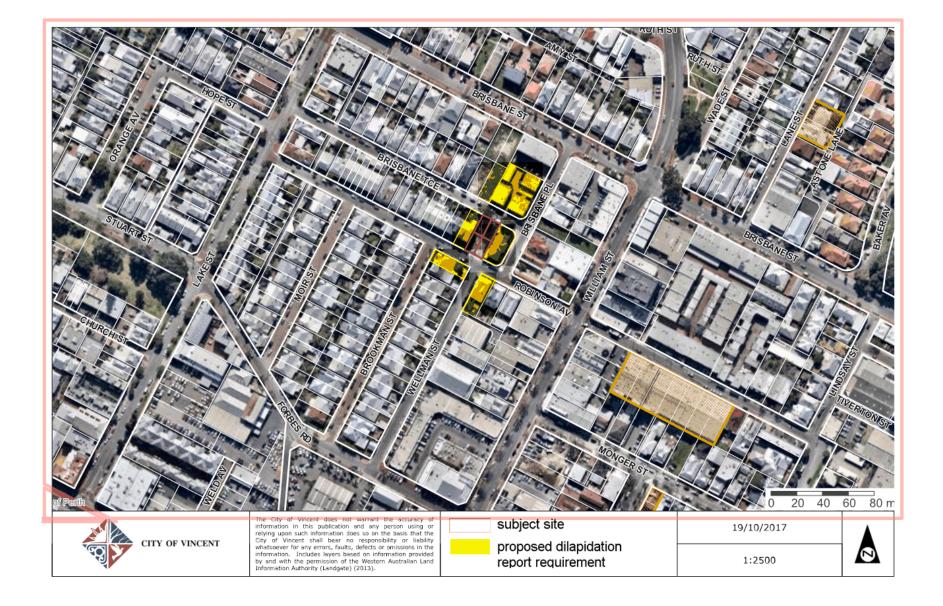
Summary of Submissions:

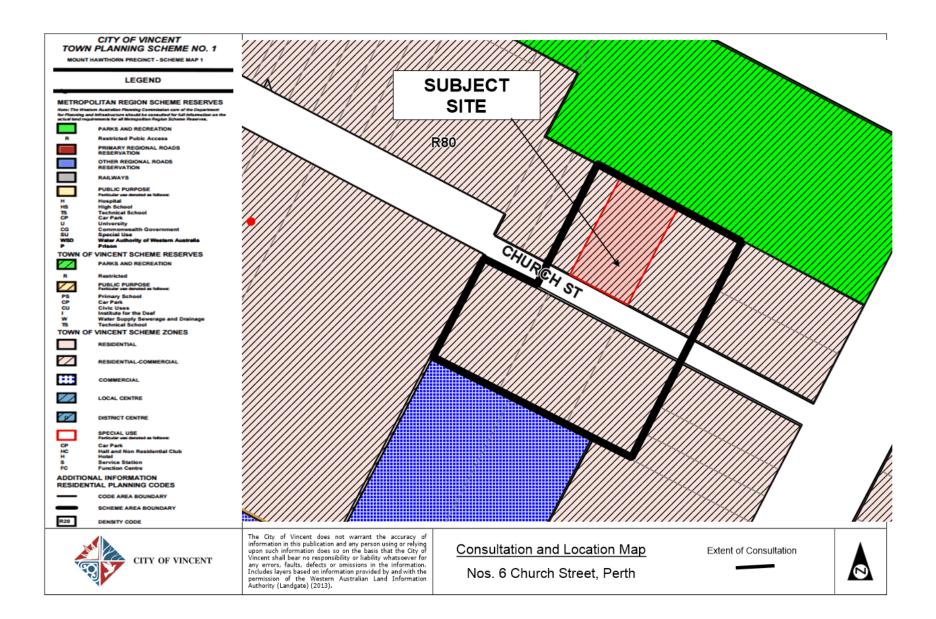
The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Objection:	Officer Technical Comment:
Issue	
The proximity of the development to heritage properties (particularly 5 on the heritage list) and the requirement of dilapidation reports will ensure that the properties are protected.	It is noted that no heritage properties directly abut the subject site as the extent of vibrations will be minimal and not impact the heritage listed properties. The Dilapidation Survey Performance Solution Report has recommended that dilapidation reports be completed for any adjoining and adjacent heritage buildings and as such, dilapidation reports will be provided for those heritage buildings directly opposite the site on Robinson Avenue.
Comments Received in Neither Support or Objection:	Officer Technical Comment:
Issue	
 Properties not listed in the condition and within 20m of the site may be more affected than those specified. Heritage properties should be protected. The requirement for the condition should be as a result of the extent of construction work. 	The Dilapidation Survey Performance Solution Report recommended dilapidation reports be provided for any adjoining and adjacent heritage buildings to the site. The City notes that there are properties in closer proximity to the site on Robinson Avenue that are not on the heritage list, however have a greater potential to be inadvertently impacted by any construction activities. The heritage listed buildings directly opposite, and those property immediately adjacent to the subject site are therefore recommended to have dilapidation reports completed.

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

Page 1 of 1







ORDINARY MEETING OF COUNCIL 16 CITY OF VINCENT 5 APRIL 2016 MINUTES

9.1.2 No. 6 (Lot: 6; D/P: 4004) Church Street, Perth – Change of Use from Recreational Facility (Yoga Studio) to Recreational Facility (Yoga Studio/Group Fitness and Personal Training Gym) (Retrospective)

Ward:	South	Date:	17 March 2016
Precinct:	Precinct 13 – Beaufort	File Ref:	PR20004; 5.2015.575.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Applicant's Justification 4 – Car Parking and Bicycle Tables		
Tabled Items:	Nil		
Reporting Officer:	A Dyson, Acting Senior Statutory Planning Officer		
Responsible 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 T Ngapera of Poly Pride Fitness on behalf of the owner M Allmark for the Change of Use from Recreational Facility (Yoga Studio) to Recreational Facility (Yoga Studio/Group Fitness and Personal Training Gym) (Retrospective) at No. 6 (Lot: 6; D/P: 4004) Church Street, Perth as shown on plans date stamped 15 December 2015, included as Attachment 2, subject to the following conditions:

1. Validity of Approval

The approval for the recreational facility to include Yoga Studio/Group Fitness and Personal Training Gym is valid for a period of 12 months from the date of the issue of the Planning Approval;

2. Building

- 2.1 All external fixtures shall not be visually obtrusive from Church 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; and
- 2.2 The windows, doors and adjacent floor area facing Church Street shall maintain an active and interactive frontage to this street with clear glazing provided;
- 3. Use of the Premises
 - 3.1 A maximum of 20 persons shall be at the premises at any one time; and
 - 3.2 The hours of operation shall be limited to:
 - Monday to Friday: 6:00am 8:30pm; and
 - Saturday/Sunday: 8:00am 6:00pm;
- 4. Parking

The existing kerbing shall be modified to the City's requirements at the applicant/owner's cost to allow vehicles to enter the property and park at 90 degrees to the street alignment as shown on Attachment 2; and

MINUTES OF MEETING HELD ON 5 APRIL 2016

(TO BE CONFIRMED ON 3 MAY 2016)

MINUTES

ORDINARY MEETING OF COUNCIL 17 CITY OF VINCENT 5 APRIL 2016

- 5. Within 28 days of approval, the following shall be submitted to and approved by the City:
 - 5.1 Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 7.5.21 -Sound Attenuation and the recommended measures of the report implemented;

5.2 **Bicycle Bays**

> A minimum of one Class 1 or 2 bicycle facility shall be installed within the building in accordance with the City's Policy No. 7.7.1 - Parking and Access:

5.3 Car Parking

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

5.4 Waste

> A bin store shall be provided to the satisfaction of the City to accommodate the City's specified bin requirement.

ADVICE NOTES:

- 1. With reference to Condition 1, should the applicant wish to continue the recreational facility use (Yoga Studio/Group Fitness/Personal Gym) beyond the date of validity of this approval, a fresh application for planning approval must be made before this approval expires;
- 2. A Road and Verge security bond for the sum of \$1,000 shall be lodged with the City by the applicant, prior to any works commencing, 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; and
- Any new signage that does not comply with the City's Policy No. 7.5.2 Signs 3. 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.

COUNCIL DECISION ITEM 9.1.2

Moved Cr Topelberg, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND CARRIED UNANIMOUSLY (8-0)

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

MINUTES OF MEETING HELD ON 5 APRIL 2016

(TO BE CONFIRMED ON 3 MAY 2016)

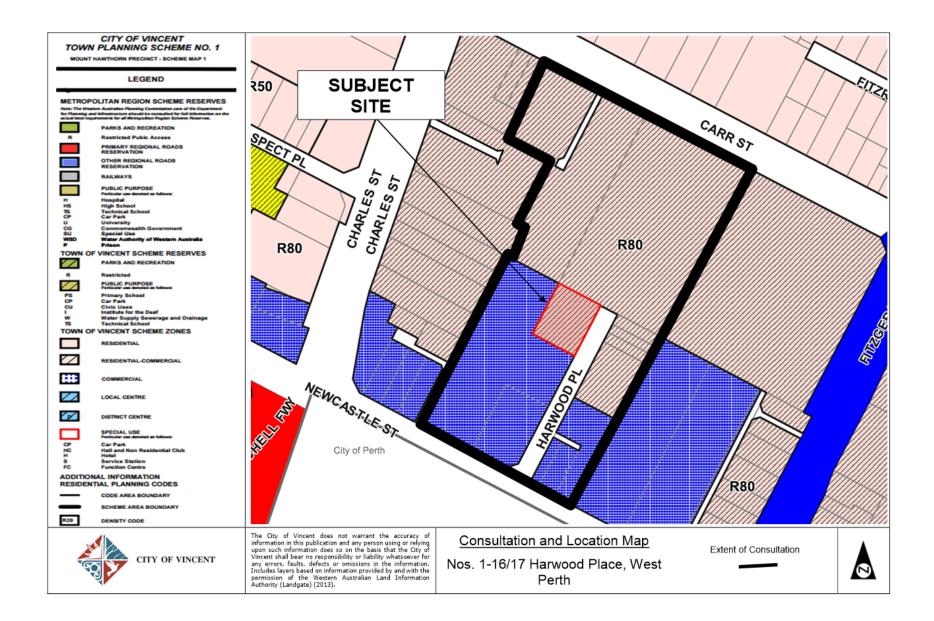
Attachment 2

14,465 GATE BIN STORE WC. WC 0 YOGA SPACE 15,200 207 m2 GARAGE DOOR |D5 3 BICYCLE BAYS 1 2.4M 2.4m 2.4M 30m 2.4 M PARKING AREA AINCENT CLLA OL **6 Church Street** LE LEC 20E PERTH RECEIVED 1:100

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

es which contravene the City's Parking regulations can be reported s Ranger Services.
, , , , , , , , , , , , , , , , , , , ,
nts opposite the subject lot when accessing their garages can only
road and not verges to gain this access.
n of approval of the previous planning approval for the current use on t lot states that the maximum 20 person are permitted to the site at ven time. Any contravention to the conditions of planning approval ported in writing to the City and followed up by the City's Non e Services.
r iii

Page 1 of 1





OUR REF

ENQUIRIES TO: Steven Laming Approval Services, (08 9273 6067) 5.2015.568.1



4 May 2016

FILE COPY

Dear Sir/Madam

NO. 17 (LOTS: 1-16; D/P: 59813) HARWOOD PLACE, PERTH - CHANGE OF USE FROM MULTIPLE DWELLINGS TO SERVICED APARTMENTS (RETROSPECTIVE)

Thank you for your Planning Application received on 11 December 2015 for the above proposal.

I wish to advise that the Council at its Ordinary Meeting held on 3 May 2016 resolved to grant conditional approval subject to the terms and conditions shown on the attached form. The proposal was assessed and found to be in accordance with the provisions of the City of Vincent Town Planning Scheme No.1 and associated policies.

I trust that the information is to your satisfaction, however if you have any enquiries regarding the above matter, please do not hesitate to contact Steven Laming on 08 9273 6067.

I.

T 1 (00) 0070 (000

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Yours sincerely

1 for

Paola Di Perna MANAGER APPROVAL SERVICES

Cc.

Compliance Services

I.

00 D 00

(Att.)

Administration & Civic Centre 04415

- 2 -

Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: NO. 17 Harwood Place, Perth

Lots, Plan/Diagram: Lots: 1-16 Str: 59813

Vol. No: 1533

Application date: 10 December 2015 Received on: 11 December 2015

Serial No: 5.2015.568.1

Description of proposed development: Change of Use from Multiple Dwellings to Serviced Apartments (Retrospective)

Folio No: 297

Plans dated: 11 December 2015

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

1. Limitation on Use

1.1 Maximum Lease Period

Guests are not permitted to stay at the subject serviced apartments for a continuous period longer than six months within any 12 month period; and

1.2 Management Plan

- 1.2.1 The serviced apartments shall operate in accordance with the amended Management Plan required by Condition 5; and
- 1.2.2 The terms and conditions outlined in the amended Management Plan required by Condition 5 shall be provided to occupants of the serviced apartments at the time of check-in and displayed in a prominent location within each serviced apartment;

2. External Fixtures

All external fixtures shall not be visually obtrusive from Harwood Place 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; and

3. Within 28 days of approval, the following shall be submitted to and approved by the City:

3.1 Car Parking

The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the serviced apartments for the purposes of drop-off and pick-up to the satisfaction of the City;

3.2 Signage

A sign that provides the contact details of a person responsible for the serviced apartments shall be fixed in a location that is within the subject site and is easily visible to the public to the satisfaction of the City; and

3.3 Bicycle Bays

A minimum of two Class 1 or 2 and four Class 3 resident bicycle bays and two visitor bicycle bays are 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;

- 4. The serviced apartments shall include within the entrance, foyer or lobby of the premises a reception desk which shall be attended by staff at all times;
- 5. Within 28 days, the Management Plan shall be amended to include the following information to the satisfaction of the City:
 - 5.1 All guests/residents of the Serviced Apartments are subject to a one strike policy, whereby should any unacceptable noise/disturbance/anti-social behaviour be reported and verified by staff, the offending guests/residents shall be required to leave the premises immediately and shall be banned from occupying the premises in the future. This information shall be documented and registered with the City of Vincent;
 - 5.2 24 hour contact details of the Serviced Apartments owners, licensed operator and the relevant security company, to be provided to all owners/occupiers of the adjoining residential properties on Harwood Place;
 - 5.3 The two existing onsite visitor car parking bays accessed from Harwood Place shall be reallocated as 'pick up/drop off' bays for use by on-demand transport or buses and shall not be used by guests;
 - 5.4 A Code of Conduct detailing the expected behaviour of guests/residents in order to minimise any impact on adjoining residents.
 - 5.5 No more than six guests/residents shall be permitted in any Serviced Apartment at any one time; and
- 6. Within 28 days of issue of Planning Approval, a sign shall be erected on the building that restricts the two existing onsite visitor car parking bays as a 'Drop off / Pick up only'.

- 4 -

ADVICE NOTE:

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

NOTES:

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

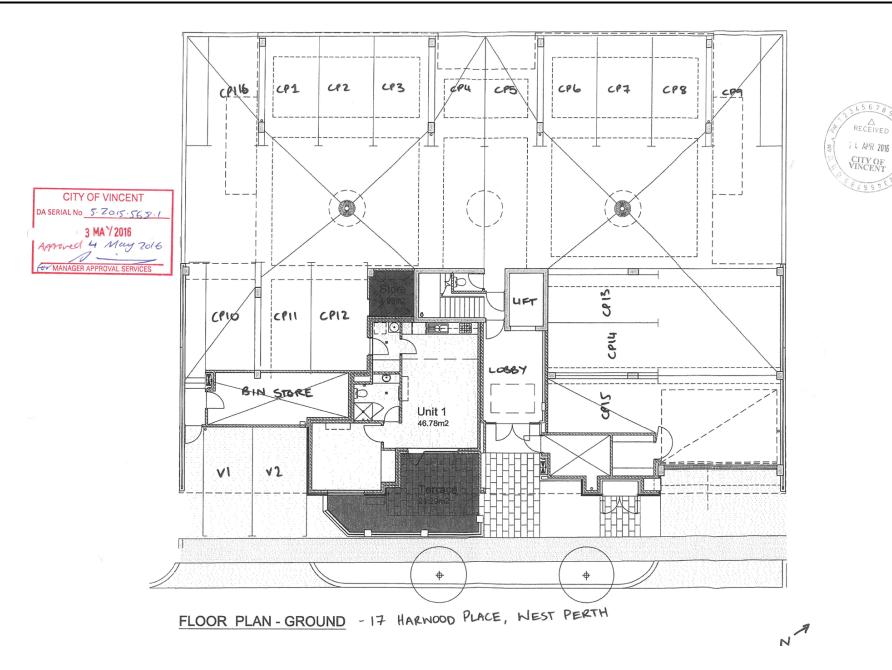
Date of determination: 3 May 2016

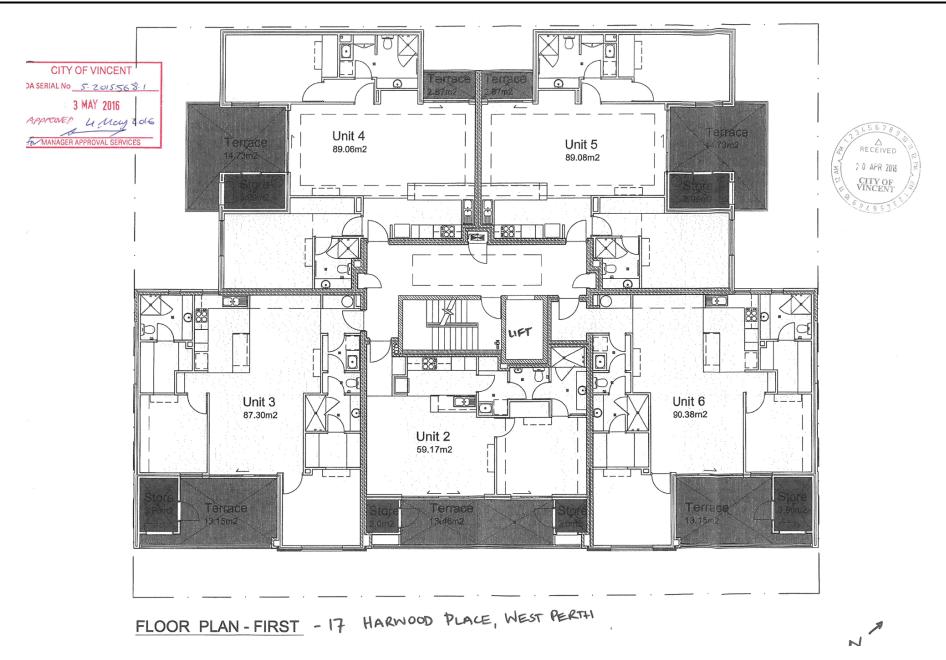
- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

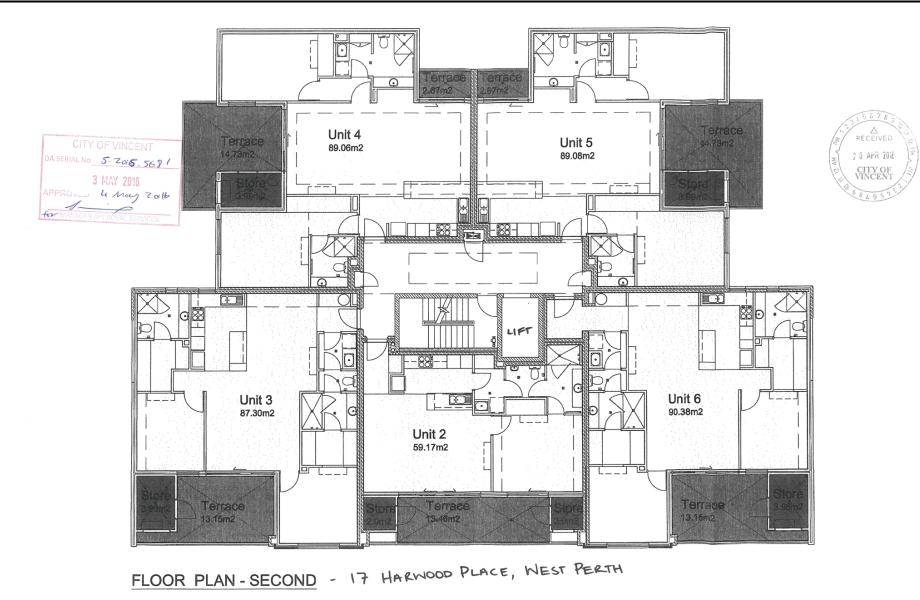
Dated: 4.5./6 Signed: . for

Paola Di Perna MANAGER APPROVAL SERVICES

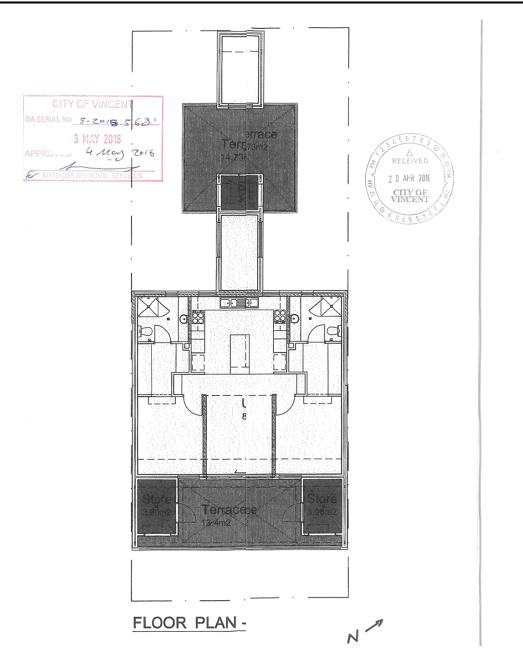
for and on behalf of the City of Vincent

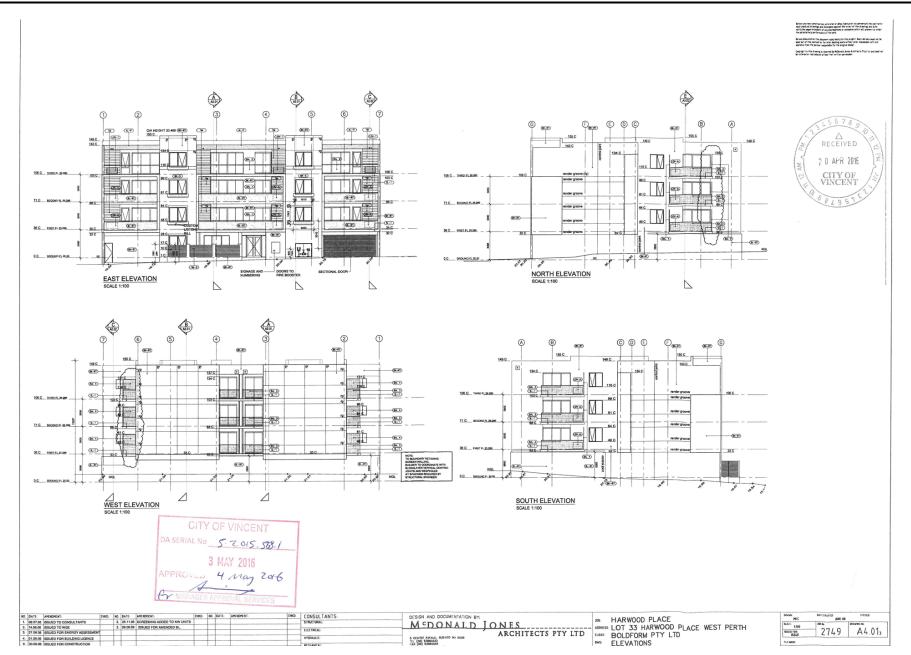






N-7





MANAGEMENT PLAN SERVICED APARTMENTS 17 HARWOOD STREET PERTH



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3.0	OCCUPANTS.	3
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5.0	SECURITY	3
6.0	COMPLAINTS MANAGEMENT PROCEDURE	3
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APPEN	DIX 1 - CODE OF CONDUCT FOR GUESTS	5
APPEN	DIX 2 – TERMS AND CONDITIONS FOR GUESTS	6

1.0 INTRODUCTION.

The Management Plan has been prepared on behalf of Verandah Apartments. It has been prepared in accordance with the City of Vincent Planning and Building Policy No. 3.4.5 relating to temporary accommodation.

The Management Plan has been prepared in accordance with clause 2.5.2 of Policy No. 3.4.5 which states:

"2.5.2 Servicing Strategy

In addition to the Management Plan in accordance with Clause 2.1.2, all applications for Serviced Apartments shall include a Servicing Strategy detailing the level of servicing containing, but not limited to the following:

a) Opening hours for guest check-ins and checkouts;

b) Method of reservations/bookings;

c) Means of attending to guest complaints;

d) Cleaning and laundry services, where available;

e) Company name and relevant experience of management/operator; and

f) Management and accommodation of servicing vehicles within the context of the overall car parking for the development."

The Management Plan relates to the change of use of multiple dwellings at 17 Harwood Place, Perth, to serviced apartments.

This Management Plan will be provided to occupants of the serviced apartments at the time of check-in and displayed in a prominent location within each serviced apartment.

2.0 OPERATOR.

The proposed operator for the serviced apartments is Verandah Apartments, a reputable serviced apartment provider to corporate clients. The managing director of Verandah Apartments is Nick Clements and has held this position for four and a half years. Mr Clements previously managed Ocean Beach Hotel and Hotel Northbridge. Mr Clements currently operates serviced apartments at 6 Antonas Road, Northbridge, which caters for clients such as Rio Tinto, Samsung, SNT and others.

The minimum night stay for the serviced apartments is three nights, with a capped maximum of six (6) months. The Antonas Road apartments currently average 11 night stays, which is consistent with what is proposed for Harwood Place. This is intended to capture corporate clients who are seconded to Perth offices for short periods of time, which allows a sense of normality as opposed to residing in a hotel room. The accommodation also permits their families to be present with them whilst being seconded to a Perth office.

A majority of clients are deemed corporate clients, however Verandah Apartments also caters to a secure client base of general clients who commonly utilise their services for a short stay accommodation within Perth.

3.0 OCCUPANTS.

In accordance with the condition of planning approval dated 3 May 2016 the number of persons per apartment is restricted as follows:

1. No more than six guests/residents shall be permitted in any Serviced Apartment at any one time.

4.0 OPENING HOURS.

Harwood Place will be self-managed in conjunction with the Antonas Road apartments. Primarily Harwood Place will be utilised when the residences at Antonas Road are at full capacity. As such, the main reception will be held at Antonas Road whereby clients will obtain their keys and sign the relevant forms at 6 Antonas Road, Northbridge (two blocks away) and make their way to the apartments at Hardwood Place.

Antonas Road's reception is open from 7am to 10pm daily with a security officer on duty after hours. Given the average length of stay is approximately 11 nights, this reception area is irregularly used and benchmarks that there is no need to provide a concierge service at Harwood Place given the sites close proximity to Antonas Road.

5.0 SECURITY.

Access to Harwood Place, including the front lobby area, car parking area and apartments are controlled by smart cards and keys which are issued to guests and staff. Verandah Apartments employs a security company to control its serviced apartments. Harwood Place will be managed by 24-hour security, including vehicle patrols and walk throughs throughout the apartment building.

The premises will also be controlled by 24-hour CCTV cameras which will be located around the premises.

6.0 COMPLAINTS MANAGEMENT PROCEDURE.

Verandah Apartments will provide all apartments with the contact details of Verandah Apartments and their security firm to allow them to report any disturbances which may occur.

The existing serviced apartments on Antonas Road have not received complaints regarding noise and other disturbances as the residents are vetted prior to leasing the apartments, to ensure they are either corporate clients or mature individuals seeking alternative accommodation to hotels. The three night minimum stay prevents people from leasing the apartments for weekends period only, whereby it is more likely that noise and other disturbances may occur.

Verandah Apartments requires residents to sign terms and conditions prior to their stay which includes the following provision:

 All guests/residents of the Serviced Apartments are subject to a one strike policy, whereby should any unacceptable noise/disturbance/anti-social behaviour be reported and verified by staff, the offending guests/residents shall be required to leave the premises immediately and shall be banned from occupying the premises in the future.

Verandah Apartments will also ensure nearby residents are notified of the relevant contact details in accordance with the following condition of approval dated 3 May 2016:

1. 24-hour contact details of the Serviced Apartments owners, licensed operator and the relevant security company, to be provided to all owners/occupiers of the adjoining residential properties on Harwood Place.

7.0 CAR PARKING

The development has 16 residential car bays located behind a security gate and two visitor bays directly accessible from Harwood Place. Verandah Apartments also offers vehicles to hire at their Antonas Road serviced apartments.

Verandah Apartments will advertise the apartments individually and advise if car parking is available on-site. It will be noted on their website and upon checkin that on-street car parking within Harwood Place is not permitted due to the strict time requirements imposed by the City of Vincent.

Furthermore, the two visitor car bays will be converted in accordance with the following condition of approval dated 3 May 2016:

 The two existing onsite visitor car parking bays accessed from Harwood Place shall be reallocated as 'pick up/drop off' bays for use by on-demand transport or buses and shall not be used by guests.

8.0 DELIVERIES.

Deliveries will take place between 7am and 3pm and will be delivered via the Harwood Place on-site carpark. Primarily the most frequent delivery will be linen which is anticipated to attend Harwood Place four times a week, whom use a small vehicle and will have remote access control to the car park.

9.0 ROOM SERVICE.

Verandah Apartments does not offer room service, as they are self-contained apartments.

10.0 CLEANING SERVICES.

An in-house house keeping team will clean apartments and change linen on a schedule that is dictated by check ins/outs. Each apartment has its own washing machine and dryer that enables clients to undertake washing when required. Verandah Apartments also offers an external laundry and dry-cleaning service which is easily organised through reception.

APPENDIX 1 - CODE OF CONDUCT FOR GUESTS.

Dear Guest

Thank you for choosing Verandah Apartments for your stay in Perth.

Verandah Apartments requests your cooperation for the upkeep of our facilities. Please be advised that as the booking is in your name, the guests staying in the apartment are your responsibility. Thus, you will be responsible for any damages or incidents that may occur from the duration of stay.

For the comfort and consideration of all our guests, please note that we have a strict No gathering / party policy. All visitors must leave by 10pm each night. Only the registered overnight guests (limits apply) are permitted to be in the apartments after this time. Please note that all our buildings and surroundings are strictly NON SMOKING area.

The maximum number of person in the apartment at any time will be 6 people for a 3-bedrooms apartment, 6 people if you have booked 2-bedroom apartment and maximum of 4 people in a 1-bedroom apartment.

Verandah reserves the right to deduct up to \$1000 AUD from your credit card for any damages (including stained towels, linens and carpet), incidentals and losses of any monies due to your stay without further notice. Any further bills / money will also be covered fully by yourself. This includes full rates for any nights we are unable to sell the apartment due to your stay or damage in our facilities.

All keys and remotes must be returned upon check out, otherwise there is a charge of up to \$150AUD per key and \$50AUD per remote applicable

Verandah also reserves the right to evict the guests from our property if we feel the property is being / will be damaged / misused / or being used in an unsafe way. You will not receive a refund if evicted. You may also be charged the full price for every day / night that we can not sell the apartment due to the events of your stay.

Thank you for your cooperation.

Name on Card: _____ Credit Card No.

Ex_____CCV_____

Guest	signature	

Date

____/ ____ / _____

APPENDIX 2 – TERMS AND CONDITIONS FOR GUESTS.

Dear Guest,

- Veranda Apartments requests your cooperation for the upkeep of our facilities; if the booking is under your name, you are responsible for your guests and the apartment at all times. Thus, you will be responsible for any damages or incidents that may occur from the duration of stay.
- All our premises are STRICTLY a NON-SMOKING area.
- We have a strictu <u>No Gathering/Party Policy</u> all visitors must leave by 10pm and only the registered overnight guests (limits apply) are permitted to be in the apartments after this time.
- Verandah also reserves the right to evict the guests from our property if we feel the property is being / will be damaged / misused / or beng used in an unsafe way. NO REFUNDS if evicted.
- Verandah reserves the right to deduct up to \$1000 AUD from your credit card for any damages (including stained towels, linens and carpet).
- All keys and remotes must be returned upon check out, otherwise there is a charge of up to \$150 AUD per key and \$50 AUD per remote applicable.

Guest Name: _____

Guest Signature: _____ / ____ Date ____ / ____ / ____

MANAGEMENT PLAN SERVICED APARTMENTS 17 HARWOOD PLACE PERTH

AMENDED 6 NOVEMBER 2017



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1.0 INTRODUCTION.

The Management Plan has been prepared on behalf of Zappeion Apartments. It has been prepared in accordance with the City of Vincent Planning and Building Policy No. 3.4.5 relating to temporary accommodation.

The Management Plan has been prepared in accordance with clause 2.5.2 of Policy No. 3.4.5 which states:

"2.5.2 Servicing Strategy

In addition to the Management Plan in accordance with Clause 2.1.2, all applications for Serviced Apartments shall include a Servicing Strategy detailing the level of servicing containing, but not limited to the following:

a) Opening hours for guest check-ins and checkouts;

b) Method of reservations/bookings;

c) Means of attending to guest complaints;

d) Cleaning and laundry services, where available;

e) Company name and relevant experience of management/operator; and

f) Management and accommodation of servicing vehicles within the context of the overall car parking for the development."

The Management Plan relates to the change of use of multiple dwellings at 17 Harwood Place, Perth, to serviced apartments.

This Management Plan will be provided to occupants of the serviced apartments at the time of check-in and displayed in a prominent location within each serviced apartment.

2.0 OPERATOR.

The operator for the serviced apartments is Zappeion Apartments, a reputable serviced apartment provider to corporate and leisure clients. The managing director of Zappeion Apartments is Athanasios Limnios.

The minimum night stay for the serviced apartments is two nights, with a capped maximum of three (3) months. This is intended to capture corporate clients who are seconded to Perth offices for short periods of time, which allows a sense of normality as opposed to residing in a hotel room. The accommodation also permits their families to be present with them whilst being seconded to a Perth office.

A majority of clients are deemed corporate clients; however Zappeion Apartments also caters to a secure client base of general clients who commonly utilise their services for a short stay accommodation within Perth.

3.0 OCCUPANTS.

In accordance with the condition of planning approval dated 3 May 2016 the number of persons per apartment is restricted as follows:

1. No more than six guests/residents shall be permitted in a two bedroom serviced apartment and no more than four guests/residents shall be permitted in a single bedroom serviced apartment at any one time.

4.0 OPENING HOURS.

Zappeion Apartments will be self-managed. The main reception will be staffed by appointment only during normal working hours, alternative check in and out times will occur in accordance with the check in and out procedure. Appointment only is in accordance with the City of Vincent S hort Term Local Planning Policy 7.4.5 which states

"Applications for Serviced Apartments shall include within the entrance, foyer or lobby a reception desk which shall be attended by staff at all times when apartment check-ins and check-out can occur."

5.0 SECURITY.

Access to Zappeion Apartments, including the front lobby area, car parking area and apartments are controlled by keys and smart cards which are issued to guests and staff.

Zappeion Apartments will prepare and undertake the following security measures:

- 1. A Three-Month Security Plan (until 28 February 2018), which includes three security patrols and building walk-throughs at approximately 12am, 2am and 4am on Friday and Saturday nights and on a Sunday night during a public holiday weekend, and one security walk-through at approximately 1am from Sunday to Thursday nights.
- 2. An On-Going Security Plan (from 1 March 2018), which includes two security patrols and building walk-throughs at approximately 12am and 3am and one security walk-through at approximately 1am from Sunday to Thursday nights.
- 3. Live security footage of the Serviced Apartments will be observed and managed by the operators of the Serviced Apartment's sister hotel, Attika Hotel, between the hours of 7am to 9pm, Sunday to Thursday and 7am to 11pm Friday and Saturday.
- 4. A record of complaints and enquiries logged, and the applicant's response, is to be provided as requested or on a 6 monthly basis to the City of Vincent.

6.0 COMPLAINTS MANAGEMENT PROCEDURE.

Zappeion Apartments will provide all apartments with the contact details of the after-hours contact person to allow them to report any disturbances which may occur.

The two night minimum stay prevents people from leasing the apartments for weekend periods only, whereby it is more likely that noise and other disturbances may occur.

Zappeion Apartments requires residents to sign terms and conditions prior to their stay which includes the following provisions:

- All guests/residents of the Serviced Apartments are subject to a one strike policy, whereby should any unacceptable noise/disturbance/anti-social behaviour be reported and verified by staff, the offending guests/residents shall be required to leave the premises immediately and shall be banned from occupying the premises in the future. This information shall be documented and registered with the City of Vincent;
- 2. The Terms and Conditions shall include a clause advising the guests that noise is to be kept to a minimum from 10pm to 8am and should a compliant be received, the guests will be given one warning after which further complaints will lead to an eviction.
- No more than six guests/residents/visitors shall be permitted in any Serviced Apartment at any one time;

The guests will be provided with a code of conduct which includes:

1. The expected behaviour of guests/residents in order to minimise any impact on adjoining residents

Zappeion Apartments will also ensure nearby residents are notified of the relevant contact details as follows:

 24 hour contact details of the manager of the Serviced Apartment's are to be provided to all owners/occupiers of the adjoining residential properties on Harwood Place and made available at all times on the serviced apartment's website and within the building of the Serviced Apartments;

In the event a phone call is received regarding a complaint the following procedure is to be undertaken dependant on the severity of the complaint:

Level 1 Disturbances and Complaints

- 1. A phone call will be made directly to the subject apartment with respect to the complaint to advise them to cease activities and establish whether the complaint is valid.
- 2. If a second phone call is received and the complaint is validated, the Manager or security firm will attend the premises and advise them to cease the undue noise.
- 3. The Manager or security firm will stay on the premises for one hour following the face to face warning.
- 4. In the event, the level 1 disturbance occurs again the clients will be evicted immediately as per the Code of Conduct.

Level 2 Disturbances and Complaints

- 1. If a phone call is received regarding a serious noise breach (for example a party or fight) the Manager and/or security firm will attend the premises within 30 minutes of the phone call to establish if the complaint is valid.
- 2. In the event the complaint is validated and is considered a level 2 disturbance the clients will be evicted as per the Code of Conduct.

The WA Police will be contacted if a complaint is verified and requires WA Police action. The WA Police will be contacted immediately after the verification of the complaint.

Definitions:

Level 1: means any complaint that is deemed level 1 by the Manager given the breach does unduly impact on users of the serviced apartments. Level 1 complaints may relate to low scale noise complaints, rubbish and etc.

Level 2: means any complaint that is deemed to be level 2 by the Manager and may require WA Police attention. It is where a validated complaint significantly unduly impacts upon the users of the serviced apartments.

7.0 CAR PARKING.

The development has 16 residential car bays located behind a security gate and two visitor bays directly accessible from Harwood Place.

Zappeion Apartments will advertise the apartments individually and advise if car parking is available on-site. It will be noted on the website and upon check-in that on-street car parking within Harwood Place is not permitted due to the strict time requirements imposed by the City of Vincent.

The two car parking bays accessed from Harwood Place shall be labelled as 'pick up/drop off' bays for use by on-demand transport or buses and shall not be used by guests;

8.0 DELIVERIES.

Deliveries will take place between 7am and 3pm and will be delivered via the Harwood Place on-site carpark. Primarily the most frequent delivery will be linen which is anticipated to attend Zappeion Apartments twice a week, which use a small vehicle and will have remote access control to the car park.

9.0 ROOM SERVICE.

Zappeion Apartments does not offer room service, as they are self-contained apartments.

10.0 CLEANING SERVICES.

A house keeping team will clean apartments and change linen on a schedule that is dictated by check ins/outs. Each apartment has its own washing machine and dryer that enables clients to undertake washing when required.

APPENDIX 1 - CODE OF CONDUCT FOR GUESTS.

Dear Guest

Thank you for choosing Zappeion Apartments for your stay in Perth.

Zappeion Apartments requests your cooperation for the upkeep of our facilities. Please be advised that as the booking is in your name, the guests staying in the apartment are your responsibility. Thus, you will be responsible for any damages or incidents that may occur from the duration of stay.

For the comfort and consideration of all our guests, please note that we have a strict No gathering / party policy. All visitors must leave by 10pm each night. Only the registered overnight guests (limits apply) are permitted to be in the apartments after this time. Please note that all our buildings and surroundings are strictly NON SMOKING area.

The maximum number of persons in the apartment at any time will be 6 people if you have booked 2-bedroom apartment and maximum of 4 people in a 1-bedroom apartment.

Zappeion reserves the right to deduct up to \$1000 AUD from your credit card for any damages (including stained towels, linens and carpet), incidentals and losses of any monies due to your stay without further notice. Any further bills / money will also be covered fully by yourself. This includes full rates for any nights we are unable to sell the apartment due to your stay or damage in our facilities.

All keys and remotes must be returned upon check out, otherwise there is a charge of up to \$150AUD per key and/or per remote applicable

Zappeion also reserves the right to evict the guests from our property if we feel the property is being / will be damaged / misused / or being used in an unsafe way. You will not receive a refund if evicted. You may also be charged the full price for every day / night that we can not sell the apartment due to the events of your stay.

Thank you for your cooperation.

Nam	е	on	С	ard:	

Credit Card No._____

E x_____ C C V_____

G uest signature

Date

____/ _____ / _____

Item 9.4- Attachment 4

APPENDIX 2 – TERMS AND CONDITIONS FOR GUESTS.

Dear Guest,

- Zappeion Apartments requests your cooperation for the upkeep of our facilities; if the booking is under your name, you are responsible for your guests and the apartment at all times. Thus, you will be responsible for any damages or incidents that may occur from the duration of stay.
- All our premises are **STRICTLY** a **<u>NON-SMOKING</u>** area.
- We have a strict <u>No Gathering/Party Policy</u> all visitors must leave by 10pm and only the registered overnight guests (limits apply) are permitted to be in the apartments after 10:00pm; and
- •
- Noise shall be kept to a minimum from 10:00pm to 8:00am;
- The maximum number persons in the apartment at any one time will be 4 people in a 1 bedroom apartment and a maximum of 6 people in a 2 bedroom apartment.
- Please be mindful that this is a residential area and as well as other guests we also have neighbours. Noise is to be kept to a minimum from 10pm until 8am. Should we received a compliant you will be given **ONE** warning after which any further complaints will lead to eviction.
- Zappeion also reserves the right to evict the guests from our property if we feel the property is being / will be damaged / misused / or being used in an unsafe way and in accordance with the Complaints Management Procedure in the Management Plan. NO REFUNDS if evicted.
- Zappeion reserves the right to deduct from your credit card for any damages (including stained towels, linens and carpet).
- All keys and remotes must be returned upon check out; otherwise there is a charge of up to \$150 AUD per key and \$50 AUD per remote applicable.

Guest Name: _____

Guest Signature: _____ Date ____ / ____ / ____

Management Plan – Comparison:

- Existing Approved Management Plan May 2016
- Proposed Updated Management Plan November 2017

The current application proposes to amend a number of sections of the approved Management Plan (**Attachment 3**), in a proposed updated Management Plan (**Attachment 4**), as follows:

Section 2.0 – Operator (partly modified)

- The operator of the serviced apartments has changed from 'Verandah Apartments' to 'Zappeion Apartments', which is referenced throughout the Management Plan;
- The details of the managing director has changed from Nick Clements, managing director of Verandah Apartments, to Athanasios Limnios, managing director of Zappeion Apartments;
- Reference to 'Antonas Road apartments' is deleted in Section 2.0 and throughout the Management Plan;
- The reference to an average stay of 11 nights is deleted; and
- The details of the limits to accommodation duration is modified from a minimum stay of 3 nights with a capped maximum stay of 6 months, to a minimum stay of 2 nights with a capped maximum of 3 months;

Section 3.0 - Occupants (partly modified)

• The details of the maximum number of guests/residents in a serviced apartment at any time is extended to clarify that there is a maximum of 6 guests/residents in a 2 bedroom serviced apartment and a maximum of 4 guests/residents in a 2 bedroom serviced apartment;

Section 4.0 – Opening Hours (fully modified)

- All details making reference to the subject serviced apartments being managed in accordance with Antonas Road apartments are deleted; and
- New details added that the subject serviced apartments is self-managed and has a reception that is staffed by appointment only.

Section 5.0 - Security (partly modified)

- The details that the subject serviced apartments will be managed by 24hour security, including vehicle patrols and building walk throughs, and reference to 24hour CCTV cameras is deleted; and
- New details provided for four new security measures: (1) a three month security plan; (2) an ongoing security plan; (3) live security footage being observed and managed by operators of Attika Hotel between 7am to 9pm Sunday to Thursday and 7am to 11pm Friday and Saturday; and (4) a record of complaints will be provided to the City on a 6 monthly basis;

Section 6.0 - Complaints Management Procedure (partly modified)

- The details stating that no complaints have been received as the guests/residents of the serviced apartments are vetted prior to leasing the apartments is deleted;
- The minimum night stay is changed from three nights to two nights; and
- Details of the terms and conditions that guests/residents are required to sign prior to their stay is extended to include three conditions: (1) one strike policy; (2) noise must be kept to a minimum from 10pm to 8am; and (3) maximum number of persons in each serviced apartment at any time is six guests/residents;
- The provision of 24 hour contact details is modified from contact details for the owners, licenced operator and the relevant security company, to the manager of the serviced apartments, which will be provided to each resident on Harwood Place, the serviced apartments website and within the serviced apartments building;
- New details are provided in relation to the complaints management procedures for Level 1 and Level 2 disturbances; and
- New definitions of Level 1 and Level 2 disturbances are provided;

Section 10.0 - Cleaning Services (partly modified)

• The details of available services for external laundry and dry-cleaning is deleted;

Appendix 1 – Code of Conduct (partly modified)

 The details of the charge for non-returned keys and remotes is modified from \$150 for keys and \$50 for remotes to \$150 for keys and remotes;

Appendix 2 - Terms and Conditions (partly modified)

- New details that noise shall be kept to a minimum from 10pm to 8am;
- New details that if a complaint is received one warning will be issued and any further complaints will lead to eviction; and
- The details that Management reserves the right to evict and guest/resident is modified to reference the Complaints Management Procedure in the Management Plan.

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:	
No comments received.		
Comments Received in Objection:	Officer Technical Comment:	
Complaints & Security	Officer rechnical Comment.	
Having a remote reception desk and security officer at the Attika Hotel at No. 279 Newcastle Street, as suggested by the applicant, does not solve the problems residents are currently experiencing in Harwood Place and the nearby businesses.	The proposal for the reception desk to be staffed during scheduled appointments for guest check ins and outs only is consistent with the City's Policy No. 7.4.5 – Temporary Accommodation and common management practices for serviced apartments.	
There needs to be some sort of security/management on-site at No. 17 Harwood Place at all times, and in particular after hours when most of the noise, anti-social behaviour, drug dealing and car congestion occurs.	It is considered appropriate to deal with the concerns relating to noise and antisocial behaviour disturbances from the Serviced Apartments through the security measures set out in Section 5.0 and the complaints management procedure set out in Section 6.0 of the proposed Management Plan, rather	
A 24/7 on-site reception desk is required for residents to make complaints at the time an incident occurs, which would enable management to resolve any issues in a timely manner.	than having a person in attendance at all times. Administration's recommended conditions strengthen the security measures and complaints management procedure.	
A staff member on-site 24/7 would also provide a major deterrent to occupants of the serviced apartments doing any activity that would impact the residential properties on Harwood Place and nearby businesses.	The security measures in the proposed Management Plan, subject to Administration's conditions, include an Initial Security Plan with increased security patrols and building walk throughs, 24 hour monitoring of Live CCTV/Security footage, and the contact details of the manager of the Serviced Apartments being provided to all residents on Harwood Place and made available on the Serviced Apartments website and displayed on the outside of the building.	
	The complaints management procedure, subject to Administration's conditions, sets out a two tier approach and definitions for Level 1 and Level 2 disturbances, and includes a series of 'complaints scenarios' to clarify how the complaints management procedure will be implemented for the different types of incidents or disturbances.	
Parties		
Parties are regularly held at the serviced apartments which impacts the amenity of the residential properties on Harwood Place due to the high numbers of guests attending the premises who create excessive noise, anti- social behaviour, and rubbish and property damage.	The proposed Management Plan sets out a 'no party policy' and a complaints management procedure which provides management and security with a process to respond to and resolve any disturbances should they arise.	

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Comments Received in Objection:	Officer Technical Comment:
Rubbish Rubbish is regularly thrown from the balconies of the serviced apartments onto the street. Guests of the serviced apartments regularly leave broken bottles, syringes, drug bags, cigarette butts and other rubbish in the street and behind nearby commercial properties, which has to be cleaned up by the	Each serviced apartment is provided with bins. The City's investigation did not conclude if the alleged littering in the area was being conducted by guests of the serviced apartments.
residents of Harwood Place and business owners. Illegal Activity Drug dealing and prostitution occur at the serviced apartments. There are regularly people that are not staying at the serviced apartments loitering in the street waiting to collect drugs from a person staying at the apartments. Once the drugs have been collected it seems that these people use the drugs behind the nearby commercial properties.	Since approval was granted on 3 May 2016 the City's Rangers has on one occasion suspected that drug dealing was occurring at the serviced apartments and the matter was referred to the Police for investigation.
Theft Items are regularly stolen from the front areas of the residential properties on Harwood Place and nearby businesses. Property Damage	Theft is a Police matter. The City's investigation did not conclude if the alleged theft in the area was being conducted by guests of the serviced apartments.
Cars belonging to the residents of Harwood Place have been deliberately vandalised when parked in the street and damaged by guests of the serviced apartments when driving their cars. Anti-social Behaviour	Property damage is a Police matter. The City's investigation did not conclude if the property damage in the area was being conducted by guests of the serviced apartments.
Residents on Harwood Place have witnessed guests of the serviced apartments fighting in the street, urinating in the street and front yards of the adjoining residential properties and loitering in the front yards of the residential properties to consume alcohol and drugs. Guests of the serviced apartments and their visitors have also used foul language and aggression towards residents. This behaviour creates an environment that feels unsafe for residents, nearby business owners and their clients.	Administration's recommended conditions strengthen the security measures set out in Section 5.0 of the proposed Management Plan. The security measures in the proposed Management Plan, subject to Administration's conditions, include an Initial Security Plan with increased security patrols and building walk throughs, 24 hour monitoring of Live CCTV/Security footage, and the contact details of the manager of the Serviced Apartments being provided to all residents on Harwood Place and made available on the Serviced Apartments website and displayed on the outside of the building.

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Comments Received in Objection:	Officer Technical Comment:
Car Parking	
The management company (Zappeon) currently charge guests of the serviced apartments \$25 per day to park in the secured parking area of the building, which has resulted in guests opting to park on the street at the detriment of residents. The City of Vincent Rangers are regularly issuing parking infringements to guests of the serviced apartments that have parked for too long in time restricted parking spaces on Harwood Place.	In order to reduce the number of guests of the serviced apartments from parking on Harwood Place, it is recommended that an updated Management Plan be submitted to and approved by the City that requires each serviced apartment to be provided with with one dedicated parking bay free of charge or included in the stay cost.
The street is a narrow cul-de-sac with no turning circle, so cars have to reverse the full length of Harwood Place to exit the street. A 24/7 reception staff member would be able to prevent cars blocking the street when dropping people off to the serviced apartments. People frequently wait for taxis at 3.00-4.00am in front of the houses on Harwood Place who make excessive noise and wake up the residents. There needs to be a designated drop-off and pick-up area that is a managed 24/7 by a staff member.	As required by the previous approval, the serviced apartments currently provides two designated car bays on Harwood Place for drop-off and pick-up. Given that the serviced apartments do not operate like a hotel, it is not practicable to have a 24/7 reception staff member to provide valet or parking services.
Noise	
Noise on weekends is excessive as a result of guests partying on the external balconies until the early hours of the morning. Closing all windows and doors of the residential properties does not stop the noise from waking residents up.	Administration's recommended conditions strengthen the complaints management procedure set out in Section 6.0 of the proposed Management Plan.
	The complaints management procedure, subject to Administration's conditions, sets out a two tier approach and definitions for Level 1 and Level 2 disturbances, and includes a series of 'complaints scenarios' to clarify how the complaints management procedure will be implemented for the different types of incidents or disturbances.
	Administration also recommends a condition for the Management Plan to be updated to require guests to keep noise to a minimum from 10:00pm to 8:00am, in particular outside on the balconies fronting the residential properties on Harwood Place.
Management Plan	
There needs to be prescribed management practices in place stipulating guests and their visitors' behaviour whilst checked into the apartments.	The Management Plan provides a Code of Conduct and Terms and Conditions that guests must agree to prior to and abide by during their stay.

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

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URBANISTA

No. 17 Harwood Place, West Perth

Reconsideration of Conditions for Serviced Apartments

August 2017

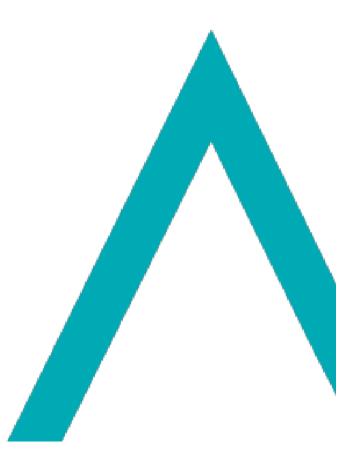


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This report has been prepared by Urbanista Town Planning on behalf of the landowners of No. 17 Harwood Place, West Perth, in support of the development application for the reconsideration of conditions for serviced apartments.

The report provides a comprehensive assessment and endorsement of the proposal in accordance with the relevant principles of a serviced apartment building and the City's Town Planning Scheme No. 1 and relevant local planning policies. The report provides a summary of the site particulars and addresses all relevant planning legislation and policies.

Urbanista Town Planning is positive that the information presented in this document will assist to facilitate a recommendation of approval for the reconsideration of conditions from the Council.

Letters

Bianca Sandri | Director Urbanista Town Planning

BACKGROUND AND PROPOSAL

Council at its Ordinary Meeting held on 3 May 2016 approved a change of use from multiple dwellings to serviced apartments at 17 Harwood Place, West Perth, subject to appropriate conditions.

Council resolved to approve the change of use subject to the following conditions:

"1. Limitation on Use

1.1 Maximum Lease Period

Guests are not permitted to stay at the subject serviced apartments for a continuous period longer than six months within any 12 month period; and

- 1.2 Management Plan
 - 1.2.1 The serviced apartments shall operate in accordance with the amended Management Plan required by Condition 5; and
 - 1.2.2 The terms and conditions outlined in the amended Management Plan required by Condition 5 shall be provided to occupants of the serviced apartments at the time of check-in and displayed in a prominent location within each serviced apartment;

2. External Fixtures

All external fixtures shall not be visually obtrusive from Harwood Place 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; and

3. Within 28 days of approval, the following shall be submitted to and approved by the City:

3.1 Car Parking

The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2-hour parking and shall be controlled and maintained by the operator of the serviced apartments for the purposes of drop-off and pick-up to the satisfaction of the City;

3.2 Signage

A sign that provides the contact details of a person responsible for the serviced apartments shall be fixed in a location that is within the subject site and is easily visible to the public to the satisfaction of the City; and

3.3 Bicycle Bays

A minimum of two Class 1 or 2 and four Class 3 resident bicycle bays and two visitor bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publicly accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;

4. The serviced apartments shall include within the entrance, foyer or lobby of the premises a reception desk which shall be attended by staff at all times;

5. Within 28 days, the Management Plan shall be amended to include the following information to the satisfaction of the City:

- 5.1 All guests/residents of the Serviced Apartments are subject to a one strike policy, whereby should any unacceptable noise/disturbance/anti-social behaviour be reported and verified by staff, the offending guests/residents shall be required to leave the premises immediately and shall be banned from occupying the premises in the future. This information shall be documented and registered with the City of Vincent;
- 5.2 24 hour contact details of the Serviced Apartments owners, licensed operator and the relevant security company, to be provided to all owners/occupiers of the adjoining residential properties on Harwood Place;
- 5.3 The two existing onsite visitor car parking bays accessed from Harwood Place shall be reallocated as 'pick up/drop off' bays for use by on-demand transport or buses and shall not be used by guests;
- 5.4 A Code of Conduct detailing the expected behaviour of guests/residents in order to minimise any impact on adjoining residents.
- 5.5 No more than six guests/residents shall be permitted in any Serviced Apartment at any one time; and

6. Within 28 days of issue of Planning Approval, a sign shall be erected on the building that restricts the two existing onsite visitor car parking bays as a 'Drop off / Pick up only'."

Urbanista Town Planning on behalf of Boldform Pty Ltd formally submits a planning application for reconsideration of condition 4 and reconsideration of an amended management plan as required by condition 5.

LOCATION

The Zappeion Apartments at 17 Harwood Place, West Perth, is located off Newcastle Street and bounded by Fitzgerald Street to the east and Charles Street to the west. The site is situated close to the boundary of the City of Vincent and the City of Perth. The site is well serviced by an abundance of public transport, entertainment and restaurant options which serve to cater the use.

The locality is not characterised by any dominant land use, with the surrounding area containing a diverse mix of commercial, single dwelling and apartment uses.

The site is zoned residential/commercial R80 with approved serviced apartments. The lot is 758m² and is located within the Beaufort Precinct of the City's Town Planning Scheme No. 1.



Figure 1: Locality Aerial Photo (Source: City of Vincent Maps)

Metropolitan Region Scheme

The subject site is zoned 'urban' under the Metropolitan Region Scheme (MRS).

MANAGEMENT PLAN

The original application was proposed to be operated by Verandah Apartments. This agreement has since lapsed and management of the serviced apartments is being undertaken by Zappeion Apartments. The newly appointed Manager has reviewed the approved Management Plan in accordance with condition 5. Given the property is operating with a different management team the management plan has been modified with respect to management names and the compliance management procedure.

The intent of the management plan remains the same with the only changes being:

- 1. Renaming of Verandah Apartments to Zappeion Apartments
- 2. Reception hours to be aligned with the reconsideration of condition application
- 3. Security to clarify there is 24-hour CCTV cameras around and within the building
- 4. Reduction of three night minimum stay to two nights

These changes are not significant amendments to the originally approved management plan except for the reception hours which is addressed further below.

RECONSIDERATION OF CONDITION 4

Council at its Ordinary Meeting resolved to include condition 4 against officer's recommendation. This condition requires the reception area to be occupied 24 hours a day to manage client check ins and outs. Urbanista Town Planning is seeking condition 4 to be removed and for the reception area to be managed in accordance with the amended management plan and the attached check in and out procedure.

The Management Plan states that the reception will be open by appointment only during normal working hours. The reception will be occupied when there are scheduled check ins and outs during normal working hours. It is considered that the management of the reception is adequately addressed through the management plan which is enforceable through condition 5.

Serviced apartments operate differently to a hotel. A hotel is used for short periodical stays, whereas serviced apartments are often used for longer term stays. This is also based on the type of accommodation provided. Hotels are usually restricted to small studios whereas serviced apartments are more suitable for families or long-stay clients who desire the amenities of an apartment.

The clientele who utilise the accommodation are generally associated with large corporations whereby employees are deployed to Perth for short term contracts or conferences. Zappeion Apartments also caters to a secure client base of general clients who commonly utilise their services for short stay accommodation within Perth. These clients continue to abide by the code of conduct for the premises.

Against the City's officer's recommendation, the Council imposed condition 4 which required the reception to be occupied 24 hours a day. This kind of imposition is not feasible for serviced apartments. This is based on the site occupying only 16 apartments and the average stay is approximately four (4) nights resulting in a low number of check ins and outs per day and week.

Many reputable serviced apartment providers such as Seashell, Mantra and Quest have core check in times or are appointment only receptions. Outside of normal trading hours alternative arrangements are made with guests to access safe boxes to obtain keys and have drop boxes for express check outs. This avoids the requirement to have a 24-hour reception for self-contained apartments.

The City's policy No. 7.4.5 relating to temporary accommodation states "*a reception desk which shall be attended by staff at all times when apartment check-ins and check-out can occur.*" The removal of condition 4 allows the reception to be managed in accordance with the management plan as per the City's policy. The policy identifies that the reception does not need to be managed 24 hours a day solely during hours of when check in and check outs occur. Should an exceptional circumstance occur outside of normal working hours a procedure is in place to deal with this. The removal of condition 4 will allow the serviced apartments to operate in accordance with the City's policy.

Attached is the check in and check out procedural manual for clients of Zappeion Apartments. The attachment states that should a client wish to check in outside of normal hours they are required to fill in and sign the code of conduct and other necessary forms seven (7) days prior to check in. This information is then required to be forwarded to the Manager to ensure the information is correct and can be enforced during their stay, as per the management plan.

In terms of risk, the use is required to be managed in accordance with the approved security requirements set out in the management plan. This includes 24-hour CCTV, security patrols and walk throughs. In addition to this, the code of conduct for guests includes a one strike policy should serious anti-social behaviour/noise/disturbance occur. Nearby landowners and clients within the serviced apartments have the ability to contact the Manager 24 hours a day. These measures significantly reduce the risk of antisocial behaviour/disturbance/noise.

In addition to the above, the use of serviced apartments is beneficial to the nearby residents as it reduces traffic flow along Harwood Place and potentially reduces noise. Ordinarily multiple dwellings are not bound by the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997* with respect to audible noise. Therefore, residents who may have occupied the multiple dwellings had the opportunity to be on their balconies creating noise throughout the day and night resulting in a disturbance to other residents within Harwood Place. The benefit of the site being used for serviced apartments is that clients are required to comply with the code of conduct which requires:

- No gathering/party policy;
- All visitors must leave by 2200 hours;
- Only the registered guests are permitted to sleep onsite; and
- Zappeion Apartments reserves the right to evict the guests from our property if they feel the property is being / will be damaged / misused / or being used in an unsafe way.

These rules are applied to minimise any disturbance to the surrounding residential locality. These rules are beyond what is permitted to be applied to multiple dwellings. Therefore, the approved use with the removal of condition 4 reduces the overall impact of the 16 apartments to nearby residents. In addition to this, most clients do not travel by car resulting in a reduced number of vehicles travelling along Harwood Place. The operator has also sign posted the visitor bays in accordance with the approval which allows taxi services to utilise these car bays.

Since the approval of the serviced apartments and the lodgement of this application the City has not received a single compliant regarding the use.

VALIDILITY OF CONDITION 4

The State Administrative Tribunal has established a test for the validity of a planning condition. In Western Australian Planning Commission v Temwood Holdings Pty Ltd (2004) 221 CLR 30 at [57], McHugh J in the High Court of Australia endorsed the test for the validity of a condition of planning approval articulated by the House of Lords in Newbury District Council v Secretary of State for the Environment [1981] AC 578 in the following terms:

"A condition attached to a grant of planning permission will not be valid therefore unless:

1. The condition is for a planning purpose and not for any ulterior purpose. A planning purpose is one that implements a planning policy whose scope is ascertained by reference to the legislation that confers planning functions on the authority, not by reference to some preconceived general notion of what constitutes planning.

2. The condition reasonably and fairly relates to the development permitted.

3. The condition is not so unreasonable that no reasonable planning authority could have imposed it."

In Perrymead Investments Pty Ltd v Western Australian Planning Commission (1996) 16 SR (WA) 181, a case concerning the review of a condition of subdivision approval which required that an existing unsealed road be upgraded and sealed, the Town Planning Appeal Tribunal determined in relation to the second Newbury test as follows:

"The test of the validity and scope of a condition in this State is whether it fairly and reasonably relates to the development. The decision of [Cardwell Shire Council v King Ranch Australia Pty Ltd (1984) 58 ALJR 386], although in the context of Queensland legislation, stands for the proposition that should have application in Western Australia: the condition can be said to reasonably relate if it arises from changes precipitated by the development or subdivision. If it does reasonably relate, then it is not fatal if the condition also benefits the public at large to a greater or lesser degree. A condition cannot arise solely from the existence of a public need which bears no relationship to the subdivision. The requirement that a condition reasonably relates to the subdivision does not, therefore, allow the Commission or the local authority to use the subdivision or development as a trigger for a future need that does not arise, in part, from the project. There is no justification for the use of conditions to promote the community infrastructure simply because the developer has come forward for approval."

The City's policy 7.4.5 states the "Applications for Serviced Apartments shall include within the entrance, foyer or lobby a reception desk which shall be attended by staff at all times when apartment check-ins and check-out can occur." A reception desk currently exists within the foyer area. This application requests to remove a condition that is not complaint with the City's policy and allow the reception to operate by appointment only when check in and outs occur during normal working hours, in accordance with the management plan/servicing plan as required by clause 2.5.2(a) of the City's policy.

The Council did not provide a planning reason for the purpose of imposing condition 4, which was applied against the City's officer's recommendation, as part of the original planning application. Therefore, condition 4 as it currently stands is unreasonable as it is over and beyond what is the City's expectation as part of its own policy and does not provide a fundamental planning function.

The condition is unreasonable and unfair given the average length of stay of the 16 apartments on site is four (4) nights resulting in a low amount of check ins and check outs per day and week. The requirement to have a 24-hour reception is ordinarily associated with a hotel whereby the use is more transient and on-site amenities are provided. In this instance, there is no need for such a condition as check in and outs can be managed in accordance with the attached procedure during normal working hours by appointment only.

It should also be noted that any anti-social behaviour that occurs within Harwood Place has been long standing and evident prior to the approval of this application. This was evident by way of the submissions made as part of the original application. The Council cannot penalise the operators of the serviced apartments for the long standing issues relating to Harwood Place. Urbanista Town Planning attended the Council meeting whereby condition 4 was imposed and it was assumed that the condition was imposed by way of negotiations with the adjacent residents. A forum was held with the residents without invite to Urbanista Town Planning or the landowners of the subject site. The application of a 24-hour reception desk will not reduce the existing problem within Harwood Place, instead measures put forward by the City such as lighting may reduce such behaviour. However, the social problem has not been exacerbated by the use and therefore it is unreasonable for the condition to be applied.

Potential amenity impacts of the serviced apartment will be managed by way of the management plan and subject security measures. Condition 4 is considered unreasonable, unfair and inconsistent with the City's policy resulting in the condition not being appropriate as per the Newbury test.

NEIGHBOUR SUBMISSIONS RECEIVED

The City by email on 13 April 2017 provided the below summary of objections received in relation to the use:

Comments Received in Objection:	Urbanista Town Planning Comment:		
Issue: Complaints & Security	As detailed within the revised Management Plan, the application does not propose to alter		
Having a remote reception desk and security officer at the Attika Hotel at No. 279 Newcastle Street, as suggested by the applicant, does not solve the problems residents are currently experiencing in Harwood Place and the nearby businesses.	its current security provisions. This includes 24-hour remote surveillance of the building. The cameras currently capture the outside of the building, lobby area and internal walkways.		
There needs to be some sort of security/management on-site at 17 Harwood Place at all times, and in particular after hours when most of the noise, anti-social behaviour, drug dealing and car congestion occurs. A 24/7 on-site reception desk is required for	The dedicated Manager for the premises is also available 24 hours a day to respond to any compliant made directly to the management company. Security is also commissioned to undertake walk throughs of the premises on a periodical basis to ensure guests are acting in accordance with the code of conduct.		
residents to make complaints at the time an incident occurs, which would enable management to resolve any issues in a timely manner. A staff member on-site 24/7 would also provide a major deterrent to occupants of the serviced apartments doing any activity that would impact the residential properties on Harwood Place and nearby businesses.	The application was approved for serviced apartments and not a hotel. The length of stay for the apartments average four (4) nights. As such, the need for a 24 hour reception desk is considered to be excessive and has no planning merit. A majority of other serviced apartments operate with a receptionist during restricted hours.		
Issue: Parties Parties are regularly held at the serviced apartments which impacts the amenity of the residential properties on Harwood Place due to the high numbers of guests attending the premises who create excessive noise, anti- social behaviour, and rubbish and property damage.	 'party' or 'anti social' behaviour occurs onsite. Upon submission of this development application no complaints have been made directly to the Manager of the premises, nor have guests within the building complained regarding noise and parties occurring within the building. This objection cannot be substantiated. 		
Issue: <u>Rubbish</u> Rubbish is regularly thrown from the balconies of the serviced apartments onto the street. Guests of the serviced apartments regularly	Each serviced apartment is provided with bins, which are removed and reinstated by house cleaning.		

Comments Received in Objection:	Urbanista Town Planning Comment:
leave broken bottles, syringes, drug bags,	This objection cannot be substantiated as
cigarette butts and other rubbish in the street	Harwood Place has had a long-standing
and behind nearby commercial properties,	history of antisocial behaviour by way of the
which has to be cleaned up by the residents of	lack of lighting and being a cul-de-sac which
Harwood Place and business owners.	attracts antisocial behaviour.
	This use in fact creates additional passive
	surveillance over the street which deters
	antisocial behaviour. The Management of the
	premises has not received complaints
	regarding these matters.
Issue: Illegal Activity	This is a severe allegation made by a nearby
	resident. As part of this application, the
Drug dealing and prostitution occur at the	owners submitted a Freedom of Information
serviced apartments. There are regularly	request to the WA Police seeking information
people that are not staying at the serviced	relating to these claims. The WA Police have
apartments loitering in the street waiting to	never contacted the owners of the building to
collect drugs from a person staying at the	investigate. However, the Freedom of
apartments. Once the drugs have been	Information request was denied as the
collected it seems that these people use the	information (if any) cannot be released in
drugs behind the nearby commercial	accordance with the Act.
properties.	
	As detailed as part of this application and the
	original application, the majority of clientele
	are corporate clients or long standing clients.
Issue: Theft	The theft of personal goods is a Police matter
	and not relevant to this application.
Items are regularly stolen from the front areas	
of the residential properties on Harwood Place	
and nearby businesses.	
Issue: Property Damage	This is a severe allegation made by a nearby
	resident. Again, these matters have not been
Cars belonging to the residents of Harwood	investigated by the Police and the landowners
Place have been deliberately vandalised when	have not been contacted. Should vehicles be
parked in the street and damaged by guests of	vandalised by persons traversing the street
the serviced apartments when driving their	this is a Police matter and has no relevance to
cars.	this application.
Issue: Anti-social Behaviour	The Manager of the apartments has not
	received a complaint from nearby residents
Residents on Harwood Place have witnessed	describing such behaviour by their clients.
guests of the serviced apartments fighting in	Furthermore, others staying within the
the street, urinating in the street and front	serviced apartments have not lodged a
yards of the adjoining residential properties	complaint. These allegations cannot be
and loitering in the front yards of the residential	substantiated. The clientele for the serviced
properties to consume alcohol and drugs.	apartments are primarily corporate business
Guests of the serviced apartments and their	people or long standing clients.
visitors have also used foul language and	
aggression towards residents. This behaviour	
creates an environment that feels unsafe for	

Comments Received in Objection:	Urbanista Town Planning Comment:
residents, nearby business owners and their	
clients.	
Issue: <u>Car Parking</u> The management company (Zappeion) currently charge guests of the serviced apartments \$25 per day to park in the secured parking area of the building, which has resulted in guests opting to park on the street at the detriment of residents. The City of Vincent Rangers are regularly issuing parking infringements to guests of the serviced apartments that have parked for too	The clients staying within the serviced apartments often do not have vehicles, given the stay at the apartments is short and the apartments are close to public transport. In has been noted that residents park within the serviced apartments visitor car bays (now dedicated for taxi's) as the adjacent residential properties have no available on-site car parking. Notwithstanding the above, the fee for parking
long in time restricted parking spaces on Harwood Place. The street is a narrow cul-de-sac with no turning circle, so cars have to reverse the full length of Harwood Place to exit the street. A 24/7 reception staff member would be able to prevent cars blocking the street when dropping people off to the serviced apartments.	associated with a serviced apartment is common place. The subject site has sufficient car parking and was approved by the Council accordingly. Persons parking along Harwood Place are permitted to do so in accordance with the sign posts, which would be status quo should the serviced apartments be operating as multiple dwellings. The two existing visitor car parking bays have
People frequently wait for taxis at 3.00-4.00am in front of the houses on Harwood Place who make excessive noise and wake up the residents. There needs to be a designated drop-off and pick-up area that is a managed 24/7 by a staff member.	been sign posted for taxi services to pick up and drop off persons, as per the condition imposed by Council.
Issue: <u>Noise</u> Noise on weekends is excessive as a result of guests partying on the external balconies until the early hours of the morning. Closing all windows and doors of the residential	The Manager of the apartments has not received a complaint regarding noise from nearby residents or on-site clientele since the lodgement of this application. This complaint cannot be substantiated.
properties does not stop the noise from waking residents up.	Furthermore, if the serviced apartments were to revert back to multiple dwellings there are no local laws that prohibit parties on balconies or verbal noise. It is in the interest of the residents within Harwood Place to permit the serviced apartments without a 24-hour reception desk as the guests are required to abide by the code of conduct.
Issue: Management Plan There needs to be prescribed management practices in place stipulating guests and their	This is provided for as part of the code of conduct and terms and conditions for guests.

Comments Received in Objection:	Urbanista Town Planning Comment:
visitors' behaviour whilst checked into the	
apartments.	

ADDITIONAL INFORMATION

The City by email on 20 April 2017, advised that the City's Rangers Services have the following logged complaints regarding Harwood Place:

Authority jobs:

16/05/16 People overstaying time limitations 05/12/16 People overstaying time limitations 09/12/16 People overstaying time limitations 19/12/16 People overstaying time limitations 18/04/17 Syringes to be collected

After hours jobs:

07/06/16 Cars blocking driveway 27/09/16 Vehicles on street without permit 25/11/16 Vehicles on street without permit x2 26/11/16 Service vehicles blocking access 27/11/16 Vehicles on street without permit 10/12/16 Service vehicles blocking access 06/01/17 Loud Music From Apartments 08/01/17 Vehicles on street without permit 23/02/17 Vehicles on street without permit

The complaints registered by the City of Vincent predominately relate to car parking, which has been an ongoing issue within Harwood Place prior to the inception of the serviced apartments. The car parking issue do not relate to the application at hand, seeking reconsideration of condition 4.

The complaint regarding loud music from apartments does not verify if it is the serviced apartments at 17 Harwood Place, West Perth, or the apartments which gain access from Harwood Place at 17 Carr Street, West Perth. Nevertheless, the landowner nor Manager of the serviced apartments were notified of the complaint and therefore it cannot be actioned accordingly.

The Manager of the serviced apartments is available 24 hours a day and is happy to action any complaint that is received. However, no resident, City Ranger or Police Officer has contacted the Manager or landowners expressing a complaint prior to the lodgement of this application.

In light of being transparent with the City and Council, the Manager did in fact receive a complaint after the conclusion of the advertising period for this application, on 27 May 2017. The complaint was made by a resident at approximately 8pm regarding noise from a level 3 balcony. This apartment was occupied by four (4) mature aged persons (45 years and older). The Management team investigated and it was revealed that the clients were talking on the balcony and no music was being played. The clients were advised to keep their voices down and no further complaints were made.

On 28 May 2017, guests of the serviced apartments in the morning advised there was a large fight outside of the apartments at 1:00am. Upon reviewing camera footage, the fight occurred outside the view of the cameras and was not directly opposite the apartments. The cameras revealed that no persons walked in or out of the lobby during and around this time, which indicates the persons who were associated with the fight were not clients of the serviced apartments.

The Management team of the serviced apartments would like to be notified if any complaints are made about the use, as it is critical for their management of the premises. Should the Council consider this application favourably, the Management team would like to establish a relationship with the City's Ranger Services to ensure that should a complaint ever be lodged regarding the apartments it can be actioned in accordance with the management plan.

CONCLUSION

To conclude, this application is to seek the removal of condition 4 of the planning approval and consideration of an amended management plan pursuant to condition 5. As outlined, condition 4 requires a reception desk to be occupied 24 hours a day for 16 serviced apartments. The average length of stay is four (4) nights resulting in a minimal amount of check in and outs during the day and week.

The originally proposed application was to have the reception off-site. However, as part of this application to remove condition 4, it is proposed that the reception be occupied by appointment only during normal working hours when check in and outs occur. This is consistent with other serviced apartment operations across Perth and Western Australia. This is also consistent with the City's policy 7.4.5.

The management plan as updated provides security measures that enables the complex to be supervised 24 hours a day by way of the CCTV cameras and security patrols. The in-house cleaners also ensure guests are abiding by the code of conduct as they are able to witness the state of a serviced apartment. It also amends the minimum night stay from three nights to two nights, which does not alter the land use and is compliant with the City's policy 7.4.5.

It is considered that condition 4 does not meet the Newbury test and that it is unreasonable and unfair with no planning merit given it goes above and beyond the City's policy and expectations.

It is therefore considered that the removal of condition 4 will be adequately maintained by way of the management plan inclusive of the security measures and front desk which will be occupied during check in and out times.

Given the above, Urbanista Town Planning respectfully requests the Council supports and approved the reconsideration of conditions request for the serviced apartments.

Should you have any question in relation to the details provided in this report, please contact Bianca Sandri on 0403 911 329 or <u>bianca@urbanistaplanning.com.au</u>.





TOWN CENTRE PLACE PLAN VOLUME SERIES

The City of Vincent Town Centre Place Plans Volume Series has been developed as a set of 'place based' strategic documents to guide the direction of funding and resources in the City's town centres. The documents guide the implementation of all major initiatives in the town centres.

The Town Centre Place Plans (Place Plans) are split into the following volumes:

VOLUME 01 sets out the strategic direction for **all** of the City's town centres and outlines the projects (including associated funding and resources) which are common to all town centres.

VOLUME 02 to 06 include the Place Plans specific to each town centre. Each volume relates to one of the City's five town centres and outlines the funding and resources the City has specifically committed to each individual town centre. Volumes 02 to 06 have been developed as comprehensive, standalone documents which build upon the detailed information relating to all of the town centres in Volume 01.

The Place Plans direct the City's service units to deliver a range of place-based initiatives and enable the City to effectively support and coordinate change.

VOLUME O1 Town centres place plan

00 INTRODUCTION

01 ACTIVITY

02 MOVEMENT

03 CHARACTER

04 IMPLEMENTATION FRAMEWORK

VOLUME 02 NORTH PERTH TOWN CENTRE PLACE PLAN 00 introduction 01 activity 02 movement 03 character

04 IMPLEMENTATION FRAMEWORK

VOLUME 03 Mount hawthorn town centre place plan

- 00 INTRODUCTION 01 ACTIVITY
- 02 MOVEMENT
- 03 CHARACTER
- 04 IMPLEMENTATION FRAMEWORK

VOLUME 04

LEEDERVILLE TOWN CENTRE PLACE PLAN

- **01** ACTIVITY
- 02 MOVEMENT
- 03 CHARACTER
- 04 IMPLEMENTATION FRAMEWORK

VOLUME 05 Mount lawley/Highgate town centre place plan

- **01** ACTIVITY
- 02 MOVEMENT
- **03** CHARACTER
- 04 IMPLEMENTATION FRAMEWORK

VOLUME O6 Perth Town Centre Place Plan

- 01 activity
- 02 MOVEMENT
- **03** CHARACTER
- 04 IMPLEMENTATION FRAMEWORK

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DISCLAIMER

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	DATE	DETAILS	STATUS
4	09/11/17	Vincent Town Centre Place Plans	Draft
	DRAFT VINCENT	TOWN CENTRE PLACE PLANS	

OO INTRODUCTION

The City of Vincent (City) has five major town centres – North Perth, Mt Hawthorn, Leederville, Mt Lawley/ Highgate and Perth.

The town centres are classified as District Centres in the State Planning Framework, with the exception of Leederville which is classified as a Secondary Centre. The State and local planning framework identify the town centres as important opportunities for targeted infill development that are expected to redevelop over time to meet changing community needs.

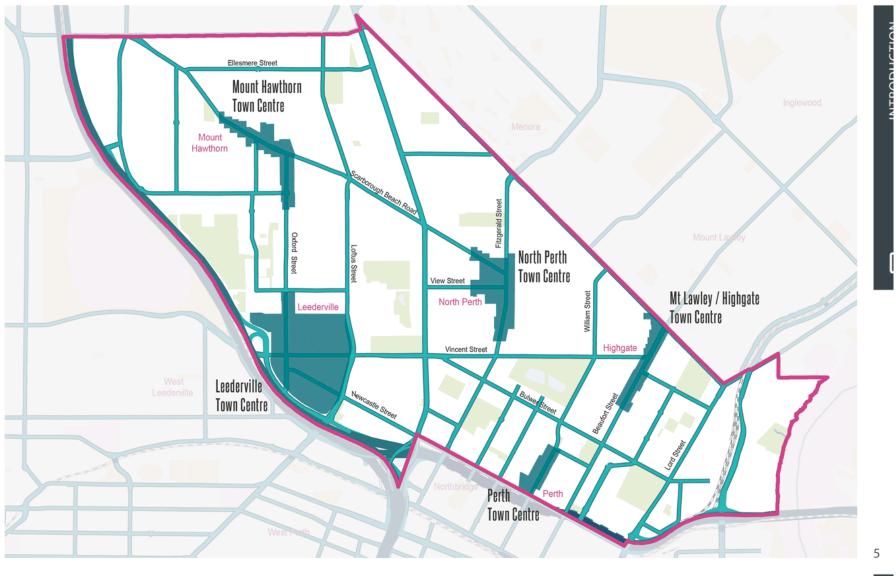
TOWN CENTRE TOWN TEAMS

Each of the town centres has a 'town team'. The town teams are independently formed incorporated bodies that aim to make their respective town centres the best places they can possibly be. The town teams include:

- Mt Hawthorn Hub >> Mount Hawthorn Town Centre;
- Leederville Connect >> Leederville Town Centre;
- North Perth Local >> North Perth Town Centre;
- Beaufort Street Network >> Mount Lawley/Highgate Town Centre; and
- OnWilliam >> Perth Town Centre.

The town teams are not an affiliate of the City but can access funding for community driven initiatives. The town teams are made up of a diverse range of members that include business owners, land owners and local residents. Each town team member brings a different set of skills and life experiences to the table and these collectively shape the direction, composition and identity of the five town teams.

The town teams and the City enjoy a symbiotic relationship. The City engages directly with each town team on a variety of issues that are specific to their respective town centres and the town teams are able to effectively communicate issues, solutions and ideas to the City through their respective Action Plans. The City works collaboratively with the town teams to deliver locally based activities/events, physical improvements and economic and community development initiatives.



A PLACE MANAGEMENT APPROACH

The City's Place Management team is responsible for coordinating and influencing the City's service units to deliver great place outcomes. The Place Management team delivers and influences a variety of projects and is responsible for coordinating the delivery of the Place Plans.

The City of Vincent employs a Place Management approach to streamline and improve the management of the wide range of issues, challenges and opportunities that face the City's town centres.

Place Management was established at the City in 2013 and has since evolved through a three phase process. This evolution process is outlined in the **Evolution of Place Management Diagram** below. The implementation of the Place Plans is set to occur during the 'Manage' phase.

ESTABLISH		PLAN		MANAGE
Establish working relationships with Administration	2.1	Prepare, implement and refine strategic Place Plans	3.1	Identify potential resource and funding support streams with State and Federal Agencies
Build relationships with town centre communities	2.2	Ensure Service Unit Plans are delivering the projects in the Place Plans	3.2	Advocate for major town centre improvements at a
Develop working relationships with the City's service units and establish a focus on places	2.3	Place Managers to transition from project management		State and Federal level Support Town Teams to become more profitable,
Facilitate creation and growth of Town Teams and assist the development of their Action Plans	2.4	function to advisory and coordination role Prepare Town Centre Performance Measurement Strategy and begin to collect and collate key data sets	3.3 3.4	sustainable place based entities Continue to develop and refine Town Centre
Identify and address 'easy to solve' physical deficiencies	2.5	Continue to support the growth and maturity of the Town Teams	3.5	Performance Measurement Strategy Oversee the implementation of the Place Plans
Establish Place Management as a core component of Vincent's service offer	2.6	Manage the Town Team Grant Program	3.6	Review and update the Place Plans
Champion good place outcomes and focus on: people	2.7	Guide the creation and implementation of place activation initiatives	3.7	Continue to develop support strategies for emerging industries
first, entrepreneurial principles, customer service and placemaking	2.8	Guide the creation and implementation of a Place Branding and Marketing Campaign for the town centres	3.8	Identify the need for new Policies and Policy changes
Identify and deliver 'easy to solve' procedural improvements	2.9	Identify emerging industries and develop support strategies within the Place Plans	3.9	Be a well-known example of best practice in Place Management nationally
Identify and amend 'easy to solve' policy anomalies	2.10	Work with the Business Advisory Group to develop and improve the local economy	3.10	Perform key role in the strategic planning and development of City of Vincent land in town centres
Manage projects through to completion	2.11	Review how Place Management interacts with Executive Management and Elected Members	3.11	Investigate other areas that would benefit from a Place Management approach and outline funding and
	2.12	Improve Place Manager mobility to be more present in town centres	3.12	resourcing requirements Continue to champion great place outcomes in the
	2.13	Support development and review of Town Team Strategic Documents/Action Plans	3.13	organisation Identify and manage the design component of major
	2.14	Help improve broader industry practice and be		town centre projects
ET VINCENT TOWN CENTRE PLACE PLANS	2.15	recognised as a leader in place led governance Continue to champion great place outcomes at the City	3.14	Coordinate the City's Place Based Structure and Place Teams

6

1.2 1.3

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PLACE PLAN PROCESS

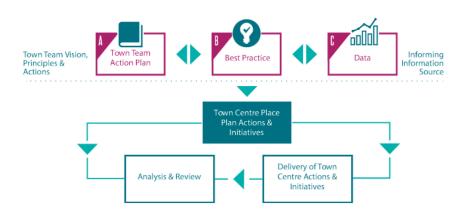
The Place Plans capture and build upon existing strategies and plans prepared by the City.

The projects within the Town Centre Place Plans are either existing town centre based projects from other strategies – or – plans or new projects that have been identified by analysing and applying information from the following three sources:

- A. the content and identified actions within the town team Action Plans;
- B. best practice; and

l. data collected through the Town Centre Performance Measurement Strategy.

The diagram below identifies the process in which Place Plan actions are prepared.



TOWN TEAM ACTION PLANS

The town team Action Plans provide the opportunity for town teams to influence the strategic direction and management of their town centre. Town team Action Plans are prepared by local people who have a deep knowledge and feel for the place. The Action Plans are critical to the City better understanding the needs and aspirations of the local community. Key actions from the town team Action Plans are assessed by the City and considered for inclusion in the relevant Place Plan.

BEST PRACTICE

Best practice case studies and current urban trends from both Australia and overseas inform the strategies and actions included in the Place Plans. Similarly, the City is informed and kept up to date with emerging trends and practices through partnerships with local universities. These partnerships bring new strategies and actions to light which are then considered for inclusion in the Place Plans.

TOWN CENTRE DATA

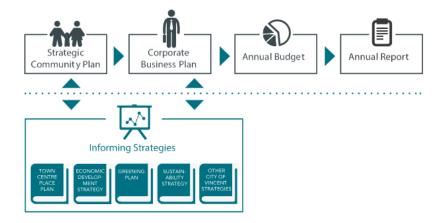
The City has prepared a Town Centre Performance Measurement Strategy to help guide the data collected in town centres. This is an internal document that guides the data collection activities of Administration. By collecting and analysing data in a structured and deliberate manner, decision-making becomes better informed. Through the collection of good quality data Administration is able to recommend targeted strategies and interventions.

The collection and analysis of data is a key component in the formulation of actions and strategies within the Place Plans.

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PLACE PLAN PURPOSE

The Place Plans form a part of the City's suite of informing strategies. The Integrated Planning and Reporting Framework outlined by the *Local Government (Administration) Regulations 1996* requires the City to adopt a Strategic Community Plan and a Corporate Business Plan. The creation of the Place Plans is identified in the City's Corporate Business Plan, adopted 25 July 2017, and their relationship with the City's future Strategic Community Plan and Corporate Business Plan is illustrated in the diagram below.



MONITORING & REVIEW

Each action within the Place Plans is a project and therefore required to be managed appropriately including the use of project schedules and project plans. Major projects will also need to be highlighted in the Corporate Business Plan.

Place Management is responsible for coordinating with the City's service units to work through the action items within the Place Plans and ensure the work is undertaken on time and on budget.

Progress reporting to Council on the implementation of the Place Plans is required annually. Progress reports will be prepared by Place Management with input from applicable service units at the City.

The Place Plans are intended to be iterative documents which evolve over time. The plans will be reviewed as follows:

MINOR REVIEW:

High-level annual review may include but is not limited to:

- a. including town team priority projects and initiatives which are supported by best practice, data and Council priorities;
- b. reflecting changes to the Corporate Business Plans and Strategic Community Plan; and
- c. including priority projects, initiatives and items which may arise in relation to shifts in best practice, in response to specific data acquired and/or external funding opportunities from private organisations, state and/or federal agencies.

8

MAJOR REVIEW:

A four year review will include major changes to the Place Plan documents including possible structure revisions and graphic design updates. It will also reflect changes to the town team structures and project implementation processes as applicable.

MEASURING PERFORMANCE

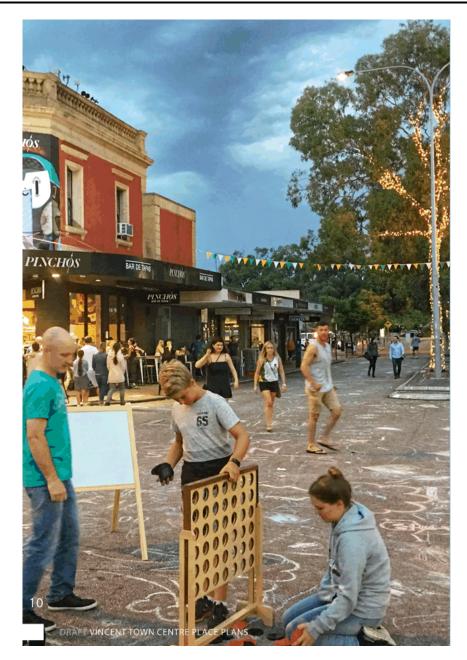
The City has access to a range of data that is dispersed across a variety of organisations and information platforms. Current data on hand includes:

- vehicle speeds and volumes;
- development approvals;
- permit approvals ;
- demographic data (via .id);
- limited public transport data provided by the Public Transport Authority;
- parking numbers and restrictions;
- a diverse range of previous engagement results;
- community asset mapping; and
- rates information.

Place Management has prepared a Town Centre Performance Measurement Strategy which outlines the key datasets the City needs to better understand in order to manage and improve the performance of its town centres. These datasets are outlined on the adjacent page.

Gathering and analysing data is critical to informed decision making. The data sets below will provide a thorough understanding of the place and continue to highlight required action that emerges through the review process.





HOW TO READ THIS DOCUMENT!

The Vincent Town Centre Place Plans Volume Series is structured around three Key Focus Areas:

OI ACTIVITY Sets out the actions and projects which assist the City to enhance activity in its town centres so they can reach their activation and economic potential.



O2 MOVEMENT Sets out the actions and projects which enhance walkability, improve the use of public transport, deliver parking efficiencies and create more pedestrian and cycle friendly town centres.



O3 CHARACTER Sets out the actions and projects which contribute to Vincent's town centres unique sense of place.





The City of Vincent is committed to 'Greening Vincent' by increasing overall canopy cover, creating more liveable and walkable neighbourhoods and fostering biodiversity within the City of Vincent. Major greening projects are identified in:

- the City's Greening Plan Implementation Schedule; and
- the actions in the Place Plan Volume Series that are demarcated with the Vincent Greening Icon below.



GREENING Any action that has a greening component is marked with the City of Vincent's Greening Plan Icon.

Each project is explained using the following three step process:



STEP 2

STEP 3

DIAGNOSIS

Diagnosing the issue or opportunity evident in the town centres. These may be identified in town team Action Plans, as an opportunity to achieve best practice or through the analysis of data.

ANALYSIS

Analysing the detail of the issue or opportunity to understand the best path forward.



IMPLEMENTATION FRAMEWORK Sets out the actions,

time frames and the responsible teams for the delivery of all of the identified projects.

SOLUTION

Proposing a solution that solves the issue or seizes the opportunity.

11

O1 ACTIVITY

THE ACTIVITY FOCUS AREA RELATES TO THOSE PROJECTS AND INITIATIVES THAT HELP TO BRING THE STREETS TO LIFE. IT RELATES TO ACTIVATION, EVENTS, PUBLIC SPACES, MARKETING, THE LOCAL ECONOMY AND FUTURE DEVELOPMENT.



EVENTS

ITEM 1.1 - PUBLIC SPACE ACTIVATION

Many of the public spaces in Vincent's town centres are not well activated.

A carefully curated events program in a town centre can amplify the local economy, connect the community, and raise the profile of the place to the broader public. A range of events that vary in scale and style that are designed for the local demographic should be programmed by either the City, town teams and/or businesses (or together in partnership).

Events and activities must be carefully designed to cater for the range of people who visit Vincent's town centres. Active and engaging public spaces attract people and encourage them to 'linger longer'. The City recognises the value of engaging visitors to stay longer and the Activation Schedule will be developed to facilitate this.

The City needs to prepare an activation program for each of its town centre public spaces.

Prepare and implement Town Centre Public Space Activation schedules

EVENTS

ITEM 1.2 - ONLINE HIRE PLATFORM

It is difficult to hire the public space in Vincent's town centres.

The City has recently improved the hiring process for town centre public spaces but there is still room for improvement. Town teams and the local business community are encouraged to hire the town centre public spaces to run events and activities. The hiring process needs to be promoted, simplified and a more user friendly online platform investigated.

Create an **Online Hire Platform** and improved booking system for town centre public spaces

EVENTS

ITEM 1.3 - STREAMLINE EVENT APPROVALS PROCESSES

Events often require multiple approvals from the City, sometimes resulting in a complex and long process.

The City's approval processes need to be refined and streamlined to make it easier for town teams and the community to run events in town centre public spaces.

The City's service units would benefit from an improved understanding of the events approvals processes, as a multidisciplinary approach is needed in order to deliver information and approvals in a timely manner.

User friendly online systems could be implemented to simplify the approvals processes.

Streamline the City's Event Approvals processes

EVENTS

ITEM 1.4 - SUPPORT EVENTS

Major events require financial and administrative support from the City of Vincent.

Events are important for the local economy as well as bringing the community together. The City should continue to provide ongoing support for festivals and events in Vincent's town centres.

Provide ongoing support for Town Team Events & Other Public Events

CUSTOMER SERVICE

ITEM 1.5 - TOWN CENTRE TIDY TEAMS

Vincent's town centres require a high level of service and maintenance.

The City is currently investigating the viability of increasing service and maintenance levels in town centres through the creation of Town Centre Tidy Teams. Clean, curated and attractive public spaces are more inviting, encouraging people to linger longer.

The Town Centre Tidy Team initiative will provide a specialised maintenance crew for Vincent's town centres with the aim of delivering a higher level of service and specialised maintenance.

Implement the Town Centre Tidy Teams Business Case recommendations

TOWN CENTRE TIDY TEAMS will deliver a higher level of maintenance and care to landscaped areas in Vincent town centres.

13

ORDINARY COUNCIL MEETING ATTACHMENTS



CUSTOMER SERVICE

ITEM 1.6 - TOWN TEAM GRANT PROGRAM

Town teams require financial support to deliver outcomes for their respective town centres and to make themselves more sustainable entities.

Town teams can access grant funding through the Town Team Grant Program. This funding can be used to facilitate events, activities and/or initiatives that engage the local community, contribute to the local economy or improve the sustainability of the town team.

Manage the Town Team Grant Program

MARKETING & BRANDING

ITEM 1.7 - MARKETING & BRANDING

Vincent's town centres do not have strong and cohesive brands or benefit from a coordinated marketing approach.

The town centres are primarily branded through the town team websites, WA Tourism and independent place promoters such as Urban List and Broadsheet Perth. A carefully considered and targeted marketing strategy will further promote each town centre. Further work needs to be undertaken to understand the best approach to marketing, whether it is led by the City of Vincent, the town teams, or both.

Prepare and implement Town Centre Marketing & Branding Plans

MARKETING & BRANDING

ITEM 1.8 - TOURISM WA

The City does not partner with Tourism WA to promote tourism in its town centres.

A partnership between the City and Tourism WA should be developed to better promote Vincent's town centres as key tourist destinations.

Partner with **Tourism WA** and ensure that the City's town centres are marketed as key inner city tourist destinations

BUSINESS SUPPORT

ITEM 1.9 - LOCAL LAWS REVIEW

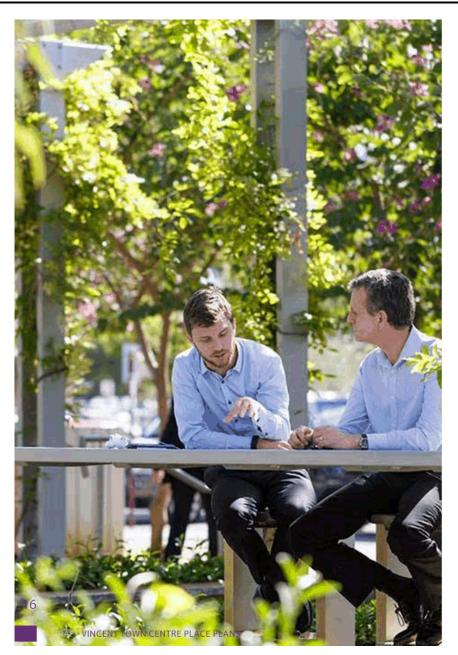
The Trading in Public Places Local Law 2008 and Local Government Property Local Law 2008 make it difficult for businesses to use and activate the public realm.

Vibrant places have active footpaths that include alfresco dining, goods displays and street performers.

Amendments to the Trading in Public Places and Local Government Property Local Laws will make it easier for businesses to utilise the public space in front of their shopfronts by enabling an online self-administering process that reduces paperwork and approval time frames.

Amend the Trading in Public Places Local Law 2008 & Local Government Property Local Law 2008





BUSINESS SUPPORT

ITEM 1.10 - BUSINESS ENGAGEMENT PROGRAM

The City of Vincent does not provide any specific business support measures.

We know the local community love the mix of independent traders in Vincent's town centres. There are a variety of trends affecting businesses, including but not limited to the below:

- the use of technology to consume, engage and experience;
- people want to experience urban environments;
- customers are fashion conscious;
- customers are culturally in tune (music, film, books, theatre, art, etc);
- restaurants and bars provide the experience customers want;
- a transition to online shopping;
- a focus on networking (social media, etc);
- many customers is Vincent are career driven and time poor;
- customers have progressive attitudes and are socially conscious; and
- customers have relatively high incomes (or capacity for high income).

The City of Vincent should create a Business Engagement Program that includes a digital platform that businesses can access to review emerging trends, link into existing training and funding opportunities, obtain business support and be a forum for knowledge exchange.

This Engagement Program will include trends and tips about catering to the local community and could also include networking events.

Implement a Business Engagement Program

AFTER-HOURS ACTIVITY

ITEM 1.11 - LIVE MUSIC VENUE PROTECTION

Live music venues are at risk of conflicting with new and nearby residential development.

The City has a number of well-established performance venues which attract visitors from all over Perth to view and listen to a diverse range of music acts.

Current legislation could result in live music venues having to alter the way they function to mitigate their impact on new neighbouring sensitive land uses (residential).

These live music venues contribute significantly to the economy of their respective town centres. They are well known and respected cultural institutions which must be promoted and protected.

Advocate for Live Music Venue Protection

DEVELOPMENT OPPORTUNITIES

ITEM 1.12 - CITY OF VINCENT OWNED LAND

The City does not have a strategy outlining how its landholdings in the town centres could be used.

The City should plan for the future of its current and future landholdings. A strategy could be developed to explore the strategic acquisition of land for a variety of purposes which could include affordable housing, parking improvements and enhanced town centre connections.

Prepare a Strategy for City of Vincent Owned Land within the town centres



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O2 MOVEMENT

THE MOVEMENT FOCUS AREA IS ABOUT CREATING A MORE WALKABLE ENVIRONMENT AND ENCOURAGING GREATER USE OF PUBLIC TRANSPORT. IT'S ABOUT CREATING THE ENVIRONMENT THAT ENCOURAGES CYCLING AS A VIABLE ALTERNATIVE TO DRIVING A CAR.



RETHINKING MOVEMENT IN THE TOWN CENTRES

ITEM 2.1 - TRANSPORT STRATEGY

The City does not currently have a strategic position on how it prefers its residents and visitors to 'get around'.

A Vincent Transport Strategy that outlines actions relating to walking, cycling, public transport and cars (including car parking) is required. The Transport Strategy should provide recommendations for additional cycling routes and improved connections to and through the town centres.

The 2016 Census data shows that car ownership in Vincent remains high. Most people still drive to work. A preference for cars impacts on the volume of vehicles moving through the local road network.

Instead of focusing on reducing vehicle congestion, attention should be given to promoting alternate travel methods and the improvement of noncar related infrastructure. Actions to improve and enhance walking, cycling and public transport should be developed and outlined in the future Vincent Transport Strategy.

Prepare a Transport Strategy



RETHINKING MOVEMENT IN THE TOWN CENTRES

ITEM 2.2 - TRANSPORT INFRASTRUCTURE

Public transport is currently not as efficient and convenient as driving a car. There are very few east – west public transport connections between Vincent's town centres.

There are currently three east-west bus routes in the City of Vincent. The No. 15 bus runs between Leederville Town Centre and Charles Street before diverting southward to the City and the No. 402 and 990 connect Glendalough to Mount Hawthorn Town Centre before diverting southward on Loftus Street and Scarborough Beach Roads respectively, before continuing on to the City.

The poor east-west connections result in town centre visitors and workers being left with limited options other than to drive. Public transport bus and train services are all designed to service Perth, which means that a 10 minute east-west drive from Beaufort Street to Leederville can result in a 40 minute train ride. This increase in journey time is a deterrent for people to use public transport.

The CAT Service is a popular and highly effective short range bus service operating primarily in the City of Perth. The CAT Service does not extend into the City if Vincent's town centres but opportunities to extend this service and to improve east-west connections across Vincent should be explored.

Advocate to State Transport Authorities for **Transport Infrastructure Improvements** including improved east-west connections

RETHINKING MOVEMENT IN THE TOWN CENTRES

ITEM 2.3 - TRANSPORT EDUCATION PROGRAM

The impact that car parking has on the functionality and livability of Vincent's town centres seems to be misunderstood.

The high social and physical cost of car parking is often not realised or acknowledged. Developing additional car parking in established town centres can be difficult without large scale redevelopment. Continuing to develop at-grade, free and unrestricted parking to cater for increasing population and demand, is also a threat to the fabric of Vincent's town centres because it encourages driving, increases traffic and undermines public transport, cycling and walking.

The negative effect of too much car parking should be explained through an overall Transport Education Program. The Transport Education Program would need to effectively explain the benefits of improving car parking management processes and utilising alternative transport options.

Implement a Transport Education Program

RETHINKING MOVEMENT IN THE TOWN CENTRES

ITEM 2.4 - AFTER-HOURS TRANSPORT OPTIONS

Vincent's town centres can be difficult to access and/or leave via public transport after-hours.

Vincent's town centres are currently difficult to access at night by public transport. If you live nearby walking and cycling are viable options, but cars, ride share and taxis are generally the only other viable means of transport. Leederville and Beaufort Street are well serviced by trains and buses during the day, but service levels fall away significantly in the evening.

Changes need to be made to promote the use of public transport after dark and the City should work closely with ride share companies to encourage them to manage their drivers to minimise their impacts on the movement network.

Advocate for After-hours Transport Options

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IMPROVING THE PEDESTRIAN & CYCLIST ENVIRONMENT

ITEM 2.5 - WAYFINDING STRATEGY

Wayfinding in Vincent's town centres is cluttered, unclear and limited.

Wayfinding is a critical component to the legibility and walkability of a place. Wayfinding can help determine how people decide to move through spaces. The decisions people make when moving through places are guided by architecture, urban design, landmarks and views. Those decisions are also supported by signage and tactile interventions (such as textured paving).

Wayfinding in Vincent's town centres has significant room for improvement. An over proliferation of signage and styles competes for attention and can result in confusion.

A Wayfinding Strategy should be prepared to:

- create a comprehensive, clear and consistent visual communication system with concise messaging; and
- only include the information that is relevant to the space, location and navigation path.

Develop a Wayfinding Strategy

IMPROVING THE PEDESTRIAN & CYCLIST ENVIRONMENT

ITEM 2.6 - LANEWAY NAMING

The City's Policy for naming Laneways and Rights of Way is difficult to use and has resulted in laneways being difficult to name.

Wayfinding improvements must encompass the naming of currently unnamed laneways in Vincent's town centres. Policy No. 2.2.8 Laneways and Rights of Way has presented some administrative difficulties and will need to be reviewed to make the naming process more efficient.

Review the naming requirements within the Laneways and Rights of Way Policy 2.2.8

IMPROVING THE PEDESTRIAN & CYCLIST ENVIRONMENT

ITEM 2.7 - BUS NOISE EMISSION IMPROVEMENTS

The noise generated by frequently passing buses is having an impact on the amenity of Vincent's town centres.

Further studies are required to confirm these impacts and assist further advocacy to the Public Transport Authority to invest in improvements to reduce noise emissions from their bus fleet.

Advocate to the Public Transport Authority for **Bus Noise Emission** Improvements

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IMPROVING THE PEDESTRIAN & CYCLIST ENVIRONMENT

ITEM 2.8 - UNDERGROUND POWER

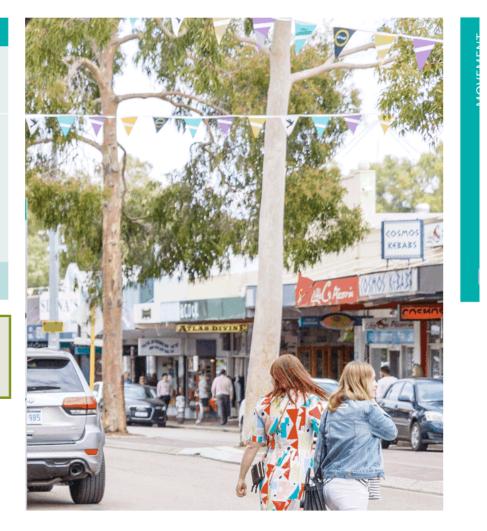
Overhead powerlines in Vincent's town centres are unattractive and stop trees from reaching full maturity.

Mature street trees are a simple yet vital component of the public realm, providing not only a more attractive and comfortable pedestrian environment, but also sensory stimulation with sound, movement and dappled natural light. Street trees enclose the street space with green canopies and provide a connection to the natural world from which urban dwellers can often have perceived disconnect.

Trees cannot reach maturity underneath overhead power lines due to Western Power's separation requirements. An investigation into the costs and benefits of underground power is necessary.

Investigate the costs and benefits of **Underground Power** in Vincent's town centres

UNDERGROUND POWER will contribute to Greening Vincent by allowing trees to mature, increasing canopy coverage and improving walkability.



03 CHARACTER

WHAT ARE THOSE SPECIAL ELEMENTS OF A PLACE THAT MAKE IT DISTINCTIVE? IT IS THE BUILDINGS, THE BUSINESSES, THE PEOPLE, THE INSTITUTIONS, THE LOCAL STORIES, THE HISTORY? – IT'S THE TAPESTRY OF PLACES.



CREATING PLACES FOR PEOPLE

ITEM 3.1 - HIGH QUALITY GROUND FLOOR DESIGN

The standard of ground floor design needs to be improved in all new developments.

Good ground floor design outcomes are a fundamental component to walkability and are crucial to the saleability of new ground floor tenancies and the long term success of businesses.

The City is committed to enforcing and promoting good, high quality ground floor design outcomes and will advocate to developers and businesses to achieve this.

Advocate for **High Quality Ground Floor Design** to the development industry and business community





DRAFT VINCENT TOWN CENTRE PLACE PLANS

	KEY ACTION/ PROJECT	RESPONSIBLE TEAM	SUPPORT	TOWN CENTRE		TIM		
			TEAM*	WIDE**	18/19	19/20	20/21	21/2
KEY F	OCUS AREA 1: ACTIVITY							
EVENT	S							
V1.1	Prepare and implement Town Centre Public Space Activation schedules	Community Engagement	DS	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
V1.2	Create an Online Hire Platform and improved booking system for town centre public spaces	Community Engagement		\checkmark	\checkmark			
V1.3	Streamline the City's Event Approvals processes	Community Engagement	DS/TS	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
V1.4	Provide ongoing support for Town Team Events & Other Public Events	Community Engagement	DS/TS	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
CUSTO	MER SERVICE							
V1.5	Implement the Town Centre Tidy Teams Business Case recommendations	Technical Services	DS	\checkmark	\checkmark			
V1.6	Manage the Town Team Grant Program	Development Services	CE/TS	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
MARK	ETING & BRANDING							
V1.7	Prepare and implement Town Centre Marketing & Branding Plans	Community Engagement	DS	\checkmark	\checkmark	\checkmark	\checkmark	
V1.8	Partner with Tourism WA and ensure that the City's town centres are marketed as key inner city tourist destinations	Community Engagement	DS	~	~	\checkmark	\checkmark	
BUSIN	ESS SUPPORT							
V1.9	Amend the Trading in Public Places Local Law 2008 & Local Government Property Local Law 2008	Development Services	CE/CS/TS	\checkmark	\checkmark			
/1.10	Implement a Business Engagement Program	Development Services	CE	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
NIGHT	TIME ECONOMY							
/1.11	Advocate for Live Music Venue Protection	Development Services		\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
DEVEL	OPMENT OPPORTUNITIES							
/1 12	Prepare a Strategy for City of Vincent Owned Land within the town centres	Corporate Services	DS	~			1	

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DRAFT VINCENT TOWN CENTRE PLACE PLANS

*Community Engagement (CE), Corporate Services (CS), Development Services (DS), Technical Services (TS) **Actions and projects which occur in all City of Vincent town centres (V)

	KEY ACTION/ PROJECT	RESPONSIBLE TEAM	SUPPORT TEAM*	TOWN CENTRE WIDE**	18/19	TIM 19/20		21/2
KEY F	OCUS AREA 2: MOVEMENT							
RETHIN	NKING MOVEMENT IN THE TOWN CENTRES							
V2.1	Prepare a Transport Strategy	Development Services	TS	\checkmark	\checkmark	\checkmark		
V2.2	Advocate to State Transport Authorities for Transport Infrastructure Improvements including improved east-west connections	Technical Services	DS	~	\checkmark	\checkmark	\checkmark	V
V2.3	Implement a Transport Education Program	Technical Services	DS	\checkmark		\checkmark	\checkmark	\checkmark
V2.4	Advocate for After-hours Transport Options	Technical Services	DS	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
IMPRO	VING THE PEDESTRIAN & CYCLIST ENVIRONMENT							
V2.5	Develop a Wayfinding Strategy	Community Engagement	DS/TS	\checkmark		\checkmark	\checkmark	
V2.6	Review the naming requirements within the Laneways and Rights of Way Policy 2.2.8	Development Services	CE/TS	\checkmark	\checkmark			
V2.7	Advocate to the Public Transport Authority for Bus Noise Emission Improvements	Development Services	TS	\checkmark			\checkmark	\checkmark
V2.8	Investigate the costs and benefits of Underground Power in Vincent's town centres	Technical Services	CS	\checkmark	\checkmark	\checkmark		
KEY F	OCUS AREA 3: CHARACTER							
CREAT	ING PLACES FOR PEOPLE							
V3.1	Advocate for High Quality Ground Floor Design to the development industry and business community	Development Services		~	~	\checkmark		

*Community Engagement (CE), Corporate Services (CS), Development Services (DS), Technical Services (TS)

**Actions and projects which occur in all City of Vincent town centres (V)

DRAFT VINCENT TOWN CENTRE PLACE PLANS







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02	MOVEMENT	13
03	CHARACTER	16
04	IMPLEMENTATION FRAMEWORK	18

DISCLAIMER

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	DATE	DETAILS	STATUS
2	09/11/17	North Perth Town Centre Place Plan	Draft
	DRAFT NORTH PE	RTH TOWN CENTRE PLACE PLAN	

OO INTRODUCTION

The North Perth Town Centre Place Plan (Place Plan) has been developed as a 'place based' strategic plan to guide the direction of funding and resources in the North Perth Town Centre.

North Perth Town Centre is defined by its unique character, diverse mix of businesses and rich cultural history. Its characters, iconic businesses and heritage buildings contribute to its distinct sense of identity and are why it is like no other place.

After establishing as a commercial area in the late 19th century, North Perth Town Centre has reinvented itself a number of times. From commercial outpost, to bustling northern suburb with the state's largest primary school, to the settling place for immigrants that have imbued the place with layers upon layers of cultural diversity. North Perth Town Centre is emerging as a vibrant and highly liveable destination. There are great challenges ahead, but also great opportunities.

HISTORIC SNAPSHOT



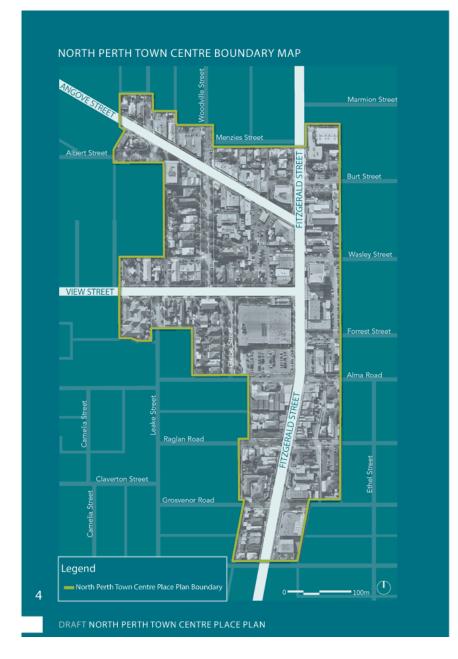
ANGOVE STREET LOOKING EAST TOWARD THE ROSEMOUNT HOTEI







DRAFT NORTH PERTH TOWN CENTRE PLACE PLAN



PLACE PLAN PURPOSE & PROCESS

The Place Plan outlines the funds and resources the City has specifically committed to the North Perth Town Centre. The boundary of North Perth Town Centre (refer **North Perth Town Centre Boundary Map**) extends beyond the City of Vincent's Town Planning Scheme No. 2 District Centre Scheme Zone, to incorporate the commercial, cultural, and community offering in the immediate vicinity of Angove Street and Fitzgerald Street.

The Place Plan lists the implementation schedule for all of the major initiatives being undertaken in the North Perth Town Centre by the City of Vincent. Such initiatives include but are not limited to public realm upgrades, marketing initiatives, economic and community development projects and/or policy and procedural improvements. The Place Plans provide a robust, planned and integrated approach to project identification and delivery.

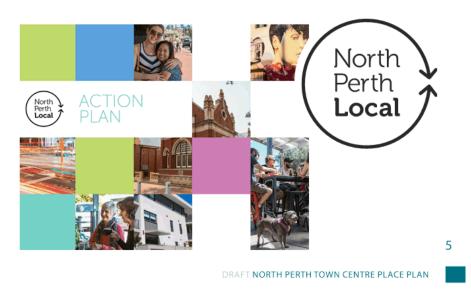


NORTH PERTH LOCAL

Each of the City of Vincent town centres has a 'town team'. The town teams are independently formed incorporated bodies that aim to make their respective town centres the best places they can possibly be. The town teams are not an affiliate of the City but do receive funding for community driven initiatives. The town teams are made up of a diverse range of members that include business owners, land owners and local residents. Each town team member brings a different set of skills and life experiences to the table and these collectively shape the direction, composition and identity of the five town teams.

The town teams and the City enjoy a symbiotic relationship. The City engages directly with each town team on a variety of issues that are specific to their respective town centres and the town teams are able to effectively communicate issues, solutions and ideas to the City through their strategic Action Plans. The City works collaboratively with the town teams to deliver locally based activities/events, physical improvements and economic and community development initiatives.

North Perth Local is the town team operating in the North Perth Town Centre. North Perth Local's Action Plan outlines a range of objectives and principles as well as their key focus areas.



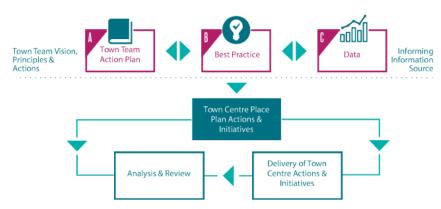
The strategies and actions within the Place Plan are cross checked against the following three sources:

A. the content and identified actions within the North Perth Local Action Plan;

B. best practice; and

L. data collected through the Town Centre Performance Measurement Strategy.

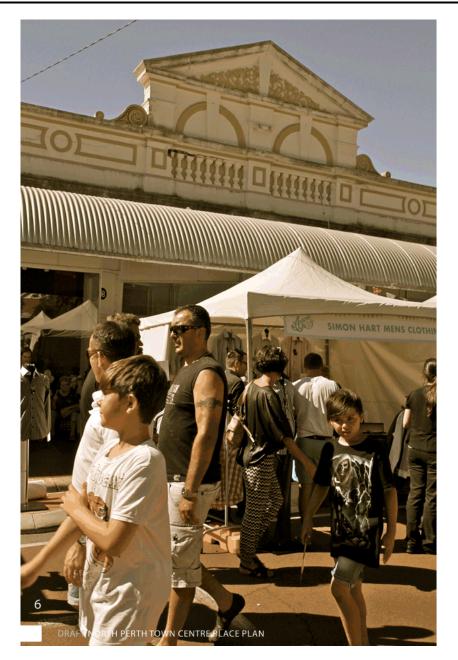
The diagram below identifies the process in which Place Plan actions are prepared.



The Place Plan will be reviewed and updated annually. Anyone who wants to know what the City of Vincent is doing in the North Perth Town Centre can read this document and learn about the broad range of projects the City is undertaking, and the direction the City is taking to support and improve the town centre.

The Implementation Framework sets out the actions, time frames and teams who are responsible for the delivery of the actions and projects.

ORDINARY COUNCIL MEETING ATTACHMENTS



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IMPLEMENTATION FRAMEWORK Sets out the actions,

time frames and the responsible teams for the delivery of all of the identified projects.

SOLUTION

Proposing a solution that solves the issue or seizes the opportunity.

O1 ACTIVITY

NORTH PERTH TOWN CENTRE WILL Continue to be a beautiful place where the community live, work and play and where a thriving local economy supports prosperous and passionate local, independent businesses.



PUBLIC OPEN SPACE

ITEM 1.1 - NORTH PERTH COMMON (TOWN SQUARE)

There is not enough comfortable urban open space in the North Perth Town Centre.

Currently there are only two formal public spaces in the North Perth Town Centre and these are both located on the western fringe of the town centre boundary (refer **Existing Public Open Space Map**).

The North Perth Master Plan 2012 identifies the need for a centrally located public space in the town centre. The Master Plan shows a piazza space at the corner of View Street and Fitzgerald Street but the concept in the Master Plan is constrained by private ownership. Following a detailed investigation, Council have approved the design and development of a public space at the corner of View Street and Fitzgerald Street including the development of a shared space on the View Street road reserve.

Design and develop the North Perth Common (Town Square)

NORTH PERTH COMMON (TOWN SQUARE) will contribute to the greening of Vincent by providing additional town centre green space and exploring the opportunity for additional canopy cover.

PUBLIC OPEN SPACE

ITEM 1.2 - WOODVILLE RESERVE MASTER PLAN

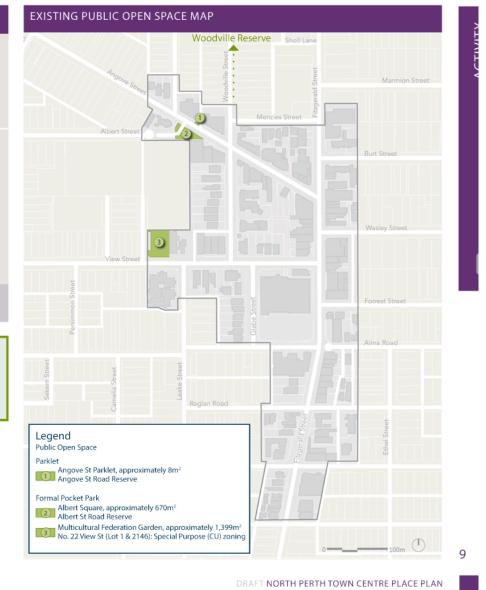
Woodville Reserve contains a number of community uses including the North Perth Tennis Club, North Perth Bowls Club, Vincent Men's Shed and North Perth Community Garden. These uses and associated facilities are disconnected from one another and from the North Perth Town Centre.

The community facilities at Woodville Reserve have developed incrementally over time. They are well patronised but spatially disconnected. The poor physical relationships between them has inhibited the building of strong relationships between the community groups who inhabit them.

The City is committed to preparing a master plan for Woodville Reserve. Opportunities to develop a positive synergy between Woodville Reserve, the surrounding community uses and the North Perth Town Centre will be explored. The master plan will consider the legibility of this site and how the activity generated by the community uses can better link to the town centre.

Prepare Woodville Reserve Master Plan

WOODVILLE RESERVE MASTER PLAN will contribute to the greening of Vincent by making better use of the existing green space and by exploring opportunities to increase canopy cover.



NIGHT TIME ECONOMY

ITEM 1.3 - PLANNING FRAMEWORK

North Perth Town Centre has a weak night time economy compared with other nearby town centres.

The **After hours Trading Map** shows the businesses that are open after 6pm. The primary generators of after hours activity in the North Perth Town Centre are the supermarket in the North Perth Plaza shopping centre and the Rosemount Hotel. Both of these uses attract specific target audiences with different habits and behaviours. Reviewing the City's car parking requirements for night time related land uses may improve the affordability of setting up after hours venture. Similarly, a review of the land use permissibility in the City's Town Planning Scheme may remove the need for community advertising and Council approval or even the need for planning approval altogether.

There is an opportunity to leverage the activity generated after hours by the local supermarket and the future North Perth Common (Town Square) to encourage after hour's uses in the immediate area.

Improve the **Planning Framework** for the North Perth Town Centre to help facilitate the Night Time Economy

TOWN CENTRE SAFETY

ITEM 1.4 - CCTV NETWORK

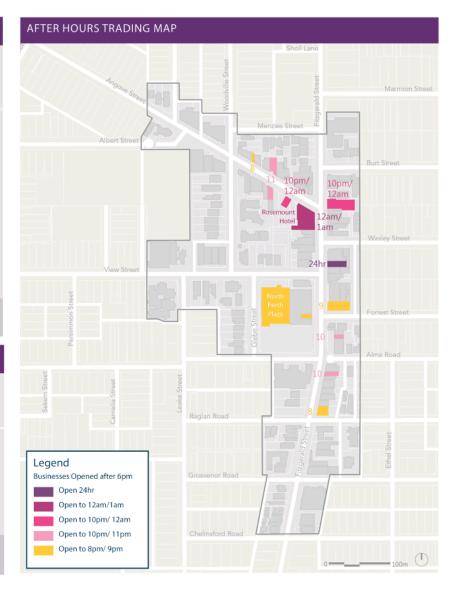
There is no City of Vincent CCTV in the North Perth Town Centre.

The City is required to review the City's CCTV Strategy and this review may result in specific recommendations for the North Perth Town Centre. A CCTV network can contribute to community safety and security, especially after hours.

The North Perth Local Action Plan identifies a need to focus on community safety.

Implement the recommendations of the 2017/18 review of the City's **CCTV Network**





TOWN CENTRE SAFETY

ITEM 1.5 - LIGHTING IMPROVEMENTS

There are some poorly lit areas in the North Perth Town Centre.

Pedestrian safety and the quality of lighting in the North Perth Town Centre is generally considered to be good. The lighting on secondary streets and key walking routes that lead to the town centre could be improved to enhance the pedestrian environment after hours.

The North Perth Local Action Plan identifies a need to focus on community safety.

Investigate Lighting Improvements on View Street and Angove Street

DEVELOPMENT OPPORTUNITIES

ITEM 1.6 - NORTH PERTH PLAZA

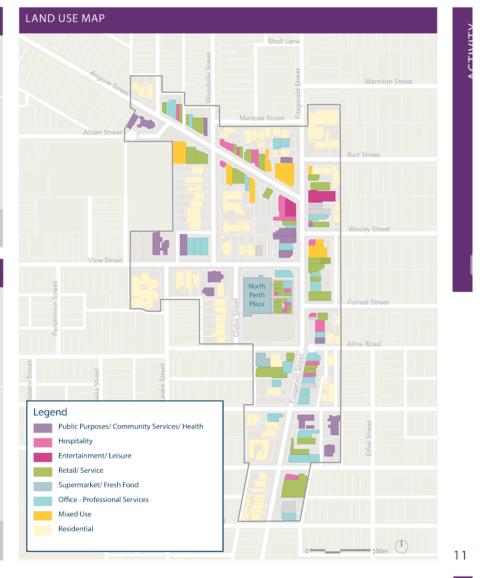
The North Perth Plaza is an unattractive, underdeveloped, car oriented shopping centre located in the heart of the North Perth Town Centre.

It is yet to reach its potential as a key destination and lacks connectivity to the street.

The ownership of North Perth Plaza presents some constraints for redevelopment in the short term but the sites location presents significant redevelopment opportunity in the longer term. The City is well positioned to support and advocate for redevelopment in the future.

The City should advocate to North Perth Plaza landowners and/or interested third parties to develop a future design for the site that delivers the right mix of land uses, compliments the local character and includes high quality public spaces and the integration of the adjacent North Perth Plaza bus stop.

Facilitate stakeholder negotiations to redevelop the North Perth Plaza



DRAFT NORTH PERTH TOWN CENTRE PLACE PLAN

DEVELOPMENT OPPORTUNITIES

ITEM 1.7 - VIEW STREET CAR PARK URBAN DESIGN CONCEPT

The City has limited land holdings in the town centre (refer **City Owned Land Map**). The use of the premium, centrally located, City owned land at Lots 15, 16 and 40 View Street is not currently of significant benefit to the town centre. Lot 15 supports an underutilised dwelling and the remaining lots form a car park with limited efficiencies.

The City does not have a strategy outlining how its town centre landholdings should be used but it is evident that Lots 15,16 and 40 View Street are not fulfilling their potential. The land is located adjacent to the neighbouring Rosemount Hotel Car Park and presents an opportunity to improve parking efficiencies, pedestrian links and deliver high quality infill development and urban open space.

This opportunity was identified in the North Perth Master Plan 2012 and the City is now in a position to determine how this land could be utilised for the benefit of the town centre.

Prepare an Urban Design Concept for View Street Car Park and surrounds

VIEW STREET CAR PARK URBAN DESIGN CONCEPT will incorporate additional tree planting along identified key pedestrian links that will contribute to the greening of Vincent. COUNCIL OWNED LAND MAP 1 Legend Council Owned Land No. 22 View St (Lot 1, 5 & 2146), approximately 3.248m2: TPS1 & TPS2 Public Purpose (CU) Civic Use Zoning No. 4 View St (Lot 15), approximately 739m²: TPS1 & TPS2 Commercial Zoning No. 2 View St (Lot 16 & 40), approximately 1,040m²: TPS1 Public Purpose (CP) Car Park Zoning, TPS2 District Centre Zoning 4 No. 79 Wasley St (Lots 3, 5, 66 & 123), approximately 1,424m²: TPS1 Special Use (CP) Car Park and District Centre Zoning, TPS2 Special Use (CP) Car Park Zoning

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DRAFT NORTH PERTH TOWN CENTRE PLACE PLAN

IMPROVING THE PEDESTRIAN & CYCLIST ENVIRONMENT

ITEM 2.1 - ANGOVE/FITZGERALD ST INTERSECTION

The Angove/Fitzgerald Street Intersection is difficult for pedestrians to cross.

The pedestrian environment at the Angove Street and Fitzgerald Street intersection is currently poor and somewhat difficult to cross. Improvements to the design and management of this intersection should be explored to enhance pedestrian and cyclist movement. Cycling starter boxes should also be considered at this intersection.

Plan Angove/Fitzgerald Street Intersection Improvements

IMPROVING THE PEDESTRIAN & CYCLIST ENVIRONMENT

ITEM 2.2 - ALBERT/ANGOVE JUNCTION SHARED SPACES

The Albert/Angove Junction could be Vincent's highest quality pedestrian environment.

The Albert/Angove Junction was upgraded in 2016 from an unusable verge space to a comfortable public space. It is now able to host a range of activities and small scale events.

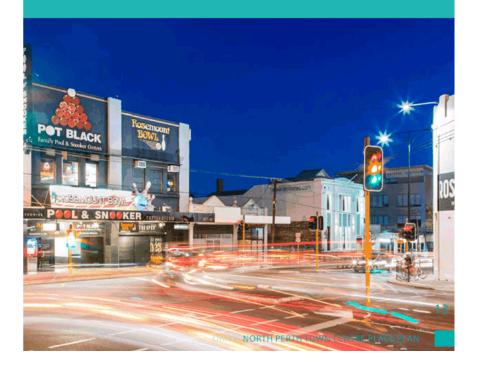
The location of the space lends itself to further refinement, being enclosed by well-designed ground floor tenancies, medium density residential, the North Perth Primary School and the Macedonian Orthodox Church.

This space has the potential to be expanded into the surrounding road network via a series of shared spaces that would give greater priority to active transport modes.

Plan and implement **Shared Spaces at Angove Street and Albert Street junction** adjacent to Albert Square public open space

O2 MOVEMENT

THE NORTH PERTH TOWN CENTRE WILL FIND THE RIGHT BALANCE BETWEEN CARS, BUSES, BICYCLES AND PEDESTRIANS, BECOMING A GREAT PLACE FOR PEOPLE AND BUSINESS.



IMPROVING THE PEDESTRIAN & CYCLIST ENVIRONMENT

ITEM 2.3 - FITZGERALD STREET UPGRADES

Fitzgerald Street is not a comfortable place for pedestrians.

Fitzgerald Street is classified as an 'Other Regional Road' in the Metropolitan Region Scheme. This means Fitzgerald Street is considered an important road for connecting people and goods. Our state roads authority, Main Roads Western Australia (MRWA) advise and assist the City of Vincent in the management of Fitzgerald Street.

Fitzgerald Street has another important purpose. It is a place for people. It connects people between businesses on the eastern and western side of the street. It contains the street trees that shade people as they walk on its footpaths and the public art that people admire as they sit on public benches.

Data shows that on average vehicle speeds on Fitzgerald Street do not exceed the speed limit and are comparable to neighbouring Beaufort Street. Yet Beaufort Street functions better as a place for people – why? Observational studies show that noise, constant traffic movement, narrow footpath widths, and buses passing close to pedestrians are impacting pedestrian comfort in a negative way.

It is difficult to cross Fitzgerald Street. Guard rails installed to improve safety actually reduce the ability for pedestrians and cyclists to cross the road and inadvertently reduce driver focus.

The attractiveness of North Perth Town Centre is also impacted by streetscape clutter. This includes road signs, guard rails, business signage and poorly located street furniture. Removing much of this clutter will improve the attractiveness of the town centre.

Improvements to the streetscape including investigating an increase in footpath widths, reducing intersection sizes and further investigating the need for more bicycle parking will induce more walking and cycling. Where possible active transport modes should gain priority over vehicles.



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DRAFT NORTH PERTH TOWN CENTRE PLACE PLAN

A raised plateau on Fitzgerald Street should be investigated to improve pedestrian movement across Fitzgerald Street. This is consistent with the North Perth Master Plan 2012.

Plan and implement Upgrades to Fitzgerald Street

FITZGERALD STREET UPGRADES will include further street tree plantings and potential landscaping that will contribute to the greening of Vincent.

IMPROVING THE PEDESTRIAN & CYCLIST ENVIRONMENT

ITEM 2.4 - NORTH PERTH BUS STOP UPGRADE & NAMING

The North Perth Plaza bus stop is bland, standard and without an identity.

Giving important locations a sense of identity is a central principle of wayfinding and this is especially relevant to North Perth's most centrally located public transport node.

Naming the bus stop and affirming it as a key public transport node may provide further impetus to the revitalisation of North Perth Plaza and other landholdings.

Advocate to the Public Transport Authority for North Perth Plaza Bus Stop Upgrade and Naming



O3 CHARACTER

NORTH PERTH TOWN CENTRE SHOULD EMBRACE WHAT MAKES IT DISTINCTIVE. WHAT ARE THOSE SPECIAL ASPECTS THAT MAKE It different from other places? Is it the buildings, the businesses, the people, the institutions, the local stories, the history? – It's all of those things of course.

THESE SPECIAL THINGS CAN AND WILL BE CELEBRATED THROUGH THE BRANDING & MARKETING OF THE TOWN CENTRE. HOWEVER, THERE ARE SOME SPECIFIC ACTIONS THE CITY CAN TAKE TO IMPROVE FITZGERALD STREET & CAPITALISE ON THE TRADITIONAL HERITAGE BUILDINGS ON VIEW STREET.



CREATING PLACES FOR PEOPLE

ITEM 3.1 - NORTH PERTH PLAZA SITE IMPROVEMENTS

North Perth Plaza is an unattractive ageing shopping centre that does not add positively to the character of the town centre or provide a comfortable walking environment for pedestrians.

North Perth Plaza is a centrally located, key destination for town centre visitors. It is passed by more than 24,000 vehicles per day, heading both north and south along Fitzgerald Street and its prominent location sets the scene for the surrounding town centre.

The footpath adjacent to the North Perth Plaza is cluttered with bollards, poorly located seating and empty planter boxes. De-cluttering the streetscape and upgrading the laneway on the north side of the Plaza will improve pedestrian comfort, enhance the Plazas visual appeal and make the site a better place for people. Carefully located and designed bicycle parking would also be beneficial especially in close proximity to the North Perth Plaza bus stop.

Encourage North Perth Plaza Site Improvements

NORTH PERTH PLAZA SITE IMPROVEMENTS will contribute to the greening of Vincent by providing opportunities for additional planting on this key town centre site.

HERITAGE

ITEM 3.2 - NORTH PERTH TOWN HALL

The North Perth Town Hall is a significant asset to the town centre but is currently underutilised.

The recently renovated North Perth Town Hall has the potential to be used more effectively. The North Perth Town Hall should be accessible to the entire community and a place where people come to meet. It is an ideal location for more community events and work will be undertaken to increase its use.

Maximise the use of the **North Perth Town Hall** and capitalise on its cultural significance and character

HERITAGE

ITEM 3.3 - VIEW STREET LANDSCAPE LINK

The traditional heritage buildings on View Street are hidden from the rest of the town centre.

The pedestrian connections between Fitzgerald Street and the traditional heritage town centre along View Street are currently poor. The implementation of a green link and improved wayfinding would improve the pedestrian connectivity between Fitzgerald Street and the State Registered heritage buildings. The link could include additional landscaping such as verge upgrades and street tree plantings.

North Perth Master Plan 2012 identified the opportunity to develop this landscape link and the City is now in a position to implement it.

Plan & implement a **View Street Landscape Link** along View Street between Fitzgerald Street and the traditional heritage buildings

VIEW STREET LANDSCAPE LINK will contribute to the greening of Vincent by increasing the canopy cover and planting along View Street.



DRAFT NORTH PERTH TOWN CENTRE PLACE PLAN

	KEY ACTION/ PROJECT	RESPONSIBLE TEAM	SUPPORT TEAM*	TOWN CENTRE WIDE**	18/19	TIM 19/20		2
KEY F	FOCUS AREA 1: ACTIVITY							
EVENT	S							
V1.1	Prepare and implement Town Centre Public Space Activation schedules	Community Engagement	DS	\checkmark	\checkmark	\checkmark	\checkmark	
V1.2	Create an Online Hire Platform and improved booking system for town centre public spaces	Community Engagement		\checkmark	\checkmark			
V1.3	Streamline the City's Event Approvals processes	Community Engagement	DS/TS	\checkmark	\checkmark	\checkmark	\checkmark	
V1.4	Provide ongoing support for Town Team Events & Other Public Events	Community Engagement	DS/TS	\checkmark	\checkmark	\checkmark	\checkmark	
CUSTO	IMER SERVICE							
V1.5	Implement the Town Centre Tidy Teams Business Case recommendations	Technical Services	DS	\checkmark	\checkmark			
V1.6	Manage the Town Team Grant Program	Development Services	CE/TS	\checkmark	\checkmark	\checkmark	\checkmark	
MARK	ETING & BRANDING							
V1.7	Prepare and implement Town Centre Marketing & Branding Plans	Community Engagement	DS	\checkmark	~	~	~	
V1.8	Partner with Tourism WA and ensure that the City's town centres are marketed as key inner city tourist destinations	Community Engagement		\checkmark	\checkmark	\checkmark	\checkmark	
BUSIN	ESS SUPPORT							
V1.9	Amend the Trading in Public Places Local Law 2008 & Local Government Property Local Law 2008	Development Services	CE/CS/TS	\checkmark	\checkmark			
V1.10	Implement a Business Engagement Program	Development Services	CE	\checkmark	\checkmark	\checkmark	\checkmark	
PUBLI	C OPEN SPACE							
1.1	Design and develop the North Perth Common (Town Square)	Technical Services	DS		\checkmark			
1.2	Prepare Woodville Reserve Master Plan	Community Engagement	CS/DS/TS				\checkmark	
	TIME ECONOMY							
V1.11	Advocate for Live Music Venue Protection	Development Services		\checkmark	\checkmark	~	~	
1.3	Improve the Planning Framework for the North Perth Town Centre to help facilitate the Night Time Economy	Development Services			\checkmark	\checkmark	\checkmark	
TOWN	CENTRE SAFETY							
1.4	Implement the recommendations of the 2017/18 review of the City's CCTV Network	Community Engagement	TS		\checkmark			
1.5	Investigate Lighting Improvements on View Street and Angove Street	Technical Services	DS			\checkmark	\checkmark	
DEVEL	OPMENT OPPORTUNITIES							
V1.12	Prepare a Strategy for City of Vincent Owned Land within the town centres	Corporate Services	DS	\checkmark			\checkmark	
1.6	Facilitate stakeholder negotiations to Redevelop the North Perth Plaza	Development Services			\checkmark	\checkmark	\checkmark	
1.7	Prepare an Urban Design Concept for View Street Car Park and surrounds	Development Services	CS/TS		\checkmark	\checkmark		

**Actions and projects which occur in all City of Vincent town centres (V). For additional information refer Vincent Town Centres Plan Volume 01

	KEY ACTION/ PROJECT	RESPONSIBLE TEAM	SUPPORT TEAM*	TOWN CENTRE WIDE**	19/10	TIM	NG 20/21	21/21
FY F	OCUS AREA 2: MOVEMENT			WIDE	10/19	19/20	20/21	21/22
ETHI	IKING MOVEMENT IN THE TOWN CENTRES							
/2.1		Development Services	TS	\checkmark	\checkmark	\checkmark		
/2.2	Advocate to State Transport Authorities for Transport Infrastructure improvements including improved east-west connections	Technical Services	DS	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
/2.3	Implement a Transport Education Program	Technical Services	DS	\checkmark		\checkmark	\checkmark	\checkmark
/2.4	Advocate for After hours Transport Options	Technical Services	DS	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
MPRO	VING THE PEDESTRIAN & CYCLIST ENVIRONMENT							
V2.5	Develop a Wayfinding Strategy	Community Engagement	DS/TS	\checkmark		\checkmark	\checkmark	
V2.6	Review the naming requirements within the Laneways and Rights of Way Policy 2.2.8	Development Services	CE/TS	\checkmark	\checkmark			
V2.7	Advocate to the Public Transport Authority for Bus Noise Emission Improvements	Development Services	TS	\checkmark			\checkmark	\checkmark
V2.8	Investigate the costs and benefits of Underground Power in Vincent's town centres	Technical Services	CS	\checkmark	\checkmark	\checkmark		
2.1	Plan Angove/Fitzgerald Street Intersection improvements	Technical Services	DS			\checkmark	\checkmark	
2.2	Plan and implement Shared Spaces at Angove Street and Albert Street Junction adjacent to Albert Square public open space	Development Services	TS				\checkmark	\checkmark
2.3	Plan and implement Upgrades to Fitzgerald Street	Technical Services	DS		\checkmark	\checkmark		
2.4	Advocate to the Public Transport Authority for North Perth Plaza Bus Stop Upgrade and Naming	Technical Services	DS		\checkmark	\checkmark		
KEY F	OCUS AREA 3: CHARACTER							
CREAT	ING PLACES FOR PEOPLE							
V3.1	Advocate for High Quality Ground Floor Design to the development industry and business community	Development Services		\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
3.1	Encourage North Perth Plaza Site Improvements	Development Services	TS		\checkmark	\checkmark	\checkmark	\checkmark
HERIT	IGE							
3.2	Maximise the Use of the North Perth Town Hall and capitalise on its cultural significance and character	Community Engagement	DS/TS		\checkmark	\checkmark		
3.3	Plan and implement a View Street Landscape Link along View Street between Fitzgerald Street and the traditional heritage buildings	Technical Services	DS		~	~	~	

**Actions and projects which occur in all City of Vincent town centres (V). For additional information refer Vincent Town Centres Plan Volume 01





A study of the oblong turtle (*Chelodina colliei*) population of Hyde Park

Report to the City of Vincent, Western Australia

Date: September 2016 Prepared by Blaine Hosgson¹ and Roberta Bencini² School of Animal Biology Faculty of Science The University of Western Australia

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follicles. The regression equations and R ² were as follows: Females with eggs or follicles
y=17.6562x-2622.6, R ² =0.631 and Females without y=11.972x-1269.7, R ² =0.47919

Executive Summary

This report summarises the results of a study instigated by the Claisebrook Catchment Group and funded by the City of Vincent on a population of oblong turtles (*Chelodina colliei*) at Hyde Park.

Hyde Park is an inner-city park 2km north of the Perth CBD that contains two groundwater and stormwater-fed lakes that are occupied by a population of oblong turtles. A decrease in sightings of both juvenile and adult turtles had raised concern for the population. A series of trapping sessions were undertaken in order to estimate the population size, male and female sex ratio, age distribution and body condition. Ultrasound scanning was also used to determine the reproductive status of captured females.

Based on the fewer sightings reported by members of the public, we expected that the population would be suffering from low recruitment leading to an age structure skewed to older individuals. We also expected that the population would be male-biased because females are subject to road mortality and encounters with predators when they leave the relative safety of the water to find nesting sites.

Using a capture-mark-recapture method the population size was estimated to be 304 ± 74.1 (SE) individuals. The sex ratio was not significantly different from equality with 1.12 females to 1 male (χ^2 =0.349, p>0.05) and a high percentage of female turtles carrying oviductal eggs and/or vitellogenic follicles revealed a high reproductive potential for the population. An age distribution of older individuals and zero captures of juveniles or young adult turtles suggest that the population has been suffering from low recruitment for some time. This suggests factors other than the reproductive potential of the females as the underlying cause of low recruitment in this population. Further studies on nests and hatchlings' survival rates might reveal if and how juveniles are being lost to predators or other factors.

It is recommended that trapping be continued at these lakes to monitor trends in the turtle population. This could be achieved through yearly surveys conducted with the involvement of the Claisebrook Catchment Group and students from The University of Western Australia.

Item 10.1- Attachment 1

Acknowledgments

The authors gratefully acknowledge the support of the City of Vincent for the financial support for the project. Particular thanks to Sarah Hill for all she did, whether it was helping to organise trapping days or ensuring that we had everything we needed for the field work.

We would like to thank Andrew Del Marco, who was instrumental during the early days of this project, and the Claise Brook Catchment Group for instigating the project and for sharing with us a concern for the turtles.

Dr Gerald Kuchling provided valuable guidance, equipment and generously sharing his knowledge and expertise.

The council workers at Hyde Park allowed us to examine the turtles and store traps within the Hyde Park compound and greatly assisted us with moving the boat around the park.

We also would like to thank Carolyn Perlini, Tanya McGuire and the year 2 students of Sacred Heart Primary School for organizing an excursion to Hyde Park and allowing us to talk to them about the project.

We would like to thank Laura Gartry and ABC news, as well as The Voice Perth for their interest in the project and for sharing it with the public through their news stories.

Many thanks helper Briony Jones, who assisted in most trapping sessions and Leticia Povh who also provided assistance for a couple days in the field.

Lastly we must thank all the turtles who were all extremely well behaved despite being captured, held, microchipped and scanned for eggs and follicles. It is amazing that we have such wonderful wildlife within our city and we hope to see them swimming in the lakes for many years to come.

Introduction

Urbanisation is one of the most damaging and irreversible forms of wildlife habitat loss, deterioration and fragmentation, often completely restructuring the physical landscape and associated biota (McKinney 2002). Urban wildlife faces substantial declines in habitat quality with increased exposure to environmental pollutants and changes in resource availability and microclimate. Habitat structure and interconnectivity is disrupted, occasionally leaving remnant habitat patches to be completely isolated (Alberti 2005, Riley et al. 2005). Urban areas are defined by dense road networks and associated traffic, and therefore roads are considered to be an increasingly recognized threat to urban wildlife. The road networks limit movement of wildlife and increase mortality rates (Forman and Alexander 1998). A decrease of gene flow between distinct populations leads to a loss of genetic variation and highly mobile wildlife is especially vulnerable to road mortality due to their increased encounter rates with inimical landscape features or human activity (Gray 1995, Gibbs 1998). Animals vary widely in their tolerance and ability to adapt to urban environments. Distinct physiological and behavioural responses will lead to a variation in survival and recruitment, ultimately affecting species' distribution and abundance (Eskew et al. 2010, Riley et al. 2005). This leads to a decrease in overall species richness of an ecosystem (McKinney 2008).

Freshwater turtles are a useful focal group for urban population studies as they move between aquatic and terrestrial habitats, frequently encountering roads and human activity. They are therefore vulnerable to the loss and alteration of the levels of connectivity between both environments (Semlitsch & Bodie 2003; Roe & Georges 2007). Turtles also play an important role in aquatic ecosystems through predation and scavenging, with the ability to attain extremely high biomass (Steyermark et al. 2008). The life-history traits of freshwater turtles, such as long life span, high adult survival, low annual recruitment and delayed sexual maturity, make them sensitive to abrupt changes in adult mortality. Even small increases in mortality may contribute to large population declines and this may not become apparent until many years after the initial disturbance (Congdon et al. 1993, 1994).

Urban wetlands may experience a reduction in water quality when exposed to land-based contaminants and pollutants (Mason 1996). The abundance of freshwater turtles will then be affected by direct exposure to these chemicals, or indirectly through changes in prey availability (Walsh et al. 2001, Snodgrass et al. 2008). Although urban wetlands of high quality and productivity exist, turtle populations are also impacted by the surrounding terrestrial environment, as turtles encounter dangers when they leave the water to nest, aestivate, migrate or disperse to another water body. In particular, road mortality is a threat to freshwater turtles as they make overland movements between terrestrial and aquatic habitats to complete their life-cycle. Female turtles travel overland to find nesting sites and this places them at a higher risk of mortality (Aresco 2005, Gibbs & Steen 2005, Steen et al. 2006, Giles et al. 2008). The increasing number of male-biased populations seen in a variety of freshwater turtle species is synchronized with the expansion of urban development and the spread of road networks (Kuo & Janzen 2004, Steen & Gibbs 2004, Aresco 2005, Gibbs & Steen 2005, Steen et al. 2006, Patrick & Gibbs 2010).

Populations that are small, possess a biased sex ratio and/or are lacking breeding adults may lose genetic variation at a greater rate, leading to lower fitness and an inability to adapt to novel environmental conditions (Allendorf & Luikart 2007). Long generation turnover and late sexual maturity of turtles mean this loss of genetic diversity may not become apparent until many years after the initial disturbance and this has the potential to threaten the long-term survival of populations (Congdon et al. 1993, Kuo & Janzen 2004). There is currently mixed evidence on the genetic structure of freshwater turtle populations with some authors reporting little or no changes as a result of urbanisation (Gray 1995, Cunningham et al. 2002, Souza et al. 2002, Kuo & Janzen 2004, Schwartz & Karl 2005, Marsack & Swanson 2009, Hamada 2011).

Urban turtles were found to move distances twice as far as those in nature reserves, however, this did not translate into differences in survivorship (Rees et al. 2009). The greater distance travelled may be the result of a lack of nesting habitat around the wetland (Baldwin et al. 2004). As habitat became unfavourable due to receding water levels during drought or a reduction in available foods, turtles from nature reserves responded by aestivating, yet turtles from urban water bodies that retain water did not, so in these circumstances the permanent water of urban

wetlands provided a refuge to freshwater turtles during the summer months (Rees et al. 2009). Certain species appear to benefit from the creation of wetlands as part of new urban development and water bodies such as waste and stormwater drains, lagoons, ponds, lakes, reservoirs and streams can provide adequate habitat for turtles (Rees et al. 2009, Stokeld et al. 2014). Turtles inhabiting high quality suburban water bodies have occasionally been larger and faster growing than their counterparts in nature reserves, however, species and/or populations that appear to be resilient to urbanisation may be suffering from undetected negative effects (Roe et al. 2011). A wide range of responses suggests that the effects of urbanisation on freshwater turtles are likely to be species specific (Eskew et al. 2010).

Oblong turtles (Chelodina colliei) are a near-threatened species endemic to the southwest of Western Australia. Once thought to exist as interspersing populations that migrated and dispersed between wetlands throughout its range (Burbidge 1967, Hamada 2011), today much of the species' habitat in the Perth metropolitan area is limited to isolated water bodies of public parks and drainages systems (Guyot & Kuchling 1998). There have been indications that oblong turtle populations have been affected by habitat fragmentation associated with urban development (Guyot & Kuchling 1998, Tysoe 2005, Giles et al. 2008). The species is at risk of road mortality as it makes overland movements for nesting and dispersal, as well as seasonal migration between permanent and semi-permanent wetlands (Burbidge 1967). Records of road-kills are limited, however, injured and/or dead turtles have been found during a number of population studies throughout the Perth metropolitan region. (Guyot & Kuchling 1998, Tysoe 2005, Giles et al. 2008). Greater road mortality is expected for females, as they must make overland movements of up to 1 km from a water body to nest (Clay 1981, Guyot & Kuchling 1998). This is suggested to be a major contributing factor to male-biased populations found at a number of sites (Porter 1987, Tysoe 2005, Giles et al 2008). Females are suspected to display nest fidelity, seeking the same nesting sites used in previous breeding seasons and therefore may encounter obstacles from newly established infrastructure. Although a number of populations had a balanced sex ratio or were female-biased, several were found to have become male-biased years later (Guyot & Kuchling 1998, Kuchling 1998, Giles 2001, Tysoe 2005).

Previous studies have shown that a number of populations throughout the Perth metropolitan area have little or no indication of juvenile recruitment, which is likely caused by either low reproductive output or high juvenile mortality (Tysoe 2005, Giles et al. 2008). In general, chelonians are subject to high mortality during early life stages (Congdon et al. 1987, Shine & Iverson 1995). Nest mortality is common, with the leading cause being predation (Tinkle et al. 1981, Congdon et al. 1983, Thompson 1983). The introduced European fox (*Vulpes vulpes*) poses a major threat of predation on oblong turtle nests, with less common predators being domestic dogs (Canis lupus familiaris) and native ravens (Corvus coronoides; Thompson 1983, Guyot & Kuchling 1998, Giles et al. 2008, Dawson et al. 2014). The rate of nest excavation is dependent on environmental factors including vegetation characteristics, distance to water and rainfall, with a lack of vegetation cover or terrestrial buffer zone resulting in a high degree of nest and hatchling predation by foxes (Giles et al. 2008, Dawson et al. 2014). The loss of terrestrial buffer zones also forces females to make longer overland movements to find suitable nesting sites further away (Giles et al. 2008). Oblong turtles require a significant amount of habitat within and around a wetland to fulfil their life history requirements, a feature that many urban water bodies do not provide.

Unknown causes of turtle deaths have suggested that urban populations of oblong turtles are losing their ability to adapt to urban habitats or environmental changes. *Chelodina colliei* populations outside of the Perth metropolitan area appear to be in ideal health with high juvenile recruitment and an even sex ratio (McKeown 2010). However, there should be a level of caution when making generalized conclusions on long-lived species because populations that appear to be stable may reveal not to be viable. For example, the size of a population does not always reflect critical population characteristics such as age distribution and sex ratio (Congdon et al. 1993).

Chelodina colliei populations throughout the Perth metropolitan area have shown variable responses to the effects of urbanisation with variation in population dynamics such as sex ratio, age structure and recruitment levels being highly dependent on the characteristics of the water body. Metropolitan wetlands differ in a number of characteristics including lake size, terrestrial buffer zone and level of traffic in surrounding areas, that influence the turtles' ability to persist in the urban

environment (Porter 1987, Guyot & Kuchling 1998, Kuchling 1998, Giles 2001, Tysoe 2005, Giles et al. 2008, Hamada 2011).

One of such wetlands is found at Hyde Park, which is in the City of Vincent, close to the city centre of Perth, Western Australia. Throughout its 100+ year history, the areas surrounding the Park have undergone urban development and the Park is now completed surrounded by urban housing. Two groundwater lakes, which also receive large volumes of stormwater, have long provided habitat for oblong turtles, however, there have not been any study undertaken on this population. A decrease in sightings of both adult and juvenile turtles by members of the public suggests that the population may be under threat from the impacts of urbanisation.

We conducted a capture-mark-recapture study to determine the size, male and female sex ratio, age distribution and body condition of the population. We also aimed to determine the reproductive potential of the population by examining the reproductive status of females, to rule out the possibility of low recruitment levels being caused by low reproductive output. In doing so we tested the general hypothesis that the Hyde Park population is currently suffering from low recruitment. This will cause the population to have an age structure skewed towards older individuals. A second hypothesis that the population would be male-biased as a result of high female mortality, leading to a low reproductive potential was also tested.

Methods

Study site

The study was undertaken at Hyde Park, an inner-city park located in the City of Vincent, approximately 2km north of the CBD of Perth, Western Australia (Fig. 1). The park contains sloping grass areas running down to two central groundwater lakes. Shade is provided by mature introduced tree species. Each lake also contains an island approximately at the center (Fig. 2). In 2013 the overall surface area of the lakes was decreased and island restorations were undertaken to replace exotic flora with native reed and tree species. The overall park area is approximately 16 ha with over 2.2 ha of water surface area for both lakes combined. Water levels are

maintained during summer with regular inputs of groundwater and therefore the lakes offer a permanent water source.

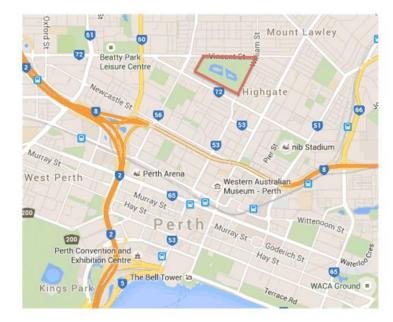


Figure 1. Location of Hyde Park (red border) in the City of Vincent, Western Australia (from Google maps, https://www.google.com.au/maps).



Figure 2. Aerial photograph of Hyde Park showing the two central groundwater lakes and islands, surrounding parkland and housing located approximately 2km from the CBD of Perth, Western Australia (from Google maps, https://www.google.com.au/maps).

Study species

The oblong turtle (*Chelodina colliei*, formerly *Chelodina oblonga*) is a longnecked freshwater turtle restricted to the southwest of Western Australia. It inhabits semi-permanent and permanent wetlands including swamps, rivers, creeks and lakes (Burbidge 1967). Oblong turtles are relatively common and can be observed in many metropolitan wetlands throughout the Perth Metropolitan Region. They are carnivorous, feeding on small fish and aquatic invertebrates. They nest between September and January and females may lay two clutches per year producing up to 25-40 eggs in total (Clay 1981, Kuchling 1988).

Trapping began in September 2015 and concluded in March 2016. Trapping sessions were initially undertaken approximately once a month. Due to low number of captures by February 2016, trapping intensity was increased and trapping sessions were undertaken weekly in order to capture sufficient numbers to derive a robust population estimate.

Trapping

Turtles were captured using cathedral traps (Kuchling 2003; Fig. 3). These specialised traps allow the animal to surface and breathe and are recommended by the Western Australian Department of Parks and Wildlife (DPaW). Traps were baited with pierced cans of sardines. The scent of the bait attracted the animals with very little of the cans' contents being lost in the water. A total of ten cathedral traps were used, with five traps deployed around the island of each lake, however, placement was limited to water that was deep enough to cover the entry slits and had sufficient vegetation on which to attach the top of the trap. Traps were placed on the two islands to avoid interaction from the public (Fig. 4).

As water levels of both lakes dropped considerably during the summer months, trap locations became impractical, as the water did not cover the entry slits of traps. Traps were moved to deeper water where possible, however due to the shortage of deep water a number of traps were removed, changing overall trapping effort. Initially five cathedral traps were removed, and another one was removed in the following trapping session.



Figure 3. One of the cathedral traps developed by Kuchling (2003) used to capture oblong turtles.

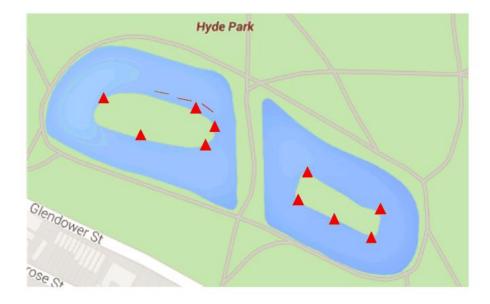


Figure 4. Locations of cathedral traps (triangles) and fyke nets (lines) in the Hyde Park lakes, located in the City of Vincent, Western Australia.

Due to a low number of captures after five trapping sessions, fyke nets were used for the remaining trapping sessions in addition to the remaining four cathedral

traps. These nets take advantage of underwater movements of turtles and direct them into a funnel where they are held. A total of three fyke nets were placed in the northern side of the western lake, the only remaining deep water that was easily accessible (Fig. 4). Each trapping session consisted of two straight days. Traps were set in the morning (8-9am) of the first day and were left overnight and checked the following morning. Using both trapping techniques, a total of 10 trapping sessions and 147 trap nights took place.

Identification

Captured turtles were transferred to calico bags and were placed in plastic tubs to be taken a short distance to the on-site compound of the City of Vincent. Turtles were weighed and carapace length, width and height along with the plastron midline were measured using digital callipers. The sex of each individual was determined from the length of their tail (Clay 1981). If the turtle was large enough (carapace \geq 100m) a Passive Integrated Transponder, or PIT tag also commonly known as a microchip (Trovan Microchips Australia Pty. Ltd, Keysborough, Victoria) was inserted with an applicator (12 gauge needle) at the base of the tail, previously swabbed with ethanol. The insertion hole was then closed with a veterinary skin adhesive (Vetbond; 3M Animal Care Products, St Paul, MN, USA). The turtles were also marked with notches made with a file into their marginal scutes using a standard numbering system for freshwater turtles (Burbidge 1967). This was done in case of microchip failure (Schooley *et al.* 1993), as well as for animals that were too small to be microchipped. Both the file and notch were disinfected with Betadine antiseptic liquid (Mundipharma Pty Ltd, Sydney, Australia) before and after the filing was done.

Ultrasound scanning

Mature females, which are those with carapace length >160mm (Kuchling 1988, 1989) were given ultrasound scans with an Aloka SSD-900 ultrasound machine (Hitachi Aloka, Meerbusch, Germany), to detect the presence of mature oviductal eggs and vitellogenic follicles. Each turtle was placed in a shallow water bath and the ultrasound probe was placed in the inguinal fold, the only "soft" part of the body that allows contact with the skin. The numbers of oviductal eggs and vitellogenic follicles >4-5mm were counted (Kuchling 1989).

The turtles were released into the lake in which they were caught and observed to make sure that they swam away demonstrating normal behaviour.

Statistical analyses

Mark-recapture techniques were used to estimate the size of the population. A population estimate was then calculated using Program MARK (Gary C. White, Department of Fishery and Wildlife, Colorado State University). Due to the turtle's life-history characteristics and the short study time, no births, deaths or migration were expected and therefore the population was considered to be a closed population. The area of both lakes was estimated from Google maps and then used to calculate turtle density.

A regression analysis was performed using the weight and carapace length of captured turtles to establish a body condition index for both males and females individually.

To establish whether or not the sex ratio of the population was statistically different from equality, a χ^2 test was used.

Ultrasound scanning determined how many females in the population were carrying oviductal eggs and/or vitellogenic follicles to determine the percentage of breeding females.

Results

Captures and population estimate

A total of 114 turtles were captured between September 2015 and March 2016; 40 individuals were caught in cathedral traps and 74 were caught using fyke nets.

Once trapping techniques where changed and fyke nets were used, recaptures were obtained. There were a total of 47 recaptures of 35 individuals due to the fact that six turtles were recaptured more than once. The trapping success over the 147 trap nights was 110%.

Only 10 turtles were caught in the eastern lake; however, due to lowering water levels in the eastern lake, trapping effort became uneven between the two lakes. Eight individuals initially caught in the eastern lake were later caught in the western lake demonstrating that the turtles moved between lakes, so the difference in

trapping effort between the two lakes should not be a problem. No turtles were observed moving the other way.

A population of 304 ± 74.1 individuals was estimated for the entire Hyde Park population using program MARK. This resulted in a density of 139 turtles/ha or 0.139 turtles/m².

Sex ratio and size structure

A total of 62 females and 52 males were captured in Hyde Park lakes. So the adult sex ratio was not significantly different from equality (1.19 females to 1 male, χ^2 =0.349, p>0.05).

On average female turtles were larger than males in all measurements including carapace length, width and height, plastron length (mm) as well as weight (g) (Table 1). Females showed greater variation in all body measurements.

 Table 1. Carapace length, width and height, plastron length (mm) and weight (g) of female and male oblong turtles (*Chelodina colliei*) at Hyde Park, Western Australia (mean ± standard errors).

Sex	Carapace	Width	Height	Plastron	Weight
Female	239.3 ± 2.64	143.1 ± 1.46	77.4 ± 1.62	189.9 ± 2.65	1616.7 ± 49.20
Male	199.1 ± 1.73	120.2 ± 0.99	60.6 ± 0.60	153.4 ± 1.61	927.7 ± 23.19

The female turtles of Hyde Park were relatively evenly spread between size classes of carapace length. Smaller sized females were rare, with a single female caught below 210 mm at 176.6 mm and carapace lengths of female turtles ranged from 176.6 to 274.6 mm (Fig. 5).

The sizes of male turtles were less evenly spread throughout size classes than females (Fig. 5). Over 50% of captured males were placed in the 200mm size class. Carapace lengths of male turtles ranged from 172.0 to 246.5 mm. Only one of the males had a carapace length greater than 220 mm.

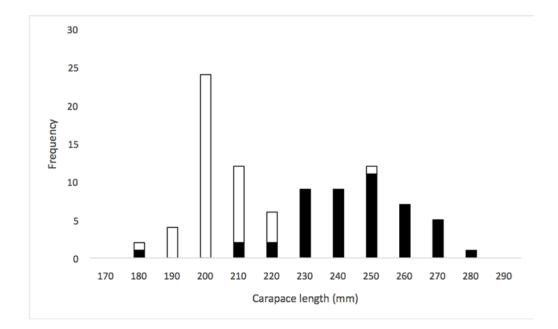


Figure 5. Carapace lengths (mm) of female (black bars) and male (white bars) oblong turtles (*Chelodina colliei*) captured at Hyde Park, Western Australia.

There was limited overlap between sizes classes of females and males. The overall size distribution of the population was evenly distributed among two distinct peaks of 200 mm and 250 mm, for male and female turtles respectively (Fig. 5). All individuals captured were mature with males >130 mm and females >160 mm in carapace length.

Body condition index

A correlation between carapace length and body weight was calculated as an indicator of body condition for female and male turtles (Fig. 6). The regression line for female turtles was y=15.802x-2164.9, R^2 =0.721 and for males y=11.935x-1449, R^2 =0.796. Generally, female turtles were heavier than males of the same size. Regression lines were also calculated for females with oviductal eggs or vitellogenic follicles and those without (Fig. 6); y=17.656x-2622.6, R^2 =0.631 and y=11.972x-1269.7, $R^{2=}$ 0.479 respectively. All regressions were significant (P<0.05).

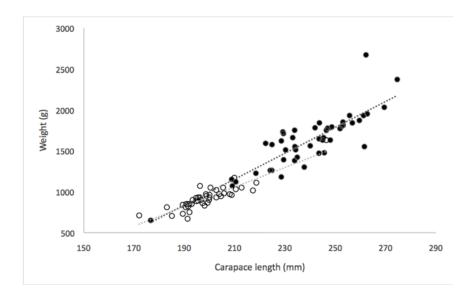


Figure 6. Linear regressions of carapace length (mm) and weight (g) for female (black) and male (white) oblong turtles (*Chelodina colliei*) at Hyde Park, Western Australia. The regression equations and R² were as follows: Females y=15.802x-2164.9, R²=0.721 and Males y=11.935x-1449, R²=0.796.

Ultrasound scanning

A total of 43 female oblong turtles were given ultrasound scans to detect the presence of mature eggs or vitellogenic follicles. Thirty-four individuals or 79% of scanned females were found to have either oviductal eggs or vitellogenic folicles. Of the nine female turtles that did not have either eggs or follicles, eight were captured after January. Thirteen females were captured and scanned during the species' nesting season, of which ten individuals were revealed to be gravid with oviductal eggs. The average cluch size was 11.2 ± 1.93 (SE) eggs. Three females had both oviductal eggs and vitellogenic follicles suggesting that they may lay twice in the one season. The smallest gravid female had a carapace length of 176.6 mm and weighed 650 g. There was no indication of a correlation between body condition and the presence of oviductal eggs and/or vitellogenic follicles (Fig. 7).

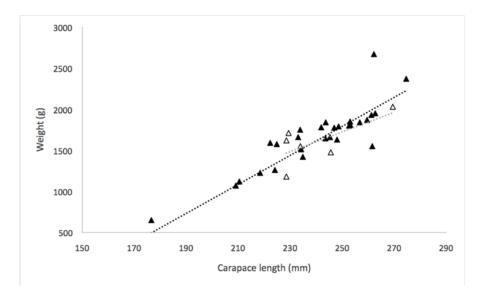


Figure 7. Linear regressions of carapace length (mm) and weight (g) for female oblong turtles (*Chelodina colliei*) with (black) and without (white) oviductal eggs or vitellogenic follicles. The regression equations and R² were as follows: Females with eggs or follicles y=17.6562x-2622.6, R²=0.631 and Females without y=11.972x-1269.7, R²=0.479.

Discussion

This study provides the first population estimate for the oblong turtles of Hyde Park. A population of approximately 300 turtles was estimated for the population inhabiting both lakes. Further trapping and marking a higher proportion of the population would be required to minimise error and obtain a more accurate estimate. Larger populations estimates have been reported for other lakes in the Perth Metropolitan Region including Jualbup, Blue Gum and Piney Lakes with estimations of 621, 2040 and 804 turtles respectively (Guyot & Kuchling 1998, Giles et al. 2008). Outside of the Perth urbanised area populations were estimated at approximately 136 and 98 for Black Swan Dam and North Dam (McKeown 2010). Approximately twice the number of turtles was estimated to be in Jualbup (Guyot & Kuchling 1998), a lake similar in size to Hyde Park. The size of the lake appears to be no indication of population size as densities vary considerably.

A density of 139 turtles/ha was estimated for Hyde Park lakes. As at least one of the lakes maintains the majority of the water surface area, despite lowering water levels, the density of Hyde Park can be considered to be relatively constant all year round. However, as much of the lakes become quite shallow, a greater number of turtles congregate in the deeper waters of the western lake during summer. The

estimated density was similar to that of Blue Gum lake at 102.5 turtles/ha, as opposed to 9.5 turtles/ha and 47.3 turtles/ha estimated for Booragoon and Piney lakes during the same study (Giles *et al.* 2008). McKeown (2010) estimated a density of 1667 turtles/ha and 1316 turtles/ha for the Black Swan Lake and North Dam populations in Lakelands, some 60km south of the Perth CBD. However, this was estimated in autumn conditions where the water surface area had dropped significantly and turtles had congregated in the few remaining areas with deep water. During winter conditions these densities drop to approximately 10 turtles/ha. High densities do not necessary indicate a healthy population, as turtles in high densities have been shown to be in poorer body condition than those in low-density populations (Tysoe 2005, Giles et al. 2008). Turtles living at high population densities, if faced with low productivity, may face sharp declines in growth and reproduction may cease entirely (Kennett & Georges 1990).

The hypothesis that the Hyde Park population would be male-biased due to high female mortality was not supported. The sex ratio was not significantly different from equality, with slightly more females being captured. A population's sex ratio is influenced by a number of factors, including the initial sex ratio of the hatchlings, sexbiased mortality and sex biased immigration and/or emigration (Lovich & Gibbons 1990). There is currently no information on the sex ratios of hatchlings of oblong turtles but an even sex ratio or slight female bias may be normal for turtle populations as the number of breeding females is suggested to be more important in terms of population growth (Caswell 2001). While sex biased movements are a normal part of the life history of the oblong turtle, immigration and/or emigration of either sex are highly unlikely for urban populations of oblong turtles because much of the species' habitat and distribution is fragmented and divided by hostile landscape features brought on by road networks and urban development. In the case of Hyde Park, it is completely surrounded by urban development and isolated from other water bodies, with the closest lake being over 1km away. The Hyde Park oblong turtles can therefore be assumed to be in a closed population.

The large number of captures from fyke nets placed in one area of the western lake suggests a high density of turtles inhabiting the available deep water. Water levels of both lakes dropped considerably in the summer months and remained low throughout the remaining study period resulting in a considerable variation in water

levels between the two lakes. Although both greatly diminished, deep water was scarce through much of the eastern lake while the northern side of the western lake maintained a substantial amount of water deeper than 0.5m. As conditions changed turtles would likely seek the deeper water (McKeown 2010) and this was supported by the fact that eight out of ten individuals caught in the eastern lake were later caught in the western lake indicating seasonal movements between the two lakes. These movements are very likely to occur because drainage pipes run between the two lakes and the turtles may be moving freely between the two water bodies.

The eastern longneck turtle (*Chelodina longicollis*) is known to weigh up the costs and benefits of aestivating at a temporary wetland or moving to a permanent water source and these are highly dependent on rainfall and environmental conditions (Roy & Georges 2008). Some turtles choose to remain in a water source despite its size or quality, in preference to aestivating and oblong turtles have known to congregate in saline water over the summer months because turtles that do not leave the water are less susceptible to predation and road mortality (Burbidge 1967, Roy & Georges 2008). Urban wetlands that permanently maintain water therefore provide a refuge for freshwater turtles. Due to the permanent presence of water and the connectivity between the two lakes, the Hyde Park turtles are unlikely to aestivate or migrate to other water sources and the high percentage of turtles that moved to the deeper water of the western lake suggests that most of the population was available to be captured, resulting in a relatively accurate estimate of the population despite changing environmental conditions.

Female turtles are at high risk of road mortality as they make overland movements to nest. This also increases their chance of exposure to predators. Both threats are increased in the absence of terrestrial buffer zones around the wetlands as this results in females moving further away in search of nesting sites (Giles *et al.* 2008). Male biased populations found at urban lakes Booragoon, Jualbup and Lake Monger (Porter 1987, Tysoe 2005, Giles et al. 2008) and populations with an even sex ratio found outside of the Perth metropolitan area (Mckeown 2010) are suggested to be the product of associated traffic and road networks in the given areas. The result of a sex ratio not significantly different to equality suggests that the Hyde Park population of oblong turtles has not suffered from sex-biased mortality caused by traffic-related deaths affecting nesting females.

No hatchling or juvenile turtles were caught in this study, consistent with population studies at Claremont, Jualbup and Booragoon (Tysoe 2005, Giles et al. 2008). However, it has been shown that juveniles, as small as 60 mm in carapace length can be caught with the capture methods used in this study (Giles et al. 2008, McKeown 2010). A high proportion of juveniles in certain populations has been suggested to be the result of large terrestrial buffer zones around wetlands, that allow nests to be constructed in protective habitat. Inadequate buffer zones result in a high degree of nest and/or hatchling predation by predators such as foxes as well as a number of bird species once hatchlings have reached the water (Giles et al. 2008). It was suggested that turtles need on average a buffer zone of 127-289m around a wetland (Semlitsch & Bodie 2003), a width that is not present around the entirety of the Hyde Park lakes. The open parkland surrounding Hyde Park and the central islands of each lake may provide opportunities to nest close to the water source, however, it is unknown whether both environments are used and if they provide sufficient cover from predators.

A large (approximately 1 m long) southern shortfin eel (*Anguilla australis*) was captured unintentionally using a fyke net during the study and was removed from the lake. Council workers also reported that another eel (species unknown) was captured and removed form the lake some years ago. These exotic fish might have been released into the lake by members of the public and they are opportunistic but mainly carnivorous predators. They are therefore to be considered as possible predators of hatchling and/or juvenile turtles.

Although oblong turtles cannot be aged directly, size classes allow us to make estimations of age structure. Turtles grow and reach sexual maturity slowly and the rate of growth decreases as size increases, particularly once maturity is reached (Bury 1979, Guyot & Kuchling 1998). All turtles captured were considered to be mature. All females possessed a carapace length >160 mm and all males >130 mm. The smallest turtle for both sexes was in the 180 mm size class, however the second smallest females were greater than 200 mm. Although hatchlings are difficult to catch, one would expect to catch or at least occasionally observe juveniles, sub-adults and small adults. The lack of medium-sized or recently matured individuals suggests that the population may have been suffering from low recruitment levels for some time.

The current study showed a greater distribution among larger sizes of turtles for both sexes than what was obtained by Tysoe (2005) at Jualbup and Claremont Lakes. The Hyde Park population may have persisted longer than previously studied populations, or the turtles may have a faster growth rate, coinciding with food availability (Kennett & Georges 1990). It is also possible that in recent times adult mortality was greater in the lakes that had smaller size distributions. As the surroundings of wetlands become more developed, mortality may be increased, for example in females that once used a specific area to nest that has suddenly been lost or cut off by a road. Younger turtles may learn to avoid these areas, increasing their chances of survival. Hyde Park may have experienced this in the past when the area was undergoing significant development and it may no longer be obvious in the size structure of the turtles, as opposed to more recently developed areas. This would explain the absence of extremely large females of greater than 300 mm in length (Burbidge 1967). However, the age structure of the Hyde Park oblong turtle population was similar to that of the population at Booragoon (Giles et al. 2008), which has undergone development much more recently that the Hyde Park area.

The Hyde Park oblong turtles were revealed to be in very good body condition. Overall they were heavier than populations found at Black Swan, North Dam, Juabup and Claremont lakes (Tysoe 2005, McKeown 2010), although they had a body condition similar to that of the turtles of Black Swan Lake (McKeown 2010). The Hyde Park population showed more variation in body index than most of the previously studied popuations. There was no significant difference in body index between reproducing and non-reproducing females consistent with previous studies (Tysoe 2005). Differences between lakes in growth rates and body conditions of turtles coincide with differences in food availability (Kennett & Georges 1990) and populations that are in high densities are in high competition for these resources. Turtles at Claremont Lake were lighter than turtles at Jualbup Lake of the same sex and carapace length and although population estimates were not possible, observation and trapping rates suggested that the Claremont population was at a much higher density (Tysoe 2005). The Hyde Park population is likely at a density where there is no substantial competition for resources resulting in heavy adults.

The high percentage of females with oviductal eggs and/or vitellogenic follicles demonstrates high reproduction potential for the Hyde Park population and suggests

that a low reproductive potential is not the underlying cause of the low juvenile recruitment. The oblong turtle has an extended nesting period from September through to January (Clay 1981). Of thirteen females captured during this period ten were gravid with oviductal eggs with an average clutch size of 11.2 ± 1.93 (SE), which is near average for the species (Clay 1981). The majority of all females scanned were captured after the species' nesting period. 79% of all females captured were carrying eggs and/or follicles and it is therefore reasonable to assume that a large number of females laid eggs during the nesting season.

The number of eggs laid may vary within a species, with larger females often producing larger clutches (Moll 1979). However, there was no relationship between size and clutch size among the Hyde Park oblong turtles. Reproductive output has also been linked to resource availability, which may vary between different populations (Georges 1983, Parmenter 1985). At Jualbup and Claremont Lakes there were very few reproducing females and this was attributed to recent environmental changes such as previously permanent water sources drying up over summer (Tysoe 2005). As the Hyde Park lakes are supplemented with groundwater this may promote better reproductive performance, and unlike other populations, this population has the ability to improve the low levels of juvenile recruitment in the next few years.

The presence of enlarged follicles present immediately before the nesting season gives an indication of the number of clutches that may be laid in a single season (Moll 1979) and a number of females in the Hyde Park population had both eggs and follicles suggesting they may lay again following the initial clutch of eggs. Reproductive potential can be estimated by combining the number of oviductal eggs with the number of enlarged follicles, representing the following clutches of a single season, however this only gives an approximation as some follicles may become atretic (Georges 1983). Currently it has not been substantiated whether or not a follicle of a given size will or will not be ovulated in the next reproductive cycle, therefore further studies on the species' reproduction are recommended. Follicle enlargement in oblong turtles occurs directly following the nesting season, as soon as late summer or autumn, with follicles reaching pre-ovulatory size at the beginning of winter (Kuchling 1989). Consistent with the literature, follicles of all sizes were found in females captured soon after the second nesting period.

The oblong turtles inhabiting Hyde Park lakes appear to be in good body condition. The population size is appropriate to the size of the wetland, resulting in a density of turtles that is not too high to force competition for resources. However, the population has an age distribution skewed towards larger and presumably older individuals. Because no recently mature adults, juvenile or hatchling turtles were captured it appears that the population has been suffering from low recruitment for some time. The high reproductive potential of the population suggests that females are breeding and the even sex ratio indicates that sex-biased mortality on nesting females is not an issue. Therefore there has to be a loss of eggs and/or hatchlings before juveniles are recruited into the population. It is currently unknown whether this could be due to predation, human interference or environmental or other factors because there may be a number of potential threats to turtles between the time eggs are laid and hatchlings growing up in the lakes. To understand the causes of low recruitment specific studies on nest predation and hatchling survival on the Hyde Park turtle population should be undertaken.

It has been shown that oblong turtle populations are at risk from the impacts of urbanisation (Tysoe 2005, Giles et al. 2008, Guyot & Kuchling 1998). Populations in non-urban areas appear to have even sex ratios, significant recruitment and a normally distributed size structure and therefore a greater chance of persisting into the future (McKeown 2010). While remnant habitat is maintained throughout the urban landscape, road mortality and predation are still significant threats. There may also be undetected effects that the Hyde Park population may be suffering from.

The ability of suburban turtles to be highly mobile without suffering from high mortality rates is likely a consequence of sufficient vegetated drainage lines and under-road channels that allow safe travel around the landscape (Rees et al. 2009). Such features are not always present in built-up urban areas such as major cities and suburbs. However, there is a significant need to combine infrastructure with wildlife conservation to maintain biotic connectivity in urban environments. Past approaches to decrease road impacts on turtles have included the installation of ramped kerbs allowing a quick smooth passage for turtles and signage intended to increase driver awareness, however, these have been ineffective (Fox & Mac Shane 2004).

Conclusions and recommendations

The ecological importance and vulnerability of freshwater turtles makes them a crucial topic of future research. Successful management of the oblong turtle and other freshwater turtle species relies on the protection of all life stages of the animal. This study provides essential baseline data on the Hyde Park oblong turtle population and offers comparison for future population studies.

Our results suggest that the population is aging and shows a lack of recruitment, suggesting that once the large number of older turtles now present in the lake reach the limit of their natural life, the population may suddenly collapse. It is therefore recommended that annual population surveys continue to monitor this population in the future as the life-history traits of turtles mean that low recruitment levels or genetic impacts may not be detected for many years.

Terrestrial buffer zones should be maintained around urban wetlands to provide sufficient nesting habitat and prevent high levels of predation. However, this is difficult because much of the oblong turtle's distribution is in urban parkland such as Hyde Park. The isolation of such parks in an urban matrix places turtles in danger if they leave the park grounds to find suitable nesting sites.

Future studies could involve the monitoring of nesting females to investigate preferred nesting sites of the turtles, whether they are on the islands, in the parkland surrounding the lakes or across roads in other locations. Research into factors affecting nests and/or the survival of the hatchlings might also shed some light on the low levels of recruitment that can be inferred form the age structure that we have observed. However, the inherent difficulty in identifying turtle nests would make these studies challenging if not impossible. Experiments with artificial nests might assist the council to identify if foxes could be responsible for nest predation (Dawson et al. 2014).

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Roberta Bencini Associate Professor UWA School of Agriculture and Environment

Project Proposal to the City of Vincent

Prepared by Roberta Bencini and Andrew Del Marco

Title: Investigating causes for low recruitment in the oblong turtle population at Hyde Park

Background and problem definition

Our past studies on the oblong turtle (*Chelodina colliei*) population at Hyde Park in collaboration with the Claisebrook Catchment Group have revealed that there are no juveniles present in the population even though most of the adult female turtles that we captured were gravid with follicles and/or mature eggs and possibly produced several clutches during that year (Hodgson & Bencini 2016).

This highlights that this population has been suffering from no recruitment for the last 15-20 years and unless the causes of this are identified and addressed the population will inevitably decline or even become locally extinct.

There could be several reasons for this including predation of the nests, failure of the nests to produce hatchlings or predation of hatchlings resulting in low juvenile survival (Dawson et al. 2016). We propose to investigate them by appointing a PhD student because only a long-term study could achieve this. We feel that the best person to conduct this study would be Blaine Hodgson because he has already conducted the first study so he is familiar with the techniques required, the hydrology of the lakes and safety and risk assessment.

Objectives and outcomes

The main objective of this study will be to continue a capture-mark-recapture study of the turtles and to continue to assess their reproductive potential but also extend our studies to establish if the low recruitment is due to predation of the nests, failure of the nests to produce hatchlings or predation of hatchlings resulting in low juvenile survival.

Benefits to the City of Vincent

The City of Vincent has a long history of co-existence with the Hyde Park turtles. The city funded the previous study of this population has been the subject of media stories. It is therefore crucial to maintain this population into the future.

Methodology

Turtles will be trapped using traps or Fyke nets and adult females will be scanned for the presence of shelled eggs indicating that a clutch is about to be produced. Individuals that fit this criterion will be fitted with radio transmitters and radio tracked daily to identify nesting sites.

Provided it is safe to do so nests will be placed under surveillance using motion sensitive activated cameras. This will reveal if nests are excavated by predators and if eggs hatch successfully. If possible hatchlings will also be fitted with radio transmitters and followed to investigate their fate.

The University of Western Australia M000 Perth WA 6009 Australia T +61 8 6488 2521

E Roberta.Bencini@uwa.edu.au CRICOS Provider Code 00128G

Deliverables

The results of the project will be written up as a PhD thesis as well as a final report for the City of Vincent. All publications arising will acknowledge the City of Vincent's financial support.

Project costs

Item	\$
Stipend	
Scholarship top up (\$5000/year for 3.5 years)	17500
Consumables	
Microchips (300@\$9.30 each)	2790
Bait (sardines)	100
Miscellaneous (flagging tape, sample containers, batteries, etc.)	100
Genetic analyses (predator DNA)	5000
Total	25490
Infrastructure charges (40%)	3196
Total requested	28686

References

Dawson S.J., Crawford H.M., Huston R.M., Adams P.J., Fleming P.A. (2016). How to catch red foxes red handed: identifying predation of freshwater turtles and nests. *Wildlife Research* 43, 615-622.

Hodgson B. & Bencini R. (2016). A study of the oblong turtle (*Chelodina colliei*) population of Hyde Park.Report to The city of Vincent, Western Australia

Summary of Comments

Proposed Traffic Calming – Randell Street, Perth

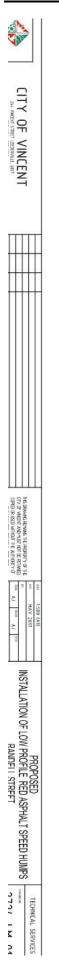


CITY OF VINCENT

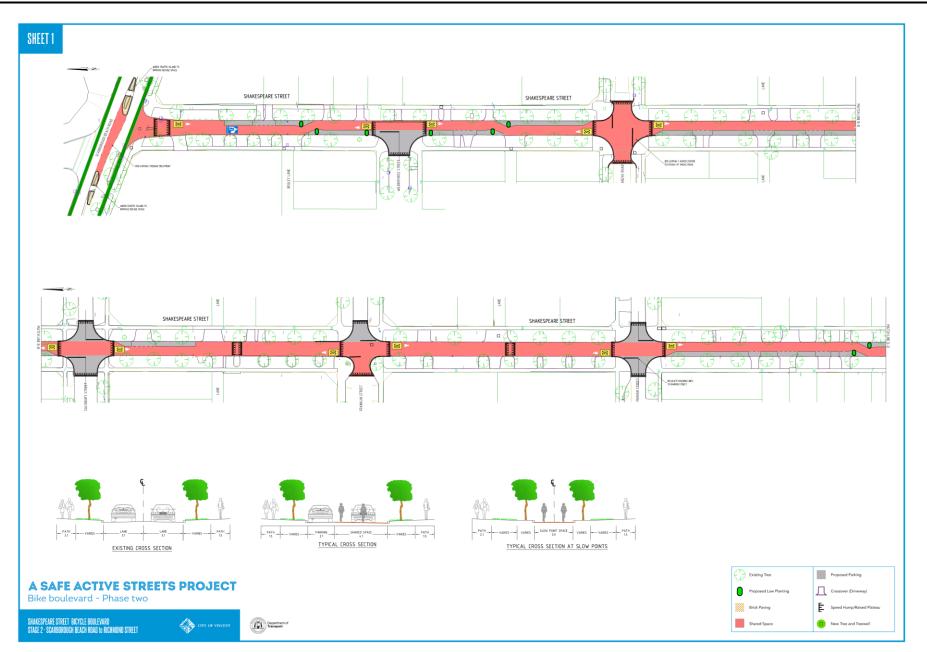
In favour Total <mark>6</mark>	Officer comments where relevant
2 in favour with no further comment.	
3 x Please ensure that the profile of the speed humps	The proposed speed humps will be the standard low
are not so low as to be ineffective (as in Scar. Beach	profile of maximum height of 100mm. In respect of the
Rd). Can the road be resurfaced to avoid pot holes	'potholes' Randell Street is on the City's 2017/18 Road
which occur each year with the rains.	Resurfacing program.
Thank you for the 70m spacing, could red asphalt be	On the assumption the request is for 'red asphalt'
used to enhance the visual narrowing of the street.	parking lanes it is generally a treatment reserved for
Ensure the height of the profile of speed humps is	Town Centres, and more recently Bike Boulevards. If
enough to reduce the speed.	applied to Access Roads across the board it would
	have a significant impact upon the cost of the road
	resurfacing program and therefore difficult to justify.
	However the road will be line-marked to achieve the
	same outcome.

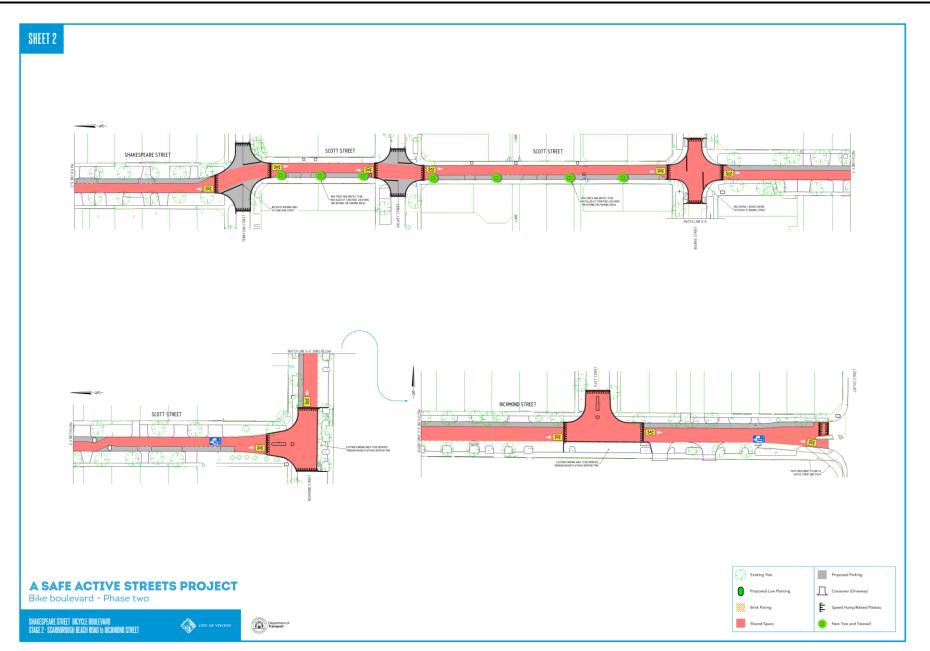
Against Total <mark>3</mark>	Officer comments where relevant
1 against the proposal with no further comment.	
Traffic island frequently damaged already at the corner	Traffic hitting the island is more likely related to the
of Randell / Fitzgerald, current hump & island causes	size of the vehicle involved as the turning circle allows
water to pool as drainage inadequate, suggest Randell	for standard single 'unit' such a rubbish truck and not
is one way. Problem is actually traffic hitting the island	a semi-trailer (i.e. brick trucks). The drainage has
not speeding.	been upgraded and enhanced in the past 2 years
	while the resurfacing will correct the 'ponding' as the
	potholes and localised undulations will be eliminated.
The street is already narrow and this will just create	Randell Street, rather than being 'narrow' is of equal
more hazard and noise for residents.	width, or wider, than many of the surrounding streets
	and can safely accommodate both on-road parking
	and two-way traffic.

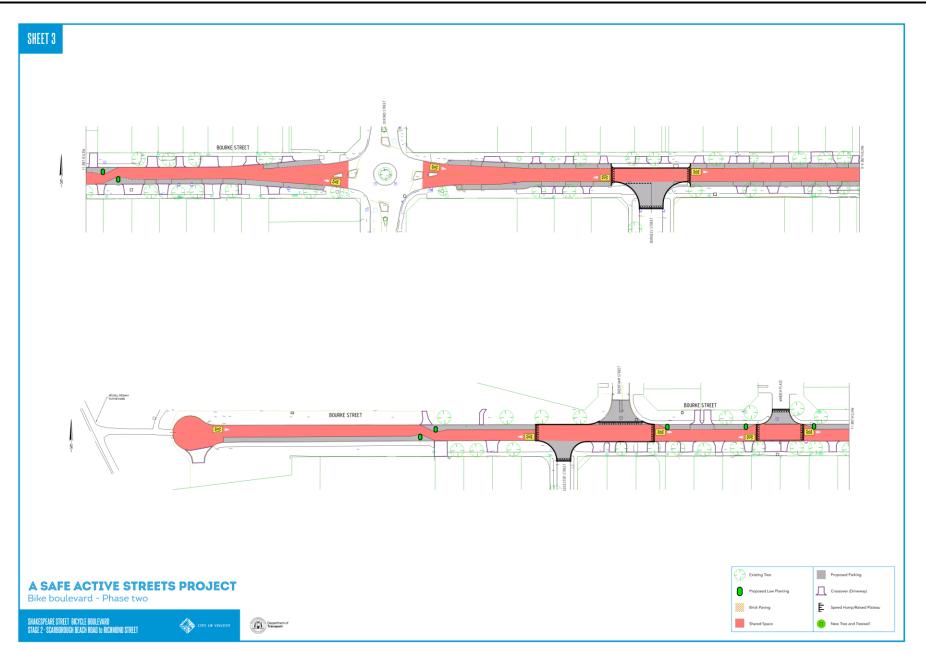
Neither for nor against Total <mark>Nil</mark>	Officer comments where relevant





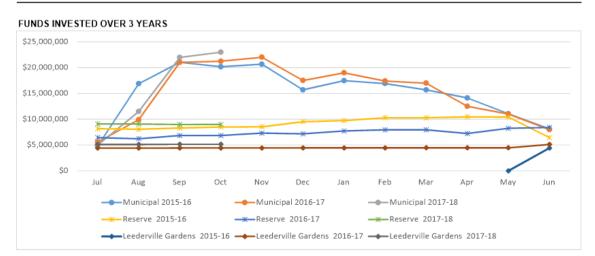




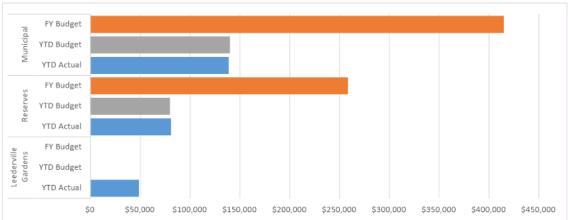




CITY OF VINCENT INVESTMENT PERFORMANCE AS AT 31 OCTOBER 2017





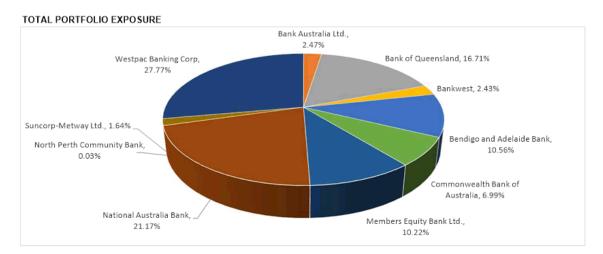


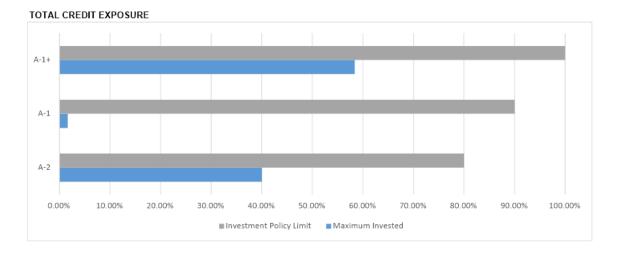


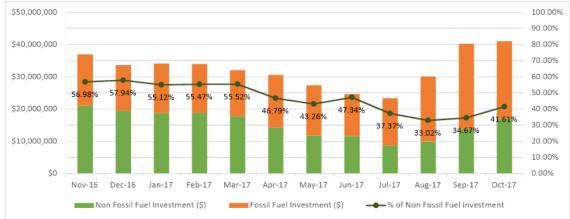
INTEREST RATE COMPARISON

CITY OF VINCENT INVESTMENT POLICY COMPLIANCE AS AT 31 OCTOBER 2017









FOSSIL FUEL INVESTMENT

CITY OF VINCENT INVESTMENT PORTFOLIO AS AT 31 OCTOBER 2017



	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	1,936,630	17,401	185,608	0	2,139,639	5.2%
Term Deposits	23,000,000	8,982,841	1,800,000	5,153,982	38,936,823	94.8%
Shares	11,000 24,947,630	0 9,000,242	0 1,985,608	0 5,153,982	11,000 41,087,462	0.0% 100.0%
BY INSTITUTION	0	0	0	0	0	0.00/
ANZ Banking Group	0	0	0	0	0	0.0%
Bank Australia Ltd. Bank of Queensland	500,000	516,399	0	0	1,016,399	2.5% 16.7%
Bankwest	4,500,000 1,000,000	2,365,651 0	0	0	6,865,651 1,000,000	2.4%
Bendigo and Adelaide Bank	1,000,000	2,456,230	500,000	1,381,783	4,338,013	10.6%
Commonwealth Bank of Australia	1,936,630	749,936	185,608	1,501,705	2,872,174	7.0%
Members Equity Bank Ltd.	3,000,000	700,000	500.000	0	4,200,000	10.2%
National Australia Bank	8,500,000	200,000	0	0	8,700,000	21.2%
North Perth Community Bank	11,000	0	0	0	11,000	0.0%
Suncorp-Metway Ltd.	0	674,589	0	0	674,589	1.6%
Westpac Banking Corp	5,500,000	1,337,437	800,000	3,772,199	11,409,636	27.8%
····	24,947,630	9,000,242	1,985,608	5,153,982	41,087,462	100.0%
BY CREDIT RATINGS (SHORT-TERM IS	SUE)					
A-1+	16,936,630	2,287,373	985,608	3,772,199	23,981,810	58.4%
A-1	0	674,589	0	0	674,589	1.6%
A-2	8,011,000	6,038,280	1,000,000	1,381,783	16,431,063	40.0%
	24,947,630	9,000,242	1,985,608	5,153,982	41,087,462	100.0%
BY TERMS						
0-30 days	1,936,630	17,401	185,608	0	2,139,639	5.2%
31-90 days	4,000,000	0	0	0	4,000,000	9.7%
91-180 days	15,000,000	0	0	0	15,000,000	36.5%
181-270 days	4,000,000	0	0	0	4,000,000	9.7%
270-365 days	0	8,982,841	1,800,000	3,772,199	14,555,040	35.4%
> 1 year	11,000 24,947,630	0 9,000,242	0	1,381,783 5,153,982	1,392,783 41,087,462	3.4%
	24,947,030	5,000,242	1,905,000	3,133,36Z	41,007,40 2	100.0%
BY MATURITY						
0-30 days	4,936,630	691,990	185,608	0	5,814,228	14.2%
31-90 days	9,000,000	1,432,535	500,000	1,969,945	12,902,480	31.4%
91-180 days	11,000,000	2,914,594	1,000,000	756,707	15,671,301	38.1%
181-270 days 270-365 days	0	2,108,938 1,852,185	300,000 0	1,381,783	3,790,721	9.2% 7.1%
> 1 year	0 11.000	1,852,185	0	1,045,547 0	2,897,732 11,000	0.0%
; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;	24,947,630	9,000,242	1,985,608	5,153,982	41,087,462	100.0%
SY FOSSIL FUEL EXPOSURE	10.047.000	2 207 222	005 000	2 772 400	22.002.040	E0.40
Fossil Fuel Lending	16,947,630	2,287,373	985,608	3,772,199	23,992,810	58.4%
Non Fossil Fuel Lending	8,000,000	6,712,869	1,000,000	1,381,783	17,094,652	41.6%
	24,947,630	9,000,242	1,985,608	5,153,982	41,087,462	100.09

CITY OF VINCENT INVESTMENT INTEREST EARNINGS AS AT 31 OCTOBER 2017



	YTD 31/10/2017 \$	YTD 31/10/2016 \$	FY 2017/18 \$	FY 2016/17 \$
MUNICIPAL FUNDS				Ţ
Budget	139,960	151,000	414,960	436,000
Interest Earnings	138,757	144,266	138,757	486,092
% Income to Budget	99.14%	95.54%	33.44%	111.49%
RESERVE FUNDS				
Budget	79,660	57,000	258,420	206,000
Interest Earnings	80,815	65,984	80,815	205,608
% Income to Budget	101.45%	115.76%	31.27%	99.81%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	48,565	44,833	48,565	140,391
% Income to Budget	0.00%	0.00%	0.00%	0.00%
TOTAL				
Budget	219,620	208,000	673,380	642,000
Interest Earnings	268,137	255,083	268,137	832,091
% Income to Budget	122.09%	122.64%	39.82%	129.61%
Variance	48,517	47,083		190,091
% Variance to Budget	22.09%	22.64%		29.61%
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURI	PLUS TRUST)			
Budget	219,620	208,000	673,380	642,000
Interest Earnings	219,572	210,250	219,572	691,700
% Income to Budget	99.98%	101.08%	32.61%	107.74%
Variance	(48)	2,250	(453,808)	49,700
% Variance to Budget	-0.02%	1.08%	-67.39%	7.74%

CITY OF VINCENT CURRENT INVESTMENT HOLDING AS AT 31 OCTOBER 2017



Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principa
OPERATING ACCOU	NTS					
Municipal	Commonwealth Bank of Australia					1,936,630
Reserve	Commonwealth Bank of Australia					17,401
Trust	Commonwealth Bank of Australia					185,608
Total Operating Fund	ls					2,139,639
SHARES	North Dorth Community Dark	22/44/2004				44.00
Municipal	North Perth Community Bank	23/11/2001				11,00
Total Shares						11,000
TERM DEPOSITS						
Reserve	Suncorp-Metway Ltd.	13/12/2016	06/11/2017	328	2.76%	674,58
Municipal	Bankwest	29/08/2017	06/11/2017	69	2.35%	1,000,00
Municipal	Members Equity Bank Ltd.	29/08/2017	13/11/2017	76	2.45%	500,00
Municipal	Members Equity Bank Ltd.	29/08/2017	20/11/2017	83	2.50%	1,000,00
Municipal	Members Equity Bank Ltd.	29/08/2017	27/11/2017	90	2.50%	500,00
Trust	Bendigo and Adelaide Bank	06/12/2016	04/12/2017	363	2.80%	500,00
Leederville Gardens	In Westpac Banking Corp	20/12/2016	04/12/2017	349	2.82%	1,969,94
Municipal	National Australia Bank	06/09/2017	04/12/2017	89	2.48%	1,000,00
Reserve	Commonwealth Bank of Australia	11/01/2017	11/12/2017	334	2.72%	732,53
Municipal	Westpac Banking Corp	06/09/2017	11/12/2017	96	2.69%	500,00
Municipal	Westpac Banking Corp	06/09/2017	18/12/2017	103	2.69%	1,500,00
Municipal	Westpac Banking Corp	14/09/2017	18/12/2017	95	2.69%	3,000,00
Reserve	Members Equity Bank Ltd.	10/01/2017	08/01/2018	363	2.80%	700,00
Municipal	National Australia Bank	14/09/2017	08/01/2018	116	2.53%	500,00
Municipal	National Australia Bank	14/09/2017	15/01/2018	123	2.53%	1,000,00
Municipal	National Australia Bank	14/09/2017	22/01/2018	130	2.54%	500,00
Municipal	National Australia Bank	14/09/2017	29/01/2018	137	2.54%	1,000,00
Reserve	Bendigo and Adelaide Bank	07/02/2017	05/02/2018	363	2.80%	500,00
Reserve	National Australia Bank	07/02/2017	05/02/2018	363	2.62%	200,00
					2.80%	
Reserve	Westpac Banking Corp	09/03/2017	05/02/2018	333		640,61
Municipal	National Australia Bank	14/09/2017	05/02/2018	144	2.54%	500,00
Reserve	Bank of Queensland	11/05/2017	12/02/2018	277	2.65%	524,66
Municipal	Members Equity Bank Ltd.	14/09/2017	12/02/2018	151	2.55%	1,000,00
Municipal	National Australia Bank	22/09/2017	19/02/2018	150	2.56%	500,00
Municipal	National Australia Bank	22/09/2017	26/02/2018	157	2.56%	1,000,00
	In Westpac Banking Corp	07/03/2017	01/03/2018	359	2.78%	756,70
Trust	Westpac Banking Corp	09/03/2017	06/03/2018	362	2.81%	500,00
Municipal	National Australia Bank	03/10/2017	06/03/2018	154	2.56%	500,00
Reserve	Bank of Queensland	11/05/2017	12/03/2018	305	2.65%	524,66
Trust	Members Equity Bank Ltd.	13/06/2017	13/03/2018	273	2.66%	500,00
Municipal	National Australia Bank	28/09/2017	13/03/2018	166	2.57%	1,000,00
Municipal	Bank of Queensland	14/09/2017	19/03/2018	186	2.55%	2,500,00
Municipal	National Australia Bank	10/10/2017	26/03/2018	167	2.55%	1,000,00
Municipal	Westpac Banking Corp	03/10/2017	03/04/2018	182	2.69%	500,00
Reserve	Bendigo and Adelaide Bank	11/05/2017	09/04/2018	333	2.65%	524,66
Municipal	Bank of Queensland	18/10/2017	09/04/2018	173	2.60%	1,000,00
Municipal	Bank Australia Ltd.	31/10/2017	16/04/2018	167	2.70%	500,00
Municipal	Bank of Queensland	18/10/2017	23/04/2018	187	2.60%	1,000,00
Reserve	Bendigo and Adelaide Bank	07/06/2017	07/05/2018	334	2.65%	715,28
Trust	Westpac Banking Corp	06/09/2017	04/06/2018	271	2.72%	300,00
	In Bendigo and Adelaide Bank	07/06/2017	12/06/2018	370	2.75%	1,381,78
Surgerie	Bank of Queensland	25/07/2017	12/06/2018	322	2.70%	696,82

CITY OF VINCENT CURRENT INVESTMENT HOLDING AS AT 31 OCTOBER 2017



unds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principa \$
Reserve	Westpac Banking Corp	25/07/2017	10/07/2018	350	2.73%	696,825
Reserve	Bendigo and Adelaide Bank	08/08/2017	06/08/2018	363	2.70%	716,283
Leederville Gar	dens In Westpac Banking Corp	06/09/2017	06/09/2018	365	2.77%	1,045,546
Reserve	Bank Australia Ltd.	14/09/2017	10/09/2018	361	2.80%	516,398
Reserve	Bank of Queensland	10/10/2017	09/10/2018	364	2.60%	619,503
otal Term Depo	osits					38,936,823
otal Investmen	+					41.087.462

		Creditors Report - 23/09/2017 t		
		23/09/2017 t	0 19/10/2017	
Creditor	Date	Payee	Description	 Amount
2146.2008-01	26/09/2017	Alinta Energy	Electricity and gas charges	\$ 26,461.72
2146.2204-01	26/09/2017	Telstra Corporation Ltd	Telephone and internet charges	\$ 19.65
2146.2234-01	26/09/2017	Water Corporation	Water charges	\$ 21,497.90
2146.4827-01	26/09/2017	Pickles Auctions	Towing pickup services	\$ 85.25
2146.7561-01	26/09/2017	Allcare Monitoring Services	After hour calls service	\$ 1,212.00
2146.7955-01	26/09/2017	Synergy	Electricity charges	\$ 459.15
2146.8950-01	26/09/2017	Altus Planning	SAT representation	\$ 12,457.50
2146.8986-01	26/09/2017	Perth Premier Photobooths	Photo booth for Imagine Vincent campaign	\$ 440.00
2147.8760-01	27/09/2017	WA Building Codes Consultancy	Swimming pool inspections	\$ 3,825.00
2148.2004-01	27/09/2017	Skye Group Pty Ltd	Apparel for retail	\$ 1,046.10
2148.2008-01	27/09/2017	Alinta Energy	Electricity and gas charges	\$ 4,336.95
2148.2029-01	27/09/2017	Bunnings Building Supplies	Supply of compost bins	\$ 4,654.78
2148.2036-01	27/09/2017	Cabcharge Australia Pty Ltd	Cabcharge account keeping fee	\$, 6.00
2148.2072-01	27/09/2017	Landgate	SLIP annual subscription	\$ 4,752.00
2148.2074-01	27/09/2017	Dickies Tree Service	Tree lopping services	\$ 3,894.00
2148.2085-01	27/09/2017	Farinosi & Sons Pty Ltd	Hardware supplies	\$ 77.56
2148.2106-01	27/09/2017	Programmed Integrated Workforce Ltd	Temporary staff	\$ 2,804.33
2148.2119-01	27/09/2017	Line Marking Specialists	Line marking services	\$ 2,108.70
2148.2126-01	27/09/2017	Mayday Earthmoving	Semi truck hire	\$ 3,663.00
2148.2136-01	27/09/2017	Mindarie Regional Council	Processable and non processable waste	\$ 129,214.10
2148.2189-01	27/09/2017	SAS Locksmiths	Key cutting and lock maintenance service	\$ 1,126.97
2148.2195-01	27/09/2017	Civica Pty Limited	TRIM support and maintenance annual fee	\$ 6,371.97
2148.2199-01	27/09/2017	Speedo Australia Pty Ltd	Apparel for retail	\$ 297.00
2148.2200-01	27/09/2017	Sportsworld Of WA	Apparel for retail	\$ 12,077.45
2148.2204-01	27/09/2017	Telstra Corporation Ltd	Telephone and internet charges	\$ 163.77
2148.2221-01	27/09/2017	Turfmaster Facility Management	Turf maintenance	\$ 7,110.13
2148.2232-01	27/09/2017	Walshy All Round Tradesman	Parks and Reserves repairs and maintenance	\$ 6,653.90
2148.2234-01	27/09/2017	Water Corporation	Hydrant standpipe charges	\$ 853.64
2148.2235-01	27/09/2017	Holcim Australia Pty Ltd (Wembley Cement)	Soakwell supplies	\$ 5,500.00
2148.3001-01	27/09/2017	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff	\$ 3,833.59
2148.3014-01	27/09/2017	Ausrecord	Record stationery supplies	\$ 2,460.19
2148.3019-01	27/09/2017	Otis Elevator Company Pty Ltd	Lift service fee - Admin	\$ 2,040.18
2148.3057-01	27/09/2017	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 1,776.53
2148.3066-01	27/09/2017	Royal Life Saving Society	WAW fees and wristbands	\$ 810.00
2148.3091-01	27/09/2017	Sam's Repairs & Maintenance	Sign installation and maintenance	\$ 220.00

Creditor	Date	Payee	Description	Amount
2148.3099-01	27/09/2017	Total Packaging WA Pty Ltd	Dog litter bags	\$ 5,561.60
2148.3110-01	27/09/2017	Depiazzi	Woodchips	\$ 3,543.10
2148.3170-01	27/09/2017	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance	\$ 101.42
2148.3213-01	27/09/2017	Domus Nursery	Supply of plants	\$ 566.17
2148.3235-01	27/09/2017	My Best Friend Veterinary Centre	Vet services	\$ 1,605.71
2148.3246-01	27/09/2017	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 533.50
2148.3257-01	27/09/2017	Kone Elevators Pty Ltd	Lift service fee - BPLC	\$ 1,561.79
2148.3295-01	27/09/2017	Wacker Neuson Pty Ltd	Plant repairs	\$ 4,608.43
2148.3315-01	27/09/2017	RPG Auto Electrics	Plant repairs	\$ 2,232.95
2148.3336-01	27/09/2017	Educational Art Supplies	Library supplies	\$ 236.94
2148.3345-01	27/09/2017	LGIS Liability	Insurance excess fee	\$ 411.40
2148.3349-01	27/09/2017	City Motors Smash Repairs	Vehicle service & repairs	\$ 330.00
2148.3359-01	27/09/2017	Department of Commerce	Levy collection	\$ 12,498.32
2148.3363-01	27/09/2017	Jtagz Pty Ltd	Supply of dog and cat registration tags	\$ 1,229.80
2148.3410-01	27/09/2017	Allmark and Associates Pty Ltd	Supply of signs and name plates	\$ 49.50
2148.3417-01	27/09/2017	Slater-Gartrell Sports	Supply and install synthetic turf - Charles Veryard Reserve	\$ 12,573.00
2148.3474-01	27/09/2017	CSP Group	Plant repairs	\$ 151.00
2148.3492-01	27/09/2017	The West Australian Newspaper Ltd	Newspapers for resale	\$ 82.15
2148.3560-01	27/09/2017	Winc Australia Pty Ltd	Office supplies and consumables	\$ 56.51
2148.3662-01	27/09/2017	Western Resource Recovery Pty Ltd	Grease trap maintenance	\$ 338.36
2148.3712-01	27/09/2017	Sports Turf Technology Pty Ltd	Leaf analysis & fertilising recommendation	\$ 1,287.00
2148.3750-01	27/09/2017	Primus Telecom	Telephone charges	\$ 26.13
2148.3757-01	27/09/2017	J & K Hopkins	Office furniture supply	\$ 797.00
2148.3888-01	27/09/2017	Rein Pty Ltd	Compost bins	\$ 1,535.60
2148.4017-01	27/09/2017	Trisley's Hydraulic Services Pty Ltd	Pool pump maintenance	\$ 4,164.29
2148.4161-01	27/09/2017	Instant Windscreens	Windscreen repairs	\$ 425.00
2148.4177-01	27/09/2017	W.A. Limestone Co	Limestone supplies	\$ 2,296.44
2148.4210-01	27/09/2017	Beaver Tree Services	Street trees & parks pruning/removal	\$ 30,141.65
2148.4232-01	27/09/2017	Golder Associates Pty Ltd	Geophysical survey - Britannia Road Reserve	\$ 14,751.00
2148.4335-01	27/09/2017	Reino International Pty Ltd	Half yearly maintenance agreement for Autocite machines	\$ 9,167.10
2148.4418-01	27/09/2017	West-Sure Group Pty Ltd	Cash collection services	\$ 595.65
2148.4447-01	27/09/2017	Blackwoods Atkins	Hardware supplies	\$ 261.75
2148.4492-01	27/09/2017	Main Roads WA	Traffic signal modification to install bicycle lane	\$ 27,968.96
2148.4627-01	27/09/2017	Flexi Staff Pty Ltd	Temporary staff	\$ 18,940.34
2148.4707-01	27/09/2017	Richgro Garden Products	Mulch supplies	\$ 960.00
2148.4749-01	27/09/2017	Picton Press	Photo prints - Local History Awards	\$ 73.55
2148.4750-01	27/09/2017	Schindler Lifts Australia Pty Ltd	Lift service fee - DSR	\$ 3,698.02
2148.4800-01	27/09/2017	Cockburn Cement Limited	Cement & pallets	\$ 595.32
2148.4827-01	27/09/2017	Pickles Auctions	Towing pickup services	\$ 118.25

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Creditor	Date	Payee	Description	Amount
2148.4889-01	27/09/2017	Officeworks Superstores Pty Ltd	Paper supplies	\$ 499.00
2148.4919-01	27/09/2017	David Gray & Co Pty Ltd	Weed control supplies	\$ 806.39
2148.4959-01	27/09/2017	The Good Guys	Purchase of two microwaves - Admin	\$ 358.00
2148.4971-01	27/09/2017	Totally Workwear	Uniform supplies	\$ 1,966.27
2148.5080-01	27/09/2017	Repco Auto Parts	Supply of motor parts	\$ 262.90
2148.5193-01	27/09/2017	Protector Fire Services Pty Ltd	Service fire equipment	\$ 605.00
2148.5225-01	27/09/2017	Dexion Balcatta	Hardware supplies	\$ 50.60
2148.5294-01	27/09/2017	A Team Printing	Printing services	\$ 2,363.90
2148.5326-01	27/09/2017	Traffic Systems West	Supply and install roll on non slip surface	\$ 1,636.25
2148.5435-01	27/09/2017	Archival Survival	Library archival stationery	\$ 406.54
2148.5455-01	27/09/2017	RAC BusinessWise	Vehicle roadside memberships	\$ 483.30
2148.5779-01	27/09/2017	I Ellies	Expenses reimbursement - fuel	\$ 81.84
2148.5836-01	27/09/2017	Manheim Pty Ltd	Towing services	\$ 92.40
2148.5898-01	27/09/2017	Replants.com Pty Ltd	Supply of plants	\$ 500.00
2148.5990-01	27/09/2017	Austral Pool Solutions	Pool anchors	\$ 789.58
2148.6009-01	27/09/2017	ZIP Heaters Aust Pty Ltd	Hydrotap maintenance - various locations	\$ 3,431.97
2148.6072-01	27/09/2017	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 3,223.00
2148.6258-01	27/09/2017	Sanderson's Outdoor Power Equipment	Plant repairs	\$ 476.00
2148.6259-01	27/09/2017	Australian HVAC Services Pty Ltd	Air conditioning maintenance	\$ 445.35
2148.6278-01	27/09/2017	T&H Wilkes Pty Ltd	Gravel supplies	\$ 1,083.50
2148.6307-01	27/09/2017	Dulux Australia	Paint supplies	\$ 199.05
2148.6383-01	27/09/2017	WC Convenience Management Pty Ltd	Maintenance exeloos	\$ 3,992.44
2148.6390-01	27/09/2017	Eric Hood Pty Ltd	Painting services - Admin	\$ 3,773.00
2148.6455-01	27/09/2017	The BBQ Man	BBQ cleaning services	\$ 5,706.68
2148.6468-01	27/09/2017	Scarborough Toyota	Vehicle services and repairs	\$ 306.63
2148.6482-01	27/09/2017	Department of Transport	Vehicle ownership searches	\$ 67.00
2148.6640-01	27/09/2017	Vertical Telecoms Pty Ltd	Team talk air time; install 2 way radio	\$ 6,844.15
2148.6712-01	27/09/2017	Joe Crisafio Kia	Purchase of two new vehicles	\$ 39,218.92
2148.6815-01	27/09/2017	City Motors (1981) Pty Ltd	Vehicle service and repairs	\$ 771.10
2148.6863-01	27/09/2017	Southside Mitsubishi	Purchase of new vehicle	\$ 26,686.35
2148.6881-01	27/09/2017	Bridgestone Select West Perth/Osborne Park	Vehicle services and repairs	\$ 1,398.28
2148.6903-01	27/09/2017	APARC Pty Ltd	Purchase of ticket issuing machines; CMS licensing fees	\$ 39,177.38
2148.6933-01	27/09/2017	Mackay Urbandesign	Design advisory fee	\$ 660.00
2148.7037-01	27/09/2017	D and I Vernon	Heritage assistance fund 2017/18	\$ 2,690.00
2148.7087-01	27/09/2017	Hans Andresen	Banner installation and removal	\$ 1,870.00
2148.7118-01	27/09/2017	C Wood Distributors	Beatty Park Café supplies	\$ 436.70
2148.7128-01	27/09/2017	A Marriott	Expenses reimbursement - Sustainable House Day	\$ 60.32
2148.7152-01	27/09/2017	Development Assessment Panels	Amended DAP fee	\$ 4,744.00
2148.7189-01	27/09/2017	Steann Pty Ltd	Collect & dispose of illegally dumped goods	\$ 660.00

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Creditor	Date	Payee	Description	Amount
2148.7199-01	27/09/2017	Playrope Pty Ltd	Supply of vortex activator - Hyde Park Water Playground	\$ 1,204.50
2148.7213-01	27/09/2017	J A Marwick	Heritage assistance fund 2017/18	\$ 5,000.00
2148.7335-01	27/09/2017	Canningvale Flooring Xtra	Flooring repairs	\$ 660.00
2148.7399-01	27/09/2017	Briskleen Supplies Pty Ltd	Toiletry and cleaning products	\$ 2,027.40
2148.7431-01	27/09/2017	BM Perich	Street tree services	\$ 5,853.10
2148.7432-01	27/09/2017	Nearmap Pty Ltd	Annual licence 2017/18	\$ 38,500.00
2148.7477-01	27/09/2017	Expo Group	Corflutes - Citizenship ceremony	\$ 741.40
2148.7481-01	27/09/2017	Regents Commercial	Rent and variable outgoings - Barlee St	\$ 11,799.51
2148.7561-01	27/09/2017	Allcare Monitoring Services	After hour calls service	\$ 1,232.00
2148.7574-01	27/09/2017	Dolcetto Patisserie and Café	Catering services	\$ 583.00
2148.7593-01	27/09/2017	Yoshino Sushi	Beatty Park Café supplies	\$ 260.04
2148.7605-01	27/09/2017	Centropak	Beatty Park Café supplies	\$ 455.48
2148.7612-01	27/09/2017	Crimea Growers Market	Beatty Park Café supplies	\$ 818.34
2148.7631-01	27/09/2017	Perth Coffee Express	Hot beverage supplies - Community panel	\$ 1,661.00
2148.7654-01	27/09/2017	Worldwide Printing Solutions East Perth	Printing services	\$ 77.00
2148.7657-01	27/09/2017	Shape Design	Graphic design services	\$ 600.88
2148.7818-01	27/09/2017	The Pest Guys	Pest control services	\$ 6,070.14
2148.7950-01	27/09/2017	Rawlicious Delights	Beatty Park Café supplies	\$ 229.90
2148.7955-01	27/09/2017	Synergy	Electricity charges	\$ 1,957.75
2148.7993-01	27/09/2017	ARM Security	Security services - various locations	\$ 1,487.20
2148.8048-01	27/09/2017	North Perth Dynamites	Kidsport voucher	\$ 200.00
2148.8100-01	27/09/2017	CTI Security Systems Pty Ltd	Security services - various locations	\$ 951.50
2148.8108-01	27/09/2017	Leo Heaney Pty Ltd	Street tree services	\$ 9,399.49
2148.8118-01	27/09/2017	Vendpro Vending Services	Vending machine hire	\$ 235.40
2148.8282-01	27/09/2017	Yoga Inspiration	Fitness instructor fees	\$ 180.00
2148.8398-01	27/09/2017	Jean-Paul Barbier	Fitness instructor fees	\$ 238.00
2148.8420-01	27/09/2017	Corsign WA Pty Ltd	Sign supplies	\$ 396.00
2148.8435-01	27/09/2017	Cr D Loden	Expenses reimbursement - child care	\$ 262.50
2148.8480-01	27/09/2017	Perth Electric Bike Centre	Community bike replacement	\$ 2,478.00
2148.8498-01	27/09/2017	Wheelers Books	Book supplies	\$ 257.32
2148.8523-01	27/09/2017	Stephen Carrick Architects Pty Ltd	Design advisory fee	\$ 660.00
2148.8593-01	27/09/2017	Colleagues Nagels	Integrated transferable parking permits	\$ 2,867.99
2148.8620-01	27/09/2017	Boyan Electrical Services	Electrical services - various locations	\$ 17,091.49
2148.8646-01	27/09/2017	Apollo Plumbing and Gas Pty Ltd	Plumbing services - various locations	\$ 4,849.00
2148.8672-01	27/09/2017	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 555.47
2148.8674-01	27/09/2017	Organic 2000	Fertliser supplies	\$ 931.52
2148.8708-01	27/09/2017	Perth Office Equipment Repairs	Laminating film	\$ 154.00
2148.8724-01	27/09/2017	Bamboo Catering	Catering services	\$ 3,404.28
2148.8737-01	27/09/2017	Unilever Australia Ltd	Beatty Park Café supplies	\$ 1,752.85

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Creditor	Date	Payee	Description		Amount
2148.8742-01	27/09/2017	Dell Australia Pty Ltd	Supply of monitors	\$	537.48
2148.8743-01	27/09/2017	Konica Minolta Business Solutions	Copy costs	\$	1,432.14
2148.8757-01	27/09/2017	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling services	\$	97,944.84
2148.8807-01	27/09/2017	Studio Elementa	Printing and design services	\$	3,290.00
2148.8831-01	27/09/2017	Farideh Gibson	Fitness instructor fees	\$	232.00
2148.8847-01	27/09/2017	REALMstudios Pty Ltd	Design advisory fee	\$	440.00
2148.8873-01	27/09/2017	Vintrans Transport Engineering	Custom made trailer	\$	15,783.75
2148.8890-01	27/09/2017	Vigilant Traffic Management	Traffic management services	\$	13,557.50
2148.8891-01	27/09/2017	Black Ant Projects	Glazing repairs	\$	330.00
2148.8899-01	27/09/2017	SJR Civil Consulting Pty Ltd	Administration and management cover	\$	3,960.00
2148.8911-01	27/09/2017	Quayclean Australia Pty Ltd	Cleaning services	\$	10,068.41
2148.8930-01	27/09/2017	Kenwick Auto Electrics	Purchase of trailer and radar	\$	32,142.00
2148.8938-01	27/09/2017	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$	237.60
2148.8964-01	27/09/2017	New Dimension Mechanical Services	Fridge service and repairs	\$	869.00
2148.8978-01	27/09/2017	Duende	Catering services	\$	1,500.00
2148.8987-01	27/09/2017	Matt Biocich	Photography services	\$	863.00
2148.8988-01	27/09/2017	Beatty Park Physiotherapy Pty Ltd	Refund of duplicate payment for Beatty Park cycling room	\$	95.00
2148.8989-01	27/09/2017	Allflow Industrial	Service water separator	\$	438.30
2149.2008-01	06/10/2017	Alinta Energy	Electricity and gas charges	\$	2,312.07
2149.2204-01	06/10/2017	Telstra Corporation Ltd	Telephone and internet charges	\$	438.46
2149.2234-01	06/10/2017	Water Corporation	Water charges	\$	314.84
2149.3092-01	06/10/2017	Flick Anticimex Pty Ltd	Sanitary disposal services	\$	6,805.66
2149.3613-01	06/10/2017	Donegan Enterprises Pty Ltd	Playground inspection and repairs - various locations	\$	704.00
2149.3942-01	06/10/2017	Moore Stephens (WA) Pty Ltd	Internal audit fees	\$	11,000.00
2149.6903-01	06/10/2017	APARC Pty Ltd	CMS licensing fees	\$	12,276.00
2149.7955-01	06/10/2017	Synergy	Electricity charges	\$	2,255.55
2149.8334-01	06/10/2017	Commercial Refrigeration Industries Pty Ltd	Fridge repairs	\$	266.20
2149.8810-01	06/10/2017	Australia Post	Postage charges	\$	12,341.89
2150.98000-01	06/10/2017	Australian Taxation Office	Payroll deduction	\$	176,000.56
2151.2020-01	06/10/2017	Australian Services Union	Payroll deduction	Ŝ	302.06
2151.2045-01	06/10/2017	Child Support Agency	Payroll deduction	\$	787.64
2151.2153-01	06/10/2017	L.G.R.C.E.U.	Payroll deduction	\$	20.50
2151.2213-01	06/10/2017	City of Vincent	Payroll deduction	\$	971.82
2151.2216-01	06/10/2017	City of Vincent Staff Social Club	Payroll deduction	\$	426.00
2151.3133-01	06/10/2017	Depot Social Club	Payroll deduction	\$	88.00
2151.6156-01	06/10/2017	Health Insurance Fund of WA	Payroll deduction	\$	419.05
2151.8120-01	06/10/2017	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$	852.02
2152.2008-01	11/10/2017	Alinta Energy	Electricity and gas charges	\$	45.85
2152.2019-01	11/10/2017	Australia Post (Agency Commission)	Commission charges	\$	3,904.19

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Creditor	Date	Payee	Description	Amount
2152.2029-01	11/10/2017	Bunnings Building Supplies	Hardware supplies	\$ 1,175.35
2152.2030-01	11/10/2017	Benara Nurseries	Supply of plants	\$ 2,530.00
2152.2033-01	11/10/2017	BOC Gases Australia Limited	Oxygen supplies	\$ 1,086.04
2152.2051-01	11/10/2017	Cleansweep (WA) Pty Ltd	Hire of road sweeper	\$ 550.00
2152.2053-01	11/10/2017	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 6,179.84
2152.2072-01	11/10/2017	Landgate	Gross rental valuations	\$ 746.64
2152.2105-01	11/10/2017	Inner City Newsagency	Newspaper delivery	\$ 111.28
2152.2106-01	11/10/2017	Programmed Integrated Workforce Ltd	Temporary staff	\$ 1,255.65
2152.2108-01	11/10/2017	J Van Den Bok	Expenses reimbursement - lunch for judging panel	\$ 417.60
2152.2113-01	11/10/2017	Kleenheat Gas	Forklift gas cylinders	\$ 182.66
2152.2119-01	11/10/2017	Line Marking Specialists	Line marking services	\$ 3,740.00
2152.2122-01	11/10/2017	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 4,216.63
2152.2123-01	11/10/2017	Major Motors Pty Ltd	Truck repairs	\$ 1,939.90
2152.2136-01	11/10/2017	Mindarie Regional Council	Processable and non processable waste	\$ 93,351.47
2152.2185-01	11/10/2017	Galvins Plumbing Supplies	Plumbing supplies	\$ 307.30
2152.2189-01	11/10/2017	SAS Locksmiths	Key cutting and lock maintenance service	\$ 2,433.44
2152.2192-01	11/10/2017	Sigma Chemicals	Pool chemicals	\$ 8,718.69
2152.2200-01	11/10/2017	Sportsworld Of WA	Apparel for retail	\$ 157.85
2152.2203-01	11/10/2017	Tabata Australia Pty Ltd	Apparel for retail	\$ 99.55
2152.2204-01	11/10/2017	Telstra Corporation Ltd	Telephone and internet charges	\$ 917.70
2152.2232-01	11/10/2017	Walshy All Round Tradesman	Parks and Reserves repairs and maintenance	\$ 2,479.40
2152.2234-01	11/10/2017	Water Corporation	Water charges	\$ 6,203.04
2152.2241-01	11/10/2017	Zipform	Rates notices 17/18 - 2nd instalment	\$ 11,509.44
2152.3001-01	11/10/2017	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff	\$ 8,680.81
2152.3022-01	11/10/2017	Advanced Traffic Management (WA) Pty Ltd	Traffic management services	\$ 2,490.13
2152.3040-01	11/10/2017	Shenton Enterprises Pty Ltd	Service of AIDS memorial fountain	\$ 880.00
2152.3057-01	11/10/2017	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 480.86
2152.3091-01	11/10/2017	Sam's Repairs & Maintenance	Sign installation and maintenance	\$ 6,892.00
2152.3137-01	11/10/2017	WALGA	Staff training course	\$ 566.50
2152.3144-01	11/10/2017	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 29,312.62
2152.3146-01	11/10/2017	K.S. Black (WA) Pty Ltd	Bore maintenance and development	\$ 13,433.20
2152.3161-01	11/10/2017	Enzed Perth & Enzed Wangara	Truck repairs	\$ 5,097.55
2152.3170-01	11/10/2017	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance	\$ 1,131.72
2152.3195-01	11/10/2017	Initial Hygiene	Sharps disposal services	\$ 990.55
2152.3239-01	11/10/2017	Award Contracting Pty Ltd	Locating services	\$ 4,081.00
2152.3246-01	11/10/2017	Ellenby Tree Farm Pty Ltd	Plant supplies	\$ 990.00
2152.3281-01	11/10/2017	Community Newspapers	Advertising	\$ 3,314.61
2152.3315-01	11/10/2017	RPG Auto Electrics	Plant repairs	\$ 1,217.43
2152.3320-01	11/10/2017	Nyoongar Patrol System Inc.	Nyoongar patrol services	\$ 13,750.00

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Creditor	Date	Payee	Description	Amount
2152.3329-01	11/10/2017	Marindust Sales (Inc) Ace Flagpoles	Goal post repairs	\$ 880.00
2152.3349-01	11/10/2017	City Motors Smash Repairs	Vehicle services and repairs	\$ 880.00
2152.3410-01	11/10/2017	Allmark and Associates Pty Ltd	Supply of signs and name plates	\$ 300.30
2152.3459-01	11/10/2017	State Law Publisher	Government gazette advertising	\$ 210.96
2152.3474-01	11/10/2017	CSP Group	PPE supplies	\$ 120.00
2152.3492-01	11/10/2017	The West Australian Newspaper Ltd	Admin newspaper delivery and for resale at Beatty Park	\$ 493.64
2152.3498-01	11/10/2017	Di Lena Metal Sales	Cutting disks	\$ 100.00
2152.3560-01	11/10/2017	Winc Australia Pty Ltd	Sunscreen supplies	\$ 2,366.07
2152.3613-01	11/10/2017	Donegan Enterprises Pty Ltd	Playground inspection and repairs - various locations	\$ 5,713.40
2152.3662-01	11/10/2017	Western Resource Recovery Pty Ltd	Grease trap maintenance	\$ 529.10
2152.3920-01	11/10/2017	Image Bollards	Supply & install bollards	\$ 2,623.50
2152.3929-01	11/10/2017	Chittering Valley Worm Farm	Worms and castings	\$ 270.00
2152.4105-01	11/10/2017	Messages on Hold	Ownership agreements	\$ 413.67
2152.4191-01	11/10/2017	G Burgess	Asset count - halls & pavilions	\$ 200.00
2152.4210-01	11/10/2017	Beaver Tree Services	Street trees & parks pruning/removal	\$ 9,413.80
2152.4232-01	11/10/2017	Golder Associates Pty Ltd	Geophysical survey - Britannia Road Reserve	\$ 14,751.00
2152.4277-01	11/10/2017	Downer EDI Engineering Power Pty Ltd	Maintenance contract	\$ 11,753.50
2152.4367-01	11/10/2017	Academy Services WA Pty Ltd	Supply of bins - Kyilla Park ablutions	\$ 2,286.95
2152.4447-01	11/10/2017	Blackwoods Atkins	PPE and hardware supplies	\$ 1,707.98
2152.4493-01	11/10/2017	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 8,100.40
2152.4627-01	11/10/2017	Flexi Staff Pty Ltd	Temporary staff	\$ 9,542.81
2152.4637-01	11/10/2017	Multi Mix Concrete Pty Ltd	Concrete supplies	\$ 617.98
2152.4768-01	11/10/2017	Optus Billing Services Pty Ltd	Telephone and internet charges; telephone protection cases	\$ 1,735.66
2152.4800-01	11/10/2017	Cockburn Cement Limited	Cement & pallets	\$ 913.62
2152.4853-01	11/10/2017	Adasound	PA and lecturn for Citizenship ceremony	\$ 2,420.00
2152.4919-01	11/10/2017	David Gray & Co Pty Ltd	Supply of green bin lids	\$ 479.16
2152.4971-01	11/10/2017	Totally Workwear	Uniform supplies	\$ 1,886.97
2152.5020-01	11/10/2017	Allied Forklifts	Forklift hire	\$ 1,050.72
2152.5041-01	11/10/2017	Alsco Pty Ltd	Air freshener supplies	\$ 49.47
2152.5080-01	11/10/2017	Repco Auto Parts	Supply of motor parts	\$ 242.00
2152.5084-01	11/10/2017	ATF Services Pty Ltd	F - bracket	\$ 152.44
2152.5121-01	11/10/2017	Kyilla Primary School	Refund of duplicate payment - Beatty Park in term swimming	\$ 7,374.70
2152.5193-01	11/10/2017	Protector Fire Services Pty Ltd	Service fire equipment	\$ 505.89
2152.5225-01	11/10/2017	Dexion Balcatta	Signage shelving	\$ 6,242.72
2152.5284-01	11/10/2017	Parker Black & Forrest Pty Ltd	Hardware supplies	\$ 336.05
2152.5294-01	11/10/2017	A Team Printing	Printing services	\$ 2,130.70
2152.5316-01	11/10/2017	McLeods Barristers & Solicitors	Legal services	\$ 18,390.10
2152.5398-01	11/10/2017	Subaru Osborne Park	New vehicle purchase	\$ 24,927.95
2152.5506-01	11/10/2017	Mount Hawthorn Primary School	Cultural Kickstart grant	\$ 5,000.00

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Creditor	Date	Payee	Description	Amount
2152.5511-01	11/10/2017	Writing WA	Annual membership subscription	\$ 135.00
2152.5538-01	11/10/2017	Frediani Milk Wholesalers	Milk supplies	\$ 378.60
2152.5674-01	11/10/2017	PowerVac Pty Ltd	Service of cleaning equipment	\$ 339.00
2152.5683-01	11/10/2017	Tourism Brochure Exchange	Distribution services	\$ 165.00
2152.5737-01	11/10/2017	Massey's Herd Milk Supply	Milk supplies	\$ 1,285.20
2152.5836-01	11/10/2017	Manheim Pty Ltd	Towing services	\$ 1,776.50
2152.5888-01	11/10/2017	Kleen West Distributors	Marking dye supplies	\$ 1,129.92
2152.5936-01	11/10/2017	Outsource Business Support Solutions Pty Ltd	Technical support to Authority system	\$ 1,794.38
2152.6065-01	11/10/2017	Westrac Cat	Plant repairs	\$ 3,392.90
2152.6072-01	11/10/2017	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 3,758.65
2152.6081-01	11/10/2017	Boral Construction Materials Group	Concrete supplies	\$ 418.50
2152.6184-01	11/10/2017	Data 3	Microsoft annual licence renewal	\$ 84,325.60
2152.6218-01	11/10/2017	Devco Builders	Small maintenance and repairs - various locations	\$ 25,276.65
2152.6258-01	11/10/2017	Sanderson's Outdoor Power Equipment	Plant repairs	\$ 307.00
2152.6259-01	11/10/2017	Australian HVAC Services Pty Ltd	Air conditioning maintenance	\$ 726.00
2152.6390-01	11/10/2017	Eric Hood Pty Ltd	Painting services - Admin building only	\$ 95,480.00
2152.6451-01	11/10/2017	MizCo	Plant maintenance check - DSR	\$ 6,446.00
2152.6455-01	11/10/2017	The BBQ Man	Pressure cleaning services	\$ 1,116.50
2152.6481-01	11/10/2017	R J Ostle	Expenses reimbursement - trailer inspection fees	\$ 149.95
2152.6551-01	11/10/2017	iSUBSCRiBE Pty Ltd	Library magazine subscriptions	\$ 460.84
2152.6628-01	11/10/2017	Hart Sport	Pool equipment supplies	\$ 273.70
2152.6640-01	11/10/2017	Vertical Telecoms Pty Ltd	Two way radio repairs	\$ 304.26
2152.6733-01	11/10/2017	1905 Coffee on Newcastle	Catering services	\$ 932.00
2152.6777-01	11/10/2017	J C Gourdis	Expenses reimbursement - photocard for competition	\$ 79.95
2152.6781-01	11/10/2017	Sean Cappeau	Installation of stickers on signage	\$ 1,203.00
2152.6783-01	11/10/2017	Action Asbestos Removals	Asbestos removal services	\$ 484.00
2152.6815-01	11/10/2017	City Motors (1981) Pty Ltd	Vehicle services and repairs	\$ 495.00
2152.6820-01	11/10/2017	Public Libraries Western Australia Inc	Annual membership subscription	\$ 165.00
2152.6881-01	11/10/2017	Bridgestone Select West Perth/Osborne Park	Vehicle services & repairs	\$ 82.50
2152.6887-01	11/10/2017	R Smith	Expenses reimbursement - café equipment	\$ 115.00
2152.6903-01	11/10/2017	APARC Pty Ltd	CMS licensing fees; parking meter maintenance	\$ 11,181.42
2152.6933-01	11/10/2017	Mackay Urbandesign	Design advisory fee	\$ 440.00
2152.7003-01	11/10/2017	Sonic HealthPlus Pty Ltd	Medical assessments	\$ 539.27
2152.7073-01	11/10/2017	Atom Supply	PPE supplies	\$ 955.62
2152.7118-01	11/10/2017	C Wood Distributors	Beatty Park Café supplies	\$ 1,538.35
2152.7156-01	11/10/2017	FE Technologies Pty Ltd	Annual maintenance contract	\$ 1,197.90
2152.7168-01	11/10/2017	Christou Nominees Pty Ltd	Design advisory fee	\$ 440.00
2152.7189-01	11/10/2017	Steann Pty Ltd	Collect & dispose of illegally dumped goods	\$ 660.00
2152.7190-01	11/10/2017	Chindarsi Architects	Design advisory fee	\$ 440.00

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Creditor	Date	Payee	Description	Amount
2152.7382-01	11/10/2017	Turf Developments (WA) Pty Ltd	Supply and sow grass - Woodville Reserve	\$ 1,672.00
2152.7388-01	11/10/2017	Vorgee Pty Ltd	Swim accessories for retail	\$ 264.00
2152.7399-01	11/10/2017	Briskleen Supplies Pty Ltd	Toiletry and cleaning products	\$ 2,474.21
2152.7420-01	11/10/2017	Leederville Hotel (T/A Pent Pty Ltd)	Parking revenue distribution	\$ 19,846.45
2152.7431-01	11/10/2017	BM Perich	Street tree services	\$ 5,267.79
2152.7454-01	11/10/2017	DX Mail	Annual membership subscription	\$ 357.50
2152.7481-01	11/10/2017	Regents Commercial	Variable outgoings - Barlee St car park	\$ 6,221.18
2152.7510-01	11/10/2017	Northsands Resources	Fill sand supplies	\$ 984.52
2152.7572-01	11/10/2017	Compu-Stor	Records digitisation and off-site storage	\$ 57.20
2152.7593-01	11/10/2017	Yoshino Sushi	Beatty Park Café supplies	\$ 258.72
2152.7605-01	11/10/2017	Centropak	Beatty Park Cafe supplies	\$ 646.35
2152.7612-01	11/10/2017	Crimea Growers Market	Beatty Park Café supplies	\$ 847.34
2152.7631-01	11/10/2017	Perth Coffee Express	Hot beverage supplies - Community panel	\$ 73.70
2152.7648-01	11/10/2017	Revelation Perth International Film Festival Inc.	Sponsorship - Perth International Film Festival	\$ 10,340.00
2152.7654-01	11/10/2017	Worldwide Printing Solutions East Perth	Printing services	\$ 77.00
2152.7657-01	11/10/2017	Shape Design	Graphic design service - Imagine Vincent	\$ 1,771.01
2152.7664-01	11/10/2017	Raymond Sleeman	Fitness instructor fees	\$ 397.88
2152.7707-01	11/10/2017	JP's Trim Shop	Pool cleaner covers	\$ 308.00
2152.7717-01	11/10/2017	Jomar Contracting	Pedestrian safety fencing	\$ 11,033.00
2152.7733-01	11/10/2017	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
2152.7776-01	11/10/2017	Aqueo Import & Distribution Pty Ltd	Thongs for retail - BPLC	\$ 3,346.86
2152.7777-01	11/10/2017	Daniela Toffali	Fitness instructor fees	\$ 372.00
2152.7792-01	11/10/2017	Rainbird Australia Pty Ltd	Annual data plan	\$ 4,164.60
2152.7818-01	11/10/2017	The Pest Guys	Pest control services	\$ 176.32
2152.7830-01	11/10/2017	Castledine Gregory	Professional fees - trading in public places law	\$ 6,952.00
2152.7862-01	11/10/2017	Mayor E Cole	Expenses reimbursement - parking fees and child care	\$ 145.10
2152.7925-01	11/10/2017	Matthew McGuire	Welcome to Country - Citizenship ceremony	\$ 575.00
2152.7950-01	11/10/2017	Rawlicious Delights	Beatty Park Café supplies	\$ 245.05
2152.7955-01	11/10/2017	Synergy	Electricity charges	\$ 69,578.80
2152.7961-01	11/10/2017	Spider Waste Collection Services Pty Ltd	Mattress collection services	\$ 1,379.40
2152.7993-01	11/10/2017	ARM Security	Security monitoring - various locations	\$ 544.54
2152.8009-01	11/10/2017	Marketforce Express Pty Ltd	Graphic design service	\$ 1,905.97
2152.8040-01	11/10/2017	Wilson Security	Security services	\$ 6,637.25
2152.8108-01	11/10/2017	Leo Heaney Pty Ltd	Street tree services	\$ 3,366.33
2152.8111-01	11/10/2017	SimplePay Solutions Pty Ltd	Credit card transactions	\$ 8,443.71
2152.8120-01	11/10/2017	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 73.74
2152.8307-01	11/10/2017	MessageMedia	SMS integrating for Phoenix	\$ 237.82
2152.8357-01	11/10/2017	Lightspeed Communications & Electricals Pty Ltd	Supply of network cables	\$ 41.04
2152.8403-01	11/10/2017	Challenge Chemicals Australia	Cleaning supplies	\$ 778.53

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Creditor	Date	Payee	Description	Amount
2152.8420-01	11/10/2017	Corsign WA Pty Ltd	Sign supplies	\$ 16.50
2152.8435-01	11/10/2017	Cr D Loden	Expenses reimbursement - child care	\$ 75.00
2152.8441-01	11/10/2017	Scorpion Training Solutions	Staff training course	\$ 748.00
2152.8493-01	11/10/2017	Bike Dr Cycle Services Pty Ltd	Electric bicycle repairs	\$ 219.95
2152.8498-01	11/10/2017	Wheelers Books	Library books	\$ 125.44
2152.8519-01	11/10/2017	Non Organic Disposals	Rubbish tipping	\$ 3,284.60
2152.8593-01	11/10/2017	Colleagues Nagels	Integrated transferable parking permits	\$ 94.38
2152.8620-01	11/10/2017	Boyan Electrical Services	Electrical services - various locations	\$ 31,164.35
2152.8628-01	11/10/2017	AV Trucks Services Pty Ltd	Truck repairs	\$ 316.20
2152.8645-01	11/10/2017	Domain Catering Pty Ltd	Catering services	\$ 205.00
2152.8646-01	11/10/2017	Apollo Plumbing and Gas Pty Ltd	Plumbing services - various locations	\$ 10,680.00
2152.8665-01	11/10/2017	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 540.00
2152.8672-01	11/10/2017	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 1,079.49
2152.8677-01	11/10/2017	Six Sigma Phoenix	Computer training services	\$ 900.00
2152.8698-01	11/10/2017	Empire Catering	Catering services	\$ 88.00
2152.8724-01	11/10/2017	Bamboo Catering	Catering services	\$ 1,780.24
2152.8737-01	11/10/2017	Unilever Australia Ltd	Beatty Park Café supplies	\$ 2,863.67
2152.8746-01	11/10/2017	Shape Urban Pty Ltd	Community engagement campaign	\$ 33,605.00
2152.8761-01	11/10/2017	Elyse Amy Johnstone	Fitness instructor fees	\$ 698.00
2152.8763-01	11/10/2017	StrataGreen	Tree guard supplies	\$ 2,200.96
2152.8793-01	11/10/2017	Nightlife Music Pty Ltd	Crowd DJ	\$ 553.30
2152.8797-01	11/10/2017	Fit 4 Business WA	Consultancy - sales and membership review	\$ 660.00
2152.8820-01	11/10/2017	Inhouse Group Pty Ltd	Trendwise visitor analytics	\$ 1,399.94
2152.8821-01	11/10/2017	My Media Intelligence Pty Ltd	Media monitoring	\$
2152.8829-01	11/10/2017	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
2152.8838-01	11/10/2017	Barcoder	Supply of android printers, belt clips and batteries	\$ 11,455.98
2152.8845-01	11/10/2017	Gymcare	Gym equipment repairs and maintenance	\$ 1,227.60
2152.8854-01	11/10/2017	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 3,177.24
2152.8868-01	11/10/2017	Poolwise Living	Maintenance - Hyde Park Water Playground	\$ 544.50
2152.8870-01	11/10/2017	Jessica Wyld Photography	Website photography	\$ 561.00
2152.8873-01	11/10/2017	Vintrans Transport Engineering	Shelf support for trailer	\$ 550.00
2152.8890-01	11/10/2017	Vigilant Traffic Management	Traffic management services	\$ 23,453.13
2152.8895-01	11/10/2017	Braestone Pty Ltd	Business systems review	\$ 8,078.36
2152.8899-01	11/10/2017	SJR Civil Consulting Pty Ltd	Administration and management cover	\$ 2,200.00
2152.8915-01	11/10/2017	Metal Artwork Creations	Name badges	\$ 129.80
2152.8922-01	11/10/2017	Hill Top Group Pty Ltd	Grandstand repairs - Leederville Oval	\$ 6,799.60
2152.8946-01	11/10/2017	Market Creations	Website design and development	\$ 8,808.00
2152.8955-01	11/10/2017	SuperSealing	Pathway repairs - Hyde Park	\$ 2,706.00
2152.8983-01	11/10/2017	Tint A Car Osborne Park	Vehicle window tinting	\$ 740.00

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Creditor	Date	Payee	Description	Amount
2152.8987-01	11/10/2017	Matt Biocich	Photography services	\$ 105.00
2152.8990-01	11/10/2017	Regal Cement & Sales Pty Ltd	Soakwell supplies	\$ 2,310.00
2152.8991-01	11/10/2017	Securus	Security services	\$ 753.49
2152.8999-01	11/10/2017	K Hayles	Part refund of Beatty Park Leisure Centre fees	\$ 383.10
2152.9000-01	11/10/2017	Roc Candy	Rainbow Iollies for Pride	\$ 379.80
2153.6525-01	13/10/2017	Cr M Buckels	Council meeting fee	\$ 1,236.55
2153.7143-01	13/10/2017	Cr R Harley	Council meeting fee	\$ 3,223.49
2153.7862-01	13/10/2017	Mayor E Cole	Council meeting fee	\$ 7,797.33
2153.8435-01	13/10/2017	Cr D Loden	Council meeting fee	\$ 1,916.66
2153.8438-01	13/10/2017	Cr S Gontaszewski	Council meeting fee	\$ 1,916.66
2153.8449-01	13/10/2017	Cr J Murphy	Council meeting fee	\$ 1,916.66
2153.7143-01	13/10/2017	Cr R Harley	Information and communication technology allowance	\$ 1,750.00
2153.7862-01	13/10/2017	Mayor E Cole	Information and communication technology allowance	\$ 1,750.00
2153.8435-01	13/10/2017	Cr D Loden	Information and communication technology allowance	\$ 1,750.00
2153.8438-01	13/10/2017	Cr S Gontaszewski	Information and communication technology allowance	\$ 1,750.00
2153.8449-01	13/10/2017	Cr J Murphy	Information and communication technology allowance	\$ 1,750.00
2154.9007-01	17/10/2017	McDowall Affleck	Site inspection and report	\$ 990.00
2155.98000-01	18/10/2017	Australian Taxation Office	Payroll deduction	\$ 164,666.42
2156.2020-01	18/10/2017	Australian Services Union	Payroll deduction	\$ 302.06
2156.2045-01	18/10/2017	Child Support Agency	Payroll deduction	\$ 931.24
2156.2153-01	18/10/2017	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2156.2213-01	18/10/2017	City of Vincent	Payroll deduction	\$ 1,038.42
2156.2216-01	18/10/2017	City of Vincent Staff Social Club	Payroll deduction	\$ 426.00
2156.3133-01	18/10/2017	Depot Social Club	Payroll deduction	\$ 88.00
2156.6156-01	18/10/2017	Health Insurance Fund of WA	Payroll deduction	\$ 419.05
2156.8120-01	18/10/2017	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 852.02
2157.2008-01	18/10/2017	Alinta Energy	Electricity and gas charges	\$ 66.40
2157.2241-01	18/10/2017	Zipform	Base stock of rates and interim notices	\$ 590.10
2157.3492-01	18/10/2017	The West Australian Newspaper Ltd	Newspaper subscription - Beatty Park Café	\$ 568.79
2157.3511-01	18/10/2017	City of Stirling	Meals on Wheels	\$ 454.50
2157.7282-01	18/10/2017	Rubek Automatic Doors	Bi-annual service of automatic doors - various locations	\$ 2,999.70
2157.7560-01	18/10/2017	Star-Mites Gym Sports	Kidsport vouchers	\$ 660.00
2157.7816-01	18/10/2017	Beilby Corporation	Advertising services	\$ 22,033.00
2157.7955-01	18/10/2017	Synergy	Electricity charges	\$ 852.50
2157.8793-01	18/10/2017	Nightlife Music Pty Ltd	Crowd DJ	\$ 553.30
2158.1000-01	19/10/2017	WA Local Government Super Plan Pty Ltd	Superannuation	\$ 182,297.06
2158.5677-01	19/10/2017	Australian Super Pty Ltd	Superannuation	\$ 27,975.26
2158.5728-01	19/10/2017	Cbus Trustee	Superannuation	\$ 2,537.82
2158.5789-01	19/10/2017	Retail Employees Superannuation Trust	Superannuation	\$ 10,860.58

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Creditor	Date	Payee	Description	Amount
2158.5797-01	19/10/2017	AMP Flexible Lifetime Super	Superannuation	\$ 292.94
2158.5818-01	19/10/2017	CARE Super Pty Ltd	Superannuation	\$ 96.72
2158.5837-01	19/10/2017	Commonwealth Bank Superannuation Savings Account	Superannuation	\$ 416.06
2158.5863-01	19/10/2017	Unisuper Limited	Superannuation	\$ 3,630.18
2158.5894-01	19/10/2017	Asgard	Superannuation	\$ 2,668.49
2158.5904-01	19/10/2017	AMP SuperLeader	Superannuation	\$ 676.50
2158.5905-01	19/10/2017	BT Business Super	Superannuation	\$ 2,878.34
2158.5966-01	19/10/2017	First State Super	Superannuation	\$ 140.44
2158.6040-01	19/10/2017	Bistona Pty Ltd	Superannuation	\$ 1,764.03
2158.6070-01	19/10/2017	SuperWrap	Superannuation	\$ 247.56
2158.6117-01	19/10/2017	BT Super For Life	Superannuation	\$ 165.21
2158.6137-01	19/10/2017	HostPlus	Superannuation	\$ 9,609.14
2158.6262-01	19/10/2017	HESTA Super Fund	Superannuation	\$ 1,206.00
2158.6266-01	19/10/2017	MTAA Super Fund	Superannuation	\$ 829.73
2158.6308-01	19/10/2017	BT Super for Life	Superannuation	\$ 270.94
2158.6391-01	19/10/2017	Colonial First State	Superannuation	\$ 944.46
2158.6504-01	19/10/2017	ANZ One Answer Personal Super	Superannuation	\$ 486.88
2158.6520-01	19/10/2017	BT Lifetime Super Employer Plan	Superannuation	\$ 204.53
2158.6659-01	19/10/2017	MLC Masterkey Superannuation	Superannuation	\$ 508.88
2158.6682-01	19/10/2017	Telstra Super Pty Ltd	Superannuation	\$ 665.82
2158.6685-01	19/10/2017	Fondacaro Superfund	Superannuation	\$ 2,255.49
2158.6769-01	19/10/2017	Concept One the Industry Superannuation Fund	Superannuation	\$ 308.47
2158.6836-01	19/10/2017	MLC Navigator Retirement Plan - Superannuation Service	Superannuation	\$ 3,207.72
2158.6918-01	19/10/2017	LUCRF Super	Superannuation	\$ 697.65
2158.7013-01	19/10/2017	Spectrum Super	Superannuation	\$ 762.51
2158.7216-01	19/10/2017	Sunsuper Superannuation	Superannuation	\$ 2,564.68
2158.7277-01	19/10/2017	Colonial First State First Choice Personal Super	Superannuation	\$ 756.08
2158.7492-01	19/10/2017	ING Direct Living Super	Superannuation	\$ 132.89
2158.7548-01	19/10/2017	IOOF Portfolio Service Superannuation Fund	Superannuation	\$ 233.72
2158.7632-01	19/10/2017	AMP Flexible Super	Superannuation	\$ 1,747.92
2158.7640-01	19/10/2017	Commonwealth Personal Superannuation and Rollover Plan	Superannuation	\$ 564.52
2158.7708-01	19/10/2017	Q Super (Employer Express SuperChoice)	Superannuation	\$ 529.59
2158.7720-01	19/10/2017	LGsuper	Superannuation	\$ 2,976.54
2158.7768-01	19/10/2017	Australian Ethical	Superannuation	\$ 215.42
2158.7801-01	19/10/2017	ANZ Smart Choice Super (OnePath MasterFund)	Superannuation	\$ 2,179.93
2158.8029-01	19/10/2017	Kinetic Superannuation	Superannuation	\$ 861.36
2158.8060-01	19/10/2017	Essential Super	Superannuation	\$ 2,017.76
2158.8091-01	19/10/2017	Colonial First State - First Choice Employer Super	Superannuation	\$ 657.17
2158.8124-01	19/10/2017	Defence Bank Super	Superannuation	\$ 1,899.50

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Creditor	Date	Payee	Description	Amount
2158.8189-01	19/10/2017	Enterprise Super	Superannuation	\$ 421.80
2158.8205-01	19/10/2017	Max Super Fund	Superannuation	\$ 97.28
2158.8358-01	19/10/2017	AMP CustomSuper	Superannuation	\$ 983.40
2158.8405-01	19/10/2017	Wealth Personal Superannuation and Pension Fund	Superannuation	\$ 1,185.95
2158.8543-01	19/10/2017	GESS Superannuation Fund	Superannuation	\$ 451.54
2158.8594-01	19/10/2017	The Trustee for Ruby Super Fund	Superannuation	\$ 1,280.79
2158.8643-01	19/10/2017	Radisich Superannuation Fund	Superannuation	\$ 653.60
2158.8713-01	19/10/2017	Integra Super	Superannuation	\$ 76.38
2158.8725-01	19/10/2017	Shatahjad Superannuation Fund	Superannuation	\$ 1,475.26
2158.8773-01	19/10/2017	Statewide Superannuation	Superannuation	\$ 118.96
2158.8804-01	19/10/2017	MLC Super Fund	Superannuation	\$ 1,427.87
2158.8863-01	19/10/2017	Netwealth Superannuation Master Fund	Superannuation	\$ 2,676.39
2158.8882-01	19/10/2017	Trustee for Local Government Super	Superannuation	\$ 823.29
2159.2050-01	19/10/2017	City Of Perth Superannuation	Superannuation	\$ 19,202.42
				\$ 2,660,823.74
Direct Debit	-			
Credit Card		Commonwealth Bank	Full listing in Attachment 3	\$ 11,649.47
Lease Fees	03/10/2017	Neopost 1659932	Franking machine	\$ 385.00
	03/10/2017	All Leasing 279258	Parking Ticket Machines EMV Kit	\$ 38,213.92
			Beatty Park Leisure Centre LED Lights	\$ 16,729.74
			Computers - Admin, BP, Depot & Library	\$ 23,881.92
			Longer Life Gym Equipment	\$ 543.34
			Shorter Life Gym Equipment	\$ 25,151.50
			Techwest Gym PA	\$ 4,158.58
			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	\$ 7,301.10
			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 Alleasing	\$ 138,565.19
			Total Lease Fees	\$ 138,950.19
Loan Repayment		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre,	100,782.60

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Creditor	Date	Payee	Description	Amount
			Loftus Underground Carpark, Beatty Park Leisure Centre	
Bank Fees and C	harges	Commonwealth Bank	Bank fees	\$ 45,442.61
Total Direct Deb	bit			\$ 296,824.87

		One diterre Den ert. Den		
		Creditors Report - Payn 23/09/2017 to 19		
		23/03/2017 (8 13		
Creditor	Date	Payee	Description	Amount
00081633	27/09/2017	C L Cohen	Expenses reimbursement - significant tree	\$ 440.00
00081634	27/09/2017	Hyde Park Hotel	Catering services - Citizenship ceremony	\$ 2,250.20
00081635	27/09/2017	Petty Cash - Finance	Petty cash recoup	\$ 374.65
00081636	27/09/2017	Petty Cash - Library	Petty cash recoup	\$ 46.75
00081637	27/09/2017	Petty Cash - CEO	Petty cash recoup	\$ 165.10
00081638	27/09/2017	A J Watts	Rates refund	\$ 650.17
00081639	27/09/2017	M Dagostino	Rates refund	\$ 500.46
00081640	27/09/2017	D M Grant	Rates refund	\$ 947.50
00081641	27/09/2017	Airport Publications	Rates refund	\$ 1,162.00
00081642	27/09/2017	G M Edwards & M F Newman	Rates refund	\$ 1,511.51
00081643	27/09/2017	Professionals - The Wright Team Rental Trust Account	Refund of incorrect underground power payment	\$ 811.49
00081644	27/09/2017	D Street	Refund of hall bond	\$ 2,100.00
00081645	27/09/2017	C Chu-Yu-Chee	Refund of hall bond	\$ 2,100.00
00081646	27/09/2017	J Hesse	Refund of hall bond	\$ 300.00
00081647	27/09/2017	L Jones	Refund of grounds bond	\$ 500.00
00081648	27/09/2017	AFG WA Inc	Refund of hall hire due to cancellation	\$ 148.00
00081649	27/09/2017	Cassari Group Pty Ltd	Refund of works bond	\$ 2,200.00
00081650	27/09/2017	Brooks Constructions Pty Ltd	Refund of works bond	\$ 2,000.00
00081651	27/09/2017	Axon Homes Pty Ltd	Refund of works bond	\$ 2,000.00
00081652	27/09/2017	B & C Keane	Refund of works bond	\$ 2,000.00
00081653	27/09/2017	D A Lewis	Refund of works bond	\$ 2,000.00
00081654	27/09/2017	C White	Refund of works bond	\$ 1,000.00
00081655	27/09/2017	Outdoor World Wangara	Refund of works bond	\$ 1,000.00
00081656	27/09/2017	L & K Ballin	Refund of works bond	\$ 2,000.00
00081657	27/09/2017	M D Jorgensen	Refund of works bond	\$ 2,000.00
00081658	27/09/2017	J Stacey	Refund of works bond	\$ 2,000.00
00081659	27/09/2017	P Fruin	Refund of works bond	\$ 600.00
00081660	27/09/2017	A T Brine & Sons	Refund of works bond	\$ 275.00
00081661	27/09/2017	Addstyle Constructions Pty Ltd	Refund of works bond	\$ 2,000.00
00081662	27/09/2017	Great Aussie Patios	Refund of works bond	\$ 1,000.00
00081663	27/09/2017	Ventura Homes	Refund of works bond	\$ 7,000.00
00081664	27/09/2017	P M Breckler	Refund of works bond	\$ 3,000.00
00081665	27/09/2017	J Blakemore	Refund of works bond	\$ 2,000.00
00081666	27/09/2017	C D Jones	Refund of reserve hire - charged twice in error	\$ 460.00
00081667	27/09/2017	R Uthanumallian	Part refund of parking permit	\$ 159.60

Creditor	Date	Payee	Description	Amount
00081668	27/09/2017	STeoh	Expenses reimbursement - CPA membership	\$ 325.00
00081669	27/09/2017	Kye Cooper Pty Ltd	Food premises licence - charged twice in error	\$ 530.00
00081670	27/09/2017	C Moncada	Refund part hall bond - incorrect amount charged	\$ 269.00
00081671	27/09/2017	F Swan	Part refund of parking permit	\$ 27.00
00081672	27/09/2017	A Kendle Consulting	Presentation - Online safety for eSmart week	\$ 352.00
00081673	27/09/2017	K O'Sullivan	Rae Street road closures 2017/18	\$ 80.60
00081674	27/09/2017	N Johnson	Part refund of dog registration	\$ 150.00
00081675	05/10/2017	B P & D E Craig	Rates refund	\$ 356.74
00081676	05/10/2017	P Trenos	Rates refund	\$ 665.49
00081677	05/10/2017	M Smith	Refund of works bond	\$ 1,000.00
00081678	11/10/2017	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$ 235.65
00081679	11/10/2017	Zurich Australian Insurance Ltd	Insurance excess	\$ 500.00
00081680	11/10/2017	R W Proud	Rates refund	\$ 155.86
00081681	11/10/2017	Peter Van Duren Pty Ltd	Rates refund	\$ 2,006.47
00081682	11/10/2017	Poplin Pty Ltd ATF the Rosser family	Rates refund	\$ 727.50
00081683	11/10/2017	Embark Building Pty Ltd	Refund of works bond	\$ 2,500.00
00081684	11/10/2017	D M Guille	Refund of works bond	\$ 2,000.00
00081685	11/10/2017	Stannard Group Pty Ltd	Refund of works bond	\$ 2,000.00
00081686	11/10/2017	Brewer Constructions Pty Ltd	Refund of works bond	\$ 2,000.00
00081687	11/10/2017	R S Mudford	Refund of works bond	\$ 2,000.00
00081688	11/10/2017	L L Aitken	Refund of works bond	\$ 275.00
00081689	11/10/2017	Z H Morawiec	Refund of works bond	\$ 275.00
00081690	11/10/2017	M G Teede	Refund of works bond	\$ 1,000.00
00081691	11/10/2017	E Sullivan	Refund of works bond	\$ 2,000.00
00081692	11/10/2017	D Norgard	Refund of works bond	\$ 2,000.00
00081693	11/10/2017	Fruition Design and Build Pty Ltd	Refund of works bond	\$ 2,000.00
00081694	11/10/2017	A T Brine & Sons Pty Ltd	Refund of works bond	\$ 2,000.00
00081695	11/10/2017	C Hutton	Refund of grounds bond	\$ 250.00
00081696	11/10/2017	S Stone	Refund of reserve booking due to cancellation	\$ 304.00
00081697	11/10/2017	C Chu-Yu-Chee	Refund of hall bond	\$ 2,001.51
00081698	11/10/2017	QBE Insurance (Australia) Limited	Refund of insurance claim - paid to COV in error	\$ 84.50
00081699	11/10/2017	N Salvarinas	Part refund of Beatty Park Leisure Centre fees	\$ 136.10
00081700	11/10/2017	L Robinson	Traffic control box mural	\$ 500.00
00081701	11/10/2017	S Kohzad	Part refund of Beatty Park Leisure Centre fees	\$ 585.80
00081702	11/10/2017	A Brown	Refund due to administration error	\$ 11.90
00081703	11/10/2017	P Clancy	Refund of casual gym pass due to being a full member	\$ 23.00
00081704	11/10/2017	JCM Construction (WA) Pty Ltd	Development application fee refund	\$ 960.00
00081705	11/10/2017	Z H Morawiec	Crossover subsidy	\$ 305.00
00081706	11/10/2017	L Leow	Development application fee refund	\$ 295.00

Creditor	Date	Payee	Description		Amount
00081707	11/10/2017	A Ông	Development application fee refund	\$	295.00
00081708	11/10/2017	Building Lines Approvals	Development application fee refund	\$	295.00
00081709	11/10/2017	Alijn Built Forms	Development application fee refund	\$	295.00
00081710	11/10/2017	S Heavens	Refund for faulty goods	\$	40.00
00081711	11/10/2017	G Burnett	Refund of food business fee paid twice in error	\$	530.00
00081712	11/10/2017	K Sealey	Part refund of dog registration	\$	150.00
00081713	11/10/2017	A Kirchhoff	Part refund of dog registration	\$	30.00
00081714	11/10/2017	S Teoh	Reimbursement of study fees	\$	893.50
00081715	11/10/2017	Cambridge Musicians Concert Band	ANZAC Day ceremony performance fee	\$	250.00
00081716	18/10/2017	Aranmore Catholic College	Student citizenship donation - Year 12		\$294.00
				\$	84,663.05
Cancelled Ch	eques				
00081521	16/08/2017	M Smith	Cancelled, reissued cheque 81677	-\$	1,000.00
00081645	27/09/2017	C Chu-Yu-Chee	Cancelled, reissued cheque 81697	-\$	2,100.00
Total Cancell	ed Cheques			-\$	3,100.00
Total Nett Ch	eque Payments			\$	81,563.05

Card Holder	Date	Payee	Description		Amoun
Chief Executive Officer	07/09/2017	Dome Café	Refreshments - Technical Services meeting	\$	17.00
	11/09/2017	Dan Murphys	Drinks order for function	\$	646.48
	11/09/2017	Dan Murphys	Drinks order for function	\$	54.99
	11/09/2017	Dan Murphys	Drinks order - incorrectly charged and refunded	\$	54.99
	12/09/2017	Dan Murphys	Refund of drinks order - incorrectly charged	-\$	54.96
	14/09/2017	Shortlist	Refreshments - MRC CEO group meeting	\$	72.00
	20/09/2017	Device Expert	Ipad screen repair	\$	129.00
	04/10/2017	Pathways Australia	Staff training course	\$	385.00
		Pathways Australia	Staff training course	\$	385.00
	05/10/2017	Secure Parking	Parking	\$	19.48
Total				\$	1,708.98
Director Corporate Services Total Director Technical Services				\$	•
				_	
Total				\$	-
Director Community Engagement					
Total				\$	-
	10/09/2017	MailChimp	Email campaign	\$	128.61
Manager Marketing and Communications		•	Email campaign	\$	3.22
Manager Marketing and Communications	10/09/2017	International Transaction Fee			
Manager Marketing and Communications	10/09/2017	International Transaction Fee Shortlist		\$	8.50
Manager Marketing and Communications	11/09/2017	Shortlist	Coffee - staff performance meeting	\$	
Manager Marketing and Communications	11/09/2017 14/09/2017	Shortlist Dan Murphys	Coffee - staff performance meeting Imagine Vincent - Community panel workshop		310.50
Manager Marketing and Communications	11/09/2017 14/09/2017 14/09/2017	Shortlist Dan Murphys Coles	Coffee - staff performance meeting Imagine Vincent - Community panel workshop Imagine Vincent - Community panel workshop	\$	310.50 82.55
Manager Marketing and Communications	11/09/2017 14/09/2017 14/09/2017 15/09/2017	Shortlist Dan Murphys	Coffee - staff performance meeting Imagine Vincent - Community panel workshop	\$	8.50 310.50 82.55 320.00 16.09

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Card Holder	Date	Payee	Description		Amount
	21/09/2017	Coles	Imagine Vincent - Community panel workshop	\$	181.54
	28/09/2017	Snap	Pride WA - Snapchat	\$	13.80
	28/09/2017	International Transaction Fee	Pride WA - Snapchat	\$	0.35
	28/09/2017	Snap	Pride WA - Snapchat	\$	191.33
	28/09/2017	International Transaction Fee	Pride WA - Snapchat	\$	4.78
	28/09/2017	Snap	Pride WA - Snapchat	\$	16.69
	28/09/2017	International Transaction Fee	Pride WA - Snapchat	\$	0.42
	28/09/2017	Snap	Pride WA - Snapchat	\$	530.99
	28/09/2017	International Transaction Fee	Pride WA - Snapchat	\$	13.27
	28/09/2017	Snap	Pride WA - Snapchat	\$	52.06
	28/09/2017	International Transaction Fee	Pride WA - Snapchat	\$	1.30
		Shutterstock	Annual subscription	\$	99.00
	29/09/2017	Snap	Pride WA - Snapchat	\$	17.39
	29/09/2017	International Transaction Fee	Pride WA - Snapchat	\$	0.43
	01/10/2017	Createsend/com	Email campaign	\$	26.61
	02/10/2017	Jatrix Hire	Photo booth for Imagine Vincent campaign	\$	440.00
	04/10/2017	Rivuu Content Approval	Social media monitoring and posting service	\$	115.23
	04/10/2017	International Transaction Fee	Social media monitoring and posting service	\$	2.88
Total		•		\$	2,597.54
Manager Human Resources	07/09/2017	Kmart	Furniture for staff multi-use room	\$	93.00
	07/09/2017	Target	Furniture for staff multi-use room	\$	15.00
	11/09/2017	Assa	Staff training	\$	715.00
	12/09/2017	Keynote Conferences	Staff conference fees	\$	890.00
	20/09/2017	Keynote Conferences	Staff conference fees	\$	890.00
	27/09/2017	Local Government Planners	Staff training	\$	465.00
	29/09/2017	The Institute of Engineering	Staff training	\$	330.00
	04/10/2017	The Institute of Engineering	Staff training	\$	385.00
			Staff training	\$	1,155.00
	04/10/2017	Pathways Australia	o tan a anning	Ψ	
Total	04/10/2017	Patnways Australia		\$	4,938.00

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Card Holder	Date	Payee	Description	Amount
Human Resources Advisor				\$ -
Total				\$ -
Purchasing Officer	07/09/2017	APRA Ltd	Music licences for halls	\$ 167.73
	07/09/2017		Library subscription	\$ 30.00
	07/09/2017	Ezi Dun & Bradstreet	Company search	\$ 17.90
		Ezi Dun & Bradstreet	Company search	\$ 17.90
		Ezi Dun & Bradstreet	Company search	\$ 17.90
	15/09/2017	Fiberstore	IT hardware	\$ 288.00
	18/09/2017	Beverly Ligman	Book for library	\$ 26.99
	19/09/2017		Business name renewal	\$ 82.00
	19/09/2017	Tenderlink	Public tender advertising	\$ 165.00
	19/09/2017	Booktopia	Books for library	\$ 150.20
	21/09/2017	Gadgets 4 Geeks	Mobile phone screen protectors	\$ 179.40
	22/09/2017	Booktopia	Books for library	\$ 90.70
	27/09/2017	Canprint Communications	Software	\$ 97.00
	01/10/2017	Westnet	WiFi Council Chambers	\$ 39.95
	02/10/2017	SAI Global Ltd	Books - Australian standards	\$ 761.31
	03/10/2017	SAI Global Ltd	Books - Australian standards	\$ 166.53
	05/10/2017	Coles	Catering - Travelsmart breakfast	\$ 106.44
Total				\$ 2,404.95
Total Corporate Credit Cards				\$ 11,649.47

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CITY OF VINCENT NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY BY PROGRAMME AS AT 30 SEPTEMBER 2017



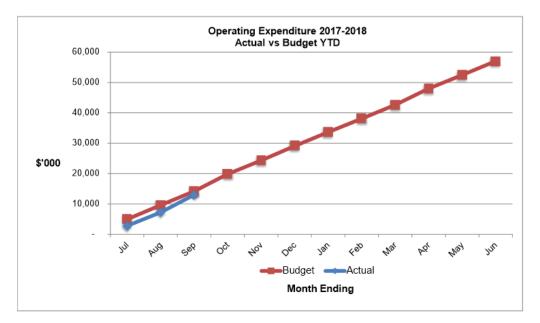
14 NOVEMBER 2017

	Adopted	YTD	YTD	YTD	YTD
	Budget	Budget	Actual	Variance	Variance
	2017/18	2017/18	2017/18	2017/18	2017/18
	\$	\$	\$	\$	%
EVENUE FROM OPERATING ACTIVITIES (EXCLUDING RATES) Governance	65,140	22,480	31,306	8,826	39%
General Purpose Funding	1,915,975	745,230	732,478	(12,752)	-2%
Law, Order, Public Safety	187,510	33,894	25,367	(8,528)	-25%
Health	330,940	148,454	169,286	20,832	14%
Education and Welfare	216,015	65,494	45,689	(19,805)	-30%
Community Amenities	1,074,130	474,512	510,462	35,950	8%
Recreation and Culture	10,027,350	2,388,354	2,276,107	(112,247)	-5%
Transport	7,767,140	1,973,538	1,750,728	(222,810)	-11%
Economic Services	241,410	59,853	82,612	22,759	38%
Other Property and Services	570,883	40,502	68,392	27,890	69%
	22,396,493	5,952,311	5,692,425	(259,886)	-4%
XPENDITURE FROM OPERATING ACTIVITIES	(2.001.000)	(011.100)	(000 075)	40 544	50/
Governance	(3,601,990)	(911,189)	(862,675)	48,514	-5%
General Purpose Funding	(803,155)	(346,257)	(355,945) (281,662)	(9,688)	3% -9%
Law, Order, Public Safety Health	(1,370,625)	(308,911) (287,420)	(27,249	-9%
Education and Welfare	(1,230,110) (1,317,045)	(301,116)	(450,903) (242,031)	(163,483) 59,085	-20%
Community Amenities	(11,376,900)	(2,655,554)	(2,275,447)	380,107	-20%
Recreation and Culture	(22,465,875)	(5,405,375)	(4,706,502)	698,873	-14%
Transport	(12,310,410)	(3,333,271)	(3,206,106)	127,165	-4%
Economic Services	(783,355)	(182,124)	(172,153)	9,971	-4%
Other Property and Services	(1,760,965)	(456,211)	(458,375)	(2,164)	0%
-	(57,020,430)	(14,187,428)	(13,011,800)	1,175,628	-8%
ET RESULT EXCLUDING GENERAL RATES	(34,623,937)	(8,235,117)	(7,319,375)	915,742	-11%
PERATING ACTIVITIES EXCLUDED FROM BUDGET					
ION-CASH EXPENDITURE AND REVENUE					
Add Deferred Rates Adjustment	0	0	6,712	6,712	0%
(Profit)/Loss on Asset Disposals	(411,373)	(11,890)	(25,108)	(13,218)	111%
Add Back Depreciation	9,663,980	2,415,957	2,581,760	165,803	7%
MOUNT ATTRIBUTABLE TO OPERATING ACTIVITIES	9,252,607	2,404,067	2,563,363	159,296	7%
NVESTING ACTIVITIES					
Non-Operating Grants, Subsidies and Contributions	2,692,344	584,000	809,666	225,666	39%
Purchase Land and Buildings	(2,343,358)	(1,106,258)	(200,242)	906,016	-82%
Purchase Infrastructure Assets	(8,358,501)	(1,873,023)	(567,786)	1,305,237	-70%
Purchase Plant and Equipment	(1,597,846)	(156,636)	(233,005)	(76,369)	49%
Purchase Furniture and Equipment	(1,111,615)	(190,615)	(98,643)	91,972	-48%
Proceeds from Joint Venture Operations	333,333	28,000	0	0	0%
Proceeds from Disposal of Assets	204,500	28,000	76,810	48,810	174%
	(10,181,143)	(2,714,532)	(213,199)	2,501,333	-92%
INANCING ACTIVITIES	(001 200)	(212 802)	(212 002)	1	0.0/
Repayments of Debentures Transfers to Reserves (Restricted Assets)	(881,398)	(213,803)	(213,802)	1 289,862	0%
Transfers from Reserves (Restricted Assets)	(1,850,534) 1,309,605	(379,280) 120,290	(89,418) 30,367		-76% -75%
Transiers from Reserves (Restricted Assets)	(1,422,327)	(472,793)	(272,853)	(89,923) 199,940	-15% - 42%
	(1,422,521)	(412,133)	(212,055)	155,540	-42 /0
Plus: Surplus/(Deficiency) Brought Fwd 1 July 2017	4,035,268	4,035,268	4,475,026	439,759	11%
Surplus/(Deficiency) before General Rates	(32,939,532)	(4,983,107)	(767,037)	4,216,070	-85%
Surplus/(Deficiency) before General Rates Total Amount raised from General Rates	(32,939,532) 32,939,532	(4,983,107) 32,662,852	(767,037) 32,489,256	4,216,070 (173,596)	-85% - 1%

CITY OF VINCENT NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY BY PROGRAMME - GRAPH AS AT 30 SEPTEMBER 2017



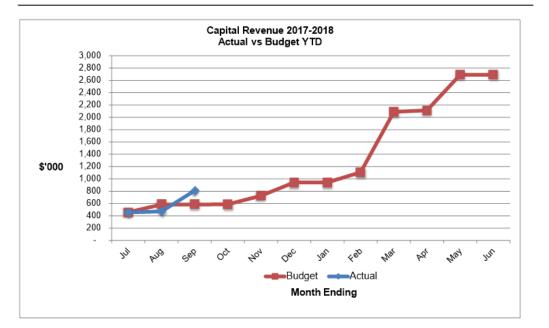


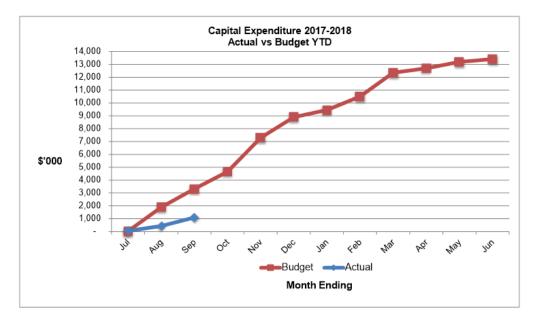


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CITY OF VINCENT NOTE 5 - CAPITAL REVENUE / EXPENDITURE PROGRAM AS AT 30 SEPTEMBER 2017







CITY OF VINCENT NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME BY NATURE AND TYPE AS AT 30 SEPTEMBER 2017



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance Sep-17 \$	YTD Variance Sep-17 %
REVENUE					
Rates	32,939,532	32,662,852	32,489,256	(173,596)	-1%
Operating Grants, Subsidies and Contributions	1,818,620	478,365	408,072	(70,293)	-15%
Fees and Charges	18,888,300	5,053,394	4,837,954	(215,440)	-4%
Interest Earnings	958,080	355,071	313,594	(41,477)	-12%
Other Revenue	320,120	53,591	103,157	49,566	92%
-	54,924,652	38,603,273	38,152,033	(451,240)	-1%
EXPENDITURE					
Employee Costs	(25,939,930)	(6,147,955)	(5,602,733)	545,222	-9%
Materials and Contracts	(17,749,340)	(4,872,669)	(4,175,273)	697,396	-14%
Utilities Charges	(1,955,570)	(402,550)	(382,971)	19,579	-5%
Interest Expenses	(995,630)	(227,542)	(227,543)	(1)	0%
Insurance Expenses	(889,760)	(222,444)	(164,905)	57,539	-26%
Depreciation on Non-Current Assets	(9,663,980)	(2,415,957)	(2,581,760)	(165,803)	7%
Other Expenditure	173,780	101,689	127,925	26,236	26%
	(57,020,430)	(14,187,428)	(13,007,260)	1,180,168	-8%
Non-Operating Grants, Subsidies and Contributions	2,692,344	584,000	809,666	225,666	39%
Profit on Asset Disposals	411,373	11,890	29,648	17,758	149%
Loss on Asset Disposals	-	-	(4,540)	(4,540)	0%
-	3,103,717	595,890	834,774	238,884	40%
NET RESULT	1,007,939	25,011,735	25,979,547	967,812	4%
OTHER COMPREHENSIVE INCOME Changes on Revaluation of Non-Current Assets	-	-	-	-	0%
TOTAL OTHER COMPREHENSIVE INCOME	1,007,939	25,011,735	25,979,547	967,812	4%
TOTAL COMPREHENSIVE INCOME	1,007,939	25,011,735	25,979,547	967,812	4%

CITY OF VINCENT NOTE 3 - NET CURRENT FUNDING POSITION AS AT 30 SEPTEMBER 2017



	Actual	Estimated Actual
	30-Sep-17	30-Jun-17
	\$	\$
Current Assets		
Cash - Unrestricted	23,396,509	8,515,883
Cash - Restricted Reserves	8,967,170	8,908,119
Trade and Other Receivables - Rates	15,789,448	218,492
Trade and Other Receivables - Other Debtors	3,813,519	4,748,353
Inventories	278,894	181,244
Total Current Assets	52,245,540	22,572,091
Less: Current Liabilities		
Sundry and Other Creditors	(7,252,983)	(5,102,188)
Provisions - Current	(3,703,168)	(3,486,758)
Total Current Liabilities	(10,956,152)	(8,588,946)
Less:		
Reserves - Restricted Cash	(8,967,170)	(8,908,119)
Trade and Other Receivables - Other Debtors - Restricted Grant	(600,000)	(600,000)
Net Current Funding Position	31,722,219	4,475,026

	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance		
	\$	\$	\$	\$	%	
Chief Executive Officer						
Chief Executive Officer Expenditure	450 420	104 027	04 740	(40.040)	400/	©7.21
Employee Costs	450,130	104,637	84,719	(19,918)	-19%	\$7.3k variance due to reversal of June 17 salary accrual; and a part time position vacant.
Other Employee Costs	11,050	2,526	2,424	(102)	-4%	1
Other Expenses	204,050	137,796	169,692	31,896	23%	\$7.5k legal cost not yet required and \$38k timing variance on management programmes.
Chief Executive Officer Expenditure Total	665,230	244,959	256,836	11,877	5%	
Chief Executive Officer Indirect Costs						
Allocations	(665,230)	(244,959)	(256,836)	(11,877)	5%	
Chief Executive Officer Indirect Costs Total	(665,230)	(244,959)	(256,836)	(11,877)	5%	
Chief Executive Officer Total	0	0	0	0		-
Members of Council						
Members Of Council Revenue						
Revenue	(200)	(51)	0	51	-100%	
Members Of Council Revenue Total	(200)	(51)	0	51	-100%	
Members Of Council Expenditure						
Employee Costs	89,440	20,805	19,521	(1,284)	-6%	
Other Employee Costs	5,000	1,251	252	(999)	-80%	,
Other Expenses	469,340	83,139	83,947	808	1%	•
Members Of Council Expenditure Total	563,780	105,195	103,719	(1,476)	-1%	,
Members Of Council Indirect Costs						
Allocations	1,519,790	438,965	449,977	11,012	3%	
Members Of Council Indirect Costs Total	1,519,790	438,965	449,977	11,012	3%	
Members of Council Total	2,083,370	544,109	553,696	9,587	2%	



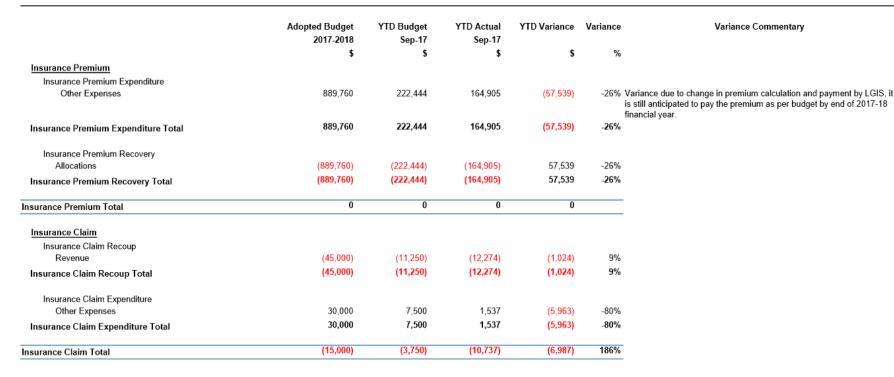


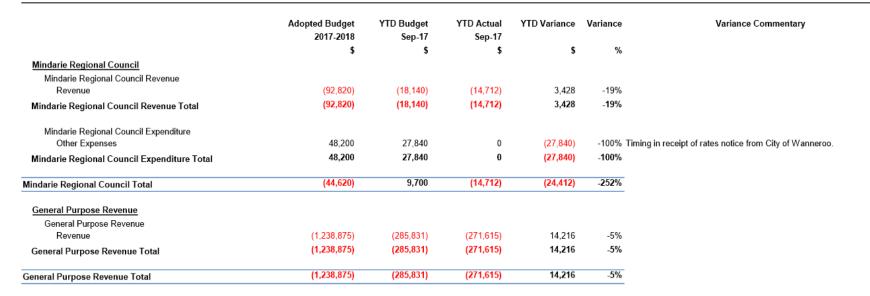
	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	2017-2018	3ep-17	5ep-17	s	%	
Other Governance						
Other Governance Revenue						
Revenue	(26,620)	(405)	(28,022)	(27,617)	6819%	\$27k LGIS Members Experience Bonus received earlier than expected.
Other Governance Revenue Total	(26,620)	(405)	(28,022)	(27,617)	6819%	
Other Governance Expenditure						
Employee Costs	248,230	57,696	56,569	(1,127)	-2%	•
Other Employee Costs	5,200	200	599	399	200%	
Other Expenses	112,630	21,969	10,822	(11,147)	-51%	Favourable variances that are not individually material.
Other Governance Expenditure Total	366,060	79,865	67,989	(11,876)	-15%	
Other Governance Indirect Costs						
Allocations	224,180	54,738	52,683	(2,055)	-4%	•
Other Governance Indirect Costs Total	224,180	54,738	52,683	(2,055)	-4%	,
Other Governance Total	563,620	134,198	92,650	(41,548)	-31%	-

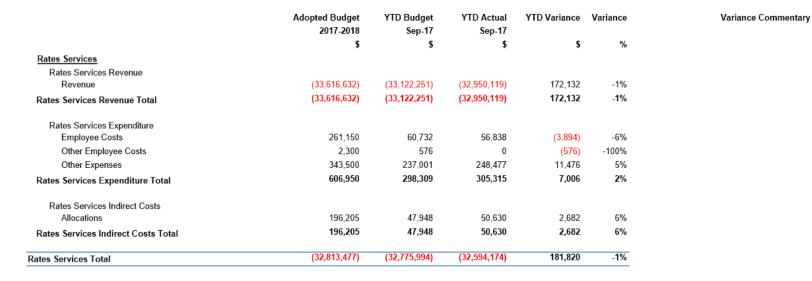
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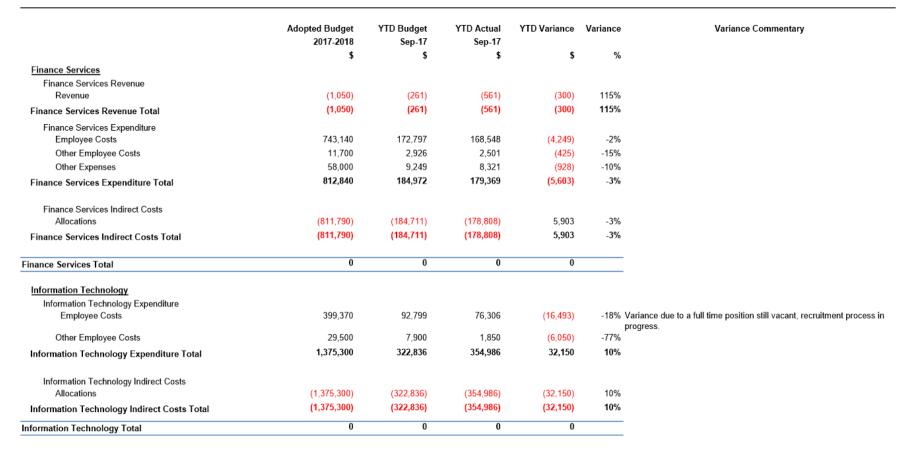
	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017-2018	Sep-17	Sep-17			
	\$	\$	\$	\$	%	
Human Resources						
Human Resources Revenue Revenue	(26,220)	(24,522)	(2,790)	18,743	070/	Controllink poid percental leave perment pet vet received
	(36,320)	(21,523)	(2,780)	18,743 18,743	-07% - 87%	Centrelink paid parental leave payment not yet received.
Human Resources Revenue Total	(36,320)	(21,523)	(2,780)	18,743	-87%	
Human Resources Expenditure						
Employee Costs	694,820	195,906	156,136	(39,770)	-20%	Favourable variance with Centrelink paid parental leave payments and
		100,000	,	(,)		City's paid parental leave provision.
Other Employee Costs	108,900	35,974	11,329	(24,645)	-69%	\$9k under in training courses which will be spent by December 2017 on Cultural Awareness and Disability Awareness. Other favourable variances that are not individually material.
Other Expenses	189,350	64,587	19,378	(45,209)	-70%	\$20k under in Management Programmes which will be spent by December 2017 and \$26k Legal costs not yet required.
Human Resources Expenditure Total	993,070	296,467	186,844	(109,623)	-37%	
Human Resources Indirect Costs						
Allocations	(956,750)	(274,944)	(184,064)	90,880	-33%	
Human Resources Indirect Costs Total	(956,750)	(274,944)	(184,064)	90,880	-33%	
Human Resources Total	0	0	(0)	(0)		
Director Corporate Services						
Director Corporate Services Expenditure						
Employee Costs	440,620	102,402	93,825	(8,577)	-8%	\$6.5k variance due to reversal of June 17 salary accrual.
Other Employee Costs	7,330	1,832	1,877	45	2%	
Other Expenses	5,040	1,279	795	(484)	-38%	
Director Corporate Services Expenditure Total	452,990	105,513	96,497	(9,016)	-9%	
Director Corporate Services Indirect Costs						
Allocations	(452,990)	(105,513)	(96,497)	9,016	-9%	
Director Corporate Services Indirect Costs Total	(452,990)	(105,513)	(96,497)	9,016	-9%	
Director Corporate Services Total	0	0	(0)	(0)		







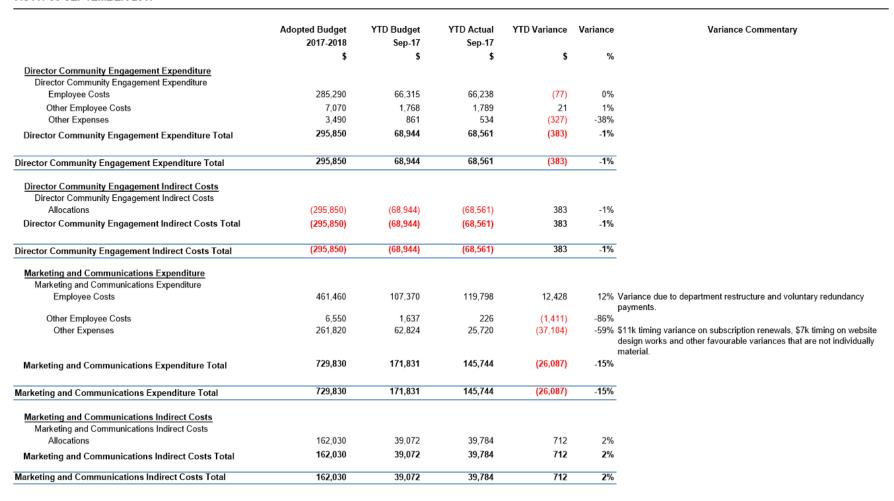






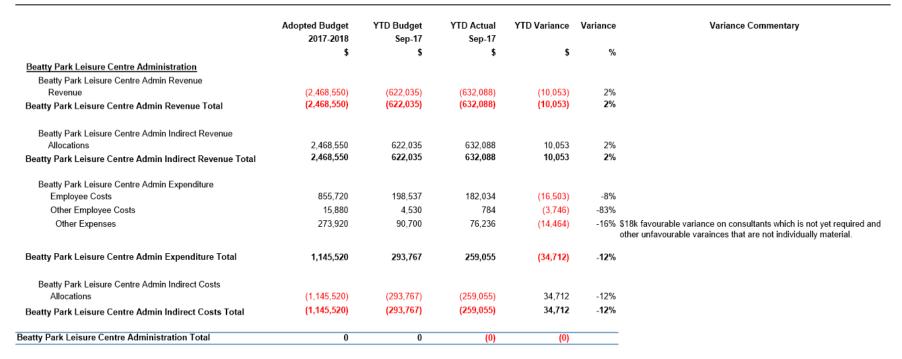
	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Records Management						
Revenue	(2,000)	(501)	(505)	(4)	1%	
Records Management Revenue Total	(2,000)	(501)	(505)	(4)	1%	
Records Management Expenditure						
Employee Costs	248,470	57,795	56,959	(836)	-1%	
Other Employee Costs	20,400	3,849	0	(3,849)	-100%	
Other Expenses	144,600	2,400	14,270	11,870	495%	Timing variance on Records digitisation.
Records Management Expenditure Total	413,470	64,044	71,228	7,184	11%	
Records Management Indirect Costs						
Allocations	(411,470)	(63,543)	(70,724)	(7,181)	11%	
Records Management Indirect Costs Total	(411,470)	(63,543)	(70,724)	(7,181)	11%	
ecords Management Total	0	0	(0)	(0)		-

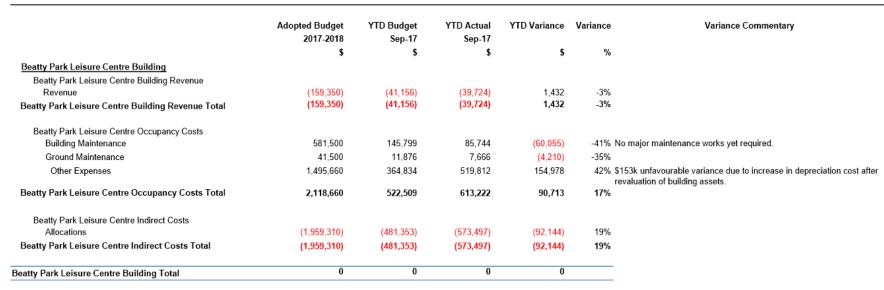
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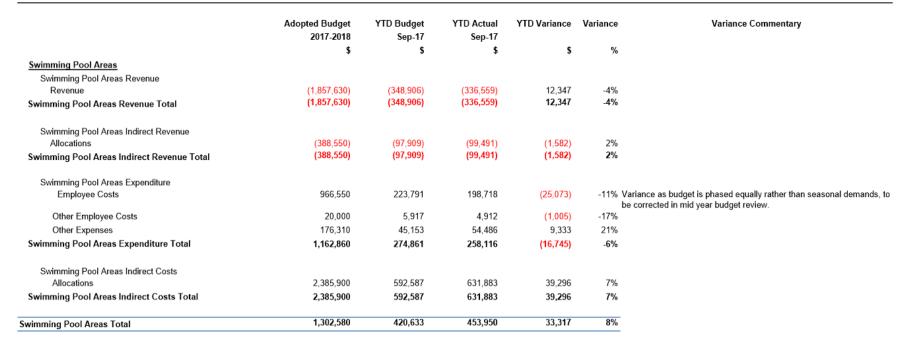




	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Customer Service Centre						
Customer Services Centre Expenditure						
Employee Costs	456,780	106,242	210,744	104,502		Variance due to department restructure and voluntary redundancy payments, use of casual staff during recruitment process.
Other Employee Costs	8,900	5,600	156	(5,444)	-97%	
Other Expenses	39,400	8,904	5,843	(3,061)	-34%	
Customer Services Centre Expenditure Total	505,080	120,746	216,744	95,998	80%	
Customer Services Centre Indirect Costs						
Allocations	(505,080)	(120,746)	(216,744)	(95,998)	80%	
Customer Services Centre Indirect Costs Total	(505,080)	(120,746)	(216,744)	(95,998)	80%	
Customer Service Centre Total	0	0	(0)	(0)		





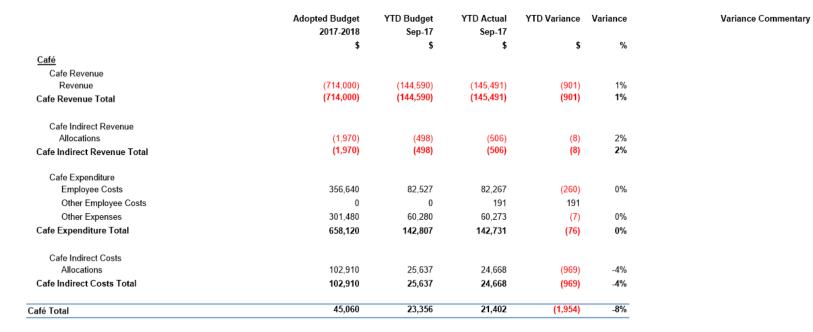




	Adopted Budget 2017-2018 \$ (1,495,000) (1,495,000)	YTD Budget Sep-17 \$ (403,987) (403,987)	YTD Actual Sep-17 \$ (413,562) (413,562)	YTD Variance \$ (9,575) (9,575)	Variance % 2% 2%						
Swim School Revenue Revenue Swim School Revenue Total Swim School Indirect Revenue											
						Allocations	(1,970)	(498)	(506)	(8)	2%
						Swim School Indirect Revenue Total	(1,970)	(498)	(506)	(8)	2%
						Swim School Expenditure					
						Employee Costs	832,100	192,234	199,568	7,334	4%
Other Employee Costs	5,500	1,636	420	(1,216)	-74%						
Other Expenses	26,970	11,751	10,035	(1,716)	-15%						
Swim School Expenditure Total	864,570	205,621	210,023	4,402	2%						
Swim School Indirect Costs											
Allocations	191,210	47,979	46,209	(1,770)	-4%						
Swim School Indirect Costs Total	191,210	47,979	46,209	(1,770)	-4%						
wim School Total	(441,190)	(150,885)	(157,836)	(6,951)	5%						

Variance Commentary

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Item 11.4- Attachment 1

	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Retail						
Retail Revenue						
Revenue	(517,000)	(89,075)	(94,651)	(5,576)	6%	
Retail Revenue Total	(517,000)	(89,075)	(94,651)	(5,576)	6%	
Retail Indirect Revenue						
Allocations	(490)	(124)	(126)	(2)	2%	
Retail Indirect Revenue Total	(490)	(124)	(126)	(2)	2%	
Retail Expenditure						
Employee Costs	50,000	11,625	10,623	(1,002)	-9%	
Other Employee Costs	1,500	750	0	(750)	-100%	
Other Expenses	276,490	50,519	14,247	(36,272)	-72%	Timing variance on receipt of invoices for stock purchase.
Retail Expenditure Total	327,990	62,894	24,870	(38,024)	-60%	
Retail Indirect Costs						
Allocations	81,200	20,271	19,687	(584)	-3%	
Retail Indirect Costs Total	81,200	20,271	19,687	(584)	-3%	
Retail Total	(108,300)	(6,034)	(50,221)	(44,187)	732%	-

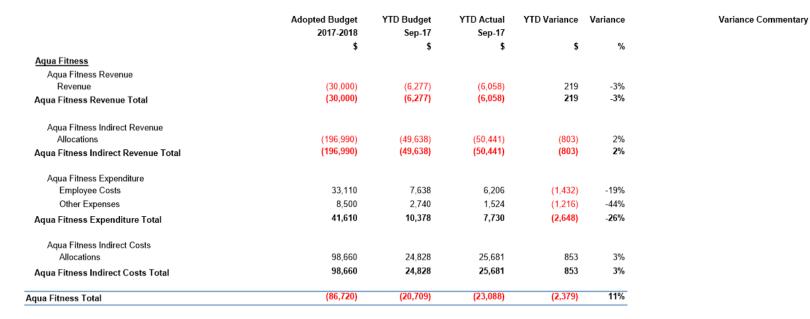
	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Health and Fitness						
Health and Fitness Revenue						
Revenue	(221,500)	(70,079)	(50,396)	19,683		\$29k under for personal training due to lower demand, program under review, other favourable variances that are not individually material.
Health and Fitness Revenue Total	(221,500)	(70,079)	(50,396)	19,683	-28%	
Health and Fitness Indirect Revenue						
Allocations	(1,374,500)	(346,348)	(351,946)	(5,598)	2%	
Health and Fitness Indirect Revenue Total	(1,374,500)	(346,348)	(351,946)	(5,598)	2%	
Health and Fitness Expenditure						
Employee Costs	554,520	128,334	116,034	(12,300)	-10%	Variance due to lower demand for personal trainers.
Other Employee Costs	9,000	4,500	1,780	(2,720)	-60%	
Other Expenses	212,040	54,359	50,747	(3,612)	-7%	
Health and Fitness Expenditure Total	775,560	187,193	168,561	(18,632)	-10%	
Health and Fitness Indirect Costs						
Allocations	541,810	134,845	133,928	(917)	-1%	
Health and Fitness Indirect Costs Total	541,810	134,845	133,928	(917)	-1%	
Health and Fitness Total	(278,630)	(94,389)	(99,853)	(5,464)	6%	



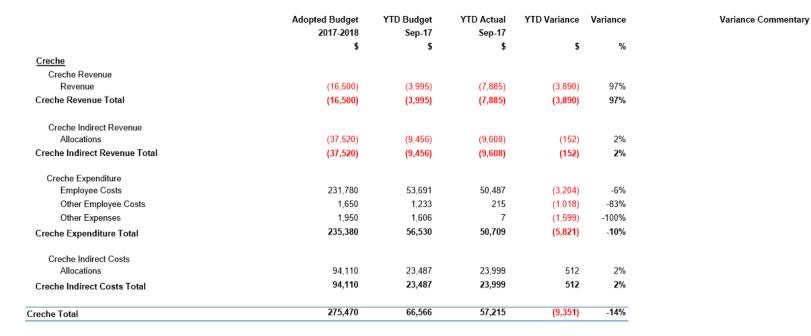


Variance Commentary

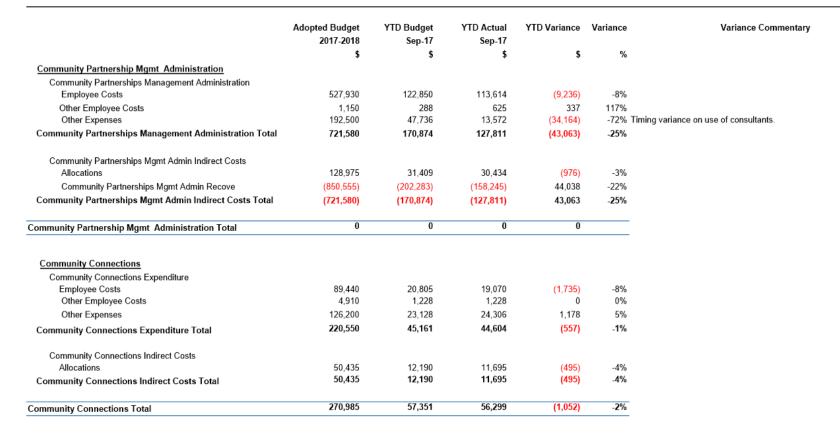
	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance
	\$	sep-17	3ep-17	\$	%
Group Fitness	•		•		
Group Fitness Revenue					
Revenue	(170,500)	(41,655)	(39,886)	1,769	-4%
Group Fitness Revenue Total	(170,500)	(41,655)	(39,886)	1,769	-4%
Group Fitness Indirect Revenue					
Allocations	(466,560)	(117,564)	(119,465)	(1,901)	2%
Group Fitness Indirect Revenue Total	(466,560)	(117,564)	(119,465)	(1,901)	2%
Group Fitness Expenditure					
Employee Costs	275,940	63,660	59,468	(4,192)	-7%
Other Employee Costs	900	349	131	(218)	-62%
Other Expenses	116,020	29,438	25,593	(3,845)	-13%
Group Fitness Expenditure Total	392,860	93,447	85,192	(8,255)	-9%
Group Fitness Indirect Costs					
Allocations	169,050	42,164	45,952	3,788	9%
Group Fitness Indirect Costs Total	169,050	42,164	45,952	3,788	9%
Group Fitness Total	(75,150)	(23,608)	(28,206)	(4,598)	19%











	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Recreation, Arts and Culture						
Recreation, Arts and Culture Revenue						
Revenue	(18,000)	(3,000)	0	3,000	-100%	
Recreation, Arts and Culture Revenue Total	(18,000)	(3,000)	0	3,000	-100%	
Recreation, Arts and Culture Expenditure						
Employee Costs	92,220	21,444	89,486	68,042		\$57k paid to employees for voluntary redundancy as part of department restructure.
Other Employee Costs	4,950	1,141	1,013	(128)	-11%	
Other Expenses	433,370	32,152	16,013	(16,139)	-50%	\$10k timing variance on Community Arts Programme and other favourable variances that are not individually material.
Recreation, Arts and Culture Expenditure Total	530,540	54,737	106,511	51,774	95%	
Recreation, Arts and Culture Indirect Costs						
Allocations	123,915	29,859	34,693	4,834	16%	
Community Partnerships Mgmt Admin Alloca	382,750	91,028	71,210	(19,818)	-22%	
Recreation, Arts and Culture Indirect Costs Total	506,665	120,887	105,903	(14,984)	-12%	
Recreation, Arts and Culture Total	1,019,205	172,624	212,414	39,790	23%	

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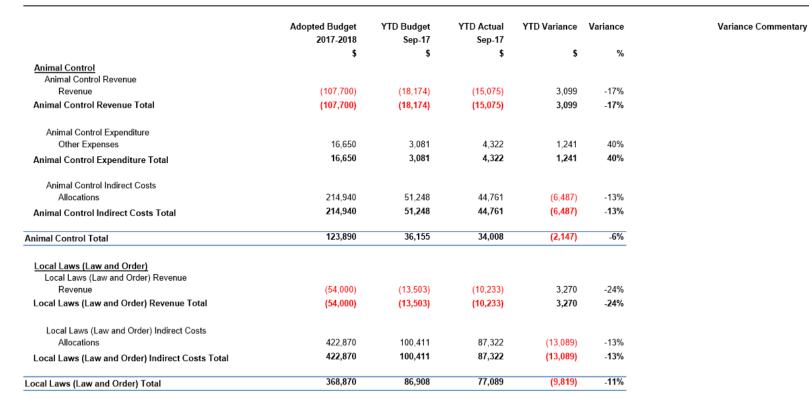


	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Senior, Disability and Youth Services						
Senior, Disability and Youth Services Revenue						
Revenue	(53,000)	(9,904)	(1,048)	8,856	-89%	
Senior, Disability and Youth Services Revenue Total	(53,000)	(9,904)	(1,048)	8,856	-89%	
Senior, Disability and Youth Services Expenditure						
Employee Costs	178,870	41,613	44,749	3,136	8%	
Other Employee Costs	2,050	688	344	(344)	-50%	
Other Expenses	269,470	46,579	13,965	(32,614)	-70%	\$29k Community Support Grant not yet spent.
Senior, Disability and Youth Services Expenditure Total	450,390	88,880	59,058	(29,822)	-34%	
Senior, Disability and Youth Serv Indirect Costs						
Allocations	127,885	30,853	30,330	(523)	-2%	
Community Partnerships Mgmt Admin Alloca	340,225	80,913	63,298	(17,615)	-22%	
Senior, Disability and Youth Serv Indirect Costs Total	468,110	111,766	93,628	(18,138)	-16%	
nior, Disability and Youth Services Total	865,500	190,742	151,637	(39,105)	-21%	

	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Library Services						
Library Services Revenue						
Revenue	(24,970)	(6,048)	(5,462)	586	-10%	
Library Services Revenue Total	(24,970)	(6,048)	(5,462)	586	-10%	
Library Services Expenditure						
Employee Costs	912,920	212,010	182,546	(29,464)	-14%	\$12.5k variance due to reversal of June 17 salary accrual and positions not back filled while permanent staff on leave.
Other Employee Costs	7,290	461	0	(461)	-100%	
Other Expenses	92,300	23,904	24,042	138	1%	
Library Services Expenditure Total	1,012,510	236,375	206,587	(29,788)	-13%	
Library Services Indirect Costs						
Allocations	433,300	105,322	98,144	(7,178)	-7%	
Community Partnerships Mgmt Admin Alloca	127,580	30,342	23,737	(6,605)	-22%	
Library Services Indirect Costs Total	560,880	135,664	121,881	(13,783)	-10%	
Library Services Total	1,548,420	365,991	323,006	(42,985)	-12%	-
Library Building						-
Library Occupancy Costs						
Building Maintenance	99.300	24,951	11,983	(12,968)	-52%	No major maintenance work yet required.
Other Expenses	176,910	38,051	15,338	(22,713)		24k favourable variance in depreciation, incorrectly costed to Health Clinic's. To be corrected in October 2017.
Library Occupancy Costs Total	276,210	63,002	27,321	(35,681)	-57%	
Library Indirect Costs						
Allocations	5,430	1,356	1,222	(134)	-10%	
Library Indirect Costs Total	5,430	1,356	1,222	(134)	-10%	
Library Building Total	281,640	64,358	28,543	(35,816)	-56%	

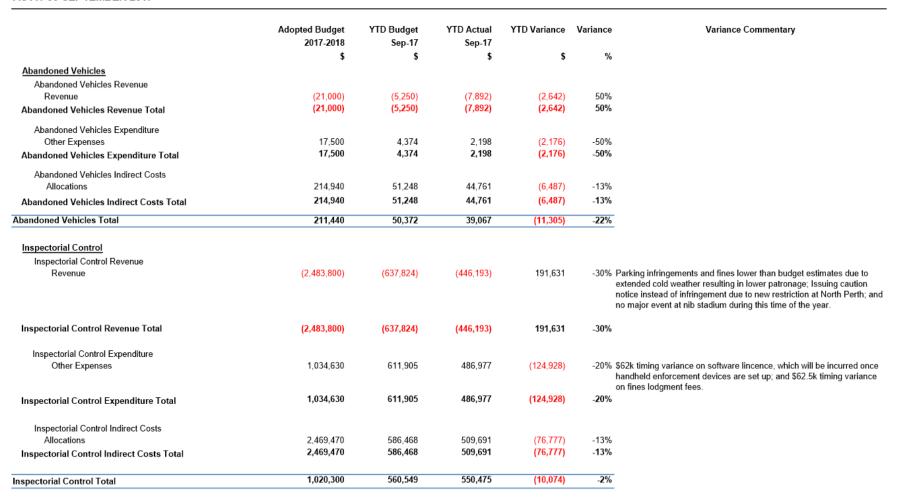


	Adopted Budget 2017-2018	YTD Budget	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	2017-2018	Sep-17 \$	Sep-17	s	%	
Ranger Services Administration	4	*	Ψ	*	,,	
Ranger Services Administration Revenue Revenue	(3,870)	(966)	(744)	222	-23%	
Ranger Services Administration Revenue Total	(3,870) (3,870)	(966)	(744)	222	-23%	
Ranger Services Auministration Revenue Total	(0,010)	(500)	(1+4)		-2370	
Ranger Services Administration Expenditure						
Employee Costs	2,379,630	553,857	455,446	(98,411)	-18%	Variance due to vacant positions and staff on leave without pay.
Other Employee Costs	36,680	8,599	13,431	4,832	56%	
Other Expenses	153,680	36,238	12,946	(23,292)	-64%	\$10k legal costs not yet required and various favourable variances that are not individually material.
Ranger Services Administration Expenditure Total	2,569,990	598,694	481,823	(116,871)	-20%	2
Ranger Services Administration Indirect Costs						
Allocations	(2,566,120)	(597,728)	(481,079)	116,649	-20%	
Ranger Services Administration Indirect Costs Total	(2,566,120)	(597,728)	(481,079)	116,649	-20%	
Ranger Services Administration Total	0	0	0	(0)		-
Fire Prevention						
Fire Prevention Revenue						
Revenue	(5,000)	(1,251)	686	1,937	-155%	
Fire Prevention Revenue Total	(5,000)	(1,251)	686	1,937	-155%	
Fire Prevention Indirect Costs						
Allocations	214,940	51,248	44,761	(6,487)	-13%	
Fire Prevention Indirect Costs Total	214,940	51,248	44,761	(6,487)	-13%	
Fire Prevention Total	209,940	49,997	45,446	(4,551)	-9%	-





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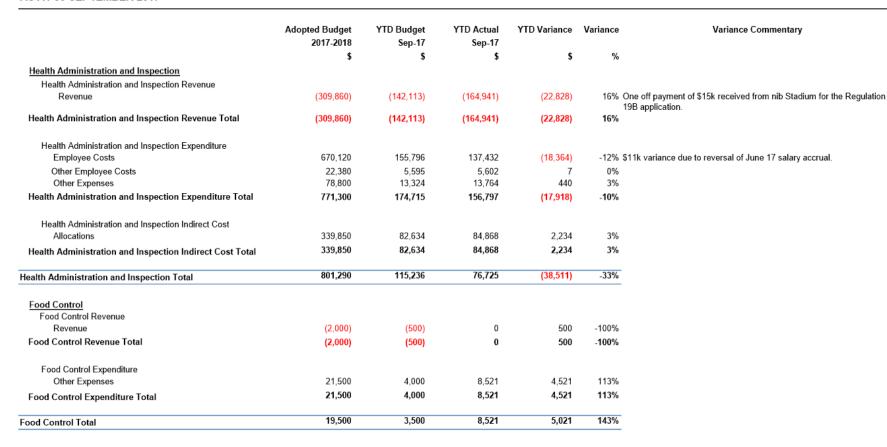


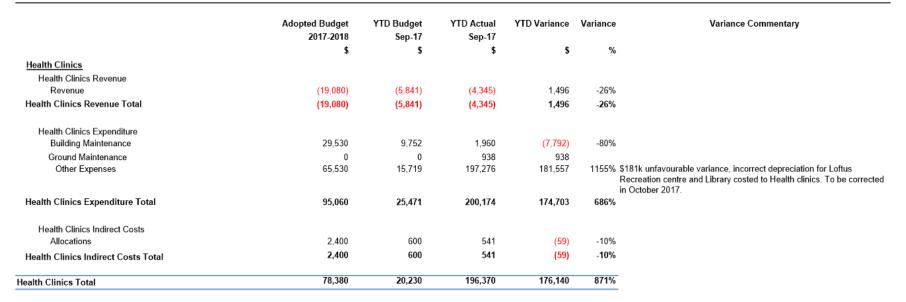


	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Car Park Control Car Park Control Revenue	·		-	-		
Revenue	(2,758,160)	(710,168)	(698,876)	11,292	-2%	
Car Park Control Revenue Total	(2,758,160)	(710,168)	(698,876)	11,292	-2%	
Car Park Control Expenditure						
Ground Maintenance	193,280	43,832	32,800	(11,032)	-25%	Made up of various favourable variances that are not individually material.
Other Expenses	760,620	151,122	120,826	(30,296)	-20%	\$12k timing variance on Parking revenue reimbursement; and \$17k saving due to rates expense being incorrectly budgeted for Brisbane Street carpark (non-ratable).
Car Park Control Expenditure Total	953,900	194,954	153,626	(41,328)	-21%	,
Car Park Control Total	(1,804,260)	(515,214)	(545,250)	(30,036)	6%	-
Kerbside Parking Control						
Kerbside Parking Control Revenue						
Revenue	(2,396,180)	(599,046)	(588,585)	10,461	-2%	
Kerbside Parking Control Revenue Total	(2,396,180)	(599,046)	(588,585)	10,461	-2%	
Kerbside Parking Control Expenditure						
Other Expenses	526,220	95,363	54,100	(41,263)		\$44k favourable variance as no major equipment maintenance yet required.
Kerbside Parking Control Expenditure Total	526,220	95,363	54,100	(41,263)	-43%	
Kerbside Parking Control Total	(1,869,960)	(503,683)	(534,485)	(30,802)	6%	-



	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Dog Pound Expenditure						
Dog Pound Expenditure						
Building Maintenance	5,150	1,801	1,309	(492)	-27%	
Other Expenses	5,720	1,431	0	(1,431)	-100%	
Dog Pound Expenditure Total	10,870	3,232	1,309	(1,923)	-59%	
Dog Pound Expenditure Total	10,870	3,232	1,309	(1,923)	-59%	
Director Development Services						
Director Development Services Expenditure						
Employee Costs	411,410	95,610	95,728	118	0%	
Other Employee Costs	2,440	50	124	74	148%	
Other Expenses	37,830	1,206	22,384	21,178	1756%	\$21k timing variance on subscription and publications.
Director Development Services Expenditure Total	451,680	96,866	118,235	21,369	22%	
Director Development Services Indirect Costs						
Allocations	(451,680)	(96,866)	(118,235)	(21,369)	22%	
Director Development Services Indirect Costs Total	(451,680)	(96,866)	(118,235)	(21,369)	22%	
Director Development Services Total	0	0	0	(0)		







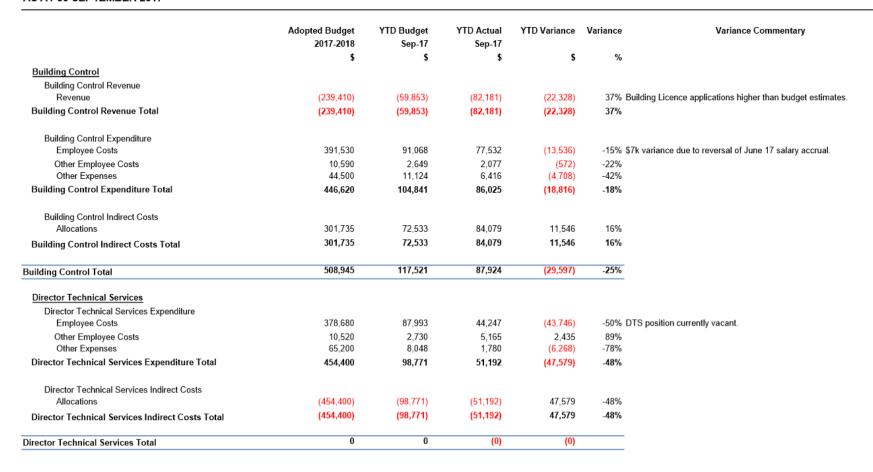
Item 11.4- Attachment 1

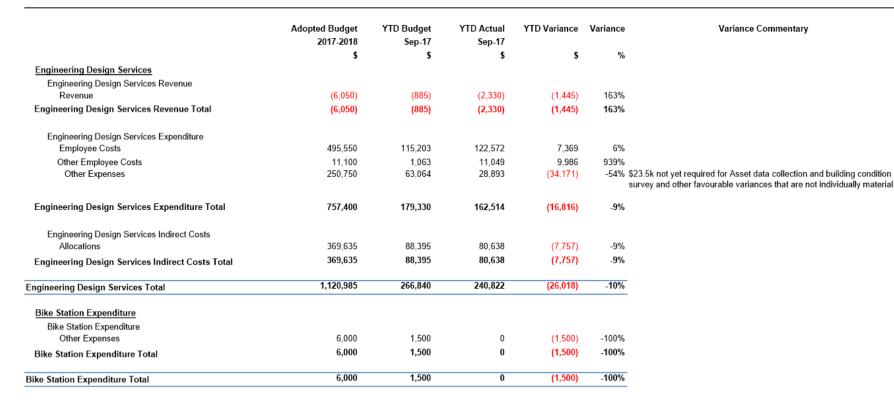


	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$. \$	\$	%	
Statutory Planning Services						
Statutory Planning Services Revenue						
Revenue	(645,570)	(161,394)	(168,136)	(6,742)	4%	
Statutory Planning Services Revenue Total	(645,570)	(161,394)	(168,136)	(6,742)	4%	
Statutory Planning Services Expenditure						
Employee Costs	1,255,300	291,927	212,129	(79,798)	-27%	Positions vacant, agency staff used.
Other Employee Costs	24,810	6,199	38,165	31,966	516%	Agency staff used to fill vacant positions.
Other Expenses	266,900	66,723	46,064	(20,659)		\$814k Legal cost expense not yet required and other favourable variances that are individually not material.
Statutory Planning Services Expenditure Total	1,547,010	364,849	296,358	(68,491)	-19%	
Statutory Planning Services Indirect Costs						
Allocations	700,915	168,842	195,695	26,853	16%	
Statutory Planning Services Indirect Costs Total	700,915	168,842	195,695	26,853	16%	
Statutory Planning Services Total	1,602,355	372,297	323,917	(48,380)	-13%	

	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Compliance Services						
Compliance Services Revenue						
Revenue	(31,400)	(7,851)	(8,400)	(549)	7%	
Compliance Services Revenue Total	(31,400)	(7,851)	(8,400)	(549)	7%	
Compliance Services Expenditure						
Employee Costs	350,100	81,402	74,034	(7,368)	-9%	
Other Employee Costs	6,960	1,740	1,690	(50)	-3%	
Other Expenses	57,900	14,475	9,367	(5,108)	-35%	
Compliance Services Expenditure Total	414,960	97,617	85,091	(12,526)	-13%	
Compliance Services Indirect Costs						
Allocations	249,315	59,079	64,177	5,098	9%	
Compliance Services Indirect Costs Total	249,315	59,079	64,177	5,098	9%	
Compliance Services Total	632,875	148,845	140,868	(7,977)	-5%	•
Policy and Place Services						•
Policy and Place Services Revenue						
Revenue	(16,410)	(4,101)	(3,529)	572	-14%	
Policy and Place Services Revenue Total	(16,410)	(4,101)	(3,529)	572	-14%	
Paliau and Place Sary Evpanditure						
Policy and Place Serv Expenditure Employee Costs	896,520	208,419	178,794	(29,625)	-14%	Variance due to coordinator position vacant and administration position
						is currently part time.
Other Employee Costs	15,260	4,240	3,312	(928)	-22%	
Other Expenses	565,520	127,259	37,157	(90,102)		Timing variance, \$40k on Strategic Planning Programmes, \$11k on Place Management Programmes, \$26k on Grants and Donation and \$12k on Data acquisition.
Policy and Place Serv Expenditure Total	1,477,300	339,918	219,264	(120,654)	-35%	
Policy and Place Services Indirect Cost						
Allocations	360,880	87,134	89,053	1,919	2%	
Policy and Place Services Indirect Cost Total	360,880	87,134	89,053	1,919	2%	
Policy and Place Services Total	1,821,770	422,951	304,788	(118,163)	-28%	







BY SERVICE AREAS

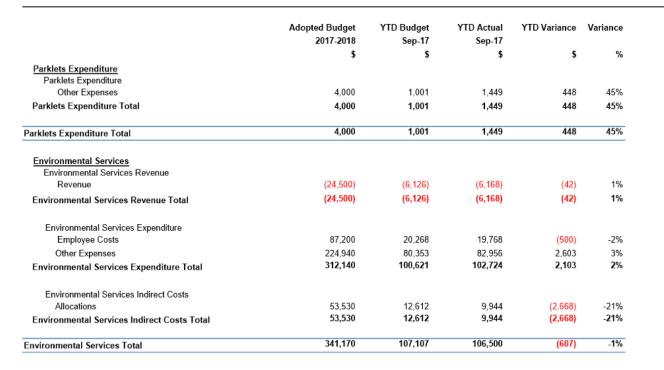
AS AT 30 SEPTEMBER 2017

	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Street Lighting						
Street Lighting Revenue						
Revenue	(23,000)	0	0	0		
Street Lighting Revenue Total	(23,000)	0	0	0		
Street Lighting Expenditure						
Other Expenses	840,000	210,000	162,762	(47,238)	-22%	Timing variance on invoices from Synergy for electricity expenses.
Street Lighting Expenditure Total	840,000	210,000	162,762	(47,238)	-22%	
Street Lighting Total	817,000	210,000	162,762	(47,238)	-22%	
Underground Power Project						
Underground Power Project Revenue						
Revenue	0	0	(30)	(30)		
Underground Power Project Revenue Total	0	0	(30)	(30)		
Underground Power Project Total	0	0	(30)	(30)		-
Bus Shelter						
Bus Shelter Revenue						
Revenue	(59,000)	(12,500)	0	12,500	-100%	Timing variance, revenue to be received in October 2017.
Bus Shelter Revenue Total	(59,000)	(12,500)	0	12,500	-100%	
Bus Shelter Expenditure						
Other Expenses	45,930	11,483	24,971	13,488	117%	\$13k unfavourable variance in depreciation expense, to be reviewed in mid year budget review.
Bus Shelter Expenditure Total	45,930	11,483	24,971	13,488	117%	
Bus Shelter Total	(13,070)	(1,017)	24,971	25,988	-2555%	-





	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	2017-2018	sep-17	3ep-17	s	%	
Parking and Street Name Signs Expenditure	4	3	4	,	70	
Parking and Street Name Signs Expenditure						
Other Expenses	91,000	22,750	12,236	(10,514)	-46%	\$10k favourable variance on general maintenance as no major works
·						yet required.
Parking and Street Name Signs Expenditure Total	91,000	22,750	12,236	(10,514)	-46%	
Parking and Street Name Signs Expenditure Total	91,000	22,750	12,236	(10,514)	-46%	
						•
Crossovers						
Crossovers Expenditure Other Expenses	15,000	3,750	2,620	(1,130)	-30%	
Crossovers Expenditure Total	15,000	3,750	2,620		-30%	
Crossovers Expenditure Total	15,000	3,750	2,620	(1,130)	-30%	
Crossovers Total	15,000	3,750	2,620	(1,130)	-30%	
Roads Linemarking Expenditure						
Roads Linemarking Expenditure						
Other Expenses	60,000	15,000	5,967	(9,033)	-60%	
Roads Linemarking Expenditure Total	60,000	15,000	5,967	(9,033)	-60%	
Roads Linemarking Expenditure Total	60,000	15,000	5,967	(9,033)	-60%	
Tree Lighting Leederville Expenditure						
Tree Lighting Leederville Expenditure	50.000					
Other Expenses	50,000	0	0	0		
Tree Lighting Leederville Expenditure Total	50,000	0	0	0		
Tree Lighting Leederville Expenditure Total	50,000	0	0	0		



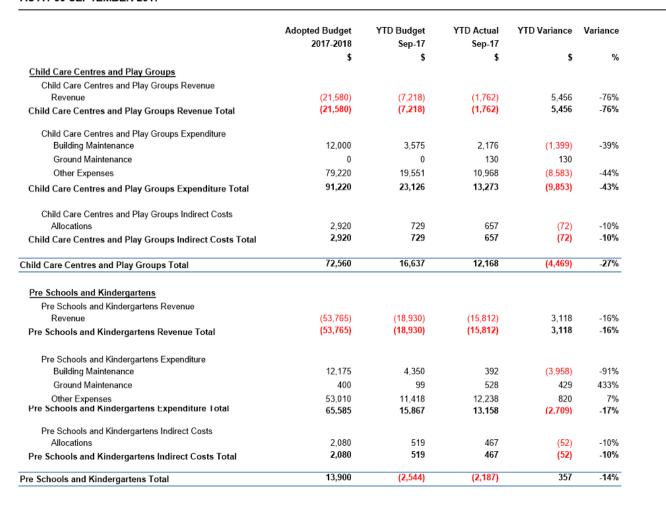


Variance Commentary

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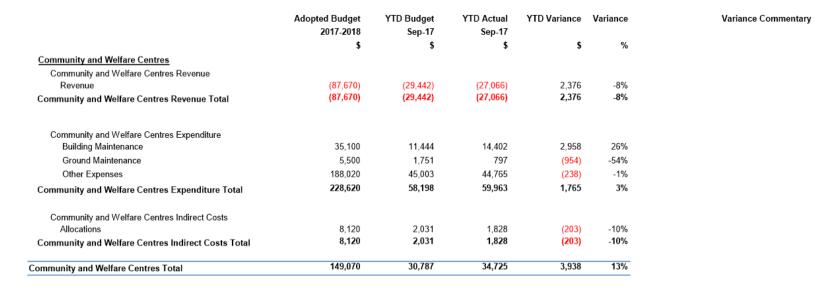
Property Management Administration Property Management Administration Revenue Revenue Employee Costs(2.810) (702)(702) (581)(581) (581)121 (17%)Property Management Administration Revenue Employee Costs319,64074,44249,969(24,473) (581)-33% (24,473)52.9k variance due to reversal of June 17 salary accrual and \$111 incorrectly costed to Public Overhead account, to be corrected in October 2017.Other Employee Costs4,0601.0151.0150.0% (24,179)Other Employee Costs4,29306.36990354Other Employee Costs4,29306.36990354Other Employee Costs4,29306.36990354Other Employee Costs4,29306.36990354Property Management Administration Expenditure Total366,63076,09351,974(24,119)- 225%- 235%- 235%- 235%Property Management Administration Indirect Costs Allocations208,44550,30638,974(11,332)Property Management Administration Indirect Costs Allocations208,44550,30638,974(11,332)Property Management Administration Indirect Costs Building Expenditure235,80079,15347,829(31,324)-40%Civic Centre Building Expenditure Building Maintenance73,00037,74934,218(3,531)-9%Civic Centre Building Expenditure Total736,230205,328243,42138,09319%Civic Centre Building Indirect Costs Allocations <th></th> <th>Adopted Budget 2017-2018 \$</th> <th>YTD Budget Sep-17 \$</th> <th>YTD Actual Sep-17 \$</th> <th>YTD Variance \$</th> <th>Variance %</th> <th>Variance Commentary</th>		Adopted Budget 2017-2018 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance \$	Variance %	Variance Commentary
Property Management Administration Revenue Revenue Revenue(2.810)(702)(581)121-17%Property Management Administration Expenditure Employee Costs319,64074,44249,969(24,473)-33%52.9k variance due to reversal of June 17 salary accrual and 5111 incorredly costed to Public Overhead account, to be corrected in October 2017.Other Employee Costs4,0601.0151.01500%Other Expenses42,9306369905455%Property Management Administration Indirect Costs Allocations208,44550,30638,974(11.332)-23%Property Management Administration Indirect Costs Allocations208,44550,30638,974(11.332)-23%Property Management Administration Indirect Costs Allocations208,44550,30638,974(11.332)-23%Property Management Administration Indirect Costs Allocations208,44550,30638,974(11.332)-23%Property Management Administration Indirect Costs Total72,265125,69790,367(35,330)-28%Civic Centre Building Cubic Centre Building Expenditure Building Maintenance236,80079,15347,829(31.324)-40%\$32k favourable variance as no major maintenance yet required. revaluation of building assets.Civic Centre Building Expenditure Building Indirect Costs73,00037,74934,218(3.531)-9%Civic Centre Building Expenditure Building Indirect Costs736,230205,328243,42138,09319% <td>Dronorty Management Administration</td> <td>1 I</td> <td>\$</td> <td>Þ</td> <td>3</td> <td>70</td> <td></td>	Dronorty Management Administration	1 I	\$	Þ	3	70	
Revenue(2,810)(702)(581)121-17%Property Management Administration Revenue Total(2,810)(702)(581)121-17%Property Management Administration Expenditure Employee Costs319,64074,44249,969(24,473)-33% 52.9k variance due to reversal of June 17 salary accrual and 5111 incorrectly costed to Public Overhead account, to be corrected in October 2017.Other Employee Costs4,0601,0151,01500%Other Expenses42,93063699035456%Property Management Administration Expenditure Total366,63076,09351,974(24,119)-32%Property Management Administration Indirect Costs 							
Property Management Administration Revenue Total (2,810) (702) (581) 121 -17% Property Management Administration Expenditure Employee Costs 319,640 74,442 49,969 (24,473) -33% \$2.9k variance due to reversal of June 17 salary accrual and \$111 incorrectly costed to Public Overhead account, to be corrected in OChore Expenses Other Expenses 4,060 1.015 1.015 0 0% Property Management Administration Expenditure Total 366,630 76,093 51,974 (24,119) -32% Property Management Administration Indirect Costs Allocations 208,445 50,306 38,974 (11,32) -23% Property Management Administration Indirect Costs Total 208,445 50,306 38,974 (11,32) -23% Property Management Administration Indirect Costs Total 208,445 50,306 38,974 (11,32) -23% Property Management Administration Total 572,265 125,697 90,367 (35,330) -28% Civic Centre Building Civic Centre Building Expenditure Building Maintenance 73,000 37,749 34,218 (3,531) -9% Civic Centre Building Expenditure Total 736,230 205,328		(2.810)	(702)	(581)	121	17%	
Property Management Administration Expenditure Employee Costs 319,640 74,442 49,969 (24,473) -33% \$2 \$k variance due to reversal of June 17 salary accrual and \$111 incorrectly costed to Public Overhead account to be corrected in October 2017. Other Expenses 4,060 1.015 1.015 0 0% Other Expenses 42,930 636 990 354 56% Property Management Administration Expenditure Total 366,630 76,093 51,974 (24,119) -32% Property Management Administration Indirect Costs Allocations 208,445 50,306 38,974 (11,322) -23% Property Management Administration Indirect Costs Allocations 208,445 50,306 38,974 (11,322) -23% Property Management Administration Indirect Costs Total 208,445 50,306 38,974 (11,322) -23% Property Management Administration Total 572,265 125,697 90,367 (35,330) -28% Civic Centre Building Ground Maintenance 73,000 37,749 34,218 (31,324) -40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance 73,000 37,749 34,218 (31,324) -40% \$32k favourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Expenditure To							
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Employee Costs319,64074,44249,969(24,473) (24,473)-33% \$2.9k variance due to reversal of June 17 salary accrual and \$111 incorrectly costed to Public Overhead account, to be corrected in October Expenses4,0601,0151,01500%Other Expenses42,93063699035456%Property Management Administration Expenditure Total366,63076,09351,574(24,119)-32%Property Management Administration Indirect Costs Allocations208,44550,30638,974(11,322) (11,322)-23%Property Management Administration Indirect Costs Total208,44550,30638,974(11,322) (11,322)-23%Property Management Administration Indirect Costs Total208,44550,30638,974(11,322) (11,322)-23%Property Management Administration Indirect Costs Total208,44550,30638,974(11,322) (11,322)-23%Civic Centre Building Ground Maintenance572,265125,69790,367(35,330) (35,330)-28%Civic Centre Building Communication Total572,265125,69790,367(35,330) (35,330)-28%Civic Centre Building Communication73,00037,74934,218(3,531) (3,531)-9%Other Expenses426,43088,426161,37472,94882%573 unfavourable variance due to increase in depreciation cost a revaluation of building assets.Civic Centre Building Expenditure Total73,623205,328243,42138,09319%Civic	Property Management Administration Expenditure						
Other Employee Costs 4,060 1,015 1,015 0 0% Other Expenses 42,930 636 990 354 55% Property Management Administration Expenditure Total 366,630 76,093 51,974 (24,119) -32% Property Management Administration Indirect Costs 208,445 50,306 38,974 (11,332) -23% Property Management Administration Indirect Costs 208,445 50,306 38,974 (11,332) -23% Property Management Administration Indirect Costs Total 208,445 50,306 38,974 (11,332) -23% Property Management Administration Indirect Costs Total 208,445 50,306 38,974 (11,332) -23% Property Management Administration Indirect Costs Total 572,265 125,697 90,367 (35,330) -28% Civic Centre Building 206,800 79,153 47,829 (31,324) -40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance 73,000 37,749 34,218 (3,531) -9% Other Expenses 426,430 88,426 161,374 72,948 82% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Expenditure Total		319 640	74 442	49 969	(24 473)	-33%	\$2.9k variance due to reversal of June 17 salary accrual and \$11k
Other Employee Costs4,0601,0151,01500%Other Expenses42,93063699035456%Property Management Administration Expenditure Total366,63076,09351,974(24,119)-32%Property Management Administration Indirect Costs Allocations208,44550,30638,974(11,332)-23%Property Management Administration Indirect Costs Allocations208,44550,30638,974(11,332)-23%Property Management Administration Indirect Costs Total208,44550,30638,974(11,332)-23%Property Management Administration Total572,265125,69790,367(35,330)-28%Civic Centre Building Building Maintenance236,80079,15347,829(31,324)-40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance73,00037,74934,218(3,551)-9%Other Expenses426,43088,426161,37472,94862% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets.Civic Centre Building Expenditure Total736,230205,328243,42138,09319%Civic Centre Building Indirect Costs505,306205,328243,42138,09319%		515,040	74,442	40,000	(24,473)	-3376	incorrectly costed to Public Overhead account, to be corrected in
Other Expenses42,93063699035456%Property Management Administration Expenditure Total366,63076,09376,09351,974(24,119)-32%Property Management Administration Indirect Costs208,44550,30638,974(11,332)-23%Property Management Administration Indirect Costs Total208,44550,30638,974(11,332)-23%Property Management Administration Indirect Costs Total208,44550,30638,974(11,332)-23%Property Management Administration Total572,265125,69790,367(35,330)-28%Civic Centre Building Building Maintenance236,80079,15347,829(31,324)-40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance73,00037,74934,218(3,531)-9%Other Expenses426,43088,426161,37472,94882% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets.Civic Centre Building Expenditure Total73,623205,328243,42138,09319%Civic Centre Building Indirect Costs205,328243,42138,09319%	Other Employee Costs	4.060	1 015	1.015	0	0.9/	October 2017.
Property Management Administration Expenditure Total366,63076,09351,974(24,119)-32%Property Management Administration Indirect Costs Allocations208,44550,30638,974(11,332)-23%Property Management Administration Indirect Costs Total208,44550,30638,974(11,332)-23%Property Management Administration Indirect Costs Total572,265125,69790,367(35,330)-28%Civic Centre Building Building Kapenditure Building Maintenance236,80079,15347,829(31,324)-40% \$32k favourable variance as no major maintenance yet required. Ground MaintenanceGround Maintenance Other Expenses73,00037,74934,218(3,531)-9% For 2,948Civic Centre Building Expenditure Total736,230205,328243,42138,09319%Civic Centre Building Indirect CostsCivic Centre Building Indirect Costs205,328243,42138,09319%	. ,			,			
Property Management Administration Indirect Costs Allocations 208,445 50,306 38,974 (11,332) -23% Property Management Administration Indirect Costs Total 208,445 50,306 38,974 (11,332) -23% Property Management Administration Indirect Costs Total 208,445 50,306 38,974 (11,332) -23% Property Management Administration Total 572,265 125,697 90,367 (35,330) -28% Civic Centre Building Civic Centre Building Expenditure 236,800 79,153 47,829 (31,324) -40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance 73,000 37,749 34,218 (3,531) -9% Other Expenses 426,430 88,426 161,374 72,948 82% 573k unfavourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Expenditure Total 736,230 205,328 243,421 38,093 19%							
Allocations208,44550,30638,974(11,332)-23%Property Management Administration Indirect Costs Total572,265125,69790,367(35,330)-28%Civic Centre Building Building Maintenance236,80079,15347,829(31,324)-40%\$32k favourable variance as no major maintenance yet required.Ground Maintenance73,00037,74934,218(3,531)-9%Other Expenses426,43088,426161,37472,94882%\$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets.Civic Centre Building Expenditure Total736,230205,328243,42138,09319%	Property Management Administration Expenditure Total	300,030	76,095	51,974	(24,115)	- 3∠ 70	
Allocations208,44550,30638,974(11,332)-23%Property Management Administration Indirect Costs Total572,265125,69790,367(35,330)-28%Civic Centre Building Building Maintenance236,80079,15347,829(31,324)-40%\$32k favourable variance as no major maintenance yet required.Ground Maintenance73,00037,74934,218(3,531)-9%Other Expenses426,43088,426161,37472,94882%\$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets.Civic Centre Building Expenditure Total736,230205,328243,42138,09319%	Preparty Management Administration Indirect Costs						
Property Management Administration Indirect Costs Total 208,445 50,306 38,974 (11,332) -23% Property Management Administration Total 572,265 125,697 90,367 (35,330) -28% Civic Centre Building Civic Centre Building Expenditure Building Maintenance 236,800 79,153 47,829 (31,324) -40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance 73,000 37,749 34,218 (3,531) -9% Other Expenses 426,430 88,426 161,374 72,948 82% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Indirect Costs 736,230 205,328 243,421 38,093 19%		208 445	50 306	38 974	(11 332)	-23%	
Property Management Administration Total 572,265 125,697 90,367 (35,330) -28% Civic Centre Building Building Maintenance 236,800 79,153 47,829 (31,324) -40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance 73,000 37,749 34,218 (3,531) -9% Other Expenses 426,430 88,426 161,374 72,948 82% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Expenditure Total 736,230 205,328 243,421 38,093 19%							
Civic Centre Building Civic Centre Building Expenditure Building Maintenance 236,800 79,153 47,829 (31,324) -40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance 73,000 37,749 34,218 (3,531) -9% Other Expenses 426,430 88,426 161,374 72,948 82% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Expenditure Total 736,230 205,328 243,421 38,093 19%	Property management Administration indirect Costs Total	200,110	00,000	00,014	(11,002)	2070	
Civic Centre Building Expenditure 236,800 79,153 47,829 (31,324) -40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance 73,000 37,749 34,218 (3,531) -9% Other Expenses 426,430 88,426 161,374 72,948 82% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Indirect Costs 736,230 205,328 243,421 38,093 19%	Property Management Administration Total	572,265	125,697	90,367	(35,330)	-28%	
Civic Centre Building Expenditure 236,800 79,153 47,829 (31,324) -40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance 73,000 37,749 34,218 (3,531) -9% Other Expenses 426,430 88,426 161,374 72,948 82% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Indirect Costs 736,230 205,328 243,421 38,093 19%	Civic Centre Building						
Building Maintenance 236,800 79,153 47,829 (31,324) -40% \$32k favourable variance as no major maintenance yet required. Ground Maintenance 73,000 37,749 34,218 (3,531) -9% Other Expenses 426,430 88,426 161,374 72,948 82% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Indirect Costs 736,230 205,328 243,421 38,093 19%							
Ground Maintenance 73,000 37,749 34,218 (3,531) -9% Other Expenses 426,430 88,426 161,374 72,948 82% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Indirect Costs 736,230 205,328 243,421 38,093 19%		236 800	79 153	47 829	(31 324)	-40%	\$32k favourable variance as no major maintenance vet required
Other Expenses 426,430 88,426 161,374 72,948 82% \$73k unfavourable variance due to increase in depreciation cost a revaluation of building assets. Civic Centre Building Indirect Costs 736,230 205,328 243,421 38,093 19%	Durang mantenance	230,000	75,155	47,020	(31,324)	-40 /0	with a second
Civic Centre Building Expenditure Total 736,230 205,328 243,421 38,093 19% Civic Centre Building Indirect Costs	Ground Maintenance	73,000	37,749	34,218	(3,531)	-9%	
Civic Centre Building Expenditure Total 736,230 205,328 243,421 38,093 19%	Other Expenses	426,430	88,426	161,374	72,948	82%	
	Civic Centre Building Expenditure Total	736,230	205,328	243,421	38,093	19%	
	Civic Centre Building Indirect Costs						
		(736,230)	(205,328)	(243,421)	(38,093)	19%	
Civic Centre Building Indirect Costs Total (736,230) (205,328) (243,421) (38,093) 19%	Civic Centre Building Indirect Costs Total	(736,230)	(205,328)	(243,421)	(38,093)	19%	
Civic Centre Building Total 0 0 0 (0)	Civic Centre Building Total	0	0	0	(0)		





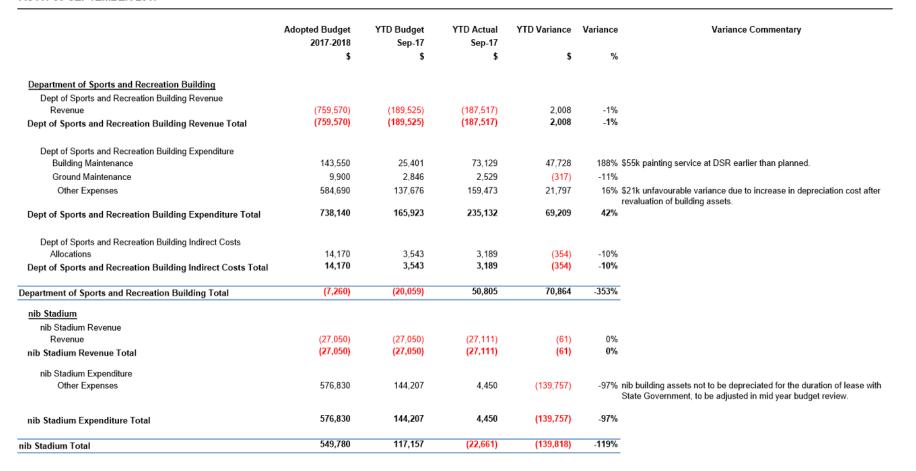


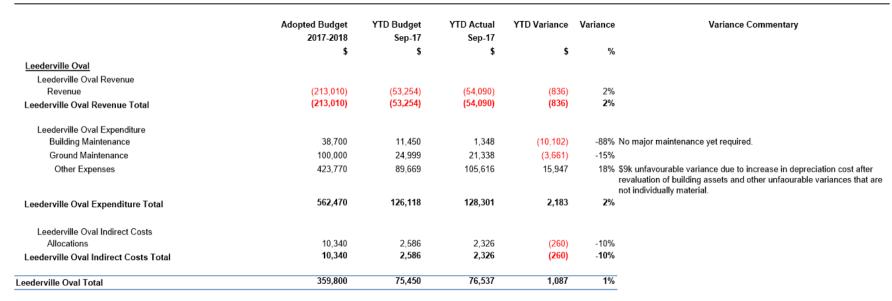
Variance Commentary





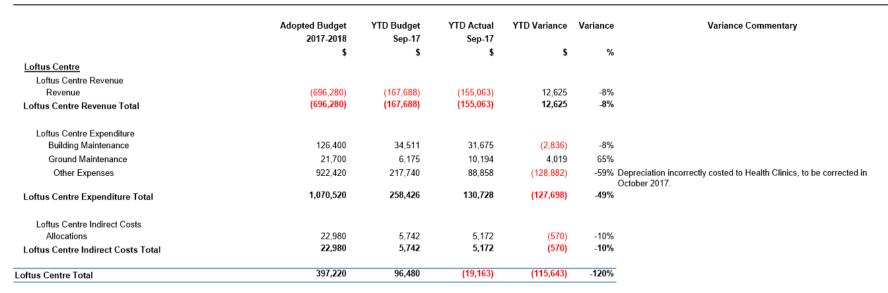
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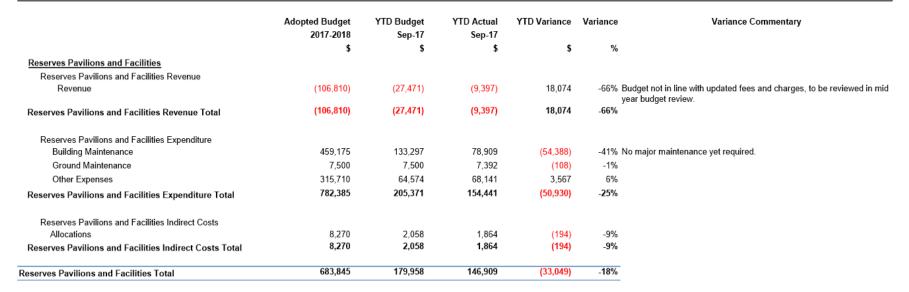


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	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	sep-11	sep-11	\$	%	
Public Halls						
Public Halls Revenue						
Revenue	(232,750)	(58,629)	(35,285)	23,344	-40%	Budget not in line with updated fees and charges, to be reviewed in mid year budget review.
Public Halls Revenue Total	(232,750)	(58,629)	(35,285)	23,344	-40%	
Public Halls Expenditure						
Building Maintenance	189,750	60,556	15,395	(45,161)	-75%	No major maintenance yet required.
Ground Maintenance	4,000	3,500	3,696	196	6%	
Other Expenses	231,760	54,635	45,116	(9,519)	-17%	
Public Halls Expenditure Total	425,510	118,691	64,208	(54,483)	-46%	
Public Halls Indirect Costs						
Allocations	8,120	2,025	1,826	(199)	-10%	
Public Halls Indirect Costs Total	8,120	2,025	1,826	(199)	-10%	
Public Halls Total	200,880	62,087	30,749	(31,338)	-50%	-





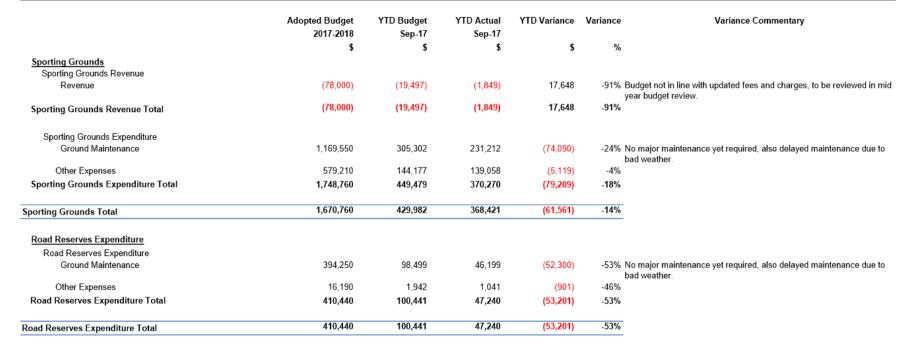


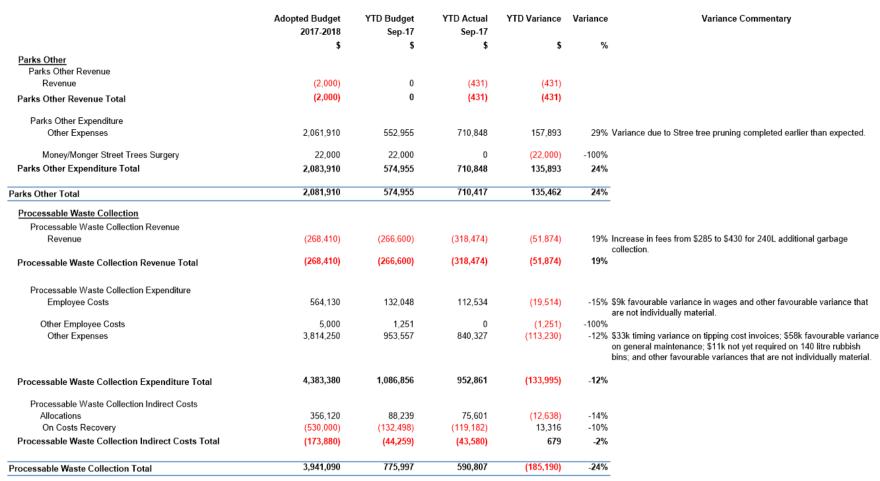
	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Sporting Clubs Buildings						
Sporting Clubs Buildings Revenue						
Revenue	(139,610)	(45,357)	(22,300)	23,057		\$17k insurance and \$7k maintenance to be recouped at year end as part of variable outgoings.
Sporting Clubs Buildings Revenue Total	(139,610)	(45,357)	(22,300)	23,057	-51%	
Sporting Clubs Buildings Expenditure						
Building Maintenance	64,570	34,037	13,664	(20,373)	-60%	No major maintenance yet required.
Ground Maintenance	14,500	14,500	1,584	(12,916)	-89%	No major maintenance yet required.
Other Expenses	866,270	201,421	162,153	(39,268)		\$45k favourable variance on depreciation expense after revaluation of buildings.
Sporting Clubs Buildings Expenditure Total	945,340	249,958	177,400	(72,558)	-29%	
Sporting Clubs Buildings Indirect Costs						
Allocations	25,020	6,255	5,628	(627)	-10%	
Sporting Clubs Buildings Indirect Costs Total	25,020	6,255	5,628	(627)	-10%	
Sporting Clubs Buildings Total	830,750	210,856	160,728	(50,128)	-24%	

	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Parks and Reserves Administration						
Parks and Reserves Administration Revenue						
Revenue	(4,870)	(1,215)	(799)	416	-34%	
Parks and Reserves Administration Revenue Total	(4,870)	(1,215)	(799)	416	-34%	
Parks and Reserves Administration Expenditure						
Employee Costs	1,110,330	260,220	255,593	(4,627)	-2%	
Other Employee Costs	34,850	8,719	13,615	4,896	56%	
Other Expenses	155,760	38,940	31,910	(7,030)	-18%	
Parks and Reserves Administration Expenditure Lotal	1,300,940	307,879	301,118	(6,761)	-2%	
Parks and Reserves Administration Indirect Costs						
Allocations	782,935	197,311	180,663	(16,648)	-8%	
On Costs Recovery	(1,440,000)	(360,000)	(279,362)	80,638	-22%	
Parks and Reserves Administration Indirect Costs Total	(657,065)	(162,689)	(98,699)	63,990	-39%	
Parks and Reserves Administration Total	639,005	143,975	201,620	57,645	40%	-
Parks and Reserves						
Parks and Reserves Revenue						
Revenue	(68,650)	(17,163)	(10,354)	6,809	-40%	
Parks and Reserves Revenue Total	(68,650)	(17,163)	(10,354)	6,809	-40%	
Parks and Reserves Expenditure						
Ground Maintenance	2,150,595	537,555	409,121	(128,434)	-24%	No major maintenance yet required.
Other Expenses	838,220	200,679	195,223	(5,456)	-3%	
Parks and Reserves Expenditure Total	2,988,815	738,234	604,344	(133,890)	-18%	
Parks and Reserves Indirect Costs						
Allocations	370	93	84	(9)	-10%	
Parks and Reserves Indirect Costs Total	370	93	84	(9)	-10%	
Parks and Reserves Total	2,920,535	721,164	594,075	(127,089)	-18%	-



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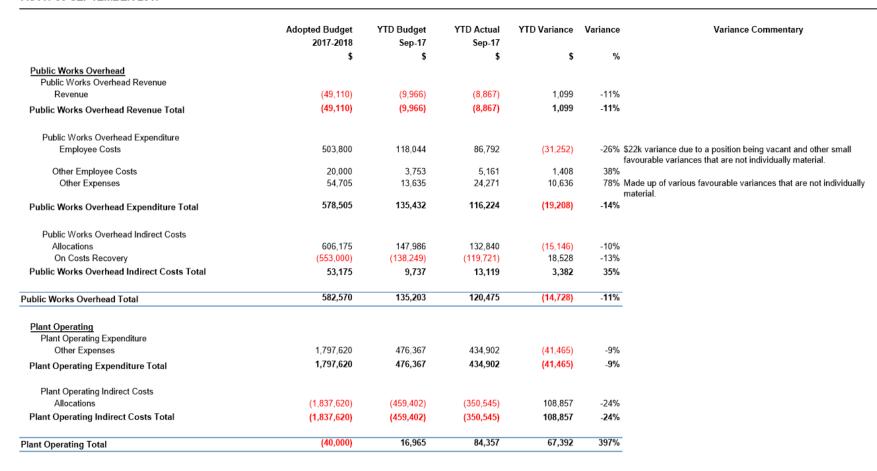


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	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Other Waste Services Other Waste Services Revenue						
Revenue	(1,200)	(300)	(818)	(518)	173%	
Other Waste Services Revenue Total	(1,200)	(300)	(818)	(518)	173%	
Other Waste Services Expenditure						
Other Expenses	673,750	62,186	14,599	(47,587)	-77%	\$17k timing variance on Waste Management Programmes and \$24k on
Other Waste Services Expenditure Total	673,750	62,186	14,599	(47,587)	-77%	general maintenance that is yet not required.
Other Waste Services Total	672,550	61,886	13,781	(48,105)	-78%	-
Recycling Expenditure Recycling Expenditure						
Other Expenses	1,097,000	274,248	247,129	(27,119)	-10%	
Recycling Expenditure Total	1,097,000	274,248	247,129	(27,119)	-10%	
Recycling Expenditure Total	1,097,000	274,248	247,129	(27,119)	-10%	-

CITY OF VINCENT NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE BY SERVICE AREAS AS AT 30 SEPTEMBER 2017



BY SERVICE AREAS



	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Recoverable Works Recoverable Works Revenue						
Revenue	(100,000)	(25,000)	(14,090)	10,910	-44%	Timing variance on completion of recoverable works.
	(100,000)	(25,000)	(14,090)	10,910	-44%	
Recoverable Works Revenue Total	(100,000)	(23,000)	(14,030)	10,510	-4470	
Recoverable Works Expenditure						
Other Expenses	100,000	25,000	26,505	1,505	6%	
Recoverable Works Expenditure Total	100,000	25,000	26,505	1,505	6%	
Recoverable Works Total	0	0	12,415	12,415		-
						-
Drainage Expenditure						
Drainage Expenditure						
Other Expenses	279,250	74,775	96,621	21,846	29%	\$21k unfavourable variance on general maintenance.
Drainage Expenditure Total	279,250	74,775	96,621	21,846	29%	
Drainage Expenditure Total	279,250	74,775	96,621	21,846	29%	-
Footpaths/Cycleways Expenditure						
Footpaths/Cycleways Expenditure						
Other Expenses	799,900	189,630	212,865	23,235	12%	\$23k unfavourable variance on general maintenance.
Footpaths/Cycleways Expenditure Total	799,900	189,630	212,865	23,235	12%	
Footpaths/Cycleways Expenditure Total	799,900	189,630	212,865	23,235	12%	
Diekte of Way Funenditure						
Rights of Way Expenditure Rights of Way Expenditure						
Other Expenses	192,830	35,587	54,654	19,067	54%	\$15k unfavourable variance on general maintenance.
Rights of Way Expenditure Total	192,830	35,587	54,654	19,067	54%	-
Rights of way Expenditure rotal	192,830	55,587	54,054	19,067	04%	
Rights of Way Expenditure Total	192.830	35,587	54.654	19.067	54%	•



CITY OF VINCENT NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE BY SERVICE AREAS AS AT 30 SEPTEMBER 2017

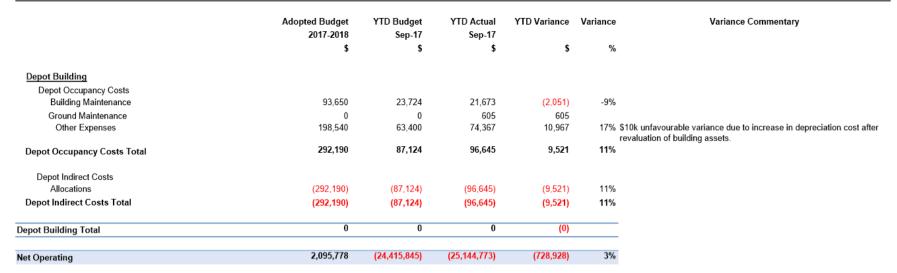


	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017-2018	Sep-17	Sep-17			,
	\$. \$. \$	\$	%	,
Roads Expenditure						
Roads Expenditure						
Other Expenses	1,853,090	456,804	519,896	63,092	14%	\$54k depreciation expense higher than budget estimates, to be
						reviewed in mid year budget review.
Roads Expenditure Total	1,853,090	456,804	519,896	63,092	14%	
Roads Expenditure Total	1,853,090	456,804	519,896	63,092	14%	-
						-
Street Cleaning Expenditure						
Street Cleaning Expenditure	704.000	404.000	450 750	(20.2.47)	4004	6201 C 11 1 1 1 1
Other Expenses	724,000	181,002	152,756	(28,247)		\$28k favourable variance on general maintenance.
Street Cleaning Expenditure Total	724,000	181,002	152,756	(28,247)	-16%	
Street Cleaning Expenditure Total	724,000	181,002	152,756	(28,247)	-16%	-
Traffia Cantael fan Daadwarke Funandituur						
Traffic Control for Roadworks Expenditure Traffic Control for Roadworks Expenditure						
Other Expenses	171,000	23,751	18,324	(5,427)	-23%	
Traffic Control for Roadworks Expenditure Total	171,000	23,751	18,324	(5,427)	-23%	
Traffic Control for Roadworks Expenditure Total	171,000	23,751	18,324	(5,427)	-23%	-
						-
Roadwork Signs and Barricades Expenditure						
Roadwork Signs and Barricades Expenditure						
Other Expenses	500	126	431	305	242%	
Roadwork Signs and Barricades Expenditure Total	500	126	431	305	242%	
Roadwork Signs and Barricades Expenditure Total	500	126	431	305	242%	-



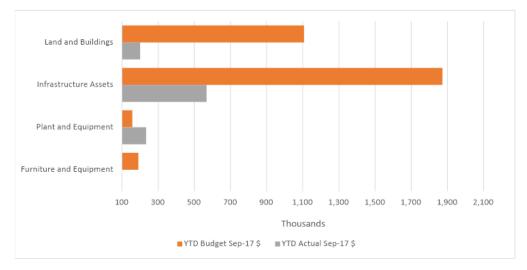
	Adopted Budget 2017-2018	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance
	\$	\$	\$	\$	%
Sump Expenditure			•		
Sump Expenditure					
Other Expenses	2,500	0	0	0	
Sump Expenditure Total	2,500	0	0	0	
Sump Expenditure Total	2,500	0	0	0	
Works Depot					
Works Depot Expenditure					
Employee Costs	158,740	36,888	34,354	(2,534)	-7%
Other Employee Costs	5,330	913	2,775	1,862	204%
Other Expenses	4,170	377	2,494	2,117	562%
Works Depot Expenditure Total	168,240	38,178	39,622	1,444	4%
Works Depot Indirect Costs					
Allocations	(168,240)	(38,178)	(39,622)	(1,444)	4%
Works Depot Indirect Costs Total	(168,240)	(38,178)	(39,622)	(1,444)	4%
Norks Depot Total	0	0	0	0	

CITY OF VINCENT NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE BY SERVICE AREAS AS AT 30 SEPTEMBER 2017

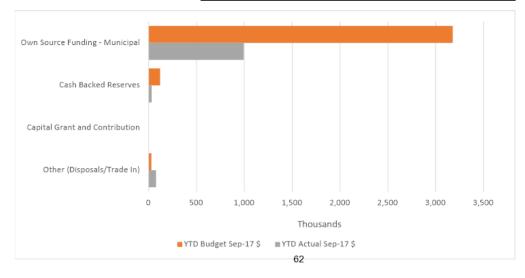




CAPITAL EXPENDITURE	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2017/18	Sep-17	Sep-17		
	\$	\$	\$	\$	%
Land and Buildings	2,343,358	1,106,258	200,242	(906,016)	-82%
Infrastructure Assets	8,358,501	1,873,023	567,786	(1,305,237)	-70%
Plant and Equipment	1,597,846	156,636	233,005	76,369	49%
Furniture and Equipment	1,111,615	190,615	98,643	(91,972)	-48%
Total	13,411,320	3,326,532	1,099,676	(2,226,856)	-67%



FUNDING	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2017/18	Sep-17	Sep-17		
	\$	\$	\$	\$	%
Own Source Funding - Municipal	9,204,871	3,178,242	992,499	(2,185,743)	-69%
Cash Backed Reserves	1,309,605	120,290	30,367	(89,923)	-75%
Capital Grant and Contribution	2,692,344	0	0	0	0%
Other (Disposals/Trade In)	204,500	28,000	76,810	48,810	174%
Total	13,411,320	3,326,532	1,099,676	(2,226,856)	-67%





	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
LAND & BUILDING ASSETS					
ADMINISTRATION & CIVIC CENTRE					
Fitout and relocation	700	700	4,261	3,561	509%
Fire compliance upgrade.	100,000	0	0	0	0%
Administration & Civic Centre, Workforce Accommodation Upgrade	270,000	0	11,749	11,749	100% Timing variance.
Community Partnerships - Workforce Relocation	30,000	30,000	0	(30,000)	-100% Timing variance, works due to be completed In November 2017.
BEATTY PARK LEISURE CENTRE					
Beatty Park Leisure Centre - Remedial Works (OMC 27/06/2017 - Item 10.3)	398,353	398,353	76,528	(321,825)	-81% Timing variance.
Changeroom Tiles replacement	120,000	0	0	0	0%
DEPARTMENT OF SPORTS AND RECREATION					
Zip Unit Renewal	10,000	0	0	0	0%
Carpet replacement	140,000	0	0	0	0%
LOFTUS RECREATION CENTRE					
Leveling Hardstand Escape Route for Drainage	8,000	8,000	0	(8,000)	-100%
Refrigerated A/C Plant Renewal	100,000	0	0	0	0%
Roof fall restraint system renewal	20,000	0	0	0	0%
Renewal of ceiling fabric and upgrade of lights throughout centre	250,000	250,000	0	(250,000)	-100% Project to commence in December 2017.
Escape Gate Upgrade	12,000	12,000	0	(12,000)	-100% Project to commence in October 2017.
LEEDERVILLE OVAL					
Stadium - Electrical upgrade	70,000	70,000	0	(70,000)	-100% Project to commence in January 2018.



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
MANDATORY BUILDING COMPLIANCE UPGRADE					
Earlybird Playgroup Centre	4,137	4,137	0	(4,137)	-100%
Dorrien Gardens (Azzurri Bocce Club)	10,120	10,120	0	(10,120)	-100% Project delayed, to be completed by December 2017.
WORKS DEPOT					
Works Depot - Roof fall restraint system renewal	12,000	0	0	0	0%
Roof sheet and screw renewal	20,000	0	0	0	0%
Workplace Accomodation Depot staff computer kiosk	5,000	5,000	0	(5,000)	-100%
MISCELLANEOUS					
Aircon re-gasification - various locations	70,000	70,000	0	(70,000)	-100% Project to be scoped.
Anzac Cottage - Grant Interpretation	2,100	0	0	0	0%
Birdwood Square Ablutions - Gas HWS Renewal	6,000	6,000	0	(6,000)	-100%
Braithwaite Park public toilet block upgrade and refurbishment	270,000	50,000	18,520	(31,480)	-63% Timing variance.
Dorrien Gardens - Perth Soccer Club	57,448	57,448	57,448	0	0%
Earlybird Playgroup Centre - Replace ceilings	8,000	8,000	0	(8,000)	-100%
Earlybird Playgroup Centre upgrade	20,000	20,000	0	(20,000)	-100% Project to commence in October 2017.
Earlybird Playgroup Centre - Switchboard Renewal Forrest Park Croquet - Electrical HWS Renewal	10,000 4,000	0 0	0	0 0	0% 0%
Highgate Child Health Clinic - Switchboard, lights and switches renewal	10,000	0	0	0	0%
Highgate Child Health Clinic - Remove/Replace Lino Kitchen	5,000	5,000	0	(5,000)	-100%
Highgate Child Health Clinic - Replace ceilings	5,000	5,000	0	(5,000)	-100%
Leederville Child Health Clinic - Additional External Door	2,500	2,500	0	(2,500)	-100%
Leederville Oval East Ablutions - Switchboard Renewal	4,000	0	0	0	0%
Lycopodium - Misc Renewals	100,000	20,000	0	(20,000)	-100% Project to commence in September 2017 till end of financial year.



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
Mens Shed - Macerator Sewer Upgrade	50,000	0	0	0	0%
Menzies Park Pavilion - Electric HWS Renewal	2,000	2,000	0	(2,000)	-100%
North Perth Basketball club adjustable nets at Loftus Rec	15,000	15,000	0	(15,000)	-100% Project delayed.
North Perth Bowling Club - Switchboard supply renewal	10,000	10,000	0	(10,000)	-100% Project to commence in October 2017.
North Perth Tennis Club - Boundary retaining wall	20,000	20,000	17,835	(2,165)	-11%
Royal Park Hall - Carpet Renewal	12,000	12,000	0	(12,000)	-100% Project delayed.
Royal Park Hall - Electrical Renewal	15,000	15,000	12,536	(2,464)	-16%
Woodville Reserve - Power upgrade	40,000	0	0	0	0%
Woodville Reserve - Replace slabbed building surrounds with concrete	25,000	0	1,364	1,364	100%
FOR LAND & BUILDING ASSETS	2,343,358	1,106,258	200,242	(906,016)	-82%



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
INFRASTRUCTURE ASSETS					
TRAFFIC MANAGEMENT					
Improvements at Vincent/Oxford Streets	40,000	40,000	0	(40,000)	-100% Project on hold, pending Main Roads WA approval.
Intersections at Bourke and Loftus Streets	150,000	0	0	0	0%
Intersections at Vincent and Fitzgerald Streets	79,560	79,560	0	(79,560)	-100% Purchase order raised, to commence in October 2017.
William and Bulwer Streets Pedestrian Phasing Signals	207,580	207,580	2,252	(205,328)	-99% Project commenced in September 2017, to be completed by end of financial year.
Improved pedestrian crossings at signalised intersections	230,000	0	0	0	0%
Miscellaneous Traffic Management	80,000	20,000	5,069	(14,931)	-75% On going project, to be completed by end of financial year.
Mid-block signalised pedestrian 'Pelican' crossings	250,000	0	1,200	1,200	100%
Replace Fitzgerald Street speed cushions	25,000	0	0	0	0%
Proposed Killarney Street intersection modifications at Scarb Bch Rd	30,000	0	1,000	1,000	100%
Proposed Anzac Road Traffic Calming	65,000	0	0	0	0%
BLACK SPOT PROGRAM					
Newcastle and Palmerston Streets	40,000	0	0	0	0%
Walcott and Raglan Streets	0	0	450	450	100% Expenses related to 2016-17 financial year, to be adjusted in carry forward adjustments.
William and Forrest Streets	12,000	0	0	0	0%
Green and Matlock Streets	30,000	0	1,000	1,000	100%
Ruby and Fitzgerald Streets	30,000	0	1,000	1,000	100%



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
STREETSCAPE IMPROVEMENTS					
Axford Park Improvements	5,860	5,860	5,860	0	0%
Streetscape improvements/Place Making - William Street - Street Furniture Improvements	30,000	0	0	0	0%
Streetscape improvements/Place Making - Miscellaneous Renewals	30,000	0	0	0	0%
Streetscapes - Upgrade of street Litter bins	30,000	0	0	0	0%
Greening (Streetscapes)	300,000	60,000	37,354	(22,646)	-38% Timing variance.
North Perth Public Open Space	114,000	114,000	0	(114,000)	-100% Project to commence in October 2017.
ROADWORKS - LOCAL ROADS PROGRAM					
Bennelong Street - Oxford St to Cul-de-sac	30,000	6,200	811	(5,389)	-87%
Monmouth Street - York St to William St	30,000	6,200	0	(6,200)	-100%
Gill Street - Charles St to London St	130,000	26,900	20,547	(6,353)	-24%
Ellesmere Street (Stage 1) - Charles St to London St	115,000	23,790	46,658	22,868	96% Project ahead of schedule.
Cleaver St - Carr St - Roundabout	50,000	10,350	0	(10,350)	-100% Project to commence in October 2017.
Fleet Street - Richmond St to Bourke St	10,000	2,100	0	(2,100)	-100%
Frame Court - Leederville Pde to Water Corp	30,000	6,200	0	(6,200)	-100%
Hawthorn Street - Flinders St to Coogee St	30,000	6,200	4,759	(1,441)	-23%
Little Walcott Street - Mabel St to Blake St	50,000	10,350	0	(10,350)	-100% Project to commence in October 2017.
Norfolk Street - Vincent St to Chelmsford Rd	35,000	7,240	906	(6,334)	-87%
Westralia Street - East Pde to Joel Tce	25,000	5,160	1,096	(4,064)	-79%
Hutt Street - Grosvenor Rd to Raglan Rd	20,000	4,150	0	(4,150)	-100%
Dover Street - Scarborough Beach Rd to Matlock St	25,000	5,160	2,811	(2,349)	-46%



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
ROADWORKS - REHABILITATION (MRRG PROGRAM)					
Beaufort/Brisbane Street Intersection Improvements	139,970	50,000	2,177	(47,823)	-96% Project on hold, pending Main Roads WA approval.
Brisbane Street - Beaufort to William Street	134,214	100,000	0	(100,000)	-100% Project on hold, pending Main Roads WA approval.
Beaufort Street - Brisbane to Parry Street	51,043	0	0	0	0%
Vincent Street - William to Beaufort Street	110,082	64,500	9,059	(55,441)	-86% Timing variance.
Angove Street - Daphne to Fitzgerald Street	153,200	0	0	0	0%
Angove Street - Charles to Daphne Street	327,400	0	0	0	0%
Fitzgerald Street - Raglan Road to Angove Street	142,700	0	0	0	0%
Scarborough Beach Road - Oxford to Fairfield Street	72,600	0	0	0	0%
ROADWORKS - ROADS TO RECOVERY PROGRAM					
Newcastle Street - Oxford Street to Carr Place	48,794	35,000	2,340	(32,660)	-93% Timing variance, to be completed by November 2017.
Roads to Recovery Program (Deferred from 2016-17)	201,248	0	0	0	0%
Tennyson Street - Oxford St to Scott St	100,000	0	0	0	0%
Barnet Street - Richmond St to Bourke St	55,145	0	0	0	0%
Richmond Street - Loftus St to Elven St	100,000	0	0	0	0%
Randell Street - Fitzgerald St to Palmerston St	90,000	0	0	0	0%
RIGHTS OF WAY					
Nova Lane	98,900	15,000	0	(15,000)	-100% Project to commence in February 2018.
Solar Lighting of Laneways	29,647	29,647	0	(29,647)	-100% Project to commence in January 2018.
Rights of Way - Cowle/Charles Streets, West Perth	26,000	26,000	27,573	1,573	6%
Rights of Way - Ruby/Knutsford Street, North Perth	45,000	45,000	47,132	2,132	5%
Rights of Way - Rehabilitation	120,000	0	39,824	39,824	100% Timing variance, project started in August 2017.



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
SLAB FOOTPATH PROGRAMME					
Newcastle St - Carr to Watercorp	85,000	0	0	0	0%
Install Tactile pavers in Brisbane and Lake Streets, Perth	20,000	0	0	0	0%
Kalgoorlie Street footpath, Berryman St to Scarborough Beach Road	36,000	0	0	0	0%
Summer St footpath, Joel Terrace to the river	35,000	0	0	0	0%
Purslowe Street - Brady St to East St	26,500	5,300	0	(5,300)	-100%
Ellesmere Street - Fairfield St to Shakespeare St	35,000	7,000	0	(7,000)	-100%
Barnet Place - Barnet St to Cul-de-sac	6,000	1,200	0	(1,200)	-100%
Gardiner Street - Zebina St to East Pde	10,000	2,000	0	(2,000)	-100%
Lake Street - Glendower St to Primrose St	3,500	700	0	(700)	-100%
Alma Street - Fitzgerald St Cul-de-sac	7,000	1,400	0	(1,400)	-100%
Ambleside Avenue - Lynton St to Cul-de-sac	10,000	2,000	0	(2,000)	-100%
Angove Street - Albert St to Woodville St	8,000	1,600	0	(1,600)	-100%
Barlee Street - Roy St to new development (45m)	5,500	1,100	0	(1,100)	-100%
Brewer Street - Lacey St to Pier St	10,000	2,000	0	(2,000)	-100%
Emmerson Street - Loftus St to Alto Ln	6,000	1,200	0	(1,200)	-100%
Farmer Street - Angove St to Pansy St	9,000	1,800	0	(1,800)	-100%
Fore Street - Beaufort St to 25m west	8,500	1,700	0	(1,700)	-100%
William Street - Glendower St to Vincent St	5,000	1,000	0	(1,000)	-100%
Charles Street - Carr St to Newcastle St	90,000	18,000	0	(18,000)	-100% Project to commence in February 2018.
Robinson Avenue - Wellman St to William St	10,000	2,000	0	(2,000)	-100%



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
BICYCLE NETWORK					
Bike Plan Network 2015-16 Implementation (Palmerston to Lord)	45,007	45,007	30,367	(14,640)	-33% Project to be completed by November 2017.
Bicycle Network Oxford - Anzac to Scarb Bch Rd	190,000	0	0	0	0%
Oxford Street Green - Bike Box	25,000	0	0	0	0%
Bike Boulevard Stage 2	1,100,000	0	7,150	7,150	100%
Bike Parking	15,000	5,000	2,633	(2,367)	-47%
Carr/Cleaver Street - bike lanes	50,000	0	0	0	0%
CAR PARK DEVELOPMENT					
Beatty Park Reserve car park - Lighting	2,500	0	0	0	0%
Berryman and The Boulevard - Angle Parking	90,000	0	0	0	0%
Brisbane Street Car Park - Lighting	35,000	0	0	0	0%
Chelmsford Road Car Park	78,000	0	0	0	0%
Glebe Street - Angle Parking	85,000	0	0	0	0%
North Perth ACROD Parking Bays	5,000	5,000	0	(5,000)	-100%
Pansy Street Car Park - Lighting	1,600	0	0	0	0%
Parking Restriction Implementation	143,682	30,000	33,487	3,487	12%
Raglan Road Car Park - Resurfacing & Lighting	70,000	0	0	0	0%
DRAINAGE					
Beatty Park Reserve - Flood Mitigation Works	3,033	3,033	0	(3,033)	-100%
Beatty Park Reserve - Drainage Improvements	150,000	150,000	0	(150,000)	-100% Project to commence in February 2018.
Gully Soakwell Program	75,000	25,000	34,658	9,658	39% Project to be completed by January 2018.
Lawler Street Sump - Infill	198,000	198,000	0	(198,000)	-100% Project to commence in January 2018.
Miscellaneous Improvements	55,000	10,000	0	(10,000)	-100% Requests not yet received.
Muriel Place Drainage Upgrade	20,000	0	0	0	0%



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
PARKS AND RESERVES					
Axford Park - Redevelopment	200,000	0	0	0	0%
Banks Reserve - Foreshore restoration stage 2	185,300	100,000	20,000	(80,000)	-80% Timing variance.
Central Control Irrigation System (Stage 3)	60,000	15,000	32,622	17,622	117% Project commenced early, initially planned to start in January 2018.
Charles Veryard Reserve - Full/Partial Dog Exercise Fence & Landscaping	15,000	0	0	0	0%
Greening Plan - Oxford St, Scarb Bch Rd, Lord	0	0	6,299	6,299	100% Expenses related to 2016-17. Project to be reviewed during carry forward adjustments.
Hyde Park - Re-asphalt pathways	72,336	72,336	53,270	(19,066)	-26% Timing variance.
Kyilla Park - Replace/upgrade in ground reticulation system	65,000	0	0	0	0%
Leake Street Public Open Space - Eco Zoning	5,000	5,000	3,456	(1,544)	-31%
Les Lilleyman Reserve - Basketball and Netball installation	20,000	20,000	3,950	(16,050)	-80% Project to commence in October 2017.
Les Lilleyman Reserve - Eco-zoning	30,000	5,000	0	(5,000)	-100%
Menzies Park - Replace groundwater bore	40,000	20,000	0	(20,000)	-100% Project delayed, to commence in December 2017.
Miscellaneous - Parks and Reserves Upgrade	20,000	0	2,005	2,005	100%
Parks BBQ installations	9,500	9,500	3,173	(6,327)	-67%
Roads to Parks Demonstration Project - Hyde Street Park Mt Lawley	120,000	0	0	0	0%
Synthetic Cricket Wicket Surfacing Program	25,000	0	11,430	11,430	100% Timing variance.
Venables Park - Re-asphalt pathways and install barrier kerbing	20,000	0	2,408	2,408	100%



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
MISCELLANEOUS					
Axford Park - Uplighting trees	60,000	60,000	60,000	0	0% Project to commence in October 2017.
Install a pit and pump at Depot Dog Pound	41,000	0	0	0	0%
New Parklets - Mt Hawthorn & North Perth	24,600	10,000	0	(10,000)	-100% Project in planning stage, to be spend from January 2018.
Proposed Pedestrian Safety Ballustrade intersection Oxford and Bourke Streets, Leederville	8,000	8,000	0	(8,000)	-100%
Robertson Park - Restump concrete boardwalk	15,000	15,000	0	(15,000)	-100% Project to commence in November 2017.
Bus Shelters	40,000	0	0	0	0%
Upgrade and install new street lighting	15,000	0	0	0	0%
TOTAL EXPENDITURE					
FOR INFRASTRUCTURE ASSETS	8,358,501	1,873,023	567,786	(1,305,237)	-70%



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
PLANT & EQUIPMENT ASSETS					
LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME					
Light Fleet - Annual Changeovers	280,500	62,500	143,270	80,770	129% Timing of vehicle change over impacted by availability of replacements.
MAJOR PLANT REPLACEMENT PROGRAMME					
Road Safety Trailer	29,500	29,500	29,220	(280)	-1%
Side Loader Rubbish Compactor	380,000	0	0	0	0%
Single Axle Truck (Flocon)	200,000	0	0	0	0%
Tractor - Parks	120,000	0	0	0	0%
Ride-on Rotary mower (zero turn) - Parks	42,000	0	0	0	0%
All Terrain vehicle (ATV) - Hyde Park	30,000	0	0	0	0%
ADMINISTRATION & CIVIC CENTRE					
Beatty Park Server	19,000	0	0	0	0%
Upgrade of CCTV	42,800	0	0	0	0%
BEATTY PARK LEISURE CENTRE					
Boiler Replacement	199,000	0	0	0	0%
Upgrade fire panel	25,000	0	0	0	0%
Ventilation in spa plant room	8,500	8,500	0	(8,500)	-100%
Switchboard in top level of plantroom	12,500	0	0	0	0%
25m pool pump	7,500	7,500	0	(7,500)	-100%
Dry Chlorine feeder	12,000	12,000	0	(12,000)	-100% Project to commence in October 2017.
POLICY AND PLACE					
Installation of Device Sensors for Town Centre Performance	1,236	1,236	0	(1,236)	-100%



	Adopted Budget 2017/18	YTD Budget Sep-17	YTD Actual Sep-17	YTD Variance	Variance	Variance Commentary
	\$	\$	\$			
COMMUNITY SERVICES						
Replace Autocite Units (mobile infringement hardware)	40,000	28,500	20,544	(7,956)	-28%	
5x 'Pay by Plate' parking ticket machines - Avenue Car Park	6,900	6,900	0	(6,900)	-100%	
Frame Court Car Park - Pay-by-Plate Parking Machines	50,000	0	34,071	34,071	100%	Project ahead of schedule.
Parking Machines Asset Replacement Program	40,000	0	5,900	5,900	100%	
Parking Sensors Pilot Project	51,410	0	0	0	0%	
TOTAL EXPENDITURE						
FOR PLANT & EQUIPMENT ASSETS	1,597,846	156,636	233,005	76,369	49%	



	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
FURNITURE & EQUIPMENT ASSETS					
CORPORATE SERVICES					
Corporate Systems - Re-Implementation or Replacement	37,500	37,500	15,078	(22,422)	-60% Review in progress.
BEATTY PARK LEISURE CENTRE					
Replacement of Gym Equipment for Loftus Centre	54,615	54,615	53,750	(865)	-2%
Stereo upgrades - RPM studio, Studio 1&2 and Gym (Currently Leased)	41,000	0	0	0	0%
Pool Lane rope replacement	7,000	7,000	0	(7,000)	-100%
INFORMATION TECHNOLOGY					
Upgrade of IT Firewall	80,000	0	0	0	0%
Replace IT Servers	50,000	0	0	0	0%
Replacement PC Fleet (Currently Leased)	350,000	0	0	0	0%
Redevelopment of Website (stage 2)	30,000	30,000	520	(29,480)	-98% Ongoing project, to be completed by June 2018.
Upgrade of AV Devices	30,000	0	0	0	0%
Upgrade IT Network Remote Access Facility	30,000	0	0	0	0%
SOE Development	15,000	0	0	0	0%
Online Lodgement of Applications	100,000	0	0	0	0%
Replacement of CARS Systems	60,000	0	0	0	0%
Upgrade Two Way Radio Fleet	100,000	0	0	0	0%
LOFTUS RECREATION CENTRE					
Loftus Recreation Equipment replacement	44,000	0	8,713	8,713	100%
Replacement Stereo - Loftus Recreation	15,000	0	0	0	0%



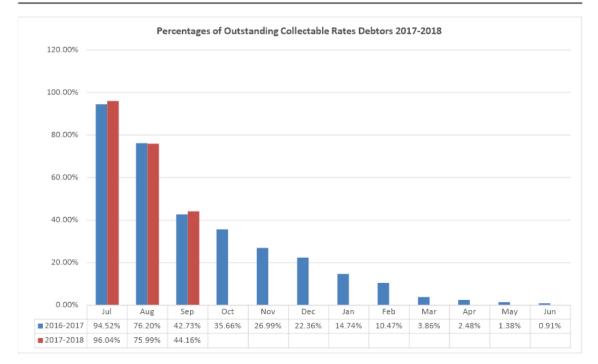
	Adopted Budget 2017/18 \$	YTD Budget Sep-17 \$	YTD Actual Sep-17 \$	YTD Variance	Variance Variance Commentary
PUBLIC HALLS					
Renewal of furniture for municipal halls	6,000	0	0	0	0%
Halls, Pavilions and Operational Buildings - Non Fixed Assets - Renewal	60,000	60,000	19,222	(40,778)	-68% Ongoing project, to be completed by June 2018.
WORKS DEPOT					
New letter folding machine at the depot	1,500	1,500	1,360	(140)	-9%
TOTAL EXPENDITURE					
FOR FURNITURE & EQUIPMENT ASSETS	1,111,615	190,615	98,643	(91,972)	-48%
TOTAL CAPITAL EXPENDITURE	13,411,320	3,326,532	1,099,676	(2,226,856)	-67%

CITY OF VINCENT NOTE 6 - CASH BACKED RESERVES AS AT 30 SEPTEMBER 2017

Reserve Particulars	Budget Opening	Estimated Opening	FY Budget Transfers	YTD Actual Transfers	FY Budget	YTD Actual	FY Budget Transfers	YTD Actual Transfers	Budget Balance	Actual Balance
	Balance	Balance	From	From	Interest	Interest	To	To	Dalance	Dalance
	01-Jul-17	01_Jul-17	Muni Funds	Muni Funds	Earned	Earned	Muni Funds	Muni Funds	30-Jun-18	30-Sep-17
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Administration Centre Reserve	11,418	10,587	0	0	178	71	(10,440)	0	1,156	10,658
Aged Persons and Senior Citizens Reserve	0	0	0	0	0	0	0	0	0	0
Asset Sustainability Reserve	3,246,209	3,251,804	0	0	92,983	21,822	0	0	3,339,192	3,273,626
Beatty Park Leisure Centre Reserve	252,933	253,819	0	0	4,739	1,925	(175,000)	0	82,672	255,744
Capital Reserve	8,264	7,470	0	0	237	51	0	0	8,501	7,521
Cash in Lieu Parking Reserve	782,114	781,449	60,000	9,426	20,756	5,266	(175,000)	0	687,870	796,141
Electronic Equipment Reserve	52,666	52,589	0	0	1,509	353	0	0	54,175	52,942
Hyde Park Lake Reserve	148,486	148,177	0	0	4,253	995	0	0	152,739	149,172
Land and Building Acquisition Reserve	277,340	276,761	0	0	7,944	1,857	0	0	285,284	278,618
Leederville Oval Reserve	217,145	216,694	0	0	5,217	1,454	(70,000)	0	152,362	218,148
Leederville Tennis Reserve	1,976	1,981	970	241	70	14	0	0	3,016	2,236
Light Fleet Replacement Reserve	0	0	0	0	0	0	0	0	0	0
Loftus Community Centre Reserve	17,899	17,811	6,150	1,530	601	127	0	0	24,650	19,468
Loftus Recreation Centre Reserve	39,329	39,123	57,060	14,228	1,380	294	(39,375)	0	58,394	53,645
North Perth Tennis Reserve	42,094	42,049	4,670	1,161	1,273	287	0	0	48,037	43,497
Office Building Reserve - 246 Vincent Street	528,131	527,031	0	0	12,979	3,537	(150,000)	0	391,110	530,568
Parking Facility Reserve	98,461	98,182	0	0	2,788	731	(2,250)	0	98,999	98,913
Parking Funded City Upgrade Reserve	0	0	0	0	0	0	0	0	0	0
Parking Funded Transport Initiatives Reserve	0	0	0	0	0	0	0	0	0	0
Percentage For Public Art Reserve	0	0	0	0	0	0	0	0	0	0
Plant and Equipment Reserve	303,210	300,763	0	0	4,539	2,018	(289,500)	0	18,249	302,781
State Gymnastics Centre Reserve	96,746	96,639	10,750	2,694	2,925	655	0	0	110,421	99,988
Strategic Waste Management Reserve	20,884	20,842	0	0	598	140	0	0	21,482	20,982
Tamala Park Land Sales Reserve	1,991,393	2,022,698	1,452,514	0	77,298	13,564	(48,040)	(30,367)	3,473,165	2,005,895
Underground Power Reserve	195,835	195,426	0	0	5,609	1,311	0	0	201,444	196,737
Waste Management Plant and Equipment Reserve	543,138	546,224	0	0	10,544	3,666	(350,000)	0	203,682	549,890
	8,875,671	8,908,119	1,592,114	29,280	258,420	60,138	(1,309,605)	(30,367)	9,416,600	8,967,170



CITY OF VINCENT NOTE 7 - RATING INFORMATION GRAPH AS AT 30 SEPTEMBER 2017



CITY OF VINCENT NOTE 8 - RATING INFORMATION FOR THE MONTH ENDED 30 SEPTEMBER 2017



	Rateable Value	Rate in Dollar	Budget	Actual	Rates Levied to Budget
Rate Revenue	\$	Cents	\$	\$	%
General Rate					
12936 Residential	304,582,890	6.289	19,164,597	19,155,218	100.0%
1607 Other	125,576,961	6.489	8,197,230	8,148,690	99.4%
50 Vacant Other	2,659,300	12.236	331,449	325,392	98.2%
Minimum Rate					
3129 Residential @ \$1,007	62,344,682	6.289	4,699,200	4,712,400	100.3%
94 Other @ \$1,007	1,423,005	6.489	136,400	141,900	104.0%
0 Vacant Other @ \$1,414	41,700	12.236	5,656	5,656	100.0%
Interim Rates	0		375,000	0	0.0%
Back Rates	0		30,000	0	0.0%
Total Amount Made up from Rates	496,628,538	-	32,939,532	32,489,256	
Non Payment Penalties					
Instalment Interest @ 5.5%			176,260	150,117	85.2%
Penalty Interest @ 11%			80,000	19,704	24.69
Administration Charge - \$13 per instalment			200,000	234,761	117.49
Legal Costs Recovered			25,000	2,769	11.19
Other Reimbursements			600	104	17.39
Interest Write Off			(200)	0	0.09
Other Revenue		-	33,421,192	32,896,710	
Exempt Bins - Non Rated Properties			147,000	128,900	87.79
Commercial / Residential Additional Bins			119,000	188,858	158.79
Swimming Pools Inspection Fees			12,000	12,895	107.5%
		_			107.57
			33,699,192	33,227,364	
Opening Balance				218,492	
Total Collectable			33,699,192	33,445,856	99.25%
Less					
Cash Received				17,671,861	
Overpayments of Rates 2016-17				(115,942)	
Rebates Allowed				1,007,336	
Refunds Allowed				0	
Rates Balance To Be Collected		=	33,699,192	14,882,601	44.16%
Add					
ESL Debtors				606,052	
Pensioner Rebates Not Yet Claimed				385,561	
ESL Rebates Not Yet Claimed				17,883	
Less				/400 050	
Deferred Rates Debtors Current Rates Debtors Balance			-	(102,650) 15,789,448	
			=	10,100,110	
	79				

CITY OF VINCENT DEBTOR REPORT FOR THE MONTH ENDED 30 SEPTEMBER 2017



14 NOVEMBER 2017

DESCRIPTION	CURRENT	31-59 DAYS	60-89 DAYS	OVER 90 DAYS	BALANCE
	\$	\$	\$	\$	\$
DEBTOR CONTROL - HEALTH LICENCES	0	0	0	0	0
DEBTOR CONTROL - RUBBISH CHARGES	0	0	0	0	0
DEBTOR CONTROL - CASH IN LIEU CAR PARKING	(1,215)	0	69,990	366,140	434,915
DEBTOR CONTROL - PROPERTY INCOME	(20,664)	31,827	12,392	100,260	123,815
DEBTOR CONTROL - RECOVERABLE WORKS	(5,108)	5,323	4,216	54,207	58,638
DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE	765	375	0	0	1,140
DEBTOR CONTROL - OTHER	193,459	14,657	13,988	28,643	250,747
DEBTOR CONTROL - % ART CONTRIBUTIONS	0	0	0	0	0
DEBTOR CONTROL - GST	83,277	0	0	0	83,277
DEBTOR CONTROL - INFRINGEMENT	69,737	43,568	51,409	2,234,676	2,399,390
PROVISION FOR DOUBTFUL DEBT	0	0	0	0	0
TOTAL DEBTORS OUTSTANDING AS AT 30/09/2017	320,251	95,750	151,995	2,783,926	3,351,922
UNDERGROUND POWER					58,182
ACCRUED INCOME					23,343
ACCRUED INTEREST					175,107
PREPAYMENTS					184,536
TOTAL TRADE AND OTHER RECEIVABLES					3,793,090

DATE	DEBTOR OVER 60 DAYS	AMOUNT	DEBT DETAILS & COMMENTS
25/02/2015	Subiaco Football Club	44,768.42	Turf maintenance & top dressing
			Comment: Pending discussions on annual maintenance plan.
24/06/2016	Belgravia Leisure Pty Ltd	2,696.88	Maintenance recoup
			Comment: Currently under negotiation.
25/02/2015	East Perth Football Club	41,540.25	Turf maintenance & top dressing
			Comment: Pending discussions on annual maintenance plan.
23/06/2017	Floreat Athena Soccer Club	9,721.00	Ground hire for Winter training/matches
			Comment: Currently under negotiation.
14/04/2016	Loftus Community Centre	1,417.97	FESA Levy 15/16 & Security Alarm Response
			Comment: Currently under negotiation.
12/09/2016	Tuart Hill Cricket Club	6,680.00	Charles Veryard Reserve for training/matches
			Comment: Pending negotiation of ground hire.
30/03/2017	Vietnam Veterans Association of Australia	901.62	Variable Outgoings
			Comment: Pending resolution on charges dispute.
01/05/2017	Department of Sports and Recreations	53,973.96	Variable Outgoings 2016/17
			Comment: Pending audit of Variable Outgoings.
04/11/2016	C Caferelli	28,600.00	Breaches of Planning Development Act
			Comment: Referred to Fines Enforcement Registry.
BALANCE OF	60 DAY DEBTORS OVER \$500.00	190,300.10	

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CITY OF VINCENT NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION AS AT 30 SEPTEMBER 2017



	Full Year Budget 2017/18 \$	YTD Budget 2017/18 \$	YTD Actuals Sep-17 \$	YTD Actuals Sep-16 \$	Month Actuals Sep-17 \$	Month Actuals Sep-16 \$
Administration						
Expenditure	0	0	0	0	0	0
Revenue	0	0	0	0	0	0
(Surplus)/Deficit	0	0	0	0	0	0
Swimming Pools Area						
Expenditure	(3,548,760)	(867,448)	(889,999)	(724,914)	(421,354)	(309,725)
Revenue	2,246,180	446,815	436,050	425,135	160,895	153,229
(Surplus)/Deficit	(1,302,580)	(420,633)	(453,950)	(299,779)	(260,459)	(156,496)
Swim School						
Expenditure	(1,055,780)	(253,600)	(256,232)	(268,940)	(97,666)	(100,593)
Revenue	1,496,970	404,485	414,068	388,571	130,930	130,799
(Surplus)/Deficit	441,190	150,885	157,836	119,632	33,264	30,205
Café						
Expenditure	(761,030)	(168,444)	(167,399)	(160,307)	(60,815)	(63,344)
Revenue	715,970	145,088	145,997	135,979	51,443	46,399
(Surplus)/Deficit	(45,060)	(23,356)	(21,402)	(24,328)	(9,372)	(16,945)
Retail Shop						
Expenditure	(409,190)	(83,165)	(44,557)	(58,138)	(14,796)	(25,155)
Revenue	517,490	89,199	94,777	87,444	34,066	33,756
(Surplus)/Deficit	108,300	6,034	50,221	29,306	19,270	8,602
Health & Fitness						
Expenditure	(1,317,370)	(322,038)	(302,489)	(315,074)	(115,286)	(102,920)
Revenue	1,596,000	416,427	402,342	387,597	126,513	121,513
(Surplus)/Deficit	278,630	94,389	99,853	72,523	11,227	18,594
Group Fitness						
Expenditure	(561,910)	(135,611)	(131,144)	(112,430)	(56,469)	(38,666)
Revenue	637,060	159,219	159,350	153,220	51,092	48,627
(Surplus)/Deficit	75,150	23,608	28,206	40,790	(5,377)	9,961
Aquarobics						
Expenditure	(140,270)	(35,206)	(33,411)	(31,140)	(15,155)	(12,891)
Revenue	226,990	55,915	56,499	53,353	17,253	16,696
(Surplus)/Deficit	86,720	20,709	23,088	22,214	2,099	3,805
Creche						
Expenditure	(329,490)	(80,017)	(74,708)	(73,796)	(29,767)	(28,308)
Revenue	54,020	13,451	17,492	20,902	4,954	6,801
(Surplus)/Deficit	(275,470)	(66,566)	(57,215)	(52,895)	(24,813)	(21,507)
Surplus/(Deficit)	(633,120)	(214,930)	(173,363)	(92,538)	(234,161)	(123,781)
Less Depreciation	(546,950)	(136,737)	(290,312)	(133,880)	(290,312)	(133,880)
Cash Surplus/(Deficit)	(86,170)	(78,193)	116,949	41,342	56,151	10,099

KIDS COMMUNITY DEVELOPMENT PROGRAMS (ages newborn – 17 years)

- 3+ Kindy program 80 places
- School Holiday Program niche market catering for 3 8 years old
- Playgroup General; Down Syndrome WA Playgroup, French speaking playgroup
- Childcare Cooperative
- Child Health Nurse
- Connect for kids (Communication and social interaction skills 6 17 years of age)
- TRX training for kids (fitness class targeting teenagers)
- Creative kids Art Club
- Helen O'Grady Drama
- Music together with Sarah
- Signing hands
- Art Club with Caroline
- Bantus Capoeira kids classes
- Drama for kids
- Caroline's Funky Dance classes
- Toy Library
- Child and Adolescent Community Health (Community Programs)
- Dance for Joy
- Leader Education (Early Learning Chines Programs)
- Mind Buzz (Minecraft camps and courses)

ADULT AND SENIORS COMMUNITY DEVELOPMENT PROGRAMS

- Social craft
- Leadlighting
- Table Tennis
- Chess
- Tai Chi
- Parkinson's WA Tai Chi
- Yoga
- Feldenkrais
- National Seniors Australia (Australia wide community groups and consumer lobby for older Australians)
- Catch Music
- Feel Fitness
- Perth Laughter Club
- Move for Life (low impact exercise class for seniors)
- Bantus Capoeira
- Playing at Being Human Drama course.
- Weight Watchers
- Ageless Yoga
- Holistic Therapeutic healing Yoga
- Mothersong Choir
- Doll and Toy Collectors
- Maven meditation
- Apostolic Faith Mission
- Chinese Medicine and Acupuncture
- Claisebrook Catchment
- Cycling Touring Australia
- I Liq Chan (Martial Arts)
- Phitkit (Intensive core restore for new mums)
- The Redeemed Christian Church of God
- Ruah Mental Health (numerous courses and social activities throughout the week)
- The Esther Foundation
- Western Australian Fujian Association
- Alcoholics Anonymous

Attachment 2 – Outstanding Outgoings and Maintenance Recoups

Outstanding Invoices

Financial Year	Item		Amount (excl. GST) \$
2015/16	Servicing of Protector Fire Equipment		\$96.28
	Emergency Services Levy		\$721.82
	Spider & ant treatment		\$369.46
		SUB TOTAL	\$1,187.56
2016/17	Security alarm response - 27/11/2016		\$101.50
	Emergency Services Levy		\$818.13
		SUB TOTAL	\$919.63
		TOTAL (excl. GST)	\$2,107.19

Outstanding Outgoings and Maintenance Recoups – Waiver/Write-Off

Financial Year	Item	Amount (excl. GST) \$
2015/16	Monitoring / servicing of security systems	\$177.27
	Service call – technician attended	\$143.18
	Maintenance of Rubek Automatic doors - service check	\$91.62
	Servicing of Protector Fire Equipment	\$368.36
	Replace window panel at LCC	\$613.64
	Service cistern, replace valve, flush outlet	\$111.82
	Repair leaking tap and investigated water pump in nature playground	\$146.36
	SUB TOTAL	\$1,652.25
2016/17	Lighting & Electrical	\$1,261.13
	Fire Equipment Servicing	\$1,775.44
	Plumbing Reactive Maintenance	\$1,121.13
	Air-conditioning Servicing & Maintenance	\$655.20
	Pest Inspections & Treatment	\$539.10
	Automatic Door Maintenance	\$278.50
	SUB TOTAL	\$5,630.50
	TOTAL (excl. GST)	\$7,282.75

Attachment 3 – Estimated Outgoings and Maintenance Recoups

Total Estimated 2017/18 Outgoings and Maintenance Recoups

Financial Year	Item	Amount (excl. GST) \$
2017/18		
(estimate)	Building Insurance Premium	\$3,470.00
	Water usage & service charge	\$1,870.00
	Emergency Services Levy (ESL) – (no gst)	\$1,257.00
	Bin Levy	\$1,685.00
	Statutory Fire appliance testing	\$500.00
	Pest Control	\$1,200.00
	Air-conditioning servicing	\$2,000.00
	Automatic door servicing	\$450.00
	Electrical repairs	\$1,300.00
	Plumbing	\$1,300.00
	TC	07AL (excl. GST) \$15,032.00

Proposed Waiver

Financial Year	Item	Amount (excl. GST) \$
2017/18		
(estimate)	Statutory Fire appliance testing	\$500.00
	Pest Control	\$1,200.00
	Air-conditioning servicing	\$2,000.00
	Automatic door servicing	\$450.00
	Electrical repairs	\$1,300.00
	Plumbing	\$1,300.00
	TOTAL (excl. GST)	\$6,750.00

Remain Payable

Financial Year	Item	Amount (excl. GST) \$
2017/18		
(estimate)	Building Insurance Premium	\$3,470.00
	Water usage & service charge	\$1,870.00
	Bin Levy	\$1,685.00
	Emergency Services Levy	\$1,257.00
	TOTAL (excl. GST)	\$8,282.00

LOCAL GOVERNMENT ACT 1995

City of Vincent

Dogs Amendment Local Law 2017

Under the powers conferred by the *Local Government Act 1995*, the *Dog Act 1976* and by all other powers enabling it, the Council of the City of Vincent resolved on 14 November 2017 to make the following local law:

1. Citation

This local law may be cited as the City of Vincent Dogs Amendment Local Law 2017.

2. Commencement

This local law comes into operation 14 days after the date of its publication in the Government Gazette.

3. Principal local law

In this local law the *City of Vincent Dogs Local Law 2007* published in the *Government Gazette* on 21 November 2007 and as amended on 24 February 2012 and 11 January 2013, is referred to as the principal local law. The principal local law is amended.

4. Table of Contents

In the table of contents-

- (a) delete clauses 2.2, 2.3 and 2.4 and insert:
 - "2.2 Release of impounded dog
 - 2.3 No breaking into or destruction of pound"
- (b) delete PART 5, PART 6 and PART 7 and insert:

"PART 5 - MISCELLANEOUS

5.1 Offence to foul a street or public place

PART6 - ENFORCEMENT

- 6.1 Interpretation
- 6.2 Modified penalties
- 6.3 Issue of infringement notice
- 6.4 Failure to pay modified penalty
- 6.5 Payment of modified penalty
- 6.6 Withdrawal of infringement notice
- 6.7 Service of infringement notice or notice of withdrawal"

(c) delete "SCHEDULE 4" and "SCHEDULE 5"

5. Clause 1.6 amended

In clause 1.6-

 (a) delete the definitions of "assistance animal", "companion dog", "enclosed area", "food premises", "food transport vehicle", "pound keeper" and "City planning scheme"; and

- (b) in the definition of *Regulations* after "the", delete "Dog Regulations 1976" and insert "Dog Regulations 2013".
- (c) insert in alphabetical order-

" "dangerous dog" has the meaning given to it in section 3 of the Act;"; and

" "*local planning scheme*" means a local planning scheme of the local government made under the *Planning and Development Act 2005*;"

6. Clause 2.2 amended

Delete clause 2.2.

7. Clause 2.3 amended

- (1) Renumber clause 2.3 as clause 2.2.
- (2) In subclause 2.2(1) delete "the pound keeper or in the absence of the pound keeper, to".
- (3) In subclause 2.2(2)
 - (a) Delete "The pound keeper" and insert "An authorised person".
 - (b) After "to the satisfaction of the", delete "pound keeper" and insert "authorised person".

8. Clause 2.4 amended

- (1) Renumber clause 2.4 as clause 2.3.
- (2) In subclause 2.3(a) delete "the pound keeper or".

9. PART 5 amended

Delete PART 5 in its entirety.

10. Clause 7.3 amended

In clause 7.3 delete "Form 7 of the First Schedule" and insert "Form 8 of schedule 1".

11. Clause 7.6 amended

In clause 7.6(1) delete "Form 8 of the First Schedule" and insert "Form 9 of schedule 1".

12. Schedule 3 amended

In schedule 3:

- (a) delete "2.4(a)" and insert "2.3(a)";
- (b) delete "2.4(b)" and insert "2.3(b)"; and

(c) delete the following row in the table:

5.1(2)	Dog in place from which prohibited absolutely	200	400
--------	---	-----	-----

13. Schedule 4 amended

Delete schedule 4.

14. Schedule 5 amended

Delete schedule 5.

Insert common seal

LOCAL GOVERNMENT ACT 1995

City of Vincent

Dogs Amendment Local Law 2017

Under the powers conferred by the *Local Government Act 1995*, the *Dog Act 1976* and by all other powers enabling it, the Council of the City of Vincent resolved on $\frac{xx/xx/xxxx}{14 \text{ November 2017}}$ to make the following local law:

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This local law may be cited as the City of Vincent Dogs Amendment Local Law 2017.

2. Commencement

This local law comes into operation 14 days after the date of its publication in the Government Gazette.

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4. Table of Contents

In the table of contents-

- (a) delete clauses 2.2, 2.3 and 2.4 and insert:
 - "2.2 Release of impounded dog
 - 2.3 No breaking into or destruction of pound"
- (b) delete PART 5, PART 6 and PART 7 and insert:

"PART 5 - MISCELLANEOUS

5.1 Offence to foul a street or public place

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- 6.1 Interpretation
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- 6.4 Failure to pay modified penalty
- 6.5 Payment of modified penalty
- 6.6 Withdrawal of infringement notice
- 6.7 Service of infringement notice or notice of withdrawal"

(c) delete "SCHEDULE 4" and "SCHEDULE 5"

5. Clause 1.6 amended

In clause 1.6-

 delete the definitions for of "assistance animal", "companion dog", "enclosed area", "food premises", "food transport vehicle", "pound keeper" and "City planning scheme"; and (b) in the definition of *Regulations* after "the", delete "Dog Regulations 1976" and insert "Dog Regulations 2013".

(c) insert in alphabetical order-

" "dangerous dog" has the meaning given to it in section 3 of the Act;"; and

" "local planning scheme" means a local planning scheme of the local government made under the Planning and Development Act 2005;"

6. Clause 2.2 amended

Delete clause 2.2.

7. Clause 2.3 amended

- (1) Renumber clause 2.3 as clause 2.2.
- (2) In subclause 2.2(1) delete "the pound keeper or in the absence of the pound keeper, to".
- (3) In subclause 2.2(2)
 - (a) Delete "The pound keeper" and insert "An authorised person".
 - (b) After "to the satisfaction of the", delete "pound keeper" and insert "authorised person".

8. Clause 2.4 amended

- (1) Renumber clause 2.4 as clause 2.3.
- (2) In subclause 2.3(a) delete "the pound keeper or".

9. PART 5 amended

Delete PART 5 in its entirety.

10. Clause 7.3 amended

In clause 7.3 delete "Form 7 of the First Schedule" and insert "Form 8 of schedule 1".

11. Clause 7.6 amended

In clause 7.6(1) delete "Form 8 of the First Schedule" and insert "Form 9 of schedule 1".

12. Schedule 3 amended

In schedule 3:

- (a) delete "2.4(a)" and insert "2.3(a)";
- (b) delete "2.4(b)" and insert "2.3(b)"; and

(c) dDelete the following row in the table:

5.1(2)	Dog in place from which prohibited absolutely	200	400
--------	---	-----	-----

13. Schedule 4 amended

Delete schedule 4.

14. Schedule 5 amended

Delete schedule 5.

Insert common seal



CITY OF VINCENT

DOG ACT 1976

LOCAL GOVERNMENT ACT 1995

DOGS LOCAL LAW 2007

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DOG ACT 1976

LOCAL GOVERNMENT ACT 1995

CITY OF VINCENT

DOGS LOCAL LAW 2007

Under the powers conferred by the *Dog Act 1976* and under all other powers enabling it, the Council of the City of Vincent resolved on 25 September 2007 to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation

This local law may be cited as the City of Vincent Dogs Local Law 2007.

1.2 Objective

The objective of this local law is to provide for the regulation, control and management of the keeping of dogs and kennel establishments within the district.

1.3 Commencement

This local law comes into operation 14 days after the date of its publication in the Government Gazette.

1.4 Repeal

The Local Law Relating to Dogs published in the Government Gazette on 23 May 2000 and amended as published in the *Government Gazette* on 30 May 2000, 5 December 2000, 6 May 2005, 12 August 2005 and as amended, is repealed.

1.5 Application

This local law applies throughout the district.

1.6 Interpretation

In this local law unless the context otherwise requires -

"Act" means the Dog Act 1976;

"*authorised person*" means a person authorised by the local government to perform all or any of the functions conferred on an authorised person under this local law and includes a person appointed under section 29(1) of the Act;

"assistance animal" means an animal referred to in section 9 of the *Disability Discrimination Act 1992* of the Commonwealth;

"CEO" means the Chief Executive Officer of the local government;

"companion dog" means a dog which accompanies a person as a pet; "dangerous dog" has the meaning given to it in section 3 of the Act;

"district" means the district of the local government;

CITY OF VINCENT DOGS LOCAL LAW "enclosed area" means an area that, except for doorways and passageways, is completely closed on a permanent basis, by -(a) a ceiling or roof; and (b) walls or windows or both walls and windows; "food premises" shall have the same meaning referred to as a "food business" in section 8 of the Food Act 2008 and the Australian and New Zealand Food Standard Code, Standard 3.2.2; "food transport vehicle" has the meaning given to it in the Food Act 2008; "local government" means the City of Vincent; "local planning scheme" means a local planning scheme of the local government made under the Planning and Development Act 2005;" "outdoor eating area" means an area that-(a) is used for dining, drinking or both drinking and dining; and (b) is not used for the preparation of food; and (c) is not an enclosed area; and (d) can be entered by the public without passing through an enclosed area; "owner" has the meaning given to it in section 3 of the Act; "person liable for the control of the dog" has the meaning given to it in section 3 of the Act: "pound" means a pound established under section 11 of the Act or clause 2.1(1); "pound keeper" means a person authorised by the local government to perform all or any of the functions conferred on a "pound keeper" under this local law; "premises" has the meaning given to it in section 3 of the Act; "public place" has the meaning given to it in section 3 of the Act; "Regulations" means the Dog Regulations 19762013; "thoroughfare" has the meaning given to it in section 1.4 of the Local Government Act 1995; and "City planning scheme" means a City planning scheme made by the local government under the Planning and Development Act 2005 which applies throughout the whole or a part of the district. 1.7 Fees, charges and costs The following are to be imposed and determined by the local government under sections 6.16 -6.19 of the Local Government Act 1995 -(a) the charges to be levied under section 29(4) of the Act relating to the seizure and impounding of a dog; Page 2

- (b) the additional fee payable under section 29(4) of the Act where a dog is released at a time or on a day other than those determined under clause 2.2; and
- (c) the costs of the destruction and the disposal of a dog referred to in section 29(15) of the Act.

PART 2 - IMPOUNDING OF DOGS

2.1 Pound and impounding of Dogs

- (1) The local government may establish and maintain a pound or pounds for impounding dogs seized pursuant to the provisions of the Act or this local law.
- (2) The location of the pound to be used by the local government shall be advertised from time to time in a newspaper circulating in the district.
- (3) A dog seized by an authorised person may be placed in a pound.

2.2 Attendance of pound keeper at pound

A pound keeper is to be in attendance at the pound for the release of dogs at the times and on the days of the week as are determined by the CEO.

2.32 Release of impounded dog

- (1) A claim for the release of a dog seized and impounded is to be made to the pound keeper or in the absence of the pound keeper, to an authorised person.
- (2) The pound keeperAn authorised person is not to release a dog seized and impounded to any person unless that person has produced, to the satisfaction of the pound keeperauthorised person, satisfactory evidence –
 - (a) of her or his ownership of the dog or of her or his authority to take delivery of it; or
 - (b) that he or she is the person identified as the owner on a microchip implanted in the dog.

2.34 No breaking into or destruction of pound

A person who -

- (a) unless he or she is the pound keeper or a person authorised to do so, releases or attempts to release a dog from a pound; or
 - (b) destroys, breaks into, damages or in any way interferes with or renders not dog-proof -
 - (i) any pound; or
 - (ii) any vehicle or container used for the purpose of catching, holding or conveying a seized dog,

commits an offence.

Penalty: Where the dog is a dangerous dog, \$2,000; otherwise \$1,000.

PART 3 - REQUIREMENTS AND LIMITATIONS ON THE KEEPING OF DOGS

3.1 Dogs to be confined

- (1) An occupier of premises on which a dog is kept must -
 - (a) cause a portion of the premises on which the dog is kept to be fenced in a manner capable of confining the dog;
 - (b) ensure the fence used to confine the dog and every gate or door in the fence is of a type, height and construction which having regard to the breed, age, size and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through it;
 - (c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises and is fitted with:
 - an efficient self-closing mechanism;
 - (ii) an efficient self-latching mechanism attached to the inside of the gate or door; and
 - (iii) a mechanism which enables the gate or door to be permanently locked;
 - (d) maintain the fence and all gates and doors in the fence in good order and condition; and
 - (e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.
- (2) For the purpose of section 51(d) of the Act, the specified area to which this clause applies is the district.
- (3) Where an occupier fails to comply with subclause (1), he or she commits an offence.

Penalty: Where the dog kept is a dangerous dog, \$2,000; otherwise \$1,000.

3.2 Maximum number of dogs

- (1) This clause does not apply to premises which have been -
 - (a) licensed under Part 4 as an approved kennel establishment; or
 - (b) granted an exemption under section 26(3) of the Act.
- (2) The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26(4) of the Act 2 dogs over the age of 3 months and the young of those dogs under that age.

PART 4 - APPROVED KENNEL ESTABLISHMENTS

4.1 Interpretation

In this Part and in Schedule 2 -

"applicant" means a person who applies for a licence;

"licence" means a licence to keep an approved kennel establishment on premises;

"licensee" means the holder of a licence;

"premises", in addition to the meaning given to it in section 3 of the Act, means the premises described in the application for a licence; and

"transferee" means a person who applies for the transfer of a licence to her or him under clause 4.14.

4.2 Application for licence for approved kennel establishment

An application for a licence must be made in the form of that in Schedule 1, and must be lodged with the local government together with -

- (a) plans and specifications of the kennel establishment, including a site plan;
- (b) copies of the notices to be given under clause 4.3;
- (c) written evidence that either the applicant or another person who will have the charge of the dogs, will reside on the premises or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare;
- (d) a written acknowledgement that the applicant has read and agrees to comply with any code of practice relating to the keeping of dogs nominated by the local government; and
- (e) the fee for the application for a licence referred to in clause 4.10(1).

4.3 Notice of proposed use

- (1) An applicant for a licence must give notice of the proposed use of the premises as an approved kennel establishment after the application for a licence has been lodged
 - (a) once in a newspaper circulating in the district; and
 - (b) to the owners and occupiers of any premises adjoining the premises.
- (2) The notices in subclause (1) must specify that -
 - (a) any written submissions as to the proposed use are to be lodged with the CEO within 14 days of the date the notice is given; and
 - (b) the application and plans and specifications may be inspected at the offices of the local government.

- (3) Where
 - (a) the notices given under subclause (1) do not clearly identify the premises; or
 - (b) a notice given under subclause (1)(a) is of a size or in a location in the newspaper which, in the opinion of the local government, would fail to serve the purpose of notifying persons of the proposed use of the premises,

then the local government may refuse to determine the application for a licence until the notices or notice, as the case may be, is given in accordance with its directions.

4.4 Exemption from notice requirements

Where an application for a licence is made in respect of premises on which an approved kennel establishment is either a –

- (a) permitted use; or
- (b) use which the local government may approve subject to compliance with specified notice requirements,

under a <u>City-local</u> planning scheme, then the requirements of clauses 4.2(b), 4.3 and 4.5(a) do not apply in respect of the application for a licence.

4.5 When application can be determined

An application for a licence is not to be determined by the local government until -

- (a) the applicant has complied with clause 4.2;
- (b) the applicant submits proof that the notices referred to in clause 4.3(1) have been given in accordance with that clause; and
- (c) the local government has considered any written submissions received within the time specified in clause 4.3(2)(a) on the proposed use of the premises.

4.6 Determination of application

In determining an application for a licence, the local government is to have regard to -

- (a) the matters referred to in clause 4.7;
- (b) any written submissions received within the time specified in clause 4.3(2)(a) on the proposed use of the premises;
- (c) any economic or social benefits which may be derived by any person in the district if the application for a licence is approved;
- (d) the effect which the kennel establishment may have on the environment or amenity of the neighbourhood;
- (e) whether the approved kennel establishment will create a nuisance for the owners and occupiers of adjoining premises; and
- (f) whether or not the imposition of and compliance with appropriate conditions of a licence will mitigate any adverse effects of the approved kennel establishment identified in the preceding paragraphs.

4.7 Where application cannot be approved

The local government cannot approve an application for a licence where -

- (a) an approved kennel establishment cannot be permitted by the local government on the premises under a <u>City-local</u> planning scheme; or
- (b) an applicant for a licence or another person who will have charge of the dogs will not reside on the premises or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and to ensure their health and welfare.

4.8 Conditions of approval

- (1) The local government may approve an application for a licence subject to the conditions contained in Schedule 2 and to such other conditions as the local government considers appropriate.
- (2) In respect of a particular application for a licence, the local government may vary any of the conditions contained in Schedule 2.

4.9 Compliance with conditions of approval

A licensee who does not comply with the conditions of a licence commits an offence.

4.10 Fees

- (1) On lodging an application for a licence, the applicant is to pay a fee to the local government.
- (2) On the issue or renewal of a licence, the licensee is to pay a fee to the local government.
- (3) On lodging an application for the transfer of a valid licence, the transferee is to pay a fee to the local government.
- (4) The fees referred to in subclauses (1) to (3) are to be imposed and determined by the local government under sections 6.16 6.19 of the *Local Government Act 1995*.

4.11 Form of licence

The licence is to be in the form determined by the local government and is to be issued to the licensee.

4.12 Period of licence

- (1) The period of effect of a licence is set out in section 27(5) of the Act.
- (2) A licence is to be renewed if the fee referred to in clause 4.10(2) is paid to the local government prior to the expiry of the licence.
- (3) On the renewal of a licence the conditions of the licence at the time of its renewal continue to have effect.

4.13 Variation or cancellation of licence

- (1) The local government may vary the conditions of a licence.
- (2) The local government may cancel a licence -
 - (a) on the request of the licensee;
 - (b) following a breach of the Act, the Regulations, the Dog (Restricted Breed) Regulations (No 2) 2002 or this local law; or
 - (c) if the licensee is not a fit and proper person.
- (3) The date a licence is cancelled is to be, in the case of -
 - (a) paragraph (a) of subclause (2), the date requested by the licensee; or
 - (b) paragraphs (b) and (c) of subclause (2), the date determined under section 27(6) of the Act.
- (4) If a licence is cancelled the fee paid for that licence is not refundable for the term of the licence that has not yet expired.

4.14 Transfer

- (1) An application for the transfer of a valid licence from the licensee to another person must be
 - (a) made in the form determined by the local government;
 - (b) made by the transferee;
 - (c) made with the written consent of the licensee; and
 - (d) lodged with the local government together with -
 - (i) written evidence that a person will reside at or within reasonably close proximity to the premises that are the subject of the licence; and
 - (ii) the fee for the application for the transfer of a licence referred to in clause 4.10(3).
- (2) The local government is not to determine an application for the transfer of a valid licence until the transferee has complied with subclause (1).
- (3) The local government may approve, whether or not subject to such conditions as it considers appropriate, or refuse to approve an application for the transfer of a valid licence.
- (4) Where the local government approves an application for the transfer of a valid licence, then on the date of approval, unless otherwise specified in the notice issued under clause 4.15(b), the transferee becomes the licensee of the licence for the purposes of this local law.

4.15 Notification

The local government is to give written notice to -

- (a) an applicant for a licence of the local government's decision on her or his application for a licence;
- (b) a transferee of the local government's decision on her or his application for the transfer of a valid licence;
- (c) a licensee of any variation made under clause 4.13(1);
- (d) a licensee when her or his licence is due for renewal and the manner in which it may be renewed;
- (e) a licensee when her or his licence is renewed;
- (f) a licensee of the cancellation of a licence under clause 4.13(2)(a); and
- (g) a licensee of the cancellation of a licence under paragraphs (b) or (c) of clause 4.13(2), which notice is to be given in accordance with section 27(6) of the Act.

4.16 Inspection of kennel

With the consent of the occupier, an authorised person may inspect an approved kennel establishment at any time.

PART 5 - [DELETED]

PART 5 - DOGS IN PUBLIC PLACES

5.1 Places where dogs are prohibited absolutely

- (1) Subject to Section 8 of the Act and Section 66J of the *Equal Opportunity Act 1984*, dogs are prohibited absolutely from entering or being in any of the following places –
 - (a) a public building, shop or business premises, with the exception of a shop or business premises where dogs are sold;
 - (b) a theatre or picture gardens;
 - (c) (i) all premises classified as a food business, under the *Food Act 2008* and the Australian and New Zealand Food Standard Code, Standard 3.2.2, except within an approved Outdoor Eating Area, where specific approval has been given for companion dogs to be allowed; and
 - (ii) all vehicles classified as a food business, under the Food Act 2008 and the Australian and New Zealand Food Standard Code, Standard 3.2.2;
 - (d) a public swimming pool;
 - (e) a building site where every part of the fence and every gate or door in the fence, is not of a type, height and construction which having regard to the breed, age, size and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through the fence, gate or door; and
 - (f) land which has been set apart by the local government as a children's playground.

	CITY OF VINCENT DOGS LOCAL LAW
(2)	If a dog enters or is in a place specified in subclause (1), every person liable for the control of the dog at that time commits an offence;
(3)	The Proprietor of a food premises must permit an assistance animal in areas used by customers; and
(4)	The Proprietor of a food premises may permit a companion dog that is not an assistance animal to be present in an outdoor eating area.
	Penalty: Where the dog is a dangerous dog, \$2,000; otherwise \$1,000.
	Note: The application of clause 5.1 is subject to the Disability Discrimination Act 1992 (Cth) and section 8 of the Act.
5. <u>2</u>	Places which are dog exercise areas
(1)	Subject to clause 5.1 and subclause (2) of this clause, for the purposes of sections 31 and 32 of the Act:
	(a) the places set out in Schedule 4 are specified as dog exercise areas at all times; and
	(b) the places set out in Schedule 5 are specified as dog exercise areas during the times set out directly opposite the place.
(2)	Subclause (1) does not apply to:
	(a) land which has been set apart by the local government as a children's playground;
	(b) an area being used for sporting or other activities, as permitted by the local government, during the times of such use; or
	(c) a public car park.
	PART 6 - MISCELLANEOUS
6.1	Offence to foul a street or public place
(1)	A dog must not excrete on –
	(a) any thoroughfare or other public place; or
	(b) any land which is not a public place without the consent of the occupier.
(2)	Subject to subclause (3), if a dog excretes contrary to subclause (1), every person liable for the control of the dog at that time commits an offence.

- (3) (a) The person liable for the control of the dog does not commit an offence against subclause (2) if the excrement is removed immediately by that person and disposed of on private land with the consent of the occupier or in such other manner as the local government may approve.
 - (b) A person disposing of dog excrement into a receptacle or bin on a park, reserve or land, specifically provided for holding dog excrement by the local government does not commit an offence.

PART7 - ENFORCEMENT

7.1 Interpretation

In this Part -

"infringement notice" means the notice referred to in clause 7.3; and

"notice of withdrawal" means the notice referred to in clause 7.6(1).

7.2 Modified penalties

- (1) The offences contained in Schedule 3 are offences in relation to which a modified penalty may be imposed.
- (2) The amount appearing in the third column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if the dog is not a dangerous dog.
- (3) The amount appearing in the fourth column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if the dog is a dangerous dog.

7.3 Issue of infringement notice

Where an authorised person has reason to believe that a person has committed an offence in respect of which a modified penalty may be imposed, he or she may issue to that person a notice in the form of Form <u>87</u> of the <u>First</u> Schedule <u>1</u> of the Regulations.

7.4 Failure to pay modified penalty

Where a person who has received an infringement notice fails to pay the modified penalty within the time specified in the notice, or within such further time as may in any particular case be allowed by the CEO, he or she is deemed to have declined to have the offence dealt with by way of a modified penalty.

7.5 Payment of modified penalty

A person who has received an infringement notice may, within the time specified in that notice or within such further time as may in any particular case be allowed by the CEO, send or deliver to the local government the amount of the penalty, with or without a reply as to the circumstances giving rise to the offence, and the local government may appropriate that amount in satisfaction of the penalty and issue an acknowledgment.

7.6 Withdrawal of infringement notice

- (1) Whether or not the modified penalty has been paid, an authorised person may withdraw an infringement notice by sending a notice in the form of Form <u>98</u> of the <u>First</u> Schedule <u>1</u> of the Regulations.
- (2) A person authorised to issue an infringement notice under clause 7.3 cannot sign or send a notice of withdrawal.

7.7 Service of infringement notice or notice of withdrawal

An infringement notice or a notice of withdrawal may be served personally, or by leaving it at, or posting it to her or his address as ascertained from her or him, or as recorded by the local government under the Act, or as ascertained from inquiries made by the local government.

SCHEDULE 1 (clause 4.2)

Local laws relating to dogs Application for a licence for an approved kennel establishment

/we (full name)	
of (postal address)	
(telephone number)	
(facsimile number)	
(E-mail address)	
Apply for a licence for an approved kennel establishment at (address of premises)	
For (number and breed of dogs)	
* (insert name of person) will be residing at the premises on and from (insert date)	I
 (insert name of person) will be residing (sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare) at . (insert address of residence) on and from	
Attached are -	
 (a) a site plan of the premises showing the location of the kennels and yards and all other buildings and structures and fences; (b) plans and specifications of the kennel establishment; (c) copy of notice of proposed use to appear in newspaper; (d) copy of notice of proposed use to be given to adjoining premises; (e) written evidence that a person will reside - (i) at the premises; or (ii) sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare; and (f) if the person in item (e) is not the applicant, written evidence that the person is a person in charge of the dogs. 	
Signature of applicant	
Date	
 delete where inapplicable. <u>Note</u>: a licence, if issued, will have effect for a period of 12 months – section 27(5) of the Dog Act. 	
OFFICE USE ONLY	-
Application fee paid on [insert date].	

SCHEDULE 2

(clause 4.8(1))

Conditions of a licence for an approved kennel establishment

An application for a licence for an approved kennel establishment may be approved subject to the following conditions -

- (a) each kennel, unless it is fully enclosed, must have a yard attached to it;
- (b) each kennel and each yard must be at a distance of not less than -
 - (i) 25m from the front boundary of the premises and 5m from any other boundary of the premises;
 - (ii) 10m from any dwelling; and
 - (iii) 25m from any church, school room, hall, factory, dairy or premises where food is manufactured, prepared, packed or stored for human consumption;
- (c) each yard for a kennel must be kept securely fenced with a fence constructed of link mesh or netting or other materials approved by the local government;
- (d) the minimum floor area for each kennel must be calculated at 2.5 times the length of the breed of dog (when it is fully grown), squared, times the number of dogs to be housed in the kennel and the length of the dog is to be determined by measuring from the base of the tail to the front of its shoulder;
- (e) the floor area of the yard attached to any kennel or group of kennels must be at least twice the floor area of the kennel or group of kennels to which it is attached;
- (f) the upper surface of the kennel floor must be -
 - (i) at least 100mm above the surface of the surrounding ground;
 - (ii) smooth so as to facilitate cleaning;
 - (iii) rigid;
 - (iv) durable;
 - (v) slip resistant;
 - (vi) resistant to corrosion;
 - (vii) non-toxic;
 - (viii) impervious;
 - (ix) free from cracks, crevices and other defects; and
 - finished to a surface having a fall of not less than 1 in 100 to a spoon drain which in turn must lead to a suitably sized diameter sewerage pipe which must be properly laid, ventilated and trapped in accordance with the health requirements of the local government;
- (g) all kennel floor washings must pass through the drain in item (f)(x) and must be piped to approved apparatus for the treatment of sewage in accordance with the health requirements of the local government;
- (h) the kennel floor must have a durable upstand rising 75mm above the floor level from the junction of the floor and external and internal walls, or internal walls must be so constructed as to have a minimum clearance of 50mm from the underside of the bottom plate to the floor;

- (i) where a yard is to be floored, the floor must be constructed in the same manner as the floor of any kennel;
- (j) from the floor, the lowest internal height of a kennel must be, whichever is the lesser of
 - (i) 2m; or
 - 4 times the height of the breed of dog in the kennel, when it is fully grown, measured from the floor to the uppermost tip of its shoulders while in a stationary upright position;
- (k) the walls of each kennel must be constructed of concrete, brick, stone or framing sheeted internally and externally with good quality new zincalume or new pre-finished colour coated steel sheeting or new fibrous cement sheeting or other durable material approved by the local government;
- (I) all external surfaces of each kennel must be kept in good condition;
- (m) the roof of each kennel must be constructed of impervious material;
- (n) all kennels and yards and drinking vessels must be maintained in a clean condition and must be cleaned and disinfected when so ordered by an authorised person;
- all refuse, faeces and food waste must be disposed of daily into the approved apparatus for the treatment of sewage;
- (p) noise, odours, fleas, flies and other vectors of disease must be effectively controlled;
- (q) suitable water must be available at the kennel via a properly supported standpipe and tap; and
- (r) the licensee or the person nominated in the application for a licence, must, in accordance with the application for the licence, continue to reside -
 - (i) at the premises; or
 - (ii) in the opinion of the local government, sufficiently close to the premises so as to control the dogs, and to ensure their health and welfare.

SCHEDULE 3

(clause 7.2)

Offences in respect of which modified penalty applies

Offence	Nature of offence	Modified penalty \$	Dangerou s Dog Modified Penalty \$
2.4 <u>3</u> (a)	Attempting to or causing the unauthorised release of a dog from a pound	200	400
2.4 <u>3</u> (b)	Interfering with any pound or vehicle used for the purpose of catching, holding or conveying dogs	200	400
3.1(3)	Failing to provide means for effectively confining a dog	100	200
4.9	Failing to comply with the conditions of a licence	100	200
5.1(2)	Dog in place from which prohibited absolutely	200	400
6.1(2)	Dog excreting in a prohibited place	100	100

SCHEDULE 4

DOG EXERCISE AREAS - UNRESTRICTED TIME LIMITS

ltem No.	Description of Public Place		
1.	Britannia Road Reserve: Between E D Litis Stadium and Freeway Reserve, north-east of the E D Litis Stadium, Leederville.		
<u>2.</u>	Lake Monger Estate: Between Brentham Street and Oxford Street, south of Wylie Street, Leederville.		
3.	The south east portion of Charles Veryard Reserve, situated between the car park of the Macedonian Hall and Bourke Street, North Perth.		
4.	Robertson Park: on the north-east corner of the intersection of Fitzgerald and Stuart Streets, Perth (South of Halvorson Hall).		
5.	Jack Marks Reserve: on the north east corner of the intersection of Broome and Wright Streets, Highgate.		
6.	Banks Reserve: Joel Terrace, East Perth.		
7.	The south portion of Les Lilleyman Reserve bounded by Gill Street, to the south and the prolongation of the northern kerb-line of Woodstock Street, eastwards across Les Lilleyman Reserve.		

SCHEDULE 5

ltem No.	Description of Public Place	Times During Which Place is a Dog Exercise Area
1.	Forrest Park-Mount Lawley: - Reserve No. 7338.	At all times except where the public place is used for a function, sports training or activities approved by the local government.
<u>2.</u>	Woodville Reserve-North Perth: Bounded by Namur, Fitzgerald, Farmer and Mignonette Streets, North Perth.	At all times except where the public place is used for a function, sports training or activities approved by the local government.
3.	Les Lilleyman Reserve-North Perth, except that portion of the reserve roughly bounded by Gill Street, to the south and the prolongation of the northern kerb-line of Woodstock Street, eastwards across Les Lilleyman Reserve: - part of Certificate of Crown Land Title Volume 1077 Folio 517.	At all times except where the public place is used for a function, sports training or activities approved by the local government.
4.	Menzies Park-Mount Hawthorn: Bounded by East, Purslowe, Egina and Berryman Streets, Mount Hawthorn.	At all times except where the public place is used for a function, sports training or activities approved by the local government.
5.	Britannia Road Reserve South: Bounded by the Mitchell Freeway, Richmond Street and the prolongation of Namatjira Place where it meets the Mitchell Freeway.	At all times except where the public place is used for a function, sports training or activities approved by the local government.
6.	That portion of No. 310 Pier Street, Perth, known as Loton Park, bounded by Lord Street, Bulwer Street and the eastern fence-line of the rectangular Stadium, at that address, and excluding the enclosed fenced area used by Loton Park Tennis Club	At all times except when the public place is used for an event, function, sports training or other activities, approved by the local government.

Dated this 25th day of September 2007.

The Common Seal of the City of Vincent was affixed by authority of a resolution of the Council in the presence of —

NICK CATANIA, JP, Mayor

JOHN GIORGI, JP, Chief Executive Officer

SCHEDULE OF AMENDMENTS

Date of Council Resolution	Date of Gazettal	Details of Amendment
14 February 2012	24 February 2012	Schedule 5 add a new Row No. 6.
28 August 2012	14 September 2012	Clause 1.6 amended to add definitions, Clause 5.1 Subclause (1) (c) be deleted and substituted and New Subclauses (3) and (4) inserted.
		Delete references to a "Pound Keeper" and deleted <u>Clause 2.2.</u> Amended references to the <i>Dog Regulations</i> 1976 to the <i>Dog Act 2013</i> .
		Updated "Form 7" and "Form 8" to Form 8 and 9 respectively. Deleted <i>PART 5</i> and <i>Schedules 4</i> and 5.

Table 1 – Submissions

	Issue	Doc. Ref	Submitter	Administration Response
1.1	Dogs in Public Places I object to the removal of Part 5 – Dogs in Public Places from the Dogs Local Law 2007. Dogs should be prohibited / restricted from entering public spaces. Especially around food premises and outdoor eating areas.	D17/115961	Person A	The objection is noted, The Dog Act 1976 provides the general right for dogs to enter public spaces as long as they are restrained. The removal of Part 5 simply has the effect of removing the prohibition on dogs entering several types of public places. It is also noted that the <i>Food Standards</i> already prohibit dogs from entering food premises other than in outdoor eating areas.
1.2	Dog Exercise Areas Also the number of dog exercise areas needs to be rationalised and should have time restrictions imposed on all of them. Balance needs to be maintained within the community for everybody and not all people want to be surrounded by barking dogs.	D17/115961	Person A	Administration is of the view that the current number of dog exercise areas is appropriate.
2.1	Section 1.6 - Interpretation There should be a reference to 'dangerous dog' in the Interpretation section. It should refer the reader to the Regulations so that it is clear that the term has a specific, legal meaning rather than just what a community member interprets it to mean. Other definitions in the interpretation section can be removed as they are only referenced in section 5 (e.g. outdoor eating area, food premises etc.)	D17/132745	Person B	Supported. The definitions have been amended accordingly.
2.2	 Section 5 – dogs on certain premises With the dropping of Section 5 it is unclear what mechanism will be used to control the access of dogs to public buildings, shops or business premises. Is access allowed until such time as the owner says otherwise, or is access only allowed if the owner explicitly allows such access? Clause 33A of the Act seems to provide some guidance but it is not relevant to a dog which is on a lead? How does a dog owner or a 'customer' know if dogs are allowed on business premises? Could the local law state that a business owner must clearly indicate, on the outside of the business, that access by dogs is allowed, thus providing some clarity on how Section 33A could operate, and also giving people not wishing to interact with dogs some prior warning before they enter premises. What remedy does an owner have if they don't wart dogs on their premises yet somebody brings a dog on the premises (even if it is on a lead)? It should not be left up to the property owner to seek a remedy through civil action – it should also be sufficient for the property owner to call a ranger and the ranger having the ability to issue an infringement. It should also be sufficient if the owner captures such an interaction on CCTV. I also have a concern with the dropping of the prohibition of dogs from all public buildings. With shops or business places a person can choose to shop elsewhere or use another business of where (e.g. a person who some public buildings. In some cases people do not have the choice of going elsewhere (e.g. a person who some application they wish to submit – they should be able to access that planner just like any other resident). 	D17/132745	Person B	The <i>Dog Act</i> 1976 was amended in 1 Nov 2013 so as to remove the power of a local government to make a local law that prohibits dogs from places absolutely (s.51(b)) or to further regulate dogs in public places (s.51(ba)). As a consequence, it is no longer within the City's powers to regulate where dogs can and can't go, other than where those places that are within the City's care, control and management (e.g. parks, reserves, civic buildings etc). Furthermore, as there is no offence under the Dog Act for a tethered dog to be in a public place or a place that is not public, the Rangers have no power to issue an infringement in circumstances where a dog is in a shop or business premises. An owner has a general right not to admit any person to their premises, however this would be matter for the WA Police to enforce. With respect to public buildings, this would operate as it does currently in any external public space such as a park or a road. Administration does not take the view that the presence of a controlled dog would in any way restrict the access of a person to that place or the services offered from within it.
2.3	Penalties I'm concerned that the modified penalties for dog attacks [s. 33D(1) and s. 33D(2A)] are insufficient. I'm thinking specifically of dogs chasing wildlife in Hyde Park, or dogs acting aggressively to people who fear them - \$200 is not enough. If it is possible to override the Regulations, a significantly higher penalty should be imposed. • The penalty for excreting in a prohibited place should be increased significantly. In any case – why not have a public 'name and shame register'?	D17/132745	Person B	The Dog Regulations take precedence over the City's Dogs Local Law and it is therefore not possible to override the Regulations and increase the penalty. However it is noted that the penalty for a dog attack causing physical injury (s. 33D(1)) the modified penalty is \$400.00. Administration understands that a "name and shame register" applied to individuals would violate the <i>Privacy Act 1988</i> . The penalty for excreting in a prohibited place is currently \$100, Administration is of the view that this is a suitable penalty and is in line with penalties in place in other local governments.

A total of two submissions were received in response to the City's public notice advertising the Dogs Amendment Local Law 2017.

Of those, one objected to the removal of the prohibition on dogs being allowed in public spaces, while the other did not support or object to the proposal, but sought clarification on its implementation. Other issues raised included support for increased penalties for dog excreting in a public place (6.1(2)) and for dog attacks (33D(1) and 33D(2A) of the Act.



LITIS STADIUN MASTER PLAN

41 Britannia Road Leederville

June 2017



JWC Jo Wilkie Consulting



1975 * 1977 * 1985 * 1987 * 1988 * 1989 * 1997 * 2000 * 2007 * 2009 * 2011 * 2015 * 201

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Project details

Job number	4515			
Client	Floreat Athena Football Club			
Prepared by	Planning Solutions and Jo Wilkie Consulting			
Consultant Team	Planning and Design	Planning Solutions		
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	Quantity Surveying	Wilde and Woollard		
	Life Cycle Cost Analysis	Creative Outcomes Consultants		

Document control

Revision number	File name	Document date	Issue
Rev 0	170622 4515 DRAFT Masterplan Report	22 June 2017	Draft for Client Review
Rev I	170626 4515 DRAFT Masterplan Report	26 June 2017	Final Draft
Rev 2	170630 4515 Masterplan Report	30 June 2017	Report to Local Government

EXECUTIVE SUMMARY

The Floreat Athena Football Club (**FAFC**) has prepared a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan offers a vision for upgrades and development associated with the facility over the next 20 years and examines potential funding sources for the proposed upgrades.

Site Analysis

The site analysis identified the following key opportunities and constraints:

- FAFC is the tenant of Litis Stadium opportunities therefore exist for multiple uses and diversification of activities.
- Former entry gate and turnstiles building fronting Britannia Road is capable of being adapted for a commercial use, subject to internal and external refurbishments.
- Existing players race is structurally unsound and requires a full upgrade to be used representing an area of the stadium which is underutilised.
- Change room facilities at south-eastern corner of stadium are structurally unsound and are no longer in use.
- The low-lying topography of the soccer pitch and relatively high mound to the east creates a visual barrier between the site and Britannia Reserve.
- Existing buildings throughout the site would generally benefit from an external refurbishment.
- Existing soccer pitch lights are not up to the standard of the Football Federation of Australia and upgrades would be desirable for Litis Stadium to host televised games.

- The stadium's connectivity to Britannia Road is restricted due to the presence of dense hedging along its northern fence line.
- Bitumen in the north-eastern corner of the site is unsightly.
- Existing fencing along Britannia Reserve could be upgraded to enhance openness and accessibility by the local community.
- The stadium lacks bicycle storage facilities.

The stadium has a rich history, having been formerly used as the Perth velodrome, originally constructed for the Empire and Commonwealth Games in 1962.

There are opportunities to embrace the heritage of the site by incorporating elements into the plan.

Concept Plans

Following feedback received through various stakeholder engagement and community consultation processes, two concept plan options were prepared to reflect the potential upgrades and refurbishment of Litis Stadium.

Option I presents an idealistic view of what could be achieved with available funding sources. **Option 2** presents a more affordable scenario, cognisant of financial constraints.

The plans have been informed and influenced by a range of internal reviews, assessment/analysis and consultation with key stakeholders, including the local community and local community groups. The key considerations reflected in the concept plans relate to:

 Improving the interface and relationship of the Stadium with Britannia Road and Britannia Reserve.

- 2. Upgrading and enhancing the facilities within the Stadium.
- 3. Incorporating elements which allow for a range of user groups.

The Master Plan embodies a strategic vision for Litis Stadium and its integration with the wider Britannia Reserve. The Master Plan aims to deliver and maintain a high quality venue, which is open to the local and wider community.

Community Engagement

The plan has been prepared through a consultation process, which allows broader community interests and future use options for Litis Stadium to be considered, in addition to the aspirations of the FAFC.

The consultation was conducted by Consult WG and took place in two parts:

- 1. Preliminary feedback from community;
- 2. Feedback on draft concept plans.

Both consultations involved a feedback form being completed by the respondents. The consultation also involved a community open day, a community focus group and a number of one-on-one meetings with key stakeholders.

EXECUTIVE SUMMARY

Implementation

The Master Plan is expected to be used as the guiding document for the evolution and improvement of Litis Stadium over the foreseeable 20 year horizon. Ultimately, the Litis Stadium is envisaged to remain a fully functional sports facility used primarily for football, which will also operate as a functional community space.

The Master Plan provides an implementation strategy, which scopes out the delivery of the 'key initiatives' and an analysis of funding considerations associated with the implementation of the two concept options.

Funding

The proposed works are intended to be funded primarily via a capital funding campaign with the Floreat Athena Football Club. The budget projections indicate at least 50% of the works for Option 2 could be funded via this method. The accompanying report by Jo Wilkie Consulting also considers membership strategies, subletting or co-tenanting parts of the stadium and additional hospitality offerings. The Club also has a number of noncash resources such as volunteers which will help to subsidise a number of the initiatives.

Other funding sources are likely to include the Community Sport and Recreation Facility Fund (CSRFF) from the Department of Sport and Recreation, Lotterywest and social investment (specifically relating to the co-tenanting arrangements).

A lifecycle cost analysis has been prepared to support the implementation strategy.





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APPENDICES

Appendix I:

National Premier League Venue Requirements

Appendix 2: Structural Inspection Reports

Appendix 3: Concept Plans for Public Comment

Appendix 4: Consultation Report

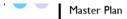
Appendix 5: Response to comments received during consultation on concept plans

Appendix 6: Cost Estimates - Concept Plan Option I

Appendix 7: Cost Estimates - Concept Plan Option 2

Appendix 8:

Lifecycle Cost Analysis





Master Plan

INTRODUCTION

Planning Solutions has prepared this Master Plan on behalf of Floreat Athena Football Club (**FAFC**), the lessee of the E & D Litis Stadium (**subject site**) owned by the City of Vincent (**City**). In accordance with a resolution made by Council on 13 December 2016, the FAFC has prepared a Master Plan to guide the future improvement and use of Litis Stadium.

A strategic Master Plan has been prepared to support the consideration of a new lease for the ongoing use of Litis Stadium by FAFC. The Master Plan will be used as a guiding document for the evolution and improvement of Litis Stadium over the foreseeable 20 year horizon.

OBJECTIVES

The key objectives of the Litis Stadium Master Plan are:

- Set the vision, direction and principles for the evolution and revitalisation of Litis Stadium over a 20 year period as a multi-functional community sporting facility catering for the FAFC, the surrounding residents and broader community.
- 2. Produce a range of innovative concept and schematic scenarios for Litis Stadium through consultation and collaboration with the local community and stakeholders.
- 3. Provide facilities appropriate to support and maintain soccer as the primary use of the facility.

- 4. Promote and enhance community use of Litis Stadium and its facilities through the facilitation and encouragement of participation through the master planning process.
- 5. Undertake a credible financial review and budget analysis, to capture funding as the project progresses.
- 6. Provide improved connectivity between Litis Stadium and Britannia Reserve.

The 20-year revitalisation of Litis Stadium will occur complementarily to the ongoing improvement of Britannia Reserve. The two facilities are expected to evolve in tandem, developing strong linkages through the master planning process.



Master Plan

BACKGROUND

FAFC has been a part of the local Leederville and Mount Hawthorn community for decades, dating back to the 1970's when FAFC initially relocated to the (then) Lake Monger Velodrome. Since this time, the FAFC has enjoyed use of Litis Stadium as its home ground, and undertaken various upgrades and improvements to the stadium and its facilities in collaboration with the City.

The subject site has been leased to FAFC since 1982, with the term of the most recent lease ending on 31 December 2016. Between 2015-2016, various discussions occurred between the club and the City's officers regarding the preparation of a Master Plan to guide future development of Litis Stadium to support future lease considerations by the City.

At its meeting on 13 December 2016, Council considered a short term lease for Litis Stadium and the master plan initiative. Of relevance to this Master Plan Council resolved the following:

Council:

I. NOTES Floreat Athena Soccer Club's intention to prepare at its cost a Master Plan for Litis Stadium for presentation to Council as the basis for future lease consideration;

4. ADVISES Floreat Athena Soccer Club that:

4.1 the granting of the short term lease in 1. above and preparation of a Master Plan should in no way be deemed a warranty or representation that the Council will grant a future lease or allow the Club to remain in occupation of the leased premises beyond 31 December 2017: and

4.2 Council will not consider any future lease until it has received and considered the Master Plan, appropriately detailing Floreat Athena's proposed facility works and improvements, facility management plan, life cycle cost analysis and community benefit statement, which needs to be received no later than 30 June 2017; and

4.3 Council requires and expects Floreat Athena to work closely with the City of Vincent Administration on the Club's Master Planning exercise to ensure that broader City and community interests and future use options are taken into account as part of that exercise.



Football match at Litis Stadium in the late 1990s

3

Master Plan

PROJECT APPROACH AND METHODOLOGY

The Litis Stadium Master Plan was prepared over a six month period, following a methodical process and stakeholder inclusive approach. The process followed and methodology utilised throughout the Litis Stadium Master Plan project is depicted below.

Submit the Litis Stadium Master Plan to the City of Vincent.

Business model review

Liaison with the FAFC to develop funding and financing models, and scope out funding considerations for Master Plan options

Community need and benefit analysis

Investigate current and project community needs through research and interviews with key stakeholders

January Project plan and background research 2017 Confirm actions, timeframes and scope of Master Plan and preliminary liaison with the City of Vincent to confirm project scope and community engagement procedures. Preliminary community and stakeholder engagement Letters and other online communications to inform the community of the engagement process. Community open day. Analyse outcome preliminary engagement and establish a focus group comprised of key stakeholders. **Concept plan formulation** Develop preliminary concept plans, based on the outcome of the preliminary community and stakeholder engagement, business model review and community need/benefit analysis. **Community consultation** Community Focus Group meeting to discuss preliminary concept plans. Online feedback form. Master Plan preparation Finalise Master Plan concept plans, based on the outcome of community consultation, business model review and community need/benefit analysis. Prepare strategic Master Plan (including supporting co-consultant reports).

June 2017

4



REGIONAL CONTEXT

Litis Stadium is situated in the suburb of Mount Hawthorn, within the municipality of the City of Vincent (City).

Litis Stadium is located approximately 4km north-west of the Perth CBD, 1.2km north-west of the Leederville secondary activity centre, and 2.3km north-east of the Subiaco secondary activity centre.

The venue is in close proximity to Anzac Road, which provides a connection to the Mitchell Freeway via Powis Street. Anzac Road also links the site to Scarborough Beach Road, which provides a connection to Alexander Drive via Angove Street. Mitchell Freeway, Scarborough Beach Road and Alexander Drive provide access to the wider metropolitan region.

The venue is within 250m of bus route 15, which provides a public transport link to Glendalough train station and the Perth CBD. The subject site is approximately 1.7km from the Glendalough train station, which provides a rail link between Perth and Butler, via the Joondalup rail line.

Refer **Figure 2.1**, which depicts the subject site's regional context.

LOCAL CONTEXT

The subject site fronts Britannia Road to the north, adjoins Britannia Reserve to the east and the Mitchell Freeway to the west. Britannia Reserve is a regional reserve for recreation, and is home to the Leederville Cricket Club (with associated car parking and club/ change room facilities). Britannia Reserve is a popular venue for participation in a number of organised sports, including cricket, soccer and rugby, as well as other passive and active recreation activities such as walking, exercising and socialising. Britannia Reserve is also a dog park.

The area north of Britannia Road generally comprises low-medium density residential properties. The area east of the subject site generally comprises a mixture of medium density residential properties, with a variety of commercial, civic, educational and recreational uses scattered throughout.

At the eastern end of Britannia Road is Oxford Street, a prominent activity corridor which runs in a northsouth alignment. Oxford Street connects the Mount Hawthorn and Leederville and town centres.

Mitchell Freeway bounds the subject site to the south. The site is screened from Mitchell Freeway by a strip of vegetation and Principal Shared Path (PSP). The cycle PSP is a prominent cycling route which runs in parallel with the freeway into the Perth CBD.

Lake Monger lies beyond Mitchell Freeway to the west.

Refer to **Figure 2.2**, which depicts the subject site's local context.

STUDY AREA AND LEASE AREA

The Master Plan has been prepared based on a 'study area' boundary, which goes slightly beyond that of FAFC's lease area.

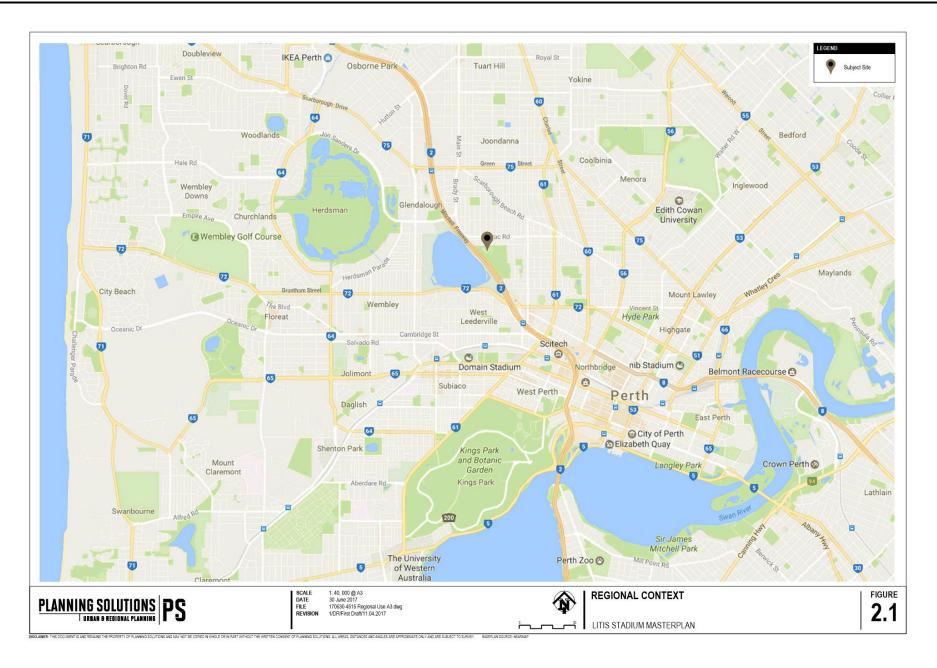
The lease area does not follow the alignment of existing lot boundaries and is based on the location/alignment of physical features such as buildings, fences and car parking areas.

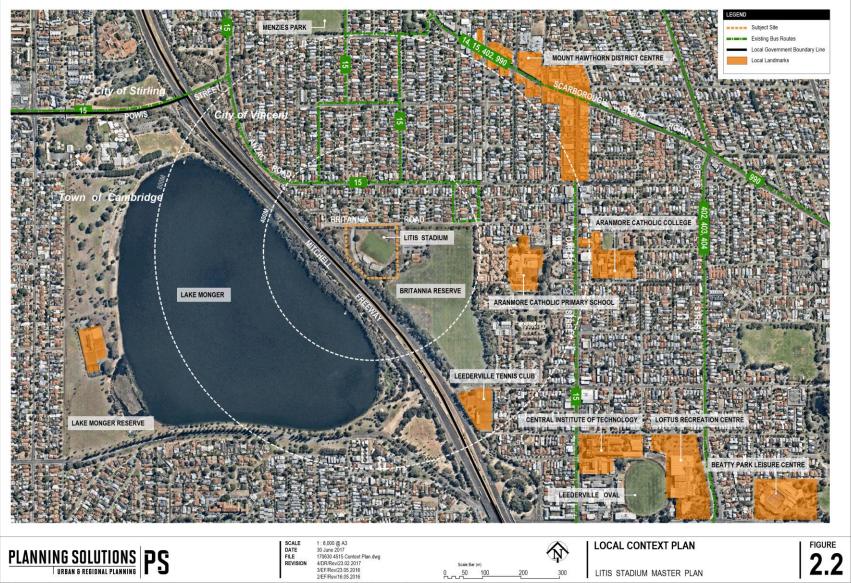
A broader study area was identified for the purpose of the Master Plan and the design concepts. The purpose of using the study area was to ensure a thorough and holistic approach could be taken at the consultation stage of the master plan. Specifically, the introduction of the study area boundary allowed the interface on each side of Litis Stadium to be included, ensuring areas could be examined which may not be in the lease area but affect the operation of the site or facility.

The car park to the west of the site is not part of the lease area. However, it is shown in the study area and concept plans as it fundamentally impacts the operation of the facility.

Refer to **Figure 2.3** for an aerial image depicting the existing composition of Litis Stadium, including the boundaries of the study area and lease area.

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Litis Stadium is used primarily for soccer, including:

- Football training sessions for players.
- Match day events between FAFC and visiting football clubs from WA and around Australia. The public is always welcome and encouraged to attend match day events. Match day events are generally held on weekends, and occasionally on weeknights.
- General functions for FAFC members.

The local community occasionally uses Litis Stadium's facilities for the following purposes:

- Hire of the stadium's hall and clubroom facilities for formal and social functions (including weddings) by various community groups throughout Perth and the public at large.
- Use of the stadium's boardroom for 'corporate box' style events and match day entertainment.

• Use by Mt Hawthorn Primary School, Aranmore Primary School and Aranmore Catholic College for various sporting and recreational purposes.

At present, the clubrooms and main hall of Litis Stadium are the facilities most commonly used by the community for function hire. The facilities present opportunities for upgrade, improvement and multi-use to serve a broader community benefit. This has been closely considered through the community benefit statement which accompanies this report.

Use of Pitch

The playing pitch is used throughout the year for soccer. An annual calendar of events is provided in **Table 2.1** below. The NPL season is the predominate use of the ground, with shorter competitions using the pitch at other times during the year.

As a NPL club, the FAFC has a number of junior, senior and amateur teams which use Litis Stadium, both for training and games. FAFC uses Britannia Reserve for training sessions because Litis Stadium simply cannot accommodate the volume of use required to support the Club. It is therefore imperative that any future development considers the interface between Litis Stadium and Britannia Reserve.

As with any facility using natural turf, ground maintenance is required. The pitch requires approximately one month for this maintenance to take place. This is usually conducted over the summer months in the off season.

The table demonstrates the pitch is used year-round for soccer.

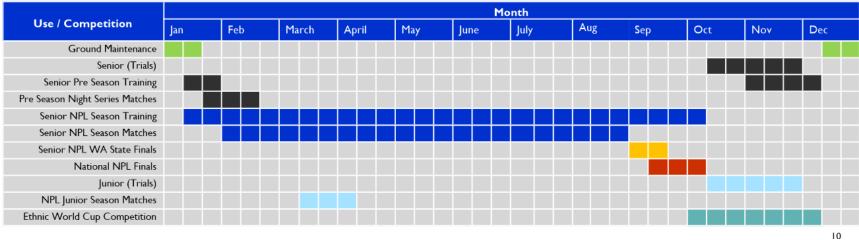


Table 2.1: Annual Schedule for Litis Stadium

HISTORY OF LITIS STADIUM

The venue, formerly known as the Lake Monger Velodrome, was opened in 1959. The Velodrome was used to host various cycling events, and was used as part of the 1962 British Empire and Commonwealth Games (hosted by Perth). The games were an important event for the time, comprising nine events and 863 international athletes.

Due to the significance the 1962 games, the Lake Monger Velodrome has long been revered as a site with historical significance. In addition to holding cycling events for the 1962 games, the velodrome was also frequently used as a training ground for keen cyclists. The velodrome operated for around twenty years.

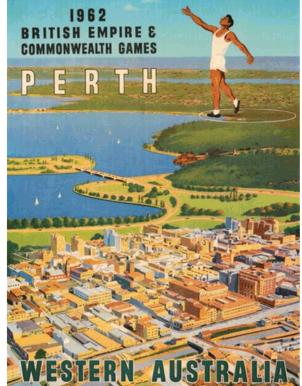
Based on the information contained on the State Heritage Office's records, the velodrome operated for just over twenty years. However, the poor condition of the track required continual repairs and maintenance, and noise impacts associated with cycling events were an ongoing issue. Toward the end of the site's use as a velodrome, the number of spectators attending the site were decreasing.

In the 1970's, FAFC relocated to the Lake Monger Velodrome and in 1986, completed construction of their clubrooms. It was in 1999 that Evangelos and Despo Litis donated \$150,000 towards upgrading the velodrome in collaboration with the (then) Town of Vincent, and the ground was renamed E & D Litis Stadium.

Since this time, the FAFC has worked with the City to make ongoing upgrades and contributions towards the betterment of stadium facilities, including the installation of training lights, construction of club rooms, walkways, walls and grandstand seating, installation of an electronic scoreboard and the upgrade of change rooms with personalised seating.

A historical aerial photo montage is provided on the following page, depicting the evolution of Litis Stadium from its inception to the present day.

Source: State Heritage Office



Commemorative poster for the 1962 Empire Games

The evolution of Litis Stadium





Preparation of the Litis Stadium Master Plan has been guided by various documents and studies. The Master Plan draws on the key findings principles of these documents, as detailed below.

CITY OF VINCENT STRATEGIC DOCUMENTS

City of Vincent Strategic Community Plan 2013—2023 Plan for the Future

The Strategic Community Plan 2013-2023 is the City's key corporate strategic plan, holistically identifying and setting out the overarching vision and principles for the more specific suite of strategic documents.

With regard to community facilities, the document identifies meeting community demand as a key issue, providing the following commentary:

Increasing community demand requires that community facilities are managed and developed to cater for the diverse needs of the community, while also considering the limited ability to increase or expand facilities.

The Master Plan achieves the City's strategic plan for community facilities in the following manner:

- Extensive consultation and collaboration has been undertaken, both with the City and local community. The feedback received through this process has influenced the preparation of the Master Plan.
- The Master Plan promotes community use of Litis Stadium and its future facilities. Opportunities have been identified for multi-usage of the venue and its future facilities, along with an appropriate level of connectivity with Britannia Reserve to encourage community participation.
- The upgrades and refurbishments depicted in the Master Plan concepts largely make use of existing facilities, with new facilities having been designed in an integrated manner to maximise useability and functionality.

City of Vincent Local Planning Strategy 2023

The Local Planning Strategy is the principal local strategic planning document setting out the vision for future planning and development within the City. The strategy places an emphasis on the provision of facilities and services for the community for sporting and recreation.

Section 1.4.6 of the document sets out the following strategies for 'Community Facilities', which have guided the preparation of the Litis Stadium Precinct Plan:

- Maintain and enhance the visual appearance and functionality of the City's Parks and outdoor recreational areas, through appropriate signage, lighting, equipment and applying CPTED principles to encourage passive surveillance and adaptable and flexible places.
- Continue to provide a range of facilities and services for the community within the City, and encourage the shared use of facilities at schools, businesses, and clubs where practicable.
- Determine the requirements of the Community and focus on needs, values, engagement and involvement.
- Continued implementation of the principles of universal access.

City of Vincent Corporate Business Plan 2016/2017—2019/2020

The Corporate Business Plan is the principal corporate planning document, which outlines priority actions to deliver various strategic community objectives set out by the overarching Strategic Community Plan.

Part 3.6 of the document requires the review and preparation of a revised Britannia Reserve Master Plan to guide the future upgrade of Britannia Reserve. Given Litis Stadium forms part of the broader Britannia Reserve (which results in a connection between the facilities of Litis Stadium and the Britannia Reserve), this action naturally extends to the future upgrade and enhancement of Litis Stadium.

The upgrade and enhancement of the Litis Stadium will be undertaken in an integrated manner with the broader Britannia Reserve. These important community facilities should have a strengthened connection in the future, facilitating complementary and non-exclusive usage by the community. The Britannia Reserve Master Plan is discussed in further detail in the following sub-section of this report.

BRITANNIA RESERVE MASTER PLAN

Britannia Reserve Master Plan Concept Brochure

In 2010, the City prepared a brochure which provided an indicative concept and set out the vision for the Britannia Reserve Master Plan. Specifically, the vision set out by this document was:

To provide a safe and sustainable facility which maximises structured and non-structured recreation and sporting requirements of all users and stakeholders:

- to maximise the functionality of the reserve in terms of structured and non-structured recreation requirements of the users
- needs to be considered with the future use and plans for the adjoining E & D Litis Stadium and Leederville Tennis Club as well as take into consideration adjacent residential developments and other facilities
- increased and optimum accommodation of sporting and community use of the facilities at the reserve, providing for best practice physical activity strategies for the area.

In addition to this vision, the Master Plan was envisaged to address the following principles:

- Access and Participation.
- Sustainability.
- Multi-Purpose and Shared-Use.
- · Community Engagement.
- Quality Facility Provision.

The document also emphasised maintaining and strengthening the connection between Litis Stadium and Britannia reserve, stating:

The Master Plan will also address integration of the site with the surrounding areas, including the E & D Litis Stadium, Leederville Tennis Club and residential developments in the immediate vicinity.

One of the key components of the plan was to include an administration building with the intention of accommodating Football West.

Following community consultation, the Master Plan did not proceed to fruition.

Britannia Reserve Master Plan 2013

In December 2013, the City adopted a further Master Plan for Britannia reserve, which excluded the land comprising Litis Stadium. The plan depicts opportunities for enhanced landscaping, upgraded access points and connection paths throughout the reserve, and 'recreation nodes' where seating/picnic/barbecue facilities may be provided.

It is clear that a level of connectivity must be maintained, to maximise shared use and integration between the two facilities. The Master Plan itself primarily relates to future landscaping upgrades for Britannia Reserve. It does not identify opportunities for the upgrade or expansion of any sporting or club facilities.

The adopted Master Plan has been appropriately considered in preparing the Litis Stadium Master Plan.

Future Britannia Reserve Master Plan

According to the City of Vincent website, a further master plan for Britannia Reserve will be prepared in 2018/2019.

The website indicates the master plan will provide for the long term vision of the site including consideration of existing infrastructure, user group needs and a range of other factors.

Given the relationship and overall integration of Litis Stadium with Britannia, it will be essential to ensure there is a level of consistency between the Litis Stadium Master Plan and Britannia Reserve Master Plan where the Litis Stadium and Britannia Reserve share boundaries and an interface.

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HEALTHY SPACES & PLACES—REGIONAL RECREATION FACILITIES

The Heart Foundation, in collaboration with the Planning Institute of Australia and the Australian Local Government Association, prepare a suite of documents known as 'Healthy Spaces & Places'. The suite of documents include a specific guidance note relating to the development of regional recreation facilities from an 'urban planning for health' perspective.

Facilities that could be categorised as a 'regional recreation facility' include sports stadia and major playing fields for organised sports. The document notes the planning of these facilities is especially important given the nature of their size, and the number of users and/or spectators that are likely to use the facility.

As part of 'optimum practice', the guidance note outlines the following important considerations with respect to the layout, composition and design of these facilities:

Spatial location

- Located within the region to optimise access for the community.
- Where possible, located close to a major activity centre to take advantage of the sustainable transport options and limit conflict with adjoining land uses.

Transport network and design

- Located on a public transport route with high frequency services, and additional services provided where a significant sporting event is scheduled.
- Appropriate lighting and signage and public toilets are provided.

- Street network is designed to facilitate ease of access to the facility.
- Street network, car and bike parking and circulation arrangements are designed to minimise conflict between pedestrians, cyclists and motorists.

Useability

- Illuminate sporting areas, and associated seating and parking areas with lighting, without compromising the amenity of adjacent land uses.
- Consider them being used by recreational walkers such as walking around the perimeter of the oval.
- Provide toilets and change facilities.
- Provide seating, bins, shaded areas and other appropriate facilities.
- Ensure safe and clear entrances and exits.

These considerations have been incorporated into the Precinct Plan where possible, to achieve an overall superior outcome with respect to the layout, composition and design of the venue and its facilities (having regard to the venue's primary football use).

🛛 🥣 📃 🛛 Master Plan

In preparing the Litis Stadium Precinct Plan, case studies have been conducted on comparable strategic master plans for local sporting or recreational facilities, as detailed below.

CASE STUDIES

Bell Park Sports Club Master Plan

The Bell Park Sports Club is a football (soccer) club based in the locality of Batesfield, Victoria. A Master Plan was prepared for Bell Park Sports Club, which depicts a future expansion and upgrade of the club's internal and external facilities, including:

- Various extensions and built form improvements to the Bell Park function spaces (function room including outdoor deck and conference room).
- Extensions and upgrades to club members' facilities (bar/restaurant, kitchen, and member's lounge, with a complementary children's play area).
- Construction of a new change room building (separate men's and women's change rooms for members and visitors, including a first aid room).
- Extending the existing grandstand to accommodate an additional **500** spectators.
- Expansion/upgrade of parking facilities, including a 'remote control racing car area'.
- Construction of new netball courts, co-located with existing football (soccer) pitches.

The Bell Park Master Plan is predominantly a visual document and also offers commentary relating to the works associated with implementing the abovementioned upgrades. The unique layout depicted in the Master Plan provides a useful indication of how various services/facilities can be integrated into a recreational sports club setting, in addition to the refurbishment/extension of existing facilities.

Hartfield Park Sport and Recreation Facilities Master Plan

The Hartfield Park is a large district level reserve within the Shire of Kalamunda, which accommodates a variety of sporting clubs/activities and substantial areas of protected native bushland.

The Hartfield Park Sport and Recreation Facilities Master Plan was prepared to ensure sport and recreation infrastructure can be provided to meet the current and future needs of the local community. A summary of the main drivers which influenced the outcome of the master plan were (as outlined in the master plan itself):

- Population growth in the local community.
- Various clubs increasing in membership, necessitating improved facilities.
- Lack of parking when sporting clubs hold home games and functions.
- Current buildings becoming outdated and requiring upgrades.
- The conservation status of Hartfield Park and its constraint on physical development.
- Over use of existing grounds (including soccer pitches), and the resultant need for additional grounds.
- Requirement for an additional sustainable water source to service new areas requiring reticulation.
- A need to identify suitable alternative local sporting reserve venues.
- The suitability of equestrian facilities at Hartfield Park, given increasing areas are increasingly being developed with residential housing.

The master plan was prepared through input of a needs analysis, conducted based on community consultation and a review of the likely current and future needs of key stakeholders.

With particular reference to the Hartfield Park Soccer Grounds, the master plan addresses issues associated with 'wear and tear' on existing soccer fields, inadequate clubroom and change room facilities and amenities for visitors required to accommodate further growth.

A concept plan was prepared, depicting a holistic upgrade and refurbishment scenario for the whole extent of Hartfield Park. With regard to the park's football (soccer) facilities, the following upgrades were depicted:

- Resurfacing of existing soccer fields.
- The creation of additional soccer fields based on anticipated growth of participation.
- Upgraded soccer club room facilities, including members and visitor's amenities.

Due to the large area covered by the Hartfield Park Sport and Recreation Facilities Master Plan, the concept plan only provides a general indication of the facilities to be upgraded and where additional sporting fields may be established.

Short-term and medium-term staged cost estimates are included to guide implementation of the upgrades. The document provides a useful example as to how a holistic improvement program can be implemented for a range of recreational facilities to meet the current and future demand of key stakeholders.

Redfern Oval

Redfern Oval is a sports and recreation facility based in the locality of Redfern, New South Wales, and is both the training ground and 'spiritual home' of the South Sydney Rabbitohs rugby team. The oval adjoins Redfern Park, a local community park utilised by the surrounding residential community and maintained by the City of Sydney local authority.

In 2007, major upgrade works to both Redfern Oval and Redfern Park were delivered by the City of Sydney in collaboration with the Rabbitohs. The upgrade and refurbishment works undertaken as part of the project included:

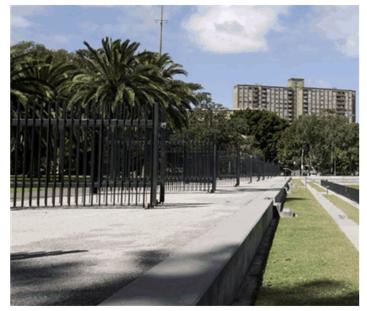
- Removing outdated spectator facilities and grandstands, and replacing with brand new state-ofthe-art facilities.
- Removing aged concrete walls and fences to enhance openness and interface between Redfern Park and Redfern Oval.
- Providing new training facilities for the Rabbitohs and playing facilities for local teams.
- Providing a new kiosk and associated facilities for club and community use.
- Various upgrade works throughout Redfern Park (landscaping, playground, paths/kerbs, lights and park furniture).

Source: City of Sydney

Importantly, the facility includes gates where Redfern Oval adjoins Redfern Park. This allows the facility to be opened to the community throughout the week, but closed for games or events where ticketed entry is required. This is highly relevant for Litis Stadium, which adjoins a public park, but also requires ticketing entry.



Redfern Oval



Interface between Redfern Oval and Redfern Park

SPORT PARTICIPATION

The Australian Sports Commission (**ASC**) periodically conducts research and data analysis with respect to participation in various sporting activities throughout Australia, known as AusPlay. Specifically, AusPlay is a national population tracking survey administered by the ASC, measuring and comparing sporting activities.

The most recent AusPlay survey was undertaken based on data from October 2015 to September 2016. In summary, based on the findings of AusPlay, football (soccer) is the most popular club sport enjoyed by both adults and children in Australia:

- Football ranked as the most popular club sport partaken by adults and children combined, representing **18.8%** of the club sport population.
- Football ranked as the second most popular club sport partaken by adults, representing **17.3%** of the total club sport population.
- Football ranked as the most popular club sport partaken by children, representing **28.8%** of the total club sport population.

The findings of AusPlay's research indicate a high level of popularity for football as a club sport. The data collected and outcome of AusPlay's research is analysed and discussed in further detail in the supporting report prepared by Jo Wilkie Consulting.

The objectives of the master plan seek to retain soccer as the primary use of the facility. The popular and growing participation rates will support this objective in the future.

NATIONAL PREMIER LEAGUE VENUE REQUIREMENTS

The FAFC participates and competes in the senior PS4 National Premier League (\mathbf{NPL}) – the second highest ranking Australian national soccer league below the Hyundai A-League.

In accordance with the PS4 NPL By-Law I3, a club's home venue must meet certain standards (known as the 'minimum venue requirements') to be able to compete in the NPL. The standards are contained within the bylaw document itself, and have been given appropriate regard in preparing the Litis Stadium Precinct Plan to ensure:

- the facility remains functionally designed for its primary purpose; and
- the FAFC continues to compete in the NPL.

The 'minimum venue requirements' set out by By-Law 13 are grouped into five key themes, with detailed 'minimum' and 'recommended' requirements falling within each relevant theme. The minimum requirements represent a baseline standard for each theme, while the recommended requirements represent an enhanced standard which Football West seeks for teams to meet. The minimum and recommended venue requirements have been used to inform the master plan.

The venue requirements include standards for changerooms, officials' rooms, medical facilities, spectator facilities and field of play.

The existing Litis Stadium is compliant with the minimum venue requirements. However, it is not compliant with the recommended venue requirements. The key elements are as follows:

Changerooms

The NPL requires changerooms capable of accommodating 20 players. The temporary changerooms on the subject site achieve the minimum requirement.

Spectator Facilities

A covered seating area for 120 persons is required as a minimum. A covered seating area for 500 persons is recommended. The existing Eleni Grandstand has approximately 500 seats.

Referee Facilities

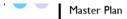
The NPL recommended venue requirements suggest that officials should be able to move to the changerooms without going through an open area or an area to which the general public has access. The temporary facility requires officials to access via the public realm. Football West has expressed concern at the temporary arrangement but has accepted it on a temporary basis.

Medical Facilities

An undercover treatment table is required as a minimum standard. However, a treatment room with two treatment tables is recommended.

Refer to **Appendix I** for an extract of the Football West By-Law 13, containing the full list of NPL minimum venue requirements.

Section 7 of this report includes as assessment of the concept plans against the minimum venue requirements.





DEMOGRAPHICS AND SOCIO-ECONOMICS

The following section provides a high level demographic overview and analysis of the catchment area surrounding Litis Stadium.

A catchment area was identified which likely to capture the likely users of Litis Stadium and/or Britannia Reserve. A radius of approximately 800m was considered, excluding the area to the west of the freeway.

Figure 4.6 shows the thirteen 'Statistical Areas' (SA) comprising the overall catchment area, which were used for this demographic overview.

This section considers the primary demographic data of age, household structure, family structure, income and motor vehicle use. The data of the catchment area has been compared to the City of Vincent to identify local context and also to the state of Western Australia to contextualise the data. The total population of the catchment area was 4,737 people, which represents 15% of the City of Vincent population.

As the Litis Stadium Master Plan is a long term strategic document, a snapshot of the current demographic situation is useful in confirming the characteristics of the current population, and any visible trends or predictable patterns in the future.

Note: all data used for this overview has been sourced from the Australian Bureau of Statistics.

Age

The median age of the catchment area is 35. By comparison, the median age for the City of Vincent is 34, and the median age for Western Australia is 36.

Refer to Figure 4.1 below.

37 —

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AGE

Household structure

The catchment area exhibits an average of 2.3 people per household, which is only slightly higher than the 2.2 average for the City of Vincent. By comparison, the State average of 2.6 is notably higher. This indicates there is a greater proportion of one and two person households or small families in the catchment area.

Refer to Figure 4.2 below.



Figure 4.1 - median age of persons.

🗖 WA

Figure 4.2 – average people per household.

Family structure

In relation to family structure, the catchment area and City of Vincent both comprised an average of 1.7 children per family, which by comparison, lower than the State average of 1.9. Again, the figure demonstrates there are less families or smaller families within the City of Vincent compared with the state.

Refer to Figure 4.3 below.

Income

The catchment area exhibits a median total household income of \$2,049 per week. By comparison, this value is significantly higher than the City of Vincent average of \$1,689 per week and the State average of \$1,415 per week. The catchment area could therefore be described as an affluent area.

Refer to Figure 4.4 below.

Motor vehicle use

The catchment area comprises an average of 1.6 motor vehicles per dwelling, which is slightly higher than the City of Vincent's average of 1.5. By comparison, the State average is higher than both of these areas, with an average of 1.9. vehicles per dwelling. This is reflective of the smaller household occupancy but is also closely related to the location within 3km of the Perth CBD with access to public transport.

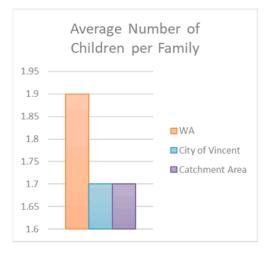


Figure 4.3 – average number of children per family.



Figure 4.4 - median total household income

Refer to Figure 4.5 below.

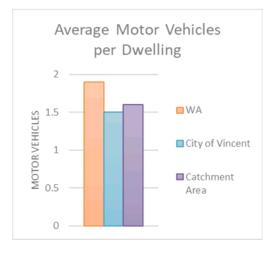


Figure 4.5 – average motor vehicles per dwelling.

Population Growth

The Western Australian Planning Commission (WAPC) has released and endorsed strategic documents which consider population growth and demographic change within the Perth and Peel Region.

Namely:

- Directions 2031 considers the infill needs for the Perth Metropolitan area leading up to the year 2031.
- Draft Perth and Peel @ 3.5 Million, considering the infill needs for the Perth and Peel regions when Perth's population reaches 3.5 million, which is predicted to occur in 2050.

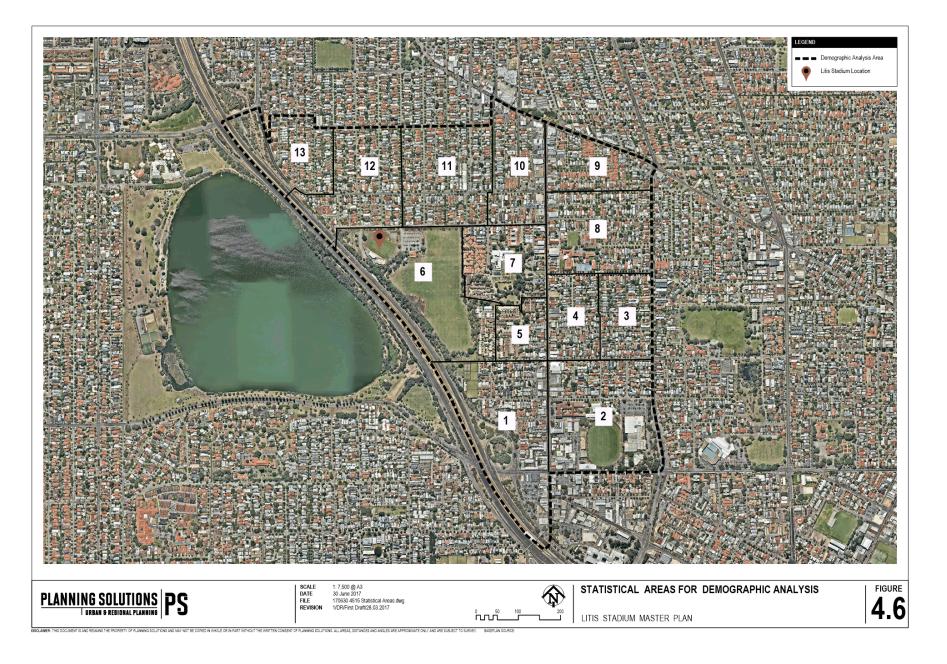
These strategies set targets for infill development by local government. The City of Vincent is expected to accommodate 6,730 additional dwellings by 2031 and 9,190 dwellings when the Perth population reaches 3.5 million (refer **Table 4.1** below).

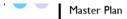
Table 4.1 Dwelling Yields and Population Growth

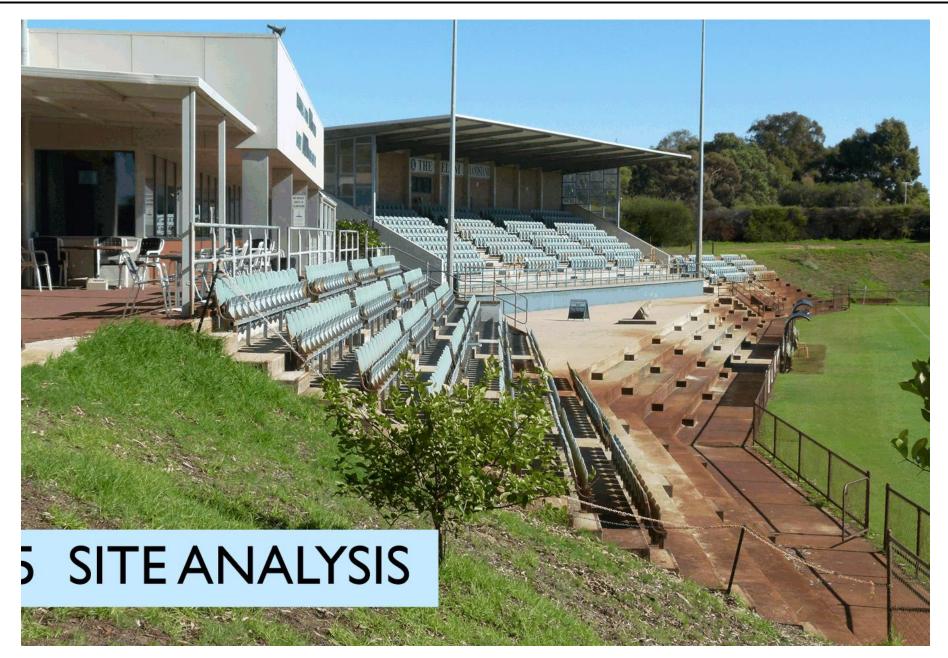
Timeframe	Additional Dwellings	Additional Residents
Additional Dwellings to 2031	6,730	12,114
Additional Dwellings to 3.5 Million	9,190	16,452

The WAPC's policy is to locate infill development within or nearby activity centres and activity corridors. With the Leederville Activity Centre and the Oxford Street Activity Corridor being situated in close proximity to Litis Stadium, it is expected that the area will experience population growth over the next 20 years and beyond.

The increasing population will likely result in greater demand for both sporting and social facilities within the local area.







SITE ANALYSIS

The following section provides a comprehensive analysis of the existing site conditions of Litis Stadium. The analysis is undertaken in conjunction with an 'opportunities and constraints' assessment, which identifies key issues and relevant considerations associated with the upgrade and refurbishment of the stadium's facilities.

This section should be read in conjunction with **Figure 5.1**, **Opportunities and Constraints Plan**, which provides a visual depiction of the subject site and its features.

Town planning

The subject site comprises the following zoning under relevant town planning framework documents:

- <u>Metropolitan Region Scheme</u>: reserved for 'Parks and Recreation'.
- <u>City of Vincent Town Planning Scheme No. 1</u>: Reflects the region scheme 'Parks and Recreation' reservation.
- <u>City of Vincent draft Local Planning Scheme No. 2</u>: Reflects the region scheme 'Parks and Recreation' reservation.

The 'Parks and Recreation' reserve is to designate land of regional significance for ecological, recreation or landscape purposes.

Any future development proposals applicable to Litis Stadium would need to be consistent with the purpose of the 'Parks and Recreation' reserve.

Development Control Policy 5.3

Development Control Policy 5.3 (DC 5.3) provides guidance on land use and development with Parks and recreation reserves.

One of the key policy measures is maintaining public access to the reserve. Specifically, DC 5.3 states:

"The use and development of land reserved for Parks and Recreation or Regional Open Space for commercial purposes ancillary and or compatible to the purpose of the reserve and likely to enhance the public access to and enjoyment of the reserve may be supported."

Private businesses may be considered on a Parks and Recreation Reserve where they:

- are in accordance with a management plan endorsed by the WAPC;
- are open to and provide services for the public; and
- have a purpose which is ancillary and incidental to the primary purposes of the reservation.

DC 5.3 notes that sub-letting of the premises would require the approval of the Western Australian Planning Commission (WAPC).

Site topography

The football pitch, which is roughly located in the centre of the site, is the lowest part of Litis Stadium. The rest of the site slopes upwards in all directions from the pitch.

The site's topographical features are optimal for the operation and function of a football stadium. The football (soccer) pitch sits below street level, which allows for optimal spectator viewing. The upward slope in all directions from the pitch effectively separates the stadium from the remainder of Britannia Reserve, providing a visual barrier during matches and other events. The site's contours are included within the opportunities and constraints plan (**Figure 5.1**)





Residential interface

Litis Stadium fronts Britannia Road and has an interface with residential properties to the north. The venue only interfaces with residential properties on one side. An indication of the extent of this interface is shown in **Figure 5.1**.

A fence and hedge run along the northern boundary of Litis Stadium, which provide a visual barrier for the venue during soccer matches and other events. However, the fence and hedge do not alleviate noise generated on site during these events.

Any refurbishment/upgrade of Litis Stadium will take into account the relationship of the site with Britannia Road, including its interface with adjacent properties.

Britannia Reserve interface

Litis Stadium abuts Britannia Reserve along the eastern and southern lease boundaries. Between the Britannia Reserve car park and the pitch, there exists a 3m high mound which inhibits the view between Britannia Reserve and Litis Stadium (refer to photographs).

The mound offers a good viewing environment for spectators, by offering an elevated position above the playing surface. However, the mound blocks any visual connection between Britannia Reserve and Litis Stadium and the appearance from Britannia Reserve is uninviting. Whilst access gates are opened on most days, people will seldom enter the ground as it presents as an enclosed/private facility.

It is considered any refurbishment/upgrade of Litis Stadium should consider this relationship, weighing up the benefits of the viewing environment as opposed to the interface with the reserve.



Interface between Britannia Reserve and Litis Stadium



Access, circulation and parking

Litis Stadium's primary car parking area is located to the west of the site within a portion of adjoining Lot 30, and contains 97 car parking bays (inclusive of 2 bays for people with disabilities).

To the east of Litis Stadium is the Britannia Reserve car park, which contains **346** spaces and acts as a secondary car park for after-hours soccer club events and functions.

The site's primary car park includes a two-way access aisle of approximately 7m for vehicle circulation. Pedestrian access exists both at the site's primary car parking entrance, and also at the site's north-eastern corner

Litis Stadium comprises the following existing access and circulation arrangements:

- Two-way crossover to Britannia Road at the northwestern corner of Litis Stadium, at its intersection with Egina Street. The crossover provides access to the FAFC's primary car parking area that extends along the western part of the stadium to the rear of the existing grandstand and clubrooms.
- Two-way crossover to Britannia Road at the northeastern corner of Litis Stadium, accessed via an existing roundabout. The crossover provides access to the Britannia Reserve car parking area, which is connected to Litis Stadium by an internal gate at the site's eastern boundary.

HERITAGE

State Heritage

The former Lake Monger Velodrome is identified as a registered heritage place under the State Heritage Register. While no statutory heritage listing affects any of the buildings on the site, the old velodrome is listed as 'to be assessed'. The State heritage register's physical description of the velodrome states:

Although the banked tracks of the velodrome have been grassed over, their shape is still evident, and they create an attractive surround for the football pitch in the middle.

While the buildings on site are not protected by any statutory heritage listing, any future development proposal seeking to upgrade or construct new facilities will closely consider the historical heritage value of the site.

Local Heritage

The City of Vincent's municipal heritage inventory identifies the wider Britannia Road Reserve (encompassing Litis Stadium) as a local heritage place. The site is listed as management Category B – Conservation Recommended. The inventory details the significance of the Britannia Road Reserve as follows:

The part Lake Monger Reserve has possible Aboriginal heritage significance as well as historical post-settlement significance. The reserve was associated with Lake Monger and its several roles in the lake system across the north of Perth. The former Commonwealth Games Velodrome is located within it. In a relatively closely knit urban fabric it is an aesthetically pleasing public space that is highly valued by the community.

In alignment with its heritage significance and intrinsic community value, any future development proposal flowing on from this Master Plan would appropriately consider and be sympathetic to the local heritage significance of Britannia Reserve, to maximise the community benefit of any such upgrade.

Aboriginal heritage

The land comprising Litis Stadium are not within an area identified as having any indigenous heritage significance.

A search of the Department of Aboriginal Affairs Aboriginal Sites Database indicates Litis Stadium is located within proximity to the following indigenous heritage sites, registered under the Aboriginal Heritage Act 1972 (depicted in **Figure 5.1**):

- Lake Monger (site ID 3788).
- Lake Monger Velodrome (within a portion of the Mitchell Freeway only) (site ID 3328).

It is unlikely any disturbance of the above sites will occur from the upgrade/refurbishment of Litis Stadium.



Photograph of the Velodrome prior to its demolition



Commemorative plaque marking the opening of E & D Litis Stadium 30

STADIUM USE

Sporting use and seating capacity

Litis Stadium is the home ground for the Floreat Athena Football Club. The stadium is used as a home and away ground for soccer matches, in the following leagues/ tournaments:

- PS4 National Premier League.
- National Westfield FFA Cup.
- State Coolridge Cup.
- Juniors State League.
- Consolidated Energy Amateur League.
- Consolidated Energy Masters League.
- Perth Amateur Soccer World Cup (formerly known as the Ethnic World Cup).

In addition to home and away players, the stadium is also attended by referees/officials, various support staff, supporters and the general public.

The stadium contains three elevated 'grandstand' seating type facilities that provide spectator seating in the following configuration:

- Grandstand seating attached to the main club building, containing 381 seats.
- The Eleni Grandstand, containing 400 seats.
- Standalone grandstand seating to the north of the Eleni Grandstand, containing 120 seats.

The stadium therefore provides a total of approximately 900 seats. Spectators can also view the soccer pitch from elevated grassed areas around the pitch. In total, Litis Stadium is capable of accommodating approximately 3000 people, although the venue seldom reaches full capacity.

Other uses

In addition to the primary sporting function, Litis Stadium contains facilities that are used for various community and social functions, including:

- Formal and social occasions with the site's clubrooms, containing bar and catering facilities.
- A main hall situated within the site's main building, used for a range of purposes including weddings and formal events, parties, school socials and other similar types of functions.
- A boardroom, including a balcony that overlooks the stadium, used for corporate meetings or 'box' style viewing at match day events.

The main hall, club room and boardroom provide opportunities for the stadium to accommodate a broad range of adaptive community uses and functions.







INFRASTRUCTURE

A 'dial before you dig' search has been undertaken for Litis Stadium, providing an indication of the infrastructure that exists within, and in close proximity to the site. The majority of infrastructure is located within the surrounding road reserves and is unlikely to physically affect any future development of the site.

Refer to **Figure 5.2**, which provides a depiction of the location of civil infrastructure in proximity to the site.

Telecommunications

Underground fibre-optic telecommunications infrastructure is present within the vicinity of the subject site. Amcom conduit runs along Mitchell Freeway, with pits separated approximately 160m apart.

Gas

A medium-low pressure ATCO gas pipeline runs along Britannia Road. A service delivery point and gas meter exist within Britannia Reserve and Litis Stadium. The location of these delivery points are unlikely to impact on the future refurbishment of the stadium.

Water

Water Corporation pipelines run along Britannia Road, which service the subject site and surrounding areas. A fire hydrant service point exists within the stadium's primary parking area. A wastewater manhole exists within the subject site.

Power

IA Western Power high voltage overhead powerline runs along Britannia Road, supported by power poles. A high voltage underground cable runs along Britannia Reserve, diverting onto Kalgoorlie Street. No underground power runs along the front of the subject site.

VEGETATION AND LANDSCAPE

The subject site's vegetation and landscape includes the following features:

- A densely vegetated hedge runs along the site's northern and western boundary, providing a physical barrier to its surrounds.
- The subject site is comprised mainly of turf/grassed areas, including and surrounding the soccer pitch.
- Various palm trees and other standalone vegetation exists throughout the site's turfed areas.
- A vegetated area comprised of large, mature Eucalyptus trees exists at the south-eastern corner of the site.
- The subject site is buffered from Mitchell Freeway by dense vegetation within the road reserve and Britannia Reserve.
- The north-eastern corner of the site comprises bitumen/hardstand, which connects to the adjoining Britannia Reserve car park.

Acid Sulphate Soils

A small area in the southern portion of the subject site is mapped as an area considered to have a moderate-high risk of 'Acid Sulphate Soils' (**ASS**) occurring within 3m of the natural soil surface, while the majority of the site is identified as being low risk of ASS occurring within 3m of the surface.

It is considered unlikely any future refurbishment/upgrade of Litis Stadium will result in impacts concerning ASS. However, appropriate soil testing should be undertaken prior to the disturbance of soils within the area of the site identified as being of moderate-high risk of ASS to determine the actual risk and any resultant implications for the site. The area of moderate-high ASS risk is depicted in the Opportunities and Constraints Plan (**Figure 5.1**).



PHYSICAL SITE FEATURES AND BUILT FORM

Bushfire

A portion of the subject site is mapped by the Department of Fire and Emergency Services as being within an area prone to bushfire risk, as depicted in **Figure 5.1**.

The Department of Fire and Emergency Services (**DFES**) was consulted through the preparation of the Master Plan, and advised the intent of the Master Plan was supported. The **DFES** noted bushfire risk management and fire safety provision should be appropriately considered to ensure any increase in the threat of bushfire to people, property and infrastructure.

Given the proposal does not result in significant intensification of the existing venue use, it is considered any bushfire risk could be appropriately managed. Any future development and/or refurbishment of Litis Stadium would need to meet the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas*, to ensure development is appropriately designed and managed to avoid the risk of bushfire.

Physical site features

The study area comprises the following physical features, as illustrated on **Figure 5.1**:

- A soccer pitch at the centre of the site, in a northwest/south-east orientation.
- A former entry gate and turnstiles (currently used for storage) at the north-eastern corner of the site, fronting Britannia Road. The entry gate and turnstiles are in need of upgrade or replacement.
- Toilet facilities and temporary change rooms at the north-eastern corner of the site, straddling the site's boundary with the Britannia Reserve car park. The facilities are in relatively good condition.
- Players' change room facilities in the south-eastern corner of the site. The facilities are not in use due to structure issues and subsidence of the building. The change rooms are in need of upgrade or replacement.
- Existing clubroom facilities along the southwestern edge of the soccer pitch. The clubroom facilities are in relatively good condition and present an opportunity for multi-use.
- A grandstand along the south-western edge of the soccer pitch. The grandstand is in relatively good condition, and could benefit from some minor refurbishment.
- An outdoor storage building is located adjacent to the soccer pitch, to the south-east. The building is in good condition.
- An existing underground 'players race' tunnel leads out to the soccer pitch from the existing club room facilities. The tunnel is structurally unsound and requires upgrade or replacement.





Existing venue facilities

The existing built form comprising Litis Stadium is described as follows:

Club rooms

- The stadium's main building comprises two storeys, and is constructed of a mixture of concrete and brickwork. The main building has a flat roof.
- Parts of the building façade comprise transparent glazing providing views out to the soccer pitch.
- The façade comprises a mixture of white and blue colours, consistent with FAFC's club colours.
- The building is in relatively good condition and presents an opportunity for multi-use. However, the building would benefit from both internal and external aesthetic upgrades.

Former entry gate

- The former entry gate is a one storey building, currently used for storage. The building is constructed with brickwork and comprises a pitch roof.
- The entry gate has large openings that contain turnstiles, which are currently not in use.
- The entry gate is located at the north-eastern corner of Litis Stadium and forms part of the site's interface with Britannia Road.
- The building is in relatively good condition, and would benefit from an external and internal refurbishment.

Change rooms

- The building is constructed of brickwork and comprises a pitched roof. The condition of the building's masonry and internal walls has been assessed by a structural engineer as structurally unsound, and not fit for use at present. A copy of the engineer's report is provided in Appendix 2.
- Issues include cracking in external walls, settlement to the footings and slab, ceiling cornice separating from the walls, sagging of the ceiling and distortion in the roof line.
- An underground players race connects the changeroom building to the soccer pitch. The players race is also structurally unsound and is not in use.











Toilet facilities and temporary change rooms

- The toilet facilities and temporary change rooms are constructed in the same manner as the former entry gate, comprising brickwork and a pitch roof.
- The temporary change rooms have been retrofitted into the existing eastern toilet block due to safety concerns with the structurally unsound former change room facilities.

Scoreboard and switchroom

- The switchroom building is flat-roofed and constructed of painted brickwork (dark grey).
- The electronic scoreboard is attached to the western side of the building, facing the grandstand seating areas.











Eleni Grandstand

- The Eleni Grandstand is an open structure, constructed of brickwork. Spectators are provided shelter by a flat roof.
- A vacant undercroft area is located within the lower level of the grandstand.
- The structure has been assessed as being in a condition appropriate for its age. A number of maintenance items were identified as requiring attention, including some cracks in the concrete elements and rust/discolouration on some elements.



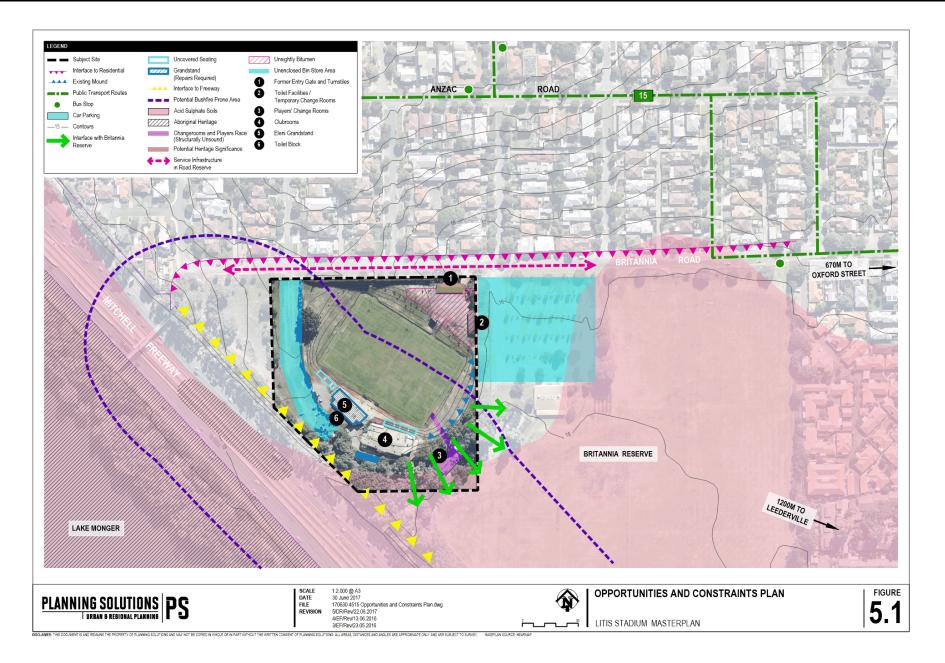
OPPORTUNITIES AND CONSTRAINTS

Considering the site features and attributes discussed in this section, an opportunities and constraints plan has been produced in **Figure 5.1**. A summary of the key elements is provided in **Table 5.1** below . The assessment helps to inform the concept plans in Section 7 of this report.

Table 5.1 – Opportunities and constraints assessment

Opportunities	Constraints
 Soccer pitch in relatively good condition. Toilet facilities and temporary change rooms capable of adaptive reuse and only require minor refurbishment. A range of facilities are present within the existing clubrooms with the possibility of shared use. Potentially leasable area in the undercroft of the grandstand and/or the former entry gate building. 	 Change room facilities at south-eastern aspect are degraded, structurally unsound and require upgrade or replacement. Players race is structurally unsound and requires upgrade or replacement for any future use.
 Low-lying soccer pitch optimal for spectator viewing. Upward slope from soccer pitch acts as a natural barrier to Britannia Road during soccer matches and other events. Elevated areas around soccer pitch provide additional seating for spectators. 	 A mound located east of the soccer pitch acts as a physical barrier to Britannia Reserve, impacting on Litis Stadium's interface with the reserve. Sloping topography from soccer pitch likely to require site works to enhance interface and increase connection with Britannia Reserve.
• Disturbance of Aboriginal sites unlikely to occur.	
 Existing fence and hedge along Britannia Road provide visual barrier during football games and other events. Opportunities exist to enhance Litis Stadium's interface with Britannia Road through different boundary treatments. 	 More significant upward slope to north-west of soccer pitch may require site works to facilitate a better connection with Britannia Road. Existing fence and hedge along Britannia Road do not provide any acoustic mitigation.
 Approximately 443 parking spaces available for use. Car parking areas already constructed with two-way vehicle access. Potential to include bicycle parking facilities. 	• Lack of existing bicycle parking facilities.
	 Soccer pitch in relatively good condition. Toilet facilities and temporary change rooms capable of adaptive reuse and only require minor refurbishment. A range of facilities are present within the existing clubrooms with the possibility of shared use. Potentially leasable area in the undercroft of the grandstand and/or the former entry gate building. Low-lying soccer pitch optimal for spectator viewing. Upward slope from soccer pitch acts as a natural barrier to Britannia Road during soccer matches and other events. Elevated areas around soccer pitch provide additional seating for spectators. Disturbance of Aboriginal sites unlikely to occur. Existing fence and hedge along Britannia Road provide visual barrier during football games and other events. Opportunities exist to enhance Litis Stadium's interface with Britannia Road through different boundary treatments. Approximately 443 parking spaces available for use. Car parking areas already constructed with two-way vehicle access.

Feature	Opportunities	Constraints
Heritage	 Opportunity to adaptively re-use elements of the former velodrome in a manner which complements its heritage (e.g. the entry gate building). 	• Potential restrictions on demolition.
Current Building Inventory	 With the exception of the changerooms and tunnel, the buildings on site have been assessed as structurally sound and in a condition consistent with their age. 	 Many of the existing buildings were constructed in the 1960s and 1970s and may require repair or replacement in the medium term future. Changeroom buildings are structurally unsound, not fit for use.
Stadium use and seating capacity	 The stadium contains main hall, clubroom and boardroom facilities that are already being used for multiple purposes, and are in a condition suitable for ongoing use. Litis Stadium is capable of accommodating up to 3,000 spectators (approx.). 	
Civil infrastructure	 Based on information available, the majority of civil infrastructure is unlikely to physically affect future development of the site due to its location within road reserve. 	
Vegetation and landscape	 Subject site comprises turf/grassed areas, which are capable of being re-used, but may benefit from upgrade. 	 Bitumen/hardstand at north-east corner of site is aged and likely to require upgrading. Large trees to the south of the pitch, surrounding the changerooms building may require removal to facilitate redevelopment.
Soils	 It is unlikely future refurbishment/upgrade of Litis Stadium will result in ASS impacts (soil testing should be carried out for affected area). 	 Potential of ASS risk near the change room building. Nearby land in Britannia Reserve has been identified as having issues with subsidence.
Bushfire		 Litis Stadium is within a bushfire prone area. Future development proposals for Litis Stadium should be supported by appropriate bushfire reporting.



Analysis of key issues

Having regard to the preceding sub-sections of this report, the following key issues can be identified arising out of the site analysis:

- FAFC is the tenant of Litis Stadium opportunities therefore exist for multiple uses and diversification of activities.
- Former entry gate and turnstiles building fronting Britannia Road is capable of being adapted for a commercial use, subject to internal and external refurbishments.
- Existing players race is structurally unsound and requires a full upgrade to be used representing an area of the stadium which is underutilised.
- Change room facilities at south-eastern corner of stadium are structural unsound and are no longer in use.
- The low-lying topography of the soccer pitch and relatively high mound to the east creates a visual barrier between the site and Britannia Reserve.

- Existing buildings throughout the site would generally benefit from an external refurbishment.
- Existing soccer pitch lights are not up to the standard of the Football Federation of Australia and upgrades would be desirable for Litis Stadium to host televised games.
- The stadium's connectivity to Britannia Road is restricted due to the presence of dense hedging along its northern fence line.
- Bitumen in the north-eastern corner of the site is unsightly.
- Existing fencing along Britannia Reserve could be upgraded to enhance openness and accessibility by the local community.
- The stadium lacks bicycle storage facilities.

5 COMMUNITY CONSULTATION



CONSULTATION AND ENGAGEMENT PROCESS

A comprehensive community engagement process has been undertaken as part of the preparation of the Master Plan to ensure the community, business, residents, the City, FAFC members and visitors are included in the revitalisation of Litis Stadium. This ensures that the Master Plan is recreationally and economically vibrant, sustainable and will deliver a people-friendly precinct.

ConsultWG was engaged as an independent consultant to conduct the community consultation.

Involving the stakeholders and community and raising awareness of the Master Plan has been critical in developing a successful design that reflects a shared stakeholder/community vision and for the future generation of the local residents and FAFC members and spectators. The consultation events identified community values, which were then challenged with design preferences reflecting the values of the community. The consultation outcomes have provided input into the design of the concept plans.

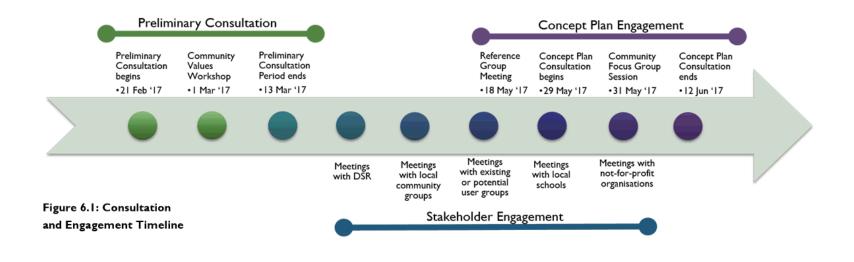
Engagement opportunities included:

- Community Values drop in session.
- Community Values feedback form.
- Concept Design Options feedback form.
- Community Focus Group meeting.

In addition to the consultative methods, a variety of communication tools were utilised to disseminate information on the project and allow community members to vocalise their point of view and learn more about the project. These included various updates and downloads made available on the Club's and City's websites and Facebook pages, and over 2000 letters being sent to the surrounding community and business owners. Jo Wilkie Consulting was responsible for stakeholder engagement and conducted face-to-face meetings with over 30 stakeholders and government agencies.

The outcomes of the consultation and engagement process is outlined below, and detailed in the reporting prepared by ConsultWG contained in **Appendix 4**.

The timeline below (**Figure 6.1**) provides an overview of the consultation process undertaken as part of the project. The consultation process has provided the opportunity for members of the adjacent residents and businesses to learn about the project and become involved in the design decisions.



PRELIMINARY CONSULTATION OUTCOMES

A preliminary consultation period was undertaken between February and March 2017, which involved letters being circulated to 2,518 surrounding residents and businesses to:

- Advise the Master Plan is being undertaken by the Club and its consultants;
- Advise of the Club's key objectives in the preparation of the Master Plan;
- Invite landowners/occupants to attend the open day, held on 1 March 2017, and/or provide other means of feedback; and
- Advise of other key information, as agreed between the Club and City officers.

The results of the preliminary consultation are documented in the consultation report (**refer Appendix 4**). The data presented in the report was gathered using online surveys and through direct engagement initiatives.

The survey was the primary tool used to gather feedback with ten questions asked of respondents. 144 surveys were completed, with 44% of respondents identifying as members of the Floreat Athena Football Club. 63% of the respondents live within the City of Vincent.

Member and non-member were reported and analysed separately so that the project team could identify where different views may arise.

The results of the data analysis show that both the community and members of the Club saw a benefit to upgrade and enhance the current facilities. This would include initiatives to make the stadium more open and welcoming to the local community from both a physical and community viewpoint.

Look and Feel of Litis Stadium

The first question identified the difference between club members and non-members in regards to the current feel of Litis Stadium and the desired future feel. A summary of the results is provided in **Table 6.1**.

Table 6.1: Desired future feel of Litis Stadium

Club members	Non-members
emphasised the	emphasised the
following:	following:
 Better maintained Less closed off/secretive Improve safety (sense of safety) More picturesque & vibrant More social 	 More family & youth oriented More fun, playful & vibrant More community focus Improve safety (sense of safety) Better maintained

Leederville and Mt Hawthorn perceptions

The second question gauged what makes Mount Hawthorn and Leederville a great place to live. Top responses included a great sense of community and family feel, the area's close proximity to the Perth CBD and easy access to restaurants and cafés. Participants in the survey were also asked what they liked most about Litis Stadium (question three). The highest number of responses mentioned 'family oriented', 'community involvement', followed by 'good facility to watch soccer' and 'good location'. Some participants mentioned they did not use the facility.

Possible Changes to Litis Stadium

Question four asked whether there was anything they would change about Litis Stadium. The top response suggested a general upgrade to the stadium's facilities including lighting, gym, grandstand, toilets and change rooms. There was also sentiment towards giving back more to the community. Although feedback was mainly positive for this question, a smaller group of respondents preferred to close or remove the stadium altogether and give back the land to the community of Vincent. The top seven responses are summarised in **Table 6.2** below.

Table 6.2: Top Suggested Changes and Upgrades

Suggestions	No of responses
General upgrade to facilities	13
Toilets and changerooms	12
Grandstand (more seating)	12
Open up to locals / give back to the community	11
Rename the facility (Velodrome)	П
Refresh interior and exterior appearance	9
Lighting (better/stronger floodlights)	8

Openness of Litis Stadium

Next, participants in the survey were asked about specific design aspects of the stadium. Question five reveals that 72% of respondents thought the stadium should be physically or visually more open. This was followed by specific suggestions such as opening the stadium up to broader community use, expanding overall facilities (i.e. bar, restaurant, open club rooms, community garden and public art), removing some fencing, part of the hedge and some car parking to open the stadium up more on Britannia Reserve.

DO YOU THINK LITIS STADIUM NEEDS TO BE MORE OPEN TO THE COMMUNITY (I.E. VISUALLY AND/OR PHYSICALLY)?



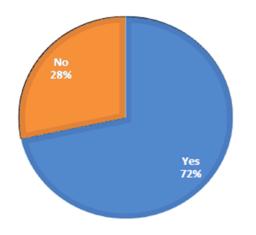


Figure 6.2: Community Perceptions on Openness of Litis Stadium

Feedback on Specific Ideas

Club members and non-club members were each asked to rate their support for a list of selected aspects regarding the Litis Stadium Master Plan (question six). Answers were captured separately and are summarised in **Table 6.3**.

Participants in the survey were given the option to provide any other comments in question seven. Responses for this question related mainly to the history of the Club and the stadium and recognising its past heritage. To preserve part of its heritage, suggestions included the display of memorabilia and the addition of a mini museum. The second highest number of responses suggested letting the local community enjoy the stadium more, as were general upgrades to facilities and modernisation of the stadium. In the top three responses, renaming the stadium to 'Lake Monger Velodrome' or 'The Velodrome' was mentioned. Four responses noted the quality of life of the local community and the effect increased traffic and noise would have through any development plans for the stadium. In particular, it was a concern that the PA system was too loud during events.



Table 6.3 - Feedback on Specific Ideas

Non-members

emphasised the

(Strongly supported)

Better connectivity

between Litis Stadium

and Britannia Reserve

Spaces for social groups

(Strongly supported)

and cultural groups

(Strongly opposed)

playing surface

Artificial or synthetic

(Strongly opposed) Non

-sport facilities such as

housing or child care.

following:

Club members

emphasised the

Upgrade or

(Strongly supported)

refurbishment of existing

between Litis Stadium and

buildings and facilities

(Strongly supported)

Better connectivity

Britannia Reserve

• (Strongly supported)

Improved security

facilities

(Generally opposed) Dog

• (Strongly opposed) Non-

sport facilities such as

housing or child-care

following:

CONCEPT PLAN ENGAGEMENT

Club Reference Group

A Club reference group was formed at the commencement of the project, primarily focussed on the Club's operation, management and financial security. The reference group comprised members of the Club's board, general members, players and key stakeholders of the Stadium.

At a workshop held on 18 May 2017, two draft concept plans were presented to the Club reference group for discussion, and to provide feedback through four key questions, being:

- 1. What elements do you like?
- 2. What elements do you not support or not consider necessary?
- 3. What are the key priorities?
- 4. Suggestions for improvements and modifications.

Whilst the comments and opinions varied to some degree between the attendees, the following key matters were generally agreed by the reference group:

- The removal of the mound on the south-east side of the football pitch and installation of a new 5-aside/multi-purpose pitch with artificial playing surface is generally supported.
- Upgraded or new changerooms is supported, and the provision of separate male and female areas was recommended.

- Refurbishment of the existing grandstand is supported. It was recognised that the new 700 seat grandstand considered under the Option I concept plan was a longer-term project which is unlikely to be feasible or warranted in the short-term.
- Suggestions were made in relation to the proposed operable fencing along Britannia Reserve, noting the fence/openings would need to be appropriately designed to restrict public access at certain times (i.e. during matches, functions, etc.).
- Upgraded or new changerooms, upgraded lighting around the football pitch and refurbishments to the existing grandstand were identified as key priorities, to be implemented as soon as possible.

The items which were not liked included the visually permeable fencing and some of the large scale ideas such as the new grandstand. The latter was primarily due to costs and uncertainty on how such infrastructure would be funded.

The group was also asked to identify which of the initiatives were key priorities, with unanimous responses indicating either repaired or new changerooms are required.

Community Focus Group

Following the preliminary consultation period, community members who registered to be involved in the community focus group (**CFG**) were invited to attend a CFG meeting at Litis Stadium on 31 May 2017. Six CFG members attended the meeting, along with the President of the Club and five consultants from the project team. The purpose of the CFG meeting was to review and evaluate the design concept and identify the preferred elements of the concept plans for the Master Plan and seek feedback from the CFG members.

The concept plans were presented to the CFG members, along with a brief presentation outlining the consultation undertaken to date, and a description of the key features of the two design concepts. A group discussion was then facilitated by ConsultWG to ascertain feedback on the design concepts from the CFG members. A range of queries, comments and ideas were put forward by the CFG members, and noted and considered by the project team in the final iteration of the concept plans contained within the Masterplan.

Following discussion around the concept plans, Jo Wilkie Consulting discussed how the Club may maximise the community benefit of the Stadium beyond its core sporting activities. This has involved discussion with some 30 individuals and community organisations. Drawing on the range of ideas put forward by the consulted community groups, several examples were shared with the CFG with a view to inviting participants' general response and further ideas.

Refer **Appendix 4** for a detailed summary of the CFG meeting outcomes, as contained in the Community Focus Group Meeting Summary Report prepared by ConsultWG.

CONCEPT PLAN ENGAGEMENT

Concept Plans - Online feedback

In addition to the meeting held with the CFG members, the broader community and stakeholders were invited to complete an online survey which posed nine questions to gather feedback on the concept plans. Of the survey participants, 20 were non-club members and six were club members. A copy of the concept plans sent for public comment is included in **Appendix 3**.

On average, club members indicated a mostly supportive or strongly supportive view of the concept plans and elements presented. In contrast, non-club members had differing points of view on the concept plan elements.

Of the non-member responses, the following key messages were provided in relation to the concept plan elements:

- 50% of participants supported the removal of the existing fencing and portions of the hedges along Britannia Road and replacing with new visually permeable fencing and new planting.
- 55% supported the conversion of the former entry gate building fronting Britannia Road into a café which is accessible to the public, and the removal of the existing bitumen to the north of the football pitch and replacing with landscaping and an outdoor dining/viewing area.
- 50% of participants opposed (including 40% strongly opposing) the installation of four new LED lights at the corner of the football pitch and the rebuilding of the players race from the change rooms.
- The elements proposed for concept plan option I were generally opposed by the majority of non-members, including the construction of a new grandstand with approximately 700 seats (75% opposition), upgrading the

scoreboard for movies (70%), removing the mount on the south-east side of the pitch and constructing a 5-a-side / multi-purpose pitch (65%), and constructing a new larger change room building in the south-west corner of the site (60%).

 Participants were generally indifferent to the elements proposed for concept plan option 2, with the exception of the refurbishment of the existing grandstand, which was supported by 55% of participants.

Question 5 of the survey asked respondents to offer suggested improvements or modifications to the concept plans. Of those who responded, it was desired by most that the Stadium's heritage as a velodrome be in some way remembered and reflected in the plans. There was also strong support for a café which is attractive and offers good quality products.

The feedback received through the concept plan engagement has been used to refine the concept options as presented in the Master Plan.

Response to Comments

It is not possible to implement all feedback from the community because some feedback may contrast with one another, there may be design, financial or other constraints. **Appendix 5** provides a response to all ideas which received more than one comment in the consultation period.

The following section of this report discusses the individual elements of the proposed concept plans, and offers a statement about the community benefit of each initiative.



STAKEHOLDER ENGAGEMENT

Jo Wilkie Consulting has been engaged by the Club to explore and assess the community benefit opportunities of the Master Plan through consultation with a broad range of stakeholders.

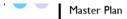
Meetings were held with the following key stakeholders:

- Football West
- Department of Sport and Recreation
- Western Australian Sports Federation
- Mount Hawthorn Hub
- Leederville Cricket Club
- Leederville Connect
- Leederville Gardens Retirement Village
- Mount Hawthorn Primary School
- Aranmore Catholic College
- Perth Football Club

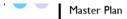
A full list of the stakeholders consulted with through the Master Planning process is contained in the report prepared by Jo Wilkie Consulting which accompanies this report.

The stakeholder consultation has been undertaken to ensure the Master Plan adequately addresses both the global and local context to the social, policy and regulatory environments that impact the Club and its operations. This consultation ensures a robust and sustainable Master Plan.









CONCEPT PLANS

Development of the concept plans has been informed and influenced by a range of internal club reviews, assessments/analysis and consultation with key stakeholders, including:

- FAFC internal board meetings and various examinations of stadium and club facilities.
- Consultation and engagement with the local community.
- Consultation and engagement with the City.
- A cost quantity review of proposed upgrades and refurbishments.
- The PS4 National Premier Leagues venue requirements.

Drawing on the above, the concept plans are underpinned by the following basic principles:

- The predictable needs and expected growth of FAFC over the foreseeable 20+ year horizon.
- The condition of existing buildings/facilities and other built infrastructure throughout the stadium.
- Maintaining a functional design of Litis Stadium and its facilities for its primary football use.
- Promoting community use of facilities and capitalising on opportunities to incorporate complementary non -football activities.
- Litis Stadium's connectivity with surrounding areas, particularly Britannia Road and Britannia Reserve, and identifying opportunities to enhance its connectivity and openness.
- Compliance with the minimum and recommended venue requirements for the PS4 National Premier League competition.

 Financial feasibility of upgrades and the staged implementation, based on the needs of the club and community.

Options I and 2

Two concept plan scenarios for Litis Stadium have been produced, with the key difference between the two concepts being the scope and extent of site upgrades/ refurbishments.

The concepts effectively represent cost scenarios – Option I depicts an idealistic upgrade scenario, contingent on funding from a range of available sources. Option 2 represents a more affordable scenario with more than 50% of the upgrades to be funded by the Club.

It is important to note that the club's capabilities to capture funding (both intrinsically and via external funding sources) will have a direct correlation with the level of upgrades and overall community benefit the Litis Stadium Master Plan can deliver. The funding scenarios along with a lifecycle cost analysis are explored in Part 7 of this report.

Costs

Quantity Surveyors Wilde and Woollard have undertaken a cost analysis of the two concept plans.

Option I is assessed at \$7,474,000 Option 2 is assessed at \$3,870,000

A copy of the cost estimates, including detailed breakdowns is provided in **Appendix 6** (Option 1) and **Appendix 7** (Option 2).

Individual elements of the plans are discussed in the following section of this report.



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CONCEPT PLAN KEY INITIATIVES

Changerooms and Players' Race

Proposal

Demolish the existing changerooms building and construct a new changerooms building on the south-eastern corner of the site.

Option I involves a 500m² changeroom building which comprises four changerooms, referee rooms, a medical room, a multipurpose room fronting Britannia Reserve, a kiosk and storage facilities.

Option 2 involves a $300m^2$ changeroom building, which comprises the same facilities as option I, except for the kiosk and multipurpose room.

Both options seek to fill in the existing players' race (which is structurally unsound) and construct a new players' race to the south of the existing tunnel.

Impetus

Player's Race

The players race is a unique component of Litis Stadium and contributes to the spectre of the game and history of the site. Members and spectators will often talk about the grand entrance for players in the corner of the pitch in a manner which is reminiscent of Manchester United's home ground, Old Trafford, where the players enter at the south-west corner of the pitch. From a functional perspective, the players are required to have a protected entry to the playing field. In this instance, the changerooms and the playing field are separated by a 3m high mound. Rather than construct a protected entry over the mound, it simply makes sense to have the players enter via a tunnel.

The retention and upgrade of this important feature works to enhance the stadium's authenticity and provide a more immersive feel for spectators during football games.

It is proposed as part of the key initiatives to demolish the existing players race, which runs from the club changerooms to the soccer pitch. The existing players race is unable to be used due to significant structural issues.

Changerooms

The existing changerooms at the south-eastern corner of the site are in poor condition and currently not in use for this reason.

Background and Consideration of Alternative Options

As one of the key issues and priorities, the changerooms were the subject of a detailed design review. A number of options were considered and workshopped with stakeholders. A set of architectural drawings had been prepared for the Club in 2015 which were used in support of a CRSFF application which was ultimately unsuccessful. This design was used as a starting point with a number of alternative options suggested. These are detailed in **Table 7.1**, along with the advantages and disadvantages of each option.

On balance, it is considered the best location for the changerooms is in its current location due to its interface with Britannia Reserve because:

- the Club uses Britannia Reserve for training;
- it improves opportunities to share the facility with the cricket club and any future sports which may occupy Britannia Reserve, particularly during the summer months.

Whilst the repair of the changerooms would be an affordable option, it would not be a sustainable option with repairs only likely to support the structure for the next 3-5 years.

Accordingly, the concept plans propose to demolish the existing building and reconstruct a new changerooms facility. Option I is consistent with the plans prepared in 2015 as part of the CSRFF application. Similarly, Option 2 proposes to demolish the existing building, but construct a more affordable replacement. This would not include the multi-purpose room and kiosk facility which are proposed in Option I. These elements, whilst offering distinct benefits to the users of Britannia Reserve, were not considered essential for the Club because:

- Britannia Reserve has an existing kiosk nearby (to the south of the car park) which is shared between FAFC and the Leederville Cricket Club.
- The review undertaken by Jo Wilkie Consulting has identified opportunities within the existing club rooms and grandstand undercroft to offer opportunities for other user groups.

Option 2 represents a saving of approximately 700,000 over Option 1.

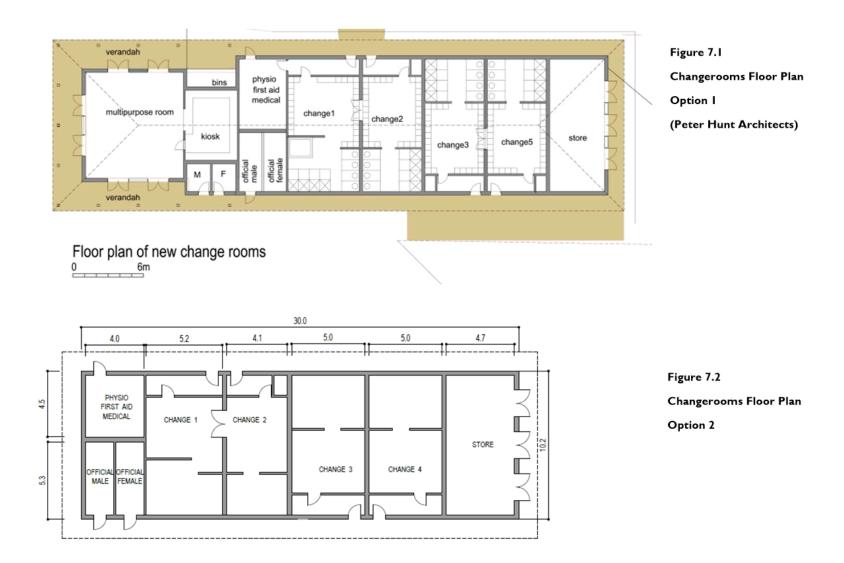


Table 7.1: Design Options for Changerooms

Option	Design idea	Costs	Advantages	Disadvantages
Core Opt	ions			
I	Demolish the existing changerooms and construct a 500m ² changeroom building which comprises four changerooms, referee rooms, a medical room, a multipurpose room fronting Britannia Reserve, a kiosk and storage facilities.	\$2,080,000	Located in a position which is accessible to Britannia Reserve, increasing opportunities to share the facility with other users.	Requires funding.
2	Demolish the existing changerooms and construct a 300 m ² changeroom building, which comprises the same facilities as option I, except for the kiosk and multipurpose room.	\$1,431,000	Located in a position which is accessible to Britannia Reserve, increasing opportunities to share the facility with other users. More affordable than Option B.	Requires funding. Does not offer a multi-purpose room which could offer benefits to Britannia Reserve users.
Alternativ	ve Options			
3	Repair the existing changerooms in a manner which addresses the structural faults (refer to note 1).	\$75,000	Could be funded by the Club.	Repairs are only intended to maintain the facility for the next 3-5 years and this would not be a sustainable solution.
4	Demolish existing changeroom buildings and grandstand. Construct a new grandstand with changerooms in the undercroft.	\$7,835,000 (incl 700 seat grandstand)	The existing grandstand is also ageing and this proposal would offer a new piece of infrastructure which would support the Club and the sporting use of the facility in the long term.	The Club is not currently in a position to substantially fund the upgrades. The changerooms are not readily accessible to Britannia Reserve, meaning some additional changerooms may be required.
5	Demolish the existing changeroom building. Utilise the temporary changeroom building on a permanent basis.	\$30,000	Affordable.	 The existing situation is unbefitting on a NPL Club. Junior and senior teams are required to share the same changerooms and the rooms are not a 'comfortable' size. There is limited capacity to cater for other sports. The entry to the player's arena is unprotected which is inconsistent with the NPL recommended venue requirements. Football West are unlikely to support this as a long term solution, unless barriers are put in place.

Note 1: An engineer's report was prepared to determine potential repairs to the changeroom building to maintain the facility for the next 3-5 years. Based on the engineering report, a quote was sought from a quantity surveyor which confirmed the cost of the repairs to be in the order of \$75,000.

58

Design

Demolish the existing changerooms building and construct a new changerooms building on the southeastern corner of the site.

The changerooms are designed with the following key elements:

- One changeroom would be dedicated for use by the Club's senior team.
- The remaining three changerooms would cater for visiting clubs. If there are back-to-back matches or concurrent matches played at Britannia Reserve, this allows both teams access to a facility.
- Medical rooms and referee rooms are required as a minimum standard for the National Premier League.
- Additional storage space is necessary if the former entry gate building is to be adaptively re-used.

Through the master planning process, the floor plans have been reviewed by the Club and the consultant team. Option 2 involves a revised floor plan with only the essential elements of the facility being maintained. It was established that the multi-purpose room and kiosk, whilst offering benefits for the Club and other users of Britannia Reserve,

The new building would be constructed to a high standard, and reflect the 'recommended requirements' for participation set out in the NPL to support Litis Stadium's primary football use, resulting in a high quality football venue but also offering opportunities for Britannia Reserve users.

Community Benefits

The new changerooms primarily cater for the Club and its sporting pursuits. The existing changerooms have been in a dilapidated state since mid 2015. The new building(s) will result in a facility which presents in an improved manner to Britannia Reserve.

The changerooms are designed in a manner which is adaptable to various sports and ventures. Britannia Reserve is currently used for rugby and cricket, although the City has advised that RugbyWA will not continue to use the ground in the future.

Costs

Initiative	Cost
Option I	
500 m² changeroom / multi purpose facility	\$2,080,000
Players Race (subject to removal of mound)	\$31,000
Total	\$2,111,000
Option 2	
300m² changeroom building	\$1,431,000
Players Tunnel	\$195,000
Total	\$1,626,000

Implementation

Both the existing changeroom building and players tunnel are not in use due to their structural issues. The changerooms must be progressed as a key priority for the Club. In the short term, it is intended the Club will continue to use the temporary changerooms. Immediately following confirmation of tenure, the Club proposes to seek funding for the new changerooms via a CSRFF application.

Preliminary discussions have been held with the Leederville Cricket Club which demonstrated an interest in shared use of the changerooms. The changerooms will be designed to have two changerooms facing Britannia Reserve.

The Option I proposal is projected to cost \$2.1 million, consistent with the costs which were considered by Council in September 2015 when the changerooms were decommissioned. Option 2 is projected to cost \$1.4 million.

CONCEPT PLAN KEY INITIATIVES

Interface with Britannia Road

Proposal

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Design

- Replace existing fencing along Britannia Road frontage with approximately 180m of visually permeable fencing.
- Remove existing bitumen along northern portion of site and replace with landscaping.

Impetus

As identified in the opportunities and constraints exercise, the existing fencing is considered unsightly. It also contains a hedge which inhibits the view of the ground.

As noted in section 6 of this report, 72% of responses through the initial community consultation phase of the master plan identified the need for Litis Stadium to be more open to the community (visually and/or physically) which included a majority of both Club members (65% agree) and non-members (75% agree).

It is considered that increased visual permeability to Britannia Road will make the venue more open and encourage the community to use the facility. It is acknowledged that some residents and Club members would prefer the fence to be solid (or the existing hedge maintained) because this provides privacy, reduces light spill onto adjoining properties and is perceived to reduce noise.

In this respect, a balance between permeability and privacy is sought. It is intended this will be achieved by strategic landscaping inside the fence line which would obscure the view of the playing field – so that people would not have an unencumbered view of the ground from outside the stadium. However, it would be left open in parts to allow passive surveillance and increase the actual and perceived feelings of safety.

A critical component of any site's interface with surrounding properties is its aesthetic value. The removal of existing bitumen and its replacement with landscaping (likely to be native shrubs and other compatible planting) will work to enhance Litis Stadium's presentation to Britannia Road, as this area will be visible from the street.



Existing interface to Britannia Road



Example of proposed fencing style

Community Benefits

Studies have shown that increased permeability between the public and the private realm increases safety and reduces opportunities for crime and antisocial behaviour. In simple terms, if someone knows they are being watched they are less likely to commit a crime.

For this reason, residential development in Western Australia is (as a general standard) require to maintain fences which are visually permeable above 1.2m in height. It is considered the same principles can be applied to Litis Stadium, particularly considering feedback from residents about anti-social behaviour at the facility in the past.

Costs

Initiative	Cost
Both options	
Remove existing fence, replace with visually permeable fence.	\$77,000
Remove bitumen, provide landscaping.	\$90,000
Total	\$167,000

Implementation

The fencing has not been identified as a critical issue by either the community or the Club. It is recommended as a medium priority action.

Further consideration may be required if the community garden is progressed, as outlined in Concept Plan Option I.

14 NOVEMBER 2017

CONCEPT PLAN KEY INITIATIVES

Interface with Britannia Reserve

Proposal

- Replace existing fencing along Britannia Reserve with approximately 80m of upgraded, visually permeable openable fencing.
- Provide an entry statement which welcomes players, spectators and community members to Litis Stadium and to Britannia Reserve on the reverse.

Option I only:

• Remove mound along eastern portion of site and construct a 5-a-side/multipurpose pitch (artificial playing surface).

Impetus

Following the document review, site analysis and particularly the case study of Redfern Park, the project team sought to identify means of improving the interface between Britannia Reserve and Litis Stadium. On review of the topography of the site, it has been identified that the Litis Stadium pitch and the Britannia Reserve car park are at the same level.

The Club had also identified, as one of its future priorities, that a 5-a-side practice pitch could be provided. This would function as a practice facility for juniors, but would also have the capacity to accommodate 5-a-side soccer as a separate entity.

Given the limited space within the lease area, it was considered appropriate that this initiative is considered in conjunction with the removal of the mound.

Design

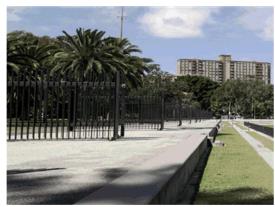
The fencing is proposed to be visually permeable in a similar manner to the proposed fencing on Britannia Road.

An entry statement is proposed to be located within the fence line. This would likely contain sponsorship signage.

Given the pitch and the Britannia Reserve car park are situated at the same level, the mound (approximately $1,750m^2$) can be removed with retaining on the eastern and western sides of the facility. In this instance, detailed design exercises will be required to identify the extent of retaining required, along with the positioning of ramps and stairways.



Example of 5-a-side pitch



Example of operable fencing between Litis Stadium and Britannia Reserve



Example of multi-purpose pitch

Community Benefits

In both options, fencing to Britannia Reserve will include a series of gates, which will allow for a more connected interface and further encourage users of Britannia Reserve to access Litis Stadium.

An entry statement will contribute to a sense of place for the venue and act as a welcoming feature for people accessing the venue via Britannia Reserve.

With respect the removal of the mound, it is considered there are substantial benefits to the community, particularly regular users of Britannia Reserve. This upgrade would increase visibility of the stadium and soccer pitch from Britannia Reserve and consequently enhance community interest. In addition to the upgrade of fencing, a clear and legible pedestrian linkage to Britannia Road will assist in facilitating a more open and inviting venue.

Responses from preliminary engagement expressed general support for the venue to be more open to Britannia Reserve and welcoming to the local community, both from a physical and visual perspective.

Whilst the proposal to remove the mound and provide a multi-purpose playing pitch was not well supported in the second round of consultation, it is considered the small sample size may have contributed to this feedback. Preliminary discussions with City of Vincent officers indicated there was in-principle support for this idea. The Mt Hawthorn Primary School has also strongly supported the initiative. Removal of the mound will facilitate the construction of a 5-a-side/multipurpose pitch. It is anticipated that junior training sessions could be held on the pitch, which will reduce the amount of space required on Britannia Reserve (one of the issues identified in preliminary consultation). More importantly, the practice pitch would also be capable of multiple sports and community use. It is intended the Club would be the primary user of the pitch, however the pitch would present an opportunity for community groups (i.e. yoga or Pilates) to utilise a modern, open space for their specific purpose, or for any local community sporting or recreation groups.

Implementation

The Britannia Reserve Master Plan is programmed for the 2018/19 financial year. It is considered appropriate that implementation of such initiatives be postponed until this time so as not to prejudice the outcomes of this future plan.

Whilst the Club has allocated a contribution toward the fence, it is considered appropriate that the City of Vincent would contribute to works associated with the interface given it offers dual benefits.

Costs

Initiative	Cost
Option I	
Fencing (northern portion of Britannia Reserve frontage)	\$25,000
Operable fencing (southern portion of Britannia Reserve frontage)	\$132,000
Entry statement	\$15,000
5-a-side practice pitch	\$231,000
Removal of mound and associated retaining	\$385,000
Option I Total	\$788,000
Option 2	
Fencing (northern portion of Britannia Reserve frontage)	\$25,000
Operable fencing (southern portion of Britannia Reserve frontage)	\$132,000
Entry statement	\$15,000
Option 2 Total	\$172,000

CONCEPT PLAN KEY INITIATIVES

Re-use of former entry gate building

Proposal

- Convert former entry gate building fronting Britannia Road into a heritage café.
- Incorporate alfresco dining adjacent to the café.

Impetus

The existing entry gate (turnstile) building is used only for storage currently, but is considered to have heritage importance given it was the original entry gate building for the 1962 Empire Games.

The building forms part of the Britannia Road streetscape and is an important component of Litis Stadium's interface with Britannia Road. The opportunity exists to make use of this currently underutilised building, by converting it into a 'heritage' style café which would remain open to the public.

Design

The conversion would generally comprise the following elements:

- External refurbishment (painting, rendering, etc).
- Internal fit-out.
- New furniture associated with the café.

Importantly, it is proposed that the café would include an interpretive centre woven into the fabric of the building which depicts the history and heritage of the facility and its former use as a velodrome. Should the Club wish to continue ticketing games, the café may be designed in a manner which opens both internally and externally. The internal entry would be closed off during game times, but would be left open and accessible from Britannia Road at other times. This would be confirmed via a detailed design exercise.

Community Benefits

There is a notable community benefit associated with the café conversion, as the café would be open to and available for use by the public.

The café offers a facility for the local community to gather nearby, without having to venture to the busier Oxford Street strip. It also offers a facility where parents and carers can socialise whilst children are playing sport at either Britannia Reserve or Litis Stadium. The café has been well supported in the community consultation exercises.

The community consultation also highlighted the community's desire to incorporate heritage elements which respect the site's former use as a velodrome and Empire Games venue. Whilst further design and implementation is required, it is considered this can be facilitated without undue costs.

The installation of the outdoor dining/viewing area would provide an integrated facility which can be used in conjunction with the refurbished café for various social functions, and also allow spectators to view football matches in an alfresco style setting. The outdoor dining/ viewing area presents opportunities for various social/ community groups to conduct meetings and other events. As the café is open to the public, the outdoor dining/viewing area is considered to encourage community enjoyment of the venue and facilitate use of the stadium by non-members.

Costs

Initiative	Cost
Both options	
Café fit out	\$443,000
Alfresco dining	\$75,000
Total	\$518,000



Example of adaptive re-use, converting a heritage building into a café

Implementation

Jo Wilkie Consulting has engaged with a number of stakeholders through the consultation associated with the Club Development Plan. There has been significant interest shown in the facility as a social enterprise café in partnership with Uniting Care West. The following steps will be required to implement the initiative further:

- Secure City of Vincent in-principle approval for the use of the building, the ability to sub-lease and endorsement to undertake a feasibility study
- Establish a Project Working Group comprised of key stakeholders including but not limited to; the Club, the Royal WA Historical Society, the WA Museum, Cycling WA, Friends of Britannia Reserve and the Mt Hawthorn Hub.
- Undertake an independent Study into the Feasibility of establishing the Café including the extent of community appetite for the Café, short and long-term benefits, initial and ongoing costs, a potential business model that is a realistic and sustainable.

Specific details of the social enterprise initiative are provided in the accompanying Club Development Plan prepared by Jo Wilkie Consulting.

CONCEPT PLAN KEY INITIATIVES

Grandstand upgrades

Proposal

Option I

Demolish the existing grandstand and toilet block and construct a new grandstand with 700 seats, comprising undercroft changerooms and toilets.

Option 2

Refurbishment of existing grandstand including

- new seating, repainting of roof structure and repairs to concrete.
- Fit-out undercroft for use as office / community purpose facility.
- Internal refurbishment of existing toilet block comprising new toilets and fittings, painting and retiling.

Impetus

The existing grandstand has been the subject of an engineer's assessment in October 2015. The structure has been assessed as being consistent with its age, with no structural faults identified. However, the condition of the structure has been confirmed as having cracks in the concrete, discoloured seats, and rust/discolouration on parts of the roof, each of which require refurbishment.

At present, there is approximately $300m^2$ of floorspace underneath the grandstand. This space is currently unutilised with the exception of some storage, but requires refurbishment before it could be used for any commercial purposes.

Design

Option I

In Option I, the existing grandstand is proposed to be demolished and replaced with a 500 seat grandstand. Preliminary considerations are based on a more basic grandstand structure, incorporating seating which runs with the topography of the land with basic seating and a canopy covering the seats.

Community Benefits

The grandstand is primarily a facility which caters for the Club as the primary sporting organisation which occupiers the stadium. Other groups such as Mt Hawthorn Primary School and Aranmore Primary School would be likely to benefit from a refurbished grandstand if they use the ground.

However, one of the key components of the upgrade is to utilise the undercroft space for community organisations. This provides a dual benefit by offering the organisation(s) space in the local community at what is likely to be inexpensive rent.

Costs

Initiative	Cost
Option I	
Demolish existing grandstand and construct a 500 seat grandstand (no undercroft).	\$1,980,000
Option I Total	\$1,980,000
Option 2	
Refurbishment including new seating, repainting of roof structure, repairs to concrete.	\$267,000
Fit-out undercroft for use as office / community purpose use.	\$635,000
Toilet Block: Internal refurbishment comprising new toilets and fittings, painting and retiling.	\$80,000
Option 2 Total	\$982,000

Alternative Option

A third option was also prepared and costed, but is not included in the concept plans.

Architectural design concepts for the grandstand were prepared on behalf of the Club in 2015 (refer to **Figure 7.3**, prepared by Peter Hunt Architects). This entailed a 700 seat grandstand with changerooms and other facilities in the undercroft, connecting to the pitch.

The benefit of this option was that it would mean changeroom facilities may not be required in the south-east corner of the site.

Quantity surveyor costings assessed Option 3 at \$7,835,000 including demolition of the existing structure.

The size of the grandstand and the required number of seats has been reviewed in consultation with the Club. Noting attendance numbers for the 2017 NPL season games have generally been less than 700 persons total, it is considered that a 700 seat grandstand would not be regularly utilised to its capacity.

Furthermore, through consultation with the Club and the community, it was established this option was:

- Undesirable from the community's perspective; and
- Not financially realistic if the Club were to substantially finance the development.

Accordingly, this option did not proceed and was replaced by the 500 seat grandstand in Option 1.

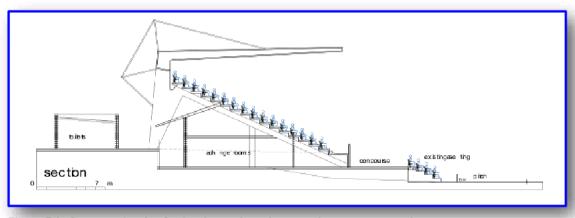


Figure 7.3: Cross section for Option 3 grandstand proposal—not progressed. (prepared by Peter Hunt Architect)

Implementation

The existing structure is considered suitable to cater for the stadium's needs for the short to medium term future.

Investigations undertaken by Jo Wilkie Consulting as part of the Club's strategic plan showed significant interest from a range of organisations to utilise the undercroft space, particularly social enterprise and community organisations which are associated with the Club. Most of the interest relates to administrative space for social or community groups. The attraction to these community groups is the car parking which is freely available during most weekdays.

Lotterywest grants are available for large scale projects which address important community issues and/or have a major positive community impact. Lotterywest supports proposals which provide for the co-location of multiple community service organisations. Fit out costs are premised on a full commercial upgrade, including an internal lift for disability access to the upper and lower levels.

Should the Lotterywest funding not be available, it is considered the area is capable of use for a gymnasium or similar use. This would involve a more cost effective fit out as it would not require a majority of the items required for office/administration space.

The state of the grandstand should be monitored on an ongoing basis. Whilst engineering reports did not identify significant structural faults, there are ongoing repairs and maintenance required. The new grandstand has been flagged as a low priority, however this could be elevated subject to the state of the facility.

CONCEPT PLAN KEY INITIATIVES

Refurbish clubrooms

Costs

Proposal

Internal refurbishment comprising a new kitchen, new bar, lighting upgrades, refurbished toilets, repainting and new carpet/floor coverings.

Impetus

The stadium's existing clubrooms are already used for a variety of purposes both by club members and nonmembers, as detailed earlier in this master plan report. Given the age of the clubrooms and the inherent wear and tear which comes with age, the clubrooms would benefit from an internal refurbishment. It was also made clear through the consultation process that there is a desire to see club facilities refurbished/upgraded through the master planning process.

The refurbishment would include upgrades to the internal building fit out (walls, ceilings, floors), painting, replacement of old furniture, and the rectification of any ongoing internal building issues. The end result will be a high quality facility which provides enhanced services and can be used in a more enjoyable way for a range of functions (both community focussed and club focussed).

Community Benefits

The refurbishments will make the building more attractive and provide a venue which is more conducive to community events.

Both options	
Kitchen refurbishment including new cabinet, upgrade to commercial kitchen standards, remove and replace the bar.	\$164,000
Refurbishment of toilets (replace partitions, toilet fittings, clean tiles and grout, painting).	\$106,000
Replace carpets, painting throughout internal, replace roof cladding, replace light fittings.	\$183,000
Total	\$453,000

Cost

Initiative

Implementation

The refurbishments have been staged based on projected needs in consultation with the Club's working group.

Funding will be primarily sourced from a capital works program, detailed in part 7 of this report. The initiative is consistent with the Lotterywest grants criteria and a small amount of funding is budgeted from this source.



Existing clubrooms



Existing clubrooms

CONCEPT PLAN KEY INITIATIVES

Bin store

Bicycle parking

New, enclosed bin store with wash down and drainage facilities.

Impetus

Proposal

The bin storage area is currently visible to patrons visiting the stadium via the Clubroom entrance. It presents in an unsightly manner and does not contain the wash-down facilities which would be typical of a commercial facility.

Community Benefits

Improves the appearance and presentation of the facility.

Cost

\$18,000

Implementation

Subject to receiving a new lease, this initiative is intended to be progressed in the first 24 months.

Proposal

Provide a bicycle parking/storage facility adjacent to the Litis Stadium car park.

Impetus

A Primary Shared Path extends along the western boundary of Litis Stadium and Britannia Reserve, which provides cycle access to the CBD. It was identified in the site analysis that there are no formal bicycle parking/ storage facilities within Litis Stadium.

Community Benefits

The bicycle parking may be used by community members. Importantly, it supports sustainable modes of transport to and from the facility. Well designed and secure bicycle parking can strongly encourage cycling as a mode of transport, potentially encouraging players, junior players and perhaps even spectators to cycle instead of drive.

Cost

\$9,000

Implementation

The initiative can be funded and implemented as a short term actions.

The car park (and the proposed location of the bicycle storage facility) are situated outside the lease area. Therefore, the consent of the City of Vincent will be required.

CONCEPT PLAN KEY INITIATIVES — OPTION |

Artificial Turf to Playing Pitch

Proposal

Apply artificial turf to the main playing surface.

Impetus

Artificial turf allows the playing field to be used both more regularly and for a wider range of activities.

Background and Key Benefits

Artificial turf is increasingly being used for recreational sports facilities for a number of reasons. The world governing body for soccer, FIFA, now endorses the use of artificial pitches. FIFA provides guidance about recommended materials and standards for artificial turf.

FIFA outlines the following benefits of artificial turf:

- Unaffected by weather;
- Easy maintenance and low maintenance costs;
- Fewer playing fields required because it has greater longevity;
- A variety of potential uses (matches, training and events can be held on the surface);
- Improved playing conditions, which remain constant year round.

The City of Swan recently endorsed the development artificial turf at the Ellenbrook District Open Space. In its reporting, the City notes that a synthetic sports field can be used up to four times more frequently than natural turf, due to its durability. Artificial turf generally has an overall life span of 30 years, which can be used frequently with minimal maintenance. Artificial turf can be comprised of recycled material, which is generally sourced from recycled plastic. A more sustainable outcome could therefore potentially be achieved through the use of artificial turf.

Community Benefits

During the consultation period, some community members raised concerns about the Club's use of Britannia Reserve. As synthetic turf requires less maintenance compared with natural turf, it is able to be used more regularly without harming the pitch.

Costs

\$1,072,000 (for the entire pitch, assuming shoulders are left as natural turf).

Implementation

The initiative requires further consideration to weigh up the costs and benefits. Further consultation will be required to consider other sporting uses for the site. These may include touch football, rugby and/or lacrosse. However, the Club may reap benefits out of the proposal without user sharing arrangements as it would increase the use of the pitch (and hence decrease the use of external facilities). Consideration has been given to the Club's ongoing use of the facility throughout the year.



Artificial Turf Soccer Pitch - Jinju Stadium, Korea



Artificial Turf Soccer Pitch - Montrose, Scotland

CONCEPT PLAN KEY INITIATIVES — OPTION I

Community garden

Proposal

Develop a community garden in the north-east corner of the site.

Impetus

The idea was suggested at the Community Focus Group meeting on 31 May 2017 and has since been workshopped with the Club. This area of the site is generally unused and presents an opportunity for a community facility of this nature.

The community garden is intended to complement the proposal to re-use the former entry-gate building as a café.

The garden could service the Club, the café and the community.

Design

The north-east corner currently contains the bore which services Litis Stadium as well as a mature tree. Both of the bore and the tree would be maintained and incorporated within the facility. It is envisaged the tree could be a 'centrepiece' in the garden.

In the detailed design stage, consideration should be given to orientating plants to receive sunlight, water and protection from wind. Community gardens may be designed as entirely common space, or may include allotments for individual 'tenants' to use, or a combination of both.

Community Benefits

Community gardens offer a number of benefits. They are a place for community interaction and collaboration. They offer a fresh and nutritious source of food reducing or supplementing household food budgets. Litis Stadium, being situated between two primary schools is ideally located to offer programs for children, potentially with the local schools where children learn about growing plants and food.

Costs

The community garden has not been included in the quantity survey's cost estimates. It is anticipated that the facility would be subsidised by volunteer work and potentially by sponsorship or donations. A number of grants are also available for establishing community gardens.

Implementation

The implementation requires further consideration and engagement. The community garden proposal would need to draw on the synergies between the proposed café, the Club's general operations and the local community.

Initial meetings with the Leederville Gardens Retirement Village have showed keen interest in using and assisting in the operation of the facility.

The community garden is included in Option I and would be considered if funding were available from the local government or other sources.

A business case should be established prior to

implementing this initiative. It is considered appropriate

to await the implementation of a café prior to devoting

Community gardens require substantial maintenance and

upkeep. A management plan for the facility is

recommended to set out agreed responsibilities for the

significant attention to the community garden.

maintenance of the facility.

Example of a vegetable garden at a sporting ground (Fenway Park, Boston)

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CONCEPT PLAN KEY INITIATIVES — OPTION I

Spectator hill

Proposal

Replace the turf on the spectator hill at the northwestern side of the football pitch to improve the viewing environment.

Impetus

Grassed areas to the north of the pitch are elevated above the level of the playing field and used by spectators as seating to view soccer matches. At present, the turf is somewhat degraded and does not offer a comfortable viewing environment for spectators.

Replacement of this turf will not only significantly improve the viewing environment and level of comfort for spectators of football matches, but will also improve the overall presentation of Litis Stadium's landscape and reduce the extent of necessary maintenance.





Existing spectator hill

CONCEPT PLAN KEY INITIATIVES — OPTION I

Lighting

Proposal

Install new LED lights at each corner of the pitch.

Impetus

The LED lights would significantly improve lighting of the pitch to a greater professional standard. In 2016, the Floreat Athena Football Club had its maiden appearance in the Football Federation of Australia Cup (FFA Cup) drawing A-League club Melbourne City FC in the round of 32. Whilst the match would have ordinarily been held at Floreat Athena's home ground, the lighting was deemed insufficient for television coverage and the match was held at Dorrien Gardens, Perth. An upgrade to LED lighting would offer the club similar opportunities in the future.

The proposed installation of new LED lights would enhance enjoyment of the stadium at night, both for night -time football events and any other community usage of stadium facilities. The use of LED lights is increasingly common for football venues throughout Australia, and would ensure the standard of the venue is in line with its intended usage.

Design

LED lighting will offer brighter illumination of the pitch. The proposal involves four sets of lights at each corner of the pitch.

Community Benefits

LED lights emit light in a specific direction. It is expected this will minimise light spill to adjoining and surrounding properties. Furthermore, they use less energy than regular lights.

Cost

\$72,000 (four sets of lights).

Implementation

The lighting upgrades are a desirable item but have not been identified as a key priority. The upgrades have been listed as a medium term action (5 years -10 years) subject to funding.



Existing light towers

INITIATIVES NOT PROGRESSED

The concept plans were subject to consultation with the local community including a community reference group and the Club's working group. Following the feedback, the concept plans were further reviewed and refined to incorporate these views (where appropriate). This involved adding elements to the plan (such as the community garden mentioned above), but also involved deleting some items from the concept plans.

Scoreboard for movies

Initial community consultation outcomes highlighted a desire for increased community offerings and spaces for social/cultural groups. The existing scoreboard is an electronic screen with capability to play video. The project team saw this as an opportunity to offer alternative functions such as playing movies. The scoreboard does not currently have a sound system connected to it.

In the concept plans presented for community consultation, it was envisaged the existing scoreboard would be upgraded with a high resolution screen capable of playing movies. Similar events are prevalent throughout Perth in summer months including rooftop movies in Northbridge and outdoor movies at Burswood.

Furthermore, a case study had been undertaken of the Sunset Movies events in New South Wales. Sunset Movies are held at North Sydney Oval, which is used as a domestic and national cricket ground and a rugby ground (hosting first grade games) during the year. Sunset movies operates through January and February using a portable screen.

The initiative was considered to have merit for both the

community and the Club as it would improve enjoyment for football spectators during matches, but also presents opportunities for community groups to use the pitch for movie nights or similar social functions. However, the initiative was not well supported in the community consultation, with only 23% supporting the idea. Members of the community focus group also raised potential concerns about noise from the movies. The initiative was not considered to be an essential element by the Club. Accordingly, the proposal was not progressed.

Additional car parking

The concept plans initially sought to provide additional parking bays in the Litis Stadium car park. These were intended to be located at the southern end of the car park, near the entry gate to the Club rooms. The additional car parking was not supported by the community with only **35**% of respondents supporting or strongly supporting the proposal.

The additional car parking was added in an early concept design where initial concepts contemplated an increase in the capacity of the ground and hence increase the required parking. However, neither of the final concept options propose a significant increase to the capacity of the stadium. Neither option proposes to increase the capacity of the ground. It is only on rare occasions such as finals games when the stadium is filled to capacity. At these times, visual inspections indicate that the car parking within the Britannia Reserve Car Park adequately cater for visitors. The use of this car park should be reviewed as part of the future Britannia Reserve Master Plan.

NPL FACILITY REQUIREMENTS

Irrespective of which concept option is progressed, the upgrades proposed by the Master Plan must achieve the NPL venue requirements. As noted outlined previously, FAFC strives to implement the 'recommended' venue requirements in lieu of the 'minimum' venue requirements, to ensure spectator enjoyment is maximised. The following **Table 7.2** describes the key venue requirements which would need to be met and how the concept plans respond to these requirements.

The concept plans address the key issue of having referee rooms separate from the remainder of the facility with a protected entry to the playing field. The concept plans also propose a new grandstand (Option I only) which meets the recommended requirement for undercover seating. Lastly, the concept plans also incorporate a medical room, consistent with the NPL recommended requirements.

Key theme	Relevant minimum requirement	Recommended requirement	Com	pliance
			Option I	Option 2
Change rooms	<u>Home and away teams</u> Must be separate from each other and be large enough for 20 people. Must Hot and cold water showers, toilets which are separate from the public toilets and clothes hanging facilities.	<u>Home and away teams and match officials</u> Other equipment recommended: - Whiteboard and pens - Mirror and washbasin - Power points - Refrigerator	Meets recommended	Meets recommended
	Match officialsMust be separate from team change rooms and be large enough for 4people. Must have a hot and cold water shower, a toilet and clothes hanging facilities.The match officials' change room may not be used for any other purpose (e.g. storage) and must be lockable.	<u>Match Officials</u> Match officials should be able to move to the team change rooms without going through an open area or an area to which spectators and the general public have access.	Meets recommended	Meets recommended
Medical	An undercover treatment table must be present, which is able to be used by both teams.	A separate athletes medical room is recommended with two treatment tables.	Meets recommended	Meets recommended

Table 7.2: PS4 National Premier League relevant minimum venue requirements

Table 7.2: PS4 National Premier League relevant minimum venue requirements

Key theme	Relevant minimum requirement	Recommended requirement	Comp	liance
			Option I	Option 2
Field of play	<u>Perimeter fence</u> A temporary or permanent fence fully enclosing the field of play, with a recommended height between 800mm and 1000mm. Any temporary fencing must be approved by Football West. Where it is not possible to erect a perimeter fence, Football West may negotiate alternative arrangements.	<u>Perimeter fence</u> An access gate for an ambulance, which is kept closed except when the ambulance is required to move onto the Field of Play is recommended.	Meets recommended	Meets recommended
	<u>Playing surface</u> Must be smooth and level to allow the players and match officials the confidence of movement that would not contribute in any way to injuries or unexpected falls.		Meets minimum	Meets minimum
Venue facilities	 Seating capacity A permanent structure specifically designed for seating spectators situated outside the clubrooms that provides unobstructed viewing to the field of play and that provides seating for a minimum of 120 people. The structure must be approved by Football West. 	seating spectators situated outside the clubrooms	Meets recommended	Meets minimum
	 Food and drinks The venue must have selling points for food and alcoholic and non-alcoholic beverages. 	<u>Food and drinks</u> In addition, an exclusive area for sponsors and VI P s should be set aside.	Meets recommended	Meets recommended
	 <u>Toilets</u> Male and Female Public toilets which are away from the team change rooms and accessible to all spectators. 	<u>Toilets</u> A public disabled toilet should be provided.	Meets minimum	Meets minimum
	 Parking Sufficient parking for match officials close to the match officials' change room. 	<u>Parking</u> 50 bays for players and team officials.	Meets recommended	Meets recommended

8 RECOMMENDATION AND IMPLEMENTATION

IMPLEMENTATION STRATEGY

Initiatives have been reviewed and categorised according to their importance, value and community benefit. A four level priority system has been used for the purpose of this assessment, described in **Table 8.1** below.

Table 8.1: Categories of Priority

Table 8.2 provides an implementation strategy citing the importance of each initiatives proposed in the concept plans.

The priorities have been informed by:

• The state of existing facilities.

Priority	Meaning
Essential	An essential element of the masterplan to be implemented as a priority initiative.
High	The initiative is a high priority. Funding should be dedicated toward these initiatives with a view to progressing in a short term timeframe.
Medium	The initiative should be progressed following the funding becoming available.
Low	The initiative is desirable but not essential for the implementation of the master plan. It may be progressed if grants or other funding sources become available.

• Workshops with the Club's board and reference group.

- Community input for focus group and survey feedback.
- The Club's capacity to finance the initiatives, or potential to generate funding.

Table 8.2: Implementation Priorities

Recommended action / initiative	Priority			
	Essential	High	Medium	Low
Changerooms				
 Demolish existing changeroom structure and rebuild new changerooms: Option I = 500m² (includes 4 x unisex changerooms, medical room, two referees rooms, kiosk, multipurpose room, storage) OR Option 2 = 300m² (includes 4 x unisex changerooms, medical room, two referees rooms, storage) 	F			
Players' Race				
Demolish or fill existing tunnel.				
Construct new players race / entry tunnel.				
Grandstand and Toilet Block				
Undertake detailed design, review and confirm funding options.				
Option I (demolish and rebuild)				
Demolish existing grandstand and construct new 500 seat grandstand.				Refer to Note 2
Option 2 (refurbish)				
Repair cracking in front three rows of grandstand				
Repainting of roof structure.				
Replace existing roof plumbing.				
Install new seating.				

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		Priority					
Recommended action / initiative	Essential	High	Medium	Low			
Interface with Britannia Road							
Replace existing fencing along Britannia Road frontage.							
Remove existing bitumen and provide landscaping.							
Interface with Britannia Reserve							
Undertake detailed design, cost planning and user agreements in consultation with the City of Vincent.							
FAFC to offer stakeholder input into the Britannia Reserve Masterplan.							
Option I only:							
Remove existing mound on the south-east side of the facility and provide a multi-purpose artificial playing pitch.		F					
Both Options:							
Replace existing fencing along Britannia Reserve with operable fencing allowing community access.		Refer Note I					
Construct an entry statement.		Refer Note I					
Velodrome Café							
Secure City of Vincent in principle approval for the use of the gates building and endorsement to undertake a feasibility study. Establish a Project Working Group comprised of key stakeholders							
Undertake an independent Study into the Feasibility of establishing the Café including the a potential business model that is a realistic and sustainable.							
Convert former entry gate building fronting Britannia Road into a heritage café.							
Construct alfresco dining area.							

		Priority					
Recommended action / initiative	Essential	High	Medium	Low			
Internal refurbishment of undercroft for office space.							
Rendering of rear wall of the grandstand.							
Toilet block – install new toilets and cisterns.							
Toilet block – new floor tilings and fittings.							
Clubrooms (refurbishment)							
Refurbish kitchen							
Replace existing bar							
New internal lighting							
Refurbish toilets							
Repaint existing walls and ceilings							
New tiles and carpets							
Other spectator facilities							
Replace the turf on the spectator hill at the north-western side of the football pitch to improve the viewing environment.							
Main Pitch							
Apply artificial turf to the playing surface.				F			

' 🔁 📃 Master Plan

		Priority				
Recommended action / initiative	Essential	High	Medium	Low		
Lighting						
Install new LED lights at each corner of the football pitch.			F			
Miscellaneous						
Install bicycle parking facilities.						
Construct screened bin storage area with wash-down and drainage.						

Notes on table:

F = subject to funding

Note 1: if removal of mound proceeds, upgrades to fencing and entry statement should coincide with mound removal works.

Note 2: priority may be elevated if condition of existing grandstand deteriorates.

FUNDING

The implementation of the recommendations will be contingent upon appropriate funding sources being secured. The extent of upgrades, refurbishments and new facilities potentially provided for Litis Stadium is predominantly reliant on funding available to FAFC (both intrinsically and via external funding sources).

A review of potential funding options was undertaken throughout the master planning process and was a key driver of determining both the extent of upgrades and feasibility for the concept plans. Based on the outcome of cost estimates (**Appendix 6** and **Appendix 7**) and analysis by Jo Wilkie Consulting, it is envisaged the extent of upgrades depicted in Concept Plan Option 2 could be predominately funded by the Club through a capital campaign. This is supported by other funding initiatives including Department of Sport and Recreation (via the CSRFF), the Australian Sports Foundation and Lotterywest. Other elements such as social investment and non-cash initiatives are also included in the analysis.

Table 8.3 is a financing plan for the proposed upgrades in Concept Option 2 (noting Concept Option I is primarily subject to external funding, including longer term options). Potential funding sources have been consulted and are outlined in **Table 8.4.**

There are a range of other potential funding sources such as developer contributions and local government funding which are not included in the analysis. Further information is provided in the accompanying Club Development Plan by Jo Wilkie Consulting. 💆 🗾 🛛 Master Plan

Table 8.3 - Funding Analysis

Initiative	Budget Amount \$	Australian Sports Foundation	Department of Sport and Recreation	Lottery west	Capital Campaign	Non-Cash Support	Impact Investment Ready Growth	Social Investment
Britannia Road Interface	167,000				150,000	17,000		
Convert entry gate building into Cafe	443,000			60,000	150,000	13,000	100,000	120,000
Britannia Reserve Interface	172,000				165,000	7,000		
New Changerooms & Player Race	1,626,000	375,000	375,000		850,000	26,000		
Clubrooms – kitchen & bar	164,000				110,000	54,000		
Clubrooms - toilets	106,000				76,000	30,000		
Clubrooms – main area	183,000			40,000	I 30,000	13,000		
Bin enclosure	18,000				10,000	8,000		
Refurbish grandstand under- croft for non-profit tenant	635,000			500,000				135,000
Repair grandstand	267,000				267,000			
Toilet Block	80,000			40,000	20,000	20,000		
Bicycle Storage Facility	9,000			9,000				
Total	3,870,000	375,000	375,000	649,000	1,928,000	188,000	100,000	255,000
								83

Potential funding source	Description	Notes / Details of Preliminary Engagement
Floreat Athena Football Club.	The Club has committed to undertake a Capital Campaign to raise 50% of the funds required for this project. In the current funding and environment, there is evidence to show that a mix source of funding sources is more likely to be achieved with funders and donors more receptive to a collective contribution model.	The Club has taken advice from two independent, professional fundraisers with proven expertise in Capital Campaigns of this type. Both have indicated that a target of 50% is appropriate and achievable, provided that the campaign is well-designed and executed.
Department of Sport and Recreation Community Sporting and Recreation Facilities Fund (CSRFF)	 The maximum grant offered for standard grant applications is one third of the total estimated project cost (excluding GST) up to a maximum grant of \$2 million. Applications may be eligible for up to one half of the project cost by meeting Development Bonus Criteria, which include initiatives such as: Co-location of sports and facilities Sustainability initiatives (water saving, energy reduction, etc) Increased participation from interest groups. 	In 2015 the Club was unsuccessful in an application for a CSRFF grant primarily on the basis it was too close to the expiry of its lease. The proposal was assessed as having merit but required further planning and development work. The intended new approach to the fund in 2018 for support toward the stadium refurbishment will involve a more considered and robust financing model and supported by a detailed Master Plan and extensive community consultation. Further, the amount sought on this occasion represents less than 10% of the total budget for the project.
Lotterywest	Lotterywest grants are available for large scale projects which address important community issues and/or have a major positive community impact. Lotterywest supports proposals which provide for the co-location of multiple community service organisations.	In response to an enquiry from the consultant team, Lotterywest has indicated that there are several (not sporting) elements of the proposal that fall within its eligibility criteria. However, there would need to be confirmation of a suitable tenure before it can engage in any further discussions.

Table 8.4 – Analysis of potential funding sources

Potential funding source	Description	Notes / Details of Preliminary Engagement
State/Federal government contributions	Further discussions with State and Federal government departments are required to determine any potential funding opportunities.	
Impact Investment Australia	Impact Investing Australia provides investment funds to a range of organisations including not-for-profits. Funds are usually provided in the form of a loan to support a social enterprise that delivers social and/or cultural and/or community benefit, whilst also generating income for the organisation.	Initial enquiries indicate that this is a form of support ideally suited to the development of the velodrome Café. However, the Club has been advised that its tenure needs to be addressed before it can receive a formal request.
The Australian Sports Foundation Funds 4 Sports Program (F4S)	The Foundation provides access to numerous corporate and philanthropic donors throughout Australia. Funds can be provided for clubroom development, growing participation, innovative engagement strategies, and programs targeting people for whom there are social, cultural, physical and financial barriers to participation.	The alignment of a funding strategy via the Foundation with a Capital Campaign enables a joined-up approach that maximises opportunities for leveraging against one or both.
Non Cash Support	The Club has a strong record of receiving non-cash contributions from its volunteers and supporters including materials, equipment, services, and labour. The Club is confident that it will be able to secure this support for the refurbishment of the Stadium. The proposed amounts are based on the Board's review of past support and informal discussions with identified Club members. When appropriate, the Club will include a call-to-action strategy as part of the Financing Plan.	

GAP ANALYSIS & FURTHER STUDIES

Following adoption of the Litis Stadium Master Plan and upon commencement of implementing the concept plan initiatives, the following expert inputs and additional work is recommended:

- Geotechnical investigations to confirm any factors which may affect the proposed upgrades to the site, such as acid sulphate soils, ground water levels, soil conditions, etc.
- Detailed design for selected initiatives.
- Landscape concept plan depicting the regeneration of landscaping throughout Litis Stadium, and the planting of landscaping to supplement the refurbishment and construction of existing buildings.
- Detailed budgets and funding capability for the proposed upgrades.
- Management plans or user sharing agreements for any initiatives implemented jointly with the community such as a multipurpose playing pitch or community garden.

RECOMMENDATIONS

Should the Club wish to proceed with Concept Option 2, this represents a rational and affordable set of upgrades. The initiatives can be funded predominately by the Club with input from the CSRFF, Lotterywest and other grants. Should the Council grant the Floreat Athena Football Club a new lease, the financing plan should be implemented beginning with the key initiatives.

The changerooms are the key priority due to their existing state and the importance of providing a suitable facility consistent with NPL requirements. It is recommended this initiative is prioritised.

IMAGE REFERENCES

Image source
Floreat Athena Football Club; sourced from http://floreatathenafc.com.au/
ABC News "A poster for the 1962 Commonwealth Games"; sourced from <u>http://www.abc.net.au/news/2014-07-</u> 08/1962-commonwealth-games-poster.jpg/5582468
Landgate New Map Viewer; sourced from <landgate.wa.gov.au></landgate.wa.gov.au>
City of Sydney; sourced from http://www.cityofsydney.nsw.gov.au/vision/better-infrastructure/parks-and-playgrounds/completed-projects/redfern-park
Floreat Athena Football Club; sourced from <u>http://floreatathenafc.com.au/</u>
Sports and Safety Surfaces (top right image); source from http://www.sportsandsafetysurfaces.co.uk/surface-types/3g/ Coyle Sport Surfaces (bottom right image); sourced from http://www.coylesportsurfaces.ie/multi-purpose.asp Google Street View – Redfern Stadium (bottom middle image); sourced from www.google.com.au
Majestic Café; sourced from: <u>http://www.localporto.com/majestic-cafe-porto/</u>
Both images—FIFA - Quality Concept for Football Turf (2004)

All other images by author.

Precinct Master Plan

APPENDIX I

National Premier League Venue Requirements

Appendix B

Minimum Venue Requirements for NPLWA Seniors

	Field of Play	
Criterion	Minimum Requirement	Recommended
Dimensions	Field of Play must satisfy the requirements of the Laws of the Game with a minimum width of 60m.	105m x 68m
Perimeter Fence	A temporary or permanent fence fully enclosing the field of play, with a recommended height between 800mm and 1000mm. Any temporary fencing must be approved by Football West. Where it is not possible to erect a perimeter fence, Football West may negotiate alternative arrangements.	An access gate for an ambulance, which is kept closed except when the ambulance is required to move onto the Field of Play is recommended.
Technical Area	Must be present and comply with recommendations in the Laws of the Game. Technical areas must be wholly inside the perimeter fence.	Technical areas should be either side and equidistant from the half way line with a maximum distance of 10 metres between each technical area.
Team Benches	There must be seating for 10 people inside each technical area.	A separate chair with a backrest should be provided for each person who will occupy the technical areas.
Playing Surface	Must be smooth and level to allow the players and match officials the confidence of movement that would not contribute in any way to injuries or unexpected falls.	
Line Markings	Must be white. No other line markings other than those required under the Laws of the Game may be present on the Field of Play.	Marks may be made OFF the field of play 9.15m (10 yards) from the corner arc and at right angles to the goal lines and touch lines to assist match officials at corner kicks. Marks should be made in white paint.
Goalposts	Must be white and when stained by bore water or some other agent, cleaned.	Goal nets should not be suspended by any kind of metal frame or elbow but by some other method which does not constitute a danger to players (eg box nets).

Equipment	A stretcher, 4 corner flags that are plain and without club or any other logo.	
	Venue Facilities	
Criterion	Minimum Requirement	Recommended
Signage	24m linear metres is to be reserved for Sony PS4 signage comprising 8m on the centre of the far side of the field (4m each side of the half-way line) and 8m behind each goal.	Football West or its nominee
Seating Capacity	A permanent structure specifically designed for seating spectators situated outside the clubrooms that provides unobstructed viewing to the field of play and that provides seating for a minimum of 120 people. The structure must be approved by Football West.	A permanent structure specifically designed for seating spectators situated outside the clubrooms that provides unobstructed viewing to the field of play and that provides under cover seating for a minimum of 500 people. The structure must be approved by Football West.
Food and Drinks	The venue must have selling points for food and alcoholic and non-alcoholic beverages.	In addition, an exclusive area for sponsors and VIPs should be set aside.
Toilets	Male and Female Public toilets which are away from the team change rooms and accessible to all spectators.	A public disabled toilet should be provided.
Parking	Sufficient parking for match officials close to the match officials' change room.	50 bays for players and team officials.
	Change Rooms	
Criterion	Minimum Requirement	Recommended
Home and Away Teams	Must be separate from each other and be large enough for 20 people. Must have hot and cold water showers, toilets which are separate from the public toilets and clothes hanging facilities.	Other equipment recommended: • Whiteboard and pens • Mirror & Washbasin • Power Points • Refrigerator
Match Officials	Must be separate from team change rooms and be large enough for 4 people. Must have a hot and cold water shower, a toilet and clothes hanging facilities.	Match officials should be able to move to the team change rooms without going through an open area or an area to

Signage	The match officials' change room may not be used for any other purpose (eg. storage) and MUST be lockable. All rooms must be clearly marked as to their purposes.	 which spectators and the general public has access. Other equipment recommended: Mirror & Washbasin Power Points Refrigerator
	Sports Presentation	
Criterion	Minimum Requirement	Recommended
PA System	A PA system of sufficient volume to be heard throughout the complete spectator area is required.	A system that can handle both music and speech simultaneously. A CD player or some other means through which music can be played through loudspeakers in the main spectator area. Wireless microphone connected to the PA System.
Scoreboard	A scoreboard erected on one side of the Field of Play, which is visible to people on the opposite side of the Field of Play. The scoreboard must be able to display unique team names and team scores.	
	Medical	
Criterion	Minimum Requirement	Recommended
Treatment Table	An undercover treatment table must be present, which is able to be used by both teams.	A separate Athletes Medical Room is recommended with two treatment tables.

Precinct Master Plan

APPENDIX 2

Engineer's Reports

Cardno (2015) Structerre (2015)





Structerre reference number: S752248

16 June 2015

COPY

Dear Sir

STRUCTURAL INSPECTION AT BRITANNIA RESERVE – SOCCER CLUB CHANGE ROOMS MOUNT HAWTHORN

In response to your recent request, an engineer from this Office visited the above-mentioned site on 9 June 2015.

1. PURPOSE

The purpose of the visit was to inspect and comment upon the structural adequacy of the change room building in relation to preliminary advice on whether to renovate or replace the structure.

2. OBSERVATIONS

The existing soccer club change rooms, shown in photograph 1, were constructed using concrete footings and ground slab, cavity masonry external walls, single leaf masonry internal walls and a timber framed roof with tile cladding. The building had approximate dimensions of 25m long x 10m wide.

Discussions on site indicated that the building may have been constructed over an old rubbish tip.

Concerns have been raised over the structural integrity of the building due to cracking and rotation of the masonry walls, an uneven surface of the ground slab as well as sagging in the ceiling and roof framing. It is understood that a section of ceiling has collapsed within the building recently.

Cracking was observed in the masonry in several locations throughout the building, including 9mm wide cracking on the south facing external wall and up to 20mm wide on the internal side of

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the east facing wall. Smaller cracking was observed on the internal walls of the building. Photographs 2-4 refer.

It was noted that there has been settlement to the footings and ground slab along the eastern wall of the building. This has resulted in a lean in the masonry walls along the eastern side of the building of up to 3 degrees.

The floor along the eastern side of the building was on a slope nearing 5 degrees and this has resulted in drainage issues in the showers. It appears that this settlement has been developing over the life of the building since the tiling to the wet area has been installed to follow the slope and the wall plate to the roof structure has been packed up. Photograph 5 shows the packing to the wall plate along the eastern external wall.

Nonetheless, the top line of the wall tiling was checked and found to have a slope of around 3 degrees. This suggests there was some settlement prior to the last renovation and the tiling was installed to cater for this settlement, however the additional movement has occurred since the last renovation.

There were gaps observed at the junction of the ceiling cornice to the walls of the building, further indicating settlement toward the eastern side of the building.

One section of ceiling at the northeast area of the building was sagging visibly and inspection from above revealed that this cladding was not fixed to the ceiling structure. Therefore this section of ceiling could collapse without warning. Photograph 6 shows this section of ceiling.

The roof had visibly deflected and the ridge and hip lines were not straight. Photograph 7 shows the distortion to the ridge of the roof.

There was no access through the ceiling into the roof space of the building, however some tiles were removed to observe the typical roof construction.

3. COMMENTS & RECOMMENDATIONS

Based on the observations made, the existing change room building is not in a structurally acceptable condition to be used by players and staff of the soccer club. The ceiling is not adequately fixed to the ceiling structure and could therefore collapse without warning, the masonry walls have a significant lean and are not structurally sound and the slope of the flooring in the wet areas is an issue for the amenity of the building in terms of drainage from the showers.

It is therefore recommended that the existing building is cordoned off and not used until remedial works are completed or the building can be completely replaced.

A brief outline of the type of remedial works that would be required to return this building to a serviceable state includes, but is not limited to, the following:

- · Replacement of a significant amount, if not all, of the roof framing.
- Replacement of a significant amount, if not all, of the ceiling lining.





- Demolition and replacement of the majority of the walls along the eastern side of the building.
- Grout injection, or other ground improvement works, beneath the entire eastern side of the building.
- · Replacement or repair to re-level the flooring along the eastern side of the building.

Essentially, the scope of works for repair of the building could extend to complete replacement of all but the walls and slab on the western half of the building.

It is the opinion of this office that the cost of repair will be comparable, if not exceed, the cost of complete replacement of the building. Also, the repair of the existing building would likely be exposed to more maintenance and would have a shorted anticipated serviceable life than a new building.

It is therefore considered that the existing building has reached the end of its serviceable life and it is not economically viable to attempt structural repairs. Therefore the building warrants being cordoned off and replaced when possible.

4. CONCLUSION

It is the opinion of this Office that the change room building has reached the end of its serviceable life and the building therefore warrants demolition and replacement.

Thank you for the opportunity to assist you in this matter. If this Office can be of further assistance, please do not hesitate to contact us again.

Yours faithfully

Sam Gill Structural Engineer BE (Civil) Hons, MIEAust

Enclosed: Photographs taken on site

Disclaimer:

Authorisation This report has been reviewed and authorised for release

Shane Just Division Manager BE (Civil/Structural), MIEAust



This report is at the request of the addressee and no liability is accepted by Structerre Consulting Engineers to any third person reading or relying upon the report, not withstanding any rule of law and/or equity to the contrary and that this report is strictly confidential and intended to be read and relied upon only by the addressee.

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Photograph 1 The change room building inspected.







Photograph 2 Cracking on the south facing external wall.

CODY





Photograph 3 Cracking on the eastern wall was up to 20mm wide.

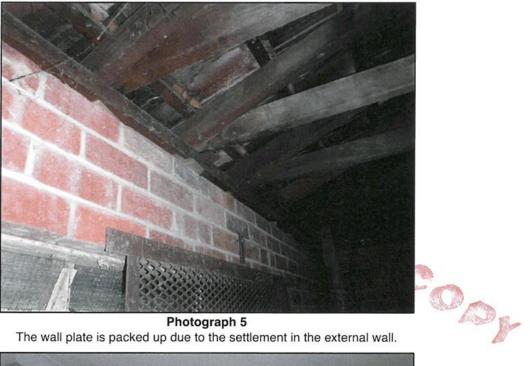


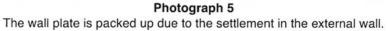




Photograph 4 Vertical cracking in the western section of the building.









Photograph 6 The ceiling in this area is collapsing.







Photograph 7 The ridge of the building is no longer straight.





Our Ref: CW926300_ICT-L001 (Rev1) Contact: Geoff Pereira

18th September 2015

The President Floreat Athena Football Club 41 Britannia Road, Mount Hawthorn WA 6016

Dear Sir,

Subject: Structural Inspections: Floreat-Athena Football Club Change Rooms, Britannia Reserve, Mount Hawthorn

Cardno (WA) Pty Ltd (Cardno) attended the Floreat Athena Change Rooms at Britannia Reserve, Mount Hawthorne on the 31st August and again on the 18th September for the purpose of providing an opinion on the structural condition and suitability of existing buildings for use by the Floreat-Athena Football Club (FAFC).

Three buildings have been inspected by Cardno and are the subject of this report. These buildings as referenced in this report are:

- Building 1: Change Room Facilities located to the south east of FAFC Facilities Building located adjacent the player's tunnel – inspected 31st August.
- Building 2: Male and Female Toilet Block located on the northeast of the field adjacent the Britannia Road entrance – inspected 18th September
- Building 3: Male and Female Toilet Block located to the south west of the field behind the grandstand – inspected 18th September

This report summarises the finding of these inspections.

Findings relating to the Inspection of Building 1 - 31st August.

An inspection of Building 1 was carried out by Cardno on 31st August 2015. Further to this inspection, Cardno has had opportunity to review the following information provided as background;

- Structural inspection report by Structerre Consulting Engineers (Structerre), reference S752248
- Various photos of internals and externals of the building.

Cardno has reviewed Structerre Report and find observations and comments consistent with those we have formed. We understand FAFC is currently utilising changing facilities some distance from the ground, an interim solution is required until new changing facilities are constructed.

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Cardno has therefore provided in this report supplementary advice on rectification required to return these facilities to use. In this report we provide;

- 1. Background
- 2. Current condition and fitness for use
- 3. Interpretation of Structerre Report
- 4. Scope and implementation of recommended rectification works

We acknowledge your intention to limit rectification work to that required to return the building to service for a further 3 to 5 years, by which time alternative change room facilities will have been constructed.

Background

The existing change rooms comprise reinforced concrete strip footings, reinforced concrete slab on grade, cavity masonry and tiled roof frame construction. This form of construction is appropriate and typical for buildings of this period and type.

The building has been subject to moderate to severe damage the result of ground settlement. Visual inspection of the masonry has identified;

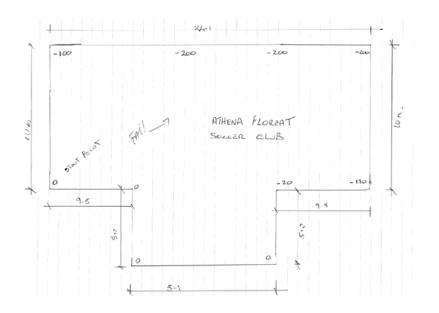
- Moderate cracking to internal change room masonry walls. This cracking has been repaired, movements which have occurred are not yet considered to be of structural significance.
- Severe vertical movement and rotation of internal toilet masonry walls. This cracking is structurally significant and requires rectification.
- Severe vertical movement of the eastern perimeter wall. The inside leaf of this wall is integral with internal toilet masonry walls, both leafs of this wall will also require rectification.
- Severe vertical movement of the North West corner. No rotation of the wall was yet apparent, movements have not yet resulted in cracking of structural significance. Rectification of this walling is not yet required.

The existing timber roof frame is propped from wall plates bearing on perimeter and internal masonry walls. Sagging of roof timbers was observed, this likely to be the result of long term creep of building elements in addition to the settlement of the masonry walls which support the roof frame. Movement in the roof has created issues with waterproofing, it was reported that water ingress has resulted in damage or collapse of ceilings. The roof frame and roof cladding requires rectification and the roof made watertight.

Builder Murray Gath has subsequently undertaken a survey of building settlement with settlements measured described in the sketch following. Settlements measured are consistent with Cardno observations.

The history of the site is unknown to Cardno nor are we aware of geotechnical advice available for this site. However based upon the location of the site relative to Lake Monger and the surrounding topography, it is reasonable to assume settlement is the result of consolidation of fill materials imported to create the playing fields. While much of this consolidation will now have occurred, it is reasonable to assume ongoing settlement will continue.

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Current condition and fitness for use

Severe movement and rotation has occurred to the eastern external masonry wall and internal intersecting walls. The observed movements and rotations are structurally significant, with walls being sufficiently out of vertical to be reliant upon lateral support of engaged walls and the roof structure for stability.

The timber roof frame and ceiling structure rely upon the perimeter and internal masonry walls for support. The roof frame construction comprises interconnected members supporting battens which in-turn support individual roof tiles. In the situation where one part of the roof structure was to lose support, sudden and uncontrolled collapse of the supported roof frame would occur with unpredictable damage occurring to the remainder of the roof and finishes.

On the basis of our observations Cardno is of the opinion that the building, or part thereof, is not fit for use in its current condition.

Interpretation of Structerre Report

Cardno has reviewed remedial works proposed by Structerre and generally concur with their observations and comments. In view of your desire to return the building to service for a further 3 to 5 years only, scope of recommended rectification work has been developed to restore structural integrity on that basis.

Cardno do however emphasize that settlement of the building will likely continue, ongoing maintenance will be required in the absence of long term structural repair. In particular Cardno do not consider grouting or ground improvement works to be warranted for the 3 to 5 years additional life being sort.

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Scope and implementation of recommended rectification works

The following rectification work is required to return the building to service;

- Install temporary propping to support existing timber roof frame
- Demolish severely damaged walls as denoted by the Engineer
- Demolish floor slabs as denoted by the Engineer
- Relevel or replace existing strip foundations as required
- Inspect and replace all plumbing and drainage pipework as required.
- Relevel subgrade and replace floor slabs to blend to current floor levels.
- Rebuild perimeter and internal walling to Engineers details.
- Install additional steel propping beams in the roof space as required by the Engineer
- Inspect existing timber roof structure and re-prop as required to return to level. Utilise steel propping beams for additional support, replace badly damaged or warped timbers as required.
- Replace flashings, tiles and capping as required.
- Internal plumbing, tiling and painting fit out to return to original

The proposed work is conventional construction, minimal direction should be required for a competent contractor to price and execute the work. Should you wish to proceed with this work, Cardno suggest a detailed survey of the existing building be undertaken to confirm extent of remedial work required and a scope of work be prepared for your action.

Findings relating to the Inspection of Building 2 – 18th September.

Background

The existing change rooms again comprise reinforced concrete strip footings, reinforced concrete slab on grade, cavity masonry and tiled roof frame construction. This form of construction is appropriate and typical for buildings of this period and type. We understand Building 1, Building 2 and Building 3 were constructed at the same time prior to the 1962 Empire Games.

Current condition and fitness for use

External masonry bed joints were sighted to be level and true, no signs of cracking or movement were observed. Brickwork is in good condition, bricks hard and well fired, no signs of fretting was observed. Mortar was also hard and sound, again no signs of deterioration or erosion was observed. Access was not available to the ceiling space however ceilings and cornices were in good condition and hip and ridge lines straight.

Internal floors were of concrete construction with ruled joints on a 600 by 600 grid. No signs of cracking was observed. Internal masonry walls are finished with glazed ceramic tiles, no signs of cracking was observed.



Scope and implementation of recommended rectification works

We understand this building is being considered for conversion to change room facilities, with alterations limited to the fit out and plumbing. Building 2 was found to be in sound structural condition. There were no indications of damaged caused through ground settlement as was evident on Building 1. The roof structure appears well supported, indicating structural members are sound and well propped.

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Overall, no defects were observed which are of structural significance. It is Cardno's opinion this building is in a condition consistent with its age and is structurally adequate for its current use. It will not be necessary to obtain further structural advice unless alterations to the building structure are required (loadbearing walls are penetrated or removed, roof frame modified or the like) or where a Certificate of Structural Sufficiency is required for building licence purposes. In such circumstances, Cardno would be pleased to assist FAFC.

Findings relating to the Inspection of Building 2 – 18th September.

We understand this building is also being considered for conversion to change room facilities. This building condition was found to be similar to the condition of Building 2 and should be read as per Building 2.

Overall, no defects were observed which are of structural significance. It is Cardno's opinion this building is in a condition consistent with its age and is structurally adequate for its current use.

It will not be necessary to obtain further structural advice unless alterations to the building structure are required or where a Certificate of Structural Sufficiency is required for building licence purposes.



Conclusions

It is noteworthy, while these three buildings are of similar construction and age, the condition of Building 1 is vastly different from that of Building 2 and Building 3. While the history of the site is unknown to Cardno, it is evident that Building 1 has been damaged by settlement likely resulting from long term consolidation of underlying materials. This movement is likely to continue.

In contrast, there were no signs indicating Building 2 or Building 3 have been subjected to similar settlement. It is therefore Cardno's opinion Building 2 and Building 3 present a more viable option for conversion to change rooms with no cost associated with rectification of structural defects Further ongoing structural maintenance works is likely to be consistent with buildings of this type and age.

We trust the foregoing is sufficient for your current purposes. Please do not hesitate to contact me should you require further information,

Geoff Pereira Project Director – Infrastructure and Property for Cardno (WA) Pty Ltd Direct Line +61 8 9273 3840 Email: geoff.pereira@cardno.com.au

cc: Mr Con Berbatis,

CW4150873 ICT L001 (Rev1)



Our Ref: CW926300_ICT-L002 (Rev0) Contact: Geoff Pereira

5th October 2015

The President Floreat Athena Football Club 41 Britannia Road, Mount Hawthorn WA 6016

Dear Sir,

Subject: Structural Inspection: Floreat-Athena Football Club Stadium and Club Rooms, Britannia Reserve, Mount Hawthorn

Cardno (WA) Pty Ltd (Cardno) attended the Floreat Athena Football Ground at Britannia Reserve, Mount Hawthorn on the 25th September and again on the 1st October for the purpose of providing an opinion on the structural condition of the existing Stadium and Clubroom Buildings utilised by the Floreat-Athena Football Club (FAFC).

The opinions provided in this report are based upon visual inspection of the exposed structure and cladding. No excavations or demolition was undertaken to expose concealed structure and therefore opinions provided are based upon those conditions which could be observed or indicated by movements in attached finishes.

This report summarises the findings of these inspections.

Findings relating to the Inspection of Stadium Building.

Background

An inspection of the Stadium Building was carried out by Cardno on the 25th of September. Cardno returned to the building on the 1st October to obtain further details to enable this report to be prepared. Access was provided to the following functional areas;

- 1. Undercroft Storeroom
- 2. Undercroft Gymnasium
- 3. Mezzanine Administration (unused)
- 4. Tiered seating

The Stadium building comprises a reinforced concrete frame with infill masonry walling supporting tiered seating and roof frames. Seating is supported on precast concrete seating plats which are in turn supported on structural steel raking beams. The tiered seating structure is supported by a two storey building comprising a reinforced concrete frame, suspended slab and steel framed roof structure.

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It is presumed the building is supported on pad and strip footings with the grading of surrounds suggesting the stadium has been constructed on fill. There were no indications of consolidation or differential settlement of the stadium which has been observed to have occurred on the adjacent changeroom building (refer Cardno correspondence CW926300_ICT-L001 18th September 2015).

Overall the stadium structure was found to be in a condition appropriate for its age. However a number of maintenance items were observed which will require attention. Further, moderate to severe damage was observed in seating plats which require further investigation in order to determine remedial work required.



Current condition

The stadium structure was found to be well constructed and in a condition appropriate for its age. The following observations were made;

 The roof structure is galvanised with a painted top coat. The roof structure is in sound condition although the painted finish has failed and is flaking. Flaking paint requires removal, surface prepared and paint finish reapplied to ensure long term performance of the structure.

Equal angle roof purlins were found to be in similar condition. Again these elements require surface preparation and paint finish reapplied to accessible faces. Access prevented inspection of the weather surface of roof sheeting however the underside of sheeting is in good condition, there were no indications that the sheeting requires replacement.

The inaccessible face of the purlins will require recoating when roof sheeting is replaced.

 Seating plats are of precast concrete construction supported by raking steel beams. A flexible sealant has been applied between construction joints to waterproof the structure. This sealant has failed and requires replacement.







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Cardno was advised the original timber benches were removed a number of years ago and replaced by plastic seating assemblies. Original bench fixings have been cut and ground to level. Damage which has occurred either through use or removal of the timber benches has been repaired. The repair is of varying quality.

The current plastic seating assemblies are fixed to the seating plats with expansion type mechanical fixings. Drill holes have penetrated the entire depth of the concrete often resulting in the spalling of the underside of the concrete. A number of fixings have worked loose.

It is recommended affected seat fixings be repaired by replacement of the mechanical fixings with galvanised bolted fixings through the entire thickness of the concrete and galvanised backing plates. It is recommended a liberal coating of silicone sealant be applied to both surfaces interfacing with concrete prior to installation with excess sealant neatly finished following installation.

Spalling and cracking of concrete was observed in a number of seating plats the result of reinforcement corroding. Damage to two of the units is sufficiently severe to warrant access being barricaded the result of safety concerns.

Over time, the alkalinity of fresh concrete, which protects steel reinforcement from corrosion, is reduced by the effects of moisture, oxygen and the environment. This reduction which is known as carbonation, results in corrosion induced spalling and cracking when the carbonation front reaches the reinforcement. The effects of this action is more commonly referred to as concrete cancer.

Seating Plats with greatest exposure to the weather were observed to have moderate to severe cracking and spalling of concrete. Seating plats protected from the elements by roofing were observed to have minimal or no signs of deterioration.

It is possible to measure the progress of the carbonation front through concrete enabling condition, remaining life and repair strategies to be determined. However a number of proprietary treatments are available which restore the condition of the concrete extending its life. This said, a number of seating plats are beyond repair and require replacement.

It is recommended a condition survey be undertaken for the purpose of identifying seating plats requiring replacement or repair. Cardno would be pleased to assist in scoping this assessment if so required.











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3) The seating plats are supported on raking structural steel beams. Steel beams have been fire proofed by an unknown spray applied fire resistance material. While beam elements are in sound condition, seating plat connections are corroded the result of moisture entering through failure of the sealants between construction joints.

The steelwork requires wire brushing and reinstatement of applied fire proofing.

4) A structural steel column located on the south east corner of the stadium has been embedded in pavement with corrosion evident. It is recommended that the pavement be broken out, steelwork wire brushed and an epoxy coating applied. The pavement should then be regraded to allow this area to drain.

The downpipe on the south west corner appears to have failed resulting in failure of the applied finishes to the reinforced concrete column. It is recommended this downpipe be repaired and applied finishes made good.





Findings relating to the Inspection of Clubroom Building.

Background

It is understood the existing club rooms were constructed in two stages, the first stage comprises a single level steel portal frame over a slab on grade with perimeter masonry retaining walls. A two storey extension has been added to the west of the clubrooms comprising a steel frame portal over a reinforced concrete suspended slab.

Current condition

The clubrooms were found to be in good condition with minor structural defects observed. The following observations were made;

- No access to roof was available. Reflective cracking observed in masonry parapet likely at flashing level. It is recommended the condition of flashings be checked.
- The span on the roof cladding to the first floor awning over new extension exceeds manufacturer's recommendations. It is recommended additional support structure be installed.





CW4150873 ICT L002 (Rev0)

3) The existing overflow spout on the eastern end of the building is blocked with debris, it would appear water ingress has occurred resulting in ceiling damage. It is recommended a regime be implemented to manage gutters and downpipes maintenance.



Conclusions

The stadium structure was found to be in a condition consistent with its age. There are a number of maintenance items observed which require attention to ensure long term performance of this building. However there were a number of observations relating to the condition of the existing tiered seating requiring attention in order to ensure this area remains serviceable. The recommended actions relating to the tiered seating are as follows;

- Undertake a condition survey of seating plats for the purpose of identifying those units which require replacement or repair;
- · Repair silicon sealants at seating construction joints;
- Replace expansion type mechanical fixings with galvanised bolts and backing plates fixed through the seating plats.
- Remove surface corrosion and reinstate applied fire resistance material to raking structural steel support beams.

The Clubroom building was found to be in good condition with minor structural defects observed. There are a number of minor maintenance items requiring attention to minimise risk of water ingress and damage to internal finishes.

We trust the foregoing is sufficient for your current purposes. Please do not hesitate to contact me should you require further information,

Gh

Geoff Pereira Project Director – Infrastructure and Property for Cardno (WA) Pty Ltd Direct Line +61 8 9273 3840 Email: geoff.pereira@cardno.com.au

cc: Mr Con Berbatis,

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Precinct Master Plan

APPENDIX 3

Concept Plans for Public Comment

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LITIS STADIUM MASTER PLAN

DRAFT CONCEPT PLANS FOR PUBLIC COMMENT

INTRODUCTION

The Floreat Athena Football Club (**FAFC**) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. The project also examines potential funding sources for the proposed upgrades.

Following feedback received through the initial community consultation period conducted in March 2017, two draft concept plan options have been prepared to reflect the potential upgrades and refurbishment of Litis Stadium. The concepts have been informed and influenced by a range of internal reviews, assessment/analysis and consultation with key stakeholders, including the local community and local community groups. The key considerations reflected in the concept plans relate to:

- 1. Improving the interface and relationship of the Stadium with Britannia Road and Britannia Reserve
- 2. Upgrading and enhancing the facilities within the Stadium.

We now seek the community's input on these draft concept plans. A summary of the upgrades and refurbishments proposed in the concept plans is provided in this pamphlet.

PROJECT OBJECTIVES

Through consultation with key stakeholders of Litis Stadium the following objectives have been established for the Litis Stadium Master Plan:

- Set the vision, direction and principles for the evolution and revitalisation of Litis Stadium over a 20 year period as a multifunctional community sporting facility catering for the FAFC, the surrounding residents and the wider community.
- Produce a range of innovative concept and schematic scenarios for Litis Stadium through consultation and collaboration with the local community and City of Vincent.
- Provide facilities appropriate to support and maintain football as the primary use of the facility.
- Promote and enhance community use of Litis Stadium and its facilities through the facilitation and encouragement of participation through the master planning process.
- Undertake a credible financial review and budget analysis, to capture funding as the project progresses.
- Provide improved connectivity between the Litis Stadium and Britannia reserve.

CONCEPT PLAN - KEY INITIATIVES

Two concept options have been prepared which reflect 'idealistic' and 'affordable' initiatives. A number of the proposed facilities and upgrades, or 'key initiatives' are consistent across the two options.

Britannia Road and Reserve interface

The modifications to the Britannia Road and Reserve interfaces have been a key consideration in the concept plan preparation. Through the initial community consultation phase 72% of respondents identified the need for Litis Stadium to be more open to the community (visually and/or physically). The following initiatives are proposed to improve these interfaces:

- Replace existing fencing along Britannia Road and the Britannia Reserve carpark with visually permeable fencing and new landscaping.
- Provide operable (openable) gates/fencing along Britannia Reserve.



- Upgrade the internal footpath network from the entrance points at north-eastern corner of the site and from Britannia Reserve.
- Convert the former entry gate building fronting Britannia Road into a heritage café which would be open to the public.



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- Replace the turf on the spectator hill at north-western side of football pitch to improve the viewing environment.
 Club facilities
- Install new LED lights at each corner of the football pitch.
- Demolish and rebuild players race from the changerooms.
 Internal refurbishment of existing clubrooms.
- Car parking and access
- Provide additional car parking bays within car park.
- Install bicycle parking facilities within the car park.

CONCEPT PLAN - OPTION 1

Option 1 is an idealistic plan. The elements of the plan are subject to funding and include longer term upgrades. The following key elements are featured in the Option 1 concept plan:

Spectator facilities

 As a long term action, construct a new grandstand to replace the existing grandstand (includes approximately 700 seats and an undercroft area for changerooms or other space).

 Upgrade scoreboard at northern side of football pitch, to make suitable for community movie nights.

Interface with Britannia Reserve

 Remove the mound along the south-eastern side of site and grade to the level of the pitch and the car park. In its place, construct a practice pitch (artificial playing surface suitable for multiple uses). The removal of the mound will further assist in 'opening up' the facility, by removing the physical barrier between Britannia Reserve and the Stadium.



 Construct new changerooms/storage/multipurpose building (approx. 500m²) at the south-eastern corner of the site

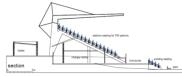


CONCEPT PLAN - OPTION 2

Option 2 is a more 'affordable' approach and does not rely heavily on external funding sources. The following key elements are featured in the Option 2 concept plan:

Spectator facilities

 Refurbish existing grandstand (internal refurbishment of undercroft area, repair cracking in front three rows, replace existing seats).



Club facilities

 Reconstruct changerooms (approx. 250m²) at the southeastern corner of the site.

OTHER INITIATIVES

Whilst the Master Plan itself focuses on the infrastructure of Litis Stadium, the Club is also working on some initiatives to better utilise the existing facilities at Litis Stadium. As part of the broader master planning, the Club is preparing a strategic plan and is considering community initiatives which do not necessarily involve external modifications to the facility. We want to understand how you believe the facility can be better utilised. The feedback form asks for your input on a range of initiatives.

FINANCIAL MODEL

FAFC is committed to securing funds for the ongoing maintenance of Litis Stadium as well as any capital works program. It is currently developing a financial model that will include, but not limited to:

- Its own budget capacity
- State and Commonwealth Government grants/funding
- Funding from relevant bodies such as the Australian Sports Foundation
- Social enterprise and social investment
- Partnerships and alliances
- Sponsorship and donations
- Consolidation of current and new non-cash contributions from supporters both within and external to the Club.

NEXT STEPS

The master plan and accompanying documents will be provided to the City of Vincent by 30 June 2017. The City has advised that it will undertake further community consultation process on the full master plan.

HAVE YOUR SAY

The feedback period on the draft concept plans closes on Monday 12 June 2017.

- Download more information from the Club Website: <u>http://www.floreatathenafc.com.au</u>
- Fill out the online feedback form by Monday 12 June 2017 on
 <u>https://www.surveymonkey.com/r/LitisStadium</u>
- Look out for updates on the Floreat Athena and City of Vincent Facebook pages and post a comment.

Should you require any information regarding this project please contact the Club's Master Plan Project Manager, Trent Will from Planning Solutions on (08) 9227 7970.



Precinct Master Plan

APPENDIX 4

Litis Stadium Master Plan Consultation Report

Consult WG (June 2017)

Litis Stadium Master Plan

Consultation Report



June 2017 V4 170621



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Executive Summary



Floreat Athena Football Club (the Club) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. Dependent on the community feedback and funding potential, it may consider a range of options for the future. The Master Plan will also examine potential funding sources.

Planning Solutions and **Jo Wilkie Consulting** have been appointed by the Club to prepare the Master Plan. **ConsultWG**, conducted community consultation to ensure that the community had an opportunity to input into the vision for this important project.

The consultation strategy consisted of a number of consultative elements to inform the Master Plan design. It did so through a targeted engagement process with the Vincent community and Club members.

The consultation events identified community values, which were then challenged with design preferences reflecting the values of the community, elements that can enhance Litis Stadium. Consultation outcomes provided input into the Design Concept Options, which in turn will inform the preferred Master Plan. The City of Vincent will advertise the Master Plan once endorsed by Council in due course.



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Engagement opportunities included:

Community Values Drop In Session

The drop in session was provided to allow the community to meet the project team and engage in one: one conversation, ask questions and provide direct feedback. Attended by 53 participants, the key message from most was that they would like to be able to access the site and be able to utilise it more freely, more community use of the site was needed, retention of the significant trees, provision of a café at the turnstiles building or elsewhere within the Stadium, and better use of the facility for community use.

Community Values Feedback Form

Feedback forms provided community comments, with 144 responses being received. Responses reiterated that the Club would benefit from an upgrade to enhance the current facilities, including initiatives to make the stadium more open and welcoming to the local community, more family and youth oriented, to create a fun and vibrant place and encouraging it to be more social and less closed off to the community.

Concept Design Options Feedback Form

Following the identification of community values, two Concept Design Options were prepared. Community feedback forms were made available online via the Club website using a Survey Monkey platform with a total of 26 forms completed. Analysis show that club members indicated a mostly supportive or strongly supportive view of the concept plans and elements presented. However, this was not the case for nonclub members with many having differing points of view on concept plan elements, however there was generally more support for Concept Option 2 and improvements to the grandstand and greater community use.

Community Focus Group

The purpose of the Community Focus Group (CFG) meeting was to review and evaluate the design concepts and identify the preferred elements of the concept plans for the Litis Stadium Master Plan and seek feedback from the CFG members. The outcomes were that while some CFG members would like to see the removal of the Club, many agreed that Concept Option 2 was generally favoured. There was a desire to make the Club more permeable through removal of fencing and providing greater community use of the buildings and greater community interaction.



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Communication

In addition to consultative methods, a variety of communication tools were utilised to disseminate information on the project and allow community members to vocalise their point of view and learn more about the project, these included:

- Floreat Athena Football Club Website: Updates & Downloads.
- City of Vincent Website: Updates & Downloads.
- City of Vincent Facebook.
- Community Values Information Sheet downloads.
- Community & Business Owners Letters over 1000 letters.
- Concept Design Options Information Sheet.

Project Area

The Litis Stadium Master Plan project is located at 41 Britannia Road, Leederville. It is located adjacent to the Britannia Reserve.





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Introduction



This report details the process and outcomes of a consultation strategy undertaken with the Vincent community, regarding the Litis Stadium Master Plan (the Master Plan). Litis Stadium is leased to the Floreat Athena Football Club (the Club) since the early 1980's.

ConsultWG was appointed to undertake community consultation and to ensure that the community has an opportunity to input into the vision for this important project. The focus of consultation was to provide the City of Vincent community and Club members with an opportunity to input into the Master Plan process to ensure that a planning framework was developed. Planning Solutions and Jo Wilkie Consulting were appointed by the Club to prepare the Master Plan.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. Dependent on the community feedback and funding potential, it may consider a range of options for the future. The project will also examine potential funding sources that are the subject of a separate report.

A wide range of consultation and communication initiatives were been implemented in accordance with the Consultation and Communication Plan (CCP), which was prepared. Obtaining comments, thoughts and ideas to refine community values and preferences and understand the design interface has informed the Master Plan, one that responds to the specific needs of the Club and broader community. The CCP was a living document, updated to reflect up to date community consultation feedback, and their priorities and specific deliverables for developing the project.



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Various consultative events were held throughout the Master Plan process and were fed directly to the project team as the project progressed. Consultative outcomes from the letter drops to the City of Vincent community, Community Drop in Session, two rounds of community Feedback Forms, City of Vincent newsletters and website, Club website and Community Focus Group provided input into the detailed design concepts and provided a design base for the consultant team to work from.

ConsultWG has prepared this Consultation Report to document feedback received, the consultative process and events that informed the development of the Master Plan.

Study Area

The Litis Stadium Master Plan project is centred around the Club and its premises and clubrooms at 41 Britannia Road, Leederville. It is located adjacent to the Britannia Reserve, which is a shared sports area used, by the Leederville Cricket Club for regular cricket matches, the Club for training and a range of other sports that take advantage of this great facility.





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Background



Litis Stadium is located adjacent to Britannia Reserve, Mt Hawthorn and has been leased to Floreat Athena Football Club since the early 1980's. The Stadium site is owned freehold by the City of Vincent and was originally developed as the Lake Monger Velodrome with the Club completing construction of clubrooms and associated facilities in 1986.

In recent years it has become evident that the Club's facilities are ageing and they will require significant renewal or upgrade in the near future. This requires both the City of Vincent and the Club to consider the most appropriate long-term use for the Litis Stadium site.

With the Club's most recent lease expiring on 31 December 2016 it was resolved by the City of Vincent to provide a twelve-month lease for Litis Stadium to allow the Club time to prepare a Master Plan for the site. The City of Vincent has requested that the Floreat Athena Football Club prepare a Precinct Plan for Litis Stadium to inform leasing negotiations for the Stadium beyond December 2017.



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Consultation and Communication Plan



ConsultWG prepared a Consultation and Communication Plan (CCP). It assisted the project team with the coordination and management of consultation and communication activities during the various consultative events undertaken as part of the Master Plan and provided transparency of the consultative process.

The key objectives of the CCP was to promote the project to raise community awareness of the Master Plan and the consultation process and obtain comments, thoughts and ideas to identify community preferences, and key design features to consider.

The CCP identified key messages, project milestones and clearly identified how and when communication will occur to maximise consultative attendance. The CCP was updated to reflect outcomes from internal and community events, research and the needs of the developing project. This CCP was presented to the City of Vincent and reflects the Clubs commitment to open and transparent consultation with its community.

A wide range of consultation and communication initiatives was implemented from February to June 2017 to support the consultation process.

Communication iniatitives included:

- Floreat Athena Football Club Website: Updates & Downloads
- City of Vincent Website: Updates & Downloads



Item 12.4- Attachment 1

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- City of Vincent Facebook (See Appendix 1)
- Community Values Information Sheet download (See Appendix 2)
- Community & Business Owners Letters over 1000 letters (See Appendix 3)
- Concept Design Options Information Sheet (See Appendix 4)



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Community Engagement Events



The consultation strategy for the Master Plan included face-to-face activities and a Focus Group meeting to inform the Vincent community and obtain input with supplementary feedback forms, these being:

- Community Values Drop in Session | 1 March 2017, 4.00pm 7.00pm (See Appendix 5)
- 2. Feedback Form Online & Paper: Community Values (See Appendix 6)
- Community Focus Group Meeting |31 May 2017, 6.00pm 7.30pm (See Appendix 7)
- 4. Concept Design Option Plans (See Appendix 8)
- 5. Feedback Form Online & Paper: Concept Design Options (See Appendix 9)

Community Values Drop In Session

A Community Values Drop In session was held at Litis Stadium from 4.00pm - 7:00pm, on 1 March 2017. The drop in session allowed the community to meet the project team and engage in one: one conversation, ask questions and provide direct feedback. 53 participants, both Club members and non-club members, attended the drop in session.

A mapping exercise was undertaken with plans and post it notes provided for the community to record comments and make suggestions. Feedback forms were provided to obtain comment in a paper form with links to an online survey portal.



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Feedback from the mapping exercise undertaken identified that there was community support for some change to the Litis Stadium precinct and a key message from most was that they would like to be able to access the site and be able to utilise it more freely, some more community use of the site was needed, retention of the significant trees, provision of a café at the turnstiles or elsewhere within the Stadium, and better use of the facility for community use.

Detailed notes can be found in Appendix 5.

Community Values Feedback Form

During the initial community values consultation period, community feedback forms were made available online via the Club website using a Survey Monkey platform from 21 February to 14 March 2017. Furthermore paper forms were distributed at the Drop In Session, City of Vincent Administration and Vincent Library and Local History Centre and the Floreat Athena Football Clubrooms. A total of 144 completed forms were returned.

The survey contained quantitative and qualitative questions and the results of the data analysis show that both the community and members of the soccer club saw a benefit to upgrade and enhance the current facilities. This would include initiatives to make the stadium more open and welcoming to the local community from both a physical and community viewpoint.

A copy of the Community Values Feedback Form can be found at Appendix 6.

Each survey question and response is graphically represented and discussed in Appendix 10.

Summary

Respondents were asked a total of 10 questions to identify the values the community hold for the Litis Stadium and their desired vision, the demographic profile of those that access the area, and the nature of usage. The first 7 of these questions were the most important and critical to informing the Master Plan.

The first question identified the difference between club members and non-members in regards to the current feel of Litis Stadium and the desired future feel.



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Club members emphasised the	Non-members emphasised the following:
following:	
Better maintained	More family & youth oriented
Less close off/secretive	 More fun, playful & vibrant
 Improve safety (sense of safety) 	More community focus
 More picturesque & vibrant 	 Improve safety (sense of safety)
 More social 	Better maintained
Improve safety (sense of safety)More picturesque & vibrant	More community focusImprove safety (sense of safety

The second question gauged what makes Mount Hawthorn and Leederville a great place to live. Top responses included the area's close proximity to the Perth CBD, a great sense of community and family feel, easy access to restaurants and café's.

Participants in the survey were also asked what they liked most about Litis Stadium (question three). The highest number of responses mentioned 'proximity & accessibility', 'great facility to watch soccer', followed by 'heritage past/memories of the velodrome' and 'good atmosphere'. Some participants mentioned they did not use the facility.

Question four asked whether there was anything they would change about Litis Stadium. The top response suggested a general upgrade to the stadium's facilities including seating and the grandstand, toilets and change rooms, refreshing interior and exterior appearance and better lighting. There was also sentiment towards giving back more to the community. Although feedback was mainly positive for this question, a smaller group of respondents preferred to close or remove the stadium altogether and give back the land to the community of Vincent.

Next, participants in the survey were asked about specific design aspects of the stadium. Question five reveals that 72% of respondents thought the stadium should be physically or visually more open. This was followed by specific suggestions such as opening the stadium up to broader community use, expanding overall facilities (i.e. bar, restaurant, open club rooms), upgrades to the stands, toilets and modernising the hall, increasing signage and improving marketing for the Club. There was also some sentiment towards recognising the stadium's past heritage as a velodrome. Other individual suggestions were aimed at removing some fencing, part of the hedge and some car parking to open the stadium up more on Britannia Reserve.



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Respondents were each asked to rate their support for a list of selected aspects regarding the Litis Stadium Master Plan (question six). Answers were captured separately for Club members and non-club members and are summarised in the following table as key themes:

	1
Club members emphasised the	Non-members emphasised the following:
following:	
 (Strongly supported) Upgrade or 	 (Strongly supported) better
refurbishment of existing buildings	connectivity between Litis
and facilities	Stadium and Britannia Reserve
 (Strongly supported) Better 	 (Strongly supported) spaces for
connectivity between Litis	social groups and cultural groups
Stadium and Britannia Reserve	 (Strongly opposed) artificial or
 (Strongly supported) improved 	synthetic playing surface
security	 (Strongly opposed) non-sport
 (Generally opposed) dog facilities 	facilities such as housing or child
 (Strongly opposed) non-sport 	care
facilities such as housing or child-	
care	

Participants in the survey were given the option to provide any other comments in question seven. Responses for this question related mainly to the history of the club and the stadium and recognising its past heritage. To preserve part of its heritage, suggestions included the display of memorabilia and the addition of a mini museum. The second highest number of responses suggested letting the local community enjoy the stadium more, as were general upgrades to facilities and modernisation of the stadium. In the top three responses, renaming the stadium to 'Lake Monger Velodrome' or 'The Velodrome' was mentioned. Four responses noted the quality of life of the local community and the effect increased traffic and noise would have through any development plans for the stadium. In particular, it was a concern that the PA system was too loud during events.

Question eight gathered some information about the respondents. Responses as follows:



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- 63% of respondents lived in the City of Vincent
- 56% of respondents were NOT a member of Floreat Athena FC
- 78% of respondents have used the facilities at Litis Stadium before
- 78% of respondents did NOT want to nominate to be on a community focus group

Question nine, gathered demographic information about the respondents. Responses as follows:

- 65% Male
- 35% aged between 40-49 (highest category)

Question ten requested respondent contact details, of the 144 responses received, 62 provided contact details. These names will be added to the database and respondents kept updated on the progress of the Master Plan.

Of those who provided their contact details, 29 people registered an interest in becoming involved in the Community Focus Group with 16 being non-club members.

Community Focus Group Meeting

The community focus group meeting forms part of the overall community consultation process relating to the Litis Stadium Masterplan. Nominations were sought from interested community members to form a Community Focus Group. 16 nominations were received.

A Community Focus Group Meeting was held on 31 May 2017 at the Floreat Athena Clubrooms Club from 6:00pm – 7.30pm and was attended by 6 Community Focus Group members along with the President of the Club and 5 consultants from the project team. The purpose of the meeting was to present two Design Concept Options for consideration and comment by focus group members and to interrogate the design.

A presentation on the two Concept Options Key Themes was provided. Community Focus Group members raised the following key discussion points:

- General support of Concept Option 2 and improvements to the grandstand.
- Some of the attendees were very supportive of the concepts and mentioning they support the Club being located here and its ongoing tenure.



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- Ongoing concern with the over use of the Club and the need to return it to the Vincent community for other uses.
- Supportive of permeable fencing as shown in both Options and opening up of the facility, however it needs to be sympathetic to the local area.
- Support of a new café however it may best be located within the grounds of the Club and to provide high quality food offerings and be of a viable size. Use of the Turnstiles building was discussed as cafe option subject to sympathetic development respecting its heritage values.
- More community interaction is required, utilising the venue for a range of community uses, though it will need to balance its size and ongoing use and not allowing it to get too large.
- Encourage more use of the Stadium pitch for training and reduce usage of Britannia Reserve.

A session was conducted on the community benefit of the Master Plan and the role Litis Stadium can play in this regard.

Information was provided about the general, and sometimes differing, approaches to sporting clubs by Local and State Governments and Footballwest's current Review of the National Premier League. This places requirements on the Club, which have to be thoughtfully and strategically addressed.

Drawing from the range of ideas put forward by the community groups consulted, several examples were shared with the Community Focus Group with a view to inviting participants' general response and further ideas.

The ideas presented were:

- Find 30 Fitness
- Access to the whole of the facility for local boot-camp providers
- Providing the areas at the rear of the grandstand for one or more not-for-profit co-tenants at cost recovery (no lease fees)
- Providing access to the Club's meeting and function rooms at cost recovery only for City of Vincent not-for-profit organisations. For example, community choirs, cultural activities,
- Creating a Community Café within the old velodrome turnstiles building. The café will incorporate an interpretation/museum element that acknowledges the heritage of the facility as the State Velodrome.



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Collaboration with local primary schools regarding uses of the Litis Stadium facilities as well as sharing resources

Overall these ideas were well received by the Focus Group participants who also offered improvements to the ideas and other suggestions.

Detailed meeting notes from the Community Focus Group meeting are located in Appendix 7.

A copy of the Design Concept Options and Community Focus Group presentation can be found at Appendix 8.

Concept Design Options Feedback Form

Following the identification of community values, a second community feedback period was undertaken from 29 May – 12 June 2017. Community feedback forms were made available online via the Club website using a Survey Monkey platform. Paper copies were also available at the City of Vincent Administration and Vincent Library and Local History Centre and the Floreat Athena Football Clubrooms.

A total of 26 completed forms were returned. Due to the small sample received and the balance of non-club member responses versus club members, the results from this feedback can be interpreted as biased and should be interpreted as anecdotal only.

The survey contained quantitative and qualitative questions and the results show that club members indicated a mostly supportive or strongly supportive view of the concept plans and elements presented. However, this was not the case for non-club members with many having differing points of view on concept plan elements, however there was generally more support for Concept Option 2 and improvements to the grandstand.

Summary

Question 1 identified the difference between club members and non-members in regards to the broader master planning to include community initiatives. Although club members supported all four initiatives, both club members and non-club members seemed to be somewhat in accordance for the following two elements:



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- Collaborating with local community organisations to re-purpose some of the facilities on the site for unique community initiatives (e.g. a community café, interpretation space of the history of the site as the Empire Games velodrome).
- Working with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.

Question 2 saw Club members showing the least support for the installation of bicycle parking facilities near the clubrooms. Club members responding positively to most of the elements with the strongest support for the following four:

- Convert the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.
- Remove existing bitumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area.
- Installation of four new LED lights at each corner of the football pitch.
- Demolish and rebuild the players' race from the change rooms (due to existing structural issues).

By contrast non-club members provided responses from both sides of the spectrum, with strong support for some of the elements, namely converting the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public. However, a significant number of respondents were 'strongly opposed' to most of the elements presented.

At question 3, club members indicated 'strong support' for all 4 elements relating to option one, whereas non-club members 'strongly opposed' these.

Elements for concept plan option 2 were proposed as part of question 4. Club members again indicating 'strong support' for all three elements. Compared to concept plan option 1, non-club members shifted to a more positive opinion in regards to these elements; in particular, 'strong support' was given to the refurbishment of the existing grandstand (internal refurbishment of under croft area, repair cracking in front three rows, replace existing seats).



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All answers given in question 5 were amalgamated to formulate a list of top responses. It is important to note that not all responses were supportive of the proposed plans. Some respondents mentioned completely different use of the stadium that did not revolve around soccer, as well as comments relating to the cancellation of FAFC's lease. However, it was agreed by most respondents that the stadium's heritage as a velodrome should be in some way, shape or form, remembered and reflected in the Master Plan. There was also strong support for a café so long as it is attractive and offers good quality products.

Question 6 asked respondents to make any other comments. As with question 5, all answers were amalgamated to formulate a list of top responses. The top response related to the FAFC's lease and its cessation. In commenting on the two plans, whether Concept Plan Option 1 or 2, the following comments can be taken into consideration:

- Change name of the stadium (to reflect heritage)
- Respect heritage (Velodrome/Empire & Commonwealth Games)
- Do not remove mature trees (in or around the stadium)

Question 8 gathered respondent's demographic information. Question 9 gathered contact details.

A copy of the Concept Design Options Feedback Form can be found at Appendix 9.

Each survey question and response is graphically represented and discussed in Appendix 11.



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Conclusion



The consultative process reached a considerable proportion of Vincent community, Club members and stakeholders. It was undertaken to obtain wide ranging, demographically and diverse input and seek feedback on the Design Concepts. This was achieved by a wide ranging community engagement process where 170 feedback survey forms were collected and over 59 people attending face to face community consultative events and Focus Group meetings.

The consultation drew out a large and diverse range of Vincent stakeholders of various ages including residents, business owners, Club members, and people from beyond Vincent. The outcome saw the identification of unique values relating to the feel for Litis Stadium and how the community and Club would best utilise this valuable asset. It was imperative that the design concepts reflect what the consultation participants feel the place reflects with the principle theme being the need to connect more with the surrounding area. There was a strong feeling from some community members that the land should be returned to the Vincent community and the need for organised sport at this location may not be relevant at this juncture in time. However many more community members engaged with the unique identity of Litis Stadium and its connection and valid use as a sporting facility and football (soccer) club for both children and adults. The need for organised sport and continued health benefits of such were also raised.

The resulting Master Plan is one that is contemporary in nature, function and form, and will provide a planning framework for the Club to deliver into the future. It



oreat Athena Football Club tis Stadium Master Plan

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provides opportunity for place activation and community benefit and interaction. It is a place for all people, it reflects the history of Vincent and importantly understands the past stories of the area and the Velodrome and the 1962 Empire Games that resulted in its construction.

Through this engagement process there has been a general consensus for a family friendly facility and a friendly shared space. One that is accessible, celebrates the existing natural beauty of Britannia Reserve, is vibrant and activated and caters for a range of recreational activities for all ages. Litis Stadium needs to be a safe place, complemented by revitalised local activity. The community contribution via this consultative process to the Master Plan will see Litis Stadium develop to its community expectations and provide Vincent residents and Club members a highly valued community asset and destination for years to come.

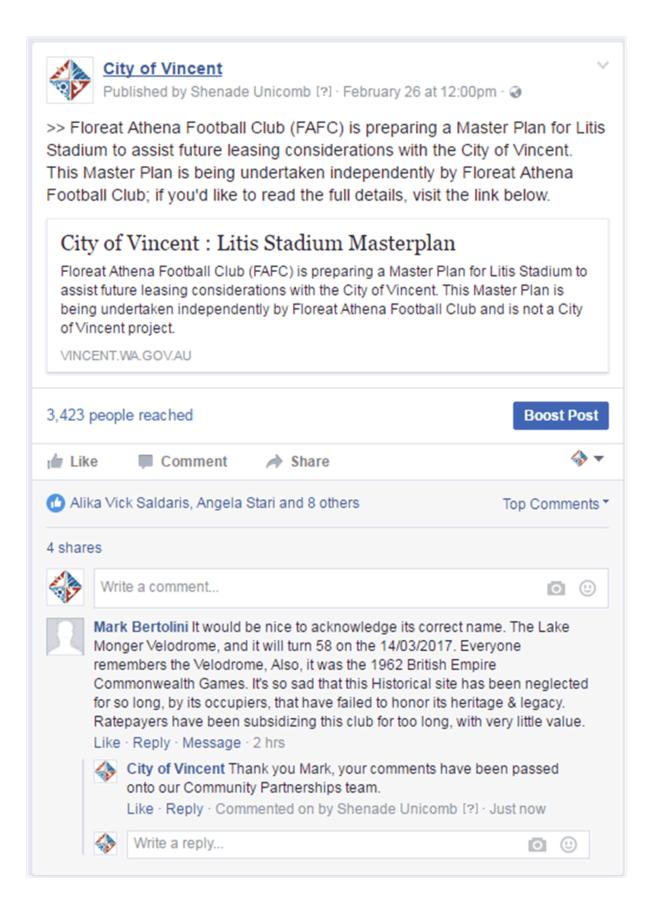


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Appendix 1 | City of Vincent Facebook





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Appendix 2 | Community Values Information Sheet



Premier League Champions – 1977, 1988, 1997, 2007 Cup Winners – 1987, 1988, 1989, 1997, 2009, 2016 Night Series Winners – 1977, 1985, 1997, 2000, 2011, 2015



FLOREAT ATHENA FC Floreat Athena Soccer Club Inc *ABN 24 163 514 023* E & D Litis Stadium 41 Britannia Rd Mt Hawthorn WA 6016 Postal Address: P0 Box 198, Mt Hawthorn WA 6915 Telephone: (08) 9242 1132, Facsimile: (08) 9242 1138 Email: admin@floreatathenafc.com.au Website: www.floreatathenafc.com.au

Litis Stadium Master Plan – Share the Vision

Floreat Athena Football Club (FAFC) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. Dependent on the community feedback and funding potential, it may consider a range of options for the future. The project will also examine potential funding sources.

Planning Solutions and **Jo Wilkie Consulting** have been appointed by the Club to prepare the Master Plan. **ConsultWG**, an independent organisation is conducting community consultation to ensure that the community has an opportunity to input into the vision for this important project.

Study Area

The Litis Stadium Master Plan project is centred around the FAFC and its premises and club rooms at 41 Britannia Road, Mount Hawthorn. It is located adjacent to the Britannia Reserve which is a shared sports area used by the Leederville Cricket Club for regular cricket matches, FAFC for training and a range of other sports who take advantage of this great facility.



Premier League Champions - 1977, 1988, 1997, 2007 Cup Winners - 1987, 1988, 1989, 1997, 2009, 2016 Night Series Winners - 1977, 1985, 1997, 2000, 2011, 2015



FLOREAT ATHENA FC Floreat Athena Soccer Club Inc *ABN 24 163 514 023* E & D Litis Stadium 41 Britannia Rd Mt Hawthorn WA 6016 Postal Address: P0 Box 198, Mt Hawthorn WA 6915 Telephone: (08) 9242 1132, Facsimile: (08) 9242 1138 Email: admin@floreatathenafc.com.au Website: www.floreatathenafc.com.au

OPPORTUNITIES TO PARTICIPATE

Community Values Workshop:

When: Wednesday 1 March 2017, Drop in anytime between 4.00pm and 7.00pm.

Where: Litis Stadium, 41 Britannia Road, Mount Hawthorn. Enjoy: Sausage sizzle; kids kick about; meet the players.

If you are interested please register your attendance by emailing your

KEEP INFORMED AND HAVE YOUR SAY

If you want to stay informed about the Litis Stadium Master Plan:

- **Download** more information from the Club Website: www.floreatathenafc.com.au.
- Look out for regular updates in Vincent News e-newsletter.
- **Register your interest** to keep in touch at: hello@consultwg.com.au.
- Fill out a Feedback Form by <u>10 March 2017</u> on www.surveymonkey.com/r/TN7FNXZr or pick one up from City of Vincent Administration or Vincent Library & Local History Centre.
- Look out for regular updates on the City of Vincent **Facebook** and post a comment.

It should be noted that the Master Plan for Litis Stadium is being undertaken independently by the Club and is not a City of Vincent project. Should you require any related information from the City please contact the Manager Community Partnerships, Kirsty Schnitzerling, on (08) 9273 6000.

Would you like to be included on our mailing list for more information? Send your details to <u>hello@consultwg.com.au</u>:

Name:_

Email/Address:_

Phone:

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Appendix 3 | Community Letters



ENQUIRIES TO:

ES TO: Kirsty Schnitzerling, Manager Community Partnerships Phone: 9273 6532

OUR REF: SC614; D17/19611

20 February 2017

Name Address SUBURB WA 6007

Dear <Resident>

Get Involved in the Litis Stadium Master Plan – Floreat Athena Football Club

I am writing to introduce you to and encourage your involvement in the Litis Stadium Master Plan which is being prepared by Floreat Athena Football Club.

Litis Stadium is located on Britannia Road, Leederville between Britannia Reserve and the Mitchell Freeway. The Stadium site is owned by the City of Vincent and has been leased to Floreat Athena Football Club since the early 1980's with the current lease expiring on 31 December 2016. As part of recent lease negotiations it is now necessary for the Club to prepare a Master Plan for Litis Stadium by 30 June 2017. This will enable Council to consider the Club's vision for the Stadium, how it interacts with the adjacent Britannia Reserve and community views on the future of the Stadium.

The Club is now progressing the Litis Stadium Master Plan and is very keen to hear and incorporate the thoughts and ideas of the local community. At its own expense, the Club has engaged **Planning Solutions** and **Jo Wilkie Consulting** to prepare the Master Plan. **ConsultWG**, an independent organisation is conducting community consultation to ensure that the community has an opportunity to input into the vision for this project. All community consultation associated with the Master Plan will be undertaken directly through the Club and their Consultant Team as this is not a City of Vincent project.

The Club has confirmed there are a number of ways you can be involved:

1. <u>Community Values Workshop:</u>

This Workshop will be held at the Club. It is an interactive event where you can fill out a feedback form, share your ideas and learn more about the Club, its history and operation. The workshop will focus on:

- Identifying future aspirations for Litis Stadium.
- Areas that need change and improvement.
- Interface with the adjacent Britannia Reserve and local streets.
- How pedestrian movement, land uses and natural features can be better integrated.
- A vision for the future.

When: Wednesday, 1 March 2017, drop in anytime between 4.00pm and 7.00pm

Where: Litis Stadium, 41 Britannia Road, Leederville

Enjoy: Sausage sizzle; kids kick about; meet the players

Please register your attendance by emailing your details to hello@consultwg.com.au or calling Warren on 0457 025 980.

-2-

2. Feedback Form

The Feedback Form asks how YOU would like the Litis Stadium to look and feel. We strongly encourage you to complete the feedback form and send back to ConsultWG by **13 March 2017**.

Post: 18 Nairn Street, Fremantle WA 6160

Email: hello@consultwg.com.au

Online: www.surveymonkey.com/r/TN7FNXZ

Completed Feedback Forms can also be dropped off at the Community Values Workshop on 1 March 2017.

3. Keep Informed and Have Your Say

If you want to stay informed about the Litis Stadium Master Plan:

- Download more information from the Club Website: www.floreatathenafc.com.au
- Look out for regular updates in Vincent News e-newsletter
- Register your interest to keep in touch at hello@consultwg.com.au
- Fill out a Feedback Form on www.surveymonkey.com/r/TN7FNXZ or pick one up from City of Vincent Administration or Vincent Library & Local History Centre
- Look out for regular updates through the City of Vincent Facebook page and post a comment

The City of Vincent encourages you to actively participate in this important project. Should you require any project related information please contact the Club's Master Plan Project Manager, Trent Will from Planning Solutions, on **(08) 9227 7970**. Alternatively, should you require any information or clarification from the City of Vincent please contact the Manager Community Partnerships, Kirsty Schnitzerling, on **(08) 9273 6532**.

Yours sincerely

////

Michael Quirk
DIRECTOR COMMUNITY ENGAGEMENT

Att: Litis Stadium Information Sheet

loreat Athena Football Club itis Stadium Master Plan

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Appendix 4 | Concept Design Options Information Sheet



LITIS STADIUM MASTER PLAN

DRAFT CONCEPT PLANS FOR PUBLIC COMMENT

INTRODUCTION

The Floreat Athena Football Club (**FAFC**) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. The project also examines potential funding sources for the proposed upgrades.

Following feedback received through the initial community consultation period conducted in March 2017, two draft concept plan options have been prepared to reflect the potential upgrades and refurbishment of Litis Stadium. The concepts have been informed and influenced by a range of internal reviews, assessment/analysis and consultation with key stakeholders, including the local community and local community groups. The key considerations reflected in the concept plans relate to:

- 1. Improving the interface and relationship of the Stadium with Britannia Road and Britannia Reserve
- 2. Upgrading and enhancing the facilities within the Stadium.

We now seek the community's input on these draft concept plans. A summary of the upgrades and refurbishments proposed in the concept plans is provided in this pamphlet.

PROJECT OBJECTIVES

Through consultation with key stakeholders of Litis Stadium the following objectives have been established for the Litis Stadium Master Plan:

- Set the vision, direction and principles for the evolution and revitalisation of Litis Stadium over a 20 year period as a multifunctional community sporting facility catering for the FAFC, the surrounding residents and the wider community.
- Produce a range of innovative concept and schematic scenarios for Litis Stadium through consultation and collaboration with the local community and City of Vincent.
- Provide facilities appropriate to support and maintain football as the primary use of the facility.
- Promote and enhance community use of Litis Stadium and its facilities through the facilitation and encouragement of participation through the master planning process.
- Undertake a credible financial review and budget analysis, to capture funding as the project progresses.
- Provide improved connectivity between the Litis Stadium and Britannia reserve.

CONCEPT PLAN - KEY INITIATIVES

Two concept options have been prepared which reflect 'idealistic' and 'affordable' initiatives. A number of the proposed facilities and upgrades, or 'key initiatives' are consistent across the two options.

Britannia Road and Reserve interface

The modifications to the Britannia Road and Reserve interfaces have been a key consideration in the concept plan preparation. Through the initial community consultation phase 72% of respondents identified the need for Litis Stadium to be more open to the community (visually and/or physically). The following initiatives are proposed to improve these interfaces:

- Replace existing fencing along Britannia Road and the Britannia Reserve carpark with visually permeable fencing and new landscaping.
- Provide operable (openable) gates/fencing along Britannia Reserve.



- Upgrade the internal footpath network from the entrance points at north-eastern corner of the site and from Britannia Reserve.
- Convert the former entry gate building fronting Britannia Road into a heritage café which would be open to the public.



pectator facilitie

- Replace the turf on the spectator hill at north-western side of football pitch to improve the viewing environment.
 Club facilities
- Install new LED lights at each corner of the football pitch.
- Demolish and rebuild players race from the changerooms.
 Internal refurbishment of existing clubrooms.
- Car parking and access
- Provide additional car parking bays within car park.
- Install bicycle parking facilities within the car park.

CONCEPT PLAN - OPTION 1

Option 1 is an idealistic plan. The elements of the plan are subject to funding and include longer term upgrades. The following key elements are featured in the Option 1 concept plan:

Spectator facilities

 As a long term action, construct a new grandstand to replace the existing grandstand (includes approximately 700 seats and an undercroft area for changerooms or other space).

 Upgrade scoreboard at northern side of football pitch, to make suitable for community movie nights.

Interface with Britannia Reserve

 Remove the mound along the south-eastern side of site and grade to the level of the pitch and the car park. In its place, construct a practice pitch (artificial playing surface suitable for multiple uses). The removal of the mound will further assist in 'opening up' the facility, by removing the physical barrier between Britannia Reserve and the Stadium.



 Construct new changerooms/storage/multipurpose building (approx. 500m²) at the south-eastern corner of the site

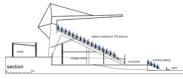


CONCEPT PLAN - OPTION 2

Option 2 is a more 'affordable' approach and does not rely heavily on external funding sources. The following key elements are featured in the Option 2 concept plan:

Spectator facilities

 Refurbish existing grandstand (internal refurbishment of undercroft area, repair cracking in front three rows, replace existing seats).



Club facilities

 Reconstruct changerooms (approx. 250m²) at the southeastern corner of the site.

OTHER INITIATIVES

Whilst the Master Plan itself focuses on the infrastructure of Litis Stadium, the Club is also working on some initiatives to better utilise the existing facilities at Litis Stadium. As part of the broader master planning, the Club is preparing a strategic plan and is considering community initiatives which do not necessarily involve external modifications to the facility. We want to understand how you believe the facility can be better utilised. The feedback form asks for your input on a range of initiatives.

FINANCIAL MODEL

FAFC is committed to securing funds for the ongoing maintenance of Litis Stadium as well as any capital works program. It is currently developing a financial model that will include, but not limited to:

- Its own budget capacity
- State and Commonwealth Government grants/funding
- Funding from relevant bodies such as the Australian Sports Foundation
- Social enterprise and social investment
- Partnerships and alliances
- Sponsorship and donations
- Consolidation of current and new non-cash contributions from supporters both within and external to the Club.

NEXT STEPS

The master plan and accompanying documents will be provided to the City of Vincent by 30 June 2017. The City has advised that it will undertake further community consultation process on the full master plan.

HAVE YOUR SAY

The feedback period on the draft concept plans closes on Monday 12 June 2017.

- Download more information from the Club Website: <u>http://www.floreatathenafc.com.au</u>
- Fill out the online feedback form by Monday 12 June 2017 on
 <u>https://www.surveymonkey.com/r/LitisStadium</u>
- Look out for updates on the Floreat Athena and City of Vincent Facebook pages and post a comment.

Should you require any information regarding this project please contact the Club's Master Plan Project Manager, Trent Will from Planning Solutions on (08) 9227 7970.





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Appendix 5 | Community Values Drop In Session Notes





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e warren@consultwg.com.au
w consultwg.com.au
18 Nairn Street, Fremantle WA 6160

NOTES

COMMUNITY VALUES DROP IN SESSION | 1 March 2017

Floreat Athena Football Club – LITIS STADIUM MASTER PLAN

OVERVIEW |

Community support for some change to the Litis Stadium precinct. The key message from most is that they want to be able to access the site and be able to utilise it more freely, some more community use of the site, retention of the significant trees, provision of a café at the turnstiles or elsewhere within the Stadium, and better use of the facility for community use.

EVENT	SUMMARY
Community Drop	Total Attendance: 53
In Session – 1	Male - 35
March 2017,	Female - 18
4.00pm – 7.00pm	

COMMENTS |

Better shared use of Britannia reserve	Retain and enhance	Traffic and movement improvements	Noise from international competitions. Leaving stadium, noise from cars/horns etc.
Britannia Rd traffic on Sunday mornings approx. 7.30am. Too early suggest 10am start.	Gelato kiosk/café x 2 comments	Build new stadium with city views	Reduce visual barriers – but leave hedge along Britannia Rd.
Use for local young bands, small bar events.	Noise from trumpets/drums during ethnic world cup events.	Restaurant; bar; gym; pool	Concerts

Fairground events	Venue hire – weddings; seminars	Need to respect residential interface to Britannia Rd.	Community club- more social membership.
Provide freeway exit to venue/	Not accessible – need to open up; more open for family use.	Update grandstand.	Improved gym for whole of community.
Noise – music events very loud; don't want more/or later events.	Make stadium larger.	Provide additional parking.	Need to co- habitate with another sports club.
Us and them feel.	Reduce impact on Britannia Reserve.	Need more information on how to access club facilities.	Leave grass hill as is.
New grandstand and facilities.	Leave large eucalypt tree in place .near turnstile building – important for Carnaby cockatoos.	Potential light spill onto residential properties on Britannia Rd – try to reduce.	New lighting.
Integrate with Britannia Reserve.	More visually open.	Updated change rooms.	Give it back to the people who own it (local community).
Information board on Britannia Reserve advising of future events.			

KEY THEMES |

- Noise
- Café/Kiosk/restaurant
- Entertainment space
- Improvement to grandstand
- Public Gym facilities
- More integration with local area and community
- Improved lighting
- Visual permeability





PHOTOS OF COMMUNITY VALUES MAPPING EXERCISE |











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Appendix 6 | Feedback Form – Community Values





FLOREAT ATHENA FC Floreat Athena Soccer Club Inc *ABN 24 163 514 023* E & D Litis Stadium 41 Britannia Rd Mt Hawthorn WA 6016 Postal Address: P0 Box 198, Mt Hawthorn WA 6915 Telephone: (08) 9242 1132, Facsimile: (08) 9242 1138 Email: admin@floreatathenafc.com.au Website: www.floreatathenafc.com.au

Litis Stadium Master Plan Community Feedback Form

By answering these questions and providing feedback, you are helping to inform preparation of the Litis Stadium Master Plan. This is an opportunity to think about the areas that need change and improvement; interface with the adjacent Britannia Reserve and local streets and how all the land uses and natural features can be better integrated.

We see Litis Stadium as becoming an important community asset that serves sporting and potential social and cultural activities. The project aim is to explore how Litis Stadium could be used in the future taking into account the needs of both the Club and community.

Look & Feel of Litis Stadium Precinct

	Current Feel	Future Atmosphere
Family orientated		
Youth orientated		
Contemporary Relaxed		
Fun/Playful		
Colourful		
Vibrant		
Boring		
Natural		
Picturesque		
Comfortable		
Uncomfortable		
Sporting		
Social		
Cultural		
Surprising		
Interesting		
Community		
Safe		
Unsafe		
Noisy		
Closed off/secretive		
Well maintained		
Other		

1. How would you describe the <u>current</u> feel of the Litis Stadium Precinct and what would you like the future atmosphere to be? (Tick all that apply)



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2. What makes Mount Hawthorn and Leederville (suburb) a great place to live?

3. What do you like most about the Litis Stadium?

- 4. If you could change one thing about Litis Stadium, what would it be?
- 5. Do you think Litis Stadium needs to be more open to the community (i.e. visually and/or physically)? Please Circle: No / Yes

If so what changes would you suggest?



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6. Please rate your support for the following aspects that could be included in the Litis Stadium Master Plan.

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Better connectivity					
between Litis					
Stadium and					
Britannia Reserve					
Sports/Medical/					
Fitness Centre					
5-a-Side /Warm Up Pitch					
Improved security					
lighting/CCTV etc.					
Public artwork					
Sharing facilities with					
other sporting					
groups					
Spaces for social					
groups (i.e.					
playgroups, seniors,					
youth)					
Spaces for cultural					
groups (i.e. display					
work of local artists)					
Provide community					
meeting spaces					
Areas for formal					
outdoor community					
events/gatherings					
Extend scoreboard					
to allow					
(community) movies					
to be shown					
Enhanced					
landscaping					
Connectivity with					
the natural					
environment					

14 NOVEMBER 2017

Premier League Champions – 1977, 1988, 1997, 2007 Cup Winners – 1987, 1988, 1989, 1997, 2009, 2016 Night Series Winners – 1977, 1985, 1997, 2000, 2011, 2015



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	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
A Café					
Children's play area/equipment Informal recreation					
areas (i.e. to sit and enjoy the place)					
Dog facilities / better integration with Britannia Reserve dog park					
Upgrade/refurbishm ent of existing buildings and facilities					
Demolish and build new grandstand with change rooms					
Relocate or upgrade the entrance to the stadium					
New junior club & change room facilities					
New artificial (synthetic) playing surface					
Non-sports related facilities such as housing or child care centre					



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7. Do you have any other comments to make in relation to the Litis Stadium Precinct?

8. Now A Little Bit About You.

	Yes	No
Do you live in the City of Vincent?		
Are you a member of the Floreat Athena Football Club?		
Have you used the facilities at Litis Stadium before?		
Would you like to nominate to be on a Community Focus Group to provide feedback on the Master Plan?		
If so, please go to Question 10 to provide your contact details.		

9. Some Demographic Information.

Are you	Please Tick
Male	
Female	
Other	

What age bracket do you fall into?	Please Tick
17 or younger	
18 – 20	
21 – 29	
30 – 39	
40 - 49	
50 – 59	
60 or older	



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10. Contact Details

If you would like us to keep in touch, please provide your contact details so we can send you project updates and consult with you on the concept plans as they develop

Name: ____

Phone:

Email/Address:___

THANK YOU FOR YOUR TIME

All responses will be treated in confidence and only used for the purpose of the Litis Stadium Master Plan.

We strongly encourage you to complete the Feedback Form and send back to ConsultWG by **13 March 2017**.

Post:	18 Nairn St, Fremantle WA 6160
Email:	hello@consultwg.com.au
Online:	https://www.surveymonkey.com/r/TN7FNXZ
Drop Off:	Completed feedback forms can also be dropped off at the Community Values workshop on 1 March 2017.

KEEP INFORMED AND HAVE YOUR SAY

If you want to stay informed about the Litis Stadium Master Plan:

- Drop in to the **Community Values Workshop** on 1 March 2017 between 4.00pm and 7.00pm at Litis Stadium, 41 Britannia Road, Leederville.
- **Download** more information from the Club Website: www.floreatathenafc.com.au.
- Look out for regular updates in Vincent News e-newsletter.
- Register your interest to keep in touch at: hello@consultwg.com.au.

Look out for regular updates on the City of Vincent **Facebook** and post a comment.

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Appendix 7 | Community Focus Group Meeting Notes





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18 Nairn Street, Fremantle WA 6160

Floreat Athena Football Club Litis Stadium Master Plan

Community Focus Group Meeting

Meeting Summary Report

June 2017

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1. Introduction

This report details the discussions and outcomes following the Litis Stadium Master Plan Community Focus Group meeting. The meeting was held at the Floreat Athena Football Club, 41 Britannia Road Leederville on Wednesday 31 May 2017 from 6.00pm to 7:30pm.

Context

This community focus group meeting forms part of the overall community consultation process relating to the Litis Stadium Masterplan for the Floreat Athena Football Club (the Club). Feedback received from an extensive online survey provided information as to community values for Litis Stadium. This information was then used to inform the development of two development concept designs for the Master Plan.

Nominations were sought from interested community members to form a Community Focus Group (CFG). 16 nominations were received.

Meeting Format

6 CFG members attended the meeting along with the President of the Club and 5 consultants from the project team.

The full agenda and attendance list can be found at Attachment 1.

The meeting consisted of an introduction by the Club followed by an overview of the concept design options provided by Planning Solutions to highlight key aspects and features of the designs. ConsultWG facilitated a group discussion to ascertain both positive and negative feedback on the design concepts from CFG members. Jo Wilkie Consulting discussed community benefits based on extensive research and community engagement amongst various demographics within the Vincent.



Meeting Purpose

The purpose of the Focus Group meeting was to review and evaluate the design concepts and identify the preferred elements of the concept plans for the Litis Stadium Master Plan and seek feedback from the CFG members. On average, club members indicated a mostly supportive or strongly supportive view of the concept plans and elements presented. However, this was not the case for non-club members with many having differing points of view on concept plan elements.



2. Welcome | Dimitrios Thomas, President FAFC

A short welcome and introduction was given by Dimitrios Thomas who thanked CFG members for assisting the Club with this important project. Dimitrios noted the Club has been part of this community since the 1980s and over that time, it has seen tens of thousands of people as participating in active sport and being part of the club.

Amidst the many changes occurring in structured active sports, there are new expectations of sporting clubs across the Perth metropolitan area, that poses new challenges. The Club is keen to further engage the Vincent community on Club iniatitives and has engaged independent consultants to help the Club achieve this objective.



3. Project Overview | Trent Will, Planning Solutions

Trent Will presented a brief background to the Master Plan.

An important point was made in regards to the Club's 20-year lease, which expired in 2016, with a further 12-month lease being granted for 2017. At this stage, the Club seeks to apply to the City of Vincent for a longer-term lease with an improved integration with the wider community. Consequently, the Club intends to establish a vision for the future via the development of the Master Plan. In addition, a community benefits statement, a life cycle cost analysis and a financial plan will be prepared as part of the Master Plan process to demonstrate appropriate funding is available to implement the recommendations of the Master Plan.

A brief presentation was given outlining consultation undertaken to date, and the two design concepts for discussion.

Design Concepts - Overview

The following are some of the key elements of the two design concept plans:

Option 1

(Subject to funding):

- Replace existing fencing along Britannia Road and Britannia Reserve and propose more permeable fencing.
- Convert existing building into café.
- Refurbishment of the existing clubrooms.
- Multi-purpose practice pitch (currently large mound).
- Change rooms (demolish and replace with new); including referees room, storage etc.
- Demolish and rebuild existing grandstand.



Option 2:

(More cost affordable option)

- Same proposals as Option 1 relating to fencing, café and clubroom upgrades.
- Mound not removed but fencing to be more open to the community.
- Refurbish existing toilet blocks.

Other suggestions:

- Gates open during non-training times (case example: Redfern Oval, Sydney).
- Scoreboard can be used for a movie night.
- Heritage café in the former entry gate building.



4. Group Discussion

Considering information received through the community feedback values, two options were prepared to challenge those values and how well these elements will resonate with the CFG members. Based on the preceding project overview, CFG members were prompted to comment or ask questions.

The following is a summary of the group discussion:

Answer/response:	
It is envisaged the fencing would be	
permeable in some places and not	
in other. More detailed designs	
would be considered in the future.	
The Master Plan is more about	
developing concepts. More of the	
details will be established once the	
concept is agreed upon.	
The photo was representative and	
indicative of the concept, but not	
actual scale or size. But it is	
consistent with café styles	
developed in sympathy with	
buildings of this type.	



Numbers? How many people are	Table numbers will come down to		
proposed to have in the cafe? It's a	the feasibility and business plan for		
current crisis in this neighbourhood	the proposed cafe. The café will		
with too many people and not	need to be of sufficient size to be		
enough parking.	viable.		
There is a local deli that has been	The café and, some of the other		
turned into a café on Anzac Road.	initiatives are intended to increase		
Nowhere for people to park. We	leasable space and hence be cost		
don't want to have the same	neutral to the Club. There is		
situation.	sufficient parking for the café at		
	Britannia Reserve.		
Concern with the open fences.	Point noted but much of the		
Some people live opposite and don't	community feedback was to have		
want to look straight into an open	the Club premises more permeable		
field. To have landscaping there to	so the community can see what is		
block visibility.	happening inside (resulting in better		
	surveillance and safety).		
What would happen with the trees?	The plans have the majority of trees		
Near the mound/change rooms.	retained. There may be need to		
	remove some of the smaller ones to		
	allow earth works to proceed.		
Is this assuming there is funding?	Yes, assume the funding will be in		
	place.		



It's a great idea to open up all the	Community activity is one of the
fencing. There are many juniors who	things that came out of the
have an interest in soccer, for which	feedback.
this is a great location. My interest is	
in fundraising. Great location, great	Dropping some of the levels down to
dance floor. This is a great place to	come straight into the reserve will
rent it out to dancers, weddings and	improve visibility.
quiz nights. It seems like a bit of a	
secret place. So, the more we see	
the better.	
Very supportive of the concepts and	Noted.
support the Club being located here	
and its ongoing use. A good	
community asset.	
A lot of the time you can't get into	There is not a massive amount of
your own driveway, noise, traffic etc.	community events planned. The
Movie nights and/or other events will	aim is to keep it neighbourly and
exacerbate the issue.	quiet.
Part of the deliberation is to balance	Noted.
the community wanting more to do	
with it and yet not wanting it to get to	
large.	



Friends of Britannia: community are	Noted.
thinking of several different ideas if	
this space was given back to the	
community (i.e. men's shed,	
community gardens, lake monger	
connection, more native planting	
etc.).	
If you're going to build something,	Noted.
do it well. Give the community	
something to be proud of. Don't do	
Band-Aid solutions. It ends up	
costing more.	
Regarding the café, as a restaurant	Noted.
operator, it must be financially	
viable. It is not viable with less than	
20 seats.	
The venue is a good place for a	Noted.
café. Facing Lake Monger, not the	
Britannia side. Should be looking out	
over the lake. Look at a different	
position.	



Britannia Reserve is over-used	Both Litis Stadium and Britannia
because the stadium pitch is being	Reserve are used for training. Given
protected.	the number of teams (juniors and
	seniors), Litis Stadium cannot cater
	for all training. The President advised
	that the Litis Stadium pitch is used
	Tuesdays and Thursdays for training
	sessions and over the weekend for
	games.
Can the 5-a-side pitch be on the	This has been considered, but is not
other side?	a suitable option due to the steep
	topography.
Suggestion to have a joint	Noted.
café/museum as a tourist attractor.	
The velodrome is the real history of	
this place. The other history centre	
at the City of Vincent is just a room	
with books.	
The volunteers are strong here; they	Noted.
are a good resource to undertake	
new iniatitives. Several of the	
participants gave examples of	
where volunteers have made a	
place successful.	
A lot of passive recreation happens	Noted.
on the reserve as well.	



5. Community Benefit

The Club has engaged Jo Wilkie (Jo Wilkie Consulting) to assist it to explore ways in which the facility can achieve community benefit beyond the Clubs core sporting activities. This has involved discussion with some 30 individuals and community organisations.

Information was provided about the general, and sometimes differing, approaches to sporting clubs by Local and State Governments. Also, Footballwest's current Review of the National Premier League. All of these place requirements on the Club, which have to be thoughtfully and strategically addressed.

Drawing from the range of ideas put forward by the community groups consulted, several examples were shared with the Focus Group with a view to inviting participants' general response and further ideas.

The ideas presented were:

- Find 30 Fitness
- Access to the whole of the facility for local boot-camp providers
- Providing the areas at the rear of the grandstand for one or more notfor-profit co-tenants at cost recovery (no lease fees)
- Providing access to the Club's meeting and function rooms at cost recovery only - for City of Vincent not-for-profit organisations. For example, community choirs, cultural activities,
- Creating a Community Café within the old velodrome turnstiles building. The café will incorporate an interpretation/museum element that acknowledges the heritage of the facility as the State Velodrome.
- Collaboration with local primary schools regarding uses of the Litis
 Stadium facilities as well as sharing resources

Overall these ideas were well received by the Focus Group participants who also offered improvements to the ideas and other suggestions.



Some questions and comments arose during the session and are summarised as follows:

Answers/responses	
These are arguably two of the most	
successful Football Clubs in WA with	
much history.	
There is not a sound business case at	
this time for a formal amalgamation.	
However, there is opportunity to	
collaborate in a number of areas	
and both clubs are open to pursue	
this.	
The Club name change is an internal	
Club matter and is being	
considered.	
The Club is committed to this	
strategy as it forms a key element of	
its future sustainability strategy.	
It is in accordance with similar	
approaches at other sporting clubs.	
The Club is very comfortable to have	
this approach incorporated into its	
new lease agreement.	



What part does Football West have to do with this? The community did not appreciate the previous proposal to relocate Football West headquarters to the site. The concept plans do not contemplate relocating Football West's headquarters to Litis Stadium. FootballWest has new headquarters in East Perth and the new Home of Football in WA is planned to be established in Ashfield.



ATTACHMENT 1 | Meeting Agenda



MEETING AGENDA

FLOREAT ATHENA FOOTBALL CLUB LITIS STADIUM MASTER PLAN COMMUNITY FOCUS GROUP MEETING

Venue:	Litis Stadium	Date:	31 May 2017
	41 Britannia Road	Time:	6.00pm – 7.30pm
	Leederville		
Subject:	Community Focus Group Meeting		
Prepared by: Attendance: CFG	ConsultWG		
 Mark Bert Lloyd Blat Graham Norelle O Kate McC Marija Jet 	ke Merrey 'Neill Gurk		
• Dimitrios 1	Thomas		
Planning Solutio • Trent Will • Jesse Dur			
JW Consulting • Jo Wilkie			
ConsultWG • Warren G • Ingmar Kl	iddens <u>warren@cons</u> aasen	ultwg.com.a	uu 0457 025 980
CFG Apologies Jim McNe Leanne C Jason Sm Jodie Fer Dianne Fe Colin Slat Fiona Ca Faye Bax	Cormack ith dinando ord terley porelli		



WORKSHOP PURPOSE

The purpose of the workshop will be to evaluate the two design concept options for the Litis Stadium Master Plan and seek feedback from the CFG members.

AGENDA

Time	Item	Ву
6.00pm	Welcome	Dimitrios Thomas
6.05pm	Meeting Introduction	Warren Giddens
	Meeting PurposeMeeting Agenda	
6.05pm	Project Overview	Trent Will
	Project Context	
	Design Thinking	
	Stakeholder Feedback	
	Concept Option1 & 2	
6.20pm	Workshop & Discussion	All
	 Table Discussion & Feedback 	
	Worksheets	
6.50pm	Community Benefit	Jo Wilkie
	Find 30 for Fitness	
	 Velodrome Café – Interpretative Centre 	
	 Office Accommodation - Not for Profit 	
	 Schools Collaboration 	
		All
	Discussion	
7.20pm	Questions & Next Steps	Warren Giddens
7.30pm	Meeting Close	



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Appendix 8 | Community Focus Group Meeting Presentation & Concept Design Options





Background

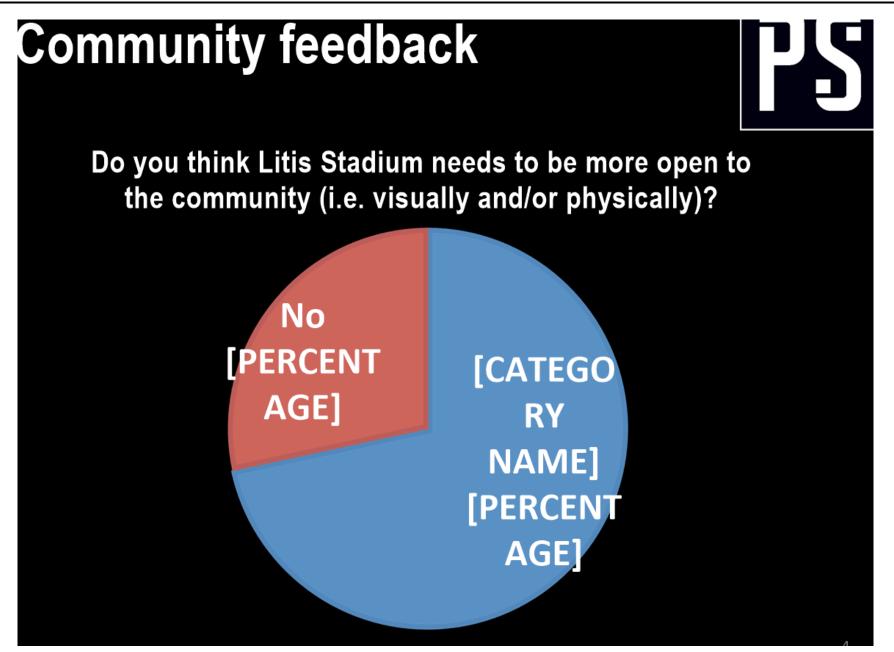
- Council requires Master Plan to support future lease considerations.
- Council requires Club to demonstrate appropriate funding.
- Community engagement as a key element.

LANNING S ß B REGIONAL PLANNING

Concept Plan Considerations

- Improve interface and relationship with Britannia Reserve.
- Improve interface to Britannia Road.
- Upgrade and enhance the facilities to maintain football.
- Two concept options:
 - Option 1 idealistic
 - Option 2 affordable





Concept plan – Option 1



Concept plan – Option 2



14 NOVEMBER 2017

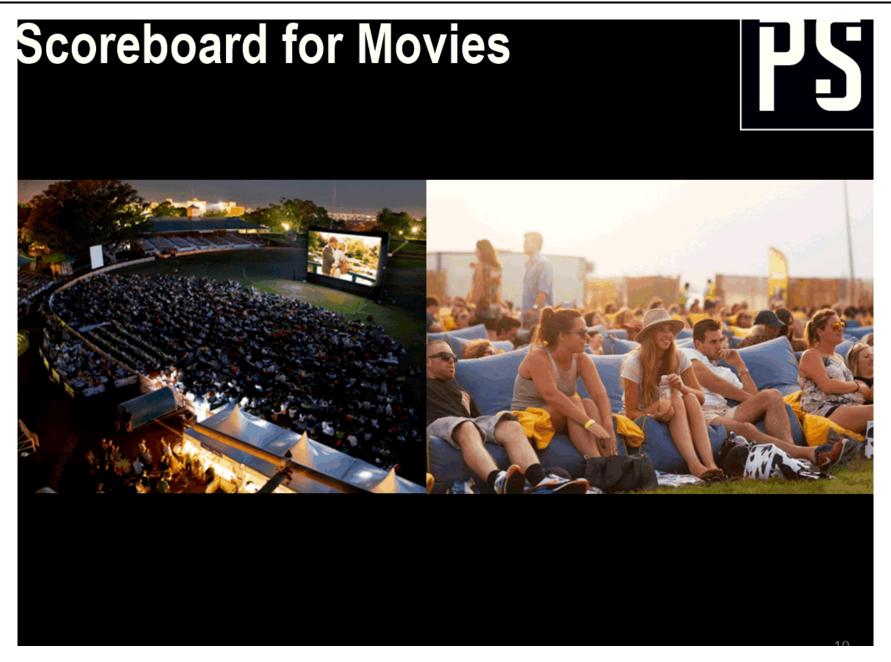


Interface to Britannia Reserve

Examples of an 'operable fence' along Britannia Reserve

14 NOVEMBER 2017







Group Discussion

- What elements do you like?
- What elements do you not support or not consider necessary?
- What are the key priorities?
- Suggestions for improvements and modifications.



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Appendix 9 | Feedback Forms – Concept Design Options





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Litis Stadium Master Plan Concept Plan Options - Community Feedback Form

This feedback form follows on from our initial engagement and feedback forms which were made available in March 2017. Since receiving the initial feedback, the club, with support form its consultant team has been working on 'concept plans' for the facility.

<u>Two Concept Plan Options</u> have been prepared to identify potential upgrades and initiatives for the facility and these will form the key component of the Master Plan, which the Club will present to Council.

The concept plans have been informed by community feedback received at the Community Drop in day, online and paper and pen survey and further one-on-one consultation undertaken with approximately 20 community groups, government agencies and other stakeholders.

By answering these questions and providing feedback, you are helping to inform the preparation of the Litis Stadium Master Plan.

Community Opportunity

As part of the development of the Master Plan, the Club is exploring how it can fully utilise the whole of the facility. Jo Wilkie Consulting has been engaged to assist and is consulting with a number of community organisations within the City of Vincent.

This survey also includes some questions about this and the information you provide will be incorporated into the Club's Strategic Plan going forward.

1. As part of the broader Master Planning, the Club is preparing a Strategic Plan with the following community iniatitives proposed. To what extent do you support these?

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Allowing the spaces within Litis Stadium to be used by local community groups for seminars and forums, small conferences, meetings.					



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	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Allowing the spaces within Litis Stadium to be used to support local cultural activities (e.g. art exhibitions, rehearsal spaces for community choirs, areas for local arts and crafts groups).					
To collaborate with local community organisations to repurpose some of the facilities on the site for unique community initiatives (e.g. a community café, interpretation space of the history of the site as the Empire Games velodrome).					
To work with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.					

Concept Plan Options – Key Elements

2. There are a number of key elements common to both Concept Plan Options, please rate your support for these key elements.

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Remove the existing fencing and portions of the hedges along Britannia Road and replace with new visually permeable fencing and					



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	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
new planting.					
Replace a portion of the existing fencing along the Britannia Reserve frontage with a fence that can be opened outside of playing and training times.					
Upgrade the Stadium's internal footpaths to better connect with the entries on Britannia Road and Britannia Reserve.					
Convert the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.					
Remove existing bitumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area.					
Installation of four new LED lights at each corner of the football pitch.					
Demolish and rebuild the players race from the change rooms (due to existing structural issues).					
Internal refurbishment of the existing clubrooms.					
Provide additional car parking bays within the car park.					
Install bicycle parking facilities near the entry to the clubrooms.					



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Concept Plan Option 1

3. For Concept Plan Option 1, please rate your support for the following key elements.

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Demolish the existing grandstand and construct a new grandstand with an undercroft area (approximately 700 seats). Upgrade scoreboard at northern side of football pitch, to make it suitable					
for playing movies. Remove the mound on the south-east side of the pitch, adjoining Britannia Reserve and construct '5- a-side' / multi-purpose pitch (artificial playing surface).					
Construct a new, larger change room building at the south-eastern corner of the site comprising six change rooms, a multi- purpose room and storage.					
Provide new turf on the spectator hill at north-west side of football pitch.					



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Concept Plan Option 2

4. For Concept Plan Option 2, please rate your support for the following key elements? (Tick all that apply)

	STRONGLY SUPPORT	SUPPORT	INDIFFERENT	OPPOSE	STRONGLY OPPOSE
Refurbish the existing grandstand (internal refurbishment of undercroft area, repair cracking in front three rows, replace existing seats).					
Internal refurbishment of the toilet block behind the grandstand.					
Repair and reconstruct change rooms at the south-eastern corner of the site but not increase the existing size.					

5. Do you have any other suggested improvements or modifications to the concept plans (list up to 5)?

Ranking	Suggested Improvements or Modifications
1.	
2.	
3.	
4.	
5.	



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6. Do you have any other comments to make in relation to the Litis Stadium Concept Plans?

7. Now A Little Bit About You.

	Yes	No
Do you live in the City of Vincent?		
Are you a member of the Floreat Athena Football Club?		

8. Some Demographic Information.

Are you	Please Tick
Male	
Female	
Other	

What age bracket do you fall into?	Please Tick
17 or younger	
18 – 20	
21 – 29	
30 – 39	
40 - 49	
50 – 59	
60 or older	



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9. Contact Details

If you would like us to keep in touch, please provide your contact details so we can send you project updates and consult with you on the concept plans as they develop.

Name: ____

Phone: ____

Email/Address:___

THANK YOU FOR YOUR TIME

All responses will be treated in confidence and only used for the purpose of the Litis Stadium Master Plan.

We strongly encourage you to complete the Feedback Form and send back to ConsultWG by **12 June 2017.**

Post:	18 Nairn St, Fremantle WA 6160
Email:	hello@consultwg.com.au
Online:	https://www.surveymonkey.com/r/LitisStadium
Drop Off:	Completed feedback forms can also be dropped off at the
	Floreat Athena Football Club.

KEEP INFORMED AND HAVE YOUR SAY

If you want to stay informed about the Litis Stadium Master Plan:

- **Download** more information from the Club Website: www.floreatathenafc.com.au.
- Look out for regular updates in **Vincent News** e-newsletter.
- **Register your interest** to keep in touch at: hello@consultwg.com.au.

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Appendix 10 | Community Values - Feedback Form Analysis





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18 Nairn Street, Fremantle WA 6160

Floreat Athena Football Club Litis Stadium Master Plan

Community Values - Feedback Form Analysis

May 2017

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1. Executive Summary

This report provides an analysis of what the community perception of Litis stadium currently is. This report also provides indication for what the community would find attractive from a future redevelopment. The data shown below was gathered using online surveys and through direct engagement initiatives.

The results of the data analysis show on average that the while the members of the club view the stadium as mostly positive, the members of the local community identified several negative ideas and a significant percentage said the community could be better included. This report found that both the community and members of the soccer club would benefit from an upgrade to enhance the current facilities. This would include initiatives to make the stadium more open and welcoming to the local community.

As part of public engagement for this project, ten questions were asked in the online survey using Survey Monkey. Of the ten questions the first question identified the difference between club members and non-members in regards to the current feel of Litis Stadium and the desired future feel.

Club members emphasised the	Non-members emphasised the		
following:	following:		
Better maintained	More family & youth oriented		
Less close off/secretive	More fun, playful & vibrant		
 Improve safety (sense of safety) 	More community focus		
More picturesque & vibrant	 Improve safety (sense of safety) 		
More social	Better maintained		

The second question gauged what makes Mount Hawthorn and Leederville a great place to live. Top responses included a great sense of community and



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family feel, the area's close proximity to the Perth CBD and easy access to restaurants and café's. Participants in the survey were also asked what they liked most about Litis Stadium (question three). The highest number of responses mentioned 'family oriented', 'community involvement', followed by 'good facility to watch soccer' and 'good location'. Some participants mentioned they did not use the facility.

Question four asked whether there was anything they would change about Litis Stadium. The top response suggested a general upgrade to the stadium's facilities including lighting, gym, grandstand, toilets and change rooms. There was also sentiment towards giving back more to the community. Although feedback was mainly positive for this question, a smaller group of respondents preferred to close or remove the stadium altogether and give back the land to the community of Vincent. This group of people came in the top five responses for this question.

Next, participants in the survey were asked about specific design aspects of the stadium. Question five indicating that 72% of respondents thought the stadium should be physically or visually more open. This was followed by specific suggestions such as opening the stadium up to broader community use, expanding overall facilities (i.e. bar, restaurant, open club rooms, community garden and public art), removing some fencing, part of the hedge and some car parking to open the stadium up more on Britannia Reserve. It is also noted some participants preferred 'no change'.

Club members and non-club members were each asked to rate their support for a list of selected aspects regarding the Litis Stadium Master Plan (question six). Answers were captured separately and are summarised in the following table:



Club members emphasised the	Non-members emphasised the		
following:	following:		
 (Strongly supported) Upgrade or refurbishment of existing buildings and facilities (Strongly supported) Better connectivity between Litis Stadium and Britannia Reserve 	 (Strongly supported) better connectivity between Litis Stadium and Britannia Reserve (Strongly supported) social spaces for social groups and cultural groups 		
 (Strongly supported) improved security (Generally opposed) dog facilities (Strongly opposed) non-sport facilities such as housing or child-care 	 (Strongly opposed) artificial or synthetic playing surface (Indifferent) dog facilities (Strongly opposed) non-sport facilities such as housing or child care 		

Participants in the survey were given the option to make any other comments in question seven. Responses for this question related mainly to the quality of life of the local community and the effect increased traffic and noise would have through any development plans for the stadium. It was a concern that an increase of activities and/or events, particularly at night, could result in increased congestion on local roads and unwanted noise. The second highest number of responses suggested letting the local community enjoy the stadium more. A smaller group of respondents for this question had no comment to make.

Question eight gathered some information about the respondents. Responses as follows:

- 63% of respondents lived in the City of Vincent
- 56% of respondents were NOT a member of Floreat Athena FC
- 78% of respondents have used the facilities at Litis Stadium before



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• 78% of respondents did NOT want to nominate to be on a community focus group

Question nine, gathered demographic information about the respondents. Responses as follows:

- 65% Male
- 35% aged between 40-49 (highest category)

Question ten requested respondent contact details, of the 144 responses received, 62 provided contact details. These names will be added to the database and respondents kept updated on the progress of the Master plan.

Of those who provided their contact details, 29 people registered an interest in becoming involved in the Community Reference Group.



2. Introduction

Floreat Athena Football Club (FAFC) is preparing a master plan for Litis Stadium to assist future leasing considerations with the City of Vincent. The master plan will provide a vision for upgrades and development associated with the facility over the next 20 years. Dependant on the community feedback and the funding potential, it may consider a range of options for the future.

Planning Solutions and Jo Wilkie Consulting have been appointed by the Club to prepare the Master plan. ConsultWG, an independent organisation, has conducted community consultation to ensure that the community has an opportunity to input into the vision for this important project.

One particular method employed to obtain community feedback has been a community feedback form, both online using the Survey Monkey platform, and manually through direct engagement initiatives and intercept. Findings from the survey, which concluded on the 14th of March 2017, are outlined below. A total of 144 responses were received. The following report provided a high level analysis of the data sets and limited interpretation of results.

A full copy of the data sets can be found at Appendix 1.



3. Question Analysis

3.1. Question 1: How would you describe the current feel of the Litis Stadium Precinct and what would you like the future atmosphere to be?

In summary across both user groups, being members and non-members, this question received a high response rate of 143 responses. The response data shows that the largest total categories included 'sporting' (121 responses) and 'family-orientated' (121 responses). This reflects the desire to keep the site primarily for sporting use, and for this to have a family oriented focus.

An analysis of both members and non-members responses have been undertaken in regards to current atmosphere and future desired atmosphere. The following provides an overview of categories for each group that showed the biggest difference in current and future feel.

Club Members:

The data in Figure 1 shows the responses from club members. In this graph positive categories are the ones that received the highest response rate such as 'well maintained', 'safe' and 'comfortable'. Similarly, negative categories such as 'noisy' and 'boring' had the lowest response rate.



9

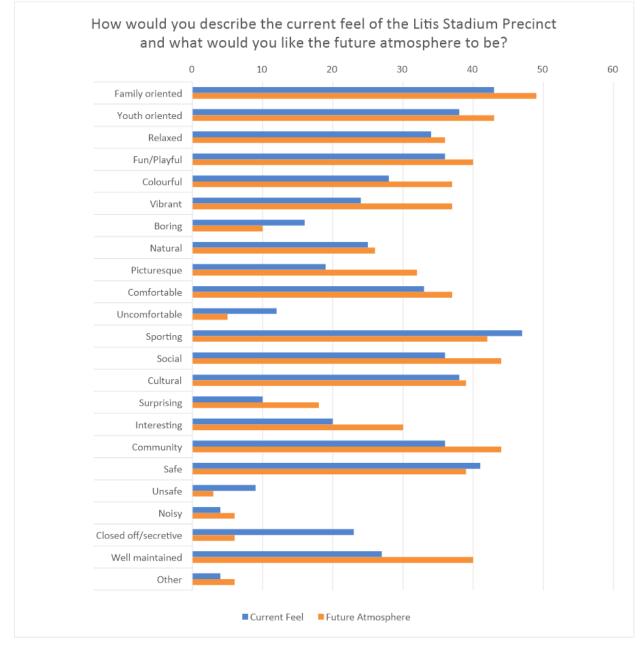


Figure 1: Question 1 responses — CLUB MEMBERS

Non - Club Members:

In direct contrast, Figure 2 shows responses from non-club members. In this graph, there is a marked difference with less people responding to the same positive categories. This is especially evident in the current feel and future



atmosphere categories respectively, with 'comfortable' (25% vs. 53%) and 'safe' (42% vs. 66%) rating relatively lower. Likewise, a higher percentage of respondents rated the negative categories more strongly in comparison. A key design parameter should be developing a site that is both comfortable and safe with a strong sporting and family focus. To this end both members and non-members were in agreement.

The full dataset for this question can be found in Appendix 1 — page 29.



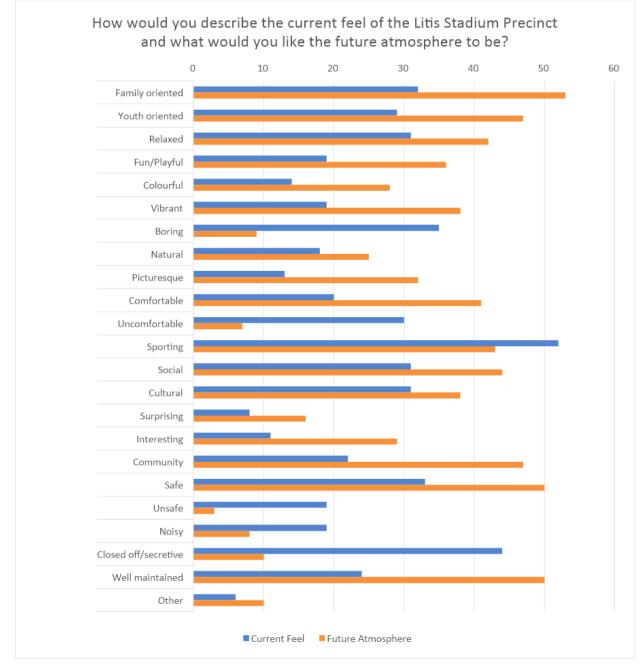


Figure 2: Question 1 responses — NON-CLUB MEMBERS



3.2. Question 2: What makes Mount Hawthorn and Leederville (suburb) a great place to live?

Question 2 identified what the respondents considered attractive about living in Mount Hawthorn and Leederville. The table below shows the top responses from highest to lowest. A summary of the top ten responses demonstrates that the most common theme is the sense of community being enjoyed by Mount Hawthorn and Leederville residents. The idea of community can be further expanded into several recurring themes such as its location and connection to the city, and proximity to amenities such as restaurants cafes and parks.

Based on these themes it can be inferred that any major changes or future developments in Mount Hawthorn and Leederville (i.e. Litis Stadium) would need to capture and reflect the ideas of community and inner city character in line with the summary of responses below. These reflect the community's values for the area.

The full dataset for this question can be found in Appendix 1 — page 30. Summary of top ten reponses:

1	Good demographic; the people; community feel;	
		Highest
	family and culture.	i ngrioor
2	Location; proximity (close to Perth CBD).	
3	Safe; quiet.	
4	Access to restaurants, café's, bars and shopping.	
5	Open spaces; green spaces; trees.	
6	Vibrant; nightlife.	
7	Good amenities and facilities.	
8	Good schools.	
9	Connected.	
10	Reasonably affordable.	Least
10	Reasonably affordable.	Least



3.3. Question 3: What do you like most about the Litis Stadium?

The table below shows the top responses from highest to lowest for question 3. Prominent themes are listed according to the number of responses received. It is noted that 'family-oriented/community/social atmosphere' received the most number of responses compared to 'history/heritage/culture', which received the least.

Overall the respondents focused on positive ideas such as 'great' or 'good' when talking about the area of Mount Hawthorn and Leederville and this correlation can be drawn to Litis Stadium and ideas surrounding sport. This suggests that any further developments in this area should complement or enhance the current sporting infrastructure of Floreat Athena Football Club and Britannia Reserve, whilst maintaining a community, family feel.

The full dataset for this question can be found in Appendix 1 — page 34.

1	Family oriented; community involvement; social atmosphere; active kids.	Highest
2	Good facility and venue to watch soccer.	
3	Good location/close to city and residential.	
4	Nothing; don't attend; no access.	
5	The history; heritage; culture; memories.	Least

Summary of top five reponses:



14

3.4. Question 4: If you could change one thing about Litis Stadium, what would it be?

As shown in the table below, the main feature of the current stadium that respondents would change are the facilities. Other themes are based on an idea of changing the current facilities and providing a 'community club' such as opening the club to other one off special events that are not necessarily sporting in nature. Incorporating the theme of revitalising current facilities should be kept in mind when undertaking master planning for the site. It must be noted that while many responses concentrated on revitalisation aspects, there was a number of responses relating to the removal of the club and returning the grounds to the people of Vincent.

The full dataset for this question can be found in Appendix 1 — page 38.

Summary	of	top	five	reponses:
---------	----	-----	------	-----------

1	General upgrades to facilities and modernisation: including lighting, gym, grandstand, toilets and	Highest	
	changerooms, safety and fencing.		
2	Give back more to the community and be open for		
	other events (not just sports).		
3	Change the name (i.e. Lake Monger Velodrome).		
4	Improve aesthetics; more contemporary; appealing		
	street view and open up to surrounding landscape		
	(i.e. Brittania Reserve).		
5	Close it down; remove football club.	Least	



3.5. Question 5a: Do you think Litis Stadium needs to be more open to the community (i.e. visually and/or physically)?

As evidenced by the pie chart below, the majority of respondents (72%) consider that Litis Stadium should be more open, either physically or visually.

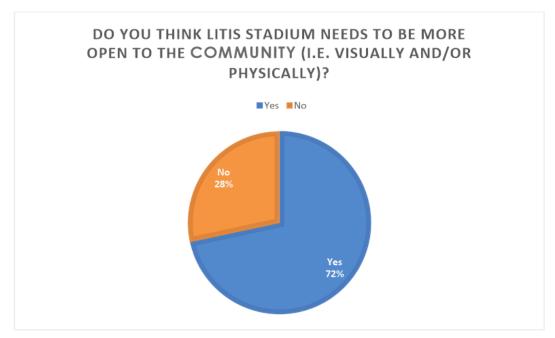


Figure 3: Responses to question 5a

3.6. Question 5b: If so what changes would you suggest?

Subsequent to the initial question at 5a, respondents were then asked to consider their preferred changes. The table below reiterates that a large majority of respondents held the idea that the community would like to make more use of the stadium by offering a variety of events or activities.

This would allow for broader use by the community through the provision of more non-sporting and social uses such as bar, restaurant. Opening up the feel of the facility though the removal of fences and more permeable



landscaping could also assist in changing the perception that the facilities are closed off and/or secretive. By referencing the responses, the key concerns of the community can be addressed.

The full dataset for this question can be found in Appendix 1 — page 42.

Summary of top seven reponses:

1	Permit broader community uses/open up to rate- payers and the public/allow other sporting activities	Highest		t
	and events (not just soccer).			
2	Expand facilities: bar, restaurant, open club rooms,			
	gym, function centre, public musem, community			
	garden and public art (i.e. sculptures).			
3	Physically open up to the Brittania Side: remove or			
	reduce high fencing, barbed wire, the hedge and			
	some car parking.			
4	Improve lighting, advertsing and signage. Event			
	notifications.			
5	Upgrades to the building and facilties: main			
	entrance, toilets and change rooms.			
6	Keep the hedge.			
7	No changes/stay as is.		Least	



3.7. Question 6: Please rate your support for the following aspects that could be included in the Litis Stadium Master Plan.

The graphs below (Figures 4 and 5) have been analysed in relation to member and non-member responses for aspects that could be included in the Master Plan. It is noted that there is relatively little difference between the club member and non-club member data in the responses to Question 6.

The data demonstrates that there is a large amount of support from respondents regarding future redevelopment, revitalisation or expansion of the facilities at Litis Stadium. Both members and non-members were in agreement on this point. Specifically, the greatest response is in support of better connectivity and for the upgrade of current buildings.

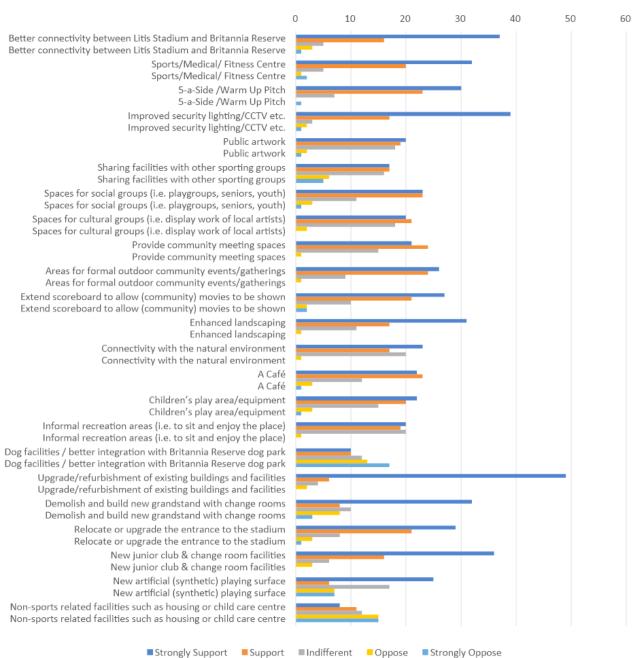
Club members provide a high level of support for it to remain as a community sports facility integrating with the local community and building upon its current strengths.

Conversely for non-club members, the items that were most strongly opposed are those that would require new infrastructure and would impact on the site's 'primary use' as a sports ground. Items like the inclusion of dog facilities and other non-sports related facilities, change of use, and relocation of the clubs entry were the items that received the most opposition.

The full dataset for this question can be found in Appendix 1 — page 48.



18

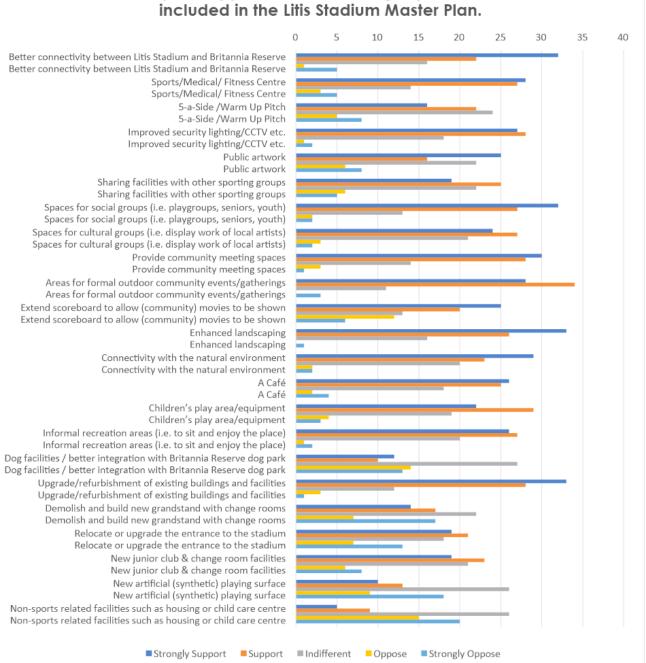


Please rate your support for the following aspects that could be included in the Litis Stadium Master Plan.

consult^{wg}

19





Please rate your support for the following aspects that could be

Figure 5: Responses to question 6 - NON- CLUB MEMBERS



3.8. Question 7: Do you have any other comments to make in relation to the Litis Stadium Precinct?

Respondents were given the opportunity to make free form comments in relation to Litis Stadium.

The table below suggests that respondents placed a high value on 'quality of life' and 'local community enjoyment'. There was a general concern that expanding the facilities at Litis Stadium would increase traffic flow to and from the area creating, unwanted congestion and noise.

Noise from late-night events was also mentioned as a negative affect on the community. As such when considering future plans for the stadium, ideas for minimising traffic and noise to preserve local resident's quality of life should be taken into consideration. Respondents were also concerned with the ongoing cost of improvements to the facility and that any improvements should not be at the community's expense.

Other responses mentioned the clubs history and that it was originally built as a velodrome and this should be acknowledged. Fewer respondents made no comment or referenced keeping the site as it is with little or no change.

The full dataset for this question can be found in Appendix 1 — page 49.



Summary of top ten reponses:

1	Any plans should not disrupt the neighbourhoods's quality of life. Limit the following: traffic congestion,	Highest
	traffic noise, dangerous driving, stadium noise. No	
	party venue or evening events.	
2	Let local community enjoy it more.	
3	More or improved lighting (flood lighting) of both	
	the pitch and playground. To allow for evening	
	matches and take load off inside pitch.	
4	It is a great venue. Valuable asset to the	
	community.	
5	Restore to former glory (Lake Monger Velodrome).	
6	Residents do not want to pay for it.	
7	Better connection between change rooms and	
	play area.	
8	Integrate with Brittania Oval to create a whole	
	sports precinct.	
9	No increase in CCTV.	
10	Remain as is. No comment.	Least





4.1. Q8: Now a little bit about you.

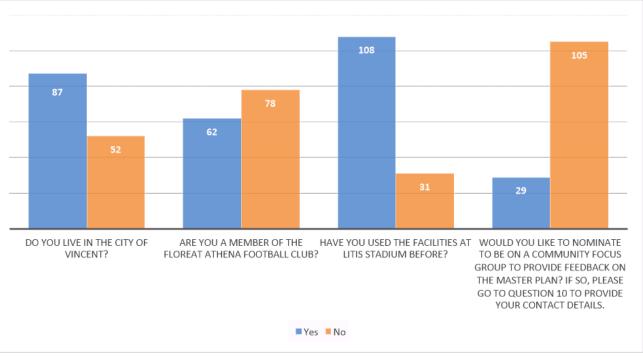


Figure 6: Responses to question 8

Figure 6 demonstrate that a higher proportion of respondents are City of Vincent residents (63%) with 37% living outside of the City. However, those who responded and were not residents, demonstrate that the stadium has an attraction factor to draw people from other areas.

This coupled with the high percentage of respondents that indicated they had used the facility before (78%), this gives some indication as to the demographic that has an interest in the stadium and would be affected by the changes to the current stadium.



4.2. Q9: Demographic Information

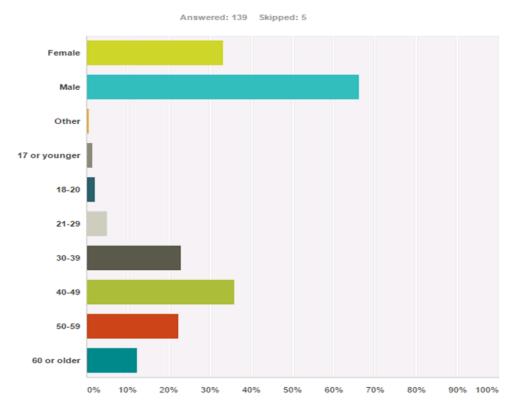


Figure 7: Responses to question 9

Regarding the age demographics, Figure 14 indicates there is there is a high percentage of people between the ages of 30 and 59 (81%). However, it is also important to recognise the retiring population, 60 or older (12%) as well as the lower percentage of under 30's (10%). There is obvious interest in the master planning process within the 30-59 age groups, which reflect their level of community activity, and interest within those age groups.



4.3. Q10: Contact Details

Question 10 requested respondent contact details, of the 144 responses received, 62 provided contact details. These names will be added to the database and respondents kept updated on the progress of the Master Plan.

Of those who provided their contact details, 29 people registered an interest in becoming involved in a Community Focus Group. Contact details for the Community Focus Groups have not been attached for privacy reasons.



5. APPENDIX 1 – FEEDBACK FORM DATA SETS

5.1. Question 1 dataset — Members

Litis Stadium Master Plan - Community Feedback Form

How would you describe the current feel of the Litis Stadium Precinct and what would you like the future atmosphere to be? (Tick all that apply)

Answer Options	Current Feel	Future Atmosphere	Response Count
Family oriented	43	49	58
Youth oriented	38	43	54
Relaxed	34	36	48
Fun/Playful	36	40	50
Colourful	28	37	45
Vibrant	24	37	45
Boring	16	10	24
Natural	25	26	34
Picturesque	19	32	40
Comfortable	33	37	47
Uncomfortable	12	5	16
Sporting	47	42	56
Social	36	44	52
Cultural	38	39	49
Surprising	10	18	23
Interesting	20	30	36
Community	36	44	54
Safe	41	39	51
Unsafe	9	3	12
Noisy	4	6	10
Closed off/secretive	23	6	26
Well maintained	27	40	47
Other	4	6	8
Other (please specify)			9
		answered question	62
		skipped question	0



5.2. Question 1 dataset — Non-Members

Litis Stadium Master Plan - Community Feedback Form

How would you describe the current feel of the Litis Stadium Precinct and what would you like the future atmosphere	
to be? (Tick all that apply)	

Answer Options	Current Feel	Future Atmosphere	Response Count
Family oriented	32	53	62
Youth oriented	29	47	56
Relaxed	31	42	52
Fun/Playful	19	36	45
Colourful	14	28	34
Vibrant	19	38	45
Boring	35	9	38
Natural	18	25	33
Picturesque	13	32	36
Comfortable	20	41	47
Uncomfortable	30	7	33
Sporting	52	43	62
Social	31	44	53
Cultural	31	38	49
Surprising	8	16	20
Interesting	11	29	33
Community	22	47	53
Safe	33	50	57
Unsafe	19	3	20
Noisy	19	8	23
Closed off/secretive	44	10	45
Well maintained	24	50	57
Other	6	10	15
Other (please specify)			18
		answered question	78
		skipped question	0



5.3. Question 2 dataset — all

Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

Q2 What makes Mount Hawthorn and Leederville (suburb) a great place to live?

Answered: 124 Skipped: 20

#	Responses	Date
1	Great access to nightlife, good schools, well maintained open spaces	3/17/2017 10:18 PM
2	Good demographic, with wide range of families and cultures.	3/17/2017 8:29 PM
3	vibrant and close to the city	3/17/2017 10:12 AM
4	safe well kept vibrant	3/16/2017 11:54 PM
5	It's family orientated, safe and natural	3/16/2017 10:50 PM
6	Close to everything. Nice demographic.	3/16/2017 10:16 PM
7	Location to the city, good facilities.	3/16/2017 10:11 PM
в	Green space. Community. Access to wide range of services. Safety.	3/16/2017 10:08 PM
9	Community is alive. Amenity is good. Facilities are good. Location	3/16/2017 9:58 PM
10	Tight knit community, proximity to services.	3/16/2017 9:50 PM
11	aesthetics, laid back community in a inner city location	3/16/2017 9:42 PM
12	Good location. Close to amenities.	3/16/2017 9:35 PM
13	Convenient and local facilities, community oriented, relaxed, family oriented.	3/16/2017 9:29 PM
14	The sporting facilities that are offered and the surrounding ovals for the youths and community.	3/16/2017 8:44 PM
15	Near the city plenty of parks, good roads, the cafes and restaurants of leederville	3/16/2017 8:29 PM
16	restaurants, cafes, bars and shopping vibrancy	3/16/2017 8:07 PM
17	Close to the city	3/16/2017 8:00 PM
18	More open spaces than the whole community not specific to one group or one sport (soccer).	3/16/2017 7:46 PM
19	The atmosphere.	3/16/2017 7:28 PM
20	Very quiet and safe place. Nice parks and shops in areas.	3/16/2017 7:22 PM
21	Everything is close together and has a Melbourne feel (South Melbourne)	3/16/2017 7:13 PM
22	Close to city. Great cafes and restaurants. Family friendly.	3/16/2017 6:57 PM
23	Central and close to everything. Cafes. Friendly and family oriented.	3/15/2017 10:37 PM
24	Proximity to the city yet there is a suburban feel.	3/15/2017 10:25 PM
25	Nice suburb, quiet and lots of transport, clear road and contemporary living.	3/15/2017 3:05 PM
26	close proximity to the city. Vibrant community. Many amenities. Diverse residents.	3/15/2017 2:03 PM
27	Close to city, beach,cafes and restaurants, schools, parks and sporting facilities.	3/15/2017 1:55 PM
28	Access to city and the the inner city sports facility	3/15/2017 1:49 PM
29	The atmosphere.	3/15/2017 1:39 PM
30	Cafes restaurants and bike paths. Lacking sports facilities	3/15/2017 1:33 PM
31	Close to city. Great for shopping. Nice cafes.	3/15/2017 1:24 PM
32	Social. Has good access as it is close to schools freeways and the city.	3/15/2017 1:20 PM
33	It has many restaurants and parks where you can watch different sports being played e.g. soccer rugby cricket and football	3/15/2017 1:14 PM
34	Love the public open space and the playing fields for all to use and enjoy.	3/15/2017 1:05 PM

1/4



Litis Stadium Master Plan -	Community Feedback Form
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Litis St	adium Master Plan - Community Feedback Form	SurveyMonke
5	Sense of community, safe, friendly, social and the locality to Perth.	3/15/2017 12:39 PM
6	The community and fun of a inner city suburb.	3/15/2017 12:22 PM
7	NA	3/15/2017 12:10 PM
8	Close to city, fairty affordable	3/15/2017 2:51 AM
9	The community feel and its heritage character	3/14/2017 8:35 PM
40	Britannia reserve and Liss stadium are not yet badly urbanized by buildings, concrete pads, steel barriers, clatter for fun, rearranged streetscape.	3/13/2017 7:13 PM
1	Access to open spaces, cycling, walking to cafes, progressing local government	3/13/2017 2:19 PM
12	outure and history	3/13/2017 4:04 AM
13	great and colourful history is still intact	3/13/2017 2:20 AM
4	inner city , community	3/13/2017 1:13 AM
5	Nistorio	3/12/2017 11:43 PM
46	friendly	3/12/2017 11:16 PM
17	History of the areas combined with modern restaurants and nightlife. Cosmopolitan and lively atmosphere.	3/12/2017 9:59 PM
8	safe	3/12/2017 9:32 PM
9	Cosmopolitan Atmosphere lively interesting and vibrant	3/12/2017 9:20 PM
0	Close to facilities	3/12/2017 7:55 PM
51	Its history and insect buildings from its past	3/12/2017 7:25 PM
2	Fun	3/10/2017 5:11 PM
13	Quiet	3/10/2017 4:25 PM
14	Vibrancy, social life, cafe strips, festivals	3/10/2017 4:22 PM
5	Both suburbs (along with City of Vincent more broadly) have a solid local community feel and great amenity as far as traditional strip retail hubs and proximity to CBD. Particularly like the fact that it has retained it's "edge" and not become too sanitised like Claremont for example.	3/10/2017 9:59 AM
6	The people	3/10/2017 4:09 AM
7	Community, Can walk everywhere. Connected (eg Mt Hawthorn Hub, Support Local, etc). Shared spaces - dogs, kids, sport (formal and informal), all ages.	3/9/2017 8:08 PM
58	Access to large open air outdoor physical activity areas. Easy access to freeways and main arteries to other parts of Perth. Quiet living, access and closeness to large variety of shopsicales and late night bars/restaurants.	3/7/2017 8:27 PM
19	Community friendly and community engaging	3/6/2017 11:53 AM
0	Vibrant, fun, engaging, beautiful native landscaping, including street verges and parks.	3/5/2017 11:02 PM
И	Pleasant tree-lined streets, quiet and near to cafes, restaurants and other facilities.	3/4/2017 1:07 PM
2	Variety of buildings and facilities	3/4/2017 7:46 AM
3	Close to the city and nice heritage	3/3/2017 3:24 PM
4	location, people and facilities ie coffee shops, bars and restaurants	3/3/2017 11:38 AM
5	Young and vibrant demographic. Lovely parks and coffee shops	3/3/2017 8:52 AM
6	Proximity to the transport arteries, Leederville restaurant precinct.	3/3/2017 12:24 AM
7	Community	3/2/2017 9:01 PM
8	community	3/2/2017 6:40 PM

2/4



Litis Stadium Master Plan - Community	Feedback Form
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SurveyMonkey	Surv	/eyN	10nkey
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69	The best thing in my opinion is its proximity and centrality to the obd and associated infrastructure. Major hospitals are within close proximity, the freeway allows my family to get around the city easily and in the 10 years I have lived here I have seen the area experience a "baby boom" which I feel is great as it regenerates the area. We have many great calles and restaurance close to us and a great local primary school. The other great thing in my obvious opinion and	3/2/2017 3:33 PM
	one of the factors buying in the area was the fact Floreat Athena and Litis Stadium will allow my kids to have the same memories growing up playing sport as a child that I did.	
70	Little suburban coffee shops. Lots of care and thought into environmental impacts of verge scrub and parklands.	3/2/2017 12:12 PM
71	Friendly, close to city, close to ammenities, low crime rate, open space	3/2/2017 11:31 AM
72	Community spirit	3/2/2017 10:23 AM
73	VIBRANT, MULTICULCURAL	3/2/2017 9:51 AM
74	city benifits with suburban feel. Not noisy or overcrowded. Family friendly environment.	3/2/2017 9:13 AM
75	inner city hub, great places to eat and socialise.	3/2/2017 8:32 AM
76	It's close to the city and it's a beautiful location.	3/1/2017 10:57 PM
77	Being a family oriented place which is very important	3/1/2017 10:50 PM
78	Close proximity to infrastructure	3/1/2017 10:29 PM
79	Easy access, quality people	3/1/2017 10:03 PM
80	It is quiet and has great community	3/1/2017 9:55 PM
81	Community feel, vibrant and walkable.	3/1/2017 9:37 PM
82	Very family orientated with great sporting facilities like floreat Athena soccer club	3/1/2017 5:47 PM
83	Loss of places to eat out and lots of culture	3/1/2017 5:38 PM
84	The location to city and amenities and the people in the community	3/1/2017 5:26 PM
85	Central to city, easily accessible	3/1/2017 4:50 PM
86	Very central location in Perth; great facilities in the suburbs	3/1/2017 4:03 PM
87	Central location	3/1/2017 3:26 PM
88	Proximity and diversity	3/1/2017 3:16 PM
89	Like in Joondanna but Lam attracted to the vibrant community spirit and family focus in Leederville. The facilities at the Loftus Community and Recreation Centres are fantastic.	3/1/2017 3:12 PM
90	The community feel	3/1/2017 2:21 PM
91	A great suburb close to the city, with many fantassic amenities nearby.	3/1/2017 2:16 PM
92	great community atmosphere	3/1/2017 2:09 PM
93	proximity to all services including entertainment and business	3/1/2017 12:59 PM
94	Inner city vibrancy	3/1/2017 12:40 PM
95	Shops coffee shops and a local soccer team	3/1/2017 12:21 PM
96	All communities living together	3/1/2017 12:14 PM
97	Location, facilities	3/1/2017 11:44 AM
98	There is lots to do.	3/1/2017 11:42 AM
99	I don't live there	3/1/2017 11:34 AM
100	The vibrant town centres	3/1/2017 10:31 AM
101	Quiet with great amenities, open spaces, a strip and close to the city	2/28/2017 8:42 PM
102	Great sense of community, lots of parks and cafes	2/28/2017 4:08 PM
103	Great location, access to vibrant areas on Scarborough beach road and Oxford st.	2/28/2017 3:34 PM
104	The atmosphere	2/28/2017 2:08 PM
105	young vibrant families engaging in community events	2/28/2017 11:39 AM

3/4



Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

106	We love that the suburb is so full of young families and offers a diverse range of facilities such as parks, playgrounds, shops, cafes, spors facilities and walking / cycling paths.	2/28/2017 11:34 AM
107	Great vibe within the suburbs. Community feel	2/28/2017 11:15 AM
108	Greenery and community	2/27/2017 9:36 PM
109	Community, cultural, active space, inner city	2/27/2017 6:06 PM
10	Access to city, clean, low crime, good schools, roads and facilities like Litis Stadium	2/27/2017 5:53 PM
11	Not applicable	2/27/2017 2:03 PM
12	Near the CBD Amenities Access to Transport	2/27/2017 10:01 AM
113	Mixture of old and new and all cultural backgrounds. Access to great vibrant shops, restaurants and cafes. Open spaces and parks.	2/27/2017 9:32 AM
114	Close proximity to the city and take monger though Inner City living is slowly become developed to higher density and therefor recreasion facilities should be looked after and developed so that future generations are not required to travel to facilities further away from the city.	2/27/2017 9:09 AM
15	Location and Safe	2/27/2017 8:06 AM
116	I've lived here all my life	2/27/2017 7:48 AM
17	Vibrant community approsphere	2/26/2017 1:17 PM
18	Great, sale place for families. Multicultural.	2/26/2017 12:58 PM
19	Good community feel. Great facilities. Easy walking / cycling access to all areas. Family friendly facilities & events.	2/25/2017 11:30 AM
20	Open spaces like Britannia Reserve. Friendly residents and the peace and quiet.	2/24/2017 4:24 PM
121	They're very family oriented and friendly feeling. They are a great location, close to most things e.g. CBD, beach, surrounding suburbs. An adequate public transport system, lots of amenities, park and open spaces which are vital to the suburbs. Generally a safe and happy feeling walking around with my dog, by myself and seeing young people, families and children about.	2/24/2017 10:59 AM
122	Families who's kids are own in the area.	2/23/2017 3:25 PM
23	community facilities	2/21/2017 9:01 PM
24	People looking out for each other. A nod in the street, quiet suburb close to a range of facilities.	2/21/2017 5:53 PM





5.4. Question 3 dataset — all

Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

Q3 What do you like most about the Litis Stadium?

Answered: 128 Skipped: 16

8	Responses	Date
1	Coming together of outtures for a common passion. Comfortable family orientated stadium	3/17/2017 10:18 PM
2	The history.	3/17/2017 8:29 PM
3	the potential the facilities have if maintained well both for floreat and the local community	3/17/2017 10:12 AM
4	great facility to warch soccer	3/16/2017 11:54 PM
5	One of the best stadiums in Perth. It's well maintained and inviting.	3/16/2017 10:50 PM
6	Proximity to where i live. Tuesday night is Greek night	3/16/2017 10:16 PM
7	Location, stands, club facilities.	3/16/2017 10:11 PM
8	Surrounding big trees. Friendly staff. Rooms are available for functions	3/16/2017 10:08 PM
9	Green space with a strong sporting history. Green space, not concrete pitch (heat island). Well paronised. Not too big a centre.	3/16/2017 9:58 PM
10	The history and the community involvement since the empire games.	3/16/2017 9:50 PM
11	The greenery	3/16/2017 9:42 PM
12	The history and the culture of the club. Good facilities.	3/16/2017 9:35 PM
13	its history.	3/16/2017 9:29 PM
14	Greek community socialization,	3/16/2017 9:21 PM
15	Well maintained and not too big, it caters well for sporting events and other events and fuctions.	3/16/2017 8:44 PM
16	It is the best NPL stadium in WA with amble parking and a great atmosphere.	3/16/2017 8:29 PM
17	Atmosphere, sporting facilities	3/16/2017 8:07 PM
18	Scenery.	3/16/2017 8:00 PM
19	I don't - it has been let fo and need major repairs that should alwe been done years ago.	3/16/2017 7:46 PM
20	Coming to all who enter the premises.	3/16/2017 7:26 PM
21	Very family oriented atmosphere, fun and social place to be at.	3/16/2017 7:22 PM
22	The history, outure and the sporting events held in the past. Also a football club who supports the youth of today.	3/16/2017 7:13 PM
23	Great for youngsters paraiopating in sport.	3/16/2017 6:57 PM
24	Noe atmosphere when the games are on in the stadium.	3/15/2017 10:48 PM
25	Sporting atmosphere. Great for upcoming youth.	3/15/2017 10:37 PM
26	Location and high standard pitch.	3/15/2017 10:25 PM
27	There is a tranquility around the ground and its always a pleaser to come and watch the games or interact with others.	3/15/2017 3:05 PM
28	The culture. Accessability and closeness. The soccer games (NPL)	3/15/2017 2:03 PM
29	Community.	3/15/2017 1:55 PM
30	Excellent football stadium and space for sport.	3/15/2017 1:49 PM
31	Best grounds in area for sports. Plenty of parking,	3/15/2017 1:33 PM
32	Soccer games. Open space facility.	3/15/2017 1:20 PM
33	Brings back a lot of memories and history of the velodrome.	3/15/2017 1:14 PM

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Litis Stadium Master Plan -	Community	Feedback Form
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34	Glose to where i live open and picturesque, well maintained and a very good social feel of the facility and its operations.	3/15/2017 1:05 PM
35	It is a part of Mt Hawthorn / Leederville. Children are encouraged to develop physical skills.	3/15/2017 12:39 PM
36	Keeping people active.	3/15/2017 12:22 PM
37	Great atmosphere one of the best stadiums and pitches to watch and play football.	3/15/2017 12:10 PM
38	Great sports fadility, close to city, good parking, brilliant viewing vantage points	3/15/2017 2:51 AM
39	Its heritage past, being the cycle velodrome for the 1952 Brisish Empire and Commonwealth Games held in Perth	3/14/2017 8:35 PM
40	It is simple, does not generate enormous crowds and noise like other sport places. It has unique green fence which makes place real part of human environment, unlike other concrete monsters so common those days	3/13/2017 7:13 PM
41	nothing	3/13/2017 2:19 PM
42	It reminds me of our proud history being the host City of the Commonwealth Games.	3/13/2017 4:04 AM
43	it is an intact heritage icon from the Perth Empire Games	3/13/2017 2:20 AM
44	its history , when it was the velodrome	3/13/2017 1:13 AM
45	Its a Historical stadium, used for 1962 empire commonwealth games	3/12/2017 11:43 PM
46	don't attend	3/12/2017 11:16 PM
47	Provides a facility to draw people to the area.	3/12/2017 9:59 PM
48	nia	3/12/2017 9:32 PM
49	Its historic significance as a velodrome	3/12/2017 7:55 PM
50	It reminds me that Perth held the Commonwealth Games in this city and world cycling champions competed at this place.	3/12/2017 7:25 PM
51	Nia	3/10/2017 5:11 PM
52	Unable to comment , not been able to attend , unwelcome	3/10/2017 4:25 PM
53	The historical aspect of the soccer club and the stadium (Empire games), brings people to the local area - good for business. Good to stroll down to local soccer game with the kids.	3/10/2017 4:22 PM
54	haven't been allowed access	3/10/2017 3:51 PM
55	Great location and history as the home of Floreat Athena. Atmosphere is typically buzzing on match day.	3/10/2017 9:59 AM
56	Community atmosphere	3/10/2017 4:09 AM
57	Great location, well kept ground, good size for local and regional events.	3/9/2017 8:08 PM
58	The grounds and clubrooms are well looked after. Makes it a pleasant environment to attend high standard premier league games, and safe social events.	3/7/2017 8:27 PM
59	Great location	3/6/2017 11:53 AM
60	Able to watch State League Soccer within walking distance.	3/4/2017 1:07 PM
61	The area	3/4/2017 7:46 AM
62	Quality inner city football stadium	3/3/2017 3:24 PM
63	the socialifamily atmosphere it generates	3/3/2017 11:38 AM
64	a place for kids to aspire to play in and social club for parents to meet	3/3/2017 8:52 AM
65	Great place for kids to come and play outdoor sports in a safe environment.	3/3/2017 12:24 AM
66	It's a good facility for the club.	3/2/2017 9:01 PM
67	space available for sport	3/2/2017 6:40 PM
68	one of the best statium in perth	3/2/2017 4:48 PM
69	The best thing from a football perspective is it is without doubt the best spectator venue for football bar NIB stadium. At most grounds you have to stand on ground level whereas Lilis Stadium no matter where you decide to sit or stand you are at an elevated position allowing a better perspective.	3/2/2017 3:33 PM

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Litis Stadium Master Plan - Communit	y Feedback Form
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SurveyMonkey	Surv	eyМ	onkey
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70	Located next to a big park. It's nice to have a stadium next to a big open space with post match you can hang out on large grassy area	3/2/2017 12:12 PM
71	Gets kids playing soccer	3/2/2017 11:31 AM
72	That it's generally a quiet area	3/2/2017 10:23 AM
73	HISTORY, SPORTING FEEL	3/2/2017 9:51 AM
74	There isn't much I like about it, Cars are always parked on our sizest when games are on, when there are plenty of empty car spaces unused at Britannia park or the stadium carpark.	3/2/2017 9:13 AM
75	Great sporting ground from a spectators point of view	3/2/2017 8:32 AM
76	Great place to watch soccer with ample room to park. Great function venue place & love the events.	3/1/2017 11:01 PM
77	Parking facilities, great bar, good food when they have functions.	3/1/2017 10:57 PM
78	Open space, facilities and history	3/1/2017 10:29 PM
79	Venue for celebrations	3/1/2017 10:03 PM
80	The pitch is pretty nice	3/1/2017 9:55 PM
81	It's history and location	3/1/2017 9:37 PM
82	Stadium has potential	3/1/2017 6:50 PM
83	The family and friendly atmosphere	3/1/2017 5:47 PM
84	It's very big in size	3/1/2017 5:38 PM
85	The grounds and club spirit	3/1/2017 5:26 PM
86	The potential for it to grow into a hub for the community	3/1/2017 4:50 PM
87	Known for varied sporting activities; great location	3/1/2017 4:03 PM
88	Great to watch the soccer	3/1/2017 3:26 PM
89	History legacy	3/1/2017 3:16 PM
90	Hike the club. Hove the social and historical connection to the original families of the area. Hike the quality of the pitch, the seating in the stadium and the opportunity to have something to drink or ear while my son is playing soccer.	3/1/2017 3:12 PM
91	Great atomsphere and encouragement for youth sports	3/1/2017 2:21 PM
92	The atmosphere and the proximity to Mt Howthorn and Leederville	3/1/2017 2:16 PM
93	Dont know as never get to use it; feels like a secretive location only for NPL players or adult teams and the old Greek community to use	3/1/2017 2:09 PM
94	seasing and playing surface	3/1/2017 12:59 PM
95	History, great viewing, proximity to facilities	3/1/2017 12:40 PM
96	The soccer	3/1/2017 12:21 PM
97	Fantastic place to watch football from any vantage point .	3/1/2017 12:14 PM
98	Position	3/1/2017 11:44 AM
99	It is a football dedicated stadium. Great surface to play on.	3/1/2017 11:42 AM
100	Great venue to play and view football	3/1/2017 11:34 AM
101	The facilities, the atmosphere, the community and family feel, the location, the accessibility for families and young children	3/1/2017 11:07 AM
102	The events, the location	3/1/2017 10:31 AM
103	The proximity for taking my kids when they are older	2/28/2017 8:42 PM
104	Open parkland and brings activity to areas on weekends	2/28/2017 4:08 PM
105	Easy access.	2/28/2017 3:34 PM

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Litis Stadium Master Plan - Community	Feedback Form
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Litis Sta	dium Master Plan - Community Feedback Form	SurveyMonkey
107	Its perith premier soccer precinct, close to CBD and neutral for other clubs, the club and ground(velodrome) have a long history which Floreat have done their best to maintain.	2/28/2017 11:39 AM
108	Its location is very convenient and being a health club owner I love the idea that it caters to all ages to keep fit and healthy from young children to middle aged. I also like the club feel that it has and the sense of belonging it gives to the patrons that use it.	2/28/2017 11:34 AM
109	Great venue to watch and play football. Needs maintenance and care.	2/28/2017 11:15 AM
110	Efficient and community feel	2/27/2017 9:36 PM
111	Tlike the heritage and history	2/27/2017 6:06 PM
112	Superb bourique little stadium for rectangular sports. The jewel in the crown of WA round ball football in Western Australia. The envy of all who know anything about football in Australia. The club support and sponsors who provided the cash in 1996 to enable a decrepit, unsafe facility ignored by all successive councils since 1962 for the facility to come up to scratch. Council should stop diddling and commit some serious money.	2/27/2017 5:53 PM
113	The sealing	2/27/2017 2:03 PM
114	Its unique. Has the Potential to be an amenity of a very high standard	2/27/2017 10:01 AM
115	Location, size.	2/27/2017 9:32 AM
116	It really is a gathering place for soccer in Mount Hawhorn and really should be a facility to attract players and families to the game.	2/27/2017 9:09 AM
117	Nice Locasion, Stadium shields a lot of the noise from the freeway and train line to nearby houses	2/27/2017 8:08 AM
118	Safe environment for children to play	2/27/2017 8:06 AM
119	Close to home	2/27/2017 7:48 AM
120	That it has history	2/27/2017 7:37 AM
121	Can be hired for community use	2/26/2017 1:17 PM
122	Not much at the moment. It's in need of an update.	2/26/2017 12:58 PM
123	The history & its potential to be better & used by more resident & visitor.	2/25/2017 11:30 AM
124	That it is secluded behind a very nice hedge. You wouldn't know it's there.	2/24/2017 4:24 PM
125	I think it's a pretty good facility that houses lots of sporing events and while it is noisy at times, I like that it's not over the top and still fairly under the radar. I like the greenery and trees around it as well as the big parks.	2/24/2017 10:59 AM
126	Football is the world game and it brings different nationalities together. Without a football club in the area it is a loss to the City Of Vincent.	2/23/2017 3:25 PM
127	family atmosphere	2/21/2017 9:01 PM
128	It is tucked away in a distant corner of the suburb	2/21/2017 5:53 PM

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5.5. Question 4 dataset — all

Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

Q4 If you could change one thing about Litis Stadium, what would it be?

Answered: 119 Skipped: 25

8	Responses	Date
1	Give more back to the community.	3/17/2017 10:00 PM
2	Have it give back to the community and be more open for other events with the inclusion of other facilities (art and informal recreation area). Better maintenance.	3/17/2017 8:29 PM
3	update the change rooms, update the gym and open it to local community, update the seating , make the players tunnel operational and safe	3/17/2017 10:12 AM
4	Better lighting	3/16/2017 11:54 PM
5	Upgrade the grandstand	3/16/2017 10:50 PM
6	make sure it was sustainable so it can continue as is.	3/16/2017 10:16 PM
7	Maintain and upgrade.	3/16/2017 10:11 PM
8	Less "sports dub" ie a bar.	3/16/2017 10:08 PM
9	Visability and promotion of the facility with access 7 days a week.	3/16/2017 9:50 PM
10	update grandstand, toilets and change rooms	3/16/2017 9:42 PM
11	Accessed to local community more often	3/16/2017 9:35 PM
12	Better attitude of club officials to co-uses of Britannia Reserve.	3/16/2017 9:29 PM
13	Have more events there so amenisies can be maintained.	3/16/2017 9:21 PM
14	Better lighting	3/16/2017 8:44 PM
15	Carry out some maintenance.	3/16/2017 8:29 PM
16	Upgrade to state if the art sporting facilities - Juniors carnivals	3/16/2017 8:07 PM
17	The name of the stadium and no night soccer.	3/16/2017 8:00 PM
18	Close it down and return the facility to the Vincent community	3/16/2017 7:46 PM
19	New change rooms and grandstand.	3/16/2017 7:22 PM
20	Make our make and make it feel more concemporary.	3/16/2017 7:13 PM
21	Restrooms make it more appealing from the street view.	3/15/2017 10:48 PM
22	The facilities need to be upgraded.	3/15/2017 10:25 PM
23	The surrounding fence and dressing rooms.	3/15/2017 3:05 PM
24	Upgrade the facilities by bringing the grandstand up to date.	3/15/2017 2:03 PM
25	Upgrade facilities.	3/15/2017 1:55 PM
26	Extra training for various sports. Better lighting.	3/15/2017 1:33 PM
27	Brighter lights.	3/15/2017 1:14 PM
28	More Grandstand area.	3/15/2017 1:05 PM
29	More community engagement rather than just one or two sporting facilities.	3/15/2017 12:39 PM
30	Make it more open. Take away the high fences.	3/15/2017 12:22 PM
31	More searing.	3/15/2017 12:10 PM
32	Get rid of hedge or make some openings for passage of movement	3/15/2017 2:51 AM
33	Restore it to is heritage past glory and rename it to the Lake Monger Velodrome.	3/14/2017 8:35 PM

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Litis Stadium Master Plan -	Community Feedback Form
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Litis Sta	dium Master Plan - Community Feedback Form	SurveyMonke
34	Name changed back to Lake monger velodrome	3/14/2017 4:57 PM
35	Tied it up, refresh exterior and interior, definitely refresh and repair green fence.	3/13/2017 7:13 PM
36	better integration with the rest of Britannia Reserve. Currently it looks very closed off, dated and would benefit from being reintegrated through landscaping and access	3/13/2017 2:19 PM
7	Get the football club out of it. The place history was Perth's original Games standard cycling velodrome and the Athena Club only has increast in using it as a football facility. That isnt what it was built for.	3/13/2017 4:04 AM
38	It should not be called "Liss Stadium" it was built as the Lake Monger Velodrome and that should be its proper name.	3/13/2017 2:20 AM
9	its name Lake Monger Velodrome	3/13/2017 1:13 AM
40	its Name Forever the Lake Monger Velodrome	3/12/2017 11:43 PM
¥1	Its name should be the Velodrome	3/12/2017 11:16 PM
12	Integrate with community	3/12/2017 9:59 PM
43	i would change its name , i grew up calling it the velocitome	3/12/2017 9:32 PM
14	The name. Should never have changed it from being called the Velodrome.	3/12/2017 7:55 PM
45	Change its name back to the Lake Monger Velodrome which is why the facility was originally built.	3/12/2017 7:25 PM
46	It's name Velodrome	3/10/2017 5:11 PM
17	It's name needs to be changed back to the velodrome & its history respected	3/10/2017 4:25 PM
18	Re-activate original entrance on Britannia Road	3/10/2017 4:22 PM
19	change the back to the Velodrome & represent Vincent, not Floreat. Also honour the memory of the Velodrome	3/10/2017 3:51 PM
50	Upgrades to the clubhouse, bar etc as facilities are becoming quite fired.	3/10/2017 9:59 AM
51	Toileas	3/10/2017 4:09 AM
52	More vibrant and invising. Improved spectator areas.	3/9/2017 8:08 PM
53	Accessibility to the local community	3/6/2017 11:53 AM
54	Remove the fence, make it feel like a community space.	3/5/2017 11:02 PM
55	Better use of area under old grandstand.	3/4/2017 1:07 PM
56	Reach out to the broader outrural community	3/4/2017 7:46 AM
57	4G playing surface for all season games	3/3/2017 3:24 PM
58	The old toilet blocks	3/3/2017 8:52 AM
59	Embrace and welcome residents in the area to come and enjoy the world game.	3/3/2017 12:24 AM
50	Open it up for the rest of the community rather than having it closed off for the soccer club	3/2/2017 6:40 PM
51	nothing	3/2/2017 4:48 PM
62	The main thing I would change would be stronger floodlights. The current ones are approaching 20 years old and with improvements in lighting technology over the years we could replace these then put the old ones out onto Britannia reserve (where the lighting is really inadequate leading to problems with ground wear and places for all our teams to train in a safe environment.	3/2/2017 3:33 PM
63	Plant some deciduous trees anywhere there is space to do so. Give it a facelift to make it more appealing.	3/2/2017 12:12 PM
14	Modernise it, needs sprucing up, make more accessible to rest of the community, needs complete overhaul	3/2/2017 11:31 AM
5	t's appearance	3/2/2017 10:23 AM
6	ADD GRANDSTAND	3/2/2017 9:51 AM
7	Provide better parking to users to keep them off of our street.	3/2/2017 9:13 AM
58	Utilize the other side of the ground. (Scoreboard end) Even start by filming games from that side.	3/2/2017 8:32 AM
9	More modern hall with new entrance & upgrade on the tollets.	3/1/2017 11:01 PM
10	Better facilities for all. Upgrade toilets	3/1/2017 10:57 PM

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Litis Stadium Master Plan - Community Feedback Form

71	Upgrade the facilities	3/1/2017 10:29 PM
72	A big refresh. Some serious investment and broader use. Not just for sports.	3/1/2017 10:03 PM
73	The grandstand and club rooms	3/1/2017 9:55 PM
74	Full renovation to freshen it up and make it more a part of the community.	3/1/2017 9:37 PM
75	Stadium sealing/Change rooms	3/1/2017 6:50 PM
76	Nothing	3/1/2017 5:47 PM
77	The look of the clubhouse from the outside	3/1/2017 5:38 PM
78	Update all the facilities as very old	3/1/2017 5:26 PM
79	Grow it and make it an asset to the community. A football hub for Youth, A cheap gym, community function room, a properly admissistered barical/elressaurant Kids play grounds	3/1/2017 4:50 PM
80	Make it more vibrant.	3/1/2017 4:03 PM
81	Upgrade and Needs shade for spectators	3/1/2017 3:26 PM
82	Freshen up and acknowledge the past donationors and families who have contributed to its existence	3/1/2017 3:16 PM
83	The quality of the turf near the oricket club where the juniors have to train and play. The facilities for the storage of the goals is appalling. And I think the Stadium is well overdue a face lift so it at least looks like the community and the council care about it and are invested in its future.	3/1/2017 3:12 PM
84	Improved (upgraded) facilities	3/1/2017 2:16 PM
85	Make it more open for everyone to use and encourage more family events	3/1/2017 2:09 PM
86	The distance players have to travel from change rooms to the playing surface is too far	3/1/2017 12:59 PM
87	Vice President, people slicking their noses in, secrecy	3/1/2017 12:40 PM
88	Lighting	3/1/2017 12:21 PM
89	Fix the old change rooms and tunnel	3/1/2017 12:14 PM
90	Take away the ethnicity	3/1/2017 11:44 AM
91	More seating, commercialise it, use it as a rugby stadium. Potential for another a league license/stadium	3/1/2017 11:42 AM
92	Appoint professional management	3/1/2017 11:34 AM
93	upgrade the facility	3/1/2017 10:31 AM
94	A bit more inviting - looks quite depressed	2/28/2017 8:42 PM
95	Have a café that is open to public	2/28/2017 4:08 PM
96	Build the grandstand on the opposite side to get city views. The grandstand then becomes a more desirable reception or function area.	2/28/2017 3:34 PM
97	the facilities need to be updated	2/28/2017 2:08 PM
98	The current ground lighting also on Britannia reserve which Floreat share with the rugby and cricket	2/28/2017 11:39 AM
99	I think having more signage at the front entrance would help first time users of the ckib, and the public that might not know what it is and what it offers. I also think if it was less "barricaded" it may be more inviting to all in the community.	2/28/2017 11:34 AM
100	Improve it to become the second best rectangular venue in Perth after nib Stadium	2/28/2017 11:15 AM
101	Change rooms and toilet facilities	2/27/2017 9:36 PM
102	It is very run down and needs an injection of vibrancy to bring it to lifem it wolid be good to retain memories of its history.	2/27/2017 6:06 PM
103	Better lighting for sports events	2/27/2017 5:53 PM
104	Brighten it up & make it more physically appealing	2/27/2017 2:03 PM
105	Requires a major upgrade	2/27/2017 10:01 AM
106	needs better viewing and seating on more than one side of the ground. Closer to the action would also be a benefit as prime viewing real estate is really multiple levels/stains/access.Improved food and drink options.better change rooms/ totilets. Training/Warm up pitch	2/27/2017 9:32 AM

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Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

107	I have to admit the facilities do need to be maintained and especially those that have been condemned It is a local Government asset and should be treated by the City of Vincent as such. No clubs have the finances to maintain an asset that is owned by others. City of Vincent should be more proactive when it comes to the club that has been at that location for so long.	2/27/2017 9:09 AM
108	It looks run down and requires rectification work to make it better	2/27/2017 8:08 AM
109	upgraded facilities	2/27/2017 8:06 AM
110	The whinging neighbours	2/27/2017 7:48 AM
111	Better facilities for players	2/27/2017 7:37 AM
112	Demolish and start again	2/26/2017 1:17 PM
113	It's not welcoming in its design. It looks closed off,	2/26/2017 12:58 PM
114	Removing the existing fencing & hedges which close of the area including the footpaths.	2/25/2017 11:30 AM
115	When special events are held there, for some reason unknown to normal humans, the announcers seen to think that everyone attending is stone deaf and therefore the PA system must be on full volume. Tone it down a bit folks and I'm sure even those attending will be forever grateful.	2/24/2017 4:24 PM
116	To remain as a small clubnot a party venue	2/24/2017 12:08 PM
117	I am not too certain. I haven't examined the facilises so I can't really judge. But I would hope that any future works were not to be too obtrusive to the surroundings and neighbours as I live just up the road from the stadium.	2/24/2017 10:59 AM
118	used all year round, for other outural/sporting events	2/21/2017 9:01 PM
119	They are a secret society. What goes on there ? Heaven forbid if you enter their sacred ground.	2/21/2017 5:53 PM





5.6. Question 5a dataset — all

Litis Stadium Master Plan - Community Feedback Form

Do you think Litis Stadium needs to be more open to the comm	unity (i.e. visually	and/or physically)	?	
Answer Options	Yes	No	Rating Average	Response Count
If so what changes would you suggest? (please specify)	96	38	1.28	134 90
			answered question skipped question	



5.7. Question 5b dataset — all

Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

Q5 Do you think Litis Stadium needs to be more open to the community (i.e. visually and/or physically)?

(no label) 0 0.2 0.4 0.6 0.8 1 1.2 1.4 1.6 1.8 2

	Yes	No	Total	Weighted Average
(no label)	71.64%	28.35%		
	96	38	134	1.28

8	If so what changes would you suggest? (please specify)	Date
1	remove barbed wire and much of the car parking to physicall open it up to rate payers	3/17/2017 2:00 PM
2	I would like it to be open to the public for more than just soocer.	3/17/2017 12:29 PM
3	opening the facilities up to the public	3/17/2017 2:12 AM
4	More lighting and advertising	3/16/2017 2:50 PM
5	Extra facilities, share with sports like skate parks or basketball.	3/16/2017 2:11 PM
6	Make a bar/ restaurant feel a little less sporting club would be nice to pop in for a date with my girlfriends.	3/16/2017 2:08 PM
7	I like the hedge but i might exclude some spectators so can see either way.	3/16/2017 1:58 PM
8	Better facilities established to drive traffic facilities 7 days a week, Playgrounds and 5-a-side	3/16/2017 1:50 PM
9	Do not out down the hedge. More community presence.	3/16/2017 1:42 PM
10	Facilities to be made more available more often.	3/16/2017 1:35 PM
11	Changes to fence on Britannia side. More open club rooms for meals. Info board advertising upcoming events.	3/16/2017 1:29 PM
12	pay more attention to community level football, especially the junior level.	3/16/2017 12:29 PM
13	Function centre, cafe at the front on Britannia road, Synthetic training pitch for 5 a side competiton.	3/16/2017 12:07 PM
14	Take it away from the FASC and allow the community to use it for a mens shed, community garden and let other sports use it.	3/16/2017 11:46 AM
15	The grounds are so secretive and hides the beauty of the facility.	3/16/2017 11:13 AM
16	Cafe/restaurant open to the public.	3/15/2017 2:48 PM
17	It should primarily still be a soccer pitch, but i do support some other non-sporting community activity.	3/15/2017 2:25 PM
18	I would put pamphlets into the letterboxes to inform the community of our games and if they would like to attend.	3/15/2017 7:05 AM
19	Yes however the physical nature of the stadium and its original purpose as a velocitome do not make it conducive to many changes.	3/15/2017 6:03 AM
20	Greater use by other councils groups would be good. Mount Hawthorn Primary School and Aranmore College should have some existence here.	3/15/2017 5:49 AM
21	More use of dubrooms	3/15/2017 5:33 AM

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Litis Stadium Master Plan - Communit	v Feedback Form
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s Stadiun	n Master Plan - Community Feedback Form	SurveyMonkey
	sports gym and medical centre Cafe, childcare centre. Family fun days Cinema nights. Community Concerts	3/15/2017 5:14 AM
	Not sure if it needs to be more open or not as the ground needs its privacy as part of it functions as a soccer ground. Facilities should be publicly available to the community by way of signage or advertising perhaps.	3/15/2017 5:05 AM
	Inclusion of a social or association membership which involves club access to facilities. Upgrade facilities. Making it accessible for community activities and functions other than soccer.	3/15/2017 4:39 AM
1	Remove the high fences and/or bushes.	3/15/2017 4:22 AM
(Get the community more involved in sport.	3/15/2017 4:10 AM
	Council needs to invest in it, very much neglected. Look at the innovations at Claremont and even Medibank Stadium	3/14/2017 6:51 PM
1	I would like the stadium to be recognised for its heritage past. That it was the cycle velodrome for the 1962 British Empire and Commonwealth Games held in Perth , Western Australia , from 22 November to 1 December 1962. The stadium should be renamed to its original name, Lake Monger Velodrome.	3/14/2017 12:35 PM
1	see previous comments. I'm not sure why a patch of grass needs to be looked up	3/13/2017 6:19 AM
	It shouldn't be leased to a private organisation its a public asset owned by the community by their council and the community should have full access to it all the time	3/12/2017 6:20 PM
1	ts belongs to all Western Australians	3/12/2017 5:13 PM
1	The Greek connection needs to reoved	3/12/2017 3:43 PM
	needs to be open to the public , needs to respect the history of the venue . It was built for the 1962 British Empire & Commonwealth Games . It needs to pay the city of Vincent a fair rent & stop being a drain on ratepayers	3/12/2017 3:16 PM
	By linking it to its history there is an opportunity to provide facilities that attract people every day rather than only for sporting events.	3/12/2017 1:59 PM
1	needs to be open to the public & respect its heritage	3/12/2017 1:32 PM
1	Public feel excluded under current lease. Should be returned to community use	3/12/2017 11:55 AM
1	It should be used as a public museum for the Games or a shared community resource	3/12/2017 11:25 AM
(Open to public	3/10/2017 9:11 AM
1	It's needs to be part of the community & represent Vincent	3/10/2017 8:25 AM
	Keep the stadium and the soccer dub, but free up unused space for innovative community access projects - urban orchard, market stalls, food trucks, pit stop shoplarea at tip of Britannia Road for walkers/runners, bike riders heading to Lake Monger.	3/10/2017 8:22 AM
1	A Local soccer team needs to be created	3/10/2017 7:51 AM
	Upgrades to the entry statement would help, along with the aforesaid facility upgrades more broadly, which would make it a more inviting place to hold events etc.	3/10/2017 1:59 AM
	From the outside it looks derefict - original entrance, back of toilet (?) blocks on Brittannia side, Britannia carpark entrance. Current 'main' entrance not obvious or invising. Buildings (external and internal) look sired, could be beautiful and reminiscent of the era and reflect the heritage (origins as a velodrome)	3/9/2017 12:08 PM
1	I made suggestions in the past but the club rejected it	3/6/2017 3:53 AM
1	Remove the fence, make it feel like a welcoming community space. Make a community vegetable garden or plant natives to attract birds. Outdoor community movie space. Better connection with the natural environment. Tell the story of the velodrome at the Commonwealth games, we did not know this special history of the stadium. Make this a vibrant space that's available for multiple uses.	3/5/2017 3:02 PM
	It is unknown whether the Club room facilities are able to be hired by the community - but they should be. The stadium does need to be fenced as it is under lease from the Council.	3/4/2017 5:07 AM
	The area tucked away creates an intimate atmosphere but is this what the committee wants seclusion from the community	3/3/2017 11:46 PM
1	A lot more open to junior players and parents.	3/3/2017 7:24 AM
4	Upgrade to buildings and surrounding area	3/3/2017 12:52 AM
1	Removal of hedge, better adversing of the facility.	3/2/2017 4:24 PM
1	increased community activity and availability	3/2/2017 10:40 AM
	I sicked yes because I think there is definitely room to utilize the venue more by the community. This is more to do with individual committees being proactive in marketing the venue. In terms of Physical barrier I think the venue is accessible well enough but I can imagine for others not familiar with the venue it can be confusing knowing where to go so maybe better signage would be an option.	3/2/2017 7:33 AM

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	dium Master Plan - Community Feedback Form	
53	I'm not sure. I'm sure it adds to the atmosphere having it enclosed so perhaps it should stay that way.	3/2/2017 4:12 AM
54	Promote soccer to local community, open it up to junior soccer players, break down the barriers	3/2/2017 3:31 AM
55	EXPAND AND IMPROVE CURRENT FACILITIES TO INC CAFES ETC WHILST KEEPING ITS SPORTING ACTIVITIES. INC A CRECHE FOR SPORTING DAYS	3/2/2017 1:51 AM
6	to have it opened up on the Britannia park side so that access to community was an option	3/2/2017 1:13 AM
57	Need to change the mentality. Need to advertise more to the city of Vincent, Use of the ground and facilities during the day.	3/2/2017 12:32 AM
58	A signage at the entrance of the carparic upgrade at the soccer stands; upgrade the toilets in the hall & modernise the hall.	3/1/2017 3:01 PM
99	You need to be open but private too to make it a safe environment for the community and the children.	3/1/2017 2:57 PM
60	More functionality.	3/1/2017 2:03 PM
91	Hold community events there and perhaps make any revamped food and beverage facilities open to the public.	3/1/2017 1:37 PM
2	Open up th Britannia OvaliCarpark	3/1/2017 10:50 AM
33	More community events/ dual use by the community. Visually join with Britannia reserve	3/1/2017 9:26 AM
4	As above	3/1/2017 8:50 AM
15	Hold cultural events in it or perhaps some significant sporting events	3/1/2017 8:03 AM
6	Maybe some clearer signage about when it is open and to whom.	3/1/2017 7:12 AM
7	Apparently we need to be. Schools to use ground facilities, music events on the grounds	3/1/2017 4:40 AM
58	More activities held during the off times of the football season	3/1/2017 4:14 AM
19	A different name, without Athena.	3/1/2017 3:44 AM
10	More facilities for the community, like a gym or something	3/1/2017 2:31 AM
71	Post event notifications locally, have games with free admission for under 5's (assuming you have to pay?!)	2/28/2017 12:42 PM
72	Café to public	2/28/2017 8:08 AM
73	the grass needs to be better, better toilet/change room facilities, the interior could do with an upgrade and seats	2/28/2017 6:08 AM
74	working together with their neighbours to encourage children into sporting activities and a community family.	2/28/2017 3:39 AM
5	As above more signage and less fencing. Dedicated entry point	2/28/2017 3:34 AM
76	More open and available to community use. Upgrades and maintenance should increase with more use. But not an open parkland.	2/28/2017 3:15 AM
77	Open access from Britannia reserve mau help with this.	2/27/2017 10:06 AM
78	Strange question. Domien Gardens is barricaded like an army barracks as are so many other facilities in the city are, our tennis a bowls clubs, the Bocce club etc. The northern corner should become a community garden with compost heaps plus citrus and other fruit and rus trees for kids education opportunities and community consumption, make it a joint project of MHPS and Arannore and some senior citizens, mens shed types to bridge the age divide along the lifespan and faciliate community engagement across a variety of levels. Add some sculptures of WA sports people or WA medal winners from the %2 Empire Games since we near zero legacy remaining from those momentous days. Some openings in the hedges would be an idea. A small cafe linking people, dogs, coffee to the park (Britannia res.) and the lake over the freeway walk bridge seems to have considerable community interest. Regarding visually -it's a stadium so visually it will also be a stadium - strange question.	2/27/2017 9:53 AM
79	Clean it up, repair the facilities where required. Upgrade the toilets & other ancillary facilities. Make us feel proud to be associated with the club.	2/27/2017 6:03 AM
90	The Greek Community have part of this amenity for many years and spent a significant amount of money over the years and needs to remain with the Greek Community.	2/27/2017 2:01 AM
81	Off season access for community events would be beneficial. Permanent corp/govt organisations (sports, medical, associations etc)	2/27/2017 1:32 AM
82	The grounds are not locked away so the general public can access them though. It would also encourage vandalism or theft should it be too visible and easily accessible.	2/27/2017 1:09 AM
83	I think it needs another seated stadium on the North Side to enclose it and confine crowd noise during games. This will also help to further shield freeway and train line noise to nearby houses.	2/27/2017 12:08 AM
84	Use facilities for community	2/26/2017 11:37 PM

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Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

85	New design with cafe, better seating.	2/26/2017 4:58 AM
86	As above	2/25/2017 3:30 AM
87	The hedge is fantassic and MUST be retained. Regardless of what you do to the stadium, no-one wants to just overfook the stadium. They can now look out at a green hedge rather than a concrete structure.	2/24/2017 8:24 AM
88	I think it's quite accessible as is. There is adequate parking and attracts crowds during events.	2/24/2017 2:59 AM
89	No real obvious entrance if you haven't been before	2/21/2017 1:01 PM
90	 Open days to see what they do there - EG: Free sausage sizzle. 2. Free entry to games. Crowd numbers are low so get the community involved. Money to be made at canteen and bar. 	2/21/2017 9:53 AM





5.8. Question 6 dataset — members

Answer Options	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Response Cour
Better connectivity between Litis Stadium and Britannia	37	16	5	3	1	62
Sports/Medical/ Fitness Centre	32	20	5	1	2	60
-a-Side /Warm Up Pitch	30	23	7	0	1	61
mproved security lighting/CCTV etc.	39	17	3	2	1	62
Public artwork	20	19	18	2	1	60
Sharing facilities with other sporting groups	17	17	16	6	5	61
Spaces for social groups (i.e. playgroups, seniors, youth)	23	23	11	3	1	61
paces for cultural groups (i.e. display work of local artists)	20	21	18	2	0	61
Provide community meeting spaces	21	24	15	1	0	61
reas for formal outdoor community events/gatherings	26	24	9	1	0	60
extend scoreboard to allow (community) movies to be shown	27	21	10	2	2	62
nhanced landscaping	31	17	11	1	0	60
Connectivity with the natural environment	23	17	20	1	0	61
Café	22	23	12	3	1	61
Children's play area/equipment	22	20	15	3	1	61
nformal recreation areas (i.e. to sit and enjoy the place)	20	19	20	1	0	60
log facilities / better integration with Britannia Reserve dog	10	10	12	13	17	62
pgrade/refurbishment of existing buildings and facilities	49	6	4	2	0	61
Demolish and build new grandstand with change rooms	32	8	10	8	3	61
Relocate or upgrade the entrance to the stadium	29	21	8	3	1	62
lew junior club & change room facilities	36	16	6	3	0	61
lew artificial (synthetic) playing surface	25	6	17	7	7	62
Ion-sports related facilities such as housing or child care	8	11	12	15	15	61

5.9. Question 6 dataset — non-members

Please rate your support for the following aspects that could be included in the Litis Stadium Master Plan.

Answer Options	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Response Coun
Better connectivity between Litis Stadium and Britannia	32	22	16	1	5	76
Sports/Medical/ Fitness Centre	28	27	14	3	5	77
5-a-Side /Warm Up Pitch	16	22	24	5	8	75
Improved security lighting/CCTV etc.	27	28	18	1	2	76
Public artwork	25	16	22	6	8	77
Sharing facilities with other sporting groups	19	25	22	6	5	77
Spaces for social groups (i.e. playgroups, seniors, youth)	32	27	13	2	2	76
Spaces for cultural groups (i.e. display work of local artists)	24	27	21	3	2	77
Provide community meeting spaces	30	28	14	3	1	76
Areas for formal outdoor community events/gatherings	28	34	11	0	3	76
Extend scoreboard to allow (community) movies to be shown	25	20	13	12	6	76
Enhanced landscaping	33	26	16	0	1	76
Connectivity with the natural environment	29	23	20	2	2	76
A Café	26	25	18	2	4	75
Children's play area/equipment	22	29	19	4	3	77
Informal recreation areas (i.e. to sit and enjoy the place)	26	27	20	1	2	76
Dog facilities / better integration with Britannia Reserve dog	12	10	27	14	13	76
Upgrade/refurbishment of existing buildings and facilities	33	28	12	3	1	77
Demolish and build new grandstand with change rooms	14	17	22	7	17	77
Relocate or upgrade the entrance to the stadium	19	21	18	7	13	78
New junior club & change room facilities	19	23	21	6	8	77
New artificial (synthetic) playing surface	10	13	26	9	18	76
Non-sports related facilities such as housing or child care	5	9	26	15	20	75
					answered question	7
					skipped question	



5.10. Question 7 dataset — all

Litis Stadium Master Plan - Community Feedback Form

SurveyMonkey

Q7 Do you have any other comments to make in relation to the Litis Stadium Precinct?

Answered: 75 Skipped: 69

	Responses	Date
1	Find abemative grounds for top level matches. Renamed to Levelerville/Mount Hawthorn football club. Change primary use to juniors club to feed into top level. Lower Junior Prices.	3/17/2017 10:00 PM
2	I would like to see the local community engage more with it. Most users appear to come from further away.	3/16/2017 10:08 PM
3	i support better utilisation of the stadium and the facilities but not at the expense of neighbours quality of life like increase in the traffic. Noise is too loud (Crowd noise is fine) but the announcer and music before buring and after games.	3/16/2017 9:58 PM
4	This is a club that should be enhanced to its former glory and let the local community enjoy it like i have for the 25 years.	3/16/2017 9:50 PM
5	It must remain as a sporting facility.	3/16/2017 9:42 PM
6	This stadium is an important part of my life and this community.	3/16/2017 9:35 PM
7	Club users frequently drive dangerously both within the reserve car park and on the arena car park.	3/16/2017 9:29 PM
8	Please exclude dogs from this venue because dominate britannia reserve. Dogs close off the venue to children as owners rarely clean up after them and they attack the children. I cant take my son to the reserve without dogs chasing my son.	3/16/2017 9:21 PM
9	The history of the club and the stadium need to be respected and maintained.	3/16/2017 8:44 PM
10	It is a great stadium and venue and should remain so.	3/16/2017 8:29 PM
11	Good to have a sporting club locally. That creates vibrancy. Needs to be upgraded so it an be used for high profile events. Should be a facility that bring business into the local area.	3/16/2017 8:07 PM
12	The club management has proven it can no longer manage the facilities it should be used for something other than soccer. Give the facility back to its rightful owners.	3/16/2017 7:46 PM
13	We trave as far as Sawyers Valley to attend this amazing club.	3/16/2017 7:26 PM
14	Have lived in this area most of my life, feel like this is part of the community.	3/16/2017 6:57 PM
15	This ground has been poart of our livelihood since the comonwealth games and should have the heritage kept and preserved as a sporting venue	3/15/2017 10:37 PM
16	Needs to be modernised, and to be a more useful facility for the community.	3/15/2017 10:25 PM
17	Oppose increasing CCTV as there is enough already.	3/15/2017 3:05 PM
18	An upgrade of the buildings themselves, they are dated - a more environmentally friendly area with more entry positions.	3/15/2017 2:03 PM
19	The Precinct could provide the community with not only the sporting facilities but offer social and cultural events, place to meet up with friends and family.	3/15/2017 1:55 PM
20	Don't want the grandstand rebuild just the changing rooms.	3/15/2017 1:33 PM
21	Great sporting venue for soccer.	3/15/2017 1:20 PM
22	I would like to see lots of history and memorabilia around the ground.	3/15/2017 1:14 PM
23	The stadium is a great facility for the community, its good to get the younger generation involved and participating which is part of the NPL. This supports a healthy activity for our community	3/15/2017 1:05 PM
24	Looking forward to becoming more involved with soccer and the football club.	3/15/2017 12:39 PM
25	Integrate with Britannia oval for a whole sports precinct.	3/15/2017 12:22 PM
26	CoV commit to investing in this great venue. Brilliant festival venue	3/15/2017 2:51 AM
	CoV commit to investing in this great venue. Brilliant festival venue	3/15/2017 2:51 AM

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Litis Stadium Master Plan - Community Feedback Form

27	I would like the stadium to be recognised for its heritage past. That it was once the cycle velodrome for the 1962 British Empire and Commonwealth Games held in Perth , Western Australia , from 22 November to 1 December 1962. The stadium should be renamed to its original name, Lake Monger Velodrome. The stadium/Velodrome should be restored to its formal glory. Display memorabilia and photos from the past for members of the public to view.	3/14/2017 8:35 PM
28	Any major upgrade will destroy this last oasis for recreation and relax of normal people. It is already accessible to anybody who needs it. Without proposed novetiles.	3/13/2017 7:13 PM
29	Preserve buildings as a place to display memorabilia from the 1962 British Empire and Commonwealth Games held in Perth in 1962, Perry Lakes stadium is already lost and demolished -it is important to save the Velodrome as part of our Games history. The grass can be used for other recreational features such as this - http://www.subaruland.jpten/play/meiro.php	3/13/2017 4:04 AM
0	should be used for family recreation by the general public or entertainment like rides or outdoor exercise structures and not used for football	3/13/2017 2:20 AM
31	restore the name back to the velodrome remember its history & create a memorial to this important part of W.A History	3/13/2017 1:13 AM
32	it needs to respect its history & restore its dignity. Its been neglected for to long , with little value to the rate payer of Vincent	3/12/2017 11:43 PM
33	need to respect its history δ soccer needs to changer its name to reflect , its location	3/12/2017 11:16 PM
34	I think the overall area should be called The Velodrome with the Liśs name retained as a subsidiary identifier. A link with its history could be maintained by having a mini-museum covering its history and events that have occurred there. This would provide people with a reason to visit. This would then dovetail with it having other faculties such as cale etc.	3/12/2017 9:59 PM
35	needs to be part of the community $\boldsymbol{\delta}$ respect its history	3/12/2017 9:32 PM
36	Any use must respect its history as a cycling velodrome. Public an etc should reflect cycling NOT SOCCER. Using the outdoor field as an adventure park can still preserve the historic grandstand buildings and entrance to respect the Perth Empire Games.	3/12/2017 7:55 PM
37	Building should be used as a public museum for the 1962 Perth Commonwealth Games or a shared community resource. Other uses for outside area could be a high ropes course or vertical adventure maze course.	3/12/2017 7:25 PM
38	Change its name back	3/10/2017 5:11 PM
39	It's time it's handed back to the public of w.a It's name is the velodrome & it's history , being a venue for the 1962 British empire games Cycling , should be respected	3/10/2017 4:25 PM
40	Good to have a top league socoer dub with long history situated locally but ned to upgrade facilities to be in line with a council that is progressive. Keep the stadium and its facilities, but there are certainly parts of the precinct that could be better utilised.	3/10/2017 4:22 PM
41	its time, the name changed back to the Velodrome & we respect its Legacy & History	3/10/2017 3:51 PM
42	There needs to be a better connection between the change rooms and the playing area, yet access needs to be maintained to Britannia Reserve. The hedge on Britannia Road provides an adequate screen.	3/4/2017 1:07 PM
43	needs more help and support from local council	3/3/2017 11:38 AM
44	I would love to see the facilities improved and become more appealing to the broader community.	3/3/2017 8:52 AM
45	The Club needs to embrace the residents, as do the residents need to embrace the local football (soccer) team.	3/3/2017 12:24 AM
46	The main issue in regards to operating the sports aspect isn't so much to do with Lifs stadium but with the training facilities on Britannia. We are constantly ridiculed on social media with one post saying we have the worst playing surface in Perth. Lifs stadium cannot handle the load of all of our teams and with greater floodlighting it would allow training and even some matches to be played out there preserving the picht inside Lifs to be used for other events that would be more beneficial for the club. Being a former junior, player in the senior system, former vice president, president and now masters player, I have seen most of the issues the club faces from many angles. With the amount of kids in the local area the biggest challenge will be in having the facilities available to adequately service the growth in junior football in the coming 10-15 years. The latest Ausplay survey shows football is now the most popular club based sport in Australia. With the increased youth demographic in the area it would be foolish for the city of Vincent not to look forward and invest in sporting infrastructure which in my opinion has been in decline over the last 5 years. Litis Stadium is the best football stadium in WA ber NIB stadium (not really companing apples with apples) and every effort should be taken to ensure it plays a role for the people in WA for the next 10,20 and 50 years.	3/2/2017 3:33 PM
47	Basically don't want this to turn into something that is getting used so much that it is always noisy / overcrowded / cars spilling into streets etc.	3/2/2017 9:13 AM

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Litis Stadium Master I	Plan - Community	Feedback Form
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48	What a great exercise. This really needed to be done to change the way going forward. Things do cost money some things would be nice in theory. What is attainable is the question. It's great to review everything and put processes in place for the future.	3/2/2017 8:32 AM
49	Socorr has been at this ground for a very long sime. It was the old velodrome from the Commonwealth games in the 60's. You need to try and preserve that history, maybe a museum??	3/1/2017 10:57 PM
50	It's been around for a long time and is in desperate need of some improvements	3/1/2017 10:29 PM
51	Tailor it to have a great soccer environment unlike any other in Perth to encorge soccer more in Australia	3/1/2017 9:55 PM
52	It is very important to the community	3/1/2017 5:26 PM
53	It's a little hidden - be great to make it more visible to the community and integrate it with Britannia Reserve.	3/1/2017 4:03 PM
54	Keep its history acknowledged andbe proud of its heritage while also aspiring for an inclusive future	3/1/2017 3:16 PM
55	Soccer is a growing sport and as such facilities like Lisis Stadium need to be maintained, enhanced and have a vision for the future. It shouldn't be about AFLAFL and AFL. We should encourage sporting diversity.	3/1/2017 3:12 PM
56	Lighting could be improved on playing surface	3/1/2017 12:59 PM
57	Need to keep existing character of the football club Le. The tunnel which leads in to the ground . You had the feeling of walking on to Wernbley England when playing there in years gone past . A unique feature they no other ground in Perth had.	3/1/2017 12:14 PM
58	More connection with mt hawthorn business precinct	3/1/2017 11:42 AM
59	I have grown up in Leederville and my parents still live there for over 50 years. The Velodrome/Litis Stadium has been a part of my childhood and growing up with it being a part of the local neighbourhood, my husband also grew up in North Perth and spent his childhood and now adulthood at Velodrome/Litis Stadium. Now our son has been a part of the club since he was 4 years did he is now 13, he loves this club and everything about it. He comes to Litis Stadium and watzhes every home game and supports his team, together with his friends they stand around the pitch, chasing the ball when it goes out. Numerous simes he has had the honour of nunning out of the sume lorothe pitch with his idols and standing on the pitch locking out to the grandstand filled with people was a hiphlight for him. He is an aspiring soccer player and loves the stadium feel, for him and most kids, this is closest they will ever get to playing, sting in the grandstand overtooking the game or enjoying stadium like facilities. Being part of this club my son, daughter and my family have made lifelong 'tiendships and we love coming together on the weekends and somerimes during the week for a meal where we enjoy the social feel and the sense of belonging the stadium, facilities and club exemptifies.	3/1/2017 11:07 AM
60	There are enough parks and playgrounds around here we don't need another. Anything that promotes noise/evening events will be strongly opposed by residents - lots of young families around here who are more interested in getting their kids to sleep hearing concerts/open air movies	2/28/2017 8:42 PM
61	I played at the club growing up, and occasionally go to the club to watch some soccer and absolutely love the club. It is like another member of the family. Grew up building lifelong friendships, social interaction/sport with other kids and further on as an adult. The club is priceless for what it can provide back to the community	2/28/2017 2:08 PM
62	Litis Stadium is a great asset to the community, I think is could just be utilised better to involve more of the community. Every other major sport has a home in the Leedenville / Mount Hawthorn area and with Soccer being the most played sport in Australia for adults and juniors combined, it should have its home too.	2/28/2017 11:34 AM
63	Council needs to view it as a valuable sporting asset to the community. Much like it views Leederville Oval as a great bourique AFL oval, Likis stadium should be viewed the same for Socceritugby or other rectangular sports.	2/28/2017 11:15 AM
64	This community asset has been ignored by the City and Town for decades. Catania and Giorgi knew the importance of inner city sport facilities for all communities in Perith and the need to upgrade them. Their successors haven't given anywhere near the same support. I was a nominated rate payer representative on the Britannia Res. Master Plan, Past FAFC Club secretary, Football West Standing Committee, parent of 2 children at MHPS - happy to help out here also.	2/27/2017 5:53 PM
65	No	2/27/2017 2:03 PM
66	Requires upgrade and refurbishment. Not redevelopment that will be too costly and unnecessary.	2/27/2017 10:01 AM
67	I also feel that the lighting at Britania Reserve is insufficient especially around the building and existing playground. The City took the initiative to install a Dual Pedestrial Path around the park not that long ago though the security and lighting along this path is insufficient and does make pedestrians in the evening feel very uneasy. Improved lighting should be addressed.	2/27/2017 9:09 AM

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Litis Stadium Master Plan - Community Feedback Form

68	It is a great place to be at for soccer games, seeing the buildings in its current state is very sad. State government wants to spend heaps of money for a new stadium in Ashfield, why not spend some towards fixing Lisis stadium that genuinely requires it.	2/27/2017 8:08 AM
69	It would be wonderful if all this could be created without a massive debt load to the community. At the moment the stadium isn't open to all of the community. Therefore there will be strong opposition from the residents who will feel upset if they need to pay. Grants perhaps?	2/26/2017 12:58 PM
70	Not very supportive of it being replaced with housing.	2/25/2017 11:30 AM
71	Litis Stadium is Litis Stadium and Britannia Reserve is Britannia Reserve. To my mind this exercise seems to be an attempt to commercialise the stadium which is in a sleepy part of the suburb. Housing? Child care centre? Cafe? Well maybe the child care centre would be the only thing to have the minimum amount of impact on the residents. Certainly NOT housing.	2/24/2017 4:24 PM
72	this sort of proposal has been pushed for in the past, but behind the veil is that floreat football club want to use the facility as a rentable party venue, every weekend, with little or no care for resident and little or no security is strongly oppose this approach.	2/24/2017 12:08 PM
73	While I don't have any solid ideas about the future of the stadium, what I wouldn't be too happy seeing is lots of building, demolsion and construction works. I prefer seeing more trees, greenery and natural settings. Perhaps upgrade or renovation of the facilities would be ekay, but nothing over the top or that will generate too much crowds and noise. I wouldn't want to see addision of more buildings and carparks etc. but upgrades or resurfacing would be okay. It's a pretty good stadium in my opinion but perhaps could just do with a bit of refreshment and maintenance in certain areas.	2/24/2017 10:59 AM
74	A once mecca of football, the national exposure of the stadium is a missed opportunity for the City of vincent.	2/23/2017 3:25 PM
75	Any upgrades to be funded by the soccer club and state government grants - not by ratepayers whom have been focked out of the stadium for decades.	2/21/2017 5:53 PM





5.11.	Question 8 dataset	'a little bit about you' — all
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	Yes	No	Total	Weighted Average
Do you live in the City of Vincent?	62.59% 87	37.41% 52	139	1.37
Are you a member of the Floreat Athena Football Club?	44.29% 62	55.71% 78	140	1.56
Have you used the facilities at Litis Stadium before?	77.70% 108	22.30% 31	139	1.22
Would you like to nominate to be on a Community Focus Group to provide feedback on the Master Plan? If so, please go to Question 10 to provide your contact details.	21.64% 29	78.36% 105	134	1.78

5.12. Question 9 dataset demographic— all

Answer Choices	Responses	
Female	33.09%	46
Male	66.19%	92
Other	0.72%	1
17 or younger	1.44%	2
18-20	2.16%	3
21-29	5.04%	7
30-39	23.02%	32
40-49	35.97%	50
50-59	22.30%	31
	12.23%	17
60 or older		
Total Respondents: 139		



loreat Athena Football Club itis Stadium Master Plan

Consultation Summary Report | June 2017

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Appendix 11 | Design Concept Options - Feedback Form Analysis





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Floreat Athena Football Club Litis Stadium Master Plan

Concept Plan Options - Feedback Form Analysis

June 2017

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1. Executive Summary

This report provides an analysis of the community's feedback to the two concept plan options presented by the project team in regards to Litis Stadium Master Plan. The data was gathered principally using an online survey and through direct engagement initiatives via a Community Focus Group meeting.

The purpose of the engagement was to ascertain feedback on the level of support for the two concept options prepared to inform the Litis Stadium Master Plan.

Following advice from the City of Vincent, feedback was sought from approximately 71 community members (of which 27 were identified as club members) who indicated an interest in being kept informed of the Master Plan through the preliminary consultation period. Feedback was sought for from 29 May – 12 June 2017. It may be noted that any feedback received is of an informal nature, as the City of Vincent will formally advertise the Master Plan in due course.

Nine questions were asked in the online survey using Survey Monkey with a total of 26 responses received. The feedback forms were analysed to show the different viewpoints of club members (6 responses received) compared to non-club members (20 responses received). Due to the small sample received and the balance of non-club member responses versus club members, the results from this feedback can be interpreted as biased and should be interpreted as anecdotal only.

On average, club members indicated a mostly supportive or strongly supportive view of the concept plans and elements presented. However, this was not the case for non-club members with many having differing points of



view on concept plan elements.

Question 1 identified the difference between club members and nonmembers in regards to the broader master planning to include community initiatives. Although club members supported all four initiatives, both club members and non-club members seemed to be somewhat in accordance for the following two elements:

- Collaborating with local community organisations to re-purpose some of the facilities on the site for unique community initiatives (e.g. a community café, interpretation space of the history of the site as the Empire Games velodrome).
- Working with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.

Question 2 saw Club members showing the least support for the installation of bicycle parking facilities near the clubrooms. Club members responding positively to most of the elements with the strongest support for the following four:

- Convert the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.
- Remove existing bitumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area.
- Installation of four new LED lights at each corner of the football pitch.
- Demolish and rebuild the players' race from the change rooms (due to existing structural issues).

By contrast non-club members provided responses from both sides of the spectrum, with strong support for some of the elements, namely converting the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.



At question 3, club members indicated 'strong support' for all 4 elements relating to option one, whereas non-club members 'strongly opposed' these.

Elements for concept plan option 2 were proposed as part of question 4. Club members again indicating 'strong support' for all three elements. Compared to concept plan option 1, non-club members shifted to a more positive opinion in regards to these elements; in particular, 'strong support' was given to the refurbishment of the existing grandstand.

All answers given in question 5 were amalgamated to formulate a list of top responses. It is important to note that not all responses were supportive of the proposed plans. Some respondents mentioned completely different use of the stadium that did not revolve around soccer, as well as comments relating to the cancellation of FAFC's lease. However, it was agreed by most respondents that the stadium's heritage as a velodrome should be in some way, shape or form, remembered and reflected in the Master Plan. There was also strong support for a café so long as it is attractive and offers good quality products.

Question 6 asked respondents to make any other comments. As with question 5, all answers were amalgamated to formulate a list of top responses. Three responses related to the FAFC's lease and its cessation. In commenting on the two plans, whether Concept Plan Option 1 or 2, the following comments can be taken into consideration:

- Change name of the stadium (to reflect heritage)
- Respect heritage (Velodrome/Empire & Commonwealth Games)
- Do not remove mature trees (in or around the stadium)

Question 8 gathered respondent's demographic information. Question 9 gathered contact details, which can be found at Attachment 1.



2. Introduction

Floreat Athena Football Club (FAFC) is preparing a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent. The Master Plan will provide a vision for upgrades and development associated with the facility over the next 20 years. Dependant on the community feedback and the funding potential, it may consider a range of options for the future.

Planning Solutions and Jo Wilkie Consulting have been appointed by the Club to prepare the Master plan. ConsultWG, an independent organisation, has conducted community consultation to ensure that the community has an opportunity to input into the vision for this important project.

Feedback was invited from approximately 71 community members (of which 27 were club members) who indicated an interest in being kept informed of the Master Plan. The concept plans were also displayed on the Floreat Athena Football Club website. City of Vincent also made Twitter and Facebook posts to inform the community the concept plans were available for review. Feedback was sought for from 29 May – 12 June 2017 with a total of 26 responses being received. Due to the small sample received and the balance of non-club member responses versus club members, the results from this feedback can be interpreted as biased and should be interpreted as anecdotal only.

It may be noted that any feedback received is of an informal nature, as the City of Vincent have advised that it will formally advertise the final Master Plan in due course.

Following initial community feedback to ascertain community values in relation to Litis Stadium undertaken in February/March 2017, a second



feedback period was undertaken to interrogate two concept plan options developed to inform the Master Plan. This round of feedback afforded the project team with additional detail on the two concept plan options prepared. The following report provides the responses received, the data sets and a limited interpretation of results.

A full copy of the data sets can be found at Attachment 1.



3. Question Analysis

3.1. Question 1: As part of the broader Master Planning, the Club is preparing a Strategic Plan which proposes the following community initiatives. To what extent do you support these?

The project team has been researching and analysing ideas about how the existing facilities can incorporate more community uses. Primarily, these have been workshopped with local community groups and stakeholders. The feedback form sought comment on elements that have gathered the most interest with these groups.

The graphs below (Figures 1 and 2) show the responses for each group respectively. Club members either 'strongly supported' or 'supported' each of the initiatives, with a slight preference for the following:

- Collaborating with local community organisations to re-purpose some of the facilities on the site for unique community initiatives (e.g. a community café, interpretation space of the history of the site as the Empire Games velodrome).
- Working with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.

Non-club members showed strong support for the same two initiatives. However, it should be noted that some respondents 'strongly opposed' each of the initiatives.

<u>Club Members:</u> A total of 6 responded to this question. <u>Non - Club Members:</u> A total of 20 responded to this question.



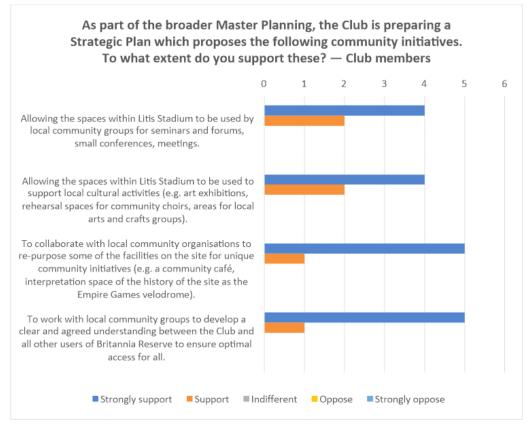


Figure 1: Responses to question 1 — Club members



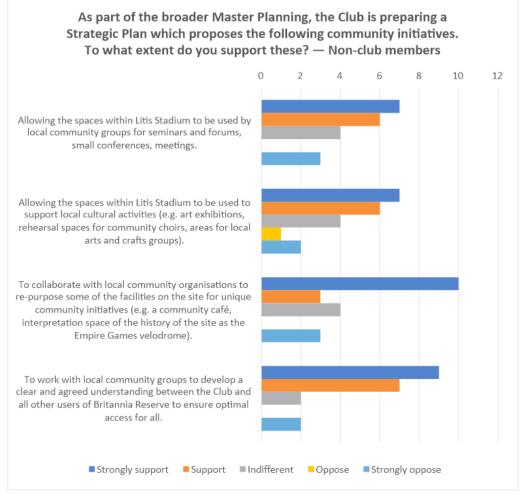


Figure 2: Responses to question 1 — Non-club members

The full dataset for this question can be found in Attachment 1.



3.2. Question 2: There are a number of key elements common to both Concept Plan Options, please rate your support for these key elements?

This question addressed common elements to both concept plans. The graphs at Figures 3 and 4 below show club members and non-club member responses respectively. Club members responded positively to most of the elements with the strongest support for the following four initiatives:

- Convert the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.
- Remove existing bitumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area.
- Installation of four new LED lights at each corner of the football pitch.
- Demolish and rebuild the players' race from the change rooms (due to existing structural issues).

Club members showed the least support for the installation of bicycle parking facilities near the clubrooms. By contrast non-club members provided responses from both sides of the spectrum, with strong support for some of the elements, namely converting the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.

<u>Club Members:</u> A total of 6 responded to this question. <u>Non - Club Members:</u> A total of 20 responded to this question.

The full dataset for this question can be found in Attachment 1.



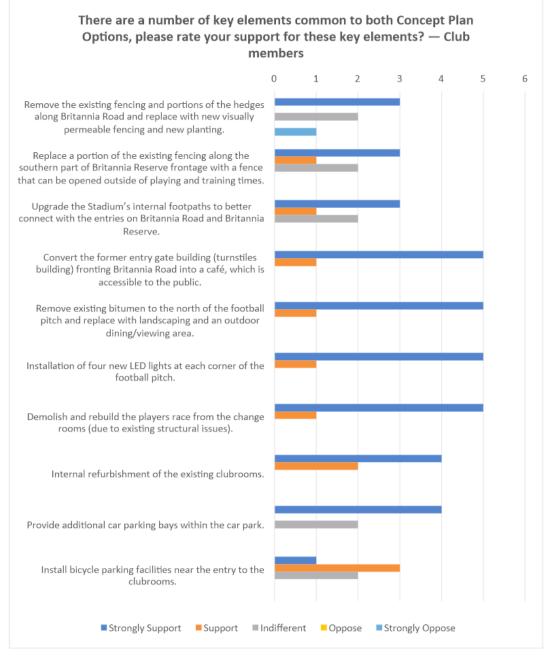


Figure 3: Responses to question 2 — Club members



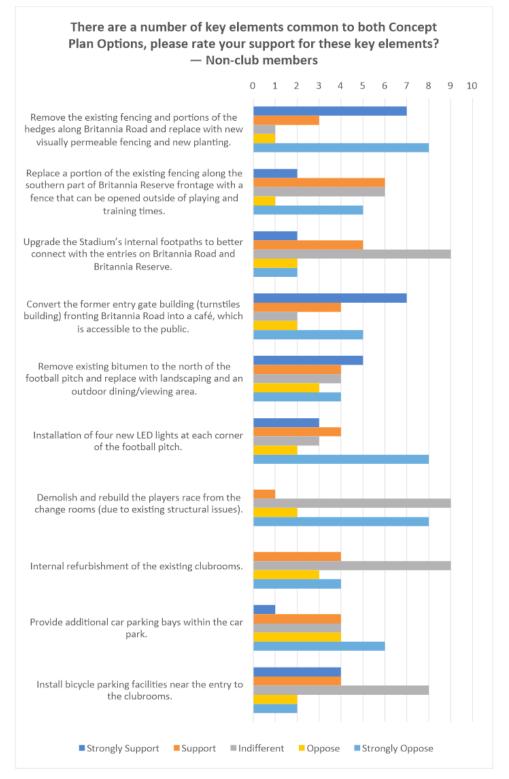


Figure 4: Responses to question 2 — Non-club members



3.3. Question 3: For Concept Plan Option 1, please rate your support for the following key elements?

Question three related specifically to Concept Plan Option 1 with responses from club members compared to non-club members. These initiatives generally related to items that are subject to funding. Here, club members indicated 'strong support' for all 4 elements relating to Option 1, whereas non-club members 'strongly opposed' these with the exception of new turf on the spectator's hill.

<u>Club Members:</u> A total of 6 responded to this question. <u>Non - Club Members:</u> A total of 20 responded to this question.



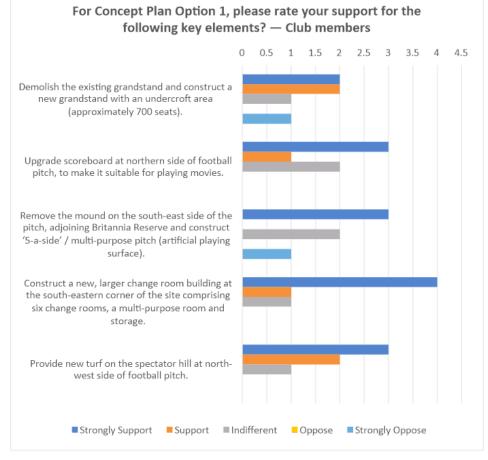


Figure 5: Responses to question 3 — Club members



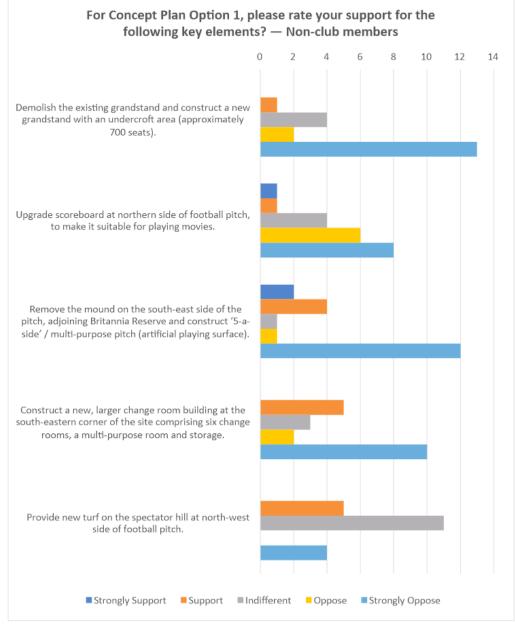


Figure 6: Responses to question 3 — Non-club members

The full dataset for this question can be found in Attachment 1.



3.4. Question 4: For Concept Plan Option 2, please rate your support for the following key elements?

Elements for Concept Plan Option 2 were proposed as part of this question. Club members again indicated 'strong support' for all three elements. Compared to Concept Plan Option 1, non-club members shifted to a more positive opinion in regards to these elements; in particular, 'strong support' was given to the refurbishment of the existing grandstand (internal refurbishment of under croft area, repair cracking in front three rows, replace existing seats).

<u>Club Members:</u> A total of 6 responded to this question. <u>Non - Club Members:</u> A total of 20 responded to this question.

The full dataset for this question can be found in Attachment 1.



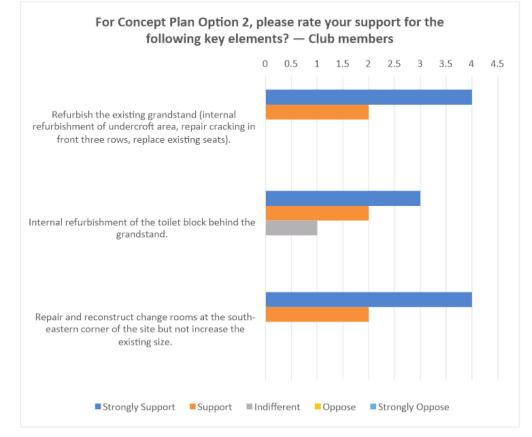


Figure 7: Responses to question 4 — Club members



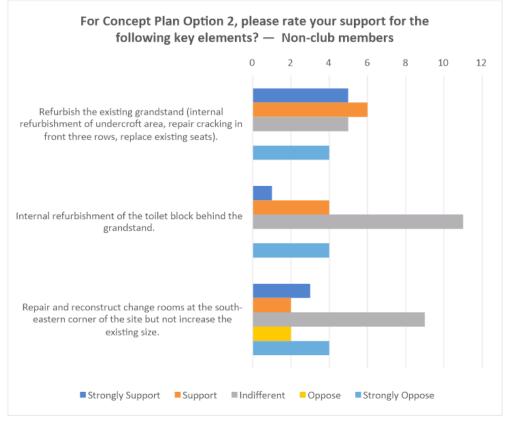


Figure 8: Responses to question 4 — Non-club members



3.5. Question 5: Do you have any other suggested improvements or modifications to the concept plans (list up to 5)?

Respondents to this question offered other suggestions in relation to the concept plans and/or other modifications. A total of 15 responses were received to this question, which translated into 65 individual ideas being mentioned. All answers given were amalgamated to formulate a list of top responses, summarised below. It is important to note that not all responses were supportive of the proposed plans. Some respondents mentioned completely different use of the stadium that did not revolve around soccer, as well as the cancellation of FAFC's lease. However, it was desired by most respondents that the stadium's heritage as a velodrome should be in some way, shape or form be remembered and reflected in the plans. There was also strong support for a café so long as it is attractive and offers good quality products.

<u>Club Members:</u> A total of 3 responded to this question; 3 skipped. <u>Non - Club Members:</u> A total of 12 responded to this question; 8 skipped.



Rank	Description	No. of	% of overall
		mentions	
1	Heritage should be remembered (or reflected) - Velodrome/Empire & Commonwealth Games.	10	15.38%
2	NOT to be used as a football stadium at all/belongs to community.	5	7.69%
3 #	 Coffee shop/café (attractive with good products/NOT reheated pies). Rename the stadium (i.e. Lake Monger Velodrome). 	4	6.15%
4	Keep hedge (or part thereof) — green buffer is good/noise amelioration.	3	4.62%
5#	 Community gym/public fitness centre. Community garden/orchard (plant fruit trees, herbs & vegies). Museum (1962 Commonwealth Games). Cancel Athena FC's lease/seek alternate premises. 	2	3.08%

Summary of top reponses:

Where more than one element is stated above it, they are of equal

ranking.

The full dataset for this question can be found in Attachment 2.



3.6. Question 6: Do you have any other comments to make in relation to the Litis Stadium Concept Plans?

Question 6 asked respondents to make any other comments. A total of 15 responses were received, translating into 41 individual ideas. As with question 5, all answers were amalgamated to formulate a list of top responses, summarised below. The top response related to the FAFC's lease, namely non-guarantee thereof. Following this, six responses were each mentioned twice. In commenting on the two plans, whether Concept Plan Option 1 or 2, the following comments can be taken into consideration:

- Change name of the stadium (to reflect heritage)
- Respect heritage (Velodrome/Empire & Commonwealth Games)
- Do not remove mature trees (in or around the stadium)

<u>Club Members:</u> A total of 3 responded to this question; 3 skipped. Non - Club Members: A total of 12 responded to this question; 8 skipped.



Rank	Description	No. of mentions	% of overall
1	End lease/Floreat Athena FC has no ongoing claim or tenure/no guarantee of future lease of FAFC (based on City of Vincent statements regarding its lease).	3	7.32%
2#	 Vincent statements regarding its lease). Ratepayers do NOT want to pay for something they won't use (should be at the expense of the club itself). NO City funds to pay for capital works (the club to be responsible for maintenance & renewal of capital infrastructure). Return to community (not for use as a soccer stadium). Change name of the stadium (to reflect heritage). Respect heritage (Velodrome/Empire & Commonwealth Games). 	2	4.88%
	- Do not remove mature trees (in or around the stadium).		

Summary of top reponses:

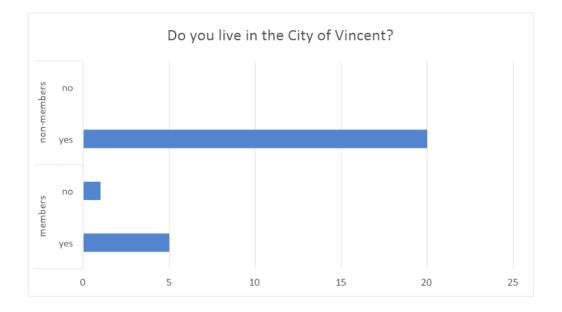
Where more than one element is stated above it, they are of equal ranking.

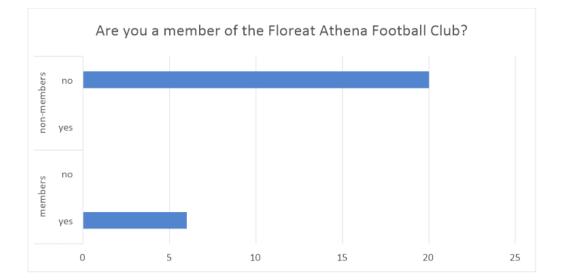
The full dataset for this question can be found in Attachment 2.



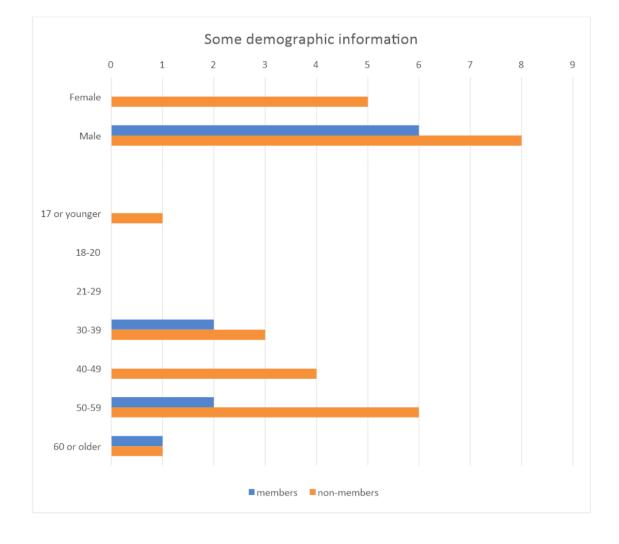
4. Demographic Information.

4.1. Question 7: Now a little bit about you.









4.2. Q8: Demographic Information

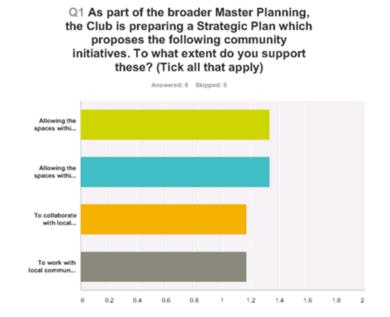


5. ATTACHMENT 1 - FEEDBACK FORM DATA SETS

5.1. All questions — Club members

Concept Plan Options - Litis Stadium Master Plan

SurveyMonkey

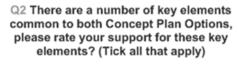


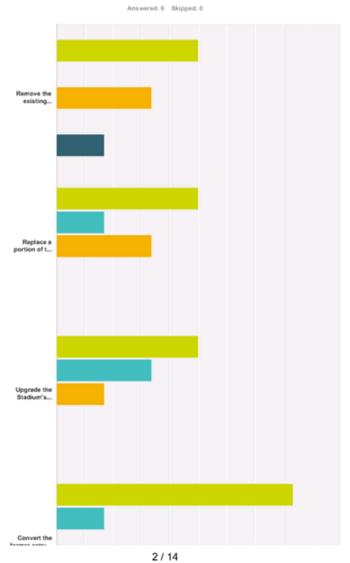
	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Total	Weighted Average
Allowing the spaces within Lifs Stadium to be used by local community groups for seminars and forums, small conferences, meetings.	66.67% 4	33.33% 2	0.00% 0	0.00% 0	0.00% 0	6	1.3
Allowing the spaces within Liss Stadium to be used to support local outsural activities (e.g. art exhibitions, rehearsal spaces for community choirs, areas for local arts and crafts groups).	66.67% 4	33.33% 2	0.00% 0	0.00% 0	0.00% 0	6	1.3
To collaborate with local community organisations to re-purpose some of the facilities on the site for unique community initiatives (e.g. a community carlé, interpretation space of the history of the site as the Empire Games velodrome).	83.33% 5	16.67% 1	0.00% 0	0.00% O	0.00% 0	6	1,1
To work with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.	83.33% 5	16.67% 1	0.00% 0	0.00% 0	0.00% 0	6	1.1

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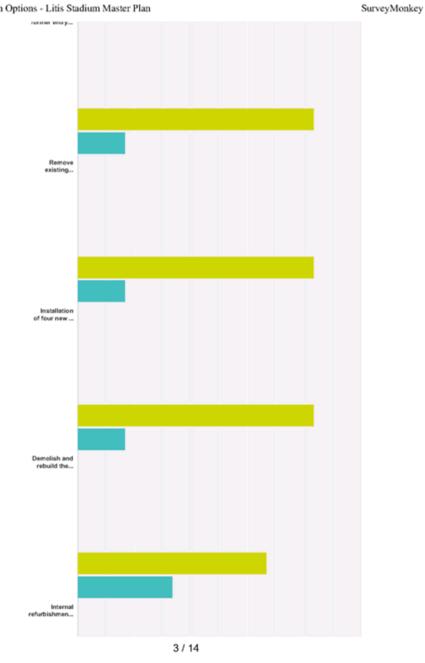


SurveyMonkey

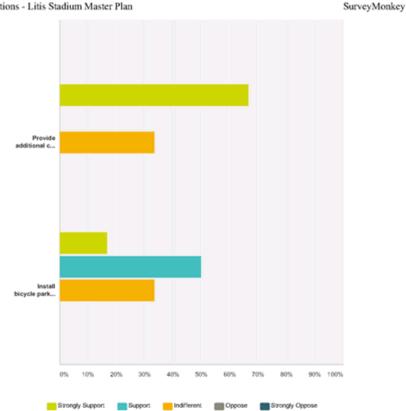












Concept	Plan On	tions - 1	itis	Stadium	Master	Plan
Concept	Fian Op	nuons - i	JUS	Stautum	viasici	FIGU

Support Indifferent Oppose Total Strongly Support Strongly Oppose Remove the existing fencing and portions of the hedges along Britannia Road and replace with new visually permeable fencing and new planting. 50.00% 0.00% 33.33% 0.00% 16.67% 6 Replace a portion of the existing fencing along the southern part of Britannia Reserve 16.67% 50.00% 33.33% 0.00% 0.00% frontage with a fence that can be opened outside of playing and training times. б Upgrade the Stadium's internal footpaths to better connect with the entries on Britannia 50.00% 33.33% 16.67% 0.00% 0.00% Road and Britannia Reserve. 6 Convert the former entry gate building (turnsfiles building) fronting Britannia Road into a café, which is accessible to the public. 83.33% 16.67% 0.00% 0.00% 0.00% 6 Remove existing bitumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area. 83.33% 16.67% 0.00% 0.00% 0.00% 6 Installation of four new LED lights at each corner of the football pitch. 83.33% 16.67% 0.00% 0.00% 0.00% 6 Demolish and rebuild the players race from the change rooms (due to existing 83.33% 16.67% 0.00% 0.00% 0.00% 6 structural issues).

4 / 14



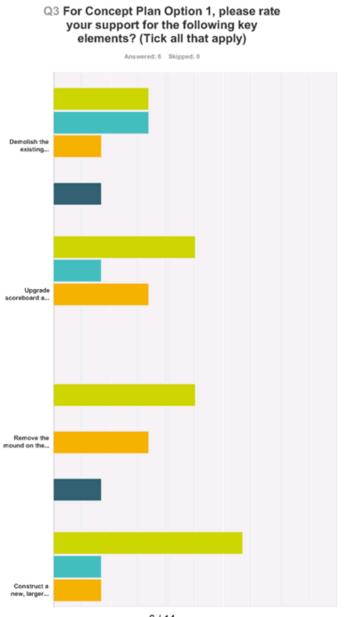
Concept Plan Options - Litis Stadium Master Plan		5	SurveyMonkey			
Internal refurbishment of the existing clubrooms.	66.67% 4	33.33% 2	0.00% 0	0.00% 0	0.00% 0	6
Provide additional car parking bays within the car park.	66.67% 4	0.00% 0	33.33% 2	0.00% 0	0.00% 0	e
Install bicycle parking facilities near the entry to the dubrooms.	16.67%	50.00% 3	33.33% 2	0.00% 0	0.00% 0	e

5/14



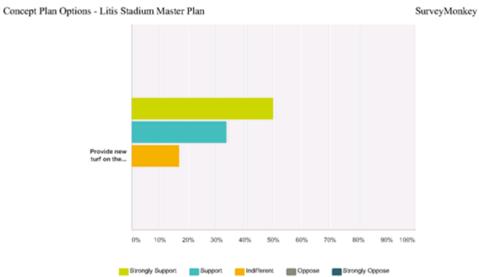
SurveyMonkey

Concept Plan Options - Litis Stadium Master Plan



6/14

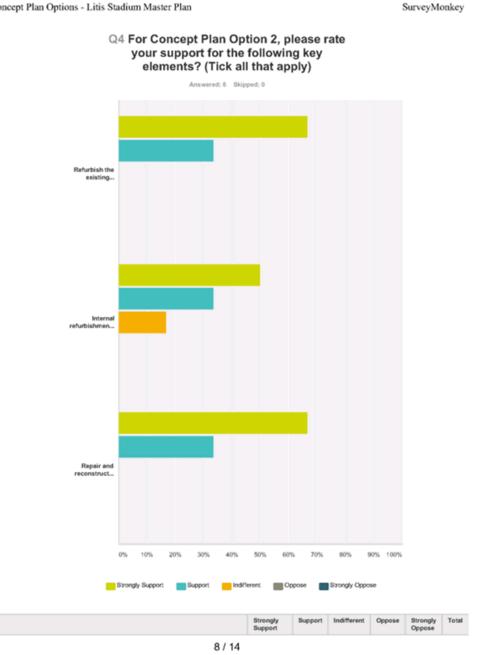




	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Tota
Demolish the existing grandstand and construct a new grandstand with an undercroft area (approximately 700 seats).	33.33% 2	33.33% 2	16.67% 1	0.00% 0	16.67% 1	
Upgrade scoreboard at northern side of football pitch, to make it suitable for playing movies.	50.00% 3	16.67%	33.33% 2	0.00% O	0.00% 0	
Remove the mound on the south-east side of the pitch, adjoining Britannia Reserve and construct '5-a-side' / multi-purpose pitch (artificial playing surface).	50.00% 3	0.00% 0	33.33% 2	0.00% 0	16.67% 1	
Construct a new, larger change room building at the south-eastern corner of the size comprising six change rooms, a multi-purpose room and storage.	66.67% 4	16.67%	16.67% 1	0.00% 0	0.00% 0	
Provide new turl on the spectator hill at north-west side of football pitch.	50.00%	33.33%	16.67%	0.00%	0.00%	

7/14







SurveyMonkey

					-	-
Refurbish the existing grandstand (internal refurbishment of undercroft area, repair	66.67%	33.33%	0.00%	0.00%	0.00%	6
cracking in front three rows, replace existing seats).	4	2	0	O	0	
Internal refurbishment of the toilet block behind the grandstand.	50.00% 3	33.33% 2	16.67% 1	0.00% 0	0.00% 0	6
Repair and reconstruct change rooms at the south-eastern corner of the site but not	66.67%	33.33%	0.00%	0.00%	0.00%	6
increase the existing size.	4	2	0	0	0	

9/14



SurveyMonkey

Q5 Do you have any other suggested improvements or modifications to the concept plans (list up to 5)?

Answered: 3 Skipped: 3

Answer Choices	Responses	
t.	100.00%	3
2.	100.00%	3
3.	66.67%	2
4,	66.67%	2
5.	33.33%	1

8	1.	Date
1	Separate Committee to run the football operations	6/8/2017 8:19 AM
2	Community garden orchard or the like in the top Northen corner	5/29/2017 5:26 PM
3	Could also plant fruit trees herbs vegetables that could be used by the cafe to use in the food they prepare	5/29/2017 5:19 PM
8	2.	Date
1	Separate Committee to run the bar and kicsk	6/8/2017 8:19 AM
2	Buy in form other community stateholders like schools, charities, NGO's and the like	5/29/2017 5:26 PM
3	Due to the future cafes history of the velocirome and commonwealth games we could also do Bike Hire that would allow people to be dropped off then ride into the city, Many bike paths link up near Liss stadium and could also even make it a car pooling point for people that go into work as the carpark is relatively unused during the day	5/29/2017 5:19 PM
8	3.	Date
1	Separate Committee to run events	6/8/2017 8:19 AM
2	Modern seating that includes solar powered device chargers and wifi	5/29/2017 5:26 PM
8	4.	Date
1	Separate Committee to run fundraising options	6/8/2017 8:19 AM
2	Coffee shop seems very popular	5/29/2017 5:26 PM
8	6.	Date
1	Don't remove the hedge fully, green buffer is good	5/29/2017 5:26 PM

10/14



SurveyMonkey

Q6 Do you have any other comments to make in relation to the Litis Stadium Concept Plans?

Answered: 3 Skipped: 3

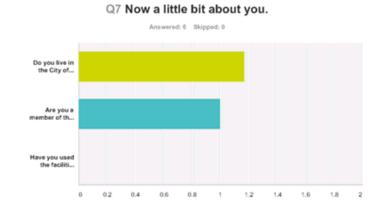
8	Responses	Date
1	Looks good would need a lot of money. What to do first.	6/8/2017 8:19 AM
2	They are all great concepts and I would like to see Floreat Athena remain at Litis Stadium because it is fair and just! The council has invested a lot of money at Dorian Gardens and allowed Perth Soccer club to remain there for many years to come. I hope the Town of Vincent consider Floreat Athena a worthy club in similar fashion to Perth and allow Floreat Athena to remain at Litis Stadium.	6/2/2017 5:53 AM
3	This is an important facility for WA football and potentially more sports, the lack of appropriate venues is noted by Governments. Council needs to invest. There also needs to be a balance with Council expectations and realistic about the possible contributions form grass roots clubs designed to run grass roots clubs in essentially a community based nature and not large commercial entities.	5/29/2017 5:26 PM

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SurveyMonkey

Concept Plan Options - Litis Stadium Master Plan

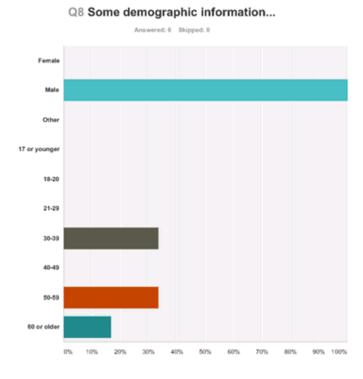


	Yes	No	Total	Weighted Average
Do you live in the City of Vincent?	83.33%	16.67%		
	5	1	6	1,17
Are you a member of the Floreat Athena Football Club?	100.00%	0.00%		
	6	0	6	1.00
Have you used the facilities at Litis Stadium before?	0.00%	0.00%		
	0	0	0	0.00

12/14



SurveyMonkey



Answer Choices	Responses	
Female	0.00%	0
Male	100.00%	6
Other	0.00%	0
17 or younger	0.00%	0
18-20	0.00%	0
21-29	0.00%	0
30-39	33.33%	2
40-49	0.00%	0
50-59	33.33%	2
60 or older	16.67%	1
Total Respondents: 6		

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SurveyMonkey

Q9 CONTACT DETAILS: If you would like us to keep in touch, please provide your contact details so we can send you project updates and consult with you on the concept plans as they develop.

Answered: 4 Skipped: 2

Answer 0	Choices	Responses	Responses					
Nam	181	100.00%						
Phone: Emailaddress:		100.00%						
		100.00%	4					
	Name:		Date					
1	Andrew Kallis		/8/2017 8:19 AM					
2	GAETANO (GUY) ANZA		/2/2017 5:53 AM					
3	nicholaos tsadilas	6	/1/2017 1:23 PM					
4	Con Poulios	5	(29/2017 5:19 PM					
8	Phone:	1	late					
1	0414944867	6	8/2017 8:19 AM					
2	0466 722 236	6	/2/2017 5:53 AM					
3	0419666284	6	/1/2017 1:23 PM					
4	0411184667	5	/29/2017 5:19 PM					
8	Email/address:	1	late					
1	andrew_kailis@yahoo.com.au	6	8/2017 8:19 AM					
2	gaetano.lucia.anza@iinet.net.au	6	/2/2017 5:53 AM					
3	sales@sinikka.com	6	/1/2017 1:23 PM					
4	cpoulios@definitionhealthclub.com.au	5	(29/2017 5:19 PM					

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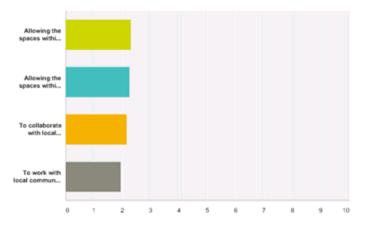
5.2. All questions — Non-club members

Concept Plan Options - Litis Stadium Master Plan

SurveyMonkey

Q1 As part of the broader Master Planning, the Club is preparing a Strategic Plan which proposes the following community initiatives. To what extent do you support these? (Tick all that apply)





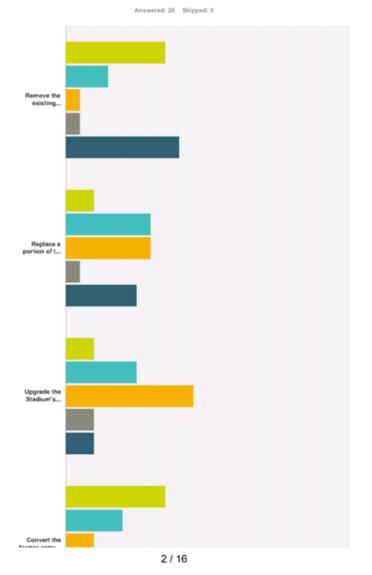
	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Total	Weighted Average
Allowing the spaces within Litis Stadium to be used by local community groups for seminars and forums, small conferences, meetings.	35.00% 7	30.00% 6	20.00% 4	0.00% 0	15.00% 3	20	2.30
Allowing the spaces within Litis Stadium to be used to support local outraral activities (e.g. art exhibitions, rehearsal spaces for community choirs, areas for local arts and crafts groups).	35.00% 7	30.00% 6	20.00% 4	5.00% 1	10.00% 2	20	2.25
To collaborate with local community organisations to re-purpose some of the facilities on the site for unique community initiatives (e.g. a community café, interpretation space of the history of the site as the Empire Games vefodrome).	50.00% 10	15.00% 3	20.00% 4	0.00% O	15.00% 3	20	2.15
To work with local community groups to develop a clear and agreed understanding between the Club and all other users of Britannia Reserve to ensure optimal access for all.	45.00% 9	35.00% 7	10.00% 2	0.00% O	10.00% 2	20	1.95

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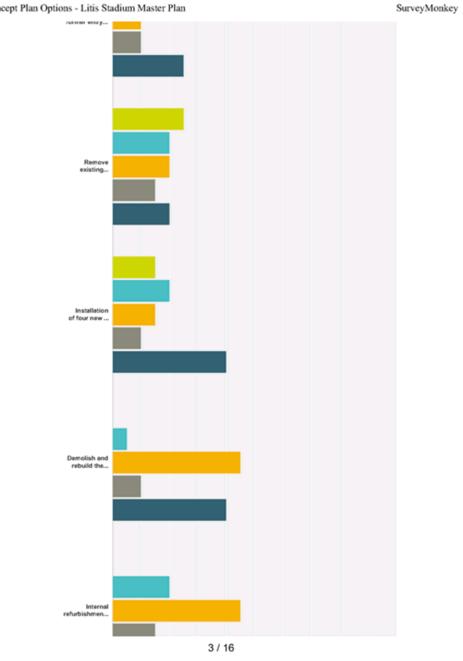


SurveyMonkey

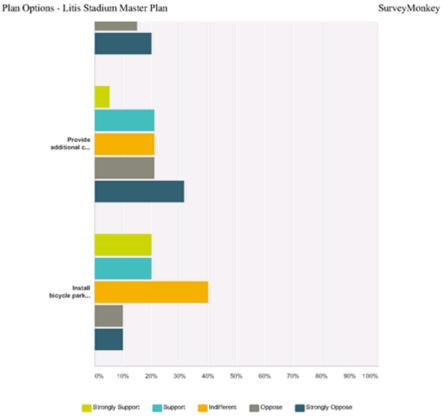
Q2 There are a number of key elements common to both Concept Plan Options, please rate your support for these key elements? (Tick all that apply)











	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Total
Remove the existing fencing and portions of the hedges along Britannia Road and replace with new visually permeable fencing and new planting.	35.00% 7	15.00% 3	5.00% 1	5.00%	40.00% 8	20
Replace a portion of the existing fencing along the southern part of Britannia Reserve frontage with a fence that can be opened outside of playing and training times.	10.00% 2	30.00% 6	30.00% 6	5.00%	25.00% 5	2
Upgrade the Stadium's internal footpaths to better connect with the entries on Britannia Road and Britannia Reserve.	10.00% 2	25.00% 5	45.00% 9	10.00% 2	10.00% 2	2
Convert the former entry gate building (turnstiles building) fronting Britannia Road into a café, which is accessible to the public.	35.00% 7	20.00% 4	10.00% 2	10.00%	25.00% 5	2
Remove existing bitumen to the north of the football pitch and replace with landscaping and an outdoor dining/viewing area.	25.00% 5	20.00% 4	20.00%	15.00% 3	20.00% 4	2
Installation of four new LED lights at each corner of the football pitch.	15.00% 3	20.00% 4	15.00% 3	10.00%	40.00% 8	2
Demolish and rebuild the players race from the change rooms (due to existing structural issues).	0.00%	5.00%	45.00% 9	10.00%	40.00% 8	2

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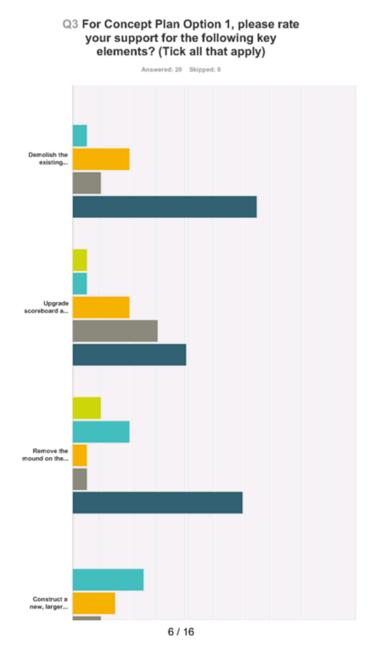
Concept Plan Options - Litis Stadium Master Plan		SurveyMonkey				
Internal refurbishment of the existing clubrooms.	0.00%	20.00%	45.00%	15.00%	20.00%	
	0	4	9	3	4	20
Provide additional car parking bays within the car park.	5.26%	21.05%	21.05%	21.05%	31.58%	
	1	4	4	4	6	1
Install bicycle parking facilities near the entry to the clubrooms.	20.00%	20.00%	40.00%	10.00%	10.00%	
	4	4	8	2	2	2

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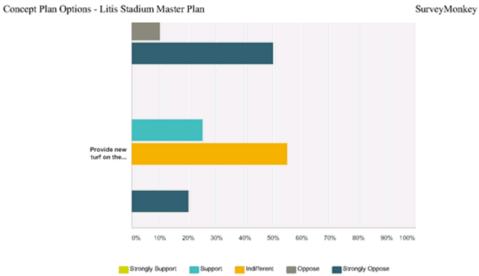


SurveyMonkey

Concept Plan Options - Litis Stadium Master Plan



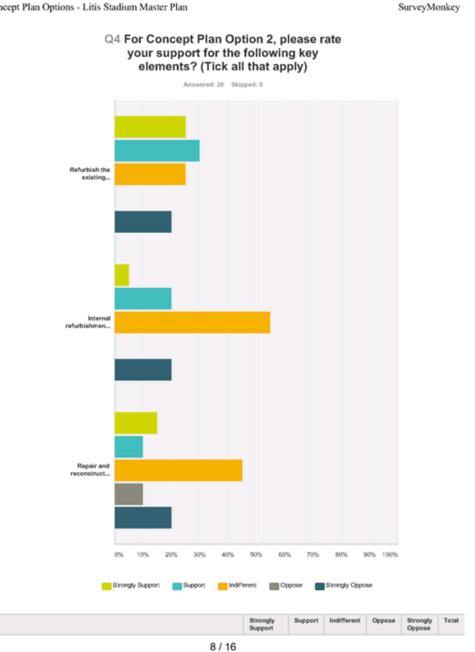




	Strongly Support	Support	Indifferent	Oppose	Strongly Oppose	Tota
Demolish the existing grandstand and construct a new grandstand with an undercroft area (approximately 700 seats).	0.00% 0	5.00% 1	20.00%	10.00% 2	65.00% 13	20
Upgrade scoreboard at northern side of football pitch, to make it suitable for playing movies.	5.00%	5.00%	20.00% 4	30.00% 6	40.00% 8	20
Remove the mound on the south-east side of the pitch, adjoining Britannia Reserve and construct '5-a-side' / multi-purpose pitch (artificial playing surface).	10.00%	20.00% 4	5.00%	5.00%	60.00% 12	20
Construct a new, larger change room building at the south-eastern corner of the size comprising six change rooms, a multi-purpose room and storage.	0.00% 0	25.00% 5	15.00% 3	10.00% 2	50.00% 10	20
Provide new turl on the spectator hill at north-west side of football pitch.	0.00%	25.00% 5	55.00%	0.00%	20.00%	2

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					-	-
Refurbish the existing grandstand (internal refurbishment of undercroft area, repair	25.00%	30.00%	25.00%	0.00%	20.00%	20
cracking in front three rows, replace existing seats).	5	6	5	0	4	
Internal refurbishment of the toilet block behind the grandstand.	5.00% 1	20.00% 4	55.00% 11	0.00% 0	20.00% 4	20
Repair and reconstruct change rooms at the south-eastern corner of the site but not	15.00%	10.00%	45.00%	10.00%	20.00%	20
increase the existing size.	3	2	9	2	4	

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Q5 Do you have any other suggested improvements or modifications to the concept plans (list up to 5)?

Answered: 12 Skipped: 8

Answer Choices	Responses	
4.	100.00%	12
2.	91.67%	11
3.	75.00%	9
4.	58.33%	7
5.	33.33%	4

	1.	Date
1	its heritage needs to be remembered	6/12/2017 4:33 PM
2	This property's use should not be a football stadium at all!	6/12/2017 4:27 PM
3	the stadium name needs to be renamed to reflects it's heritage	6/12/2017 3:50 PM
4	Restore the original Grandstand to use inside as a homage/museum for 1962 Perth Commonwealth Games	6/12/2017 11:09 AM
5	Do not make alterations to the stradium.	6/11/2017 9:30 PM
6	The Lake Monger Velodrome grandstand is fundamental to the site's heritage and must not be demolished, altered or changed under any circumstances!!	6/11/2017 12:50 PM
7	Retain hedges on Britannia Rd as they provide noise amelioration for residents.	6/10/2017 12:04 PM
8	increase parking where existing parking is on the westside, there is a lot of wasted greenspace there and this will help eliminate cars parked on suburban runoff streets	6/7/2017 1:13 PM
9	Upgrade the car park entry from Britannia Road at the north west corner of the stadium	6/6/2017 8:05 AM
10	detail projected costs and projected funding sources	6/4/2017 7:48 AM
11	I have opposed demolishing the mound as I do not want trees damaged or removed if the mound could be removed without such damage I would support it.	5/31/2017 11:53 AM
12	Cafe only of value if products and environment are attractive, not reheated pies not a game day cafe.	5/31/2017 11:07 AM
	2.	Date
1	community gym	6/12/2017 4:33 PM
2	Athena has no assured lease at this site at all and it does not own the property - where are the other non-football options?	6/12/2017 4:27 PM
3	cafe & museum	6/12/2017 3:50 PM
4	Remove the soccer field and use space for community adventure playground or interactive play space	6/12/2017 11:09 AM
5	The place should not be used for soccer at all, it belongs to the community	6/11/2017 9:30 PM
6	The cyclist's (players') race is also part of the site's heritage and must not be removed but should be repaired.	6/11/2017 12:50 PM
7	more integration with Britannia park	6/7/2017 1:13 PM
8	Demolish the existing changerooms and raceway in favour of consolidating these within the main lease site.	6/6/2017 8:05 AM
9	detailhow post-plans use by comunity groups would be effected	6/4/2017 7;48 AM
10	No removal of mature trees	5/31/2017 11:53 AM
11	Support viewing "windows" along Brittannia boundary but maintain green screen on rest for neighbours benefit	5/31/2017 11:07 AM
	3.	Date

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1	could be used for tourism purposes , being so close to lake monger	6/12/2017 4:33 PM
2	The property should be renamed back to the Lake Monger Velodrome to respect its history and origins. Litis did not build it and does not own the site!	6/12/2017 4:27 PM
3	public fitness centre , similar to claremont oval redevelopment	6/12/2017 3:50 PM
4	Soccer does not belong at this venue it was only intended to be a temporary lease that was extended multiple times	6/12/2017 11:09 AM
5	Restore the place true name as Lake Monger Velodrome.	6/11/2017 9:30 PM
6	Any conversion of the gate building on Britannia Rd into a cafe must not aber its design or form and respect its heritage as the main Velodrome public entry gates.	6/11/2017 12:50 PM
7	Sports lighting to be constructed to avoid light spillage	6/6/2017 8:05 AM
8	what cost-benefit analyses have been conducted?	6/4/2017 7:48 AM
9	Cafe must be attractive for all week use and supply good products.	5/31/2017 11:53 AM
8	4.	Date
1	The entire concepts are biased only to the Football Club, which is only leasing the site and has no guaranteed tenure by end 2017 (see below for Vincent's position)	6/12/2017 4:27 PM
2	velodrome needs to be remembered and the part it played , hossing the 1962 Empire Games	6/12/2017 3:50 PM
3	Do not waste funds upgrading change rooms as the Athena lease should be cancelled and soccer moved to another location	6/12/2017 11:09 AM
4	These plans do not respect the history of the place it was not built for soccer it is a commonwealth games venue.	6/11/2017 9:30 PM
5	This site is not Athena's property nor owned by Litis, and its name should be restored to the Lake Monger Velodrome which is why the property exists.	6/11/2017 12:50 PM
6	provide sound baffling along the boundary with Britannia Road (or cease hosting night games)	6/6/2017 8:05 AM
7	Access from cale to playground in Britannia reserve	5/31/2017 11:53 AM
8	6.	Date
1	The Football Club should seek and buy a property more suitable for its needs instead of hijacking and destroying a Community-owned asset for its own purposes.	6/12/2017 4:27 PM
2	Athena should not spend any money at all as they are just the lessee. The lessor is City of Vincent which owns this property and has no obligation to Athena holding the lease.	6/12/2017 11:09 AM
3	The lease to Athena club should be terminated. This place belongs to the ratepayers of Vincent	6/11/2017 9:30 PM
4	Almost nothing in these concept plans respects the site's heritage. Its heritage should be restored honoured and preserved not removed and destroyed.	6/11/2017 12:50 PM

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SurveyMonkey

Q6 Do you have any other comments to make in relation to the Litis Stadium Concept Plans?

Answered: 12 Skipped: 8

8	Responses	Date
1	The name of the stadium needs to be changed to reflect its heritage	6/12/2017 4:33 PM
2	Florest Athena has no ongoing claim or tenure at this property (which it does not own). City of Vincent has published 2 clear statements regarding the FAFC lease: 1.) The granting of the short term lease to enable preparation of a Master Plan is in no way a guarantee that the Council will grant a future lease or allow the Club to termain in occupation of the leased premises beyond 31 December 2017. 2.) The Club has also been advised that the funding model should not rely on contributions from the City of Vincent or the Department of Sport and Recreation given the limited availability of capital funds. These concepts conflict with both those statements by claiming the Velodrom's primary use must remain a football stadium and that the plans will all be funded by Government grants and other handouts'.	6/12/2017 4:27 PM
ŀ	The plans have completely ignored the clear community mandate that Athena lease should be ended and the Velodrome used for other community purposes and not used as a soccer stadium.	6/12/2017 11:09 AM
4	These concepts are based on the leaseholder assuming they have an entitlement to this property as a soccer ground. That is not its function or purpose or heritage. It is not the property of the leaseholder and should be returned to community use which respects it's heritage. It was a Velodrome for the Commonwealth Games in Perth. It is not and never should have been made into a permanent soccer ground. Other uses should be explored which respect its heritage and cater to the whole local community not just soccer players.	6/11/2017 9:30 PM
5	Concerns about increased noise with new development as facilities will be used more often day and light, and with removal of hedging which at least provides some break in noise. Concerns about funding from T of V therefore ratepayers paying more. Possible disruption to Britzania road and park on western side. Movies - increased disruption to local residents. Noise is big factor when hiring venue and carnivals such as the soccer games early in the year.	6/11/2017 3:47 PM
6	Athena only lease this site and DO NOT own it and as such it IS NOT primarily a soccer venue, it is the local community's property. It was built as a cycling velodrome for Perth's 1962 British Empire & Commonwealth Games and should respect and honour that heritage, it would never have existed otherwise. Its name should also respect that heritage. The Lisis name should be dropped and restored to the Lake Monger Velodrome to respect its history. These concept plans do not consider any other option other than being a soccer venue and as such have a major flaw. I totally reject both concepts on that basis.	6/11/2017 12:50 PM
7	Don't want to be paying rates for something unusable by the public or that will be impacing on the nearby surrounding streets with cars overflowing onto the streets. Fair enough some things will need to be repaired and updated, but is this not at the expense of the club itself, not ratepayers?	6/7/2017 1:13 PM
8	1. Carlé. The provision of a public carlé on public reserve contravenes the intent a vesting of the public reserve for recreation and potentially is unlair competition to existing carle's in the vicinity. If a carlé is to be provided on the reserve it (a) should be provided and managed by the City, (b) be charged a commercial lease rate for the land, (c) be directly accessible to all clubs and public - not linked to the football; 2. Clearing of remnant native vegetation is opposed; 3.Review the fiquor license and operating hours of the bar facilities with a view to limiting and better controlling inappropriate behaviours, riccs (yes the rict squad has attended at least once) and other antisocial behaviours. 4. Refurbishment of the tailets and grandstand is not to increase capacity of the venue. 5. Provide a traffic impact statement. 6. The dub to be responsible for owning, maintaining and renewal of any capital infrastructure on the site - no more City funds to pay for capital work; 7. No City funds to be invested in this project unless a real tangible income or benefit to the community is being provided.	6/6/2017 8:05 AM
9	the questions posed are blatandy self-serving, they do not provide details of funding, community access, consideration of the sumounding residents, no consideration of vehicle access, no understanding of the wider community, this stadium is an anachronism, club would be better to consider a code-share venue at one of the already-exissing ovals already subsidised by the town of vincent, this facility has no cultural or historic merit.	6/4/2017 7:48 AM
10	Do this at your own cost not using ratepayers money. Consult locals in an open forum. Limit use of ground water for surf. Allow locals free access to games. Use stadium grounds for practice sessions as opposed to Britannia oval.	6/1/2017 4:11 PM
11	No removal of mature trees in or around stadium,	5/31/2017 11:07 AM

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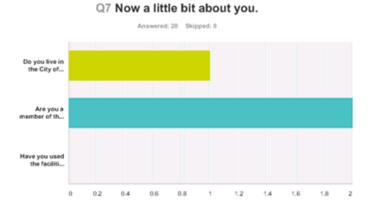
Concept I	SurveyMonkey	
12	Please leave trees and hedges alone. You may replace the fence as per your plan but the hedge and trees MJST NOT be touched. Obviously you will look to have the licensed areas extended beyond the current bar area. If you intend to do this it MJST be included in your Master Plan NOW and not introduced by stealth at a later date! I suggest that you re-issue the Master Plan with those details included.	5/30/2017 8:50 AM

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SurveyMonkey

Concept Plan Options - Litis Stadium Master Plan

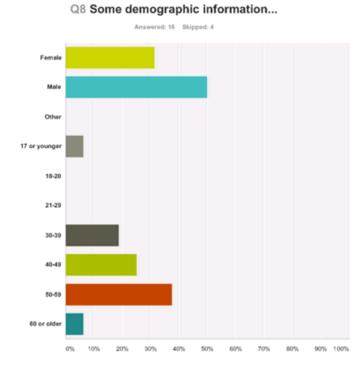


	Yes	No	Total	Weighted Average
Do you live in the City of Vincent?	100.00%	0.00%		
	20	0	20	1.00
Are you a member of the Floreat Athena Football Club?	0.00%	100.00%		
	0	20	20	2.00
Have you used the facilities at Litis Stadium before?	0.00%	0.00%		
	0	0	0	0.00

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SurveyMonkey



Concept Plan Options - Litis Stadium Master Plan	

Answer Choices	Responses	
Female	31.25%	5
Male	50.00%	8
Other	0.00%	0
17 or younger	6.25%	1
18-20	0.00%	0
21-29	0.00%	0
30-39	18.75%	3
40-49	25.00%	4
50-59	37.50%	6
60 or older	6.25%	1
Total Respondents: 16		

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SurveyMonkey

Q9 CONTACT DETAILS: If you would like us to keep in touch, please provide your contact details so we can send you project updates and consult with you on the concept plans as they develop.

Answered: 8 Skipped: 12

Answer C	Choices	Responses	
Name:		100.00%	
Phor	ne:	62.50%	
Emai	il/address:	100.00%	
,	Name:		Date
1	Mark R		6/12/2017 8:47 PM
2	mark bertolini		6/12/2017 3:50 PM
3	Giuls		6/7/2017 1:13 PM
4	Graham Lantzke		6/6/2017 8:05 AM
5	Kirsten Hopkins		6/1/2017 4:11 PM
6	Linda Langoulant		5/31/2017 11:53 AM
7	Mick Langoulan:		5/31/2017 11:07 AM
8	Claude Scivolo		5/30/2017 8:50 AM
8	Phone:		Date
1	0419924871		6/12/2017 3:50 PM
2	0430951126		6/7/2017 1:13 PM
3	0499072953		6/6/2017 8:05 AM
4	0432358070		5/31/2017 11:53 AM
5	6161 6597		5/31/2017 11:07 AM
	Email/address:		Date
1	mark f1gp@gmail.com		6/12/2017 8:47 PM
2	mark@bertolini.com.au		6/12/2017 3:50 PM
3	giuls_22@hotmail.com		6/7/2017 1:13 PM
4	glantzke@inet.net.au		6/6/2017 8:05 AM
5	k_upshall@inet.net.au		6/1/2017 4:11 PM
6	Irhatiricki@hotmail.com		5/31/2017 11:53 AM
7	Irhattrick@hotmail.com		5/31/2017 11:07 AM
8	claudescivolo@hosmail.com		5/30/2017 8:50 AM

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6. ATTACHMENT 2 – Questions 5 and 6 response breakdowns

Question 5 — response breakdown				
<u>Catezory</u> Committees (separate)	Description to run the football operations	no. of mentions	%.iof.everall) 1.54%	Rank
Constantines (rebenate)	to run the bar & kiosk		1.54%	
	to nun events		1.54%	
	to run fundraising options	i	1.54%	
Collaboration/partnenships/funding	buy-in from community stakeholders (i.e. schools, charities & NGOs)	1	1.54%	
	projected costs & funcing sources (details)	1	1.54%	
	details on how community groups would be effected by 'post-plans'	1	1.54%	
	could be used for tourism	1	1.54%	
	cost-benefit analysis	1	1.54%	
Services/community involvement	bike hire (many bike paths link to the area)	1	1.54%	
	car-pooling point (as car park is relatively unused)	1	1.54%	
	collise shop/cale (attractive with good products/NOT reheated pies)	4	6.15%	3
	community gym/public fitness centre	2	3.08%	5
	community garden/orchard (plant fruit trees, herbs & vegles)	2	3.08%	5
	other non-footbell options	1	1.54%	
	community adventure playground/interactive play space	1	1.54%	
	access from café to playground in Britannia Reserve	1	1.54%	
Upgrades/modifications (to stadium/surround	s/fencing) modern seating that includes solar device chargers & will	1	1.54%	
Upgrades/modifications (to stack-m/surround	heritage should be remembered (or reflected) - Velodrome/Impire & Con	e 30	15.38%	1
Upgrades/Imodifications (to stadium/surround	heritage should be remembered (or reflected) - Velodrome/Impire & Cor rename the stadium (i.e. Lake Monger Velodrome)	a 30 -4	15.38% 6.15%	3
Upgrades/inodifications (to stadium/surround	heritage should be remembered (or reflected) - Velodrome/Empire & Cor rename the stadium (i.e. Lake Monger Velodrome) keep hedge (or part thereof) — green buffer is good/noise amelioration	e 10 -4 -3	15.38% 6.15% 4.62%	
Upgrades/modifications (to statium/surround	heritage should be remembered (or reflected) - Velocinore/terpire & Co- revene the stackue (i.e., uke Monger Velocinore) keep-heckap (or part thereof) — green buffer is good/noise amelioration restore the original grandstand (as homage)	4 3	15.38% 6.15% 4.62% 1.54%	3
Upgrades/Imodifications (to stack an /www.und	heritage should be namerebared (or reflected) - Valodroome/Impire & Co- rerorms the stackum (i.e., ukk Monger Valodroome) kosp/hedge (or part thereof) — green buffer is good/noise amelioration restore the original grandstand (as homage) missioum (1962 Commonwealth Games)	e 10 -4 -3	15.38% 6.15% 4.62% 1.54% 3.08%	3
Upgraden/inodifications (to stack m/kurround	heritage should be remembered (or reflected) - Velocrome/Impire & Co- ensame the stadium (i.e. Lake Monger Velocrome) keep hedge (or part thereof) — green buffer is goot/noise amelioration restore the original grandstand (as homage) museum (1992 Commonwealth Games) do NOT make any alterations to the stadium	10 4 3 1 2	15.38% 6.15% 4.62% 1.54% 3.08% 1.54%	3
Upgrades/Inodifications (to stack in/kurround	heritage should be remembered (or reflected) - Velochome/terpine & Co- revenes the stackue (i.e., Like Monger Velochome) keephenge (singent theroof) — green biffer is good/holioe amelioration restore the original grandstand (iss Nomage) museum (1992) Commonwealth Games) do NOT original or after the Like Monger Velochome grandstand do NOT denolish or after the Like Monger Velochome grandstand	e 10 4 3 1 2 1	15.38% 6.15% 4.62% 1.54% 3.08% 1.54% 1.54%	3
Upgrades/Inodifications (to stack in/Aurround	heritage should be remembered (or reflected) - Valodroome/terpine & Co- erenane the staduum (i.e., uith Monger Valodroome) keep hedge (or part thereof) — green buffer is good/noise smelloration restore the original grandstand (as homege) muteum (1962 Commonwealth Games) do NOT make any alteristicm to the stackum do NOT make any alteristicm to the stackum do NOT make any alteristicm to the stackum	8 10 4 3 2 1 1 1	15.38% 6.15% 4.62% 1.54% 3.08% 1.54% 1.54% 1.54%	3
Upgraden/inodifications (to stack en/kurround	heritage should be remembered (or reflected) - Valodroome/Iterpine & Co- rename the statistum (i.e., Lake Monger Valodroome) komp/hedge (or part thereof) — green buffer in good/noise amelionstion restore the original grandstand (as homeae) museum (1962 Commonwealth Games) do NOT make any alterstions to the stacken do NOT consile or alter the Lake Monger Valodrome grandstand increase parking (syegested on west isite instack of green space) upgrade car park entry from Britannia Itd (at NW corner of stacken)	e 10 4 3 1 2 1	15.38% 6.15% 4.62% 1.54% 3.08% 1.54% 1.54% 1.54% 1.54%	3
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upgrades/modifications (to stack m/kurtound	heritage should be remembered (or reflected) - Velochome/terpine & Cor revenue the stackue (i.e., Like Monger Velochome) Neophenge (singest thereof) — green biffer is good/holioe amelloration restore the original grandstand (is homage) museum (1992) Commonwealth Games) do NOT demolish or alter the Lake Monger Velochome grandstand increase parking (suggested on west side instaad of green space) upgrade car park entry from Britannia (d (at NW comer of stackum) nerrowal of mound without cleanagin trees keep mature trees (do NOT remove) eserous soccer field neglin cyclint's (falver" race (as part of heritage)	8 3D 4 3 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	15.38% 6.15% 4.62% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54%	3
upgrades/inodifications (to stack in/kurround	heritage should be remembered (or reflected) - Valodroome/terpine & Co- revene the stackum (i.e., Like Monger Valodroome) keep heads, (or part thereof) — green buffer is good/holice amelioration restore the original granditional (as homejac) museum (19502 Commonwealth Carens) do NOT marke any alterations to the stackum do NOT denotellin or after the Like Monger Velodroome grandistand increase parking (suggested on west side instead of green space) upgrade carp after from Britannia fid (at NW comer of stackum) removal of mound without demangin trees keep-mature trees (do NOT remove) removal societ field repine (cattri fiele errice (an (as part of beritage)) more integration with Britannia Park.	4 3 2 3 3 3 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5	15.38% 6.15% 4.62% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54%	3
upgrades/imodifications (to stack m/kurtound	heritage should be remembered (or reflected) - Velocinome/terpine & Cor revenue the stablum (i.e., Lake Monger Velocinome) Neopheng (or part Hereof) — green bitter is good/holes are/lioration restore the original grandstand (as homage) missioner (1950) Commonwealth Garens) do NOT consider or after the Lake Monger Velocinome grandstand increase parking (suggested on west side instead of green space) upgrade any park entry from Britainia To (at NW corner of stackum) reenoval of mound without demarging trees keep mature trees (do NOT remove) removal sources field repair outfort 'safeyer' rison (as part of heritage) more integration with Sittannia Park demarks and parking (anogenoons & riscoway)(consolidate within main site	10 4 3 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	15.38% 6.15% 4.62% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54%	3
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Upgrades/Inodifications (to stack en/kurround	heritage should be remembered (or reflected) - Velochome/terpine & Co- revene the stackum (i.e., Lake Monger Velochome) keepinedge (or part thereof) — green buffer is good/holice amelioration restore the original grandition (i.e. Noreign) mission (1992) Commonwealth Carens) do NOT make any alterations to the stackum do NOT condellin or after the Lake Monger Velochome grandistand increase parting (suggested on west side instead of green space) upgrade car park entry from Britannia for (at NW corner of stackum) removal of mound without cleanaging trees keep mature trees (do NOT remove) removal societ field repis (cells') faileren's fails great of heritage) more integration with Britannia Park derrölist existing dhangerooms & raceway(consolidate within main site do NOT liter gathe Laking on Britannia fid (respect heritage of Velochom sports lighting (nvoid kight spilage)	н 10 4 3 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	15.38% 6.15% 4.62% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54%	3
Upgraden/incolifications (to stack en/kurtound	heritage should be remembered (or reflected) - Velochome/terpine & Cor revenue the stackue (i.e., Lake Monger Velochome) Neophenge singest thereoff—green Mitter is good/holioe amelloration restore the original grandstand (is homage) museum (1992) Commonwealth Games) do NOT domolish or alter the Lake Monger Velochome grandstand increase parking (suggested on west side insteaded) increase parking (suggested on west side instead of green space) upgrade car park entry from Enternieh to (is NO corner of stackum) removal of mound without cleanaging trees keep mature trees (do NOT cornerve) removal cor mound without cleanaging trees keep mature trees (do NOT cornerve) removas societ field repair cyclint's 'falled' more integration with Britannia Park demolish existing changerooms & recensig/consolidate within main site do NOT alter gate building on Britaneia Ad (impact heritage) fuelodreem	e 10 4 3 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	15.38% 6.15% 4.62% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54%	3
	heritage should be remembered (or reflected) - Velochome/terpine & Cor revenue the stackue (i.e., Lake Monger Velochome) Neopheng Gergent (Nerror)— green Mitter is good/holioe amelloration restore the original grandstand (is homage) museum (1992) Commonwealth Games) do NOT domolish or alter the Lake Monger Velochome grandstand increase parking (suggested on west side instead of green space) upgrade car park entry Messions to the tackiem do NOT domolish or alter the Lake Monger Velochome grandstand increase parking (suggested on west side instead of green space) upgrade car park entry Messions to the tackiem nerowal of mound without cleanaging trees keep mature trees (do NOT remove) remova soccer field require cyclich's 'gilayen' race (as part of heritage) more integration with Bistantia Park derolish existing changerooms & recowag/consolidate within main site do NOT alter gate building on Pritamia Ad (impect heritage of Velocino sports lighting (evoid light spiling) provide sound buffling alterg boundary with Bistantia Rd	e 10 4 3 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	15.38% 6.15% 4.62% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54%	3 4 5
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Upgraden/Incodifications (to stack, en/Incoround	heritage should be remembered (or reflected) - Velochome/terpine & Cor revenue the stackue (i.e., Lake Monger Velochome) Neopheng Gergent (Nerror)— green Mitter is good/holioe amelloration restore the original grandstand (is homage) museum (1992) Commonwealth Games) do NOT domolish or alter the Lake Monger Velochome grandstand increase parking (suggested on west side instead of green space) upgrade car park entry Messions to the tackiem do NOT domolish or alter the Lake Monger Velochome grandstand increase parking (suggested on west side instead of green space) upgrade car park entry Messions to the tackiem nerowal of mound without cleanaging trees keep mature trees (do NOT remove) remova soccer field require cyclich's 'gilayen' race (as part of heritage) more integration with Bistantia Park derolish existing changerooms & recowag/consolidate within main site do NOT alter gate building on Pritamia Ad (impect heritage of Velocino sports lighting (evoid light spiling) provide sound buffling alterg boundary with Bistantia Rd	e 10 4 3 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	15.38% 6.15% 4.62% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54% 1.54%	3 4 5





Do you have any other comments to make in relation to the Litis Stadium Concept Plans?

atogory he plans	Description looks good/likes plans	no. of montions	% (of overall) 2.44%	Bank
	concepts conflict with Velodrome's primary use & funding model			
	(should not rely on contributions from CoV & DSR)	1	2.44%	
	reject both concepts	1	2.44%	
	rate payers do NOT want to pay for something they won't use (should			
	be at the expense of the dubitself}	2	4.88%	2
	consult locals in an open forum	1	2,44%	
	reissue masterplan with all details included	1	2,44%	
	end lease/Horeat Athena FC has no ongoing claim or tenure/no			
	guarantee of future lease of FAFC (based on Dity of Vincent			
ease/funding/licenses	statements regarding its lease)	3	7.32%	1
	Roreat Athena PC to remain at Litis Stadium/ a worthy club (similar to Perth Soccer Club at Dorian Gardens)			
		1	2.44%	
	important facility for WA football & potentially other sports (lack of approriate venues)		2.44%	
	approvace vences) café to be charged a commercial lease rate for the land	1	2.44%	
	care to be charged a commercial lease race for the fand review liquor license & operating hours of bar facilities (view to limit		2.44.26	
	& control inappropriate behaviours)	1	2.44%	
	NO City funds to pay for capital works (the club to be responsible for	-		
	mainenance & renewal of capital infrastructure)	1	2.44%	
	real tangible income/benefit to the community to be provided	1	2.44%	
	provide details of funding	1	2.44%	
	club to code-share at an alternate existing oval/facility	1	2,44%	
	extend licensed areas beyond current bar area	1	2,44%	
	consider contributions from grass-roots clubs & community based			
ommunity/uses	activities (not commercial entities)	1	2.44%	
	explore other uses	1	2.44%	
	return to community (not for use as a soccer stadium)	2	4.88%	2
	venue is not primarily a soccer venue (FAFC do not own it)	1	2,44%	
	café to be managed by the City	1	2.44%	
	café not linked to FAFC — accessible to all	1	2.44%	
	refurbishment of toilets & grandstand is NOT to increase the venue's			
	capacity	1	2.44%	
	provide traffic impact statement	1	2.44%	
	provide details of community access, consideration of surrounding		2.442	
	residents, vehicle access etc.)	1	2.44%	
	limit use of ground water (for turf) allow locals free access to games	1	2.44%	
	allow locals free access to games do not use Britannia eval for practice sessions (use stadium grounds)	1	2.44%	
	we use one outstand such that the accession proposal from a from a from outstand		5. million 198	
eritage	change name of the stadium (to reflect heritage) essant herit are Andrekenne/Esnake & Conservation (anne)	2	4.88%	2
eritage	respect heritage (Velodrome/Empire & Commonwealth Games)	2	4.88 N	2 2
leritage		-		2
	respect heritage (hillodrome/Timpire & Commonwealth Games) no clearing of native vegetation concerns about increased noise (i.e. removal of hedge, increased	2	4.88% 2.44%	2 2
vertage scher	respect heritage (Wilodrome/Empire & Commonwealth Games) no clearing of native vegetation concerns about increased noise (i.e. removal of hedge, increased usage of the stadium day & night)	2	4.88% 2.44% 2.64%	2 2
	respect heritage (hillodrome/Timpire & Commonwealth Games) no clearing of native vegetation concerns about increased noise (i.e. removal of hedge, increased	2	4.88% 2.44%	2 2 2



Precinct Master Plan

APPENDIX 5

Response to comments received during consultation on concept plans (May—June 2017)

Suggestions	No. of mentions	Comments/Response
Question 5—Suggested improveme	nts or modi	fications to the concept plans
Heritage should be remembered or reflected (Velodrome, Empire Games)	10	The subject site has an important heritage. This has been incorporated into the concept plans via the café. This seeks to utilise the former turnstiles building as an interpretive centre reflecting on the past use as a Velodrome and the history of the Empire Games. The initiative is proposed as a high priority and the master plan recommends establishing a working group to assist in the design and development.
The ground not to be used for soccer / the ground belongs to the community.	5	The master plan is being prepared to support the FAFC's request for a long term lease. This suggestion would be inconsistent with the objectives of the master plan.
A coffee shop / café which serves good food (not reheated pies, etc).	4	The specific offerings of the café will be worked out in conjunction with the tenant/operator. However, it is noted the canteen under the Clubrooms offers packaged food. It is anticipated the café would offer fresh food and coffee.
Rename the stadium Lake Monger Velodrome	4	The Club does not support renaming the stadium to the Lake Monger Velodrome because the facility is no longer used as a Velodrome. The Litis Stadium name reflects the contribution of Mr and Mrs Litis as donors and lifetime supporters of the Club.
Keep the hedge (or part thereof) - good for noise amelioration.	3	It is proposed the hedge will be removed but replaced with improved landscaping which allows some visual permeability between inside and outside of the stadium. A detailed landscaping plan is recommend and it is expected this would offer a superior appearance to the existing hedge. There are a number of benefits It should be noted the hedge has a negligible impact on noise amelioration.
Community gym / fitness centre	2	It is agreed this idea has merit. This is one of the uses which may be considered in the undercroft of the grandstand. A purpose built facility has not been included due to cost constraints. The ground presents an ideal opportunity for personal training or group training classes which is currently being investigated by the Club.
Community garden / orchard	2	This has been incorporated in Concept Plan Option I. More detailed investigation including a business case, funding allocations and community engagement would be required for implementation.
Museum (1962 Empire Games)	2	An interpretive centre reflecting the history of the site has been proposed as part of the cafe initiative.

Precinct Master Plan

Suggestions	No. of mentions	Comments/Response
Question 5—Suggested improveme	nts or modi	fications to the concept plans (cont.)
Cancel FAFC's lease.	2	The master plan is being prepared to support the FAFC's request for a long term lease. This suggestion would be inconsistent with the objectives and the general intent of the master plan.
Question 6—Other Comments		
Cancel FAFC's lease.	3	The master plan is being prepared to support the FAFC's request for a long term lease. This suggestion would be inconsistent with the objectives and the general intent of the master plan.
Ratepayers do not want to pay for something they won't use (should be at the expense of the club itself).	2	The funding model does not incorporate contributions from the City. The City may wish to offer contributions as the landowner and the local government authority to support initiatives which result in community benefits and/or which offer shared facilities with other sports.
No City funds to pay for capital works (the club to be responsible for maintenance & renewal of capital infrastructure).		
Return to community (not for use as a soccer stadium).	2	The master plan is being prepared to support the FAFC's request for a long term lease. This suggestion would be inconsistent with the objectives and the general intent of the master plan.
Change name of the stadium (to reflect heritage).	2	The Club does not support renaming the stadium to the Lake Monger Velodrome because the facility is no longer used as a Velodrome. The Litis Stadium name reflects the contribution of Mr and Mrs Litis as donors and lifetime supporters of the Club.
Respect heritage (Velodrome/Empire & Commonwealth Games).	2	The subject site has an important heritage. This has been incorporated into the concept plans via the café. This seeks to utilise the former turnstiles building as an interpretive centre reflecting on the past use as a Velodrome and the history of the Empire Games. The initiative is proposed as a high priority and the master plan recommends establishing a working group to assist in the design and development.
Do not remove mature trees (in or around the stadium).	2	The mound removal in Option 1 will result in the removal of approximately eight matures trees. Whilst the trees have environmental benefits, it is considered the proposed removal of the mound will offer significant benefits by 'opening up' the interface to Britannia Reserve. The majority of trees within the study area are retained.

Precinct Master Plan

APPENDIX 6

Cost Estimates— Concept Plan Option I

REPORT SUMMARY



Project: Floreat Athena Football Club Building: Litis Stadium

Details: Master Plan Cost Indication - Option 1 (Rev-2)

Code	Trade Description	Trade %	Cost/m2	Total
	OPTION 1			
	Britannia Road Interface			
1.A.1	Replace existing fence along Britannia Road frontage with visually permeable fencing (Steel Fencing) - Approx 180m	1.04		77,000
1.A.2	Upgrade the internal footpath networking linking to pedestrian entrance point at north-eastern corner of the site (approx. 1100 m2)	1.50		112,000
1.A.3	Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2)	1.21		90,000
1.A.4	Refurbish existing entry gate building, convert into Cafe	5.93		443,000
1.A.5	Construct alfresco dining area to to the north on the football pitch, for use in conjunction with refurbished cafe	1.01		75,000
	Britannia Reserve Interface			
1.B.1	Remove mound and grade to pitch level along eastern side of site (approx. 1,750 m2) & provide retaining and stairs along the north and south side of the mound	5.16		385,000
1.B.2	Construct '5-a-side' / multi-purpose pitch (artificial playing surface) with footpath along north-west side)	3.11		232,000
1.B.3	Replace existing fencing along southern part of Britannia Reserve frontage with visually permeable and swinging gates (approx 90m)	1.77		132,000
1.B.4	Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable (approx 60m)	0.34		25,000
1.B.5	Entry statement between Litis Stadium and Britannia Reserve (approx 2.0 x 1.0m wide)	0.21		15,000
	Club Facilities			
1.C.1	Construct new change rooms / storage / multi-purpose building (approx . 500m2) at the south-western corner of the site	27.83		2,080,000
1.C.2	Demolish and rebuild players race, making it suitable for use in conjunction with newly constructed change rooms	0.42		31,000
1.C.3.a	Internal refurbishment of existing clubrooms - (Kitchen refurbishment including new cabinetwork and fit-out. New bar cabinet)	2.20		164,000
1.C.3.b	Internal refurbishment of existing clubrooms - (Toilet re-refurbishment)	1.42		106,000
1.C.3.c	Internal refurbishment of existing clubrooms - (General area refurbishment)	2.45		183,000
1.C.4	Construct new bin enclosure adjacent to clubrooms	0.25		18,000
	Spectator Facilities			
1.D.1	Rebuild grandstand without under croft (500 seats)	26.50		1,980,000
1.D.2	Install four new LED lights at each corner of the football pitch	0.97		72,000
1.D.3	Re-grass spectator hill at north-western side of football pitch	1.25		93,000
1.D.4	Internal refurbishment of toilet block	1.08		80,000

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd

REPORT SUMMARY



Details: Master Plan Cost Indication - Option 1 Project: Floreat Athena Football Club (Rev-2) Building: Litis Stadium Cost/m2 Code Trade Description Trade Total % Car Parking and Access 1.E.2 9,000 Install bicycle storage facilities within 30m2 area of car park 0.13 Main Playing Field 1.F.1 Allow to replace existing main playing pitch with artificial turf 14.35 1,072,000 ASSUMPTIONS All scope of works assumed as per List of Proposals EXCLUSIONS Please note above costs exclude following . Professional Fees . DA & Building Fees & Charges Removal of Asbestos . Work outside the boundary

ESTIMATED PROJECT TOTAL

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

. GST

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

7,474,000

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Details: Master Plan Cost Indication - Option 1 Project: Floreat Athena Football Club (Rev-2) Building: Litis Stadium

Item Item Description No.	Quantity	Unit	Rate	Amount
------------------------------	----------	------	------	--------

1.A. Replace existing fence along Britannia Road frontage with visually 1 permeable fencing (Steel Fencing) - Approx 180m

	permeable rending (Steer Fending) - Approx Toom				
	Note indicates 180m Length.				
1	Remove existing fence & make ready for new fence	180	m	25.00	4,500
2	Steel Fence - assumed 2.1m high	180	m	280.00	50,400
	On Costs				
3	Design contingency		ltem		6,000
4	Contract contingency		ltem		4,000
5	Preliminaries		ltem		12,000
	ESTIMATED BUILDING COSTS		\$\$		76,900
6	Rounding up/down factor		Item		100
	Replace existing fence along Britannia Road frontage with visually permeable fencing (Steel Fencing) - Approx 180m TOTAL				77,000

permeable fencing (Steel Fencing) - Approx 180m TOTAL

1.A. Upgrade the internal footpath networking linking to pedestrian entrance point at north-eastern corner of the site (approx. 1100 m2) 2

	Demolitions & Site Clear				
7	Remove existing bitumen paving	1,100	m2	12.00	13,200
	New Works				
8	150mm Thick concrete foot path including ground preparation and grading	1,100	m2	62.00	68,200
	On Costs				
9	Design contingency		Item		8,000
10	Contract contingency		Item		6,000
11	Preliminaries		ltem		17,000
L					

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA

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Item 12.4- Attachment 1

ILDE

						WAV	W O O L L A R D
	Project: Floreat Building: Litis St	Athena Football Club adium	Deta	iils: Maste (Rev-2		Cost Indication	- Option 1
ltem No.		Item Description		Quantity	Unit	Rate	Amount
1.A. 2		nternal footpath networking li -eastern corner of the site (ar			entra	ince	(Continued
	ESTIMATED BUI	LDING COSTS			\$\$		112,400
12	Rounding up/down f				Item		-400
		al footpath networking linking to pedestria ern corner of the site (approx. 1100 m2) TO					112,000
1.A. 3		ng bitumen along northern po approx. 1720 m2)	ortion of si	te and re	pave	with	
	Demolitions & Si	te Clear					
13	Remove existing bit	imen paving		477	m2	12.00	5,724
14	Clear site- where gra	ass existing		3,378	m2	5.00	16,890
	New Works						
15	Trim and form final le	evels		1,720	m2	2.00	3,440
16	Roll on turf			1,720	m2	12.00	20,640
17	Reticulation including	g connection to existing bore		1,720	m2	10.00	17,200
	On Costs						
18	Design contingency				ltem		7,000
19	Contract contingenc	y			ltem		5,000
20	Preliminaries				ltem		14,000

1.A. Refurbish existing entry gate building, convert into Cafe л

Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2) TOTAL

ESTIMATED BUILDING COSTS

Rounding up/down factor

4					
	Demolitions				
22	2 Carefully remove existing Turnstiles		Item		1,760
23	Remove existing external large door		Item		1,200
Cost Bas	1867MPCI le Date: Printing: 29/06/2017	Page 2 of 18 Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and		WIL	DE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree Wort Porth, WA 600

Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd

West Perth, WA 600

89,894

106

90,000

\$\$

ltem

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

Project: Floreat Athena Football Club

Building: Litis Stadium

REPORT D	ETAIL
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WOOLLARD Details: Master Plan Cost Indication - Option 1

(Rev-2)

ltem No.	Item Description	Quantity	Unit	Rate	Amount
1.A. 4	Refurbish existing entry gate building, convert into C	Cafe			(Continued
24	Remove existing ceiling		Item		2,500
25	Remove existing office including all fitments, doors & windows etc		ltem		7,000
	New Works				
26	Repair, re-paint and re-install Turnstiles to cafe area		ltem		4,500
27	New floor screed to make good to existing floor		ltem		4,250
28	New ceiling finishes - Metal ceiling tiles		Item		13,520
29	New floor tiling		Item		20,000
30	New glazed operable doors (Cafe Doors)		ltem		108,000
31	New wall finishes - Dry wall lining		ltem		8,060
32	Extra for tiles to cafe area		ltem		14,355
33	Allowance for new light fittings		ltem		21,000
34	Allowance for commercial cafe equipment		PSum		80,000
	External Works & Services				
35	External paving & landscaping (Included in North-East side paving & landscaping costs)		Note		
36	Allow to upgrade existing power		ltem		13,500
37	Allowance for waste water disposal system including grease trap		ltem		18,500
	<u>On Costs</u>				
38	Design contingency		ltem		32,000
39	Contract contingency		ltem		25,000
40	Preliminaries		ltem		68,000
	ESTIMATED BUILDING COSTS		\$\$		443,145
41	Rounding up/down factor		ltem		-145

Page 3 of 18 Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600



WILDE A N D

I	Project: Floreat Athena Football Club De Building: Litis Stadium		aster Plan ev-2)	Cost Indication	- Option 1
ltem No.	Item Description	Quanti	ty Unit	Rate	Amount
1.A. 4	Refurbish existing entry gate building, convert into	Cafe			(Continued
	Refurbish existing entry gate building, convert into Cafe TOTAL				443,000
1.A. 5	Construct alfresco dining area to to the north on th use in conjunction with refurbished cafe	e footba	l pitch,	for	
	Site Clear				
42	Included with landscaping work section		Note		
	Shade Sail Structure				
43	Considered Tensioned membrane structure		90 m2	350.00	31,500
44	Columns		12 No.	447.00	5,364
45	Seating - assumed 3 outdoor tables		3 No.	5,000.00	15,000
	On Costs				
46	Design contingency		Item		6,000
47	Contract contingency		Item		5,000
48	Preliminaries		Item		12,000
	ESTIMATED BUILDING COSTS		\$\$		74,864
49	Rounding up/down factor		ltem		136

Construct alfresco dining area to to the north on the football pitch, for use in conjunction with refurbished cafe TOTAL

1.B. Remove mound and grade to pitch level along eastern side of site (approx. 1,750 m2) & provide retaining and stairs along the north and 1 south side of the mound

	<u>Site Clear</u>				
50	Remove existing grass	3,213	m2	5.00	16,065
51	Remove existing trees		Item		3,750
52	Remove existing retaining walls		ltem		1,650
53	Demolish existing under pass		ltem		22,000

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

Page 4 of 18 Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

75,000

14 NOVEMBER 2017

REPORT DETAIL

D N w OOLLARD DIa Outi 4 0 : ام

ILDE

Item

REPORT DETAIL



Amount

Rate

Project:	Floreat Athena Football Club	Details:	Master Plan Cost Indication - Option 1
Building:	Litis Stadium		(Rev-2)

Quantity Unit

No. 1.B. Remove mound and grade to pitch level along eastern side of site (Continued (approx. 1,750 m2) & provide retaining and stairs along the north and 1 south side of the mound

Item Description

54	Bulk excavation to reduced level (Pitch level)	4,820	m3	18.00	86,760
	External Works				
	Retaining walls (North Side)				
55	Construct new retaining walls at north side of the mound	39	m2	400.00	15,600
56	HD Galv.handrail / balustrade over retaining walls	24	m	230.00	5,520
57	Anti graffiti painting to retaining walls	47	m2	26.00	1,222
58	Waterproofing behind retaining walls	39	m2	18.00	702
	Retaining walls (South Side - assumed scope)				
59	Construct new retaining walls at south side of the mound	111	m2	400.00	44,400
60	HD Galv.handrail / balustrade over retaining walls	69	m	230.00	15,870
61	Anti graffiti painting to retaining walls	135	m2	26.00	3,510
62	Waterproofing behind retaining walls	111	m2	18.00	1,998
	Concrete foot path, steps and ramps (North Side)				
63	Concrete path near new 5-a-side pitch	389	m2	62.00	24,118
64	Do. but - ramp	35	m2	62.00	2,170
65	Galvanised handrail / balustrade (considered on both sides of the ramp)	32	m	230.00	7,360
66	Concrete steps complete		Item		3,575
67	Galvanised handrail / balustrade (considered single balustrade at the centre of the steps	9	m	230.00	2,070
	Concrete steps & ramps (South Side - assumed scope)				
68	Concrete ramp	63	m2	62.00	3,906
69	Concrete steps complete		Item		7,100
					.,

Job No: 166 rm. C. Cost Base Date: Date of Printing: 29/06/2017

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AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600



	Project	Floreat Athena Football Club	Details	Maste	er Plan (ost Indicatio	n - Option 1
	•	Litis Stadium	Detans.	(Rev-			
ltem No.		Item Description	Qua	ntity	Unit	Rate	Amount
1.B. 1	(approx	mound and grade to pitch level . 1,750 m2) & provide retaining a ide of the mound				d	(Continued
	On Costs	<u> </u>					

7	'1	Design contingency		ltem	29,000
7	2	Contract contingency		ltem	22,000
7	3	Preliminaries		ltem	61,000
		ESTIMATED BUILDING COSTS		\$\$	385,486
7	4	Rounding up/down factor		ltem	-486
		Remove mound and grade to pitch level along eastern side of site	I		

(approx. 1,750 m2) & provide retaining and stairs along the north and south side of the mound TOTAL

385,000

1.B. Construct '5-a-side' / multi-purpose pitch (artificial playing surface) with footpath along north-west side) 2

	Soccer Pitch				
75	Remove existing mound and bulk excavation included in separate costing		Note		
76	Allow for final trim and form building pad	1,000	m2	5.00	5,000
77	Shock pad / fill	1,000	m2	25.00	25,000
78	Drainage fill - assumed 300 thick fill	1,000	m2	24.00	24,000
79	Crush limestone base (assumed 200 thick)	1,000	m2	12.00	12,000
80	Synthetic Surface	1,000	m2	45.00	45,000
81	Edge drainage - 100mm wide galvanised steel spoon drain at perimeter	130	m	165.00	21,450
82	Allow for line marking		Item		1,200
83	Goal Posts		Item		7,400
	Foot Path				
84	Form building pad	389	m2	2.00	778
85	150mm Thick concrete foot path including ground preparation and grading	389	m2	62.00	24,118
	On Costs				
	1			I	

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

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WW	A	N	D			
	w	0	0	ı	L	

I	Project: Floreat Athena Football Club De Building: Litis Stadium	etails: Maste (Rev-		Cost Indication	- Option 1
ltem No.	Item Description	Quantity	Unit	Rate	Amount
1.B. 2	Construct '5-a-side' / multi-purpose pitch(artificial footpath along north-west side)	playing su	rface)	with	(Continue
86	Design contingency		ltem		17,0
87	Contract contingency		ltem		13,0
88	Preliminaries		ltem		36,0
	ESTIMATED BUILDING COSTS		\$\$		231,9
89	Rounding up/down factor		Item		
	Construct '5-a-side' / multi-purpose pitch (artificial playing surface) with footpath along north-west side) TOTAL				232,0
1.B.	Replace existing fencing along southern part of Brit frontage with visually permeable and swinging gate				
3		s (abbiok :	201117		
3	Note indicates 90m Length.				
3 90		90	m	25.00	2,2
	Note indicates 90m Length.			25.00 280.00	
90	Note indicates 90m Length. Remove existing fence & make ready for new fence	90	m		2,2 25,2 67,5
90 91	Note indicates 90m Length. Remove existing fence & make ready for new fence Steel Fence - assumed 2.1m high	90	m		25,2
90 91	Note indicates 90m Length. Remove existing fence & make ready for new fence Steel Fence - assumed 2.1m high Allow extra for swinging gates approx. 6m wide	90	m		25,2
90 91 92	Note indicates 90m Length. Remove existing fence & make ready for new fence Steel Fence - assumed 2.1m high Allow extra for swinging gates approx. 6m wide On Costs_	90	m m Item		25,2 67,5
90 91 92 93	Note indicates 90m Length. Remove existing fence & make ready for new fence Steel Fence - assumed 2.1m high Allow extra for swinging gates approx. 6m wide On Costs Design contingency	90	m Item		25,2 67,5 10,0 7,0
90 91 92 93 94	Note indicates 90m Length. Remove existing fence & make ready for new fence Steel Fence - assumed 2.1m high Allow extra for swinging gates approx. 6m wide On Costs Design contingency Contract contingency	90	m Item Item		25,2 67,5 10,0

Replace existing fencing along southern part of Britannia Reserve frontage with visually permeable and swinging gates (approx 90m) TOTAL

132,000

Note indicate	s 60m Length.			
Job No: 1867MPCI Cost Base Date:	Page 7 of 18		WI	LDE AND WOOLLARD (WA Unit 1 / Ground Floc
Date of Printing: 29/06/2017	Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as W Use of the Wilde and Woollard name and logo under Licence from Wilde and			1008 Wellington Stree West Perth, WA 600



Project: Floreat Athena Football Club Building: Litis Stadium

Details: Master Plan Cost Indication - Option 1 (Rev-2)

	•				
ltem No.	Item Description	Quantity	Unit	Rate	Amount
1.B. 4	Replace existing fencing along northern part of Brita frontage with visually permeable (approx 60m)	innia Rese	erve		
97	Remove existing fence & make ready for new fence	60	m	25.00	1,500
98	Steel Fence - assumed 2.1m high	60	m	280.00	16,800
99	Allow extra for openable sections approx 4m wide		N/A		
	<u>On Costs</u>				
100	Design contingency		Item		2,000
101	Contract contingency		ltem		1,000
102	Preliminaries		ltem		4,000
	ESTIMATED BUILDING COSTS		\$\$		25,300
103	Rounding up/down factor		ltem		-300
	Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable (approx 60m) TOTAL			II	25,000
1.B. 5	Entry statement between Litis Stadium and Britannia x 1.0m wide)	Reserve	(appro	ox 2.0	
	Entry Statement				
104	Concrete footing		ltem		500
105	Illuminated entry statement with steel frame, translucent cladding and lighting		Item		9,500
106	Allow extra for letter writing		ltem		5,000
	On Costs				

	Entry Statement		
104	Concrete footing	ltem	500
105	Illuminated entry statement with steel frame, translucent cladding and lighting	Item	9,500
106	Allow extra for letter writing	Item	5,000
	On Costs_		
107	Design contingency	Incl	
108	Contract contingency	Incl	
109	Preliminaries	Incl	

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

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ORDINARY COUNCIL MEETING ATTACHMENTS

Project: Floreat Athena Football Club

Building: Litis Stadium

14 NOVEMBER 2017

REPORT DETAIL



Details: Master Plan Cost Indication - Option 1

(Rev-2)

West Perth, WA 600

Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd

Item 12.4- Attachment 1

Cost Base Date:

Date of Printing: 29/06/2017

Unit 1 / Ground Floo 1008 Wellington Street



	REPORT DE				WW	AND WOOLLARD
	Project: Floreat Athena Football Club Building: Litis Stadium	Detail	s: Maste (Rev-		Cost Indication	- Option 1
ltem No.	Item Description	G	Juantity	Unit	Rate	Amount
1.C. 1	Construct new change rooms / storage / multi- 500m2) at the south-western corner of the site		buildin	g (app	prox .	(Continued
	<u>On Costs</u>					
127	Design contingency			Item		158,000
128	Contract contingency			Item		122,000
129	Preliminaries			ltem		223,000
	ESTIMATED BUILDING COSTS			\$\$		2,080,495
130	Rounding up/down factor			ltem		-495
	Construct new change rooms / storage / multi-purpose building (500m2) at the south-western corner of the site TOTAL	approx .			1	2,080,000
1.C. 2	Demolish and rebuild players race, making it s conjunction with newly constructed change ro		or use i	n		
	External Works					
131	Construct new retaining walls at players race		24	m2	400.00	9,600
132	HD Galv.handrail / balustrade over retaining walls		24	m	230.00	5,520
133	Anti graffiti painting to retaining walls		32	m2	26.00	832
134	Waterproofing behind retaining walls		24	m2	18.00	432
135	Player race - considered concrete path		77	m2	62.00	4,774
	On Costs					
136	Design contingency			ltem		3,000
137	Contract contingency			ltem		2,000
138	Preliminaries			ltem		5,000
	ESTIMATED BUILDING COSTS			\$\$		31,158
139	Rounding up/down factor			ltem		-158

Demolish and rebuild players race, making it suitable for use in conjunction with newly constructed change rooms TOTAL

31,000

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

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Building: Litis Stadium

REPORT DETAIL



Project: Floreat Athena Football Club

Details: Master Plan Cost Indication - Option 1 (Rev-2)

ltem No.	Item Description	Quantity	Unit	Rate	Amount
1.C. 3.a	Internal refurbishment of existing clubrooms - (Kitch including new cabinetwork and fit-out, New bar cabin		ishmen	t	
	Refurbishment				
140	Allow for following works		Note		
141	Remove existing kitchen equipment, stainless steel shelvings and cabinetwork to suit new work		Item		6,500
142	Remove existing bar cabinetwork and replace with new		Item		20,000
143	Clean existing tile and grout on floor and walls as required		ltem		7,500
144	Allowance for new kitchen fit-out with new quipment and stainless steel benches		PSum		100,000
145	Allow to service existing extract system		Item		2,500
146	Re-paint existing ceiling		Item		1,500
147	Cool Room		Excl		
148	Assumed existing display fridge & glass shelvings remains		Note		
	On Costs_				
149	Design contingency		Item		7,000
150	Contract contingency		ltem		4,000
151	Preliminaries		ltem		15,000
	ESTIMATED BUILDING COSTS		\$\$		164,000

including new cabinetwork and fit-out, New bar cabinet) TOTAL

164,000

1.C. Internal refurbishment of existing clubrooms - (Toilet re-refurbishment)

3.b

	Refurbishment			
152	Allow for following works	Note		
153	Replace existing toilet partitions and replace with laminated washroom partitions	ltem		17,100
154	Replace existing toilet fittings	ltem		46,000
155	Allow to clean existing tiles and grouts as required	Item		11,000
156	Re-paint existing ceiling	Item		1,800
	<u>On Costs</u>			
Job No: 18 Cost Base Date of Pri			WIL	DE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Bash, WA 600

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Item

ltem

ltem

ltem

ltem

ltem

I	Project: Floreat Athena Football Club Building: Litis Stadium	Details: Maste (Rev-	n - Option 1		
ltem No.	Item Description	Quantity	Unit	Rate	Amount
1.C. 3.b	Internal refurbishment of existing clubrooms - (To	ilet re-refurl	oishme	ent)	(Continued
157	Design contingency		Item		8,00
158	Contract contingency		Item		6,00
159	Preliminaries		ltem		16,00
	ESTIMATED BUILDING COSTS		\$\$		105,900
160	Rounding up/down factor		ltem		10
1.C. 3.c	Internal refurbishment of existing clubrooms - (Toilet re-refurbishment TOTAL Internal refurbishment of existing clubrooms - (Ge refurbishment)				106,00
3.0	Refurbishment				
161	Allow for following works		Note		
162	Sanding and re-seal existing parquet flooring		Item		15,00
163	Remove and replace existing carpet		Item		27,00
164	Re-paint existing plasterboard ceilings		ltem		5,50
165	Allow to clean and make good to existing metal strip ceiling in clubhouse are	a	Item		2,50
166	Re-paint existing walls		Item		15,00
167	Allow to clean existing tiles and grouts as required		Item		11,00
168	Repair cracking in masonry parapet at flashing level including replacement o	f	Item		4,500

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

flashing if necessary

On Costs

Preliminaries

Design contingency

Contract contingency

Additional support structure to awning roof cladding (additional purlins)

Allow to replace light fittings with dimmable fittings (use existing wiring)

Allowance for roof maintenance especially gutters and downpipe

169

170

171

172

173

174

Page 12 of 18 Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

WILDE

WOOLLARD

A N D

5,500

880

45,000

13,000

10,000

28,000



	-	Floreat Athena Football Club Litis Stadium	Details:	Maste (Rev-		Cost Indication	- Option 1
Item No.		Item Description	Qua	antity	·	Rate	Amount
1.C. 3.c	Internal refurbis	refurbishment of existing clubrooms - (G hment)	eneral a	irea			(Continued
		ED BUILDING COSTS			\$\$		182,880
175	Rounding u	p/down factor			ltem		120
		furbishment of existing clubrooms - (General area nent) TOTAL					183,000
1.C. 4	Constru	ct new bin enclosure adjacent to clubroo	ms				
_	New Wor	<u>(s</u>					
176	New bin en	closure - Metal shed construction		30	m2	255.00	7,650
177		ater supply & drainage as required (assumed connect to existing close proximity)	3		ltem		3,175
178		ectrical services (say single power point & a light connect to exis close proximity)	sting		ltem		1,300
	On Costs	_					
179	Design con	tingency			Item		1,500
180	Contract co	ntingency			Item		1,000
181	Preliminarie	25			ltem		3,000
	ESTIMAT	ED BUILDING COSTS			\$\$		17,625
182	Rounding u	p/down factor			Item		375

1.D. Rebuild grandstand without under croft (500 seats)

Construct new bin enclosure adjacent to clubrooms TOTAL

1					
	Demolition Works				
183	Demolish existing grandstand (msd. on plan)		ltem		40,000
	New build				
184	New Grand Stand	600	m2	2,200.00	1,320,000
185	E.O for seating	500	No.	250.00	125,000
186	External paving	89	m2	75.00	6,675
Job No: 186 Cost Base E	7/MPCI Page 13 of 18			WILC	DE AND WOOLLARD (WA

Cost Base Date: Date of Printing: 29/06/2017

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18,000

Building: Litis Stadium

Item

No.

REPORT DETAIL

Details: Master Plan Cost Indication - Option 1 (Rev-2)

Rate

Quantity Unit

1.D. Rebuild grandstand without under croft (500 seats) 1

Item Description

<u> </u>					
187	Services & Staircases Steps	2	No.	3,500.00	7,000
188	On Costs Design contingency		ltem		150,000
189	Contract contingency		Item		116,000
190	Preliminaries		ltem		215,000
	ESTIMATED BUILDING COSTS		\$\$		1,979,675
191	Rounding up/down factor		ltem		325
	Rebuild grandstand without under croft (500 seats) TOTAL				1,980,000

Rebuild grandstand without under croft (500 seats) TOTAL

1.D. Install four new LED lights at each corner of the football pitch

External Services		
Assumed power for new lighting columns can be obtained from existing power ring to existing lights	Note	
Locate and connect to existing power main including new cabling as required	Item	11,000
New LED lighting towers (4 Fittings in each pole)	ltem	42,000
<u>On Costs</u>		
Design contingency	ltem	6,000
Contract contingency	ltem	5,000
Preliminaries	ltem	8,000
ESTIMATED BUILDING COSTS	\$\$	72,000
	Assumed power for new lighting columns can be obtained from existing power ring to existing lights Locate and connect to existing power main including new cabling as required New LED lighting towers (4 Fittings in each pole) On Costs Design contingency Contract contingency Preliminaries	Assumed power for new lighting columns can be obtained from existing power ring to existing lights Note Locate and connect to existing power main including new cabling as required Item New LED lighting towers (4 Fittings in each pole) Item On Costs Item Design contingency Item Preliminaries Item

Install four new LED lights at each corner of the football pitch TOTAL

1.D. Re-grass spectator hill at north-western side of football pitch 3

Job No: 1867MPCI Cost Base Date:	Page 14 of 18	WILDE AND WOOLLARD (WA Unit 1 / Ground Floc
Date of Printing: 29/06/2017	Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA).	1008 Wellington Stree
	Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd	West Perth, WA 600





Amount

(Continued

REPORT DETAIL



Details: Master Plan Cost Indication - Option 1 (Rev-2)

Building: Litis Stadium Item Item Description Quantity Unit Rate Amount No. 1.D. Re-grass spectator hill at north-western side of football pitch (Continued 3 Demolition works 198 Remove existing grass and make ready to receive new work 2,899 m2 5.00 14,495 New works 199 Trim and form final levels 2,899 m2 2.00 5,798 200 Roll on turf 12.00 34,788 2.899 m2 201 2.899 5.00 14.495 Adjust reticulation including connection to existing bore m2 On Costs 202 7,000 Design contingency Item 203 6,000 Contract contingency ltem 204 Preliminaries ltem 10,000 ESTIMATED BUILDING COSTS \$\$ 92,576 205 Rounding up/down factor ltem 424

Re-grass spectator hill at north-western side of football pitch TOTAL

93,000

Internal refurbishment of toilet block 1.D. 4

	Refurbishment		
206	Allow for following works	Note	
207	Remove existing fittings and make ready for new toilet fittings (excluding stainless steel slab urinals)	ltem	3,000
208	New toilet fittings; . Urinal cisterns . Stainless steel wash hand basins + taps . Ceramic wash hand basins + taps . WC & Cistern . Disable toilet WC & Cistern	ltem	22,000
209	Allow to prepare and re-paint floor	ltem	6,500
210	Allow to clean existing wall tiles	ltem	6,300
211	Re-paint rendered walls (above tiles)	Item	1,200
	,		

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017 Page 15 of 18

WILDE AND WOOLLARD (WA Unit 1 / Ground Floo

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Building: Litis Stadium

	•				
ltem No.	Item Description	Quantity	Unit	Rate	Amount
1.D. 4	Internal refurbishment of toilet block				(Continued
212	Replace existing toilet cubicles (7 Nos.)		Item		13,000
213	Re-paint existing ceiling		Item		2,700
214	Allow to clean existing stainless steel slab urinals		ltem		2,500
	On Costs_				
215	Design contingency		ltem		6,000
216	Contract contingency		ltem		5,000
217	Preliminaries		Item		12,000
	ESTIMATED BUILDING COSTS		\$\$		80,200
218	Rounding up/down factor		ltem		-200
	Exclusions				
219	. New paper towel dispensers				
220	. New soap dispensers				
221	. New mirrors				
222	. New shelvings				
223	. New toilet roll holders.				
					1

REPORT DETAIL

(Rev-2)

OOLLARD w Details: Master Plan Cost Indication - Option 1

80,000

Internal refurbishment of toilet block TOTAL

New plumbing works

1.E. Install bicycle storage facilities within 30m2 area of car park 2

_	-				
	New Works				
225	Bicycle parking - Concrete paving	30	m2	65.00	1,950
226	Hot dipped galvanised steel bicycle racks	8	No.	350.00	2,800
227	Sundries		Item		500
Job No: 186	57MPCI Page 16 of 18			WILE	E AND WOOLLARD (WA

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600

14 NOVEMBER 2017

WILDE

N D



Building: Litis Stadium

REPORT DETAIL

Details: Master Plan Cost Indication - Option 1 (Rev-2)

Item Item Description Quantity Unit Rate Amount No. 1.E. Install bicycle storage facilities within 30m2 area of car park (Continued 2 On Costs 228 Design contingency ltem 1,000 229 1,000 Contract contingency Item 230 Preliminaries 2,000 Item ESTIMATED BUILDING COSTS \$\$ 9,250 231 Rounding up/down factor ltem

1.F. Allow to replace existing main playing pitch with artificial turf

Install bicycle storage facilities within 30m2 area of car park TOTAL

1					
	Soccer Pitch				
232	Remove existing mound and bulk excavation included in separate costing		Note		
233	Allow to remove existing playing filed including reticulation services	7,140	m2	5.00	35,700
234	Allow for final trim and form building pad	7,140	m2	1.00	7,140
235	Shock pad / fill	7,140	m2	25.00	178,500
236	Drainage fill - assumed 300 thick fill	7,140	m2	24.00	171,360
237	Crush limestone base (assumed 200 thick)	7,140	m2	12.00	85,680
238	Synthetic Surface	7,140	m2	45.00	321,300
239	Edge drainage - 100mm wide galvanised steel spoon drain at perimeter	346	m	165.00	57,090
240	Allow for line marking		Item		2,000
241	Allow to re-lay grass to outer area to suit new layout		Item		35,000
242	Replace existing goal posts		Item		8,000
	On Costs				
243	Design contingency		ltem		45,000
244	Contract contingency		Item		28,000
245	Preliminaries		Item		97,000

Job No: 1867MPCI Cost Base Date: Date of Printing: 29/06/2017

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WILDE AND WOOLLARD (WA Unit 1 / Ground Floc 1008 Wellington Stree West Perth, WA 600



ILDE

-250

9,000

D 0 0 L L A R D



							WOOLLARD
	Project:Floreat Athena Football ClubDetails:Master Plan Cost IndicationBuilding:Litis Stadium(Rev-2)					n - Option 1	
ltem No.		Item Description	Qua	ntity	Unit	Rate	Amount
1.F. 1	Allow to	replace existing main playing pitch with	artificia	l turf			(Continued
	ESTIMATE	D BUILDING COSTS			\$\$		1,071,770
246	Rounding up	/down factor			ltem		230
	Allow to rep	lace existing main playing pitch with artificial turf TOTAL					1,072,000

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APPENDIX 7

Cost Estimates— Concept Plan Option 2

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REPORT SUMMARY



	Building: Litis Stadium (R	ev-1)		- Option 2B
Code	Trade Description	Trade %	Cost/m2	Total
	OPTION 2B			
	Britannia Road Interface			
2.A.1	Replace existing fence along Britannia Road frontage with visually permeable fencing (St Fencing) - Approx 180m	eel 1.95		77,000
2.A.2	Upgrade the internal footpath networking linking to pedestrian entrance point at north-eastern corner of the site (approx. 1100 m2)	2.83		112,000
2.A.3	Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2)	2.27		90,000
2.A.4	Refurbish existing entry gate building, convert into Cafe	11.17		443,000
	Britannia Reserve Interface			
2.B.1	Replace existing fencing along southern part of Britannia Reserve frontage with visually permeable and swinging gates (approx 90m)	3.33		132,000
2.B.2	Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable (approx 60m)	0.64		25,000
	Club Facilities			
2.C.1	Construct new change rooms / storage building (approx .300m2) at the south-western corner of the site	36.08		1,431,000
2.C.2.a	Demolish and rebuild player race including tunnel, making it suitable for use in conjunction with newly constructed change rooms	n 4.92		195,000
2.C.2.b	Demolish and rebuild player race, making it suitable for use in conjunction with newly constructed change rooms (Open path option with mound battered to suit)	0.00		Refer Option 2A
2.C.3.a	Internal refurbishment of existing clubrooms - (Kitchen refurbishment including new cabinetwork and fit-out, New bar cabinet)	4.14		164,000
2.C.3.b	Internal refurbishment of existing clubrooms - (Toilet re-refurbishment)	2.68		106,000
2.C.3.c	Internal refurbishment of existing clubrooms - (General area refurbishment)	4.62		183,000
2.C.4	Construct new bin enclosure adjacent to clubrooms	0.46		18,000
	Spectator Facilities			
2.D.1	Refurbish existing grandstand (Internal refurbishment of undercroft area) including rendering of the rear wall facing toilet block	16.01		635,000
2.D.2	Refurbish existing grandstand (Repair cracking in front three rows, replace existing seats	6.74		267,000
2.D.3	Internal refurbishment of toilet block	2.02		80,000
	Car Parking and Access			
2.E.1	Install bicycle storage facilities within 30m2 area of car park	0.23		9,000
	ASSUMPTIONS			
	All scope of works assumed as per List of Proposals			
	EXCLUSIONS			
	Please note above costs exclude following			
Job No: 1867MP Cost Base Date: Date of Printing:		I (WA).	w	 ILDE AND WOOLLARD (W Unit 1 / Ground Fi 1008 Wellington Str West Perth, WA 60

REPORT SUMMARY



E	Project: Floreat Athena Football Club Building: Litis Stadium	Details: Maste (Rev-1		st Indication -	Option 2B
Code	Trade Description		Trade %	Cost/m2	Total
	. Professional Fees				
	. DA & Building Fees & Charges				
	. Removal of Asbestos				
	. Work outside the boundary				
	. GST				
	ESTIMATED PROJECT TOTAL				3,967,00

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Page 2 of 2

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	Project: Floreat Athena Football Club Building: Litis Stadium	Details: Master Plan Cost Indication - Option 2B (Rev-1)
Item No.	Item Description	Quantity Unit Rate Amount

2.A.1 Replace existing fence along Britannia Road frontage with visually permeable fencing (Steel Fencing) -Approx 180m

	Note indicates 180m Length.				
1	Remove existing fence & make ready for new fence	180	m	25.00	4,500
2	Steel Fence - assumed 2.1m high	180	m	280.00	50,400
	On Costs				
3	Design contingency		Item		6,000
4	Contract contingency		Item		4,000
5	Preliminaries		ltem		12,000
	ESTIMATED BUILDING COSTS		\$\$		76,900
6	Rounding up/down factor		Item		100

Replace existing fence along Britannia Road frontage with visually permeable fencing (Steel Fencing) - Approx 180m TOTAL

2.A.2 Upgrade the internal footpath networking linking to pedestrian entrance point at north-eastern corner of the site (approx. 1100 m2)

	Demolitions & Site Clear				
7	Remove existing bitumen paving	1,100	m2	12.00	13,200
8	<u>New Works</u> 150mm Thick concrete foot path including ground preparation and grading	1,100	m2	62.00	68,200
	<u>On Costs</u>				
9	Design contingency		Item		8,000
10	Contract contingency		Item		6,000
11	Preliminaries		ltem		17,000
	ESTIMATED BUILDING COSTS		\$\$		112,400
12	Rounding up/down factor		ltem		-400

point at north-eastern corner of the site (approx. 1100 m2) TOTAL

2.A.3 Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2)

	Demolitions & Site Clear					
13	Remove existing bitumen pavir	g	477	m2	12.00	5,724
Job No: 186		Page 1 of 10			WI	LDE AND WOOLLARD (W Unit 1 / Ground Fk
Cost Base Date: Date of Printing: 22/06/2017		Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd			1008 Wellington Str West Perth, WA 60	



Project: Floreat Athena Football Club Building: Litis Stadium			Details: Master Plan Cost Indication - Option 2B (Rev-1)				
Item No.	Item Description	Quantity	Unit	Rate	Amount		

2.A.3 Remove existing bitumen along northern portion of site and repave with landscaping (approx(0720nuea m2)

	112)				
14	Clear site- where grass existing	3,378	m2	5.00	16,890
	New Works				
15	Trim and form final levels	1,720	m2	2.00	3,440
16	Roll on turf	1,720	m2	12.00	20,640
17	Reticulation including connection to existing bore	1,720	m2	10.00	17,200
	On Costs				
18	Design contingency		Item		7,000
19	Contract contingency		ltem		5,000
20	Preliminaries		ltem		14,000
	ESTIMATED BUILDING COSTS		\$\$		89,894
21	Rounding up/down factor		ltem		106
	Remove existing bitumen along northern portion of site and repave with landscaping (approx. 1720 m2) TOTAL				90,000
2.A. 4	Refurbish existing entry gate building, convert into Cafe				
	Demolitions				
22	Carefully remove existing Turnstiles		Item		1,760
23	Remove existing external large door		Item		1,200
24	Remove existing ceiling		ltem		2,500
25	Remove existing office including all fitments, doors & windows etc		ltem		7,000
	New Works				
26	Repair, re-paint and re-install Turnstiles to cafe area		ltem		4,500
27	New floor screed to make good to existing floor		Item		4,250
28	New ceiling finishes - Metal ceiling tiles		Item		13,520
29	New floor tiling		Item		20,000

Allowance for new light fittings
Allowance for commercial cafe equipment
External Works & Services

New glazed operable doors (Cafe Doors)

New wall finishes - Dry wall lining

Extra for tiles to cafe area

WILDE AND WOOLLARD (W Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60

108,000

8,060

14,355

21,000

80,000

ltem

Item

ltem

ltem

PSum

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30

31

32

33

34

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On Costs

Preliminaries

Design contingency

Contract contingency

ESTIMATED BUILDING COSTS

Rounding up/down factor

38

39

40

41

REPORT DETAIL



32,000

25,000

68,000

443,145

-145

443,000

ltem

ltem

Item

\$\$

Item

Project: Floreat Athena Football Club Building: Litis Stadium		Details: Master Plan Cost Indication - Option (Rev-1)			
ltem No.	Item Description	Quantity	Unit	Rate	Amount
2.A.4	Refurbish existing entry gate building, convert into Cafe				(Continuea
35	External paving & landscaping (Included in North-East side paving & landscaping costs)		Note		
36	Allow to upgrade existing power		Item		13,500
37	Allowance for waste water disposal system including grease trap		Item		18,500

2.B.1 Replace existing fencing along southern part of Britannia Reserve frontage with visually permeable
and swinging gates (approx 90m)

	Note indicates 90m Length.				
42	Remove existing fence & make ready for new fence	90	m	25.00	2,250
43	Steel Fence - assumed 2.1m high	90	m	280.00	25,200
44	Allow extra for swinging gates approx. 6m wide		ltem		67,500
	On Costs				
45	Design contingency		Item		10,000
46	Contract contingency		Item		7,000
47	Preliminaries		ltem		20,000
	ESTIMATED BUILDING COSTS		\$\$		131,950
48	Rounding up/down factor		ltem		50

Replace existing fencing along southern part of Britannia Reserve frontage with visually permeable and swinging gates (approx 90m) TOTAL

Refurbish existing entry gate building, convert into Cafe TOTAL

132,000

2.B.2 Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable (approx 60m)

	Note indicates 60m Length.					
49	Remove existing fence & make ready for new fence		60	m	25.00	1,500
Job No: 18 Cost Base Date of Pri	Date: ting: 22/06/2017 Merefield Wilde and Woollard Pty Ltd (ABN 31 009	Page 3 of 10 Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd			WI	LDE AND WOOLLARD (M Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60



Project: Floreat Athena Football Club Building: Litis Stadium			Details: Master Plan Cost Indication - Option 2B (Rev-1)				
ltem No.	Item Description	Quantity	Unit	Rate	Amount		

2.B.2 Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable inuea (approx 60m)

50	Steel Fence - assumed 2.1m high	60	m	280.00	16,800
51	Allow extra for openable sections approx 4m wide		N/A		
	On Costs				
52	Design contingency		Item		2,000
53	Contract contingency		Item		1,000
54	Preliminaries		ltem		4,000
	ESTIMATED BUILDING COSTS		\$\$		25,300
55	Rounding up/down factor		ltem		-300
	Replace existing fencing along northern part of Britannia Reserve frontage with visually permeable (approx 60m) TOTAL				25,000

2.C.1 Construct new change rooms / storage building (approx .300m2) at the south-western corner of the site

	site				
	Demolitions				
56	Demolish existing building		Item		25,000
57	Demolish existing paving		Item		4,500
	Building works				
58	Senior Change Rooms	254	m2	3,000.00	762,000
59	Corridors	30	m2	1,410.00	42,300
60	Storage	16	m2	1,300.00	20,800
	External Works				
61	Verandah		N/A		
	External Services				
62	Allowance for water, drainage & storm water and electrical services connection to existing external services		ltem		25,500
63	Allow for power upgrade		Item		70,000
64	Allowance for Western Power Charges		Item		80,000
65	Allowance for Water corporation charges		ltem		55,000
66	New Substation		Excl		
	On Costs				
	Design contingency		Item		109.000

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1008 Wellington Str West Perth, WA 60



Project: Floreat Athena Football Club Building: Litis Stadium		Details: Master Plan Cost Indication - Option 2B (Rev-1)
Item No.	Item Description	Quantity Unit Rate Amount

2.C.1 Construct new change rooms / storage building (approx .300m2) at the south-western corner of othenuea site

68	Contract contingency	ltem	84,000
69	Preliminaries	Item	153,000
	ESTIMATED BUILDING COSTS	\$\$	1,431,100
70	Rounding up/down factor	ltem	-100
	Construct new change rooms / storage building (approx .300m2) at the south-western corner of the site TOTAL		1,431,000

2.C.2 Demolish and rebuild player race including tunnel, making it suitable for use in conjunction with newly .a constructed change rooms

	External Works				
71	Bulk excavation to suit tunnel construction including working space	655	m3	25.00	16,375
72	Concrete footing to suit tunnel / retaining walls	19	m3	480.00	9,120
73	Pre-cast concrete tunnel (considered 4000 x 3100 high overall sections)	10	m	6,500.00	65,000
74	150mm Thick in-situ concrete retaining walls to suit final player race path level	50	m2	320.00	16,000
75	Back fill behind retaining wall using excavated materials	535	m3	12.00	6,420
76	Disposal of surplus materials	120	m3	8.00	960
77	Anti graffiti painting to exposed concrete wall surfaces	150	m2	26.00	3,900
78	Pool fence over retaining walls & tunnel opening	38	m	145.00	5,510
79	Waterproofing behind retaining walls	50	m2	18.00	900
80	Player race - considered concrete path	77	m2	62.00	4,774
81	Allow to repair and re-lay foot path	20	m2	62.00	1,240
82	Allow to temporally disconnect services & re-connect at completion of tunnel construction		ltem		2,700
83	Repair and re-grass mound as required (including make good to reticulation)		ltem		7,500
	On Costs				
84	Design contingency		Item		14,000
85	Contract contingency		Item		11,000
86	Preliminaries		ltem		30,000
	ESTIMATED BUILDING COSTS		\$\$		195,399
87	Rounding up/down factor		Item		-399

Demolish and rebuild player race including tunnel, making it suitable for use in conjunction with newly constructed change rooms ${\sf TOTAL}$

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ILDE D N WW WOOLLARD

Project: Floreat Athena Football Club Building: Litis Stadium			Details: Master Plan Cost Indication - Option 2B (Rev-1)	
	tem No.	Item Description	Quantity Unit Rate Amount	

2.C.3 Internal refurbishment of existing clubrooms - (Kitchen refurbishment including new cabinetw/Odnaingleo fit-out, New bar cabinet) .a

	Refurbishment_		
88	Allow for following works	Note	
89	Remove existing kitchen equipment, stainless steel shelvings and cabinetwork to suit new work	Item	6,500
90	Remove existing bar cabinetwork and replace with new	Item	20,000
91	Clean existing tile and grout on floor and walls as required	Item	7,500
92	Allowance for new kitchen fit-out with new equipment and stainless steel benches	PSum	100,000
93	Allow to service existing extract system	Item	2,500
94	Re-paint existing ceiling	Item	1,500
95	Cool Room	Excl	
96	Assumed existing display fridge & glass shelvings remains	Note	
	On Costs		
97	Design contingency	Item	7,000
98	Contract contingency	Item	4,000
99	Preliminaries	Item	15,000
	ESTIMATED BUILDING COSTS	\$\$	164,000

including new cabinetwork and fit-out, New bar cabinet) TOTAL

2.C.3 Internal refurbishment of existing clubrooms - (Toilet re-refurbishment) .b

.0			
	Refurbishment		
100	Allow for following works	Note	
101	Replace existing toilet partitions and replace with laminated washroom partitions	Item	17,100
102	Replace existing toilet fittings	ltem	46,000
103	Allow to clean existing tiles and grouts as required	ltem	11,000
104	Re-paint existing ceiling	ltem	1,800
	On Costs		
105	Design contingency	ltem	8,000
106	Contract contingency	ltem	6,000
107	Preliminaries	ltem	16,000
	ESTIMATED BUILDING COSTS	\$\$	105,900
	1		1

WILDE AND WOOLLARD (W Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60

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WILDE

	REPORT DE	TAIL		WW	AND WOOLLARD
	Project: Floreat Athena Football Club uilding: Litis Stadium	Details: Master (Rev-1		st Indication	- Option 2B
ltem No.	Item Description	Quantity	Unit	Rate	Amount
2.C.3 Int	ternal refurbishment of existing clubrooms - (Toilet	re-refurbishment)			(Continuea

.t	C			
1	08	Rounding up/down factor	ltem	100
		Internal refurbishment of existing clubrooms - (Toilet re-refurbishment) TOTAL		106,000

2.C.3 Internal refurbishment of existing clubrooms - (General area refurbishment)

.c

	Refurbishment			
109	Allow for following works		Note	
110	Sanding and re-seal existing parquet flooring		ltem	15,000
111	Remove and replace existing carpet		ltem	27,000
112	Re-paint existing plasterboard ceilings		ltem	5,500
113	Allow to clean and make good to existing metal strip ceiling in clubhouse area		ltem	2,500
114	Re-paint existing walls		ltem	15,000
115	Allow to clean existing tiles and grouts as required		ltem	11,000
116	Repair cracking in masonry parapet at flashing level including replacement of flashing if necessary		ltem	4,500
117	Additional support structure to awning roof cladding (additional purlins)		ltem	5,500
118	Allowance for roof maintenance especially gutters and downpipe		ltem	880
119	Allow to replace light fittings with dimmable fittings (use existing wiring)		ltem	45,000
	On Costs_			
120	Design contingency		ltem	13,000
121	Contract contingency		ltem	10,000
122	Preliminaries		ltem	28,000
	ESTIMATED BUILDING COSTS		\$\$	182,880
123	Rounding up/down factor		ltem	120
	Internal refurbishment of existing clubrooms - (General area refurbishment) TOTAL			183,000

2.C.4 Construct new bin enclosure adjacent to clubrooms

	New Works				
124	New bin enclosure - Metal shed construction	30	m2	255.00	7,650
125	Allow for water supply & drainage as required (assumed connect to existing services at close proximity)		ltem		3,175
126	Allow for electrical services (say single power point & a light connect to existing services in close proximity)		ltem		1,300
	On Costs				
127	Design contingency		Item		1,500
Cost Base D	Job No: 1867/MPCI Page 7 of 10 Cos Base Date: Date of Printing: 22/06/2017 Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as W Use of the Wilde and Woollard name and logo under Licence from Wilde an			WI	LDE AND WOOLLARD (W Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60



	Project: Floreat Athena Football Club Building: Litis Stadium	Details: Master (Rev-1		st Indication -	Option 2B
ltem No.	Item Description	Quantity	Unit	Rate	Amount
2.C.4	Construct new bin enclosure adjacent to clubrooms				(Continued
128	Contract contingency		Item		1,00
129	Preliminaries		Item		3,00
	ESTIMATED BUILDING COSTS		\$\$		17,625
130	Rounding up/down factor		ltem		375
	Construct new bin enclosure adjacent to clubrooms TOTAL				18,000
2.D.1	Refurbish existing grandstand (Internal refurbishment rear wall facing toilet block	t of undercroft area	ı) includ	ling renderir	ng of the
	Refurbishment				
131	Allow for following works including demolitions work		Note		
132	Internal refurbishment of undercroft area to include for two offices		Item		328,00
133	Allow for lift		ltem		87,00
134	Render existing wall surfaces, assumed height at 10m	440	m2	35.00	15,400
135	New paint to the rendered walls	440	m2	16.00	7,04
136	Allow to design and erect scaffolding to full extent of the building		Item		19,800
	On Costs_				
137	Design contingency		Item		46,000
138	Contract contingency		Item		35,000
139	Preliminaries		ltem		97,000
	ESTIMATED BUILDING COSTS		\$\$		635,240
140	Rounding up/down factor		Item		-240
	Exclusions				
	1		Excl.		(
141	Internal refurbishment of upper level				
141 142	Internal refurbishment of upper level Internal refurbishment of kitchen		Excl.		(

2.D.2 Refurbish existing grandstand (Repair cracking in front three rows, replace existing seats

	Refurbishment				
144	Allow for following works including demolitions work				
145	Repaint roof structure including surface preparation		ltem		16,555
146	E.O for fire proofing intumescent paint as required		ltem		40,205
147	Replace existing roof plumbing with new		Item		16,555
Cost Base D	Job No: 1687/MPCI Page 8 of 10 WILDE AND WOOLLA Cost Base Date: Date of Printing: 22/06/2017 Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). 1008 Wellingt Use of the Wilde and Woollard page and loop under Lioppe from Wilde and Woollard (WA). 1008 Wellingt				

the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia. Pty Ltd

West Perth, WA 60

Item

No.

148

149

150

151

152

153

154

155

156

157

158

REPORT DETAIL



3,420

8,200

1,500

105,560

19,000

15,000

41,000

266,995

5

0 0

0

Project: Floreat Athena Football Club Details: Master Plan Cost Indication - Option 2B (Rev-1) Building: Litis Stadium Item Description Quantity Unit Rate Amount 2.D.2 Refurbish existing grandstand (Repair cracking in front three rows, replace existing seats (Continuea Item Allow for flexible sealant to pre cast concrete seats at construction joints Repair cracking in front three rows at pre cast concrete seating plates Item Allow for condition survey report for seating plants Item 290.00 Replace existing seats including new mechanical fixings with galvanised bolts 364 No. and backing plates On Costs Design contingency ltem Contract contingency Item Preliminaries Item ESTIMATED BUILDING COSTS \$\$ Rounding up/down factor Item

Exclusions Internal refurbishment of upper level Internal refurbishment of kitchen Internal refurbishment of toilet Refurbish existing grandstand (Repair cracking in front three rows,

Excl.

Excl.

Excl

2.D.3 Internal refurbishment of toilet block

replace existing seats TOTAL

	Refurbishment			
159	Allow for following works	Note	e	
160	Remove existing fittings and make ready for new toilet fittings (excluding stainless steel slab urinals)	Iten	ו	3,000
161	New toilet fittings; . Urinal cisterns . Stainless steel wash hand basins + taps . Ceramic wash hand basins + taps . WC & Cistern . Disable toilet WC & Cistern	lterr	1	22,000
162	Allow to prepare and re-paint floor	Item	n	6,500
163	Allow to clean existing wall tiles	Item	1	6,300
164	Re-paint rendered walls (above tiles)	Item	1	1,200
165	Replace existing toilet cubicles (7 Nos.)	Item	1	13,000
166	Re-paint existing ceiling	Item	n	2,700
167	Allow to clean existing stainless steel slab urinals	Iten	ı	2,500
	On Costs			
168	Design contingency	Item	n	6,000

Cost Base Date: Date of Printing: 22/06/2017

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^{267,000}



	Project: Floreat Athena Football Club Building: Litis Stadium		Master (Rev-1		st Indication -	Option 2B
ltem No.	Item Description	Qua	ntity	Unit	Rate	Amount
2.D.3	Internal refurbishment of toilet block					(Continued
169	Contract contingency			ltem		5,000
170	Preliminaries			Item		12,000
	ESTIMATED BUILDING COSTS			\$\$		80,200
171	Rounding up/down factor			ltem		-200
	Exclusions					
172	. New paper towel dispensers					
173	. New soap dispensers					
174	. New mirrors					
175	. New shelvings					
176	. New toilet roll holders.					
177	. New plumbing works					
	Internal refurbishment of toilet block TOTAL	-				80,000
2.E.1	Install bicycle storage facilities within 30m2 area of	car park				
	New Works					
178	Bicycle parking - Concrete paving		30	m2	65.00	1,950
179	Hot dipped galvanised steel bicycle racks		8	No.	350.00	2,800
180	Sundries			ltem		500
	On Costs_					
181	Design contingency			ltem		1,000
182	Contract contingency			ltem		1,000
183	Preliminaries			ltem		2,000
	ESTIMATED BUILDING COSTS			\$\$		9,250
				I		

Job No: 1867MPCI Cost Base Date: Date of Printing: 22/06/2017 Page 10 of 10

Merefield Wilde and Woollard Pty Ltd (ABN 31 009 414 902) trading as Wilde and Woollard (WA). Use of the Wilde and Woollard name and logo under Licence from Wilde and Woollard Australia Pty Ltd WILDE AND WOOLLARD (W Unit 1 / Ground Fk 1008 Wellington Str West Perth, WA 60 Precinct Master Plan

APPENDIX 8

Lifecycle Cost Analysis

UNDER SEPARATE COVER

Floreat Athena Football Club



CLUB DEVELOPMENT PLAN

Progress Report

June 2017

JWC Jo Wilkie Consulting

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Attachments

49-52

Schedule of Individuals and Organisations Consulted Club Reference Group and Project Steering Group Floor plan of the grandstand undercroft

INTRODUCTION

This project is one of two major initiatives being undertaken by the Club at this time. They are:

1. Club Development Plan

Jo Wilkie Consulting has been engaged to assist the Club to prepare a Club Development Plan including the following two key components.

- A. Explore opportunities and develop strategies aimed at:
 - > increasing the Club's engagement with the community
 - expanding the community benefit that can be derived from the asset that is the Litis Stadium
- B. Develop a 5-year Strategic Plan for the Club, with a focus on sound governance and financial sustainability, taking into consideration the changing regulatory, policy and funding environments.

2. Master Plan for Litis Stadium

The other project is the development of a Master Plan for the Litis Stadium for which Planning Solutions Pty Ltd has been contracted. The Master Plan has been requested by the City of Vincent and will form the basis of the renegotiation of the Club's future lease arrangement with the City.

The Club's Board and both consultants have worked together on the common elements of the two projects to ensure an efficient and joined-up approach.

The Club Development Plan lays important foundations for the Club moving forward and, as such, this progress report is included into the Master Plan report being provided to the City of Vincent.

Specifically, the purpose of this project is to position the Club as:

- a relevant sporting, social and cultural asset;
- a successful Club within the WA State Football League and within the State's sporting landscape;
- > an organisation that is well-governed and managed;
- > an organisation that is financially and operationally viable;
- an organisation that is contemporary, with the agility and capacity to adapt to changing community needs and circumstances; and
- an organisation that is underpinned by principles of access, inclusion and maximum community benefit.

To achieve this, the Club has committed to engage as many key stakeholders as possible including, but not limited to:

- Players and their families
- Current and recent members
- > Volunteers
- Sponsors and supporters
- Local residents and businesses
- > Key organisations within the City of Vincent
- Peak community sporting bodies such as FootballWest and WA Sports Federation
- Relevant government agencies such as the Department of Sport and Recreation
- > The City of Vincent

A Club Reference Group has been established to share ideas and have input into the project.

An expanded Board/Leadership Group has met regularly with the consultant to consider and/or determine actions going forward, based on emerging evidence and information.

To this end, the key agreed elements of the methodology for this Project are:

- > an environment scan and analysis;
- > an exploration and assessment of community benefit opportunities;
- > a review of the Club's governance and management;
- > a review of the Club's business model and operations; and
- > an assessment of the Club's financial sustainability.

BRIEF HISTORY OF THE CLUB

The Floreat Athena Football Club is a not-for-profit community organisation governed by a voluntary Board of Management and has been operated for more than 60 years almost entirely by volunteers.

The (then) Athena Soccer Club was founded in 1951 and entered a team in the State Soccer Competition in 1953.

It was established through the resources of the Greek community keen for its members to participate in and celebrate its much-beloved, national sport. It also provided an opportunity to share the Greek culture with the broader Western Australian community.

This reflects the basis upon which almost all soccer clubs across Western Australia were originally formed, driven by growing interest in "the world game".

Within less than a decade, the Club became one of the founding clubs of the Soccer Federation of Western Australia and, since that time, has continued to contribute to the development of the sport at a local, state and national level through its participation in many of the reforms that have seen the sport become the most played in Australia.

Its first home was at Wellington Square in East Perth as part of a temporary arrangement with the City of Perth. It quickly outgrew this and was relocated to Perry Lakes Stadium, which was then within the municipality of the City of Perth.

The move also resulted in a change of its name to Floreat Athena, at the request of the City of Perth, to reflect its new local community.

It remained at Perry Lakes Stadium until the early 1970s when it moved again to its current premises, then known as Lake Monger Velodrome. It co-tenanted the facility with the Soccer Federation of WA until 1982 when the Federation moved to its own separate premises.

The Club has been the sole tenant of the facility since then and recently renamed it the E & D Litis Stadium in acknowledgement of a lifetime supporter and major sponsor.

During the period 1960 to 2000, the Club also fielded teams in other sports including:

- Cricket junior and senior teams
- ➤ Water Polo
- Netball junior and senior teams
- Softball junior teams

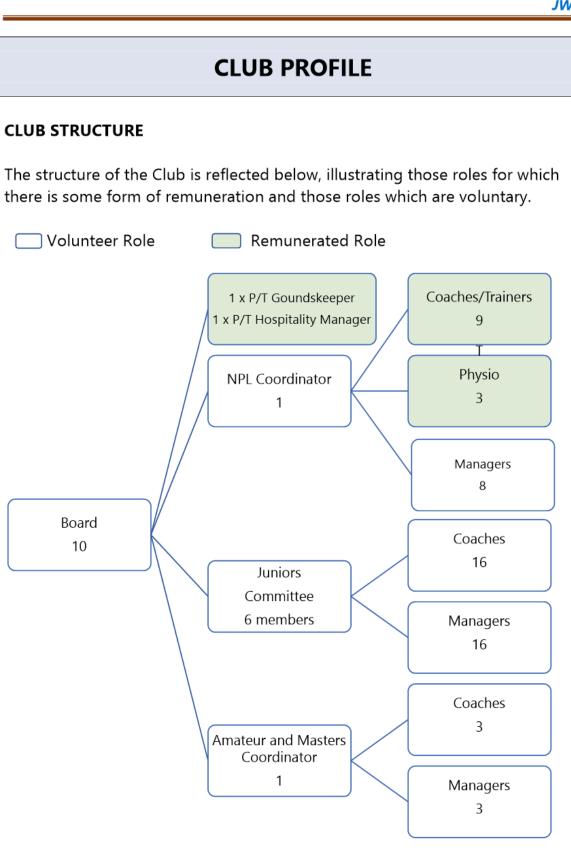
Across all of these sports, more than 60,000 players have played for the Floreat Athena Football Club; the majority for its football soccer teams, including amateurs, professionals, juniors, veterans, masters, social, girls and women.

For the majority, playing for the Club provides an opportunity to be part of a team, achieve fitness and health and have fun. However, many have achieved state, national and international success with some notables including:

- Stan Lazaridis -Socceroo 2006 World Cup, English Premier League, WA State Captain, World Youth Championship Team;
- Bobby Despotovski WA State Team, Perth Glory for 10 years, current coach of the Perth Glory National Women's team and Coach of the Year 2017; and
- Troy Barnard (dec. 2004)- youngest ever player to captain a WA State side at age 22.

The Club experienced great football success in the 1980s, dominating the competition at all levels. This attracted unprecedented player numbers in all categories and divisions, as well as increased membership and sponsorship.

This success also enabled the Club to invest in its new Clubrooms at Litis Stadium, which continue to provide an important amenity to the Club and other user groups.



TEAMS AND PLAYERS

The Club currently has 314 registered players and fields teams in the following competitions:

Competition	# Teams	Details		
National Premier	3 Teams	1 x Seniors		
Leagues Seniors		1 x Reserves		
		1 x Under 18		
National Premier	5 Teams	1 x Under 16		
Leagues Juniors		1 x Under 15		
		1 x Under 14		
		1 x Under 13		
		1 x Under 12		
Junior Boys League	16	3 x Under 6		
	teams	3 x Under 7		
		3 x Under 8		
		3 x Under 9		
		2 x Under 10		
		2 x Under 11		
Amateur League	2 Teams	1 x Division 2		
		1 x Div. 2 Reserves		
Masters League	1 Team	1 x Division 2		

VOLUNTEERS

The Club is governed by a voluntary Board of 10 who are elected by the membership at Annual General Meetings. The Board is responsible for the good stewardship of the Club, its financial viability and compliance with all regulatory and licensing requirements.

In its sporting activities, the Club is supported by some 60 active volunteers, without whom it could not support its teams and players. They undertake a range of tasks, including:

- ➤ Coaching;
- > team management;
- > set-up and take-down of goals and pitch preparation;
- line-marking;
- ➤ first-aid;
- > care and maintenance of team and Club equipment;
- > pastoral care and support of players; and
- match-day paperwork.

An additional 30 volunteers undertake tasks including:

- cleaning and maintenance of the grounds and facilities;
- ➤ fundraising;
- > assisting with events; and
- > spectator control.

Like most Clubs of this type, it often experiences the challenge of having most of the governance and management work of the Club performed by a small group, usually the Board, which then also necessarily assumes some operational functions.

The Club has a strong history of junior players maintaining their relationship with the Club and going on to become coaches, team mangers, Board members and other general volunteers.

The Club has a number of families where three-generations have now played with the Club and remained members.

KEY CLUB ACTIVITIES

Training Match	NPL Senior Teams	NPL Juniors Teams	Junior League Teams	Amateur Teams	Masters Team
Monday					
Tuesday					
Wednesday					
Thursday					
Friday					
Saturday					
Sunday					

	daily	weekly	fortnightly	monthly	annually
Passive social activities					
Fundraising activities					
Club Dinner Night					
Juniors Team Dinner					
Senior Teams Dinner					
Football West meetings					
NPL Meetings					
AGM					
Club Pre-Season Busy Bee					

Up to 30 members and friends attend the Club on most days to enjoy fellowship and participate in passive activites including cards, darts, board games and hospitality.

The Club hosts dinners for each of the junior teams on a rotational basis. The dinners include players and their parents/siblings and are aimed at building team spirit and camaraderie.

USE OF BRITANNIA RESERVE

The Club hires Britannia Reserve from the City of Vincent from April to September for its training and matches.

Training

- Monday and Wedensday from 4pm to 7pm
- Tuesday and Thursday from 4pm to 9pm

Matches

Sunday from 7am to 5pm

During these times, the Reserve is also accessed by other members of the community including recreationers, excercisers and dog walkers.

Although the pitches are marked out, there is not a physical demarcation of the areas for use by different groups. Instead, there is an expectation of a commitment to shared use and a common sense approach.

USE OF THE STADIUM PITCH

The Stadium Pitch forms part of the lease agreement over the Litis Stadium and is used primarily by the NPL teams, though not exclusively.

Pre-season training commences in mid-January with finals in November, leaving a minimal 6-8 week period to rest and prepare the pitch for the following season.

The pitch is required to meet NPL standards as a part of its license to partipate in that competition. This determines the extent to which the pitch can be used by both the Club and others.

Training

Monday, Wednesday and Thursday from 5pm to 8pm

Matches

- Saturday (fortnightly home games) 10am to 5pm
- Sunday (fortnightly home games) 8pm to 5pm

LEASE OF LITIS STADIUM

The Club's occupancy of the Litis Stadium has been managed through successive leases:

- > with the City of Perth until 1994; and
- > with the City of Vincent from 1997 until 2016.

The terms of the lease that expired in December 2016 required the Club to:

- > pay a lease fee, subject to annual increases based on CPI;
- meet costs of rates, taxes and all outgoings;
- maintain adequate and appropriate insurances; and
- maintain the facility in clean condition and good repair, at its own expense.

The Club secured a 12-month lease from January to December 2016, during which time it is preparing the Master Plan that will form the basis of any future lease agreement.

During its tenure, and in addition to any rents and charges, the Club has invested some \$1.5M to improve the facility, the most significant being the construction of the Clubrooms in 1982. This was funded, in large part, by the Club, with support from the Local and State Governments. Club members provided significant in-kind and reduced-cost services to achieve the project successfully.

Due to its age, the elements of the stadium now require significant upgrade, particularly to the older facilities, the most pressing being the change rooms and player race which have been disused since 2015 and the grandstand, which requires structural repair.

In 2014, the Club was unsuccessful in securing a CSRFF grant to replace the change rooms and is now planning a major financing strategy, including a Capital Campaign, to raise the funds to achieve this and other improvements to the stadium. These plans are discussed in the Master Plan document.

EVIRONMENT SCAN

The following information provides both global and local context to the social, policy and regulatory environments that impact on the Floreat Athena Football Club and its operations.

THE BENEFIT OF PLAYING TEAM SPORT

There is compelling evidence, world-wide, that affirms the value of playing sport. Governments are investing heavily in the promotion of, and infrastructure for, sport and physical activity as a key strategy for addressing both long-standing and emerging social, cultural, physical and mental health challenges.

The New South Wales Department of Education, as part of its well-being strategy, identifies that children who take part in team sports develop:

- > friendship and camaraderie;
- cooperation and teamwork skills;
- > leadership skills;
- > appreciation of different abilities;
- > respect for team mates/ opponents/officials;
- > a sense of belonging/team membership;
- social interaction skills;
- physical skills;
- > self-esteem and self-concept;
- team goal-setting skills;
- > self-discipline, patience and persistence; and
- > resilience through sharing positive and negative experiences.

UNITED NATIONS

The UN Inter-Agency Task Force of Sport for Development and Peace promotes sport as an important tool for achieving the UN Millennium Development Goals. Its 2005 report states "... that by its very nature sport is about participation. It is about inclusion and citizenship. Sport brings Individuals and communities together, highlighting commonalities and bridging cultural and ethnic divides.

Sport provides a forum to learn skills such as discipline, confidence and leadership and it teaches core principles such as tolerance, co-operation and respect. Sport teaches the value of effort and how to manage victory, as well as defeat. When the positive aspects of sport are emphasized, sport becomes a powerful vehicle through which the United Nations can work towards achieving its goals."

WORLD HEALTH ORGANISATION

The "Global Recommendations on Physical Activity for Health" was published by the World Health Organisation in 2010 and remain in place today. It urges a number of policy options aimed at achieving recommended levels of physical activity globally, such as:

- "the development and implementation of national guidelines for health-enhancing physical activity;
- the integration of physical activity within other related policy sectors in order to secure that policies and action plans are coherent and complementary;
- the use of mass media to raise awareness of the benefits of being physically active; and
- the surveillance and monitoring of actions to promote physical activity".

Sport: A Proven Vehicle for Physical and Social Health

The Club 's sporting activities address a number of global health and wellbeing challenges. Diabetes and obesity are just two now considered to be at epidemic levels.

Club and other organised sport is considered a key strategy for not only achieving globally agreed physical activity targets but for promoting social cohesion and peace.

AUSTRALIAN GOVERNMENT

The Australian Government, through the Australian Sports Commission, has recently invested in two major initiatives.

The first was a study into the Future of Australian Sport undertaken in partnership with the Commonwealth Scientific and Industrial Research Organisation (CSIRO). The key findings of the study that have relevance for football clubs including Floreat Athena are:

- Health, rather than competition, is becoming a major driver for participation in sport and sporting groups, particularly those involved in competitive sport, will need to consider how they provide opportunities for non-competition participation.
- The broader benefits of participation in sport are measurable and significant including mental health, crime prevention and social inclusion. It is important, therefore, for sporting groups to consider how their policies and practices can facilitate these outcomes.
- Sport is being increasingly embraced by older Australians and this will require sporting codes and clubs to consider how they can cater effectively and appropriately to this age-group.

The second major initiative has been the establishment of the Play.Sport.Australia (PSA) initiative, a national vision for increasing participation in sport by all Australians.

This initiative was further strengthened by the establishment of Ausplay, a national population tracking survey that provides evidence-based research to guide the P.S.A. initiative going forward.

The following information is provided though the AusPlay survey, which is commissioned by the Australian Sports Commission as part of its strategy "to get more Australians participating in organised sport more often".

It reports that:

- Almost 20% of all people involved in Club Sport play football (soccer), which represents by far the largest cohort.
- Football has the second highest rate of participation (22.8%) by children
 in an organised out of school activity. (swimming has the highest (28.3%) and Australian Rules Football has the third highest rate at 13.6%)
- More boys (22.8%) than girls (6.1%) play football in an organised outof-school activity.
- The report acknowledges that sporting clubs are the primary avenue via which children participate in active sport and physical activity.

The table below illustrates the top 11 Club sports played by adults and children combined.

	Club Sports	Population Estimate	% Population	% Club Sport Population
1	Football (soccer)	1,086,986	4.5%	18.8%
2	Golf	685,732	2.8%	11.9%
3	Australian Rules Football	635,627	2.6%	11.0%
4	Netball	625,721	2.6%	10.8%
5	Tennis	585,751	2.4%	10.1%
6	Cricket	562,669	2.3%	9.7%
7	Basketball	532,311	2.2%	9.2%
8	Touch Football	271,628	1.1%	4.7%
9	Swimming	267,890	1.1%	4.6%
10	Rugby League	247,883	1.0%	4.3%
11	Athletics, Track & Field	238,084	1.0%	4.1%

Sport: For Everyone

Floreat Athena Football Club responds to the need of almost one fifth of the Australian population that chooses to play a Club sport.

There is opportunity for the Club to expand its program to include noncompetition sport.

There is opportunity for the Club to offer more general health and fitness activities that can be accessed more flexibly across the week.

There is opportunity for the Club to consider how it can better respond to the needs of older population cohorts.

WESTERN AUSTRALIAN SPORTS FEDERATION

The Federation is the peak body for sport and recreation in Western Australia. It responds to needs and issues raised by its member bodies, the majority of which are sporting associations.

In line with contemporary thinking, the Federation is encouraging and supportive of the mixed use of sporting facilities in order to optimise their "usability" and also to maximise the return on the public investment in the asset.

Spaces that are Flexible and Responsive

There is opportunity for the Club to consider how the indoor and outdoor spaces within the Litis Stadium can be more creatively and flexibly used by diverse community organisations and their members.

FOOTBALL WEST

Football West is the sole governing body for all football competitions in Western Australia. It is affiliated with the Football Federation Australia (FFA) and, through it, the Fédération Internationale de Football Association (FIFA) which is represented in more than 209 countries.

A demographic breakdown of all players within Western Australia registered with Football West as at 31 October 2016 shows the following:

Gender	Male	33,227		
	Female	6,611		
Age	Junior	28,924		
	Senior	10,914		
National Premier	NPL	2,123		
Leagues or Outdoor *	Outdoor	37,715		

Note: It does not include those players registered in the Social Competition.

In 2010 the Football Federation of Australia commissioned the National Competition Review to consider opportunities for competition and club improvement.

This led to the establishment of the National Premier Leagues (NPL) in 2013 in most Australian States. Football West joined the NPL competition in 2014. The NPL ostensibly replaced the previous State Leagues and provided a more national platform for the development of football in Australia. It is regarded as the second tier of the sport of which the A-League is the first.

There are now 14 NPL teams in Western Australia including the Floreat Athena Football Club.

In 2016, Football West initiated the National Premier Leagues Strategy Development Project with the aim of establishing a framework for the NPL in Western Australia for the next five years.

The Project considers a number of barriers to optimal development of the sport, both within and outside Clubs. Amongst key considerations are:

- > increasing access to quality competition;
- adoption of proven development models;
- improved coaching accreditation;
- increasing pathway opportunities;
- improving facilities;
- > accessibility and affordability at all competition levels; and
- > clear and fluid pathways between junior and senior clubs.

The project is scheduled to be completed in mid-2017 and implemented in 2018.

The implementation of the recommendations of this NPL review will have significant impact on all of the 12 current Western Australian NPL Clubs including the Floreat Athena Football Club.

It will require the Club to revise and/or develop a number of policies and strategies in relation to governance, operations, player development, facility standards and financial planning.

Whilst the impending NPL Framework will apply consistently to all NPL Clubs, their accommodation costs and arrangements vary according to the local government municipalities within which they are located. These include: including:

- lease terms and conditions for facilities;
- hire fees for use of playing grounds;
- > assistance with pitch and facility maintenance; and
- support for major capital works.

These real costs impact on the Clubs' financial capacity including their ability to attract quality players from within and outside the State.

This is further exacerbated where ratepayers feel, somewhat justifiably, uncomfortable about their (local government) assets being used by groups whose members and participants are from outside the municipality.

Without a clear and agreed State-wide policy for this issue, the access to facilities and playing grounds for Clubs, such as the Floreat Athena Football Club, will be determined by the diverse approaches of respective local governments.

To develop and implement such a policy would require a collaborative approach between, at least, the State Government (through its appropriate department), Football West and the respective local government authorities.

WESTERN AUSTRALIAN GOVERNMENT - DEPARTMENT OF SPORT AND RECREATION

The Department of Sport and Recreation is responsible for the State Government's policy and strategy in sport and recreation. Its stated mission is to "enhance the quality of life of Western Australians through their participation and achievement in sport and recreation".

The State Sporting Facilities Plan forms the blueprint for the development of major state and national sporting infrastructure. Initially approved by the State Government in 2001, over \$25M has been allocated since 2005. These funds have been directed to large national and internal facilities such as nib Stadium, Perth Stadium, State Equestrian Centre and the Perth Arena.

The Western Australian Sport and Recreation Industry Strategic Direction 2016-2020 provides a framework for the direction of sport and recreation in WA.

Amongst the key challenges that it seeks to address, the following are most relevant for Floreat Athena and other similar sporting Clubs:

Governance – which recognises that affordability is a key barrier to young people's participation in sport.

- Public Open Spaces and Urban Form which encourages efficiency with the planning and use of public space resources to ensure equitable access for as many as possible.
- Financial (Un)Certainty acknowledges the need for sporting bodies to promote the many benefits of sport and recreation in order to better compete for diminishing public and private funding.
- Leveraging Facilities Investment facilities must become relevant to current communities by increasing local community sporting and nonsporting participation.

Support and Resources

The Club's purpose and activities align with the State Government's strategic direction with respect to sport and recreation

There is potential for the Club to access a range of cash and non-cash resources from the Department to assist with its Club Development Plan.

There is an opportunity for the Club to consider cash and non-cash fee structures as a further response to financial barriers to participation, particularly for children and seniors.

CURTIN UNIVERSITY - CENTRE FOR SPORT AND RECREATION

Established in 2009, the Centre for Sport and Recreation is a collaboration between Curtin University and the Department of Sport and Recreation. Its stated role is to be an independent advocacy and research centre that generates applied research to inform public policy and practice in the field of sport and recreation. Over recent years it has undertaken a number of research projects aimed at achieving a better understanding of the issues and challenges facing sporting clubs in Western Australia so as to effect better policies and practices.

Those studies that have relevance for Floreat Athena Football Club include:

- More than Winning: the real value of sport and recreation in WA (Middle, I & Tye, M.- 2014)
- Volunteering and sport in a WA context: A preparatory exploration (Costello D. & Tye M. - 2012).
- Sport and Recreation Online: A baseline investigation of the web presence of sporting and recreational organisations in Western Australia (Allen, M., Burnett, K., Leaver, T., & Scullin, C. – 2012)
- Emerging constraints for public open space in metropolitan Perth: Implications of bush forever, water sensitive urban design and Liveable Neighbourhoods for active sporting recreation (Middle, G., Tye, M., & Middle, I. – 2010)

Evidence-based Planning

There is further potential for the Club to enter into a partnership with Curtin University as a longitudinal study site with the benefit of having access to ongoing independent information and data that can inform the continuous improvement of its Club Development Plan

MAXIMISING COMMUNITY BENEFIT

The Club is keen to build on its current community engagement and provide a range of opportunities to maximise the benefit to the community of both the built and latent asset.

CURRENT COMMUNITY ENGAGEMENT ACTIVITIES

Notwithstanding that the Floreat Athena Football Club has been at Litis Stadium for more than 40 years, community members and organisations contacted through this project generally had very little awareness or understanding of the Club.

However, the possibility of engaging with the Club and its activities via a number of sporting and social strategies was very well received.

An assessment of the Club's current engagement with the community was undertaken via a review of available records and discussions with the current Board members and past committee members.

Overall, the Club tends to play down the extent to which it already delivers social benefit, primarily through providing its facilities and resources, usually for free, to the wider community. Both formal and informal discussions confirm the willingness of the Club (its members) to open its facilities to others.

Members and supporters are passionate about the sport and the Club and there is genuine camaraderie and sense of team, as evidenced by the consistent level of volunteering.

Although perceived by some members of the community as being inward focused and somewhat disengaged from the local community, once inside the Club, there is a genuine welcoming and hospitality, typical of the Greek culture

Externally however, the Club has not been consistent and proactive in its efforts to engage the broader community and this has, at times, presented the organisation as an aloof and disinterested member of its community.

This appears to be primarily because:

- there is not a clear and agreed Community Engagement Strategy;
- the Club does not yet have a Community Access and Usage Policy to clarify and guide the use of its facilities
- the arrangements for use of the facilities are more often than not made on an ad-hoc basis;
- the arrangements are not considered by the Club as community engagement "we just try to help as we can";
- the Club does not maintain consistent documentation about its engagement; and
- the pressure of attending to its core business of football, run almost entirely by volunteers, leaves limited capacity to properly consider and develop an approach to community engagement.

The following table shows how the Litis Stadium facilities have been utilised by various organisations over the past 24 months.

Use of the Litis Stadium Facilities Over the past 2 Years

Organisation	Purpose of Use	Charges/Fees			
Aranmore Catholic College	School team soccer finals	No charge for pitches, equipment, facilities			
Mount Hawthorn Primary School	School dances, quiz nights, bingo	No charge for venue and facilities Small charge for cleaning			
St Basils Aged Care Services	Lunches and social events for seniors (from both residential and non-residential)	No charge for venue and facilities Small charge for cleaning			
Water Corporation	Christmas Function	No charge for venue and facilities Small charge for cleaning			
Wembley Police Station	Social Event	No charge for venue and facilities Small charge for cleaning			
Latin American Association	Latin American World Cup Tournament	No charge for pitches, equipment, facilities			
	A celebration of Latin American culture through its national sport	(Club operates some hospitality services during the event)			
RSL	Anzac Day Match	Facilities provided at no			
	Floreat Athena v Perth Glory NPL Club	cost All proceeds to local RSL			
Roar Family	Fundraiser for Robbie Roar who contracted meningococcal disease	Facilities provided at no cost All proceeds to the family			
Perth Glory v State Team	Charity Match to raise funds for cancer support	Venue and facilities provided at no cost			
Vincent Cup	Floreat Athena v Perth Football Club Local rivalry friendly match between the two City of Vincent NPL Clubs	No charge for pitches, pitch preparation equipment, facilities			

		1				
Football West	NPL and Junior NPL finals matches	No charge for pitches, pitch preparation equipment, facilities				
		Club runs canteen				
Football West	Training for coaches (not FAFC specific) meetings	Facilities provided at no cost				
National A League Clubs e.g. Melbourne City, Central Coast Mariners and Perth Glory	Training base for major national Games	No charge for pitches, pitch preparation equipment, facilities				
Malaysian Sarawak Football Club	Friendly match	No charge for pitches, pitch preparation equipment, facilities				
Hellenic Community Aged Care	Luncheons, guest speakers on topics of social concern for ethnic Australian seniors	Venue and facilities provided at no cost				
Centre for Hellenic Studies WA	Open presentations from visiting and local academics	Venue and facilities provided at no cost				
Hellenic Community Greek Youth Dance Group	Rehearsal space	Venue and facilities provided at no cost				
Pan Macedonian Association	Fundraising dinners	Venue and facilities provided at no cost				
Castellorizian Association of WA	Fundraising events	Venue and facilities provided at no cost				
Cypriot Community of WA	Fundraising events	Venue and facilities provided at no cost				
Greek Orthodox Community of WA	Luncheons, morning and afternoon teas	Venue and facilities provided at no cost				

POTENTIAL ADDITIONAL COMMUNITY BENEFIT

The Club has explored a range of other potential uses of the Litis Stadium facilities by other not for profit organisations via:

- > discussions with community organisations within the City of Vincent;
- > information about other multi-use sporting facilities;
- a workshop involving the Club Reference Group, established as part of this project; and
- > regular workshop/meetings with the current Board.

Underpinning Principles

The Club has determined that the following principles will underpin its approach to the shared use of the Litis Stadium facilities by other not-for-profit organisations within the City of Vincent.

The overriding principle is that the Club does not seek to generate income from sharing its spaces and requires only that any costs are recovered.

<u>Co-tenants</u>

- ✓ The Club is committed to sharing the available spaces with cotenants
- ✓ Co-tenants will be required to contribute proportionately to outgoings
- ✓ Co-tenants will <u>not</u> be required to pay rent

Regular and Casual Users

✓ Not-for-profit user groups within the City of Vincent will be required to contribute on a cost-recovery basis only for their use of the facilities

POTENTIAL NEW STRATEGIES

The following are seven strategies for maximising community benefit that have emerged from the consultations and are informed by research evidence and align with global, Federal Government and State Government strategies.

Strategy	Benefits
Find 30 for Fitness Junior teams take turns in incorporating 30 minutes general fitness work at the beginning of their training session. The local community is invited to join in for this component of the session	 builds community relationships addresses a key health issue provides a simple way for the local community to meet the 30 minutes per day exercise target enables the Club to share its training skills and expertise training of coaches in general fitness will expand their skills set
a communication straa risk management p	table for diverse ages and fitness levels, ategy to inform local residents, lan; and nent that includes feedback from participants.
3. Review the Strategy using th	
4 Determine whether the Strat	eav should continue as is continue with modifications or

- 4. Determine whether the Strategy should continue as is, continue with modifications, or not continue.
- 5. Communicate the decision and rationale with all participants and stakeholders.

Strategy	Benefits
Schools Football Clinics	✓ builds community relationships
Club coaches, trainers and senior players conduct football clinics in local primary and high schools	✓ assists schools to access accredited skills development for students
	\checkmark addresses a key health issue
	\checkmark enables the Club to share its training skills and expertise
	✓ creates pathways for new players and members
Next Steps	

1. Co-design with the schools an appropriate School-based Football Clinic Program based on

- Football West and FFA models and standards and including:
 - A risk management plan;
 - > A written agreement with each school; and
 - An evaluation instrument, that includes feedback from students, teachers and parents.
- 2. Trial the strategy in two schools over one school term.
- 3. Review the Strategy using the evaluation tool.
- 4. Determine whether the Strategy should continue as is, continue with modifications, or not continue.
- 5. Communicate the decision and rationale with all participating schools participants and stakeholders.

Strategy	Benefits								
Blind Soccer Blind soccer is now a Paralympic sport and the Club has capacity to offer this as part of its program.	 increased use of the Litis Stadium opportunity to integrate this sport into a mainstream Club learning opportunities for all involved break down barriers through incorporating sports for those with disabilities into mainstream sports environments 								
Next Steps									
1. Further explore the strategy wit	h the WA Blind Sports Federation.								
 Co-design the program with Blind Football Western Australia including: safety and risk management; 									

- > awareness and education of Club members and others; and
- an evaluation instrument that includes input from all players, team support and stakeholders.
- 3. Identify and secure all cash and non-cash resources required to trial the program over one season.
- 4. Trial the strategy over one season.
- 5. Review the Strategy using the evaluation tool.
- 6. Determine whether the Strategy should continue as is, continue with modifications, or not continue.
- 7. Communicate the decision and rationale with all participants and stakeholders.

Strategy	Benefits
 A draft sub-lease document; A communication strategy for inf Vincent of the opportunity; and 	 supports the emerging multi-use policy for large facilities optimises the use of latent space within the facility supports another not-for-profit organisation to attain affordable accommodation provides an opportunity for sharing front and backend operational costs and services provides an opportunity for collaboration around key activities reduces lease and facility costs for Club

Strategy	Benefits
Regular and Casual Use Image: Constraint of the state of	 ✓ optimises the use of space within the facility ✓ supports other not-for-profit organisation to access affordable spaces for meetings and other activities
Next Steps (pending renewal of lease)	
1. Review and articulate all available	indoor and outdoor spaces and facilities.
2. Develop a Club Access and Usage	Policy.
3. Develop a communication strateg about the opportunity.	y to inform not-for-profit groups in the City of Vincent

Strategy	Benefits
Partnering for Health and Well-Being	
STRESS MANAGEMENT	 Assists organisations seeking to maximise the reach of their health and well-being messages
	 Mobilises the Club's "captive" audience of children, young people, parents, adult men and seniors who attend on at least a weekly basis
There are many organisations seeking to present information about physical and emotional health and well being E.g. Youth Facus YMCA Lifeling. Act Belong	✓ The Club provides access to important health and well-being information to its members and participants
well-being, E.g. Youth Focus, YMCA, Lifeline, Act Belong Commit, Women's Health Services.	 ✓ Contributes to overall health and well-being
The Club can host these organisations to make presentations to its players, members and supporters. Members of the local community can also be informed and invited.	
Next Steps	
 Establish a Working Group including members of community. The working group to explore and de presentations and/or activities including: all cash and non-cash resources required; agreements with presenting organisations; a communication plan to inform club member an evaluation tool that includes input from pa 	vise a 10-month program of monthly rs and the broader community; and
2. Trial the strategy.	
3. Review the Strategy using the evaluation tool.	
4. Determine whether the Strategy should continue continue.	as is, continue with modifications, or not
5. Communicate the decision and rationale with all C	Club and community members.

Strategy	Benefits
Velodrome Café (Interpretive Centre)	 ✓ acknowledges the importance of the heritage of the facility to the local and broader community ✓ supports disadvantaged people to undertake meaningful work experience and related opportunities ✓ generates income for two not-for-profit organisations ✓ potential to attract patrons, players and members to the Club
The original entry gates and buildings are converted to a Café open to the public. The Café is run during the week as a social enterprise in partnership with a not-for-profit. It is run on weekends by the Club as an income generator. An interpretive centre is woven into the fabric of the building and depicts the history and heritage of the facility, which was originally the velodrome for the Empire and Commonwealth Games in 1962.	
Next Steps 1. Secure City of Vincent in-principle approval for the to undertake a feasibility study.	e use of the gates building and endorsement
2. Establish a Project Working Group comprised of ke the Club and potentially the Royal WA Historical S of Britannia Reserve and the Mt Hawthorn Hub.	
 Undertake an independent Study into the Feasibili extent of community appetite for the Café, short a costs, and develop a potential business model that 	nd long-term benefits, initial and ongoing

ORGANISATIONAL CAPACITY

Focusing on governance and financial sustainability

GOVERNANCE

The Club is incorporated under the Associations Act 1987 and reports to the Department of Commerce and, more recently, to the Australian Charities and Not-for-Profit Commission (ACNC).

It is notable and to its credit, that the Club, which has been operated by volunteers since its inception more than 60 years ago has, with a few minor exceptions, consistently met its regulatory and fiduciary obligations.

Board Governance Self-Audit

Board members (10) have completed a self-audit of the Club's governance.

The instrument used was the Better Practice Corporate Governance Checklist, which is user-friendly and suitable for an organisation of this type.

Participants rated the relevance to the Club of 56 key governance requirements, then rated the Club's performance against them. The requirements are grouped in the following areas:

- > Board Roles, Responsibilities and Skills;
- > Independence
- Board Meetings
- Board Resources
- Code of Conduct
- Risk Management
- Strategy and Planning
- > Financial and Operating Reporting
- Board Performance
- Statutory Accountability.

The results are currently being analysed and an assessment report will be prepared with recommended actions for governance improvement to be incorporated into the Club Development Plan.

FINANCIAL MODEL

The Club has developed over time a financial model that achieves, at the very least, a break-even budget. The model is reliant on:

- volunteers performing almost all operational tasks;
- sponsors and supporters providing considerable non-cash support via goods and services; and
- > reasonably stable sponsorship support from a small group of sponsors.

However, the impending renegotiation of the Club's lease over the Stadium suggests that the Club may be charged a higher rent and may have to take financial responsibility for the ongoing maintenance and any refurbishment of the Stadium. This will require the Club to establish a more sustainable and resilient revenue base.

In preparation for this, the Club's Board has identified a number of strategies aimed at delivering increased revenue and has commenced the planning to implement these immediately.

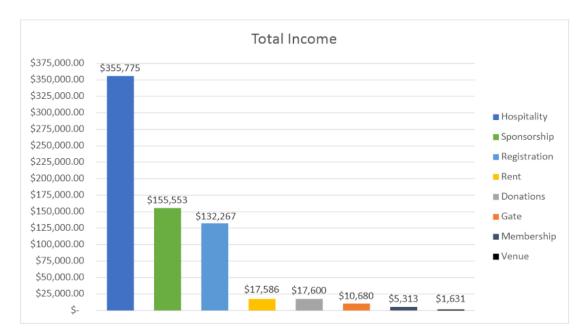
An operational budget for the Club has been developed to include the ongoing maintenance of the Litis Stadium over 10 years (using a Life Cycle Costing model). This is incorporated into the Master Plan document.

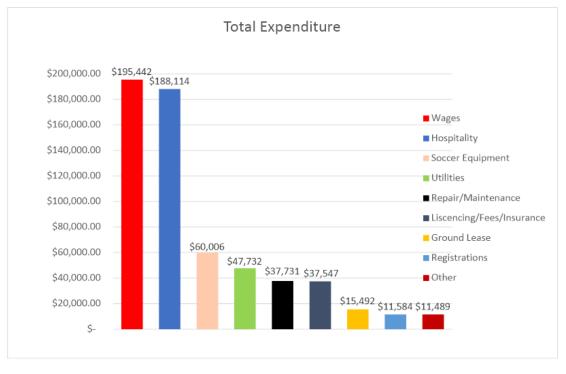
The Club has also prepared a financing plan for a major refurbishment of the Stadium over the next 3 to 5 years, for which the budget is estimated at \$3.8M (by an independent quantity surveyor). This refurbishment will not only address the immediate repair issues but will provide enhanced amenities that will enable the Club to fully implement its plans for:

- program expansion;
- > community engagement; and
- business development.

INCOME AND EXPENDITURE

The following charts reflect the organisation's Income and Expenditure for the 2015/16 financial year.



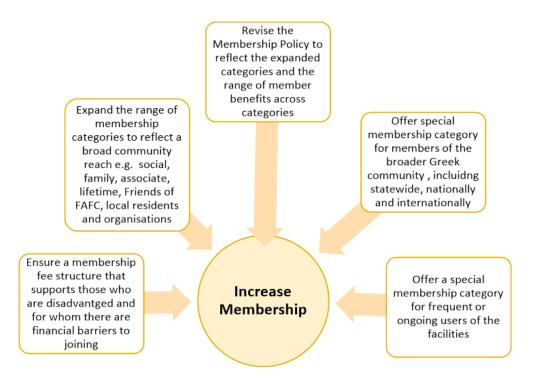


IMPROVING CURRENT REVENUE STREAMS

The following strategies were identified through a budget review undertaken by the Club's Board and members of the Club Reference Group.

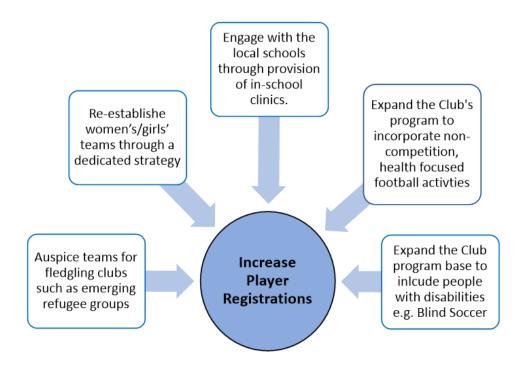
A. MEMBERSHIP

Membership accounts for approximately 1% of the Club's income, which is not reflected in the level of patronage and attendance at events and functions, which is much higher. Opportunities to offer bespoke memberships to guests, parents, local residents and other high mass cohorts need to be developed and offered. Some ideas that have emerged from the consultations and workshops are below.



B. REGISTRATIONS

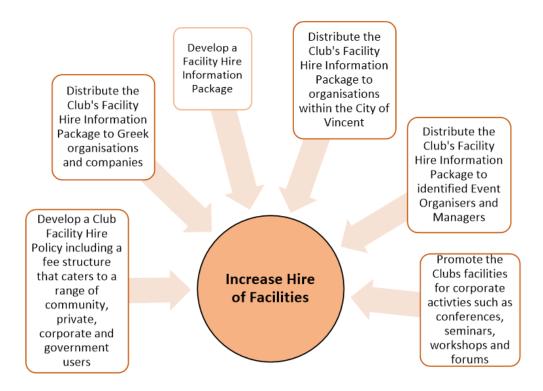
Player registrations account for approximately 20% of Club annual income. The Club is well-placed to expand its player registration base through a range of strategies as described below.



C. FACILITY HIRE

The Club facilities include the Clubman's (dining) room, a main hall, a commercial kitchen, outdoor balconies and open areas, the football pitch, a grandstand, grandstand terraces, a canteen and a Boardroom. There is considerable potential to generate income from the hire of these facilities. An independent assessment of the "hire-ability" of the facilities, undertaken by a professional Event Manager, reports that there is strong potential to increase this income stream.

NB The Hire of the Stadium facilities is entirely separate from the sharing of the Stadium spaces with other not-for-profit organisations within the City of Vincent, which forms part of the Club's Community Engagement Strategy



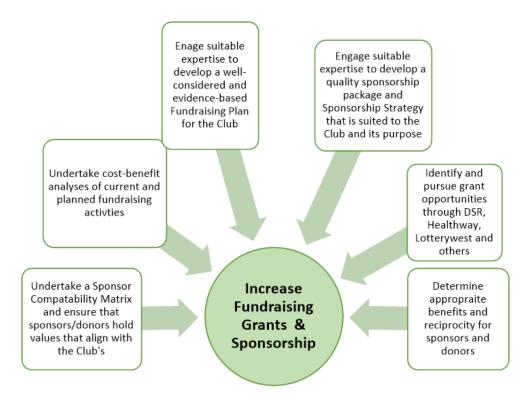
D. MATCH ENTRY (GATE)

Gate takings across the State's football clubs is steadily decreasing, which is a similar experience to that of the WA Football League Clubs (WAFL) that have been impacted by the Australian Football League (AFL). There is an argument that free entry should be considered other than for major games and the Club is open to considering this option as it may increase its reach and enable more people to enjoy the sport. In the interim, the following ideas have also been put forward.



E. FUNDRAISING AND SPONSORSHIP

Fundraising and Sponsorship accounts for almost 30% of the Club's revenue. It is critical to the viability of the Club but is unreliable from year to year and requires disproportionate effort on the part of many volunteers. The fields of fundraising and sponsorship have developed considerably and now require high-level expertise to ensure success.



F. HOSPITALITY

Hospitality accounts for almost one half of the Club's annual revenue, notwithstanding, the overriding premise of the hospitality is to create opportunities for fellowship and Club-building. The Club hosts dinners on two evening each week; one is for one of the Junior teams and their parents to come together. The other is for the senior players as part of a team-building strategy. For members and guests, the price of food, usually authentic Greek cuisine prepared on site, is very reasonable and similarly for drinks with prices below the industry average.



CLUB DEVELOPMENT PLAN PROGRESS CHART

This chart summaries the status of the Club Development Plan project as at 30 June 2017.

It is important to note the following:

- All of the task areas have been commenced and are at different points of advancement.
- The timeframe takes into account that the Club is operated primarily by volunteers and needs to consider their time capacity.
- The Club is committed to fully engage in this process and, therefore, the process is one of "working with" rather than "doing for". This will:
 - ✓ maximise the transfer of knowledge to the current and emerging Club leadership; and
 - \checkmark ensure strong ownership of the process and the outcomes.
- The implementation of a number of tasks will be contingent on the future of the Club's tenure at Litis Stadium and the nature of any new lease.

	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1. Vision and Mission												
2. Core Values												
3. SWOT Analysis												
4. Short & Long-term Goals												
5. Action Plan												_
Implement Action Plan												

Strategic Plan: Develop a 5-year Strategic Plan for the FAFC

	esent findings of Self dit Analysis						
1.	Board Roles Responsibilities and Skills						
2.	Independence						
3.	Code of Conduct						
4.	Board Performance						
5.	Board Meetings						
6.	Board Resources						
7.	Strategy Setting and Planning						
8.	Risk Management						
9.	Financial & Operating Reporting						
10.	Leading Organisational Culture						
11.	Implement Governance Action Plan						

Governance: Develop a Governance Improvement Action Plan

Business Model: Develop a Sustainable Business Model for the FAFC

		Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1.	Value Proposition												
2.	Current and new programs/activities												
3.	Key resources												
4.	Key partners												
5.	Engagement with key stakeholders												
6.	Cost Structure												
7.	Revenue Streams												

Improving Revenue: Implement the agreed strategies for improving current revenue streams

	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1. Membership				\searrow								
2. Registrations												
3. Facility hire												
4. Gate												
5. Fundraising												
6. Hospitality												

Community Engagement: Implement the agreed community engagement strategies

		Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1.	Find 30 for Fitness												
2.	Schools Clinics												
3.	Blind Soccer												
4.	Co Tenant												
5.	Regular and Casual Users												
6.	Partnering for Health												>
7.	Velodrome Cafe												

Refurbishment of Litis Stadium

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Develop a Detailed												
Financing Plan												
Prepare a Capital												
Campaign Strategy												
and Prospectus												
1. Appoint Campaign												
Committee												
2. Appoint Campaign												
Patrons and												
Chairperson												
3. Execute the												
Capital Campaign												
Meet with Funding												
Bodies												
Prepare and submit												
Applications												
Meet with Social												
Investors												
Prepare and Provide												
documentation to												
Social Investors												
Articulate non-cash												
support												

Attachment 1 Community Consultation

To date, the following organisations have been consulted with respect to this project. Several more organisations have indicted their interest and will be consulted over the next 5 weeks.

Aboriginal Health Council of Western Australia Aranmore Catholic College Aranmore Primary School Artrinsic WA Arts Radio RTR FM Arts Radio RTR FM Association of Services to Torture and Trauma Survivors Castellorizian Association of WA Curtin University Centre for Sport and Recreation Department of Sport and Recreation Football West FORM Gay and Lesbian Singers WA Leederville Connect Leederville Cricket Club Leederville Gardens Mount Hawthorn Hub Mt Hawthorn Primary School Multicultural Services Centre Oxford (Youth) Foyer

Perth Football Club
Playgroup WA
Returned Services League Mount Hawthorn Sub-branch
Saint Basils Aged Care Service
Scouts WA
Seniors' Recreation Council of WA
Vincent Men's Group
WA Sports federation
Youth Affairs Council of Western Australia
Youth Legal Service
Mr Tim Hammond MLA, Federal Member for Perth
Ms Eleni Evangel, immediate past State Member for Perth
Mr John Carey State Member for Perth

Attachment 2 Project Steering Group and Club Reference Group

Project Steering Group (Board of Management)

President: Dimitri Thomas Vice President: Taki Lambetsos Treasurer: Michael Christodoulakis Secretary: Jenny Veneris Members: Andrew Tiniakos Con Veneris

Evan Maounis

Gerry Economou

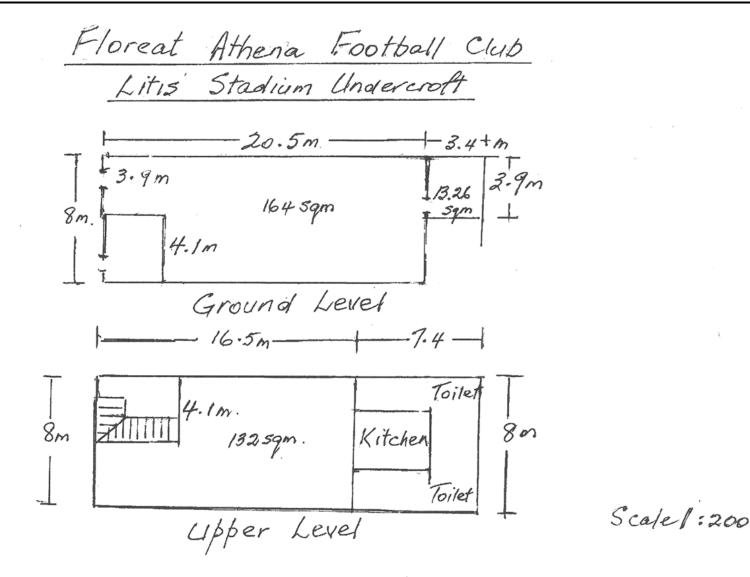
Harry Barbas

Nicholas Tsadilas

Peter Tzoganos

Club Reference Group

Dim Thomas John Novatsis James Limnios Sam Albanis Kendra Koranis Marguerita Maounis Con Poulios Jim Litis Theo Christidis Larry Doropoulos Evan Maounis Evan Maounis Evan Kakulas Jenny Veneris Klary Andritsos Michael Christodoulakis



EXECUTIVE SUMMARY

The Floreat Athena Football Club (**FAFC**) has prepared a Master Plan for Litis Stadium to assist future leasing considerations with the City of Vincent.

The Master Plan offers a vision for upgrades and development associated with the facility over the next 20 years and examines potential funding sources for the proposed upgrades.

Site Analysis

The site analysis identified the following key opportunities and constraints:

- FAFC is the tenant of Litis Stadium opportunities therefore exist for multiple uses and diversification of activities.
- Former entry gate and turnstiles building fronting Britannia Road is capable of being adapted for a commercial use, subject to internal and external refurbishments.
- Existing players race is structurally unsound and requires a full upgrade to be used – representing an area of the stadium which is underutilised.
- Change room facilities at south-eastern corner of stadium are structurally unsound and are no longer in use.
- The low-lying topography of the soccer pitch and relatively high mound to the east creates a visual barrier between the site and Britannia Reserve.
- Existing buildings throughout the site would generally benefit from an external refurbishment.
- Existing soccer pitch lights are not up to the standard of the Football Federation of Australia and upgrades would be desirable for Litis Stadium to host televised games.

- The stadium's connectivity to Britannia Road is restricted due to the presence of dense hedging along its northern fence line.
- Bitumen in the north-eastern corner of the site is unsightly.
- Existing fencing along Britannia Reserve could be upgraded to enhance openness and accessibility by the local community.
- The stadium lacks bicycle storage facilities.

The stadium has a rich history, having been formerly used as the Perth velodrome, originally constructed for the Empire and Commonwealth Games in 1962.

There are opportunities to embrace the heritage of the site by incorporating elements into the plan.

Concept Plans

Following feedback received through various stakeholder engagement and community consultation processes, two concept plan options were prepared to reflect the potential upgrades and refurbishment of Litis Stadium.

Option I presents an idealistic view of what could be achieved with available funding sources. **Option 2** presents a more affordable scenario, cognisant of financial constraints.

The plans have been informed and influenced by a range of internal reviews, assessment/analysis and consultation with key stakeholders, including the local community and local community groups. The key considerations reflected in the concept plans relate to:

 Improving the interface and relationship of the Stadium with Britannia Road and Britannia Reserve.

- 2. Upgrading and enhancing the facilities within the Stadium.
- 3. Incorporating elements which allow for a range of user groups.

The Master Plan embodies a strategic vision for Litis Stadium and its integration with the wider Britannia Reserve. The Master Plan aims to deliver and maintain a high quality venue, which is open to the local and wider community.

Community Engagement

The plan has been prepared through a consultation process, which allows broader community interests and future use options for Litis Stadium to be considered, in addition to the aspirations of the FAFC.

The consultation was conducted by Consult WG and took place in two parts:

- 1. Preliminary feedback from community;
- 2. Feedback on draft concept plans.

Both consultations involved a feedback form being completed by the respondents. The consultation also involved a community open day, a community focus group and a number of one-on-one meetings with key stakeholders.

iv

EXECUTIVE SUMMARY

Implementation

The Master Plan is expected to be used as the guiding document for the evolution and improvement of Litis Stadium over the foreseeable 20 year horizon. Ultimately, the Litis Stadium is envisaged to remain a fully functional sports facility used primarily for football, which will also operate as a functional community space.

The Master Plan provides an implementation strategy, which scopes out the delivery of the 'key initiatives' and an analysis of funding considerations associated with the implementation of the two concept options.

Funding

The proposed works are intended to be funded primarily via a capital funding campaign with the Floreat Athena Football Club. The budget projections indicate at least 50% of the works for Option 2 could be funded via this method. The accompanying report by Jo Wilkie Consulting also considers membership strategies, subletting or co-tenanting parts of the stadium and additional hospitality offerings. The Club also has a number of noncash resources such as volunteers which will help to subsidise a number of the initiatives.

Other funding sources are likely to include the Community Sport and Recreation Facility Fund (CSRFF) from the Department of Sport and Recreation, Lotterywest and social investment (specifically relating to the co-tenanting arrangements).

A lifecycle cost analysis has been prepared to support the implementation strategy.









Attachment 5 – Litis Stadium Master Plan Community Benefits Excerpts

CONCEPT PLAN KEY INITIATIVES

1. Changerooms and Players' Race

Proposal - demolish the existing changerooms building and construct a new changerooms building on the south-eastern corner of the site. Option 1 involves a 500m² changeroom building which comprises four changerooms, referee rooms, a medical room, a multipurpose room fronting Britannia Reserve, a kiosk and storage facilities. Option 2 involves a 300m² changeroom building, which comprises the same facilities as Option 1, except for the kiosk and multipurpose room.

Community Benefits

The new changerooms primarily cater for the Club and its sporting pursuits. The existing changerooms have been in a dilapidated state since mid-2015. The new building(s) will result in a facility which presents in an improved manner to Britannia Reserve. The changerooms are designed in a manner which is adaptable to various sports and ventures. Britannia Reserve is currently used for rugby and cricket, although the City has advised that Rugby WA will not continue to use the ground in the future.

2. Interface with Britannia Road

Proposal - replace existing fencing along Britannia Road frontage with approximately 180m of visually permeable fencing. Remove existing bitumen along northern portion of site and replace with landscaping.

Community Benefits

Studies have shown that increased permeability between the public and the private realm increases safety and reduces opportunities for crime and antisocial behaviour. In simple terms, if someone knows they are being watched they are less likely to commit a crime. For this reason, residential development in Western Australia is (as a general standard) require to maintain fences which are visually permeable above 1.2m in height. It is considered the same principles can be applied to Litis Stadium, particularly considering feedback from residents about anti-social behaviour at the facility in the past.

In both options, fencing to Britannia Reserve will include a series of gates, which will allow for a more connected interface and further encourage users of Britannia Reserve to access Litis Stadium. An entry statement will contribute to a sense of place for the venue and act as a welcoming feature for people accessing the venue via Britannia Reserve.

With respect the removal of the mound, it is considered there are substantial benefits to the community, particularly regular users of Britannia Reserve. This upgrade would increase visibility of the stadium and soccer pitch from Britannia Reserve and consequently enhance community interest. In addition to the upgrade of fencing, a clear and legible pedestrian linkage to Britannia Road will assist in facilitating a more open and inviting venue. Responses from preliminary engagement expressed general support for the venue to be more open to Britannia Reserve and welcoming to the local community, both from a physical and visual perspective. Whilst the proposal to remove the mound and provide a multi-purpose playing pitch was not well supported in the second round of consultation, it is considered the small sample size may have contributed to this feedback. Preliminary discussions with City of Vincent officers indicated there was in-principle support for this idea. The Mt Hawthorn Primary School has also strongly supported the initiative.

Removal of the mound will facilitate the construction of a 5-a-side/multipurpose pitch. It is anticipated that junior training sessions could be held on the pitch, which will reduce the amount of space required on Britannia Reserve (one of the issues identified in preliminary consultation). More importantly, the practice pitch would also be capable of multiple sports and community use. It is intended the Club

Attachment 5 – Litis Stadium Master Plan Community Benefits Excerpts

would be the primary user of the pitch, however the pitch would present an opportunity for community groups (i.e. yoga or Pilates) to utilise a modern, open space for their specific purpose, or for any local community sporting or recreation groups.

3. Re-use of Former Entry Gate Building

Proposal - convert former entry gate building fronting Britannia Road into a heritage café. Incorporate alfresco dining adjacent to the café.

Community Benefits

There is a notable community benefit associated with the café conversion, as the café would be open to and available for use by the public. The café offers a facility for the local community to gather nearby, without having to venture to the busier Oxford Street strip. It also offers a facility where parents and carers can socialise whilst children are playing sport at either Britannia Reserve or Litis Stadium. The café has been well supported in the community consultation exercises.

The community consultation also highlighted the community's desire to incorporate heritage elements which respect the site's former use as a velodrome and Empire Games venue. Whilst further design and implementation is required, it is considered this can be facilitated without undue costs. The installation of the outdoor dining/viewing area would provide an integrated facility which can be used in conjunction with the refurbished café for various social functions, and also allow spectators to view football matches in an alfresco style setting. The outdoor dining/viewing area presents opportunities for various social/community groups to conduct meetings and other events. As the café is open to the public, the outdoor dining/viewing area is considered to encourage community enjoyment of the venue and facilitate use of the stadium by non-members.

4. Grandstand Upgrades

Proposal - Option 1 demolish the existing grandstand and toilet block and construct a new grandstand with 700 seats, comprising undercroft changerooms and toilets. Option 2 refurbishment of existing grandstand including new seating, repainting of roof structure and repairs to concrete, fit-out undercroft for use as office / community purpose facility, internal refurbishment of existing toilet block comprising new toilets and fittings, painting and retiling.

Community Benefits

The grandstand is primarily a facility which caters for the Club as the primary sporting organisation which occupiers the stadium. Other groups such as Mt Hawthorn Primary School and Aranmore Primary School would be likely to benefit from a refurbished grandstand if they use the ground. However, one of the key components of the upgrade is to utilise the undercroft space for community organisations. This provides a dual benefit by offering the organisation(s) space in the local community at what is likely to be inexpensive rent.

5. <u>Refurbish Clubrooms</u>

Proposal - internal refurbishment comprising a new kitchen, new bar, lighting upgrades, refurbished toilets, repainting and new carpet/floor coverings.

Community Benefits

The refurbishments will make the building more attractive and provide a venue which is more conducive to community events.

2

6. Bin Store

Proposal - new, enclosed bin store with wash down and drainage facilities.

Attachment 5 - Litis Stadium Master Plan Community Benefits Excerpts

Community Benefits

Improves the appearance and presentation of the facility.

7. Bicycle Parking

Proposal - provide a bicycle parking/storage facility adjacent to the Litis Stadium car park.

Community Benefits

The bicycle parking may be used by community members. Importantly, it supports sustainable modes of transport to and from the facility. Well designed and secure bicycle parking can strongly encourage cycling as a mode of transport, potentially encouraging players, junior players and perhaps even spectators to cycle instead of drive.

CONCEPT PLAN KEY INITIATIVES — OPTION 1

1. Artificial Turf to Playing Pitch

Proposal - apply artificial turf to the main playing surface.

Community Benefits

During the consultation period, some community members raised concerns about the Club's use of Britannia Reserve. As synthetic turf requires less maintenance compared with natural turf, it is able to be used more regularly without harming the pitch.

2. Community Garden

Proposal - develop a community garden in the north-east corner of the site.

Community Benefits

Community gardens offer a number of benefits. They are a place for community interaction and collaboration. They offer a fresh and nutritious source of food reducing or supplementing household food budgets. Litis Stadium, being situated between two primary schools is ideally located to offer programs for children, potentially with the local schools where children learn about growing plants and food.

3. Spectator Hill

Proposal - replace the turf on the spectator hill at the north-western side of the football pitch to improve the viewing environment.

Community Benefits

N/A

4. <u>Lighting</u>

Proposal - install new LED lights at each corner of the pitch.

Community Benefits

LED lights emit light in a specific direction. It is expected this will minimise light spill to adjoining and surrounding properties. Furthermore, they use less energy than regular lights.



TERMS OF REFERENCE

1. AIMS

The Urban Mobility Advisory Group (UMAG) will play an important role in active transport, traffic management and road safety matters within the City of Vincent. It will aim to support and enhance safe and efficient modes of transport across the City of Vincent, improve awareness of the rights of pedestrians and cyclists and encourage responsible driving and riding.

2. OBJECTIVES

The objectives of the Advisory Group are to:

- 2.1 Provide advice and make recommendations relating to:
 - 2.1.1 the development of a City Transport Strategy;
 - 2.1.2 the development of the Vincent Bike Network Plan;
 - 2.1.3 developing guidelines for local area traffic management;
 - 2.1.4 reducing the adverse impacts of road traffic on residents and businesses in the City of Vincent;
 - 2.1.5 the review and promotion of initiatives and infrastructure to enhance and increase safe active transport in the City of Vincent;
 - 2.1.6 the review and promotion of initiatives and infrastructure to enhance road safety and address traffic issues in the City of Vincent;
 - 2.1.7 development and implementation of pedestrian and cycling safety strategies, programs and promotion;
 - 2.1.8 development and implementation of road safety strategies, programs and promotion;
 - 2.1.9 improving the community's knowledge and understanding of walking and cycling networks; and
 - 2.1.10 improvement of the community's knowledge and understanding of the function of the road network and Metropolitan Functional Road Hierarchy.

3. MEMBERSHIP

The Membership of the Urban Mobility Advisory Group shall comprise of the following persons, with voting rights limited to those persons appointed under clauses 3.1 and 3.2;

3.1 Three (3) Council Members

Three (3) Council Members.

3.2 Up to Ten (10) Community Representatives (incl. Business)

Having demonstrated interest in walking and/or cycling and an interest in community affairs of the City of Vincent; and/or

Page 1 of 2

Having local transport, traffic and road safety knowledge and an interest in community affairs of the City of Vincent.

3.3 One Cycling Network Representative

One (1) member of a recognised cycling organisation such as Westcycle, Bicycling Western Australia, or the like.

3.4 WALGA Road Safety Representative

WALGA's Road Safety Advisor for Metropolitan North.

3.5 City Officers

- Director Engineering
- Manager Asset & Design Services
- TravelSmart Officer (*Responsible Support Officer)

ADVISORY GROUPS

This Advisory Group shall operate at all times in accordance with the City's Policy No. 4.2.12 – Advisory Groups.

Commencement Date:	14 November 2017
Amended:	
Review Date:	

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CITY OF VINCENT POLICY MANUAL CHIEF EXECUTIVE OFFICER - GOVERNANCE POLICY NO: 4.2.16 – CEO ANNUAL PERFORMANCE REVIEW

POLICY NO. 4.2.16

CEO ANNUAL PERFORMANCE REVIEW

OBJECTIVE

To guide Council's annual performance and remuneration review process for the City's Chief Executive Officer.

BACKGROUND

Section 5.38 of the *Local Government Act 1995* requires Council to review the performance of the Chief Executive Officer at least once each year. Conducting this review is an important function of Council because the CEO is Council's only employee and it is through this review process that Council can also review the performance of the organisation. At the same time, it is appropriate for Council to also conduct an annual review of the CEO's remuneration package.

The Salaries and Allowance Tribunal (SAT), established under the Salaries and Allowances Act 1975 (the Act), has responsibility for determining and recommending rates of remuneration for local government CEO's in accordance with sections 7A and 8 of that Act. Rather than determine a specific remuneration package amount, SAT sets the minimum and maximum Total Reward Package (TRP) to be paid or provided to local government CEOs depending on a 'Band' classification structure established by the SAT. The SAT has classified the City of Vincent as a Band 2 local government.

POLICY STATEMENT

1. Performance Review Panel

- 1.1 The Council shall establish a CEO Performance Review Panel (the Panel) to have carriage and oversight of the Annual Review Process.
- 1.2 The Panel shall be appointed by resolution of Council for a two year term ending on the date of the next ordinary local government election.
- 1.3 The Panel shall comprise the Mayor as Chairperson and three other Council Members.
- 1.4 The primary functions of the Panel are to:
 - Subject to clause 2.4, determine the scope of work to engage a consultant to assist with the conduct of the review process;
 - (b) Review quotations received from consultants to assist with the conduct of the review process;
 - (c) Provide a recommendation to Council on the appointment of a suitable consultant to assist with the conduct of the review process;
 - (d) Manage the consultant appointed by Council;
 - (e) Review the results of the performance review process and remuneration review and provide a recommendation to Council on the same; and
 - (f) Discuss possible KPIs and measurements with the CEO for reporting to Council arising from the performance review process.

2. Appointment of Consultant

2.1 Council shall have due regard to the advice of the Panel and shall appoint a suitably qualified and experienced consultant to assist with the conduct of the performance review process in an independent and equitable fashion.

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- 2.2 Unless otherwise determined by Council, the selected consultant shall be appointed for a two year term to coincide with the membership term of the Panel.
- 2.3 To ensure the review process is commenced in a timely manner, Council will make the decision to appoint a consultant by no later than one month before the CEO's 12 month anniversary date falls due.
- 2.4 The appointed consultant shall, as a minimum, undertake the following as part of the performance review process:
 - (a) Prepare and distribute a questionnaire to all current Council Members on the extent to which the CEO is considered to have achieved the KPIs and measurements that applied during the review period;
 - (b) Provide all current Council Members with the opportunity to provide verbal feedback on:
 - the extent to which the CEO is considered to have achieved the KPIs and measurements that applied during the review period;
 - (ii) the CEO's responsibilities during the review period; and
 - (iii) the organisation's performance during the review period.
 - (c) Prepare and distribute a confidential questionnaire to all Directors and Managers on the extent to which the CEO is considered to have modelled the desired leadership behaviours outlined in *The Vincent Way*;
 - (d) Conduct a review of the CEO's remuneration package;
 - (e) Convene and attend at least one meeting between the consultant and the CEO to discuss the feedback received;
 - (f) Convene and attend at least one meeting between the consultant and the Panel to discuss the feedback received;
 - (g) Convene and attend at least one meeting between the consultant, the Panel and the CEO to discuss the feedback received; and
 - (h) Provide to the Panel and the CEO an Annual Performance Review report incorporating the results of the review exercise.
 - (i) Conduct a review of the CEO's Key Performance Indicators (KPIs) and recommend draft KPIs and measurements for the upcoming review period in discussion with the CEO and the Panel.

3. Roles & Responsibilities

- 3.1 The Office of the Mayor will be responsible for:
 - (a) Coordinating the activities of the Panel throughout the review process; and
 - (b) Two months prior to the completion of the KPI review year falling due, initiating the Request for Quotation (RFQ) process to appoint a consultant in accordance with Council's Purchasing Policy and relevant corporate procedures.
- 3.3 No later than six weeks following the completion of the KPI review year, the CEO shall provide to Council's appointed consultant a written self-assessment of the CEO's own performance against the KPIs and measurements that applied during the review period.

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- 3.4 Council's appointed consultant will be responsible for coordinating Council Member feedback on the CEO's self-assessment against KPIs and measurements, and the Director and Manager's feedback on the CEO's leadership behaviours.
- 3.5 The Panel is responsible for:
 - (a) Presenting a report to Council to appoint a suitable consultant prior to the CEO's anniversary date falling due; and
 - (b) Overseeing the performance review process and ensuring that a final review report is presented to Council to conclude the process within 3 months of the completion of the former KPI review period. If a local government election, or another extraordinary event, falls within this 3 month period, the Panel shall establish revised timeframes for the review process in liaison with the CEO.
- 3.6 The Panel and the CEO shall be responsible for presenting the draft KPIs and measurements to Council for determination within 3 months of the completion of the former KPI review period.

4. KPI Review Period

- 4.1 If the CEO's anniversary date does not align with the financial year, then over a period of time agreed between Council and the CEO, the CEO's KPI review period (inclusive of remuneration review) will be transitioned to align with the financial year.
- 4.2 To give effect to clause 4.1, Council and the CEO may agree to conduct a performance review(s) for a period of less than 12 months based on KPIs that align to that same duration of time.

Date Adopted:		
Date Amended:		
Date Reviewed:		
Date of Next Review:		

		CITY OF VINCENT
	DF	ESIGN ADVISORY COMMITTEE
	Wed	nesday 6 September 2017 at 3.30pm
	City of \	Venue: Committee Room /incent Administration and Civic Centre
Attendee		MINUTES
Design A	dvisory Committee	e <u>City of Vincent Officers</u>
Stephen (Munira Ma	anovich (Chairpers Carrick (Member) ackay (Member) Pericles (Member)	Paola Di Perna (Manager Approval Services Rana Murad (Senior Urban Planner)
	* * *	* * * * * * * * * * * * * * * * * * * *
Applicant Mite Stav		Anthony Design
<u>Applicant</u> Nathan Zi	<u>-Item 3.2</u> uideveld Zuid	eveld Marchant Hur Architecture
	* * *	* * * * * * * * * * * * * * * * * * * *
3.30pm 4.00pm	Merr	nber Discussion
1. W	/elcome / Declara	ition of Opening
Tŀ	ıe Chairperson, S	asha Ivanovich declared the meeting open at 4.05pm.
2. Ap	pologies	
3. Bi	usiness	
4.05pm-4	4.35pm – Applica	ant Presentation– No DA Lodged
3.	1 Address:	No. 42 Woodville Street, North Perth
	Proposal:	Six two storey multiple dwellings
	Applicant:	Mark Anthony Design on behalf of Italiano Proper Group
		Referral: The proposal will likely benefit from the referr in terms of City's Local Planning Policy No. 7.1.1 – Bu .1.1).

Discussion:

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

Applicant's Presentation: The Applicant gave a PowerPoint presentation.

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

Principle 1 –	• Consider neighbouring heritage buildings in the street
Context and Character	 and identify some of the strong features and reinterpret these into the façade (i.e. materials, asymmetrical forms, veranda, timber detail, gable front, roof pitch, palette etc). Consider using a variety of renders/finishes. A further detailed finishes outcome will positively contribute to the identity of the area and streetscape. Provide a more detailed materials' finishes schedule. Consider moving the front setback back further to reduce
	the impact on the streetscape.
	 Original character of the street was defined by smaller individual dwellings. Consider vertical breaks and smaller elements in the treatment of the long side facades rather than two long skinny buildings. Consider increasing the roof to tie in with the genera roof pitch of existing surrounding developments.
Principle 2 –	· Landscaping needs to be increased to comply with the
Landscape quality	City's requirements. A landscaping plan, by a landscape architect, needs to be submitted.
	 Landscaping planters could be used to address overlooking.
Principle 3 – Built form and scale	 There are concerns raised in relation to Plot ratio. Refer to comments below regarding overdevelopment.
Principle 4 – Functionality and build quality	 The site appears overdeveloped which is causing non- compliance in some areas and loss of amenity. Consider removing a dwelling to provide space that could rectify other deficiencies.
	 Screening and closing off all balconies is not supported. The balconies do not benefit from external views, sunlight or breeze.
	 Cross ventilation - Provide at least two windows to corner bedrooms to achieve cross-ventilation.
	• There is no communal area. Consider reducing the size of units or removing a unit to create a communal area and gardens/landscaping to address the current shortfall of landscaping requirements.
	 Consider more detailing and softening/soft finishes/landscaping to the car parking area.
	 High level windows do now allow residents to enjoy the view/ outlook and reduces amenity of the rooms. Consider other means of screening/controlling overlooking, with standard level windows
Principle 5 – Sustainability	•
,	Page 2 of 5

Principle 6 – Amenity	 Reconsider the amenity within the apartments. The design is considered to deliver poor amenity outcomes and a redesign should be considered particularly with respect to internal living spaces, high quality external communal spaces for residents and apartment layout generally.
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	 Parking management plan may be required for visitor parking to be located behind gates. Canopy cover is calculated by trees within the lot and also covering in the verge area. Over development has caused poor planning, such as Unit 4 store and bike bays being inaccessible due to obstruction by cars in bays The more intensive types of development in the area tend to have the asset of a rear lane to provide greater flexibility for planning on the lot - the constraints of this 'enclosed' lot therefore require detailed consideration.

Conclusion:

To be returned to DAC.

5.00pm-5.35pm - Applicant's Presentation - No. DA Lodged

J.Z Address. No. I Milaney Street, Mount nawthorn	3.2	Address:	No. 1 Killarney Street, Mount Hawthorn
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- Proposal: Educational Establishment Addition (Two (2) Two-Storey Classroom Block)
 - Applicant: TPG on behalf of Department of Finance, Building Management and Works

Reason for Referral: The proposal will likely benefit from the referral to the DAC in terms of City's Local Planning Policy No. 7.1.1 – Built Form (LPP7.1.1).

Discussion:

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

Applicants Presentation:

The Applicant gave a PowerPoint presentation

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

Page 3 of 5

Principle 1 – Context and Character	 Activation of ground floor streetscape is considered a most important item in this proposal. Consider making the development visually accessible to achieve interaction with the community/streetscape/greenery. This point of Scarborough Beach Road is considered to be a gateway in to Mount Hawthorn town centre. Consider the south eastern building façade that will be highly prominent from Scarborough Beach Road across the adjacent car park. Maximise a sense of visua connection with internal function and operation through scale and position of windows. Enrichment of the detail in reference to the red brick is commended. Consider further outlining the language between the existing heritage building and the proposed new building. Consider continuing the elevational references from the heritage building. If south western setback area is not used for play and children's access then consider removing the boundary fence to soften the façade. Consider more articulation o windows/ achieve a bigger gesture, in the new façade. Provide more details in the colouring and materia finishes to be applied.
Principle 2 – Landscape quality	 scheduled. Provide a landscaping plan in response to the removal of the tree. Consider using the embankment. There currently no consideration of how this space can be activated and used. Make sure measures are in place for the retention of the existing trees during development. Trees along the south-western boundary are very close to the propose building. Strong tree protection measures and arbora cultural advice will be required.
Principle 3 – Built form and scale	•
Principle 4 – Functionality and build quality	 Big windows are supported. There are many openings at the upper level which have limited outlook. Consider moving the storeroom to try and retain the tree. Consider changing the position of the play and classroom to facilitate the retention of the tree.
Principle 5 – Sustainability	•
Principle 6 – Amenity	Inner courtyard is a good feature.
Principle 7 – Legibility	•
Principle 8 – Safety	•
Principle 9 – Community Principle 10 –	•
Aesthetics	
Comments	 Ensure water runoff from the roof is contained on site. Reconfigure the rooms to allow better children's pla space, possible retention of the mature tree, an

	north facing store and stair seen from the street.
Con	clusion:
To b	e returned to DAC.
5.	General Business Nil
6.	Close / Next Meeting
	There being no further business, the Chairperson, Sasha Ivanovich declared the meeting closed 5.35pm.
	The next meeting will be held on 20 September 2017.

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			CITY OF VINCENT
		DE	
		Wedr	esday 20 September 2017 at 3.30pm
		City of V	Venue: Committee Room incent Administration and Civic Centre
			MINUTES
	n Advis	ory Committee	<u>City of Vincent Officers</u>
Joe C Munira	a Ivanov hindars a Macka	rich (Chairpers i (Member) ay (Member) ou (Member)	son) Paola Di Perna (Manager Approval Services) Rana Murad (Senior Urban Planner) Joslin Colli (Coordinator Planning) Remajee Narroo (Senior Planning) Nadine Wellington (Coordinator Compliance) Roslyn Hill (Minute Secretary)
			* * * * * * * * * * * * * * * * * * * *
Richa	<u>ant-Iter</u> rd McM Turner		
<u>Applic</u> Petar Feng		Urba	nista Town Planning en Partners Investment
		* * *	* * * * * * * * * * * * * * * * * * * *
3.30p 4.00p		Mem	ber Discussion
1.	Welco	ome / Declara	tion of Opening
	The C	hairperson, S	asha Ivanovich declared the meeting open at 4.05pm.
2.	Apolo	gies	
3.	Busir	iess	
4.05p	m–4.35	pm – Applica	Int Presentation– No DA Lodged
	3.1	Address:	120-122 Summers Street, Perth
		Proposal:	Four, Three-Storey Grouped Dwellings
		Applicant:	Space Odyssey Design on behalf of Lesley and Mitchel Thomas

Reason for Referral: The proposal will likely benefit from the referral to the DAC in terms of City's Local Planning Policy No. 7.1.1 - Built Form (LPP7.1.1). Discussion: The Design Advisory Committee provides architectural advice to the City of Vincent to inform the City's assessment and determination of future planning applications. The DAC's advice is not planning advice and will not fetter the final determination made in respect of an application for planning approval for the proposed development. Applicant's Presentation: The Applicant gave a PowerPoint presentation. Recommendations & Comments by DAC (using the Built Form Policy Design Principles): Principle 1 – · Possibly look at the front heritage building and identify Context and some of the strong features and reinterpret these into the Character façade. This will assist greatly to positively contribute to the identity of the area and streetscape. Consider grass paving for car parking bays. • More articulation into the front fence should be considered to create a visual connection to heritage building and streetscape. · The sun-shading is considered too heavy and needs to be lightened up. · More details required on materials More details on finishes required · Consider materials such as; red brick, cladding and timber. • A floor plan layout to the existing dwelling, landscaping plan and survey plan will be required Consider different finishes/materials/colours/brickwork Principle 2 -• Landscaping should be increased to comply with the Landscape quality City's requirements (30% canopy cover and 15% deep soil zone) and a landscaping plan to be submitted and signed by a landscaping architect • Consider a Conservation Caveat with the City as concession for landscaping requirements with retention of the heritage building • Consider creating a strip of garden bed along the drivewav. • Consider closing off one entry and increase landscaping. Landscaping considered fragmented · Consider reducing the size of the home offices and landscape the area in between the dwellings and the eastern boundary. · Consider the addition of a landscaping strip along the western boundary abutting the common property • Examine making the home offices on rear apartments smaller to create more landscaping opportunities (possibly courtyard). Also reducing the car turning circle Principle 3 – · Reconsider the design of the last unit as there are too Built form and scale many stairs and it may reduce the bulk. Take into account the view from the rear.

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	Proposal:	Three Storey Multiple Dwelling Development (Extension
5.00pm-5.35 3.2	pm – Applica Address:	No. 200 Vincent Street North Perth
To be returne		
Conclusion:		
		may not be requiredCheck the heritage listing of the front property
Comments		Check car parking requirements as two bays per unit
Principle 10 Aesthetics	-	•
Community		•
Safety Principle 9 -		•
Principle 8 –	,	 consideration needed for pedestrian access.
		 Check cars will be able to access the garage. Regard needs to be given in relation to the ramp/gradient and the ability of cars to drive in and out of the garage. Keep in mind in changing the garage it will impact on the height and amenity of the apartments. Consider tilting the garage. Car bays need to be in accordance with the Australian Standard. Possibly provide a paving plan and consideration peeded for pedestrian access.
Legibility		 trees retained More articulation into the entry experience to create a communal feel should be considered/provided.
Principle 7 –	,	they will be looking at.Consider creating a communal garden/area around the
		• Take into account the outlook of the balconies and what
		 Iandscaping Encourage larger windows on the north facing side.
		space for landscapingAllow for another window in the office/study to be facing
		 Reconsider the amenity within the apartments. Rooms are generous and could be tightened to create more
Amenity		integrally
Sustainabilit Principle 6 –		Consider erecting roofing for car bays to be designed
Principle 5 –		 bathroom to maximise use of the area.
build quality		• Reconsider the diagonal in the sitting area and
Principle 4 – Functionality		• Consider squaring off the entry doors to not bang into each other.
		happening in the overall development and any changes will affect other areas. Simple changes will not be able to rectify inefficiencies. Possibly reducing what is on the top floor as rooms are generous.
		garage doors and differentiate between each unit garage needs to be more definedThe site appears overdeveloped. There is too much

Page 3 of 5

Applicant: Golden Partners Investment Pty Ltd

Reason for Referral: For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 17 September 2014

Discussion:

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

Applicants Presentation:

The Applicant gave a PowerPoint presentation.

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

Principle 1 – Context and Character	 To reconsider the elevation facing Vincent Street. Given in the future there is potential for No.202 Vincent Street to be developed, the proposed full height metal surscreen with Public Art Motif should be reconsidered More details in materials and finishes needed. Conside mixing materials/colours/finishes to break up the bulk/expanse of the wall. The treatment to the rendered finish is to be reconsidered. The design is to take into consideration the existing streetscape along Vincent Street. Front entrance sequence needs to be more legible Neighbouring site is zoned Residential use has future residential development potential. Context needs to be given as the land abutting is not open space/reserve. Demonstration is needed in the attempts to change from the previous scheme to the new scheme e.g. Landscaping requirements have changed Plot ratio has changed
Principle 2 – Landscape quality	 Landscaping should be increased to comply with the City's requirements (30% canopy cover and 15% deep soil zone) and a landscaping plan to be submitted and signed by a landscaping architect. 50 per cent of the front setback excluding the road widening is to be provided as Landscaping
Principle 3 – Built form and scale	 Plot ratio increased to 0.99= 476 square metres (variation of 140.67 square metres) Required= 2 metres from the road widening boundary 3 storeys permitted Proposed: Ground Floor= 1.4 metres to 2.4 metres First and Second Floor: Balcony= 0.8 metre Wall= 2.4 metres to 3.4 metres No change to setbacks
	 Consider shortening the length of the building by

build quality	create more landscaping and decrease the plot ratio
Principle 5 –	•
Sustainability	
Principle 6 –	Consider the privacy of the balconies facing the main
Amenity	street to benefit the user/hide clutter
Principle 7 –	
Legibility	
Principle 8 –	
Safety	
Principle 9 –	
Community	
Principle 10 –	
Aesthetics	
Comments	 Consideration needed for BCA fire compliance
	The site is subject to a road widening area of 1 metre depth

Conclusion:

To be returned to DAC.

5. General Business Nil

6. Close / Next Meeting

There being no further business, the Chairperson, Sasha Ivanovich declared the meeting closed 5.30pm.

The next meeting will be held on 4 October 2017.

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Meeting of Council

Minutes

Thursday 12 October 2017, 6:00pm City of Perth 27 St Georges Terrace, Perth

TAMALA PARK REGIONAL COUNCIL (TPRC) COMPRISES THE FOLLOWING COUNCILS:

Town of Cambridge City of Joondalup City of Perth City of Stirling Town of Victoria Park City of Vincent City of Wanneroo

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MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Louis Carr	
City of Joondalup	Cr John Chester Cr Kerry Hollywood	
City of Perth	Cr Janet Davidson OAM JP	Cr Jim Adamos
City of Stirling	Cr Karen Caddy Mayor Giovanni Italiano JP (Chairman) Cr Keith Sargent Cr Rod Willox AM JP	Cr Terry Tyzack
Town of Victoria Park	Cr Keith Hayes	
City of Vincent	Mayor Emma Cole	Cr Jimmy Murphy
City of Wanneroo	Cr Dianne Guise (Deputy Chair) Cr Brett Treby	Cr Domenic Zappa Cr Hugh Nguyen

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PRESENT	
Chairman	Cr Giovanni Italiano
Councillors	Cr Louis Carr Cr Karen Caddy Cr Emma Cole Cr Janet Davidson Cr Diane Guise Cr Keith Hayes Cr Kerry Hollywood Cr Keith Sargent (arrived at 6:06pm) Cr Brett Treby Cr Rod Willox
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie Wesolowski (Executive Assistant)
Apologies	Cr John Chester
Leave of Absence	Nil
Absent	Nil
Councils' Advisors Apologies	Mr Len Kosova (City of Vincent) Mr Daniel Simms (City of Wanneroo) Mr Jason Buckley (Town of Cambridge) Mr Anthony Vuleta (Town of Victoria Park) Mr Martin Mileham (City of Perth) Mr Stuart Jardine (City of Stirling)
Councils' Advisors in Attendance	Mr Garry Hunt (City of Joondalup) Mr Ross Povey (City of Stirling) Mr Noelene Jennings (City of Wanneroo)
Consultants' Apologies	Nil
Consultants in Attendance	Mr Simon Flesher (Satterley Property Group) Ms Antonina Lazzara (Satterley Property Group) Mr Nigel Satterley (Satterley Property Group) Ms Lauren Vidler (Satterley Property Group) Ms Helen Hardcastle (Learning Horizons) – Item 9.17
Members of the Public	Nil
Press	Nil

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1. OFFICIAL OPENING

The Chairman declared the meeting open at 6:03pm.

DISCLOSURE OF INTERESTS

Mr Tony Arias – Item 9.17

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Cr John Chester

The Chairman advised that Cr Sargent was running late for the meeting.

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 17 August 2017

Moved Cr Davidson, Seconded Cr Willox.

That the minutes of the Ordinary Meeting of Council of 17 August 2017 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (10/0).

5A. BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

- 9.12 Proposed Repricing of Lots (Stages 12A, 14B and 15D) Confidential
- 9.13 Annual Plan FYE 2018 Confidential
- 9.14 Catalina Housing and Built Form Strategy FYE 2018 Confidential

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- 9.15 Review of Project Forecast 2017 Confidential
- 9.16 Appointment of External Auditor Confidential
- 9.17 CEO Performance Review 2016/2017 Confidential

8. **REPORTS OF COMMITTEES**

Audit Committee Meeting – 21 September 2017

Cr Caddy – Chair Audit Committee advised that the items considered by the Committee were listed in this agenda. Cr Caddy noted that the Council appointed Auditor had been in attendance at the Audit Committee meeting to discuss the Auditor's Report (Item 9.8) and he expressed no concerns regarding the audit. The Auditor was requested to stay in the meeting to provide advice regarding the policies which were before the Committee which the Committee members found to be very helpful.

Cr Sargent arrived 6:06pm.

CEO Performance Review Committee Meeting - 21 September 2017 Cr Italiano – Chairman CEO Performance Review Committee advised that this matter was to be covered by Item 9.17 of the agenda and that Ms Helen Hardcastle of Learning Horizons would be in attendance to answer any questions Councillors may have. Cr Italiano noted that the results of the meeting were unanimous and everyone was in favour of the recommendation.

Management Committee Meeting – 21 September 2017 Cr Treby – Chairman Management Committee advised that the Committee considered a number of Items listed in this agenda and in particular Items 9.6 Narrow Lot Housing Proposal and several confidential items that he would provide further comments on when the items were formally considered.

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.17)

9.1 BUSINESS REPORT – PERIOD ENDING 5 OCTOBER 2017

Moved Cr Willox, Seconded Cr Guise.

[The recommendation in the agenda]

That the Council RECEIVES the Business Report to 5 October 2017.

The Motion was put and declared CARRIED (11/0).

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF JULY & AUGUST 2017

Moved Cr Sargent, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the Statements of Financial Activity for the months ending:

- 31 July 2017; and
- 31 August 2017.

The Motion was put and declared CARRIED (11/0).

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF JULY & AUGUST 2017

Moved Cr Treby, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for the months of July and August 2017:

- Month ending 31 July 2017 (Total \$1,452,586.86)
- Month ending 31 August 2017 (Total \$2,375,782.67)
- Total Paid \$3,828,369.53

The Motion was put and declared CARRIED (11/0).

9.4 PROJECT FINANCIAL REPORT – AUGUST 2017

Moved Cr Guise, Seconded Cr Caddy.

[The recommendation in the agenda]

That the Council RECEIVES the Project Financial Report (August 2017) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (11/0).

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 5 OCTOBER 2017

Moved Cr Sargent, Seconded Cr Caddy.

[The recommendation in the agenda]

That the Council RECEIVES the Sales and Settlement Report to 5 October 2017.

The Motion was put and declared CARRIED (11/0).

9.6 CATALINA CENTRAL STAGES 16A AND 16B - NARROW LOT HOUSING PROPOSAL

Moved Cr Treby, Seconded Cr Carr.

[The recommendation in the agenda]

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That the Council:

- 1. RECEIVES the Catalina Central Narrow Lot Housing report (dated September 2017), prepared by Satterley Property Group.
- 2. APPROVES Phase 1 of the "Narrow Lot" housing proposal for Stages 16A and 16B for tender to builders via "Hold Allocations" subject to:
 - a) Design Guidelines that address the following:
 - Orientation to public streets;
 - Passive surveillance of public open space;
 - Vehicle access from streets other than Aviator Boulevard;
 - Location of parking;
 - A variety of contemporary façade treatments available with no two similar facades being located adjacent to each other;
 - The building design to address the Greenlink and Public Open Space;
 - The building design to address the laneway treatment through the inclusion of landscaping and minimising the negative impact of garages taking up the frontage);
 - The building design to consider bin storage and servicing;
 - The building design to include adequate storage;
 - Minimum 6 Star energy efficiency rating;
 - Passive solar design;
 - Installation of photovoltaic panels;
 - Minimum of 32c ceilings to the ground floor and 30c to the upper floor; and
 - Waterwise gardens.
 - b) The following commercial terms forming part of the Tender and sale conditions:
 - Exclusive Allocation Term: 16 weeks from date of allocation
 - Extension Term: 4 weeks (at the discretion of the TPRC)
 - Participation in the Catalina Waste Management Recycling program.
 - A co-branded marketing campaign to be undertaken with the TPRC providing:
 - A web page on the Estate website to promote the house and land packages (approximate cost of \$10,000);
 - Co-branded banner mesh and collateral (approximate cost of \$30,000).
- 3. NOT APPROVE the Satterley Property Group recommendation for an Early Construction Rebate of \$5,000 for purchasers.
- ADVISES the Satterley Property Group that the Council will consider Phase 2 of the "Narrow Lot" housing proposal for Stages 16A and 16B following the response by builders to the Tender and market interest.

The Motion as amended was as follows:

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That the Council:

- 1. RECEIVES the Catalina Central Narrow Lot Housing report (dated September 2017), prepared by Satterley Property Group.
- 2. APPROVES Phase 1 of the "Narrow Lot" housing proposal for Stages 16A and 16B for tender to builders via "Hold Allocations" subject to:
 - c) Design Guidelines that address the following:
 - Orientation to public streets;
 - Passive surveillance of public open space;
 - Vehicle access from streets other than Aviator Boulevard;
 - Location of parking;
 - A variety of contemporary façade treatments available with no two similar facades being located adjacent to each other;
 - The building design to address the Greenlink and Public Open Space;
 - The building design to address the laneway treatment through the inclusion of landscaping and minimising the negative impact of garages taking up the frontage);
 - The building design to consider bin storage and servicing;
 - The building design to include adequate storage;
 - Minimum 6 Star energy efficiency rating;
 - Passive solar design;
 - Installation of photovoltaic panels;
 - Minimum of 32c ceilings to the ground floor and 30c to the upper floor; and
 - Waterwise gardens.
 - d) The following commercial terms forming part of the Tender and sale conditions:
 - Exclusive Allocation Term: 16 weeks from date of allocation
 - Extension Term: 4 weeks (at the discretion of the TPRC)
 - Participation in the Catalina Waste Management Recycling program.
 - A co-branded marketing campaign to be undertaken with the TPRC providing:
 - A web page on the Estate website to promote the house and land packages (approximate cost of \$10,000);
 - Co-branded banner mesh and collateral (approximate cost of \$30,000).
- 3. NOT APPROVE the Satterley Property Group recommendation for an Early Construction Rebate of \$5,000 for purchasers.
- 4. ADVISES the Satterley Property Group that the Council will consider Phase 2 of the "Narrow Lot" housing proposal for Stages 16A and 16B following the response by builders to the Tender and market interest.

5. ADVISES Satterley Property Group that the landscaping in the adjoining POS and road verge should include trees that have significant canopy which can provide shading and high visual amenity.

The Motion was put and declared CARRIED (11/0).

9.7 TPRC ANNUAL FINANCIAL REPORT FOR THE YEAR 1 JULY 2016 TO 30 JUNE 2017

Moved Cr Caddy, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council RECEIVES the Annual Financial Report for the year ended 30 June 2017 and that it be INCLUDED in the Annual Report.

The Motion was put and declared CARRIED (11/0).

9.8 REVIEW OF THE AUDITOR'S REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2017

Moved Cr Caddy, Seconded Cr Guise.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the Auditor's Report for the financial year ended 30 June 2017.
- 2. NOTES that the Audit Report does not note or make recommendations on any matter requiring attention from the Annual Audit for the year ended 30 June 2017.
- 3. NOTES that the Council's Auditor (Butler Settineri) met with the Audit Committee at its meeting of 21 September 2017 to discharge the statutory obligation to meet with the Local Government at least once per annum.

The Motion was put and declared CARRIED (11/0).

9.9 FINANCIAL MANAGEMENT – SIGNIFICANT ACCOUNTING POLICIES REVIEW 2017

Moved Cr Guise, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council APPROVES the Financial Management – Significant Accounting Policies (September 2017).

The Motion was put and declared CARRIED (11/0).

9.10 PETTY CASH POLICY REVIEW

Moved Cr Willox, Seconded Cr Sargent.

[The recommendation in the agenda]

That the Council APPROVES the Petty Cash Policy (July 2017).

The Motion was put and declared CARRIED (11/0).

9.11 CHANGE TO STAGE 25 BUILDERS RELEASE

Moved Cr Guise, Seconded Cr Caddy.

[The recommendation in the agenda]

Recommendation

That the Council APPROVES the release of Lots 1021, 2095, 2096, 2084 – 2086 and 2154 by Public Release as per the Lot Sales and Release Strategy FYE 2018 (May 2017) and as per the Catalina Beach approved Purchaser Terms and Conditions (November 2016).

The Motion was put and declared CARRIED (11/0).

Moved Cr Davidson, Seconded Cr Hollywood.

That Standing Orders be suspended to allow Confidential Items 9.12, 9.13, 9.14, 9.15, 9.16 and 9.17 to be discussed behind closed doors.

The Motion was put and declared CARRIED (11/0).

Council's Consultants vacated the meeting.

9.12 PROPOSED REPRICING OF LOTS (STAGES 12A, 14B AND 15D) - CONFIDENTIAL

Moved Cr Willox, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the recommended repricing of lots within Stages 12A, 14B & 15D (dated 31 August 2017), prepared by Satterley Property Group.
- ACCEPTS the Council appointed valuer's lot valuation for lots 305, 775 and 835 and approves lot pricing as follows:

Lot 305	\$295,000
Lot 775	\$245,000
Lot 835	\$280,000

The Motion was put and declared CARRIED (11/0).

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9.13 ANNUAL PLAN FYE 2018 - CONFIDENTIAL

Moved Cr Treby, Seconded Cr Guise.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the updated Annual Plan FYE 2018, prepared by the Satterley Property Group.
- 2. ACCEPTS that the Satterley Property Group has achieved Key Performance Indicator KPI 2.6 requiring the preparation of a Project Annual Plan by March (each year).
- 3. ADVISE the Satterley Property Group that the Council has expectations that future timelines for reporting for the Annual Plan will be met.

The Motion was put and declared CARRIED (11/0).

9.14 CATALINA HOUSING AND BUILT FORM STRATEGY FYE 2018 - CONFIDENTIAL

Moved Cr Guise, Seconded Cr Cole.

[The recommendation in the agenda]

That the Council:

- RECEIVES the Catalina Housing and Built Form Strategy (May 2017) submitted by the Satterley Property Group, for strategic guidance for the delivery of housing and built form outcomes within the Catalina Project.
- 2. ADVISES the Satterley Property Group that based on the short-term actions and implementation plans and the improved monitoring, review and measurement requirements in the Catalina Housing and Built Form Strategy that the Development Manager's Key Performance Indicator 2.9 requiring an annual review of the Housing and Built Form Strategy has been satisfied.
- 3. ADVISES the Satterley Property Group that the Council is concerned that the Catalina Housing and Built Form Strategy nominated actions/strategies are unlikely to result in the delivery of any significant built form outcomes in FYE 2018 in the areas of innovation, aged housing, adaptable housing and mixed use built form outcomes. The Satterley Property Group must monitor and implement the Catalina Housing and Built Form Strategy nominated actions/strategies to ensure physical significant built form outcomes in FYE 2019 in the areas of innovation, aged housing, adaptable housing and mixed use.

The Motion as amended was as follows:

That the Council:

 RECEIVES the Catalina Housing and Built Form Strategy (May 2017) submitted by the Satterley Property Group, for strategic guidance for the delivery of housing and built form outcomes within the Catalina Project.

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- 2. ADVISES the Satterley Property Group that based on the short-term actions and implementation plans and the improved monitoring, review and measurement requirements in the Catalina Housing and Built Form Strategy that the Development Manager's Key Performance Indicator 2.9 requiring an annual review of the Housing and Built Form Strategy has been satisfied.
- 3. ADVISES the Satterley Property Group that the Council is concerned that the Catalina Housing and Built Form Strategy nominated actions/strategies are unlikely to result in the delivery of any significant built form outcomes in FYE 2018 in the areas of innovation, aged housing, adaptable housing and mixed use built form outcomes. The Satterley Property Group must monitor and implement the Catalina Housing and Built Form Strategy nominated actions/strategies to ensure physical significant built form outcomes in FYE 2019 in the areas of innovation, aged housing, adaptable housing, adaptable housing, adaptable housing and mixed use.
- 4. REQUESTS the CEO to arrange a Workshop with Councillors to discuss Project Strategy issues in 2018.

The Motion was put and declared CARRIED (11/0).

9.15 REVIEW OF PROJECT FORECAST 2017 - CONFIDENTIAL

Moved Cr Treby, Seconded Cr Cole.

[The recommendation in the agenda]

That the Council:

1. RECEIVES the Project Forecast 2017, submitted by the Satterley Property Group.

Recommendation 1 was put and declared CARRIED (11/0).

2. ADVISES the Satterley Property Group that the Council is concerned that the assumptions in the Project Forecast 2017 forecast a project profit of \$318.8M which is \$78.0M less than the approved Project Forecast 2014. Given the significance of this variance in projected profit and member distributions the Council is to undertake an independent assessment of the Project Forecast 2017 and underlying assumptions.

Recommendation 2 was put and declared CARRIED (11/0).

3. ADVISES the Satterley Property Group that until the independent assessment of the Project Forecast 2017 and underlying assumptions is completed and reported to Council the Key Performance Indicator - Financial Management 4.2 requiring the completion of a Review of Project Forecast every three years (due 2017) will not be determined by the Council.

Recommendation 3 was put and declared CARRIED (11/0).

4. AUTHORISES the Chief Executive Officer to engage an independent consultant with the relevant experience to review the Project Forecast 2017 and to undertake a benchmarking exercise on key project elements and provide advice and recommendations to Council.

Recommendation 4 was put and declared CARRIED (9/2). For: Cr Caddy, Cr Cole, Cr Davidson, Cr Guise, Cr Hollywood, Cr Italiano, Cr Sargent, Cr Treby and Cr Willox

Against: Cr Carr and Cr Hayes

9.16 APPOINTMENT OF EXTERNAL AUDITOR - CONFIDENTIAL

Moved Cr Caddy, Seconded Cr Davidson.

[The recommendation in the agenda]

That the Council:

- 1. APPOINTS Marius van der Merwe (of Butler Settineri) to be Auditor to the TPRC for the financial year ending 30 June 2018 for the Lump Sum Fee of \$8,400 (excluding GST) in accordance with the audit requirements and specifications in the Request for Quotations (August 2017).
- 2. APPROVES the appointment of Marius van der Merwe (of Butler Settineri) to be Auditor to the TPRC for the financial years ending 30 June 2019 and 2020 for the Lump Sum Fees of \$9,400 (excluding GST) and \$10,400 (excluding GST), respectively, in accordance with the audit requirements and specifications in the Request for Quotations (August 2017) subject to the requirements and implementation of the *Local Government Amendment (Auditing) Bill 2017*, satisfactory performance and at the absolute discretion of the TPRC.

The Motion was put and declared CARRIED (11/0).

9.17 CEO PERFORMANCE REVIEW 2016/2017 - CONFIDENTIAL

Mr Arias vacated the meeting.

Ms Helen Hardcastle (Learning Horizons (LH)) joined the meeting to assist Council with the CEO Annual Performance Review for 2016/2017.

Moved Cr Treby, Seconded Cr Willox.

[The recommendation in the agenda]

That the Council:

- 1. ADOPTS the 2017 Annual Appraisal Report submitted by Learning Horizons.
- 2. ENDORSES the overall rating of "Meets Expectations" for the review period 2016/2017.
- 3. APPROVES the Chief Executive Officer's annual total reward package not being increased for FYE 2018.
- 4. APPROVES the Key Performance Indicators for 2017/2018 (September 2017).

The Motion was put and declared CARRIED (11/0).

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Moved Cr Guise, Seconded Cr Davidson.

That Standing Orders be reinstated and the meeting doors be opened.

The Motion was put and declared CARRIED (11/0).

Mr Arias returned to the meeting.

The recommendations for Confidential Items 9.12, 9.13, 9.14, 9.15, 9.16 and 9.17 were read out as follows:

9.12 PROPOSED REPRICING OF LOTS (STAGES 12A, 14B AND 15D)

That the Council:

- 1. RECEIVES the recommended repricing of lots within Stages 12A, 14B & 15D (dated 31 August 2017), prepared by Satterley Property Group.
- 2. ACCEPTS the Council appointed valuer's lot valuation for lots 305, 775 and 835 and approves lot pricing as follows:

Lot 305	\$295,000
Lot 775	\$245,000
Lot 835	\$280,000

9.13 ANNUAL PLAN FYE 2018

That the Council:

- 1. RECEIVES the updated Annual Plan FYE 2018, prepared by the Satterley Property Group.
- 2. ACCEPTS that the Satterley Property Group has achieved Key Performance Indicator KPI 2.6 requiring the preparation of a Project Annual Plan by March (each year).
- 3. ADVISE the Satterley Property Group that the Council has expectations that future timelines for reporting for the Annual Plan will be met.

9.14 CATALINA HOUSING AND BUILT FORM STRATEGY FYE 2018

That the Council:

- 1. RECEIVES the Catalina Housing and Built Form Strategy (May 2017) submitted by the Satterley Property Group, for strategic guidance for the delivery of housing and built form outcomes within the Catalina Project.
- 2. ADVISES the Satterley Property Group that based on the short-term actions and implementation plans and the improved monitoring, review and measurement requirements in the Catalina Housing and Built Form Strategy that the Development Manager's Key Performance Indicator 2.9 requiring an annual review of the Housing and Built Form Strategy has been satisfied.

- 3. ADVISES the Satterley Property Group that the Council is concerned that the Catalina Housing and Built Form Strategy nominated actions/strategies are unlikely to result in the delivery of any significant built form outcomes in FYE 2018 in the areas of innovation, aged housing, adaptable housing and mixed use built form outcomes. The Satterley Property Group must monitor and implement the Catalina Housing and Built Form Strategy nominated actions/strategies to ensure physical significant built form outcomes in FYE 2019 in the areas of innovation, aged housing, adaptable housing and mixed use.
- 4. REQUESTS the CEO to arrange a Workshop with Councillors to discuss Project Strategy issues in 2018.

9.15 REVIEW OF PROJECT FORECAST 2017

That the Council:

- 1. RECEIVES the Project Forecast 2017, submitted by the Satterley Property Group.
- 2. ADVISES the Satterley Property Group that the Council is concerned that the assumptions in the Project Forecast 2017 forecast a project profit of \$318.8M which is \$78.0M less than the approved Project Forecast 2014. Given the significance of this variance in projected profit and member distributions the Council is to undertake an independent assessment of the Project Forecast 2017 and underlying assumptions.
- 3. ADVISES the Satterley Property Group that until the independent assessment of the Project Forecast 2017 and underlying assumptions is completed and reported to Council the Key Performance Indicator - Financial Management 4.2 requiring the completion of a Review of Project Forecast every three years (due 2017) will not be determined by the Council.
- 4. AUTHORISES the Chief Executive Officer to engage an independent consultant with the relevant experience to review the Project Forecast 2017 and to undertake a benchmarking exercise on key project elements and provide advice and recommendations to Council.

9.16 APPOINTMENT OF EXTERNAL AUDITOR

That the Council:

- APPOINTS Marius van der Merwe (of Butler Settineri) to be Auditor to the TPRC for the financial year ending 30 June 2018 for the Lump Sum Fee of \$8,400 (excluding GST) in accordance with the audit requirements and specifications in the Request for Quotations (August 2017).
- 2. APPROVES the appointment of Marius van der Merwe (of Butler Settineri) to be Auditor to the TPRC for the financial years ending 30 June 2019 and 2020 for the Lump Sum Fees of \$9,400 (excluding GST) and \$10,400 (excluding GST), respectively, in accordance with the audit requirements and specifications in the Request for Quotations (August 2017) subject to the requirements and implementation of the Local Government Amendment (Auditing) Bill 2017, satisfactory performance and at the absolute discretion of the TPRC.

9.17 CEO PERFORMANCE REVIEW 2016/2017

That the Council:

- 1. ADOPTS the 2017 Annual Appraisal Report submitted by Learning Horizons.
- 2. ENDORSES the overall rating of "Meets Expectations" for the review period 2016/2017.
- 3. APPROVES the Chief Executive Officer's annual total reward package not being increased for FYE 2018.
- 4. APPROVES the Key Performance Indicators for 2017/2018 (September 2017).

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Moved Cr Carr, Seconded Cr Davidson.

That the Council ACKNOWLEDGES and THANKS Cr Rod Willox of the City of Stirling for his contribution over the last six years to the Tamala Park Regional Council, particularly in relation to his contribution to the Management Committee, CEO Performance Review Committee and Audit Committee.

The Motion was put and declared CARRIED (10/0).

Moved Cr Carr, Seconded Cr Davidson.

That the Council ACKNOWLEDGES and THANKS Cr Keith Hayes of the Town of Victoria Park for his contribution over the last two years to the Tamala Park Regional Council, particularly in relation to his contribution to the Management Committee.

The Motion was put and declared CARRIED (10/0).

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIRMAN

Nil

13. MATTERS BEHIND CLOSED DOORS

- 9.12 Proposed Repricing of Lots (Stages 12A, 14B and 15D) Confidential
- 9.13 Annual Plan FYE 2018 Confidential
- 9.14 Catalina Housing and Built Form Strategy FYE 2018 Confidential
- 9.15 Review of Project Forecast 2017 Confidential
- 9.16 Appointment of External Auditor Confidential
- 9.17 CEO Performance Review 2016/2017 Confidential

14. GENERAL BUSINESS

The Chairman thanked the Councillors for their efforts over the previous 2 years and expressed his pleasure in performing his role as Chairman of the TPRC. He thanked the TPRC CEO (Mr Tony Arias) and the Satterley Property Group for their support.

The Chairman wished Councillors well with the upcoming local government election.

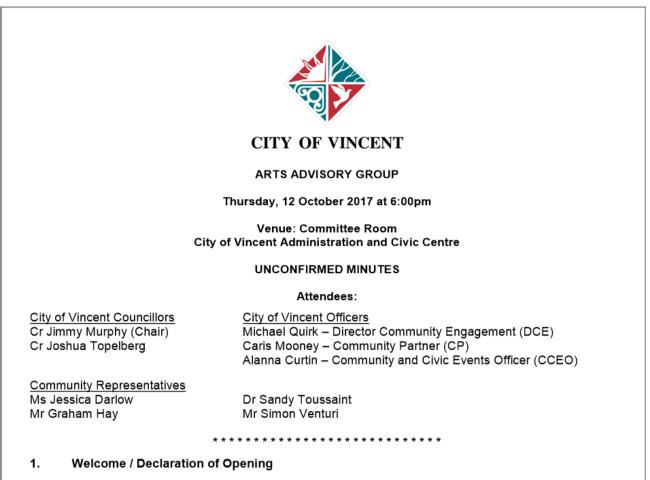
15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 7:50pm.

These minutes were confirmed at a meeting on	
SIGNED this day of	

as a true record of proceedings.

CHAIRMAN



The Chairperson, Cr Jimmy Murphy opened the meeting at 6.00pm.

2. Apologies

Ms Josephine Pittman	Ms Rebecca Anderson
Ms Naomi Mossenson	Ms Philippa Hansen
Ms Rebecca Nelson	Ms Rosslind Ellis – Manager Marketing and Communications (MMC)

3. Confirmation of Previous Minutes – 23 March 2017

4. Business

4.1 Imagine Vincent Preliminary Outcomes

Since the campaign launched on 9 June, 1041 people have shared 4024 thoughts, ideas and suggestions across the seven questions. This feedback provided valuable insight to help draft the Strategic Community Plan (SCP) 2018-2028 and assist Council to identify project, initiatives and opportunities to achieve our shared goals. This collective insight was then deliberated over a two day Community Panel made up of randomly selected Vincent residents. The SCP is now currently being drafted and the document will be advertised for public comment early next year.

4.2 City of Vincent Community Engagement Restructure – Arts, Culture and Events

The Community Engagement Directorate has changed focus over the past twelve months due to an identified workload increase for events. An output of the restructure has created two roles (there was previously only one FTE), one focussing on community and civic events and the other focussing on arts and creativity. These two positions will be based within the City's new Marketing and Communications Team and work closely with other key Teams including Community Partnerships and Policy and Place.

D17/149081

Caris Mooney commenced in the Arts and Activation Officer role on Monday, 23 October 2017 and will be the key point of contact for the Arts Advisory Group.

4.3 Art Priorities – Progress Update

The Arts Map is being updated on an ongoing basis and now includes all murals, public art, parklets, arts organisations and major events/festivals/markets within the City of Vincent boundaries.

Given the Arts and Activation role will be moved into the Marketing team, a key focus area will be to further develop traditional and digital strategies to deliver activation and events for the City's town centres and parks.

Actions:

- 1. (CP) Once in the new role, reach out to arts community to get feedback and identify opportunities on how we can best support, promote and partner with them further.
- 2. AAG Sub Group to identify areas where art isn't currently located and to identify future locations for murals, public art and creative activities.

4.4 Other Items

Lightbox Laneway and Murals Update

DCE recently met with Noongar Radio to discuss the location of a mural on their building at 207 Beaufort Street, Perth. The organisation indicated a strong interest in collaborating with the City on a potential project.

Local photographer, Nicolee Fox is the new exhibitor for the Lightbox Laneway. Her artwork will be on display until the end of December 2017.

Actions:

- 1. (CP) to arrange for Media Release to be issued on the new Nicolee Fox lightbox exhibit.
- 2. (CP) To liaise with Noongar Radio regarding potential mural location on their building and expression of interest for artist.
- 3. (CP) To advertise for the next applications call out for an emerging artist to have their works displayed in the Lightbox Laneway from January March 2018.
- 4. (CP and AAG Sub Group) to investigate how the City can better support local emerging artists via the Expression of Interest process for murals and art within the City.

Charles St Freeway Entry

Cr. Topelberg raised the issue of the displeasing entry onto the freeway from Charles Street that has recently been constructed by Main Roads. The AAG discussed drafting a letter on behalf of the Committee to ascertain whether or not any further tree planting or public art will be going in this vicinity to combat the overbearing concrete structure.

Action: (CP) To draft a letter to Main Roads confirmation is project completion.

Ephemeral Guerrilla Art (proposed)

The AAG discussed the merits of ephemeral guerrilla art in Vincent to encourage anyone artistic to create artistic elements in the public realm and to encourage the wider public to get involved in arts. It is proposed this funding be retrospective in nature. It was discussed that a good approach would be for there to be a pilot site or specific space to be identified.

Action: (CP) To investigate and scope options for how this project may work in Vincent and bring it back to the appropriate AAG Sub Group for further discussion. Also investigate how we could best promote/present this project on social media i.e. use of the City's Instagram platform.

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D17/149081

Art Trail through Vincent – Sioux Tempestt (proposed)

The AAG discussed the importance of the City investing time into building and maintaining relationships with local indigenous community organisations first and foremost and this has been captured in the City's Reflect Reconciliation Plan (RAP). An art trail would be better suited and feasibility investigated as a potential longer term project for a future RAP.

(CP) To continue liaison with Community Partnerships Team and carry out deliverables Action: within the current RAP.

Public Art - 35 Forbes Road

This property is a privately owned empty building where the owner is willing to provide artists two years free rent for use as an artist co-working space. It would require the applicant to bring the facility up to Australian Buildings Standards.

Traffic Control Boxes - Artist Leo Robinson

The artist has now completed the painting of the design on the traffic control box located on the corner of Charles St and Scarborough Beach Road, North Perth. A layer of anti-graffiti coating is to be applied.

Actions:

- 1. CP) to arrange for media release for promotion of this traffic control box.
- (CP) to reach out to local schools and emerging artists for more traffic control boxes to be 2. completed.

465 Fitzgerald Street - Percent for Art

CCEO updated the AAG that the proponent has opted for the cash in lieu option.

5. **Close / Next Meeting**

Cr Jimmy Murphy declared the meeting closed at 7.05pm.

Signed _

Cr Jimmy Murphy (Chair)

Date this ______ 2017

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D17/149081



CITY OF VINCENT

CHILDREN AND YOUNG PEOPLE ADVISORY GROUP

Monday, 16 October 2017 at 6.00pm

Venue: Committee Room City of Vincent Administration and Civic Centre

UNCONFIRMED MINUTES

Attendees:

City of Vincent Councillors Cr Matt Buckels (A/Chair) Community Representatives Alex Castle Joel Birch John Thompson

<u>City of Vincent Officers</u> Kate Allen – Community Partner Karen Balm – A/Manager Community Partnerships Rosslind Ellis – Manager Marketing & Communications

1. Welcome / Declaration of Opening

Cr Buckels opened the meeting at 6.05pm and delivered the Acknowledgement of Country

2. Apologies

Councillor Susan Gontaszewski Michael Quirk – Director Community Engagement Community Members – Dee Rowse; Almina Currimbhoy; and Lee Cooper

3. Confirmation of Previous Minutes & Action Items – 17 August 2017

Alex noted a minor amendment required under item 4.4 due to a typing error.

Minutes confirmed with amendment

Alex Castle

Moved:

Seconded: Kate Allen

4. Business

- 4.1 2018 National Youth Week
- Kate advised that grants were now open (closing 25/10/17) through the Department of Local Government and Communities for \$1,500. Youth Week will run from 13 April to 22 April 2018.
- Officers met with YMCA HQ who are partnering with Yarn Action Group to deliver some youth week events. The program has not been confirmed yet but will likely include workshops and music events.
- Kate advised that Community Partnerships Team had discussed ideas and was considering an application for a grant to provide a youth art prize and exhibition within Leederville. The intention would be to utilise venues such as YMCA HQ (who indicated they would be happy to provide space if available), Foyer Oxford and some local cafes to exhibit the work and promote through our social media and networks.

- Kate requested the group's advice as to whether the prize should be open to all youth or just Vincent residents/ students. The group recommended it be open to all youth, due to the Leederville area and culture attracting lots of youth visitors from outside the City.
- John suggested asking Propel Youth Arts WA if they were interested in forming a panel to judge the art prize.
- 4.2 Summer Concert Events Brief
- Rosslind distributed a preliminary Summer Events Calendar to provide an overview of what is happening and when, to help schedule our youth concert event. Rosslind also explained that the City would be holding one less Summer Concert this year, as it had decided to allocate some of this funding to holding WAMfest Breakfast (celebrating the West Australian Music Awards). The City will also be partnering with organisations in hosting Fringe events in Leederville during February. The group discussed a suitable date could either be during the school holidays, which provides more flexibility with dates, or after school holidays, which will allow us to do some promotion through local high schools.
- Alex advised that the Mt Hawthorn Hub also have two youth focussed events planned, the 'Little Day Out' concert event in Braithwaite Park on 10 December 2017 and the next Youth Activation Pop Up which is proposed for 21 January 2018 on Coogee Street. The Youth Activation Pop Up will have a pop up Skate Park as well as other activities. They are hoping to make this a quarterly event, Alex believes the next event could tie in well with Youth Week in April.
- **ACTION:** The group will review the Summer Concert Events Brief that was distributed prior to the meeting, with comments on the brief to be directed to the Community Partnerships team.
- ACTION: Community Partnerships and the Marketing and Communications teams to work together to plan the youth concert event

4.3 Youth Grants

The Community Partnerships Team has reviewed the Youth Grants available through other Perth Metropolitan Local Governments and it was noted that it was clear that some were much more successful than others. Consideration should be given to what elements made the successful grants popular and user friendly for youth to apply for.

ACTION: John's email and comments on Youth Grants to be redistributed to the group

- ACTION: Kate to circulate several examples of successful Youth Grants applications and guidelines to members for review before to the next meeting
- 4.4 Imagine Vincent Update
- Rosslind presented a slideshow and a video (not final version) on the Imagine Vincent public consultation. A Community Engagement Panel of 40 residents has already met and put together ideas from the Imagine Vincent project to form the basis of the Strategic Community Plan. There is raw data from the project already available on the Imagine Vincent website.
- The group asked about whether youth feedback/data will be available from the consultation.

ACTION: Rosslind to provide youth specific data from Imagine Vincent for the next meeting.

5. Close

Cr Buckels closed the meeting at 6.50pm. The next meeting date will be confirmed once the new Advisory Group Members are announced.

Signed _____ Councillor Matt Buckels (A/Chair)

Date this	day of	2017
		Page 2 of 2

Item 13.3- Attachment 5

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS AS AT 19 OCTOBER 2017

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	Proposal Details	APPLICANT	REVIEW MATTER & COMMENTS
1.	No. 131 Coogee Street, Mount	9 June 2017	Carport to Existing Single	Van Der Feltz	Review in relation to the refusal of additions (Carport) to Single House.
	Hawthorn (DR 194 of 2017)		House		Directions Hearing held on 23 June 2017 at which SAT deferred consideration of this current application for review until a preliminary matter, being the applicant's request for a time extension to enable a judicial review of the previous SAT decision to uphold the City's refusal of the application, is determined by the SAT. The City made a submission on this preliminary matter and on 10 October 2017 the SAT dismissed the applicant's request for an extension of time. The substantive matter was considered by the SAT at a Directions Hearing on 3 November 2017 and was struck out on the basis that it was an abuse of process. Completed . <i>Representation by: City of Vincent Administration</i>
2.	No. 395 Bulwer Street West Perth (DR 117 of 2017)	5 April 2017	Four Multiple Dwellings	Moschopoulos	Review in relation to refusal of two storey multiple dwelling comprising of four multiple dwellings and associated car parking.
					Application refused by Council on 7 March 2017. Mediation conference held on 4 May 2017 where the SAT invited the applicant to provide a revised proposal and for Council to reconsider the application by 25 July 2017. Revised proposal refused by Council on 25 July 2017. Matter has been adjourned for further Directions Hearing on 13 October 2017. The application is now listed by the SAT for determination on the documents. Final submissions by all parties are due for filing with SAT by 22 November 2017 and the matter is listed for a view on site on 5 December 2017. <i>Representation by: City of Vincent Administration</i>

METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP) REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT AS AT 19 OCTOBER 2017

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	Nos. 238 – 246 Oxford Street, Leederville	Applicant: Suida International on Oxford	Fifty eight multiple dwellings, one eating house, four shops	8 November 2016	5 April 2017	Application was recommended for refusal on 5 April 2017 Refused Unanimously Minutes available <u>here</u> Application is subject to a State Administrative Tribunal (SAT) Review. Revised plans lodged by the applicant. SAT has invited the JDAP to reconsider their decision and the revised plans on or before 22 September 2017.
					22 September 2017	Application was recommended for refusal on 22 September 2017 Approved Unanimously Minutes available <u>here</u>
2.	No. 304 Fitzgerald Street, Perth – 5.2017.160.1	Applicant: Emco Building	Four Storey Office Building and Associated Car Parking (Amendment to approval)	5 May 2017	To be confirmed	To be confirmed
3.	No. 234 Stirling Street, Perth	Applicant : Archiplan	Demolition of Existing Buildings and Construction of Five Storey Mixed Use Development (Amendment to approval)	12 May 2017	22 September 2017	Application was recommended for refusal on the 22 September 2017 Refused Unanimously Minutes available here
4.	Nos. 125 – 127 Richmond Street, Leederville	Applicant : Rainday Pty Ltd	Sixteen multiple dwelling development (Amendment to approval)	10 July 2017	16 October 2017	Application was recommended for approval on the 16 October 2017 Deferred Unanimously Minutes available <u>here</u>

METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP) REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT AS AT 19 OCTOBER 2017

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
5.	Nos. 77 – 83 Scarborough Beach Road, Mount Hawthorn	Applicant: Yolk Property Group	Thirty eight multiple dwellings and two offices (Amendment to approval)	11 July 2017	23 October 2017	To be advised
6.	Nos. 54-70 Cowle Street, West Perth	Applicant: TPG + Place Match	Seventy four multiple dwellings (Amendment to approval)	2 August 2017	23 October 2017	To be advised
7.	No. 258 Charles Street, North Perth	Applicant: TF Company Pty Ltd	Twenty seven multiple dwellings (Amendment to approval)	3 August 2017	To be confirmed	To be confirmed
8.	No. 538 Fitzgerald Street, North Perth	Applicant : Momentum Wealth	Fifteen multiple dwellings (Amendment to approval)	8 August 2017	To be confirmed	To be confirmed
9.	No. 115 Wright Street, Highgate	Applicant: Kris Mainstone (Maine Architecture)	12 Multiple Dwellings (Amendment to approval)	7 September 2017	To be confirmed	To be confirmed
10.	No. 123 Claisebrook Road, Perth	Applicant: Stewart Urban Planning Pty Ltd	Partial demolition of existing buildings and construction of four storey mixed-use building, including 1 office and 12 multiple dwellings	27 September 2017	To be confirmed	To be confirmed

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CITY OF VINCENT DESIGN ADVISORY COMMITTEE (DAC) REGISTER OF APPLICATIONS CONSIDERED BY DAC AS AT 19 OCTOBER 2017

No.	ADDRESS	APPLICANT	PROPOSAL	DAC MEETING DATE	REASON FOR REFERRAL
1.	No. 258 Charles Street, North Perth	Joe Chindarsi on behalf of TF Company Pty Ltd	Four Storey Multiple Dwelling Development (Extension of the Term of Approval)	4/10/17	The proposal will likely benefit from the referral to the DAC in terms of City's Local Planning Policy No. 7.1.1 – Built Form (LPP7.1.1).
2.	No. 539-545 Beaufort Street, Mount Lawley	Baltinas Architecture on behalf of A Challis td	Four Story Mixed Use Development	4/10/17	For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 9 August 2017.
3.	No. 289-295 Vincent Street, Leederville	Max Weston Architects on behalf of 291 Vincent Pty Ltd	Nine Storey Multiple Dwelling Development	18/10/17	The proposal will likely benefit from the referral to the DAC in terms of City's Local Planning Policy No. 7.1.1 – Built Form (LPP7.1.1).
4.	No. 12 Anderson Street, Mount Hawthorn	Daniel Cassettai Design on behalf of Gulla Developments	Two Storey Multiple Dwelling Development	18/10/17	For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 5 July 2017.
5.	No. 61 Parry Street, Perth	Jason Salesic on behalf of B Liu	Five Storey Multiple Dwelling Development	18/10/17	For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 23 August 2017.

INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF PETITIONS - PROGRESS REPORT – NOVEMBER 2017

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:

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CEO:	Chief Executive Officer
DCE	Director Community Engagement
DCorpS:	Director Corporate Services
DDS:	Director Development Services
DTS:	Director Technical Services

Date Rcd	Subject	Action Officer	Action Taken
Council M	eeting – 7 February 2017		
12/12/16	Petition received from Mr B Dainton of Harley Street, Highgate, along with 146 signatures, requesting that Council <i>"urgently collaborate</i> with the Federal Government of Australia and the State Government of Western Australia to provide a multi-purpose outdoor sports, basketball, netball and futsal facility at southern side of Birdwood Square near Brisbane Street, Perth or a similar location. A multi-purpose facility will not only provide a venue for local children and adult sporting programs, but also much needed facilities for overflow demand from Highgate Primary School."	DCE	City's Officers presented the outcome of the investigations on the feasibility of the proposal at the Council Workshop held on 11 July. Reported to Council at OMC held on 22 August 2017. The Director of Community Engagement to meet with lead petitioners to discuss Council Resolution and Public Open Space Strategy.

[TRIM ID: D17/43245]



CITY OF VINCENT

REGISTER OF NOTICES OF MOTION - PROGRESS REPORT - NOVEMBER 2017					
Directorate:	Directorate: Chief Executive Officer				
Details:					
A status report is submitte	d to Council as a	an Inform	ation Bulletin item on a monthly basis.		
The following Notices of M	otion still require	e action o	r are in the process of being actioned.		
Key Index:CEO:Chief Executive (DCEDirector CommunityDCorpS:Director CorporationDDS:Director DevelopDTS:Director Technication	nity Engagement te Services ment Services				
Details		Action Officer	Comment		
22 August 2017 – Submittee	d by Cr Hallett				
Investigation of reduction o Single Use Plastics	r elimination of	DDS	Investigation to be completed by early 2018, with findings and recommendations to be fed into the Corporate Business Plan and draft Budget for 2018/19.		
22 August 2017 – Submittee	d by Cr Gontasze	ewski			
Strategies to Improve pa Accessibility by Women and Vincent Sportsground ar facilities, by October 2017		DCE	Strategies included within the Sportsground Fees and Charges Review approved at the Council Meeting October 2017. Sporting Club health checks being circulated to Clubs to determine female membership statistics.		
22 August 2017 – Submittee	d by Mayor Cole				
Reaffirmation of Support Equality	-	DCE	Various initiatives to be implemented between August and November.		
30 May 2017 – Submitted by	y Mayor Cole				
Single Use Plastic Bags		DCorpS	Completed. On 12 September 2017, the State Government announced that a State-wide ban on single use plastic bags will come into effect from 1 July 2018. As a consequence, it is implausible that any Local Laws addressing this issue will be gazetted and Administration considers that the request to "present a report back to Council the WA Parliament's Joint Standing Committee on Delegated Legislation has established a position on the Town of East Fremantle or City of Fremantle" has now been rendered redundant.		
30 May 2017 – Submitted by					
Asset Utilisation, report by Fe	bruary 2018	DCE/ DTS	Administration to measure asset utilisation in preparation for February 2018 report.		
7 March 2017 – Submitted by Cr Topelberg					
Litis Stadium Master Plan, by	30 June 2017	DCE	Final monthly progress update report included in Council Information Bulletin on 25 July 2017. Master Plan to be reviewed and proposed to report to Council by December 2017.		
5 April 2016 – Submitted by	Cr Harley/Cr Co	le			
Request for a new Plan for July 2016	Axford Park, by	DTS/ DDS	Ongoing. Council adopted an amount of \$200,000 in the 2017/18 Budget. Administration is preparing the draft scope of works and Request for Quotation (RFQ). The RFQ will be circulated to Council for comment prior to advertising.		

[TRIM ID: D17/43059]

Details	Action Officer	Comment							
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 May	or Carey								
Review of Laws, Policies and Practices relating to the impact of construction activity, on the public realm, by May 2016	DTS/ DDS	Changes to Property Local Law to facilitate increased penalties discussed at the Council Workshop held on 29 August 2017.							

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INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF REPORTS TO BE ACTIONED - PROGRESS REPORT - NOVEMBER 2017

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: E D

CEÓ:	Chief Executive Officer
DCE	Director Community Engagement
DCorpS:	Director Corporate Services
DDS:	Director Development Services
DTS:	Director Technical Services

ltem	Report Details	Action Officer	Comments
<u>Council</u>	Meeting – 17 October 2017		
9.4	Nos. 1-16/17 (Lots: 1-16; STR: 59813) Harwood Place, West Perth - Change of use from Multiple Dwellings to Serviced Apartments (Amendment to Approval)	DDS	Meeting to be held with applicant and community representatives and reported back to the November 2017 OMC.
10.1	Hyde Street Reserve – Proposed Extension	DTS	Being actioned as per Council Recommendation.
11.1	Review of Policy 4.1.26 – Risk Management	DCorpS	Update Policy and website. Inform Organisation.
11.2	Lease of 4 View Street, North Perth to Multicultural Services Centre of WA	DCorpS	1 year lease approved. New lease to be drafted.
11.3	Termination of Lease and options for future use – 245 (Lot 245) Vincent Street, Leederville	DCorpS	Advised lessee of termination of lease. Engaged Realtor to secure and manage Residential Lease and organised Contractor to refurbish kitchen. Expressions of Interest (EOI) to be prepared.
11.4	Lease to Axicom Pty Ltd for telecommunications purposes – Lot 9023 Marmion Venue, Clarkson (Tamala Park)	DCorpS	City of Wanneroo has provided Public Notice and will consider submissions.
11.8	Review of Local Government Act – Submission to WALGA	DCorpS	Write to WALGA with City's submission
12.1	Sportsground Fees & Charges Review	DCE	Provides public notice of the revised Sportsgrounds Seasonal Hire to be included in the Schedule of Fees and Charges 2017/2018 effective from 1 November 2017 pursuant to section 6.19 of the Local Government Act 1995.
13.2	Approval of Council Briefing and Council Meeting Dates for 2018	DCorpS	Dates to be advertised.
<u>Council</u>	Meeting – 19 September 2017		
9.9	Review of Policy No. 4.2.13 – Design Advisory Committee	DDS	Administration will notify existing Design Advisory Committee members of their extended appointment and will advertise an Expression of Interest for the new Design Review Panel. A further report will be presented to Council following the Expression of Interest process to appoint new members and revoke the existing Policy.
9.10	Fencing Local Law 2008 – Review	DDS	Administration will progress to advertise the Local Law Amendment.
9.11	Relocation of the Leederville Town Centre Taxi Zone	DDS	Administration will now implement 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. Administration will negotiate and enter into an appropriate written agreement with ride share operators and taxi organisations to implement ride share totems and

ltem	Report Details	Action Officer	Comments
			wayfinding signage. Administration will notify Leederville Connect and all residents, landowners and businesses within 500m of the Taxi zone of Council's decision. Administration will consult with Leederville Connect and all residents, landowners and businesses within 500m of the Taxi zone during the trial as required by Council's resolution. A report will be presented to Council nine months after the implementation of the changes.
10.1	Replacement Electric Bike - Vincent Community Bike Library	DTS	Being actioned as per Council Recommendation.
10.2	Tender No. 538/17 - Provision of Small Maintenance Services	DTS	Being actioned as per Council Recommendation.
10.3	Tender No. 537/17 – Provision of Plumbing and Gas Fitting Services	DTS	Being actioned as per Council Recommendation.
10.4	Tender No. 536-17 – Provision of Electrician Services	DTS	Being actioned as per Council Recommendation.
10.5	Tender No. 539/17 – Supply and Laying of Hot Mixed Asphalt	DTS	Being actioned as per Council Recommendation.
11.5	Standing Orders Amendment Local Law 2017	DCorpS	Administration needs to advertise the Local Law and submit further report to OMC 12 December 2017 after the advertising period has closed.
11.6	Review of Policy 4.2.4 – Council Meetings – Recording and Web Streaming	DcorpS	Completed. 18 October 2017.
Council	Meeting – 22 August 2017		
10.1	Proposed Safe Active Streets Project Phase Two - Shakespeare Street, Leederville/Mount Hawthorn (Scarborough Beach Road to Richmond Street) Progress Report Two	DTS	Being actioned as per Council Recommendation.
11.3	Licence for use of land comprising portion of bike path – Swan River, Under Windan Bridge, East Perth	DCorpS	In negotiation on Graffiti Removal Clause.
11.4	Dedication of spite strip (pedestrian footpath) as road – Lot 151, 62 Robinson Avenue, Perth	DCorpS	No submissions received. Requested Department of Planning provide comment.
11.6	Adoption of Long Term Financial Plan for the Period 2017/18 – 2026/27	DCorpS	Document to be uploaded onto website.
12.1	Petition for a Multipurpose Court at Birdwood Square, Perth	DCE	Director Community Engagement has met with lead petitioners to discuss Council Resolution and Public Open Space Strategy.
12.4	Proposed parking and Parking Facilities Amendment Local Law 2017 [ABSOLUTE MAJORITY DECISION REQUIRED]	DCE	Statewide Public Notice to progress with submissions to be reported back to Council.
Council	Meeting – 25 July 2017		
9.2	North Perth Town Centre Public Open Space	DDS	Administration is now working with the State Government to negotiate and enter into an appropriate funding agreement. Administration has contacted Working Group members and the first meeting is scheduled for Friday 22 September 2017. Administration will continue to administer the Working Group for the project. Administration listed a project to prepare an urban design concept for View Street Car Park and surrounds in the Corporate Business Plan 2017/18 which was adopted by Council on 25 July 2017. Administration sent letters to North Perth Local and all residents, landowners and businesses within 500 metres of the endorsed public open space location notifying them of Council's decision on 18 August 2017. Letters were also dropped to local businesses in the North Perth Town Centre on 22 August 2017. Community members that submitted a response during the consultation period did not provide contact details so these individuals are not able to be notified.

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ltem	Report Details	Action Officer	Comments
9.3	North Perth Town Centre Parking Restrictions – Leake Street (between Alma Road and View Street)	DDS	Administration will now notify residents, landowners and business owners identified in the Consultation Map provided in Attachment 1 of the report of Council's decision on Leake Street. Administration will also ensure that no changes to the parking restrictions on Grosvenor Road (between Fitzgerald Street and Leake Street) are implemented until the City has engaged with affected residents on the outcomes of the parking restriction trial adopted by Council on 23 August 2016 and presented a further report to Council to consider these outcomes.
11.3	Adoption of 2017/2018 Annual Budget	DCorpS	Response to public submission has been drafted.
12.2	Proposed Dogs Amendment Local Law 2017	DCorpS	Administration needs to advertise the Local Law and submit further report to OMC 14 November 2017.
13.1	Corporate Business Plan 2017/18-2020/21	CEO	Being actioned as per Council Recommendation.
13.2	Community Budget Submissions 2017/2018	CEO	Being actioned as per Council Recommendation.
Council	Meeting – 27 June 2017		
9.4	Proposed Amended Parking Restrictions – Mount Hawthorn Town Centre	DDS	Administration has now completed the installation of the new parking restrictions including sending letters to affected landowners and businesses, installing parking signage and line marking. The enforcement caution period is now complete and the City's Rangers will begin issuing fines for any illegal parking. A review of the parking occupancy rates in and around the Mount Hawthorn Town Centre will be conducted by Rangers within six months of the introduction of the parking restriction changes and a report will be presented back to Council.
10.1	Hyde Street Reserve – Proposed Extension	A/DTS	Community consultation closed, report being prepared for Council.
10.2	Proposed Road Safety and Traffic Management Improvements in Redfern Street, North Perth and Randell Street, Perth	A/DTS	Being actioned as per Council Recommendation.
10.3	Beatty Park Leisure Centre – Remedial Works	A/DTS	Works will be ongoing over the next 12 months.
12.1	No. 34 (Lot 1) Cheriton Street, Perth – Progress Report No. 8	DCE	City working with Department of Planning, Lands and Heritage to excise Norwood Community Garden (agreed in principle) and hand over management of remainder of Lot to Lands.
12.3	Public Open Space Strategy	DCE	Public Open Space Strategy Project brief being finalised for requests for quotations.
18.2	CONFIDENTIAL REPORT: Mindarie Regional Council (MRC) Joining the Eastern Metropolitan Regional Council Resource Recovery Facility Tender	CEO	Pending further review by MRC Members.
Council	<u> 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	Administration has implemented changes in relation to development assessment and enforcement procedures in relation to this report. Local planning policy provisions will be included in a future amendment to the Built Form Policy following the WAPC's determination of the policy provisions under the R-Codes.
10.1	Water Corporation – Long Term Water Main Replacement Program within the City of Vincent	DTS	Ongoing updates being forwarded to Council members.
12.1	Draft City of Vincent Disability Access and Inclusion Plan 2017 – 2022	DCE	The DAIP has been submitted to the Disability Services Commission. In the final stages of graphic design.
12.4	Endorsement of the City's Art Priorities 2017/2018 and Review of the City's Art Collection	DCE	Policies adopted at Council Meeting on 22 August 2017.
12.5	Perth Parking Levy	DCE	Administration identifying alternative uses for some bays within the Perth Parking Management Area.

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ltem	Report Details	Action Officer	Comments					
			Administration awaiting response from the Department of Transport.					
Council	Meeting – 2 May 2017							
9.1.3	Draft North Perth Town Centre Place Plan (SC2677)	DDS	Deferred to enable modifications to the language, length of document and general structure. Technical information does not require any changes. Meeting held with Council Members on 15 August 2017 to discuss a revised document format. Revised document currently being finalised and is intended to be presented back to Council in 2017.					
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 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.					
9.1.5	Outcomes of Advertising – Proposed Amended Parking Restrictions – North Perth Town Centre (SC2862)	DDS	A letter to landowners and businesses was sent on 1 May 2017. Parking signs and ticket machines were installed throughout May and June 2017. The fee change notice was published in the newspaper on 24 June 2017. Parking restrictions will come into effect on 1 July 2017. Distribution of Parking Permits for residents commenced from 21 June 2017. A project to consider the number and location of ACROD bays has been considered as part of the 2017/18 budget process. A periodic review of the parking occupancy rates in and around the North Perth Town Centre will be conducted by Rangers within six months of the introduction of the parking restriction changes and a report will be presented back to Council.					
9.3.5	Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)	DDS	Still waiting on Health, Property and Trading in Public Places Local Laws. To report back to an OMC.					
Council	Meeting – 7 February 2017							
9.2.4	Charles Veryard Reserve – Installation of Dog Exercise Area Fencing (Full Enclosure)	DTS	Further consultation to be undertaken.					
9.3.6	Licence for use of internal carpark, Forrest Park, No. 66 (Lot 143) Harold St, Mt Lawley – Highgate Forrest Park Playgroup Inc	DCorpS	Draft sent to Playgroup for signing.					
Special ·	Council Meeting – 19 December 2016							
5.2	State CCTV Strategy Infrastructure Grant – Oxford Street Precinct, Leederville	DCE	Project due for completion on 25 October 2017.					
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 and Administration is working with officers from the Department to assist with their assessment.Review of Claisebrook heights pending adoption of TPS2.					
Council	Meeting – 15 November 2016							
9.3.8	Leederville Gardens Retirement Village – Village Manager (SC313 & SC308)	DCorpS	EOI advertised 19 October 2017 for Board Secretary.					
9.4.1	Manna Inc. – Provision of Free Meal Services for the Homeless at Weld Square (SC1789)	DCE	A report on the further use of Weld Square to be submitted to Council in November 2017.					
Council	Meeting – 18 October 2016							
9.1.12	Initiation of Amendment to Local Planning	DDS	Consultation occurred between 14 November 2016 and					

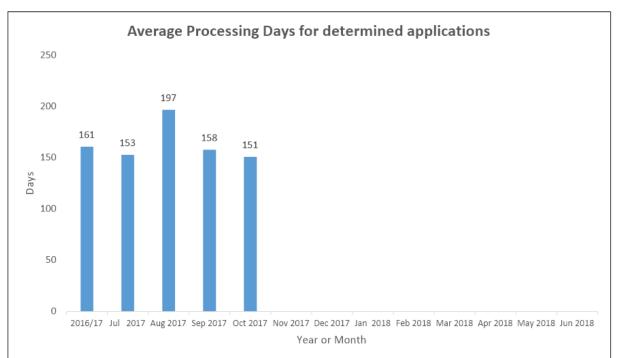
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ltem	Report Details	Action Officer	Comments
	Policy No. 7.7.1 – Parking and Access (SC2632)		12 December 2016. No submissions were received so the consultation period was extended until 27 January 2017. A further report will be presented to Council in 2017.
9.2.1	Proposed Safety Improvement at the Intersection of Walcott and Beaufort Streets, Mount Lawley (SC686, SC986)	DTS	Twelve month trial commenced 1 June 2017.
9.2.3	Proposed Parking Restriction Trial – Chelmsford Road, Fitzgerald Street to Ethel Street, North Perth (SC738, SC1201)	DTS	Community consultation being finalised for distribution at completion of trial.
Council	Meeting – 23 August 2016		
9.2.3	Proposed 40kph Area Wide Speed Zone Trial – South Vincent Progress Report No 2 (SC466)	DTS	Continuing discussions with the Road Safety Commission being undertaken prior to the consultation scheduled for 2018.
9.2.4	Proposed Traffic Calming - Anzac Road, Mount Hawthorn (SC673)	DTS	On hold, pending Water Corporation works.
9.2.5	Proposed Parking Restriction Trial – Chelmsford Road, Leake Street and Grosvenor Road, North Perth (SC738, SC850, SC811, SC1201)	DTS	Community consultation being finalised for distribution at completion of trial.
9.3.4	Review of Investment Policy (SC1408)	DCorpS	To be presented to Council Workshop 31 October 2017.
14.1	CONFIDENTIAL REPORT: Belgravia Leisure Option to Renew Loftus Recreation Centre Lease (SC379)	DCorpS	In negotiation.
Council	<u> 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	Provided Department with proposed terms of land lease for review.
14.1	CONFIDENTIAL REPORT: Lease of Dorrien Gardens, 3 Lawley Street, West Perth – Perth Soccer Club Inc – Lease Fee (SC529)	DCorpS	Final lease document with Department of Lands for approval.
Council	Meeting – 5 April 2016		
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 is preparing the new 'self-assessment' system for Trading in Public Places Local Law permits. The system will come into effect in 2017. A full review of the Local Law will commence in 2017 to identify further efficiencies.
Council	Meeting – 8 March 2016		
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.
Council	Meeting – 9 February 2016		
9.4.2	Parking and Parking Facilities Local Law 2007– Proposed Amendment to Parking Permits (SC112)	DCE	Review of Parking & Parking Facilities Local Law and Local Government Property Local Law has been completed. Administration to bring amended versions of all Local Laws back to Council by December 2017.
Council	Meeting – 27 October 2015		
9.3.6	Portion of No. 10 (Lot 2545) Farmer Street, North Perth – Approval of a Sublease to Vincent Men's Shed (Inc.) (SC351/SC2087)	DCorpS	Negotiating terms with Community Engagement.
Council	Meeting – 22 September 2015		
9.5.3	 Review of Advisory and Working Groups and Committees, <i>specifically</i>: Draft Policy for establishment and operation of a new Community Engagement Panel 	DCE	Options for the Community Engagement Panel (CEP) were discussed at the Council Member Workshop held on 30 August 2016. Formation of the CEP is being aligned with the Strategic Community Plan community engagement process. Community Engagement Panel met on 16 and 23 September 2017.

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ltem	Report Details	Action Officer	Comments
Council	Meeting – 20 January 2015		
9.3.4	Lease for Margaret Kindergarten – No 45 (Lot 10349 D/P: Swan L), Richmond Street, Leederville (SC351/SC589)	DCorpS	Provided Department with proposed terms of land lease for review.
Council	Meeting – 18 November 2014		
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	DDS/ DTS/ DCE	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. The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy. The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys. The replacement of the CALE ticket machines throughout the City is currently underway and machines are replaced on a periodic basis. This process will continue until all CALE machines are replaced. Paid parking on William Street was approved by Council on 25 July 2017 (Item 10.2), ticket machines have been modified and signs installed 22/08/17.
Council	Meeting – 21 October 2014		
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	Community Partnerships are waiting for feedback from Mount Hawthorn Cardinals Junior Football Club prior to finalising a report.
<u>Council</u>	Meeting – 7 October 2014		
9.3.2	Lease for North Perth Tennis Club – Lease of Premises at Woodville Reserve, 10 Farmer Street, North Perth (SC351/SC621)	DCorpS	Lease negotiations have been ongoing and proposed to present item for discussion at October Council Workshop.
Council	Meeting – 23 September 2014		
9.3.6	Lease for Leederville Tennis Club – Lease of premises at 150 Richmond Street, Leederville (SC351 & PR25077)	DCorpS	Lease negotiations have been ongoing and proposed to present item for discussion at October Council Workshop.
Council	Meeting – 27 May 2014		
9.3.4	LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium	DCorpS	Lease discussions being finalised. Drafting deed of variation of lease.
Council	Meeting – 12 February 2013		
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	DTS	Still awaiting further advice from Department of Lands. City's Coordinator Land & Development following up.
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)	DTS	Still awaiting further advice from Department of Lands.

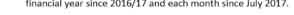
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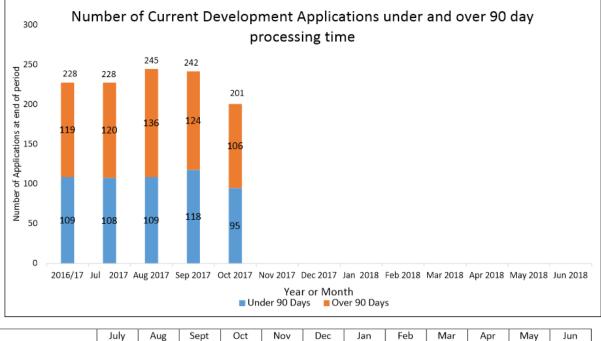


Statistics for Development Applications
As at the end of October 2017

Processing	2016	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Days	/17	2017	2017	2017	2017	2017	2017	2018	2018	2018	2018	2018	2018
Minimum	7	13	82	71	29								
Median	119	140	134	133	110								
Average	161	153	197	158	151								
Maximum	924	341	704	408	1008								

Table 1: Minimum, Median, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2017.





	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	2017	2017	2017	2017	2017	2017	2018	2018	2018	2018	2018	2018
DA's lodged	38	46	40	38								
DA's determined	31	25	38	62								
DA's withdrawn	7	3	5	17								

Table 2: No. of DA's lodged and determined each month.