



CITY OF VINCENT

AGENDA

Council Briefing

26 March 2019

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

David MacLennan
Chief Executive Officer

DISCLAIMER

No responsibility whatsoever is implied or accepted by the City of Vincent (City) for any act, omission, statement or intimation occurring during Council Briefings or Council Meetings. The City disclaims any liability for any loss however caused arising out of reliance by any person or legal entity on any such act, omission, statement or intimation occurring during Council Briefings or Council Meetings. Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council Briefing or Council Meeting does so at their own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning or development application or application for a licence, any statement or intimation of approval made by an Elected Member or Employee of the City during the course of any meeting is not intended to be and is not to be taken as notice of approval from the City. The City advises that anyone who has any application lodged with the City must obtain and should only rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Council in respect of the application.

Copyright

Any plans or documents contained within this Agenda may be subject to copyright law provisions (Copyright Act 1968, as amended) and that the express permission of the copyright owner(s) should be sought prior to their reproduction. It should be noted that Copyright owners are entitled to take legal action against any persons who infringe their copyright. A reproduction of material that is protected by copyright may represent a copyright infringement.

PROCEDURE FOR PUBLIC SPEAKING TIME

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

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

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

RECORDING AND WEBSTREAMING OF COUNCIL MEETINGS

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

Order Of Business

1	Declaration of Opening / Acknowledgement of Country	6
2	Apologies / Members on Leave of Absence	6
3	Public Question Time and Receiving of Public Statements	6
4	Declarations of Interest	6
5	Development Services	7
5.1	No. 1/281 (Lot: 1; STR: 73298) and No. 2/281 (Lot: 2; STR: 73298) Vincent Street, Leederville - Proposed Change of Use from Home Office to Office	7
5.2	No. 60 (Lot: 141 D/P: 32175), No. 62 (Lot: 1 STR: 44480) and No. 62A (Lot: 2 STR: 44480) Cheriton Street, Perth - Change of Use to Unlisted Use (Lodging House)	23
5.3	Nos. 194 - 196 (Lots: 6 & 7; D/P: 1561) Carr Place, Leederville - Proposed Change of Use to Unlisted Use (Unauthorised Existing Development - Site Yard)	60
5.4	No. 441 (Lot: 11; D/P: 1114) William Street and No. 6 (Lot: 10; D/P: 1114) Brisbane Place, Perth - Mixed Use Development.....	98
5.5	No. 351 (Lot: 353, D/P: 32221) Stirling Street, Highgate - Six Multiple Dwellings	225
5.6	LATE REPORT: No. 8 (Lot: 38 D/P: 4576) Moir Street, Perth - Change of Use from Single House to Unlisted Use (Short Term Dwelling) - State Administrative Tribunal s.31 Reconsideration	287
5.7	LATE REPORT: No. 131 (Lot: 131; S/P: 62106) Harold Street, Highgate - Proposed Change of Use from Educational Establishment to Medical Centre	288
5.8	LATE REPORT: No. 3 (Lot: 43; P/1237) Alma Road, Mount Lawley - Grouped Dwelling.....	289
5.9	LATE REPORT: No. 58 (Lot: 301 & 302; D/P: 34680) Kalgoorlie Street, Mount Hawthorn - Single House	290
6	Engineering.....	291
	Nil	
7	Corporate Services.....	292
7.1	Investment Report as at 28 February 2019	292
7.2	Authorisation of Expenditure for the Period 1 February 2019 to 28 February 2019	302
7.3	LATE REPORT: Financial Statements as at 28 February 2019	323
7.4	LATE REPORT: Amendments to the Trading in Public Places Local Law 2008 and the Local Government Property Local Law 2008.....	324
8	Community Engagement	325
8.1	Draft City of Vincent 'Innovate' Reconciliation Action Plan 2019-2021	325
9	Chief Executive Officer	358
9.1	Information Bulletin	358
10	Motions of Which Previous Notice Has Been Given.....	404
	Nil	
11	Representation on Committees and Public Bodies	404
12	Confidential Items/Matters For Which The Meeting May Be Closed ("Behind Closed Doors")	404
12.1	Appointment of Community Representatives to the City of Vincent Reconciliation Action Plan Working Group.....	404
13	Closure	404

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

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

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Nil

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

5 DEVELOPMENT SERVICES

5.1 NO. 1/281 (LOT: 1; STR: 73298) AND NO. 2/281 (LOT: 2; STR: 73298) VINCENT STREET, LEEDERVILLE - PROPOSED CHANGE OF USE FROM HOME OFFICE TO OFFICE






TRIM Ref: D19/32073

Author: Dan McCluggage, Urban Planner

Authoriser: Joslin Colli, A/Manager Development & Design

Ward: South

Attachments:

1. Attachment 1 - Location and Consultation Plan [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Summary of Submissions and Administrations Response
[↓](#) 
4. Attachment 4 - Parking Management Plan [↓](#) 
5. Attachment 5 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for development approval for a Change of Use from Home Office to Office at No. 1 (Lot: 1; STR:73298) and No. 2/281 (Lot: 2; STR: 73298) Vincent Street, Leederville in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. Use of Premises

- 1.1 This approval is for a change of use to 'Office' as shown on the plans dated 6 March 2019. It does not relate to any other development on the site;
- 1.2 The area shown as 'Office' on the approved plans shall be used in accordance with the definition of 'Office' as defined by the City's Local Planning Scheme No. 2;
- 1.3 A maximum of four staff are permitted to be on-site at any given time; and
- 1.4 The Office shall not operate outside of the following times without further approval from the City of Vincent:
 - 8:00am – 6:00pm Monday – Friday;
 - 8:00am – 1:00pm Saturday;
 - CLOSED Sunday and Public Holidays;

2. Interactive Frontage

The development shall maintain an active and interactive relationship and uninterrupted views between the use of the development and Vincent Street during the hours of the development's operation to the satisfaction of the City. Darkened, obscured, mirror or tinted glass or the like is prohibited. Curtains, blinds and other internal or external treatments that obscure the view of the internal area from Lord Street are not permitted to be used during the hours of the developments operation;

3. Parking Management Plan

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

4. Bicycle Parking

A minimum of one class 3 bicycle facility for the Office shall be provided on-site and be designed and installed in accordance with AS2890.3, to the satisfaction of the City, prior to the occupation or use of the development; and

5. Signage

Any new signage shall be in strict accordance with the requirements of the City's Policy No. 7.5.2 – Signs and Advertising, unless further planning approval is granted by the City.

PURPOSE OF REPORT:

To consider an application for development approval for a Change of Use from Home Office to Office at No. 1/281 Vincent Street and No. 2/281 Vincent Street, Leederville (the subject site).

PROPOSAL:

The application proposes to change the use of the subject site from Home Office to Office. Details of the proposal include:

- Partially removing the internal wall between Unit 1 and Unit 2 to create one larger tenancy of 31.03 square metres;
- Changing the use of Unit 1 and Unit 2 from Home Office to Office. According to the applicant the existing home offices are currently untenanted and changing the use to Office would allow for leasing to a third party;
- A total of four to six persons would be employed by the business, with three to four persons working on-site at any given time. The hours of operation are recommended to be conditioned to limit the operation of the office land use from between 8:00am and 6:00pm Monday to Friday and 8:00am – 1:00pm Saturday (closed on Sundays and Public Holidays); and
- The application does not propose any external works to the existing building.

The proposed development plans are included as **Attachment 2**.

BACKGROUND:

Landowner:	Andrew Young (Unit 1) Peter Taylor (Unit 2)
Applicant:	Peter Taylor
Date of Application:	26 November 2018
Zoning:	MRS: Urban LPS2: Zone: Regional Centre R Code: N/A
Built Form Area:	Town Centre
Existing Land Use:	Home Office
Proposed Use Class:	Office 'D'
Lot Area:	521m ²
Right of Way (ROW):	No
Heritage List:	No

At the Ordinary Council Meeting on 18 December 2012, Council approved a development application for a four storey building on the subject site, consisting of ten multiple dwellings and two home offices.

The subject site is bounded by Vincent Street to the north, a single storey single house to the east at No. 279 Vincent Street, a single storey single house to the south at No. 200 Carr Place and a six storey multiple dwelling development to the west at No. 285 Vincent Street.

The subject site is zoned Regional Centre under Local Planning Scheme No. 2 (LPS2) and the subject site and adjoining properties are within the Town Centre built form area under the City's Policy No. 7.1.1 – Built Form.

The subject site is affected by Clause 32(1) of LPS2, which states that an Office land use is not permitted on the ground floor or at grade level with the street within the Regional Centre zone unless the application has been assessed and advertised to adjoining residents in accordance with Clause 34 of LPS2.

DETAILS:

Summary Assessment

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

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Car Parking		✓
Bicycle Facilities	✓	

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2	
Clause 32(1) of LPS2 states that an Office land use is not permitted on the ground floor or at grade level with the street within the Regional Centre zone.	The application proposes an Office land use on the ground floor within the Regional Centre zone.
Car Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1	
Office: 1.5 bays per 100sqm NLA	Nil
$1.5 \times 0.31 = 0.465$ bays	
1 car parking bay	

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, for a period of 21 days commencing on 9 January 2019 and concluding on 30 January 2019. Community consultation was undertaken by means of a sign on site, a newspaper advert and 69 letters being sent to surrounding owners and occupiers, as shown in **Attachment 1**. The City received four submissions, all objecting to the proposal. A summary of the submissions received and Administration's response is provided in **Attachment 3**.

The objections received predominately raised concerns in relation to the requirement for strata approval under the *Strata Titles Act 1985*. The City is not responsible for the administration of this Act and an advice note is recommended to be included on the determination notice to remind the applicant/owner of their obligations under this Act.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

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

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

Delegation to Determine Applications:

This matter is being referred to Council for determination as the Applicant has requested that the requirement to pay cash-in-lieu in accordance with the Parking Policy be waived.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Should the Council waive the cash-in-lieu requirement, the City would not receive the \$2,511 payment that is required under the Parking Policy.

COMMENTS:Land Use

Clause 32(1) of LPS2 states that an Office land use is not permitted on the ground floor or at grade level with the street within the Regional Centre zone. Notwithstanding this, an Office use is capable of being approved in accordance with Clause 34(2) of LPS2 provided that the City is satisfied that the proposal satisfies the following criteria of Clause 34(5):

- approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and*
- the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.*

With regard to a) above, the proposed Office use is appropriate having regard to the matters to be considered by local government set out in Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* deemed provisions for the following reasons:

- The office land use is consistent with the objectives of the Regional Centre zone under LPS2, specifically:
 - Increasing the range of services and uses to cater for the local community; and

- Broadening the range of employment opportunities within the area;
- The existing courtyards between the proposed office tenancy and the street provide adequate opportunity for interaction between the development and the public realm as well as passive street surveillance. A condition is recommended to ensure that an interactive frontage is maintained;
- The proposal provides increased employment opportunities within the Leederville Town Centre, noting that the subject site is currently vacant. This reflects the intent of the planning framework for the locality including the Leederville Masterplan;
- Vincent Street is characterised by single, grouped and multiple dwellings, retail, café and office land uses. The western adjoining lots include multiple dwellings with commercial and office land uses at ground level. The eastern adjoining lots include single dwellings. The northern adjoining lots include public office buildings. Given this, the application is in line with and reflective of the existing character and land uses of the locality;
- The proposal meets the objectives of the City's Parking Policy and is unlikely to generate traffic that exceeds the capacity of the existing road system in the locality, as discussed in further detail below.

With regard to b) above, the consultation process undertaken in relation to the proposal has identified that the office land use would not significantly adversely impact on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

It is unlikely that the proposed low scale office with a NLA of 31.03 square metres would result in a land use with a greater intensity or amenity impact than that of other land uses that are permitted within the Regional Centre zone under LPS2 including shop, restaurant/café, liquor store – small, lunch bar and convenience store.

As outlined in the Consultation/Advertising section of this report, the four objections received during the consultation period raised concerns in relation to the requirement for strata approval under the *Strata Titles Act 1985* as opposed to concerns relating to planning matters. A summary of the submissions received and the Administration's response is provided in **Attachment 3**.

Car Parking

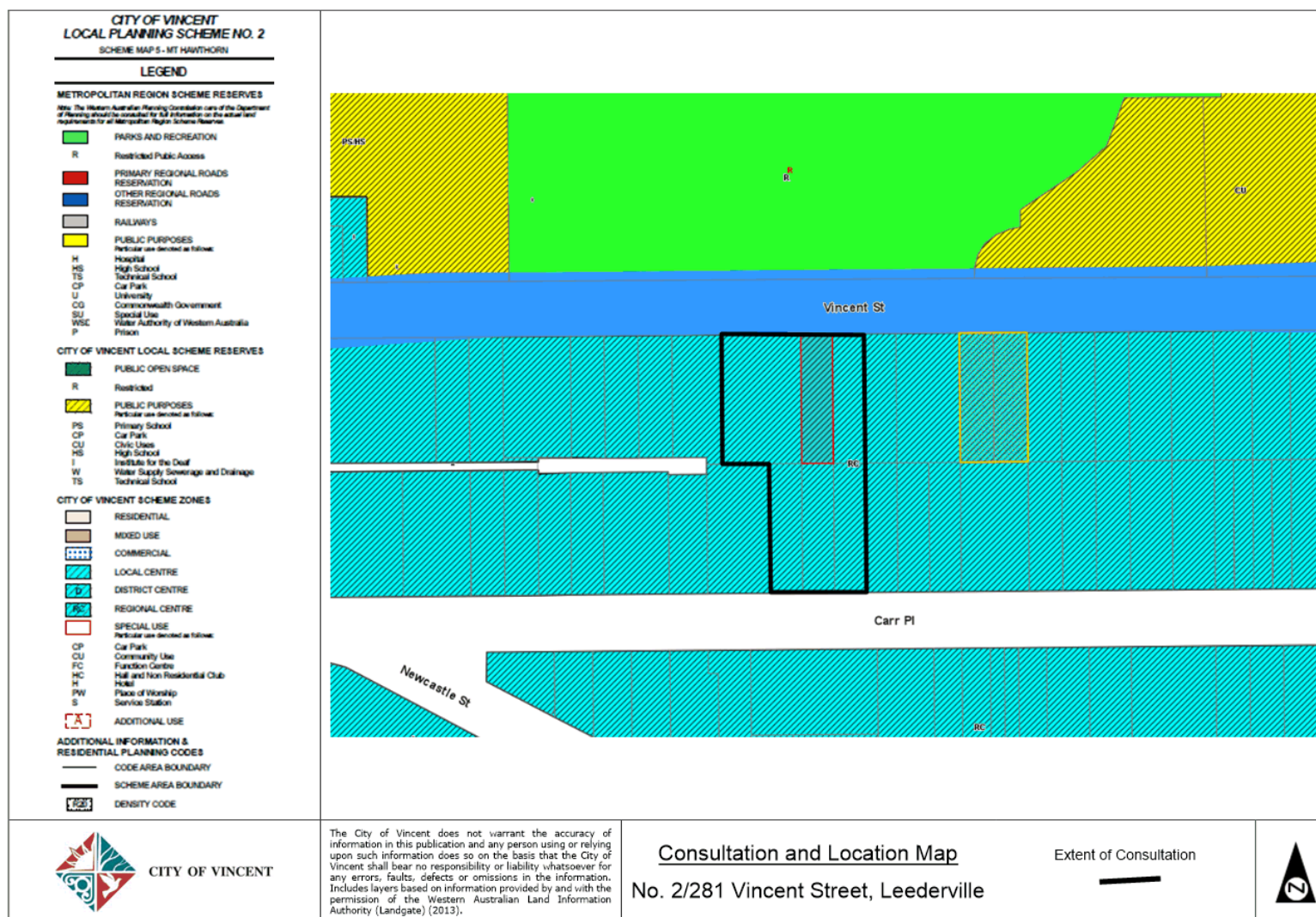
In accordance with the City's Parking Policy, an office at the subject site is required to provide 1.5 spaces per 100 square metres of net leasable area (NLA) on-site. The proposal requires one (rounded up from 0.465) parking space based on 31.03 square metres of NLA.

The existing development on site provides compliant resident parking and a one bay visitor parking shortfall in accordance with the approval granted by Council at its meeting on 18 December 2012. Whilst there are twelve parking spaces within the existing development to service the ten multiple dwellings, there are no parking spaces allocated to the two home offices. This results in a car parking shortfall of one space when considering the current proposal.

In considering the proposed car parking shortfall, the following is relevant:

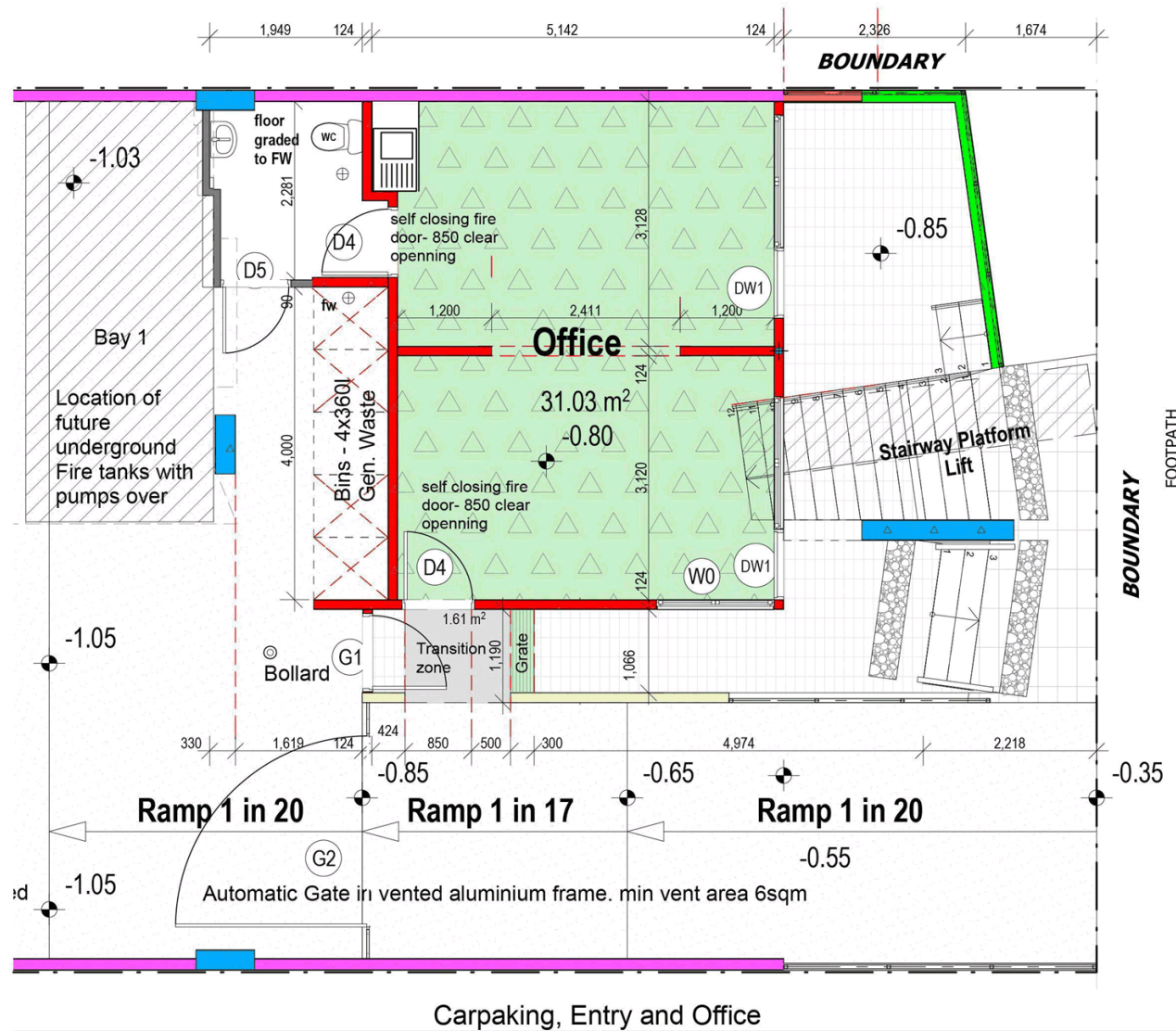
- The proposed office with a net leasable area of 31.03 square metres is relatively small in comparison to other office space located along Vincent Street and is likely to have minimal visitors and associated vehicle movements during operating hours in comparison to other uses, such as medical centre, consulting rooms, café or retail land uses;
- The development is proposed to be conditioned for a maximum of four staff at any one time;
- The proposal is located within a well-serviced area, in relation to access, public transport and sustainable modes of transport;
 - The subject site is located approximately 580 metres from the Leederville Train Station by constructed footpaths;
 - The subject site is located approximately 200 metres from an existing high frequency bus route, as defined in the Residential Design Codes, running along Oxford Street;
- Ticketed on-street car parking is available directly adjacent to the subject site along Vincent Street. These on-street car bays are subject to a clearway parking restrictions from 7:30am to 9:00am and 4:15pm to 6:00pm Monday to Friday but are otherwise unrestricted. These bays are generally used by residents and visitors to the businesses and dwellings along this section of Vincent Street;

- The existing development on site provides compliant bicycle parking in accordance with the approval granted by Council at its meeting on 18 December 2012. Whilst the proposal does not require any additional bicycle parking facilities to be provided on site in accordance with the City's Parking Policy, the applicant has agreed to provide one class 3 bicycle facility on-site. A condition of approval is recommended to ensure that this facility is provided accordingly; and
- The car parking provided satisfies the objectives of the City's Parking Policy and is acceptable to service the development without the provision of a cash-in-lieu contribution.

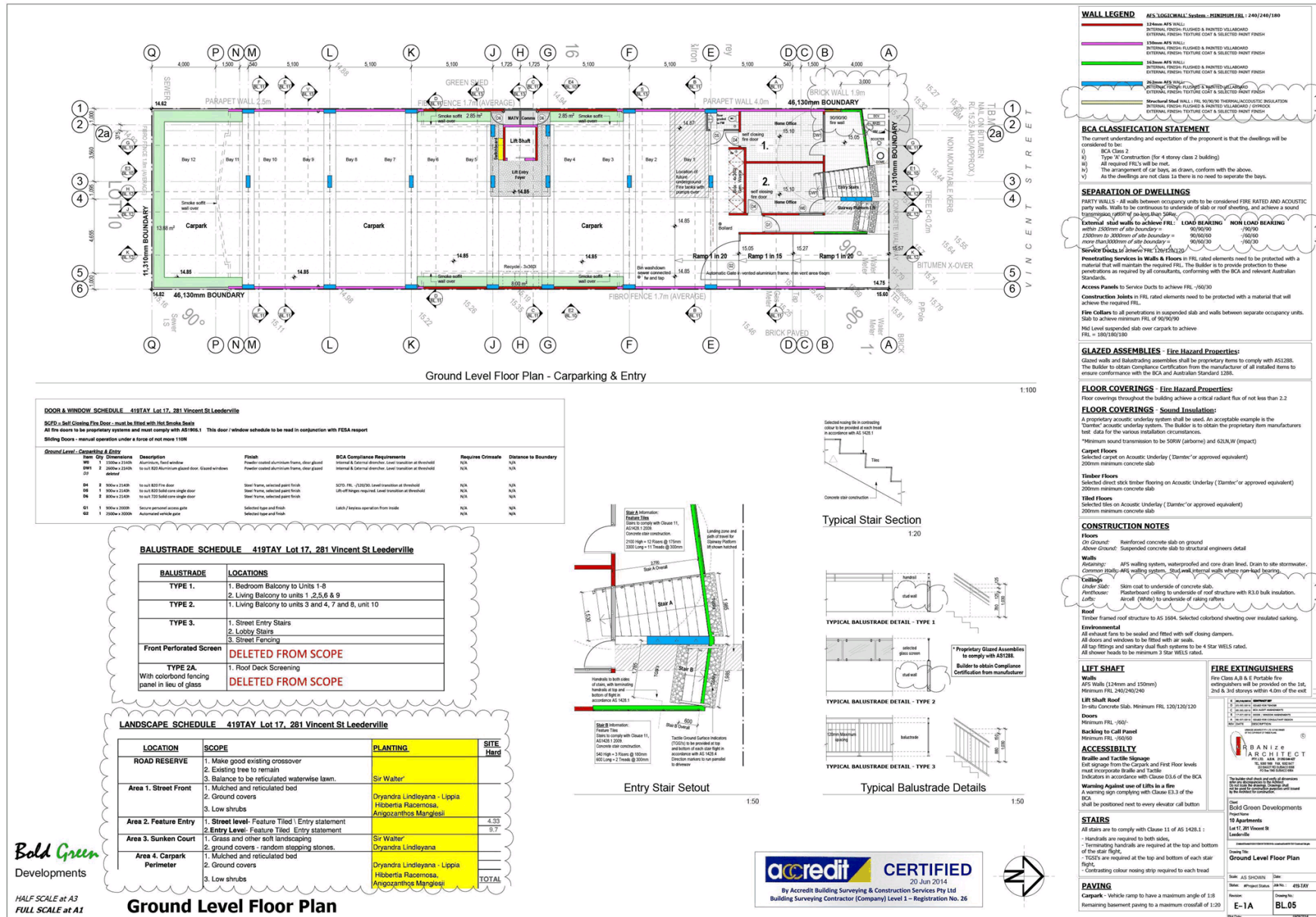




CITY OF VINCENT
RECEIVED
6 Mar 2019



Client: BOLD GREEN DEVELOPMENTS
Project: 281 VINCENT STREET,
LEEDERVILLE
Application: AMALGAMATION AND
REZONING TO OFFICE
Date: 23/5/2017



Summary of Submissions:

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

Comments Received in Support:	Officer Technical Comment:
<u>Traffic</u> Concern relating to the traffic and parking as a result of the application.	The traffic generated by the change of use does not exceed the capacity of Vincent Street. The application proposes a car parking shortfall of one bay which is considered to meet the objectives of the Parking Policy and is discussed further in the comment section of the report.
<u>Accessible Toilet</u> Concern relating to the use of the accessible toilet.	The application does not propose the exclusive use of the toilet, this is subject to Strata approval. The use of the accessible toilet facility is acceptable, given any potential tenant are within their right to use facilities accessible through leasing of the tenancy.
<u>Strata</u> The application has not been presented to a Strata Meeting.	This is subject to the <i>Strata Titles Act 1985</i> . The City is not responsible for the administration of the <i>Strata Titles Act 1985</i> and does not have the ability to administer requirements under this Act. It is recommended that an advice note accompanies the determination notice to remind the applicant/owner of their obligations under the <i>Strata Titles Act 1985</i> .

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

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

APPENDIX 2 – PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant Details	
Name:	PETER TAYLOR
Address:	Redacted personal information
Phone:	Redacted personal information
Email:	Redacted personal information
Applicant Signature:	Redacted personal information

Property Details	
Lot Number:	LOT 2
Address:	281 VINCENT STREET WEDDERBURN

Parking Allocation:

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

Parking Allocation	
Total Number Car Parking Spaces:	ONE DESIGNATED PLUS ONE SHARED - RESERVED FOR OFFICE DURING OFFICE HOURS
Total Number Short Term Bicycle Parking Spaces:	ONE, FORECOURT.
Total Number Long Term Bicycle Parking Spaces:	ONE FOUR, IN BASEMENT.
Total Number Other Bays:	

Page 11 of 14

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

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
E.g. Private Recreation Town Centre	Staff	Employee (> 3 hours)	2	1	-
	Customers	Visitor (< 3 hours)	7	2	-
	Other	Service (15 minute)	-	-	1
	Other	Disabled	-	-	1
NON-RESIDENTIAL CAR BAYS.			1	1	1 *

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

Alternative Transport:

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

Transport Option	Type & Level of Service
Public Transport	
Train	THE PROPERTY HAS TWO (2) TRAIN LINES STATIONS WITHIN 500 M: THE PERTH - JOONDALUP LINE, AND THE PERTH - FREMANTLE LINE.
Bus	BUS RUN FREQUENTLY ALONG LOFTUS ST.

Page 12 of 14

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

Pedestrian	
Paths	
Facilities	
Cycling	
Paths	
Facilities	
Secure Bicycle Parking	
Lockers	
Showers/Change Room	

Public Parking:

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

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	1 MAY	VINCENT ST - SOUTH	AM & PM CLEARWAY
		VINCENT ST - NORTH	UNRESTRICTED
Off Street Parking	ONE (SHARED)	BASEMENT VISITOR BAY RESERVED FOR OFFICE CUSTOMER DURING OFFICE HOURS (AFTER HOURS - UNRESTRICTED)	SHARED

Parking Management Strategies

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

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

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

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

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

1. THE OCCUPIER OF THE OFFICE SHALL BE RESPONSIBLE.
2. STRATA PLAN HAS ALREADY DESIGNATED TWO BAYS ONE SPARE, ONE VISITORS BAY RESERVED DURING OFFICE HOURS.
3. NOT APPLICABLE.
4. SECURE PARKING: VISITORS ACCESS BY APPOINTMENT.
5. BICYCLE RACKS PROVIDED. AMPLE PAID OFF-STREET PARKING







Determination Advice Notes:

1. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Development Application and Building Permit application, being submitted and approved prior to the erection of the signage.
2. The development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect
3. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination
4. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
5. The obligation to comply with the requirements of a time limited condition continues whilst the approved development exists.
6. The applicant/owner is reminded of their obligation under the *Strata Titles Act 1985* which may require consent from the adjoining strata owners and/or strata company before commencing any works on site.

5.2 NO. 60 (LOT: 141 D/P: 32175), NO. 62 (LOT: 1 STR: 44480) AND NO. 62A (LOT: 2 STR: 44480) CHERITON STREET, PERTH - CHANGE OF USE TO UNLISTED USE (LODGING HOUSE)

TRIM Ref: D19/16365
 Author: Mitchell Hoad, Senior Urban Planner
 Authoriser: Joslin Colli, A/Manager Development & Design
 Ward: South

Attachments:

1. Attachment 1 - Location and Consultation Plan [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Parking Management Plan [↓](#) 
4. Attachment 4 - Acoustic Report [↓](#) 
5. Attachment 5 - Management Plans [↓](#) 
6. Attachment 6 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a Change of Use from Grouped Dwellings to Caretaker's Dwelling and Unlisted Use (Lodging House) at No. 60 (Lot: 141; D/P: 32175), No. 62 (Lot: 1; STR: 44480) and No. 62A (Lot: 2; STR: 44480) Cheriton Street, Perth, in accordance with the plans shown in Attachment 2 and the determination advice notes at Attachment 6:

1. Use of Premises

- 1.1 This approval relates to a Change of Use from Grouped Dwellings to Caretaker's Dwelling and Unlisted Use (Lodging House) as shown on the plans dated 13 December 2018. It does not relate to any other development on the site;
- 1.2 The use of the 'Caretaker's Unit' as shown on the plans dated 13 December 2018 shall only be used in accordance with the definition of Caretaker's Dwelling as defined in the City of Vincent's Local Planning Scheme No. 2 as follows:

"A dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant.";
- 1.3 The occupant of the Caretaker's Dwelling shall reside permanently on the site;
- 1.4 A minimum of one on-site car parking bay shall be made available for the Caretaker's Dwelling to be used by the occupant, at all times; and
- 1.5 A maximum of 25 people are permitted on the site at any one time, being comprised of one caretaker and 24 guests;

2. Parking and Access

- 2.1 A minimum of seven off-street parking bays shall be provided. The parking bays are not to be used for storage purposes or the like;
- 2.2 The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to the occupation or use of the development; and
- 2.3 A minimum of six bicycle facilities shall be provided and designed in accordance with AS2890.3 prior to the occupation of the premises;

3. Management Plan

3.1 Prior to occupation, a Management Plan is to be submitted to and approved by the City, that addresses the control of anti-social behaviour (to reasonable levels) associated with the proposed use. The Management Plan is to be approved by the City and thereafter implemented to the City's satisfaction, and is to consider the following:

- A complaints management procedure, detailing how complaints and incidents will be managed should they occur; and
- A code of conduct outlining the expectations of guests during their stay.

The approved Management Plan shall be reviewed after 12 months, with any changes identified during this review or by the City, being incorporated into an updated Management Plan, to be approved by the City and thereafter implemented; and

3.2 The code of conduct outlined in the amended Management Plan required by Condition 3.1 shall be provided to guests at the time of check-in and displayed in a prominent location within the premises;

4. Stormwater

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

5. Acoustic Report

5.1 A revised Acoustic Report shall be lodged with and approved by the City, in accordance with the City's Policy No. 7.5.21 – Sound Attenuation prior to the commencement of the development.

5.2 All of the recommended measures included in the approved revised Acoustic Report shall be implemented prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.

6. Landscaping Plan

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

- The location and type of existing and proposed trees and plants;
- Areas to be irrigated or reticulated;
- The provision of 14.3 per cent of the site area as deep soil zones; and
- The appropriate selection of tree species (consistent with the City's Tree Selection Tool) to be located within the deep soil areas to maximise the provision of canopy coverage; and

6.2 All works shown in the plans identified in Condition 6.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

7. General

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

PURPOSE OF REPORT:

To consider an application for development approval for a Change of Use to a Caretaker's Dwelling and Unlisted Use (Lodging House) at Nos. 60, 62 and 62A Cheriton Street, Perth (subject site).

PROPOSAL:

The application proposes a Change of Use from Grouped Dwelling to a Caretaker's Dwelling and Unlisted Use (Lodging House) at the subject site to provide accommodation for students, staff and guest lecturers of community organisation Youth With A Mission (YWAM).

BACKGROUND:

Landowner:	Eshwar Holdings Pty Ltd
Applicant:	Meyer Shircore Architects
Date of Application:	7 August 2018
Zoning:	MRS: Urban LPS2: Zone: Mixed Use R Code: R100
Built Form Area:	Mixed Use
Existing Land Use:	Grouped Dwelling
Proposed Use Class:	Caretakers Dwelling and Unlisted Use (Lodging House)
Lot Area:	1,013 square metres
Right of Way (ROW):	No
Heritage List:	No

The subject site is zoned Mixed Use R100 under the City of Vincent Local Planning Scheme No. 2 (LPS2) and currently consists of two Grouped Dwellings.

The subject site is bound by Cheriton Street to the south, No 64 Cheriton Street to the west, No. 54 Cheriton Street to the east, and No. 121 and 125 Summers Street to the north. The sites to the east, west and south are also zoned Mixed Use R100 while the properties to the north are zoned Residential R80.

A location plan is included as **Attachment 1**.

The application was lodged with the City on 7 August 2018 but was incomplete. Following a preliminary assessment Administration requested additional information to be provided to allow a full assessment to be undertaken, including a description of the operation of the lodging house, a management plan, an acoustic report and a Parking Management Plan (PMP). This information was provided to the City on 13 December 2018, after which the application was assessed and progressed.

Recent Approvals

On 1 April 2015, the Metro West JDAP granted development approval for the construction of an eight storey mixed use development on the subject site. This approval was not enacted upon and has since lapsed.

On 4 November 2015, the Western Australian Planning Commission (WAPC) approved an application to amalgamate the three lots which are the subject of this application into one (reference WAPC 152423). The City issued subdivision clearance on 21 June 2018 and at the time of considering the development application the deposited plan had yet to be approved by Landgate.

DETAILS:

The application proposes to change the use of the subject site from Grouped Dwelling to Caretaker's Dwelling and Unlisted Use (Lodging House) to provide accommodation for students, staff and guest lecturers of YWAM. YWAM is a non-profit Christian missionary organisation which provides local ministry and field-focused training for youths within cities.

The details of the application include:

- The lodging house would accommodate a maximum of 24 persons at any one time. The anticipated age of lodgers is 18 to 30 years old. There would be a minimum stay of one week and maximum stay of six months. The accommodation is only for use by those associated with YWAM and would not be made

available to anyone outside of the organisation. In addition there would be one caretaker permanently residing on the site to assist with managing and maintaining the premises and dealing with complaints;

- The complete demolition of the existing shed located at the rear of No. 60, and the partial demolition of the existing shed at the rear of No. 62A to be converted into a 17 square metre storeroom;
- The installation of approximately 145 square metres of deep soil landscaping;
- The construction of seven car parking bays including one universal access parking bay. Two bays, including the universal access bay are located at the front adjacent to Cheriton Street and the remaining five bays located at the rear of the subject site. In addition a total of six bicycle parking spaces are proposed;
- External changes to the existing building including the removal of existing door to the rear of the building and the replacement of existing doors with wider doors to accommodate universal access; and
- Internal changes included the replacement of existing doors with wider doors to accommodate universal access as well as the construction of new walls and the conversion of existing rooms into a toilet and shower area.

The development application plans are included as **Attachment 2**. The applicant has also provided a Parking Management Plan (PMP), Acoustic Report and a management plan for the premises, which are included as **Attachments 3, 4 and 5** respectively.

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), and the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Parking Policy) and Policy No. 7.4.5 – Temporary Accommodation (Temporary Accommodation Policy). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Parking and Access		✓
Management Plan		✓
Landscaping		✓
Acoustic Report	✓	

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2 "P" use	Unlisted Use (Lodging House)
Parking and Access	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements Unlisted Uses have no prescribed parking requirement under Table 1 of the Parking Policy, with parking to be determined by the City based on a site specific Parking Management Plan.	The application proposes seven on-site car parking bays and is supported by a Parking Management Plan.

Management Plan	
Deemed-to-Comply Standard	Proposal
Policy No. 7.4.5 – Temporary Accommodation Provision of a management plan which includes control of noise, complaints management procedures, security, control of anti-social behaviour and commitment to advising occupiers of parking instructions.	The application includes a management plan which outlines the provision of a designated caretaker, control of noise, complaints management procedures, guests' security and control of anti-social behaviour.
Landscaping	
Deemed-to-Comply Standard	Proposal
Policy No. 7.4.5 – Temporary Accommodation Appropriate landscaping demonstrating the use of water conservation measures and paving to be provided that meets the needs of guests and enhances security, safety and amenity of the development and adjoining properties.	The application includes a landscaping plan.

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, for a period of 21 days from 23 January 2019 to 13 February 2019. The method of consultation being a sign on site, an advertisement in the local newspaper, and 36 letters mailed to all owners and occupiers surrounding the site (as shown in **Attachment 1**), in accordance with the City's Policy No. 4.1.5 – Community Consultation.

A total of three submissions were received, all of which provided support for the development. One of the submissions noted that a previous break in attempt had occurred to the properties along the rear of the subject site, with access being gained from No. 54 Cheriton Street to get across the subject site and to these properties. As the application proposes a permanent caretaker onsite, this would contribute towards passive surveillance of the area and dissuade anti-social behaviour.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form;
- Policy No. 7.2.21 - Sound Attenuation;
- Policy No. 7.4.5 – Temporary Accommodation; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

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

Delegation to Determine Applications:

The application is required to be determined by Council as the development proposes a use which is not listed in Table 1 of the City's Parking Policy.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

Innovative and Accountable

We are open and accountable to an engaged community

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:Land Use

Within the Mixed Use zone, a Caretaker's Dwelling is a permitted "P" use. The lodging house is not listed within the zoning table and is assessed in accordance with Clause 18(4) of LPS2. In considering the appropriateness of the use, regard is to be given to the objectives of the Mixed Use zone under LPS2.

The proposal is able to limit the impacts on the surrounding area, and is consistent with the objectives of the Mixed Use zone under LPS2 as follows:

- The proposed use is primarily residential in nature. While this use is not an active use it does not restrict or prohibit the ability for active uses to be accommodated in the locality;
- The applicant has provided a management plan with the proposal to demonstrate how the use will be managed so as to minimise any impacts on the adjoining properties. A PMP has also been prepared to demonstrate the adequacy of parking arrangements for the site. Both of these are discussed in more detail later in this report. These indicate that the use is capable of operating from the subject site without generating nuisances detrimental to the amenity of the adjoining properties or the wider locality;
- It could reasonably be considered that the proposal contributes towards sustainability through the adaptive reuse of an existing building. The retention of the existing dwellings will also assist in maintaining a residential scale of development to the adjoining Residential zoned land to the north; and
- The proposal provides an alternative form of residential accommodation which addresses the need for temporary accommodation for the YWAM community.

Parking

The Parking Policy does not specify parking requirements for the proposed use, with parking to be determined based on a PMP. The application proposes seven on-site car parking bays, including one ACROD parking bay, as well as six bicycle parking spaces. The application is supported by a PMP which is included in **Attachment 3**.

The PMP outlines the following:

- Of the seven car parking bays, one will be used by the caretaker, with the remaining six bays, (including the ACROD bay) and the six bicycle parking spaces to be available for use by guests;
- The subject site is within proximity to alternative transport options. The subject site is approximately 600 metres from the East Perth Train Station and approximately 300 metres from a bus stop along Lord Street, providing services which connect to the Elizabeth Quay and Morley Bus Stations, Bayswater, Maylands, and Bassendean;

- End of trip facilities are provided within the premises and the subject site is in proximity to the Principle Shared Path along the Midland Train Line. There are also footpaths provided along both sides of Cheriton Street and the surrounding streets;
- There are 28 on-street parking spaces provided along both sides of Cheriton Street, which is restricted to 2 hour parking between 8:00am to 5:30pm Monday to Friday and 8:00am to 12:00pm Saturday; and
- Management will actively promote the use of public transport by providing train and bus timetables.

The proposed parking provision is suitable for the following reasons:

- Given the nature of the use, with the accommodation being used by students, staff and guest lecturers of YWAM, it is likely that a large proportion of guests would not access the site by car. This would also be assisted by the close proximity to the East Perth Train Station and the bus stop along Lord Street which provide services to a number of areas;
- The premises provide end of trip facilities to support public transport use, as well as cycling given proximity of the subject site to the Principle Shared Path (approximately 200 metres to the east) and the Perth Bicycle Network along Smith/Brisbane Street (approximately 450 metres to the north-west); and
- The on-street bays along Cheriton Street are capable of being used should they be required in line with the existing restrictions.

A review of Nearmaps indicated the following demand for on-street parking on weekdays:

- Wednesday 25 April 2018 – 22 cars parked;
- Monday 12 February 2018 – 18 cars parked;
- Thursday 14 December 2017 – 22 cars parked;
- Friday 20 October 2017 – 22 cars parked; and
- Friday 18 August 2017 – 18 cars parked.

There is generally the ability for between six and ten vehicles to be accommodated, if required at all. The parking demand on the weekend is similar which is due in part to the apartments located at No. 54 Cheriton Street abutting the subject site.

Management Plan

The Temporary Accommodation Policy requires a management plan to be provided to outline how noise and anti-social behaviour will be managed. The applicant has provided a management plan which is included as **Attachment 5**. The management plan outlines the following measures to be implemented:

- The caretaker will reside on site at all times and will be responsible for maintaining order, dealing with complaints and overseeing the upkeep of the lodging house and grounds;
- The caretaker will outline the expectations to guests with respect to keeping noise to a minimum, including evenings;
- The caretaker will provide their details to guests as well as adjacent neighbours in case any issues arise. Should a complaint be received these will be provided back to the leadership of YWAM to be dealt with;
- Guests will be given a key for the length of their stay to restrict access to the premises, and non-guests are not permitted inside. The doors and gates will be locked at night, and should an issue arise the caretaker will assess the situation and how it should be handled;
- A code of conduct will be provided to each guest, as well as kept on site. Should any anti-social issues arise the caretaker will respond in the first instance, with this to be report to and followed up by YWAM; and
- The caretaker will advise guests with respect to the availability of on-site parking, as well as outlining the parking restrictions for the bays on the street and parking on the verge is not permitted.

Given the low-scale and the nature of the use being associated with YWAM, as well as the lack of community opposition to the proposal as shown with no objections being received to the application, the proposed management measures would ensure that the use does not adversely impact on the adjoining properties. The management plan provides guidance in relation to complaints management and a code of conduct. Further detail could be provided in respect to these and what these involve. Administration recommends the imposition of a condition for more detailed management plan to be submitted to address these details.

Landscaping Plan

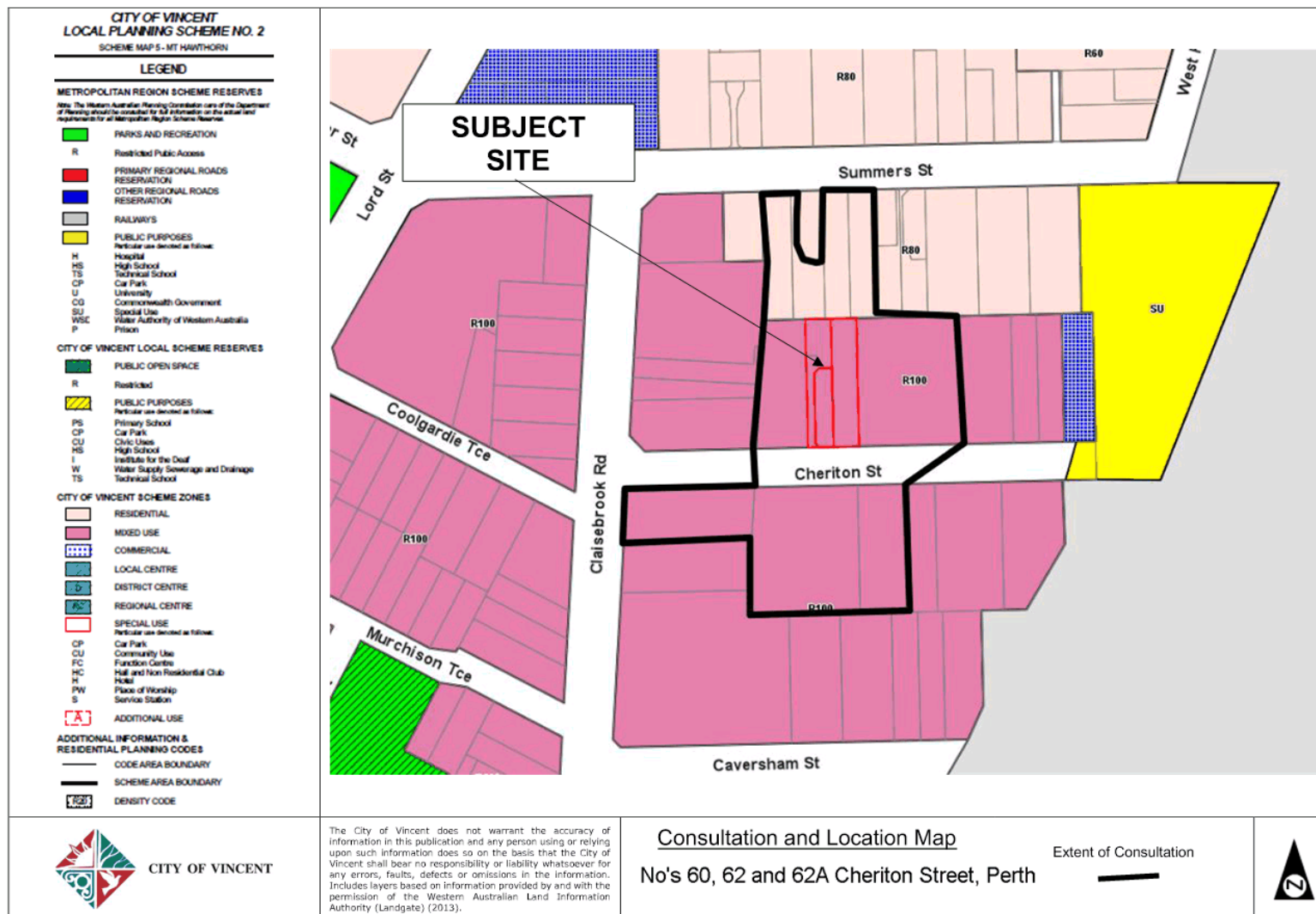
The Temporary Accommodation Policy requires applications for lodging houses to provide appropriate landscaping demonstrating the use of water conservation measures and paving to be provided that meets the needs of guests and enhances security, safety and amenity of the development and adjoining properties.

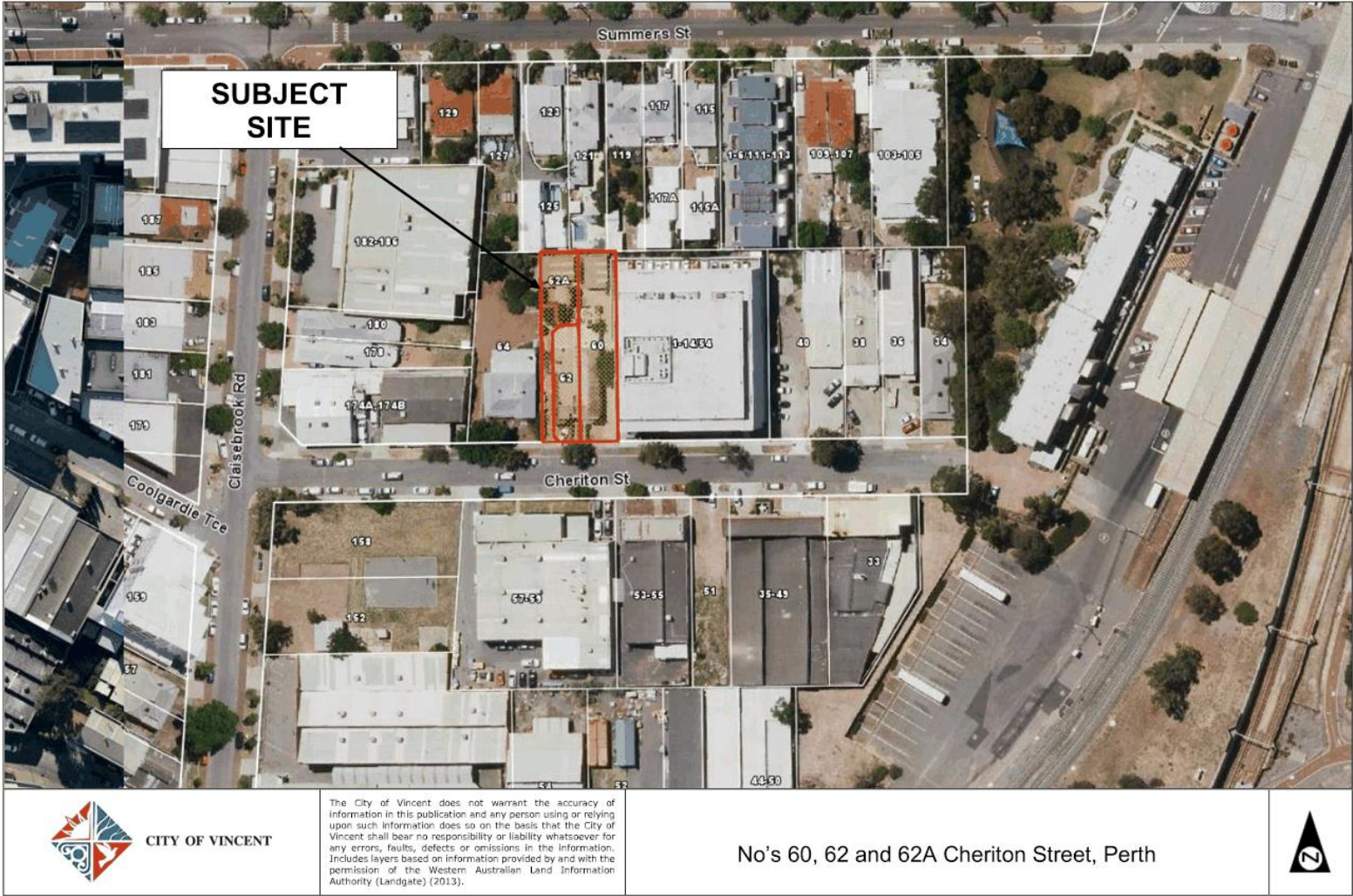
The application includes a landscaping plan which is included in **Attachment 2**. The Temporary Accommodation Policy does not stipulate specific requirements. The Built Form Policy identifies the following requirements for new developments:

- 15 percent deep soil area;
- 80 percent of the side or rear setback as canopy cover;
- Open air carparks are to:
 - Have a minimum of 80 percent canopy coverage at maturity;
 - Be landscaped at a rate of one tree per four car bays; and
 - Provide a 1.5 metre wide planting strip around the perimeter of the open-air parking area.











The proposed landscaping is appropriate as:

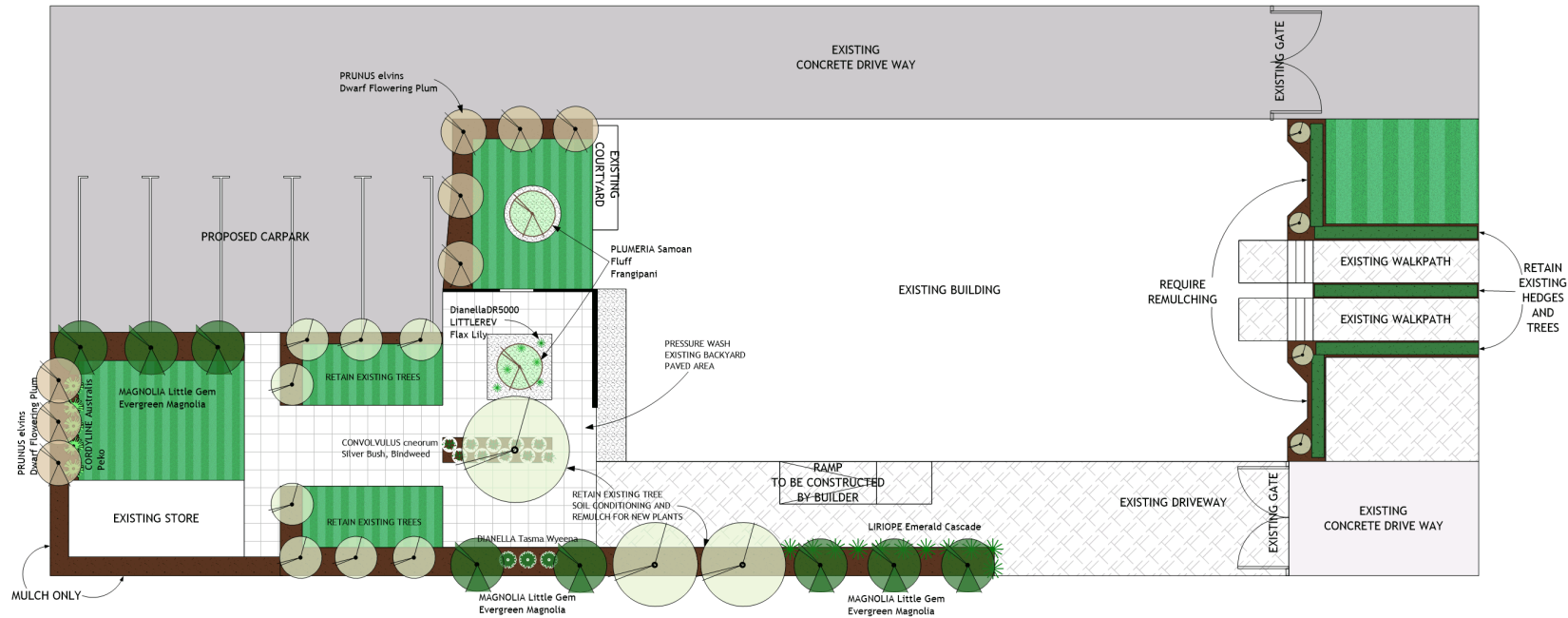
- Landscaping has been provided around the perimeter of the subject site where possible, noting the retention of the existing driveway access along the eastern boundary of the subject site. This includes the rear of the site around the communal area, including the retention of existing trees. The provision of this landscaping provides enhanced privacy and amenity for guests of the premises as well as adjoining properties;
- Landscaping is provided at the front of the dwelling to reduce the impact of the parking at the front of the property on the streetscape, noting the commercial nature of the streetscape and the general lack of landscaping within the front setback areas of surrounding developments;
- The application is for a change of use and is constrained by the existing footprint and availability of planting areas. The landscaping includes 14.3 percent (145.3 square metres) of deep soil area and 12.4 percent (125.7 square metres) of canopy coverage. Given the amount of deep soil area, it is considered that the canopy coverage can be increased through the selection of tree species with larger canopies at maturity. Administration recommends that a condition be imposed requiring a landscaping plan to be submitted to address this.



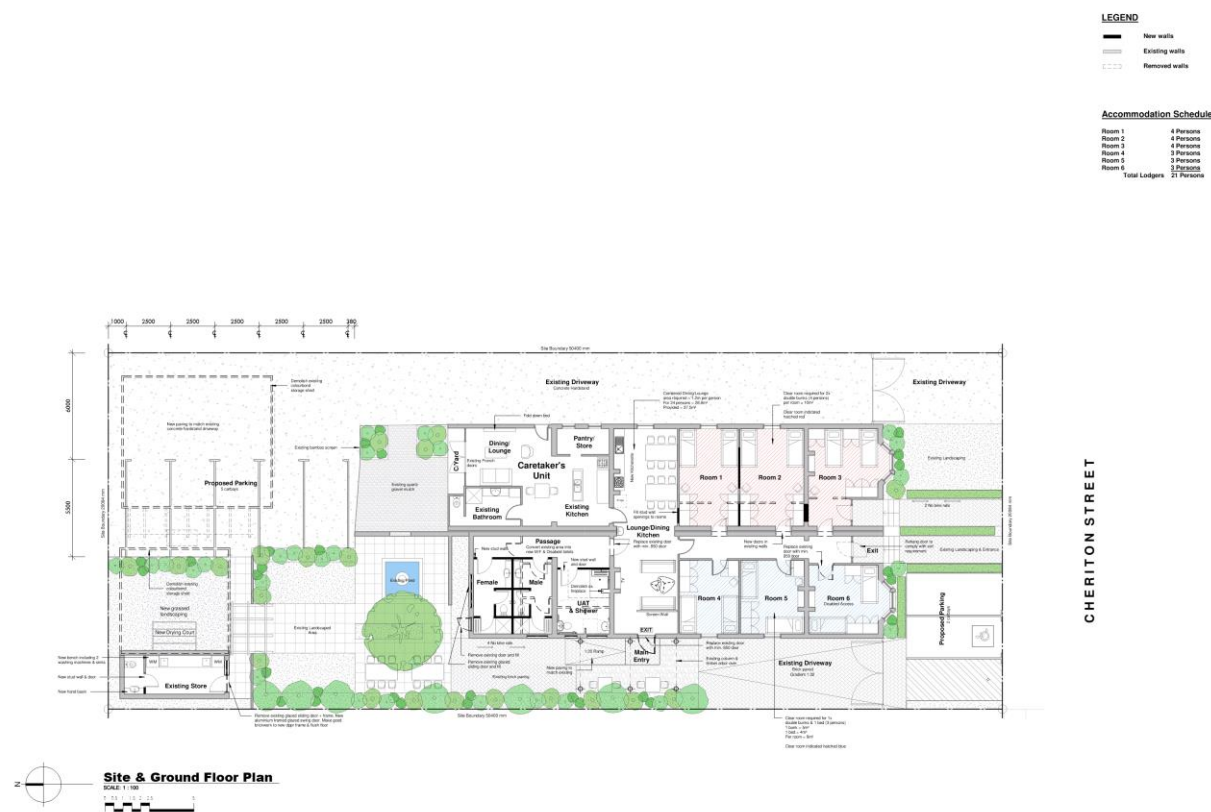


CITY OF VINCENT
RECEIVED
13 December 2018

LEGENDS:											
	Plant/Feature Name:	Pot Size:	Qty:		Plant/Feature Name:	Pot Size:	Qty:		Plant/Feature Name:	Pot Size:	Qty:
	MAGNOLIA Little Gem Evergreen Magnolia	30ltr	8x		CORDYLINE Australis Peko	5ltr	5x		Sir Walter Buffalo Turf		94.5 sqm
	PRUNUS elvins Dwarf Flowering Plum	30ltr	8x		LIRIOPE Emerald Cascade Weeping Liriope	5ltr	11x		Mulch		64 sqm
	PLUMERIA Samoan Fluff Frangipani	30ltr	2x		CONVOLVULUS cneorum Silver Bush, Bindweed	17cm	10x		Snow Pebbles		14.5 sqm
	DianellaDR5000 LITTLEREV Flax Lily	14cm	6x		DIANELLA Tasma Wyeena Flax Lilly	5ltr	3x		Existing Tree		



Owner(s) Bryan Sanders	Estate: N/A	 <p>This plan shall remain the sole property of the drafter and must not be given, lent, made or reference disposed or copied without the permission or writing of the drafter.</p>	Drawing Name: LANESCAPE PLAN	Page No. 1 of 1	Job No. LP1811230
Address: 60 Chertton Street PERTH	Lot Width: 20.84 m Lot Length: 50.00 m Total Area: 1042.00 m ²		DRAWN BY: BB	REV. DESCRIPTION:	
Shire: City of Perth	BAL: N/A Site Class: N/A R Code: N/A		DATE DRAWN: 26/11/2018 SCALE: 1: 100/9 A2		
					



CITY OF VINCENT
RECEIVED
13 December 2018

CHERITON ST LODGING HOUSE
LOCATION: 60-62 CHERITON STREET, PERTH
EVLVEN PROPERTY PTY LTD

PROJECT No 6288
SKETCH No 5K002b
SHEET No 3
SCALE 1 : 100 @ 81
DATE AUGUST 2011

meyer
shircore
and associates
ARCHITECTS

50 YEARS
1963|2013

Suite 2, Ground Floor, 437 Roberts Road,
Subiaco, Western Australia 6008.
t: (08) 9381 8511.
e: msa@meyershircore.com.au.
w: www.meyershircore.com.au

© Meyer Shircore
& Associates
ACN 115 189 216



Member
Australian Institute of Aeronautics and Astronautics



60-62 CHERITON STREET, PERTH

PARKING MANAGEMENT PLAN

Owner Details	
Name:	REDACTED FOR PRIVACY PURPOSES
Address:	
Phone:	
Email:	
Applicant Signature:	

Property Details	
Lot Number:	Lot 141, Strata Lots 1 & 2
Address:	60, 62 & 62A Cheriton Street Perth WA 6000

Parking Allocation	
Total Number Car Parking Spaces:	6
Total Number Short Term Bicycle Parking Spaces:	2 – in front of building
Total Number Long Term Bicycle Parking Spaces:	4 – at rear of building
Total Number Other Bays:	1 ACROD bay

Development Type	Development Users	Parking Allocation			
		Type/Duration	No. Car Spaces	No. Bike Spaces	No. Other Spaces
Lodging House	Guests	Overnight	5	6	-
	Caretaker	Employee (> 3 hours)	1	-	-
	Other	Disabled	-	-	1

Alternative Transport:

Transport Option	Type & Level of Service
Public Transport	
Train	East Perth Train Station – 600m walk (8 minutes)
Bus	Bus Stops along Lord St – 300m walk (4 minutes) Bus services between Elizabeth Quay Bus Station and Bayswater, Maylands, Morley Bus Station and Bassendean
Pedestrian	
Paths	Both sides of Cheriton St and the surrounding streets
Facilities	There are no changes proposed to pedestrian facilities. The proposal retains the main entrance to the site along the Cheriton St frontage.
Cycling	
Paths	Principle Shared Path (PSP) along the Perth – Midland train line
Facilities	Connections into central Perth and East Perth train station to the site
Secure Bicycle Parking	Provided on site
Lockers	Provided on site in guest rooms
Showers/Change Room	Provided on site

Public Parking (Cheriton Street):

	No Marked Spaces	Location	Parking Restrictions
On Street Parking	28	Both sides of the street	2 hours Mon-Fri 8am – 5:30pm Sat 8am – 12pm
Off Street Parking		East Perth Train Station	

Parking Management Strategies:

Elven Property Pty Ltd will be responsible for the management, operation and maintenance of the on-site parking facilities.

One parking bay will be allocated for the on-site caretaker. All other parking bays will be allocated to guests of the lodging house at the discretion of management.

Bicycle parking rails are provided to encourage alternative transportation.

Management will actively promote the use of public transport by providing train and bus timetables.



Lloyd George Acoustics
REDACTED FOR PRIVACY PURPOSES

DEVELOPMENT APPLICATION: ACOUSTICS

60-62 Cheriton Street, Perth

Reference: 18074505-01a Development Application
Acoustics.docx

Prepared for:
Elven Property C/- Meyer Shircore



Report: 18074505-01a Development Application Acoustics.docx

Lloyd George Acoustics Pty Ltd ABN: 79 125 812 544			
REDACTED FOR PRIVACY PURPOSES			
REDACTED FOR PRIVACY PURPOSES			

This report has been prepared in accordance with the scope of services described in the contract or agreement between Lloyd George Acoustics Pty Ltd and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client, and Lloyd George Acoustics Pty Ltd accepts no responsibility for its use by other parties.

Date:	Rev	Description	Prepared By	Verified
5-Dec-18	0	REDACTED FOR PRIVACY PURPOSES		
10-Dec-18	A			

Lloyd George Acoustics

Table of Contents

1	INTRODUCTION	1
2	CRITERIA	2
2.1	Environmental Protection (Noise) Regulations 1997	2
2.1.1	Regulations 7 & 8	2
2.1.2	Regulation 13	4
2.2	Building Code of Australia (BCA)	4
2.3	Sound Attenuation Policy 7.5.21	6
3	METHODOLOGY	7
3.1	Site Survey	7
3.2	Environmental Noise Modelling	11
3.2.1	Meteorological Information	11
3.2.2	Topographical Data	11
3.2.3	Ground Absorption	11
3.2.4	Source Sound Levels	12
4	PRELIMINARY ANALYSIS	12
4.1	Noise From Development - Environmental Noise	12
4.2	Noise Within Development - Building Code of Australia	13
4.2.1	Walls Separating SOU's	13
4.2.2	Walls Separating SOU to Corridor/Shared Space	14
4.2.3	Other Areas	14
4.3	Noise to Development – City of Vincent 7.5.21	15
5	CONCLUSION	15

List of Tables

Table 2-1	EPNR Adjustments Where Characteristics Cannot Be Removed	2
Table 2-2	EPNR Baseline Assigned Noise Levels	3
Table 2-3	EPNR Assigned Noise Levels	3
Table 2-4	BCA Deemed-to-Satisfy Provisions	6
Table 3-1	Modelling Meteorological Conditions	11
Table 3-2	Source Sound Power Levels, dB	12
Table 4-1	Predicted Noise Levels from Air-Conditioning	12

Lloyd George Acoustics

List of Figures

Figure 1-1 Site Locality (Source: City of Vincent Intramaps)	1
Figure 3-1 Photograph of Typical Existing AC Unit on Subject Site	8
Figure 3-2 Photograph of Exhaust Fan Grilles at 54 Cheriton Street	8
Figure 3-3 Photograph of Sound Level Meter at Front (South) of Property	9
Figure 3-4 Noise Measurement at East Facade from 54 Cheriton Exhaust	9
Figure 3-5 Noise Measurement at South Facade of Ambient Noise	10
Figure 3-6 Photograph of Dwelling at 125 Summers Street	10
Figure 4-1 Acoustic Mark-up for BCA Compliance	13

Appendices

- A Plans
- B Terminology

Lloyd George Acoustics

1 INTRODUCTION

It is proposed to construct a lodging house in an existing single storey office building at 60-62 Cheriton Street, Perth as shown in *Figure 1-1*. The lodging house will consist of 6 bedrooms, each deemed a separate sole-occupancy-unit, a shared Lounge/Dining area, toilet facilities and a caretaker's unit, noting that the caretakers unit is not deemed a SOU (refer *Appendix A* plans).



Figure 1-1 Site Locality (Source: City of Vincent Intramaps)

This report presents the assessment of the development's acoustic design against the following criteria:

- The *Environmental Protection (Noise) Regulations 1997* in relation to noise emissions from the AC plant at the development ,
- Building Code of Australia Volume One Part F5, and
- The *Environmental Protection (Noise) Regulations 1997* in relation to noise emissions from the AC plant at the development.

Given this report is for DA purposes only, there may be some elements within this report that are refined during detailed design.

Appendix B contains a description of some of the terminology used throughout this report.

Lloyd George Acoustics

2 CRITERIA

2.1 Environmental Protection (Noise) Regulations 1997

Environmental noise in Western Australia is governed by the *Environmental Protection Act 1986*, through the *Environmental Protection (Noise) Regulations 1997* (EPNR). The regulations that will be applicable to this project are as follows:

- Mechanical plant and the like are to comply with regulations 7 and 8 at neighbouring properties.
- Noise during construction is to comply with regulation 13.

Each of these regulations are explained in detail in *Sections 2.1.1* and *2.1.2*.

2.1.1 Regulations 7 & 8

Regulation 7 defines the prescribed standard for noise emissions as follows:

“7. (1) Noise emitted from any premises or public place when received at other premises –

- Must not cause or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind; and
- Must be free of –
 - Tonality;
 - Impulsiveness; and
 - Modulation”.

A “...noise emission is taken to *significantly contribute to* a level of noise if the noise emission exceeds a value which is 5 dB below the assigned level...”

Tonality, impulsiveness and modulation are defined in Regulation 9. Noise is to be taken to be free of these characteristics if:

- The characteristics cannot be reasonably and practicably removed by techniques other than attenuating the overall level of noise emission; and
- The noise emission complies with the standard prescribed under regulation 7 after the adjustments of *Table 2-1* are made to the noise emission as measured at the point of reception.

Table 2-1 EPNR Adjustments Where Characteristics Cannot Be Removed

Where Noise Emission is Not Music			Where Noise Emission is Music	
Tonality	Modulation	Impulsiveness	No Impulsiveness	Impulsiveness
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

Note: The above are cumulative to a maximum of 15dB.

Lloyd George Acoustics

The baseline assigned levels (prescribed standards) are specified in Regulation 8 and are shown in Table 2-2.

Table 2-2 EPNR Baseline Assigned Noise Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area ¹	0700 to 1900 hours Monday to Saturday (Day)	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sunday and public holidays (Sunday)	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days (Evening)	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	35 + influencing factor	45 + influencing factor	55 + influencing factor
Commercial	All hours	60	75	80

1. *highly sensitive area* means that area (if any) of noise sensitive premises comprising —
- a building, or a part of a building, on the premises that is used for a noise sensitive purpose; and
 - any other part of the premises within 15 metres of that building or that part of the building.

A total influencing factor of + 5 dB has been estimated based on the mixed use zoning in the area (assessed as commercial for the purposes of the influencing factor calculation) contributing 3 dB and major roads within 100 metres contributing 2 dB. Table 2-3 shows the assigned noise levels including the + 5 dB influencing factor at surrounding noise sensitive premises.

Table 2-3 EPNR Assigned Noise Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area ¹	0700 to 1900 hours Monday to Saturday (Day)	50	60	70
	0900 to 1900 hours Sunday and public holidays (Sunday)	45	55	70
	1900 to 2200 hours all days (Evening)	45	55	60
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	40	50	60
Commercial	All hours	60	75	80

1. *highly sensitive area* means that area (if any) of noise sensitive premises comprising —
- a building, or a part of a building, on the premises that is used for a noise sensitive purpose; and
 - any other part of the premises within 15 metres of that building or that part of the building.

Lloyd George Acoustics

2.1.2 Regulation 13

Construction noise must comply with regulation 13, which states the following:

Regulation 7 does not apply to ... construction work carried out between 0700 hours and 1900 hours on any day which is not a Sunday or public holiday if the occupier of the premises ... shows that –

- a) The construction work was carried out in accordance with control of environmental noise practices set out in section 6 of AS 2436-1981 Guide to Noise Control on Construction, Maintenance and Demolition Sites;*
- b) The equipment used on the premises was the quietest reasonably available; and*
- c) If the occupier was required to prepare a noise management plan ... in respect of the construction site –*
 - i. The noise management plan was prepared and given in accordance with the requirement, and approved by the Chief Executive Officer; and*
 - ii. The construction work was carried out in accordance with the management plan.*

Regulation 7 does not apply to ... construction work carried out other than between the [above] hours if the occupier of the premises ... shows that –

- a) The construction work was carried out in accordance with control of environmental noise practices set out in section 6 of AS 2436-1981 Guide to Noise Control on Construction, Maintenance and Demolition Sites;*
- b) The equipment used on the premises was the quietest reasonably available;*
- c) The construction work was carried out in accordance with a noise management plan in respect of the construction site –*
 - i. Prepared and given to the Chief Executive Officer not later than 7 days before the construction work commenced; and*
 - ii. Approved by the Chief Executive Officer;*
- d) At least 24 hours before the construction work commenced, the occupier of the construction site gave written notice of the proposed construction work to the occupiers of all premises at which noise emissions received were likely to fail to comply with the standard prescribed under regulation 7; and*
- e) It was reasonably necessary for the construction work to be carried out at that time.*

2.2 Building Code of Australia (BCA)

It is a requirement under the *National Construction Code (NCC)* for sound transmission and insulation to be considered. In this case, the relevant volume of the NCC is Volume One of the *Building Code of Australia, Class 2 to Class 9 Buildings (BCA)* and specifically Part F5.

The Objective of Part F5 as stated in *Guide to NCC Volume One* is to:

“...safeguard occupants from illness or loss of amenity as a result of undue sound being transmitted –

- a) Between adjoining sole-occupancy units; and*
- b) From common spaces to sole-occupancy units; and*
- c) From parts of different classifications to sole-occupancy units.”*

Lloyd George Acoustics

The BCA separates the performance requirements into floors and walls for Class 2 and 3 buildings as follows:

FP5.1

Floors separating –

- a) sole-occupancy units: or*
 - b) a sole occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby, or the like, or a part of a different classification,*
- must provide insulation against the transmission of airborne and impact generated sound sufficient to prevent illness or loss of amenity to the occupants.*

FP5.2

Walls separating sole-occupancy units or a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby, or the like, or parts of a different classification, must provide insulation against the transmission of –

- a) airborne sound; and*
 - b) impact generated sound, if the wall is separating a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit,*
- sufficient to prevent illness or loss of amenity to the occupants.*

FP5.3

The required sound insulation of a floor or a wall must not be compromised by -

- a) The incorporation or penetration of a pipe or other service element; or*
- b) A door assembly.*

In order to satisfy FP5.1 to FP5.3, building elements are to satisfy the minimum acoustic performances nominated in *Table 2-4*, being a summary of the Deemed-to-Satisfy Provisions provided in F5.1 to F5.7.

Lloyd George Acoustics

Table 2-4 BCA Deemed-to-Satisfy Provisions

Partition	Deemed-to-Satisfy Provisions	
	Laboratory	On-Site
Floors (F5.4a) Separating SOU's or SOU from plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification.	$R_w + C_{tr} \geq 50$ $L_{n,w} \leq 62$	$D_{nT,w} + C_{tr} \geq 45$ $L_{nT,w} \leq 62$
Walls (F5.5a) Separating SOU's (Habitable to Habitable) Separating SOU's (Habitable to bathroom, sanitary compartment, laundry or kitchen) Separating SOU to Plant room or lift shaft Separating SOU to Stairway, public corridor, public lobby, or parts of a different classification	$R_w + C_{tr} \geq 50$ $R_w + C_{tr} \geq 50$ & D.C. $R_w \geq 50$ & D.C. $R_w \geq 50$	$D_{nT,w} + C_{tr} \geq 45$ $D_{nT,w} + C_{tr} \geq 45$ $D_{nT,w} \geq 45$ $D_{nT,w} \geq 45$
Doors (F5.5b) Separating SOU to Stairway, public corridor, public lobby or the like.	$R_w \geq 30$	$D_{nT,w} \geq 25$
Services (F5.6) SOU (Habitable) to duct, soil, waste, water supply or storm water (not associated with the SOU) SOU (Non-Habitable) to duct, soil, waste, water supply or storm water (not associated with the SOU)	$R_w + C_{tr} \geq 40$ $R_w + C_{tr} \geq 25$	N/A N/A

Notes:

SOU – Sole Occupancy Unit

D.C. Discontinuous Construction

2.3 Sound Attenuation Policy 7.5.21

The objectives of City of Vincent Policy 7.5.21 are to:

1. Provide a clear framework to minimise the adverse impacts of noise for the sustainable co-existence of a mix of land uses within the City.
2. Establish appropriate criteria for measuring and identifying potential noise impacts at the pre-development approval phase through to the building classification stage;
3. Clarify the process and extent of reporting required in certifying noise attenuation measures;
4. Provide a process that assists Planning Consultants, Developers, Builders and Acoustic Consultants/Engineers establish a project's viability based on the potentially cost prohibitive acoustic attenuation needs of a development; and
5. Preserve the amenity of existing and future residential buildings through enhanced building design and construction.

Lloyd George Acoustics

In relation to the proposed development, it is noted the following sections of the Policy are applicable:

- *Section 4.1 – Traffic Noise*

The proposed development is located approximately 150 metres from the passenger train line and nominally 200 metres from Lord Street, East Parade and Graham Farmer Freeway. Whilst this results in a number of transportation corridors in the vicinity of the site, given the development is only single storey and the height of surrounding buildings, it is relatively shielded from this noise.

- *Section 4.2 – Street Noise*

The development is located in a mixed use area, however the commercial type uses are office/warehouse type activities rather than cafes or restaurants and therefore do not generate street noise as such. Some mechanical plant noise was audible from the neighbouring commercial property at 54 Cheriton Street and was therefore considered.

- *Section 4.4 – Mechanical Plant and Equipment*

All noise emitting external plant from this development has been considered and is included in this assessment.

3 METHODOLOGY

3.1 Site Survey

A survey of the site and local area was carried out on 30 August 2018 and 4 December 2018.

Cheriton Street itself is predominantly commercial buildings, mainly office type in nature and therefore in themselves are not high noise emitting. Cheriton Street carries negligible road traffic with distant traffic noise dominating the acoustic environment. To the rear (north) of the site are residential properties.

Noise levels were recorded on site on both days. The focus of the August noise level measurements were in relation to the site's own air-conditioning (refer *Figure 3-1*), some of which are to be retained and some replaced. Each habitable room will have its own air-conditioning unit. Also measured was noise from the fire pump room exhaust fan of 54 Cheriton Street (refer *Figure 3-2*). The measured noise level from this exhaust fan was 54 dB L_{Aeq} on the east side of subject building with the one-third-octave bands shown in *Figure 3-4*.

On the 4 December 2018, noise level measurements were recorded at the front of the property between 8am and 9am, at 1-metre from the facade (refer *Figure 3-3*). The purpose of these measurements was predominantly to consider transportation noise. The measured noise level at the front of the building was also 54 dB L_{Aeq} with the one-third-octave bands shown in *Figure 3-5*.

Lloyd George Acoustics



Figure 3-1 Photograph of Typical Existing AC Unit on Subject Site



Figure 3-2 Photograph of Exhaust Fan Grilles at 54 Cheriton Street

Lloyd George Acoustics



Figure 3-3 Photograph of Sound Level Meter at Front (South) of Property

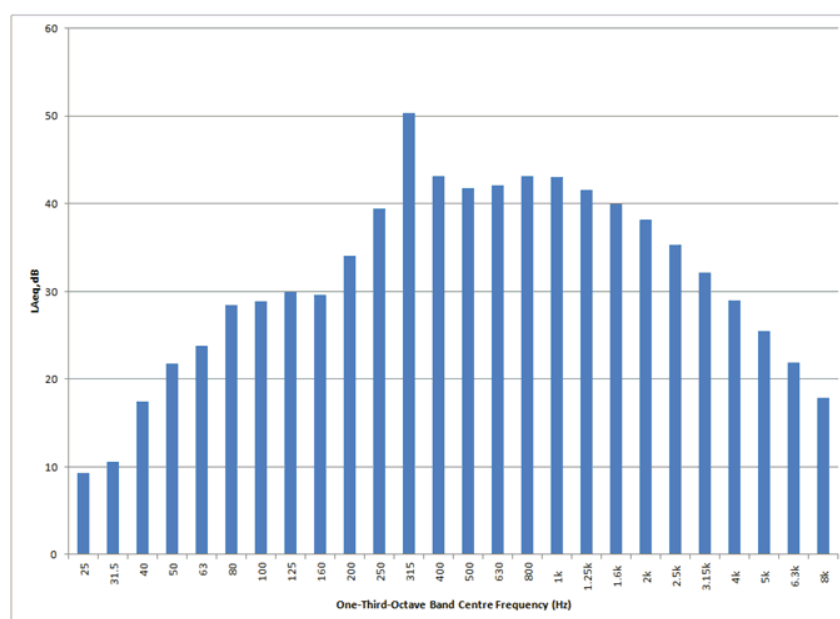


Figure 3-4 Noise Measurement at East Facade from 54 Cheriton Exhaust

Lloyd George Acoustics

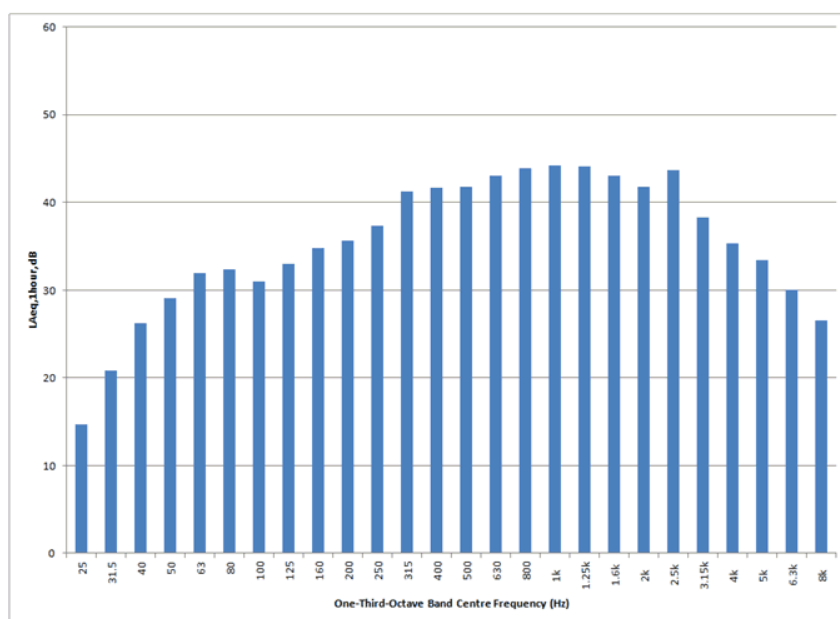


Figure 3-5 Noise Measurement at South Facade of Ambient Noise

The survey also identified the closest noise sensitive receivers potentially impacted by the development being those to the north, with the most critical being the double storey residence at 125 Summers Street.



Figure 3-6 Photograph of Dwelling at 125 Summers Street

Lloyd George Acoustics

3.2 Environmental Noise Modelling

The software *SoundPLAN 8.1* was used with the ISO 9613 algorithms (ISO 17354 compliant) selected. These algorithms have been selected as they include the influence of wind. Input data required in the model are:

- Meteorological Information;
- Topographical data;
- Ground Absorption; and
- Source sound power levels.

3.2.1 Meteorological Information

Meteorological information utilised is provided in *Table 3-1* and is considered to represent worst-case conditions for noise propagation. At wind speeds greater than those shown, sound propagation may be further enhanced, however background noise from the wind itself and from local vegetation is likely to be elevated and dominate the ambient noise levels.

Table 3-1 Modelling Meteorological Conditions

Parameter	Evening and Night (1900-0700)
Temperature (°C)	15
Humidity (%)	50
Wind Speed (m/s)	Up to 5
Wind Direction*	All

* Note that the modelling package used allows for all wind directions to be modelled simultaneously.

It is generally considered that compliance with the assigned noise levels needs to be demonstrated for 98% of the time, during the day and night periods, for the month of the year in which the worst-case weather conditions prevail. In most cases, the above conditions occur for more than 2% of the time and therefore must be satisfied.

3.2.2 Topographical Data

Topographical data was based on that publicly available from *GoogleEarth* in the form of spot heights, noting the topography is relatively flat with the only significant features being buildings and fences between sources and receivers.

3.2.3 Ground Absorption

Ground absorption varies from a value of 0 to 1, with 0 being for an acoustically reflective ground (e.g. water or bitumen) and 1 for acoustically absorbent ground (e.g. grass). In this instance, a value of 0.0 has been used as an average across the study area.

Lloyd George Acoustics

3.2.4 Source Sound Levels

The sound power levels used in the modelling are provided in *Table 3-2* and have been based on measurements undertaken on site.

Table 3-2 Source Sound Power Levels, dB

Description	Octave Band Centre Frequency (Hz)							Overall dB(A)
	63	125	250	500	1k	2k	4k	
Kelvinator KSV53HRB (Used for Common Dining & Caretakers)	68	62	62	62	62	54	47	65
Carrier 38QHC026 (Used for Each Room)	67	62	60	57	57	52	44	61

Note that the units are all assumed to be elevated 2m above ground level.

4 PRELIMINARY ANALYSIS

4.1 Noise From Development - Environmental Noise

Noise levels were predicted for all units operating simultaneously and at night-time, with the results summarised in *Table 4-1* and compared against the night-time assigned noise levels.

Table 4-1 Predicted Noise Levels from Air-Conditioning

Location	Worst-Case Predicted Noise Level, dB(A)	Assigned Night-Time Noise Level, dB(A)
54 Cheriton	51	60
64 Cheriton	51	60
125 Summers Street	35	40

The calculations assume all units are operating simultaneously at maximum noise output, which is unlikely in reality and therefore the calculations are considered conservative. Noise from air-conditioning units can be tonal and attract a + 5 dB penalty. If this is the case, compliance is still calculated to be achieved and therefore no further mitigation is required.

[illegible]

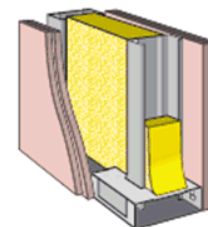
Figure 4-1 Acoustic Mark-up for BCA Compliance

4.2.1 Walls Separating SOU's

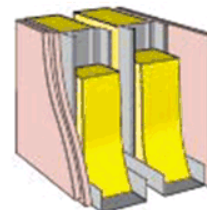
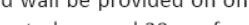
Rooms 1 to 6 are understood to each be deemed a SOU and as such, the separating (orange) wall is to achieve $R_w + C_{tr} \geq 50$ construction.

Assuming the preferred construction for new walls is stud work, an acceptable construction is (CSR 1285):

- 2 x 13mm fire-rated plasterboard
- 92mm steel staggered stud with 75mm thick, 11kg/m³ glasswool insulation
- 2 x 13mm fire-rated plasterboard.



Where an existing masonry wall exists, it is recommended a separate stud wall be provided on one side of the brick wall. This is to be 13mm plasterboard to minimum 51mm stud, spaced 20mm from the brick wall. Install 75mm thick, 11kg/m³ glasswool insulation between studs. Where there is part of a brick wall and a new stud wall to be constructed, an option would be to continue the separate stud on one side for the full length. On the opposite side where there is no brick wall, provide another stud, with insulation and 2 sheets of 13mm fire-rated plasterboard equivalent to CSR 1382.



Lloyd George Acoustics

To maintain the acoustic performance and minimise flanking, the following is recommended, unless approved to be varied during detailed design:

- All joints are to be taped and sealed,
- Plasterboard sheets on each side and opposite sides are to be staggered,
- The existing floor must be cut so as to not be continuous from room to room. Install single leaf of brickwork from the ground to the underside of the new wall,
- The existing ceiling must be cut so as to not be continuous from room to room. The new wall must extend to the underside of the roof and be sealed,
- There must be no hydraulic services in this wall or within the roof space. Where this occurs, Lloyd George Acoustics must be advised, and
- Any electrical outlets must be offset by a minimum of 300mm and use a fire rated box.

4.2.2 Walls Separating SOU to Corridor/Shared Space

For these (red) walls, the minimum acoustic performance requirement is $R_w \geq 50$.

Some existing walls are multiple layers of brickwork and these are therefore considered to achieve $R_w \geq 50$. However construction above the ceiling and below the floor will need to be considered as described in *Section 4.1.1*.

For new walls or wall infill's, assuming the preferred construction is stud work, an acceptable construction is (CSR 1280):

- 1 x 13mm fire-rated plasterboard
- 92mm steel staggered stud with 75mm thick, 11kg/m^3 glasswool insulation
- 1 x 13mm fire-rated plasterboard.

To maintain the acoustic performance and minimise flanking, the same recommendations in *Section 4.1.1* are applicable, unless approved to be varied during detailed design. In addition, Room entry doors to the corridors must be rated to $R_w \geq 30$, which will likely require 35mm solid timber core doors with perimeter acoustic seals such as Raven RP8 & RP10.

Note it is recommended that the wall between Room 1 & Dining and Room 4 & Living be the same as that described in *Section 4.1.1* for improved acoustic amenity.

4.2.3 Other Areas

It is our understanding that other parts of the development (Caretaker's Unit, Lounge/Dining/Kitchen and toilets) are not considered Class 2 or 3 and therefore there are no acoustic requirements. If this is deemed incorrect during detailed design, appropriate recommendations will be made at that time.

Lloyd George Acoustics

4.3 Noise to Development – City of Vincent 7.5.21

Based on the measured noise levels being below 55 dB L_{Aeq} , satisfactory internal noise levels will be achieved with standard 4mm thick glass and therefore no specific acoustic treatments are required.

If noise from the fire pump exhaust is deemed annoying to occupants (e.g. when windows are open), the responsibility of this noise control should fall on the building owner of 54 Cheriton Street and this can be considered at that time if deemed necessary.

5 CONCLUSION

An acoustic assessment of the proposed lodging house development, to be located at 60-62 Cheriton Street in Perth, has been undertaken.

It is concluded the proposed design for the development will comply with the following Codes, Policies and Regulations:

- *Environmental Protection (Noise) Regulations 1997*,
- Building Code of Australia, and
- City of Vincent Sound Attenuation Policy 7.5.21.

During detailed design, some further input may be required in relation to the Building Code of Australia, however the advice within this report is considered adequate for DA Stage.

Management Plan for the Lodging House

The lodging house at Cheriton St. will be for use of Youth With A Mission Perth students, staff, and guest lecturers. Since rooms / space will not be rented out to people outside our organisation, Youth With A Mission will be able to manage the premises very well.

There will be a designated keeper or overseer of the lodging house from Youth With A Mission who will reside on site at all times and will be responsible for maintaining order, dealing with complaints and overseeing the upkeep of the lodging house and grounds.

Control of Noise and Other Disturbances: The lodging house keeper will clearly lay out our values in keeping noise to a minimum. The keeper will train the lodgers in appropriate times for general community living noise versus times for more quiet interaction with one another (evenings).

Management Procedures for Complaints: The keeper will clearly designate himself / herself to the students as the person on-call for complaints within the property. In addition, the keeper will provide his / her phone number to adjacent neighbours who might need to be in contact. As the keeper will be a staff member of Youth With A Mission Perth, there will be feedback from the keeper to the leadership of the organisation regarding any complaint. As an organisation, they will ensure good neighbourly relations with all those nearby.

Security of Residents and Guest Lecturers: The doors of the property will always be locked. A key will be given to each resident when they arrive and collected when they leave. There will be no one allowed in the building from outside of Youth With A Mission Perth. The keeper will ensure that all doors / gates are locked each night. If there is any suspicious activity, the keeper will be notified immediately and will assess the security situation.

Control of Anti-Social Behaviour: The keeper will discuss with all residents the values / code of conduct that they need to abide by. These values that are written out will be in the possession of each student. The keeper will keep this code of conduct on the premises that can be referred to when needed. In addition, the keeper will be responsible to mediate any situation of potential conflict with neighbours. Any situation of this nature will also be reported to the leadership of Youth With A Mission Perth and followed through at an organisational level.

Management of Car-Parking: The keeper will advise all occupants of the premise regarding the appropriate use of the car parking space on site, as well as the street parking. Occupants will be clearly advised as to the City's guidelines for street parking and no parking on verges. If there would be an abuse of these car parking guidelines, the keeper will get involved and ensure compliance with these policies. In addition, the keeper will manage the disabled

parking bay by ensuring it remains clear of vehicles, except for a vehicle with a disabled access permit.

Determination Advice Notes:

1. The applicant is advised that reasonable measures are to be implemented to educate and encourage all staff and members of alternative means of transport to the site including public transport, cycling and walking.
2. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
3. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
4. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
5. With regard to the maximum occupancy, the limit imposed on this approval relates to planning matters only and may otherwise be restricted by separate Health legislation.
6. The applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.

5.3 NOS. 194 - 196 (LOTS: 6 & 7; D/P: 1561) CARR PLACE, LEEDERVILLE - PROPOSED CHANGE OF USE TO UNLISTED USE (UNAUTHORISED EXISTING DEVELOPMENT - SITE YARD)








TRIM Ref: D19/22501

Author: Fiona Atkins, Urban Planner

Authoriser: Joslin Colli, A/Manager Development & Design

Ward: South

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Parking Management Plan [↓](#) 
4. Attachment 4 - Summary of Submissions - Officer's Comments [↓](#) 
5. Attachment 5 - Progress Photograph of Construction at Nos. 269 - 271 Vincent Street Leederville [↓](#) 
6. Attachment 6 - Construction Management Plan (approved 21 November 2017) [↓](#) 
7. Attachment 7 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for the proposed temporary Change of Use to Unlisted Use (Site Yard) at Nos. 194- 196 (Lots: 6 & 7; D/P: 1561) Carr Place, Leederville, in accordance with plans provided in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 7:

1. Use of Premises

- 1.1 This approval only relates to the Change of Use to Unlisted Use (Site Yard) as shown on the plans dated 28 August 2018. It does not relate to any other development on the site;
- 1.2 This approval is valid for two years from the date of approval. Following expiry of this period, the development shall not continue unless a further development approval is granted by the City; and
- 1.3 The Unlisted Use (Site Yard) shall operate in accordance with the Construction Management Plan dated 21 November 2017 (and all subsequent amendments);

2. Car Parking and Access

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

3. Signage

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

4. General

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

PURPOSE OF REPORT:

To consider an application for development approval for a change of use to a temporary unlisted use (site yard) that is currently operating as unauthorised development at Nos. 194 – 196 Carr Place, Leederville.

PROPOSAL:

The application seeks approval for the unauthorised existing use of the subject site as a site yard for the development of multiple dwellings currently underway at Nos. 269 – 271 Vincent Street Leederville. The subject site is located to the south west of Nos. 269 – 271 Vincent Street, as per the location map in **Attachment 1**.

BACKGROUND:

Landowner:	Hanrise Pty Ltd
Applicant:	Welink Construction Pty Ltd
Date of Application:	28 August 2018
Zoning:	MRS: Urban LPS2: Zone: Regional Centre R Code: N/A
Built Form Area:	Town Centre
Existing Land Use:	Vacant Land
Proposed Use Class:	Unlisted Use (Site Yard)
Lot Area:	1042m ²
Right of Way (ROW):	No
Heritage List:	No

The subject sites are located on Carr Place, between Loftus Street and Oxford Street. The sites are bound by residential properties to the east, west and north. Commercial properties are located directly opposite the site, facing Carr Place from the south.

On the 1 April 2015, the Metro West JDAP approved the demolition of existing dwellings and the construction of a six-storey mixed use development at 269-271 Vincent Street. Condition 10.4 of the Development Approval required a Construction Management Plan (CMP) to be submitted to and approved by the City prior to the issue of a Building Permit. The approved CMP is included as **Attachment 6**.

On 21 November 2017 the City granted the Building Permit for the construction of the abovementioned development. The CMP site plan references the 'rear vacant block' at Nos. 194 – 196 Carr Place as being used for deliveries, sheds, storage and car parking with access to the site to be gained through No. 190 Carr Place. This was not noted in the applicable sections of the CMP report.

In December 2017, the City received concerns from two residents regarding development being undertaken at Nos. 194 – 196 Carr Place, as outlined below:

- An e-mail sent to Mayor Cole regarding the implementation of resident only parking in Carr Place. The e-mail mentions a 'development next to No. 190 Carr Place' being undertaken.
- A telephone call from a nearby resident concerned with 'demolition' occurring at the subject lot.

At this time the applicant, Welink Construction, confirmed that the subject lot was intended to be used for site offices, storage and deliveries and that this was included in the CMP that was submitted and approved as part of the Building Permit for the multiple dwelling development at Nos. 269 – 271 Vincent Street. Prior to the issue of the Building Permit, the CMP was referred to Planning Services for review, however potential non-compliance with land uses permitted under the Local Planning Scheme was not identified.

On 16 February 2018 the City issued a Building Permit for sheet piling at Nos. 269 – 271 Vincent Street. This application included the previously approved CMP which refers to the use of Nos. 194 – 196 Carr Place to enable the site construction. The City's Engineering and Ranger services have continued to liaise with the applicant regarding road closures to enable deliveries to be received at Nos. 194 – 196 Carr Place.

Clause 60, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* states that a person shall not commence or carry out any works or use of any land or building, unless exempted, without first having applied for and obtained Development Approval.

The City's Policy No. 7.5.1 – Minor Nature Development states that Development Approval is not required for:

“temporary offices and sheds (including containers) used by builders or contractors directly associated with the building works occurring on site for the duration of completing those building works and operations”.

As the use of Nos. 194 – 196 Carr Place was not included in the Development Approvals for Nos. 269 – 271 Vincent Street, it is not considered to form part of the 'site' of the development, and under the City's Local Planning Scheme No. 2 (LPS2) the use of the site constitutes an “unlisted use”, requiring Development Approval.

If the City were to require the cessation of the use at Nos. 194 – 196 Carr Place, the applicant would not be complying with Condition 10.4 of the Development Approval (Construction Management Plan). On 26 July 2018, the Acting Director of Development Services directed the City's Administration to request the submission of a retrospective Development Application for the use of Nos. 194 – 196 Carr Place as a site yard the application subject of consideration.

DETAILS:

The site yard supports the multiple dwelling development at Nos. 269 – 271 Vincent Street and is managed by Welink Construction. The site yard would be used for site offices, storage and deliveries, staff parking and dewatering equipment.

The applicant has not specified an exact time frame for the use of the site yard, with the intention of the site yard being that it would be available for use for the duration of the construction occurring at Nos. 269 – 271 Vincent Street. The proposed hours and days the site yard would be in use are:

Monday to Saturday: 7:00am to 7:00pm.

The development plans and applicant's supporting letter are included as **Attachment 2**.

In terms of car parking, as the proposed development is an Unlisted Use, there are no parking requirements outlined in the City's Policy No 7.7.1 – Non Residential Parking Requirements. Parking requirements are to be determined as per the submitted Parking Management Plan, included as **Attachment3**.

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2 and Policy No. 7.7.1 – Non Residential Parking Requirements. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

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

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

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Permissible Use	Unlisted Use (Site Yard)

Car Parking	
Policy No. 7.7.1 – Non-Residential Development Parking Requirements <u>Car Bays</u> Unlisted Uses have no prescribed parking requirement under Table 1 of the Parking Policy, with parking to be determined by the City based on a site specific Parking Management Plan	10 on-site parking bays provided, as per Parking Management Plan.
Bicycle Parking	
Policy No. 7.7.1 – Non-Residential Development Parking Requirements Unlisted Uses have no prescribed bicycle bay requirement under Table 1 of the Parking Policy, with parking to be determined by the City based on a site specific Parking Management Plan.	2 bicycle bays provided on site, as per Parking Management Plan.

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

CONSULTATION/ADVERTISING:

As per the requirements of Policy No. 4.1.5 – Community Consultation, the application was required to be advertised to the surrounding land owners as it is an Unlisted Use. The application was advertised from the 21 January 2019 to 11 February 2019, with the method of consultation being a sign on site, a notice in the local newspaper and 51 letters mailed to surrounding owners and occupiers, the extent of which is shown in **Attachment 1**.

A total of one submission was received, being an expression of concern. The main concern raised within the submission was construction site workers blocking off available street parking for their own private vehicles for extended periods of time.

The Officer's response to the submission has been included as **Attachment 4**. The applicant was invited to respond to the submission, no response was received.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

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

Delegation to Determine Applications:

The application is required to be determined by Council as the development proposes a use which is not listed in Table 1 of the City's Parking Policy.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

Innovative and Accountable

We are open and accountable to an engaged community

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:Land Use

Nos. 194 – 196 Carr Place consists of two abutting lots that are currently being used as an unauthorised construction site yard for the multiple dwelling development in progress at Nos. 296 – 271 Vincent Street. The site yard was approved as part of the Building Permit process, however the site yard was not proposed or approved during the Development Application process.

The site yard is currently being used to accommodate the following purposes:

Construction related activities including:

- Concrete pumping;
- Material deliveries;
- Material lay down area;
- Site personnel car parking;
- Mobile craneage;
- Dewatering Infiltration Pond to collect ground water from the site and filter it back to the ground water table.

Amenities for site workers including:

- Site lunch room;
- Site ablution block;
- Site meeting/office.

Prior to the submission of the retrospective Development Application for this site, the City received two complaints regarding development on the site. Neither of the complainants raised specific concerns regarding the use of the property for the purposes of constructing Nos. 269 – 271 Vincent Street, and that the City has not received any further complaints regarding the use of the property

The use of the subject lots as a site yard is to support the construction of multiple dwellings. If the City refused the Development Application for the unauthorised site yard, the applicant would be breaching the requirements of their Construction Management Plan and would be required to cease development. A photograph taken to highlight the progress achieved on site at Nos. 269 – 271 Vincent Street is included as **Attachment 5**.

The site yard is in keeping with the objectives of the Regional Centre zone, and is appropriate for this context. A time limited two year conditional approval is recommended, to allow the applicant to use the subject lots as site yard until practical completion of the development at Nos. 269 – 271 Vincent Street occurs. It is also recommended that an advice note be added that ties this approval to the development on Nos. 269 – 271 Vincent Street to ensure no subsequent developments in the area seek to use this site for storage purposes.

Car Parking

As the proposal is an Unlisted Use, Policy No. 7.7.1 – Non Residential Parking Requirements does not designate specific requirements for parking. Parking on site is to be determined through the submitted plans and Parking Management Plan. The submitted Parking Management plan is included as **Attachment 3**. In considering the matter, the following is relevant:

- A maximum of 50 workers are proposed to be on site at any time, with an average of 35 workers on site throughout the construction project;
- The existing site yard provides 10 parking bays on site for site vehicles and construction workers parking;
- The subject site is approximately 350 metres walking distance from a paid parking station off Oxford Street and 450 metres walking distance from a paid parking lot on Vincent Street;
- The site is 600 metres walking distance from Leederville train station;
- There is paid parking along Carr Place, however this has a two hour time limit.

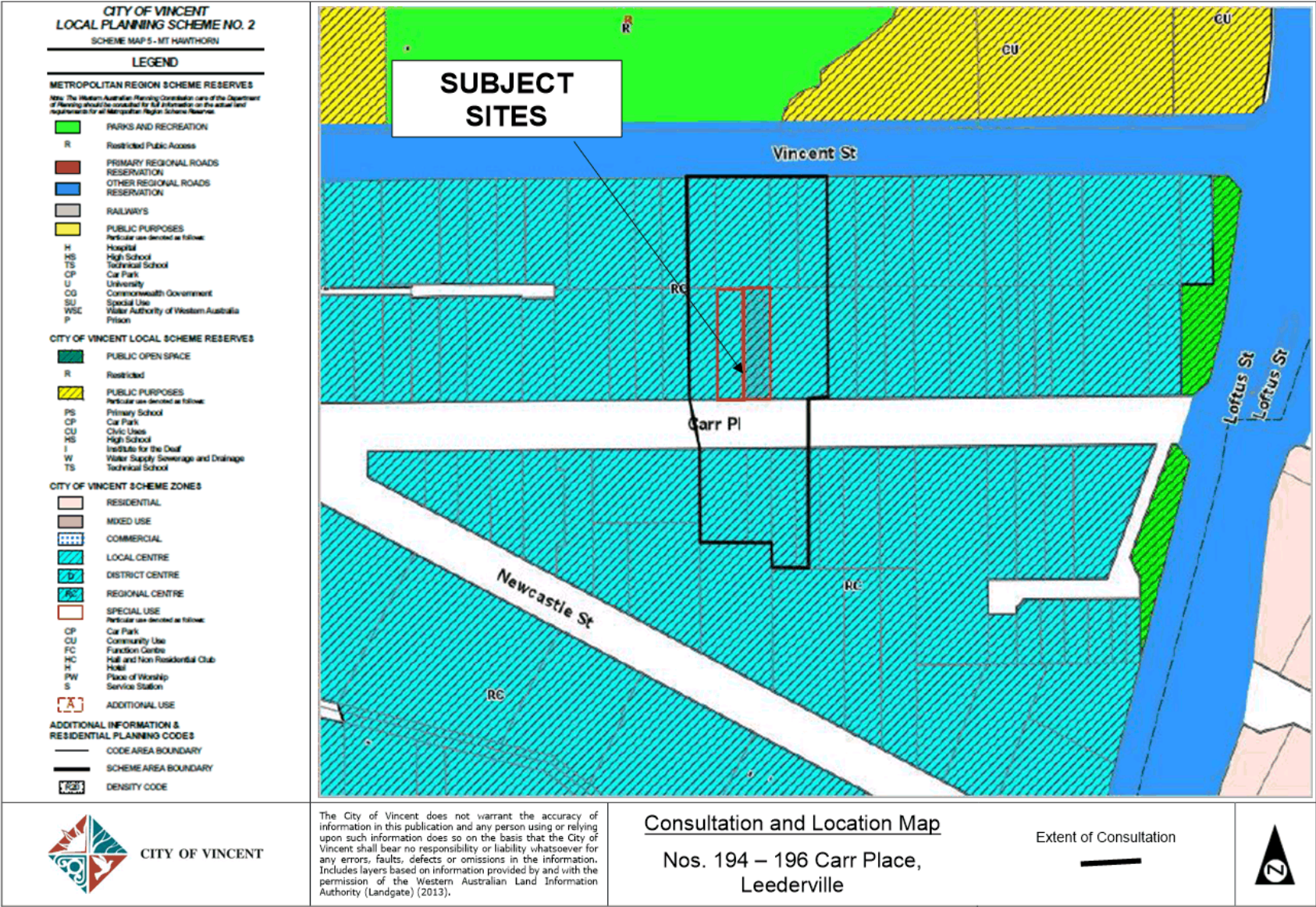
Due to the provision of parking on site and the availability of public parking and public transport in the area, the parking available is adequate to cater for the needs of the site, particularly given the temporary nature of the proposed use.

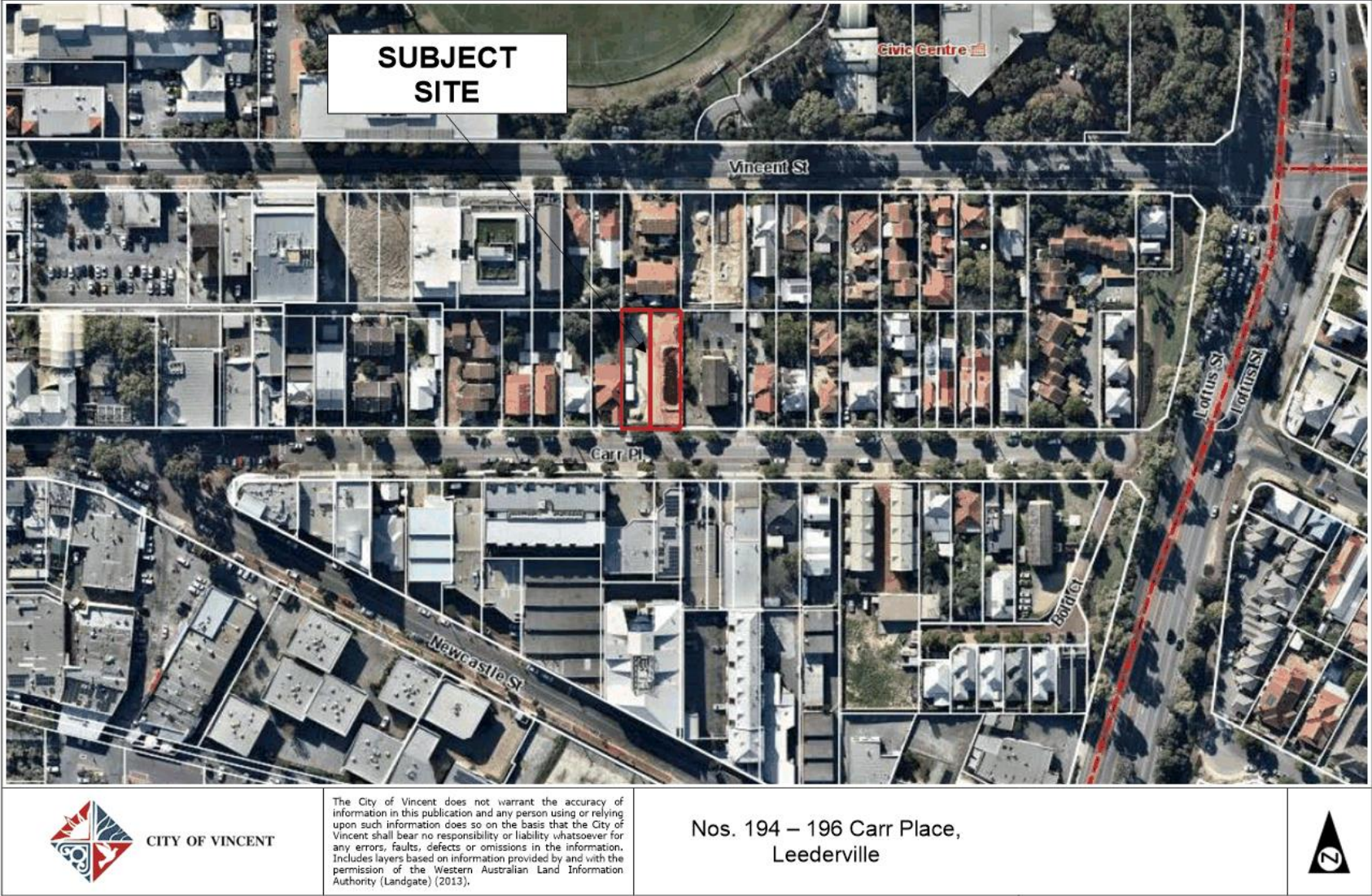
The comments received from surrounding landowners are specifically regarding issues experienced with workers related to the construction site blocking off public car spaces with witches hats so that they can utilise them for their personal parking. This issue has been reported to the Rangers, and would continue to be addressed by the City's Rangers through the City's Local Laws.

Signage

The applicant has installed construction signage on the fence at the subject site facing Carr Place, providing notification of the construction occurring on site, the applicant's contact details and other required safety information. This signage is exempt from requiring Development Approval under the City's Policy No. 7.5.1 – Minor Nature Development, and no further approvals are required for this signage for the duration of the construction.

The proposal requires Council to exercise its discretion in relation to the proposed use of the subject site. The continuation of the Existing Unlisted Use (Site Yard) is appropriate and in accordance with the previously approved Building Permit, and the objectives of the Town Centre Zone of LPS2.







The City of Vincent
244 Vincent Street
Leederville
Western Australia 6007

08th August 2018

Dear James Jago,

RE: 194-196 Carr Place, Leederville - Statement of Proposed Use

Proposed use of site including all activities which will be undertaken:

194-196 Carr Place, Leederville will be used for the following activities;

- Concrete Pumping
- Material deliveries
- Material lay down area
- Site Personnel Carparking
- Mobile Craneage

During the construction of the Skypark Apartments at 269-271 Vincent Street, Leederville the following amenities will be located at 194-196 Carr Place for the use of site personnel;

- Site Lunch Room
- Site Ablution Block
- Site Meeting/ Office

For a short duration during the construction of the Skypark Apartments there will be a Dewatering Infiltration Pond to collect ground water from the construction site and filter it back into the ground water table.

Hours and days of operation:

The use of the site will be limited to Monday to Saturday 7am – 7pm to limit noise for the neighbouring residences in accordance with AS 2436-2010 - Guide to Noise and Vibration control on Construction, Demolition and maintenance sites.

Number of Employees:

Nil.

Type of equipment being used:

Nil.

Carparking:

Vehicles will park in areas as shown on the supplied site plan.



Phone: +61 8 9204 3388. Email: reception@welink.com.au
Address: Suite 9, 41 Walters Drive, Osborne Park, WA 6007

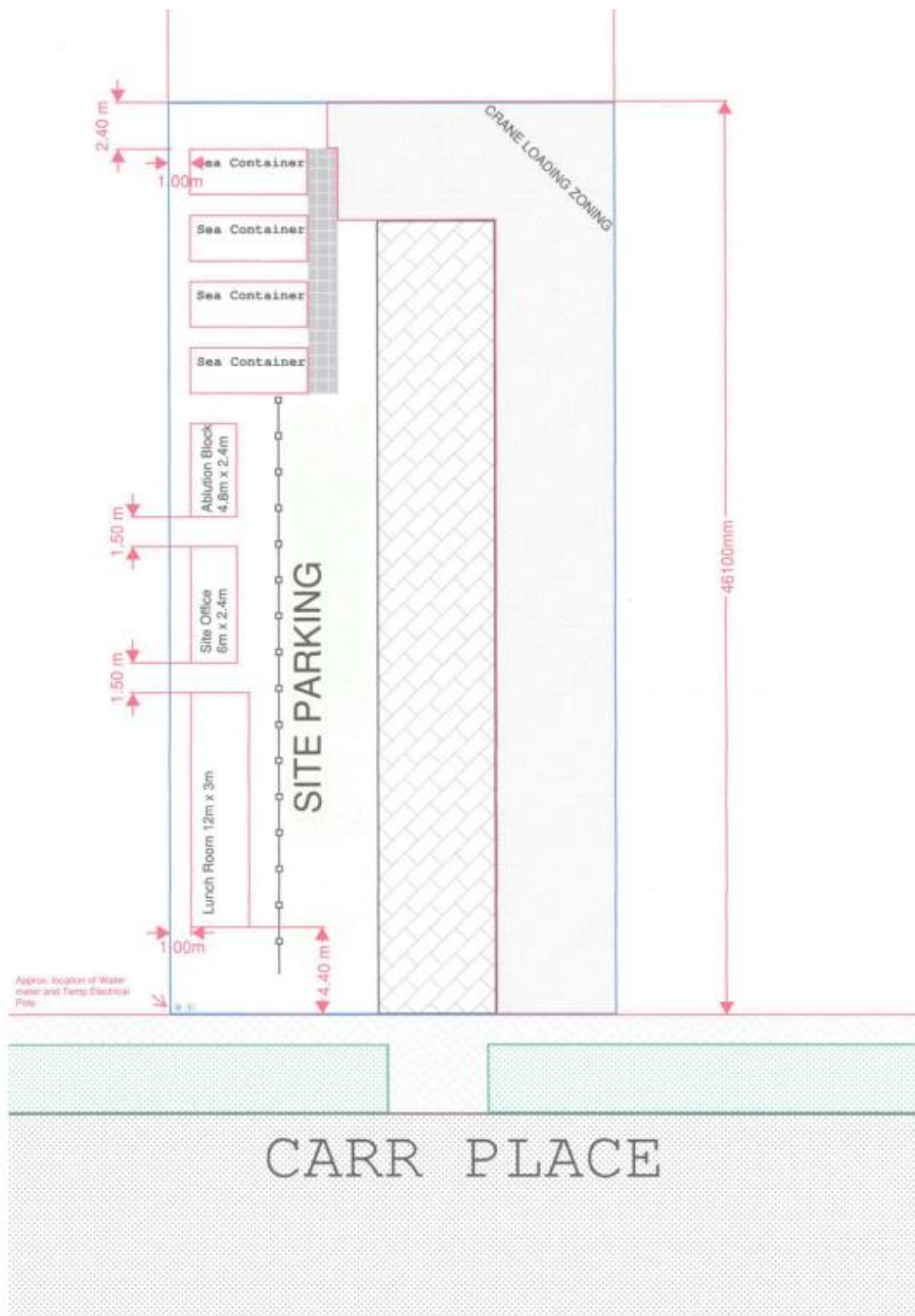


Signage:

The following Builders Signs are installed on the boundary fence and will be removed at the end of construction.

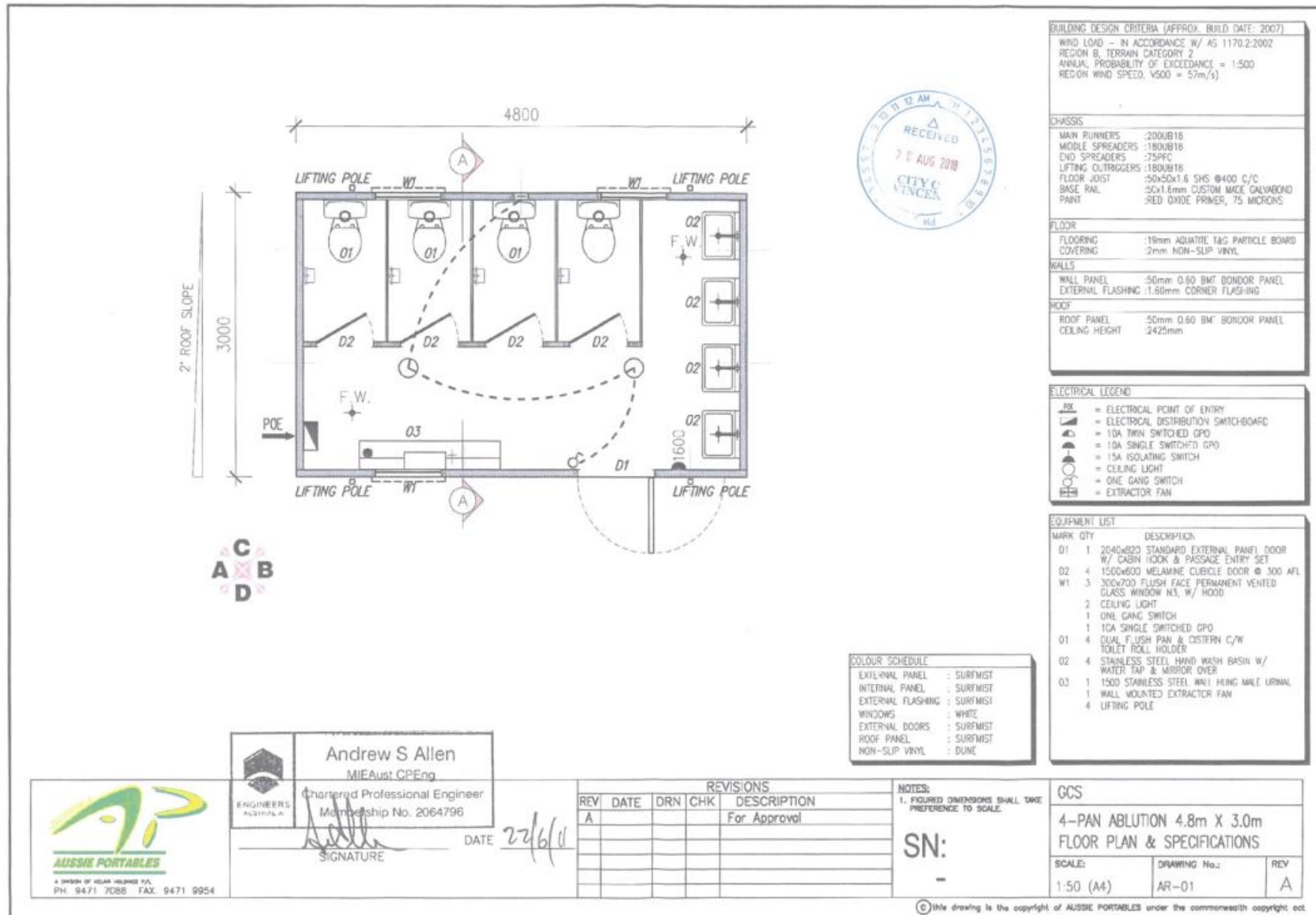


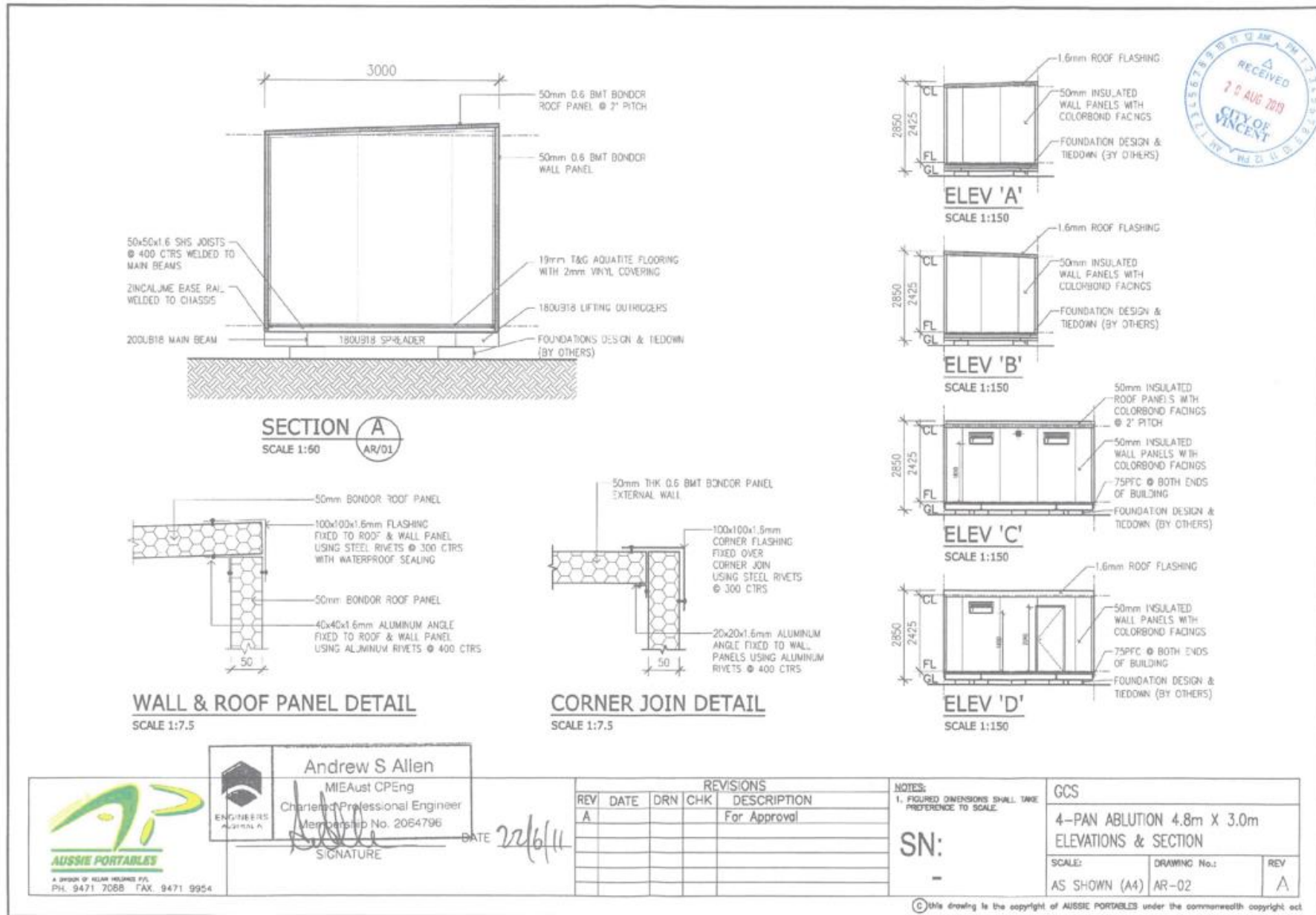
Phone: +61 8 9204 3388. Email: reception@welink.com.au
Address: Suite 9, 41 Walters Drive, Osborne Park, WA 6017



194-196 Carr Place, Leederville
 SITE PLAN
 08/08/2018







PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant Details	
Name:	Applicant's contact details redacted for privacy purposes.
Address:	
Phone:	
Email:	
Applicant Signature:	

Property Details	
Lot Number:	6
Address:	194 CARL PLACE, LEEDERVILLE, 6007

Parking Allocation	
Total Number Car Parking Spaces:	10
Total Number Short Term Bicycle Parking Spaces:	2
Total Number Long Term Bicycle Parking Spaces:	2
Total Number Other Bays:	0

Development Type	Development Users	Parking Allocation			
		Type / Duration MONTHS	No. Car spaces / DURATION	No. Bicycle Spaces	No. Other Spaces
	Staff	Car / 8	10 / 8	2 / 8	—
	Customers	—	—	—	—

Page 1 of 3

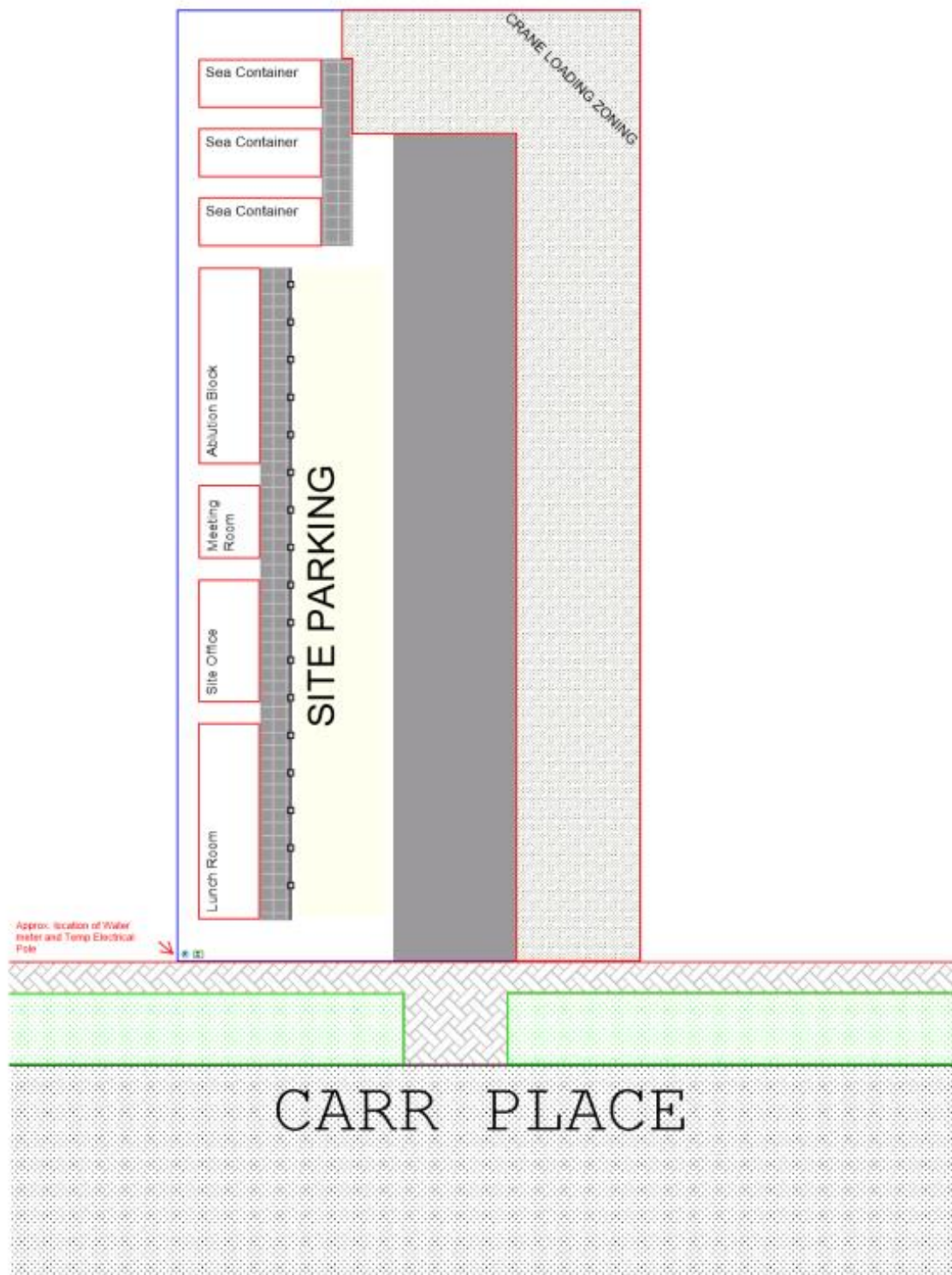
	Other	—	—	—	—

Alternative Transport:

<u>Transport Option</u>	<u>Type & Level of Service</u>
Public Transport	
Train	/
Bus	/
Pedestrian	
Paths	/
Facilities	/
Cycling	
Paths	/
Facilities	/
Secure Bicycle Parking	/
Lockers	/
Showers/Change Room	/

Public Parking:

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	/	/	/
Off Street Parking	/	/	/



Summary of Submissions:

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

Comments Received in Objection:	Officer's Comments:
<u>Parking</u> Concerns regarding workers blocking off available street parking for their own private vehicles for extended periods of time.	This matter has been referred to the City's Ranger Services, who can address this matter under the City's Local Laws. The Construction Management Plan indicates that there is on-site parking provided for the workers at 194-196 Carr Place. If this on-site parking is full, the applicant and workers are required to use paid public parking, or use other means of transport such as public transport, to reach the site. There is no provision in the Building Permit or the Development Approval for site workers to block off public parking bays for their private use.

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

Photograph (taken 22 February 2019) depicting the progress of construction of the multiple dwelling development at 269-271 Vincent Street Leederville.





CITY OF VINCENT

CITY OF VINCENT CONSTRUCTION MANAGEMENT PLAN - APPLICATION FOR APPROVAL

BUILDERS DETAILS:

Company Name and Address

Welink Construction Pty Ltd

U2/25 Walters Drive,

Osborne Park Postcode: 6017

Site Contact Person

Vince Corica

Telephone:

0419 196 079

After Hours Contact Person

Vince Corica

Telephone:

0419 196 079

OWNER DETAILS:

Name and Contact Details

Infinite Properties Pty Ltd

Telephone:

9204 3388

Address

U7/25 Walters Drive,

Osborne Park

Postcode:

6017

SITE DETAILS:

Address

Lots 22-23, No 269-271 Vincent St,
Leederville

Postcode:

6007

Building Licence Application Number:

6.2017.360.1

PLEASE NOTE - IMPORTANT INFORMATION

The Local Government Act and the City of Vincent Local Laws do not permit obstructions, materials, the erection of any structures or hoardings on footpaths, road reserves, City Parks and Reserves; or any interference with or alteration to any fittings or facilities located thereon; unless the approval of the City is first obtained.

In this regard, applicants seeking the City's approval for any activities in the road reserve, associated with the construction site, are required to submit this completed Construction Management Plan.

Prior to completing this application form please read the City of Vincent Construction Management Plan Guidelines.

Please attach Construction Management Plan.



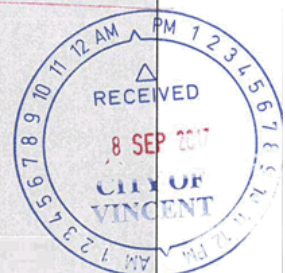
Construction Management Plan attached.

CITY OF VINCENT
BUILDING APPROVAL

21 NOV 2018

17-563

This Plan is approved subject to compliance with the Building Act 2011, Building Code of Australia, Building Regulations 2012, Council Local Laws and any conditions of approval.

**FINAL CLEARANCE
Office Use ONLY**

OFFICER	SIGNATURE	DATE
Planning		
Tech.Eng.	<i>[Signature]</i>	15/11/17
Env. Health		

Please complete the following information – If more space is required, additional sheets may be attached.

Item 1: Public Safety, Amenity and Site Security.

Contact Details of Essential Site Personnel
(Assessment by Building Surveyor)

To enable noise, and nuisance complaints to be managed onsite in the first instance, signage specifying any security measures and key contact details of essential site personnel must be erected on the perimeter of the building site (i.e. attached to the building, fence or hoarding).

A 24 hour contact name and phone number must be provided. The signage should indicate "Construction work times for this site are 7.00am - 7.00pm Monday to Saturday only". Should problems in relation to building noise occur outside the above permitted hours, or for any other enquiry, complaint or emergency relating to this site at anytime please contact..."

Attach a copy of the sign to the Construction Management Plan.

Office Use Only

☐

Public Safety
(Assessment by Technical Officer)

The applicant is to provide details of public safety provisions, hoardings and gantries.

Depending on the nature of the works, an approved Traffic Management Plan (TMP) for the works being undertaken may need to be in place on the work site at all times and the Contractor's Manager/Site Supervisor will be required to ensure compliance with AS 1742.3 - 2009 and Main Roads Code of Practice 2010.

Office Use Only

☐

Control of Sand and Dust
(Assessment by Environmental Health Officer)

What methods are proposed to control the drift of sand and dust from the site?

Retention of grass/vegetation, shade

cloth, spraying water, weather

conditions and signs

See CMP Item 1.4

Office Use Only

☐

Site Security

(Assessment by Building Surveyor)

What security measures will be in place to prevent unauthorised access to the site.

Steel mesh fence as per attached
CMP Item 1.5 - Site Security

Office Use Only

☐

Noise Management

(Assessment by Environmental Health Officer)

Work out of Hours

Is it anticipated that there will be any requirement to work outside the permitted work hours of 7am to 7pm Monday to Saturday, or on Public Holidays?

Yes

☐

No

☒

If yes, please submit the required *Application for Regulation 13 - Out of Hours Construction Work Permit*. This application must be submitted at least seven (7) days prior to the construction work commencing, and can be obtained from the City's Health Services.

Details of works hours and noise management

See attached CMP Item 1.6 - Noise Management

All staff and sub-contractors shall be advised that construction noise MUST not commence prior to 7.00am, in accordance with the Environmental Protection (Noise) Regulations 1997.

Yes

☒

No

☐

21 NOV 2015

17-363

Office Use Only

☐

This Plan is approved subject to compliance with the Building Act 2011, Building Code of Australia, Building Regulations 2012, Council Local laws and any conditions of approval.

Conditions of Footpath and Road Reserve

(Assessment by Technical Officer)

The applicant **AT ALL TIMES** shall be responsible for the protection of the City's Infrastructure during the works.

Note: This includes ensuring drainage gullies/ inspection chambers/ roads and footpaths remain free from any sand/debris emanating for the construction site.

A works bond fee shall be paid on application of the building licence. The applicant will be responsible for all costs associated with the required maintenance of the City's infrastructure **during the works** and any re-instatement of the City's Infrastructure **during, as requested, and at the conclusion of the works.**

Pre Work Inspection

Please advise, at the time of making the works bond payment, if you consider that a pre works inspection of the existing condition of the City's infrastructure needs to be recorded for future reference at completion of the works.

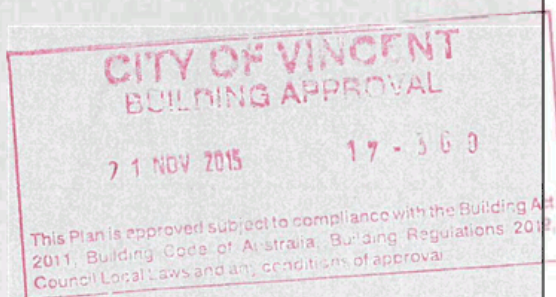
If the City is not notified it will be assumed that the City's Infrastructure is in an acceptable condition for the purposes of refund of works bond.

Date of Inspection

To Be Advised (Refer CMP Item 1.7 & 1.8)

Attending Officer

Office Use Only

**Item 2: Storm Water and Sediment Control****Wash down Areas for Trucks**

(Assessment by Environmental Health Officer)

Will there be a requirement to wash excess concrete or other materials out of trucks, mixers etc and if so has a place been allocated on site?

Yes

☒

No

☐

If "YES" please provide details below. **Please note that it is not permissible to wash down into the City's street drainage system.**

See Attached CMP - Item 2.1

Office Use Only

Dewatering

(Assessment by Technical Officer)

Will de-watering of the site be necessary?

Yes

☐

No

☐

If "YES" please provide details and attach a report from an appropriately qualified consultant outlining the proposal, duration of operation, water quality etc.

See attached CMP Item 2.2.

Monitoring is in progress to see if dewatering will be necessary

Note: Pre approval from the City will be required prior to discharging any ground water from the site into the City's street drainage system during the de watering operations. In addition subject to the findings of the consultants report, approval may also be required from State Agencies e.g. Swan River Trust, Department of Water and Department of Environment and Conservation.

Office Use Only

Item 3: Traffic and Access Management**Road and/or Footpath Obstructions**

(Assessment by Technical Officer)

Is it proposed that the footpath, road, right of way, or verge be obstructed in any manner, for any period during the works? This includes placement of cranes, gantries, skips etc.

Yes ☐ No ☒

If "YES" please provide details below, and attach your completed application for a **Permit for Works/ Placement in Road Reserve**

Please see attached CMP Item 1.3 and 3.0

Office Use Only ☐

Adequate measures, to the satisfaction of the City, shall be taken by the applicant to maintain pedestrian and vehicular access to the road reserve and to ensure the City's facilities are safeguarded.

Storage of Materials and Equipment on Site

(Assessment by Technical Officer)

Is it proposed that any materials will be stored off site, i.e. on the verge ?

Yes ☐ No ☒

If "YES" please provide details below, and attach your completed application for a **Permit for Works/ Placement in Road Reserve**

See attached CMP Item 3.1 and 3.2

NOTE: Site toilets must be provided onsite and within 2 metres of the property boundary.

Please indicate on the site plan where materials are to be stored and extent of any hoardings, gantries or scaffolding.

Office Use Only ☐**Access to site**

(Assessment by Technical Officer)

Will access to the site be required through any other properties or reserves?

Yes ☒ No ☐

If "YES" please provide details and copies of the written authorization of the property owner, to do so.

See attached CMP Item 3.3

Will a temporary crossover be required?

Yes ☒ No ☐

If "YES" please attach a completed **Application for Vehicular Crossing**.

Office Use Only ☐**Parking for Contractors and Subcontractors**

(Assessment by Technical Officer and Ranger Services)

Parking and traffic controls around building sites must be complied with and accommodated in a manner that minimises disruption to the precinct. It should be noted that parking across a footpath is illegal.

Yes ☒ No ☐

Detail proposed provisions made for contractor/worker vehicles and annotate proposed parking location on the site plan

See attached CMP Item 3.4

CITY OF VINCENT
BUILDING APPROVAL

21 NOV 2018

17-342

This Plan is approved subject to compliance with the Building Act 2011, Building Code of Australia, Building Regulations 2012, Local Laws and any conditions of approval.

Office Use Only ☐

Item 4: Waste Management and Material Re-Use
<p>Storage & Disposal of Rubbish (Assessment by Environmental Health Officer)</p> <p>Detail how rubbish and waste to be contained on site and removed from site and indicate on the site plan where waste will be stored.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">See attached CMP Item 4.1</div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div>
<p>Note: Allowing litter, sand and other materials to spread from the site is an offence.</p> <p style="text-align: right;">Office Use Only <input type="checkbox"/></p>
<p>Waste Generation (Assessment by Environmental Health Officer)</p> <p>Detail how waste generated onsite will be minimized, and disposed of to reduce any impact on the environment (recycling, reuse or landfill):</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">See attached CMP Item 4.2</div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div>
Office Use Only <input type="checkbox"/>

Item 5: Earth Works and Associated Matters
<p>Ground Anchors (Assessment by Building Section and Technical Officers)</p> <p>Will ground anchors be installed beyond the property boundary?</p> <p style="text-align: center;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If "YES" please provide details certified by an appropriately qualified consultant and written consent of the affected neighbours for approval.</p> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div>
<p>Are ground anchors or other measures proposed which may affect the adjacent road reserve, right of way, or other property under the care control and management of the City?</p> <p style="text-align: center;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If "YES" please provide details certified by an appropriately qualified consultant.</p> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div> <div style="border: 1px solid black; height: 20px; margin: 2px 0;"></div>
Office Use Only <input type="checkbox"/>
<div style="border: 2px solid red; padding: 10px; margin: 0 auto; width: 80%;"> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">CITY OF VINCENT</p> <p style="text-align: center; color: red; font-weight: bold;">BUILDING APPROVAL</p> <p style="text-align: center; color: red; font-weight: bold;">21 NOV 2015 17 - 363</p> <p style="font-size: 0.8em;">This Plan is approved subject to compliance with the Building Act 2011, Building Code of Australia, Building Regulations 2012, Council Local Laws and any conditions of approval.</p> </div>

Vibration Management

(Assessment by Building Section & Technical Officer)

Will any building operations or earthworks involve the use of equipment that could possibly cause damage by **vibration** or **settlement** to:

- i) the property of an adjoining owner or the City's?
- ii) the adjacent road reserve, right of way, or other property under the care, control and management of the City or any other public authority?

Yes ☐ No ☒

Provide details of any equipment, which may cause excessive vibrations and attach **management details certified by an appropriately qualified consultant.**

See attached CMP Item 5.3

Excavation Management

(Assessment by Building Section & Technical Officer)

Office Use Only ☐

Are there any **excavation** works proposed that could possibly cause damage to:

- i) the property of an adjoining owner or of the City?
- ii) the adjacent road reserve, right of way, or other property under the care, control and management of the City or any other public authority?

Yes ☐ No ☒

Provide details of how land is to be retained as part of the excavation works to ensure there is no movement of or impact to adjacent properties and attach **management details certified by an appropriately qualified consultant.**

NOTE: The City does not encourage Sheet Piling and encourages less intrusive methods of ground retention.

See attached CMP Item 5.4.

See drawings A1-01, S10 and S13.
See Optimum Engineering Details

of Earthworks and Piling

Office Use Only ☐**Underpinning**

(Assessment by Building Section & Technical Officer)

Will ground stabilisation or underpinning be required at the property boundary or to structures on adjoining properties?

Yes ☐ No ☒

Office Use Only ☐

If yes, will excavations be carried out that extend to a lower level than the foundations of a building or structure belonging to an adjoining owner and within 3.0 metres of that building?

Yes ☐ No ☐

Office Use Only ☐

If yes, please provide evidence in writing that notice has been given to the adjoining property owner pursuant to Section 391 of the Local Government (Miscellaneous Provisions) Act 1960.

Dilapidation Report

(Assessment by Building Section & Technical Officer)

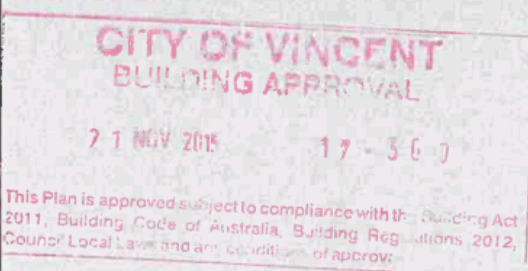
If you answered yes to **any** of the matters, relating to earthworks and associated Matters, the City may require the builder to arrange for a dilapidation survey to be conducted on all adjacent buildings which may be deleteriously affected by the works. This will ensure that any damage arising from the works can be clearly identified.

Dilapidation surveys **attached**

Yes ☐ No ☒

Office Use Only ☐

See attached CMP Item 5.6



Item 6: Site Plan

Please attach a scaled site plan with your application indicating the following:

- Location of all of the City's infrastructure, such as street trees, signage, kerbing, drainage, street lights and power poles
- Where materials will be unloaded
- Where materials will be stored
- Location of waste disposal bins
- Location of materials hoist
- Location of temporary sanitary facilities
- Location of any proposed work zones, if any
- Location of concrete mixer
- Location of any hoardings or gantries
- Location of scaffolding
- Location of crossovers or other access points
- Location of wash down areas for trucks
- Parking arrangements for work site personnel
- Any proposed redirection of pedestrian traffic
- Parking for concrete and delivery trucks
- Perimeter fencing
- Public Safety and Traffic Management

Acceptable scales 1:100 or 1:200

Item 7: Applications for Permits and Other Approvals

The Construction Management Plan is a requirement of Planning and Building approval **BUT DOES NOT NEGATE** the requirement for separate applications and approvals for such items as:

- Road and footpath closures/obstructions;
- Workzones;
- Gantry and hoardings;
- Worksbond inspection request;
- Use of parking bays;
- Disposal of water from dewatering operations;
- Noise Management Plan;
- Signs.


These Permit Applications can be obtained from the City's Ranger Services.

Item 8: Indemnification

Upon submission of the Construction Management Plan, the applicant undertakes to indemnify the City of Vincent against ALL claims which may be made against The City for damages or otherwise, in respect of any loss, damage, death or injury caused by, or in the course of or arising out of the use of the road reserve and the property of the City of Vincent, during all periods when the reserves are in use due to the works associated with the development. The applicant should also provide evidence of Public Liability Insurance.

DECLARATION

I accept responsibility for ensuring compliance with the Local Laws, Statutes and conditions pertaining to use of the Road Reserve and City Property on behalf of the afore named organisation.



APPLICANT'S SIGNATURE

Jason Howard

APPLICANT'S NAME

18/08/2017

DATE

**CITY OF VINCENT
BUILDING APPROVAL**

21 NOV 2017

17-000

This Plan is approved subject to compliance with the Building Act 2011, Building Code of Australia, Building Regulations 2012, Council Local Laws and any other applicable legislation.





Welink Construction
Office 7, Level 2, No.25 Walters Drive Osborne Park

SKYPARK

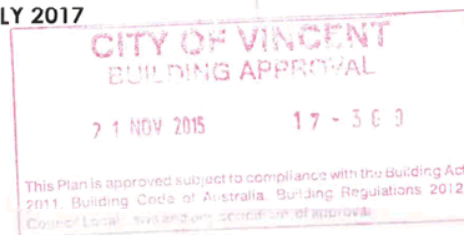
4 OFFICES AND 31 APARTMENTS

LOTS 22 – 23, No. 269 – 27 VINCENT STREET, LEEDERVILLE

CONSTRUCTION MANAGEMENT PLAN

Prepared By Welink Construction

07 JULY 2017



SKYPARK
4 OFFICES AND 31 APARTMENTS
LOTS 22 – 23, No. 269 – 271 VINCENT STREET, LEEDERVILLE

TABLE OF CONTENTS

	<u>Page</u>
Construction Management Plan	
0.0 Builders & Owners Details, Site Details, Project Overview	3
1.0 Public Safety, Amenity and Site Security	4
2.0 Storm Water and Sediment Control	6
3.0 Traffic and Access Management	6
4.0 Waste Management and Material Re-use	7
5.0 Earthworks and Associated Matters	8
6.0 Site Plan	9
7.0 Application for Permits and Other Approvals	9
8.0 Indemnification	10

Construction Management Plan

2

SKYPARK
4 OFFICES AND 31 APARTMENTS
LOTS 22 – 23, No. 269 – 271 VINCENT STREET, LEEDERVILLE

CONSTRUCTION MANAGEMENT PLAN (CMP)

SKYPARK 4 OFFICES AND 31 APARTMENTS
LOTS 22 – 23, No. 269 – 271 VINCENT STREET, LEEDERVILLE



BUILDERS & OWNERS DETAILS, SITE DETAILS, PROJECT OVERVIEW

BUILDER & OWNER DETAILS

Builder:	Welink Construction Pty Ltd	Telephone: 08 9204 3388
Project Manager:	Vince Corica	Telephone: 0419 196 079 Email: vince@welink.com.au
Construction Manager:	Jason Howard	Telephone: 0415 673 388 Email: jason@welink.com.au
After Hours Contact:	Vince Corica Mobile	Telephone: 0419 196 079
Address:	Unit 2, 25 Walters Drive Osborne Park WA 6017	
Builder's Registration No:	101031	
Owner:	Infinite Properties Pty Ltd	Telephone: 9204 3388
Contact:	Nicholas Shao	Telephone: 9204 3388
Address:	Unit 7, 25 Walters Drive Osborne Park WA 6017	

SITE DETAILS & PROJECT OVERVIEW

The Project comprises the construction of 1 below ground basement and 6 above ground levels comprising car parking, 4 offices and 31 apartments at Lots 22 – 23, No. 269 – 271 Vincent Street, Leederville.

The site is located approximately opposite the Leederville football oval.
There is an existing vacant house on Lot 22, No.271.
Lot 23, No. 269 is vacant (the house has been demolished).

The basement permanent egress will be via a Vincent Street ramp down into the basement.

A permanent crossover is to be constructed to allow for this.

The basement will be constructed with concrete retaining walls and concrete slabs.

The above ground levels will be constructed with concrete & AFS external walls, concrete suspended floors with colorbond metal roofing, Aluminium framed windows and Aluminium framed external doors.

Internal walls will be a mixture of concrete, brickwork & framed walls.

External facades will include a mixture of texture finished walls, feature screens and curtain walling.

Building services include hydraulic, electrical, mechanical & lift services.

The basement has enclosed garaging for vehicles including use of car stacker.

SKYPARK
4 OFFICES AND 31 APARTMENTS
LOTS 22 – 23, No. 269 – 271 VINCENT STREET, LEEDERVILLE

Work activities will include:

- a) Site clearance and preparation, general earthworks
- b) Retaining walls (and temporary shoring as required)
- c) External storm water soak wells and mains sewer
- d) In-situ reinforced concrete footings and slabs
- e) Steel roof framing including metal sheet roofing and roof plumbing
- f) Internal brickwork, concrete and framed wall partitions
- g) Aluminium windows and external doors
- h) Internal timber doors, metal frames and hardware
- i) Internal finishes include hard wall plaster, plasterboard ceilings and wall linings
- j) Resilient floor finishes
- k) Fit out includes kitchen and bathroom cabinetwork, engineered stone tops and kitchen appliances
- l) Hydraulic, electrical, mechanical & lift services
- m) Landscaping

Cranes:

A Tower Crane will be used for construction, it will be installed within the confines of the site.

Mobile Cranes will also need to be used during construction and shall operate within the work zone (see below) & site.

1.0 PUBLIC SAFETY, AMENITY & SITE SECURITY

1.1 Contact Details of Essential Site Personnel, Site Operating Hours & Signage

The Site will operate between the hours of 07:00am and 07:00pm Monday to Saturday inclusive. Work on Sunday and/or Public Holidays at this stage are not envisaged, but should this be required approval will be sought from the City of Vincent. An application for Out of Hours Permit will be made (minimum 7 working days) accompanied by a specific Noise Management Plan as required.

Signage showing builder's key contact details including a 24 hour contact name phone number and the following wording: -

"Construction work times for the site are 7.00am - 7.00pm Monday to Saturday only. Should problems in relation to building noise occur outside the above permitted hours, or for any other enquiry, complaint or emergency relating to this site at any time please Vince Corica 0419 196 079" will be attached to the perimeter fencing. See attached sign image.

1.2 Public Safety

Hoardings and Gantries

Should this be required, approval will be sought from the City of Vincent.

1.3 Traffic Management

Occasional lane closure may be required for various aspects of construction (e.g. assembly, installation & removal of tower crane, concrete pumps and trucks, mobile cranes, etc.). All necessary permit applications will be forwarded to the City of Vincent for approval as necessary. Depending on the nature of the works, Traffic Management

Construction Management Plan

4

SKYPARK
4 OFFICES AND 31 APARTMENTS
LOTS 22 – 23, No. 269 – 271 VINCENT STREET, LEEDERVILLE

Plans (TMPs) will be prepared, lodged for approval and kept on site. TMPs will be prepared and implemented by certified companies to comply with AS 1742.3 – 2009 and Main Roads Code of Practice 2010.

1.4 Dust Control

Air and dust control will be managed by appropriate measures during construction work. These could include:

- Where possible retain as much grass/vegetation on site (until commencement of basement excavation);
- Installing shade cloth to exposed areas of site fencing and scaffolding;
- Spraying water from hoses and/or temporary reticulation system on excavated surfaces;
- Pre-planning excavation works around prevailing weather conditions, i.e. strong winds, hot dry days etc.
Assess whether work can be carried out in other areas less exposed to weather conditions;

Appropriate signs will be displayed to warn the public and workers of potential hazards and risks.

Any hazards caused by construction works that potentially could impact on the public shall be repaired immediately.

1.5 Site Security (Perimeter Security Fencing)

The site perimeter will be enclosed for security and safety purposes with a temporary steel mesh fence (approximately 1800mm high). The fencing will be an interlocking component style or ring lock chain mesh type or a combination of both and it will cover the perimeter as shown on the attached Site Plan.

Separate approval is requested from the Council for site fencing required beyond the site boundaries, please see attached application form – Placement in road Reserve and attached site plan.

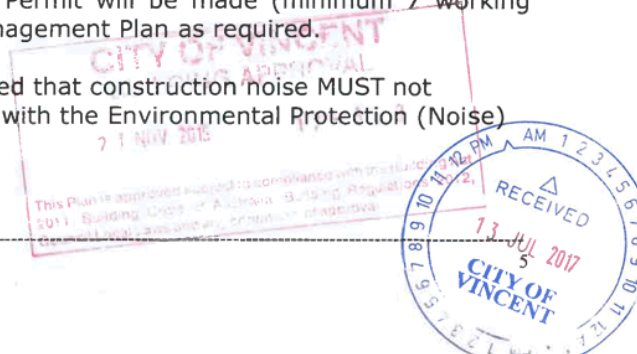
Access and egress for the site will be via gates located along Vincent Street. At the end of each working day, gates shall be shut and fencing checked to ensure all is secure.

1.6 Noise Management

The Site will operate between the hours of 07:00am and 07:00pm Monday to Saturday inclusive. Work on Sunday and/or Public Holidays at this stage are not envisaged, but should this be required approval will be sought from the City of Vincent. An application for Out of Hours Permit will be made (minimum 7 working days) accompanied by a specific Noise Management Plan as required.

All staff and sub-contractors shall be advised that construction noise MUST not commence prior to 7.00am, in accordance with the Environmental Protection (Noise) Regulations 1997.

Construction Management Plan



SKYPARK
4 OFFICES AND 31 APARTMENTS
LOTS 22 – 23, No. 269 – 271 VINCENT STREET, LEEDERVILLE

1.7 Condition of Footpaths, Road Reserve and adjoining Properties

Welink Construction will where applicable protect the City's Infrastructure during the works.

Protection will include ensuring drainage gullies/inspection chambers/ roads and footpaths remain free from any sand/debris emanating from the construction site. A works bond fee shall be paid on application of the building licence and a pre-works inspection of the existing condition of the City's infrastructure is requested.

1.8 Pre work Inspection

A dilapidation inspection will be carried out on adjoining properties, the site surroundings and external areas of neighbouring buildings. Inspection will include footpaths, roads, kerbing and landscaping. A report will be produced & a copy of this report can be provided upon request.

2.0 STORM WATER AND SEDIMENT CONTROL

2.1 Wash Down Area for Trucks

Excess concrete and other materials will be washed out of trucks, mixers etc. on site in the basement area during earthworks and refuse will be placed into bins for removal from site. Wash out will be off site in suppliers yards/approved refuse areas for occasions when wash out on site is not practicable.

It is noted that wash down into the City's street drainage is not permissible.

2.2 Dewatering

Should dewatering be required, a report from an appropriately qualified consultant outlining the proposal, duration of operation, water quality etc. will be provided in due course.

In those circumstances, an application for approval from the City will be requested prior to discharging any ground water from the site into the City's street drainage system during the de watering operations. In addition and subject to the findings of the consultant's report, approval may also be required from State Agencies e.g. Swan River Trust, Department of Water and Department of Environment and Conservation.

3.0 TRAFFIC AND ACCESS MANAGEMENT

3.1 Road and/or Footpath Obstructions

Permit for Works/Placement in Road Reserve - Work Zone/Verge Area

A work zone is requested in the area of the footpath, verge and parking bays lane adjacent the site on Vincent Street. Please see attached application form and attached site plan.

SKYPARK
4 OFFICES AND 31 APARTMENTS
LOTS 22 – 23, No. 269 – 271 VINCENT STREET, LEEDERVILLE

3.1 Storage of Materials and Equipment off Site Permit for Works/Placement in Road Reserve - Work Zone/Verge Area

A work zone is requested in the area of the footpath, verge and parking bays lane adjacent the site on Vincent Street. Please see attached application form and attached site plan.

3.2 Site Toilets, Material storage, Hoardings, Gantries and Scaffolding

Site accommodation and amenities

It is proposed to establish the builder's site amenities on the Vincent Street verge. Low loading machinery will be used in order to maintain safe working distance from overhead power lines.

Areas will be provided on site for storage of building materials, small equipment etc. Electricity and water will be connected to service the temporary site accommodation. See attached site plan for indication of site amenities.

3.3 Access & Deliveries to site, Tower Crane, Mobile Cranes

Access & deliveries to site will be via a temporary crossover from Vincent Street into the site.

Off-loading will be within the work zone area.

Loading out of site materials by trucks will occur.

When required, road/traffic management will be implemented by qualified operators and permits will be applied for when applicable.

When practicable, major deliveries will be coordinated to take place during non-peak hours.

When required, spotters or traffic controllers will be used.

See attached site plan for indication of crossover location.

See attached Application for Vehicular Crossing.

3.4 Parking for contractors and Subcontractors

Parking will be in nearby City of Vincent car parks.

Some vehicles will be accommodated within the onsite basement once construction has progressed sufficiently to allow safe access to the basement.

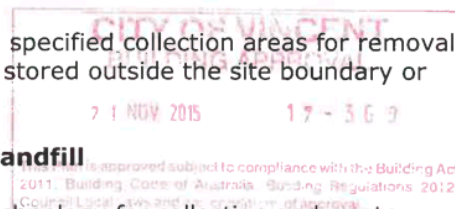
4.0 WASTE MANAGEMENT AND MATERIAL RE-USE

4.1 Storage & Disposal of Rubbish

All site waste will be collected in skips/bins or in specified collection areas for removal off site by trucks. No site waste material will be stored outside the site boundary or outside the work zone.

4.2 Waste Generation, Recycling, Re-use, Landfill

Site waste removal contractors use the latest technology for collection and waste handling. They have policies to maximise the recovery and recycling of resources from waste collection to minimise waste to landfill.



SKYPARK
4 OFFICES AND 31 APARTMENTS
LOTS 22 – 23, No. 269 – 271 VINCENT STREET, LEEDERVILLE

5.0 EARTHWORKS AND ASSOCIATED MATTERS

5.1 Ground Anchors

Not applicable.

5.2 Ground Anchors to Property under Care, Control and Management of City of Vincent

Not applicable.

5.3 Vibration Management

Earthworks equipment will operate within allowable frequencies so as to not cause property damage. Vibration will be monitored throughout the sheet pile and earthworks process.

5.4 Excavation Management

Excavation will be required in order to construct the basement. Temporary and permanent retaining wall construction works have been designed by qualified consultants so as to not cause damage or adverse effect to adjoining properties.

Retaining walls will be constructed to front and side boundaries. This will involve the installation of a pile shoring system inside the site boundary, as has designed by qualified Engineers to support the verge and footpath and the side neighbouring lots. Construction process will make use of vibration minimising techniques in order to protect adjoining properties.

For the extent of temporary & permanent retaining, see attached architectural and structural drawings, in particular A1-01, S10 & S13

5.5 Underpinning

A retaining wall system will be used as described above.
As such, underpinning is not expected to be required.

5.6 Dilapidation Report

A dilapidation inspection will be carried out on adjoining properties, the site surroundings and external areas of neighbouring buildings. This will include footpaths, roads, kerbing and landscaping. A report will be produced & a copy of this report can be provided upon request.

SKYPARK
4 OFFICES AND 31 APARTMENTS
LOTS 22 – 23, No. 269 – 271 VINCENT STREET, LEEDERVILLE

6.0 SITE PLAN

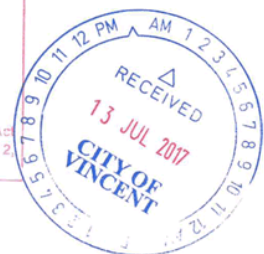
See attached Construction Management Site plan indicating/noting the following:
Location of the City's infrastructure, such as street trees, signage, kerbing, drainage, street lights and power poles
Where materials will be unloaded
Where materials will be stored
Location of waste disposal bins
Location of materials hoist
Location of temporary sanitary facilities
Location of any proposed work zones
Location of concrete mixer
Location of scaffolding
Location of crossover
Location of wash down areas for trucks
Proposed redirection of pedestrian traffic
Parking for concrete and delivery trucks
Perimeter fencing

7.0 APPLICATION FOR PERMITS AND OTHER APPROVALS

It is noted that The Construction Management Plan is a requirement of Planning and Building approval but does not negate the requirement for separate applications and approvals for such items as:

Road and footpath closures/obstructions;
Work zones;
Gantry and hoardings;
Works bond inspection request;
Use of parking bays;
Disposal of water from dewatering operations;
Noise Management Plan;
Signs.

Accordingly, when/if applicable, the required permits will be applied for from the City's Ranger services.



Construction Management Plan

9

SKYPARK
4 OFFICES AND 31 APARTMENTS
LOTS 22 – 23, No. 269 – 271 VINCENT STREET, LEEDERVILLE

8.0 INDEMNIFICATION

Upon submission of the Construction Management Plan, the Welink Construction Pty Ltd undertakes to indemnify the City of Vincent against all claims which may be made against The City for damages or otherwise, in respect of any loss, damage, death or injury caused by, or in the course of or arising out of the use of the road reserve and the property of the City of Vincent, during all periods when the reserves are in use due to the works associated with the development.

See attached Certificate of Currency for Public Liability Insurance.

DECLARATION

Welink Construction accepts responsibility for ensuring compliance with the Local Laws, Statutes and conditions pertaining to use of the Road Reserve and City Property on behalf of the afore named organisation.

APPLICANT'S SIGNATURE



APPLICANT'S NAME

JASON HOWARD

DATE

11/07/17

End of document

Construction Management Plan

10

Determination Advice Notes:

1. The use of this site as a construction site yard is only valid for the period of construction relating to the multiple dwelling development currently occurring at 269-271 Vincent Street. Upon practical completion of the construction at 269-271 Vincent Street, the site yard at Nos. 194 – 196 Carr Place, Leederville shall be discontinued and shall not be used for any other construction.
2. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Development Application and Building Permit application, being submitted and approved prior to the erection of the signage.
3. The development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
4. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
5. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

5.4 NO. 441 (LOT: 11; D/P: 1114) WILLIAM STREET AND NO. 6 (LOT: 10; D/P: 1114) BRISBANE PLACE, PERTH - MIXED USE DEVELOPMENT

TRIM Ref: D18/191965

Author: Darius Ardeshirian, Senior Urban Planner

Authoriser: John Corbellini, Director Development Services

Ward: South

- Attachments:**
1. Attachment 1 - Consultation and Location Plan [↓](#) 
 2. Attachment 2 - Development Plans [↓](#) 
 3. Attachment 3 - Applicant's Report [↓](#) 
 4. Attachment 4 - Waste Management Plan [↓](#) 
 5. Attachment 5 - Traffic and Parking Demand Assessment [↓](#) 
 6. Attachment 6 - Acoustic Report [↓](#) 
 7. Attachment 7 - Environmentally Sustainable Design Report [↓](#) 
 8. Attachment 8 - Administration's Response to Summary of Submissions [↓](#) 
 9. Attachment 9 - Applicant's Response to Submissions [↓](#) 
 10. Attachment 10 - Design Review Panel Minutes [↓](#) 
 11. Attachment 11 - Loading Bay Plan [↓](#) 
 12. Attachment 12 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for a Hotel comprising 30 guest rooms, a Restaurant/Café and an Office at No. 441 William Street (Lot: 11; D/P: 1114) Perth in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 12:

1. This approval is for the Hotel, Restaurant/Café and Office as shown on the approved plans dated 14 December 2018 only and no other development forms part of this approval;
2. Use of the premises:
 - 2.1 The tenancy shown as 'Coffee Shop' on the approved plans dated 14 December 2018 is approved for the use of Restaurant/Café as defined in the City of Vincent Local Planning Scheme No.2 and the subject tenancy may not be used for any other use without the prior approval of the City;
 - 2.2 The proposed restaurant/café is limited to a maximum number of 40 customers and 10 staff members at any one time; and
 - 2.3 The tenancy shown as 'Commercial unit 1' on the approved plans dated 14 December 2018 is approved for the use of Office as defined in the City of Vincent Local Planning Scheme No.2 and the subject tenancy may not be used for any other use without the prior approval of the City;
3. Cash-in-lieu of parking contributions
 - 3.1 A cash-in-lieu contribution shall be paid to the City for the shortfall of car parking bays of \$50,000 prior to the commencement of development or by entering into a written agreement with the City to pay the cash-in-lieu over an agreed period up to five years; and
 - 3.2 Prior to the Occupation of the development the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:

3.2.1 pay a cash-in-lieu contribution of \$50,000; OR

3.2.2 lodge an appropriate assurance bond/ bank guarantee of a value of \$50,000 to the satisfaction of the City. This assurance bond/bank guarantee would only be released in the following circumstances:

3.2.2.1. to the owner(s)/applicant where the subject 'Approval to Commence Development' did not commence and subsequently expired;

4. Loading Bay

4.1 The two existing on-street car bays adjacent to the subject site on William Street are to be used as the Loading Bay and Drop Off/Pick Up Bay for the proposed development;

4.2 Detailed drawings in compliance with the relevant Australian Standards, including swept path analysis of the largest vehicle expected to use the bay, is to be provided to and approved by the City prior to submission of a Building Permit; and

4.3 All costs associated with the establishment of the bay, including line marking and modifications to the public infrastructure, are the responsibility of the Applicant;

5. Parking Management Plan

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

- Detailed management measures for the use and operation of the loading bay/drop off and pick up bay, to ensure access is readily available for service vehicles and guests of the hotel at all times; and

5.2 The Parking Management Plan as identified in Condition 5.1 above shall be implemented, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the City at the expense of the owners/occupiers;

6. Service Management Plan

6.1 A detailed loading bay management plan, to the satisfaction of the City, shall be lodged with and approved by the City prior to the commencement of development; and

6.2 The approved loading bay management plan shall be implemented and maintained to the satisfaction of the City of Vincent;

7. Boundary Walls

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

8. Schedule of External Finishes

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

9. Stormwater

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

10. Waste Management Plan

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

10.1.1 the location of bin storage areas and bin collection areas;

10.1.2 the number, volume and type of bins, and the type of waste to be placed in the bins;

10.1.3 details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and

10.1.4 frequency of bin collections;

10.2 The approved Waste Management Plan must be implemented at all times to the satisfaction of the Local Government unless otherwise approved;

11. Bicycle Parking

11.1 A minimum of 10 bicycle bays are to be provided and installed in accordance with AS2890.3 prior to the occupation or use of the development; and

11.2 Plans demonstrating the provision of two end of trip facilities are to be provided to and approved by the City prior to submission of a building permit;

12. Construction Management Plan

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

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

13. Environmentally Sustainable Design

The building is to be constructed in accordance with the requirements of the ESD report prepared by Cundall dated 13 December 2018 to satisfy the design principles of Clause 1.8 Policy No. 7.1.1 – Built Form Policy;

14. Public Art

- 14.1** Percent for public art contribution of \$45,000 being one percent of the total \$4.5 million value of the development shall be allocated towards public art prior to the commencement of the development;
- 14.2** Confirmation in writing outlining how the proposed development would comply with the City of Vincent Policy No. 7.5.13 – Percent for Art shall be submitted prior to commencement of development; and
- 14.3** Public art shall be approved by the City and fully installed or alternatively a cash-in-lieu payment made prior to occupation of the development; and

15. Landscape and Reticulation Plan

- 15.1** A detailed landscape and reticulation plan for the development site, to the satisfaction of the City, shall be lodged with and approved by the City prior to lodgement of a Building Permit.

The plan shall be drawn to a scale of 1:100 and show the following:

- The location and type of existing and proposed trees and plants;
 - Areas to be irrigated or reticulated;
 - The provision of a minimum of 9.5 percent deep soil area, as defined by the City's Policy No. 7.1.1 – Built Form; and
 - The provision of trees contributing towards canopy coverage within deep soil areas provided and within the front setback area. The tree species are to be in accordance with the City's recommended tree species list; and
- 15.2** All works shown in the plans as identified in the condition above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.

PURPOSE OF REPORT:

To consider an application for development approval for a Five Storey Mixed Use Development comprising a Hotel with 30 guest rooms, a Restaurant/Café and an Office at No. 441 William Street and No. 6 Brisbane Place, Perth (the subject site).

BACKGROUND:

Landowner:	Xiuyi Guo and Shuya Duan
Applicant:	Architectural Online
Date of Application:	22 August 2018 (amended plans submitted 14/12/18 and 23/1/19)
Zoning:	MRS: Urban LPS2: Zone: District Centre R Code: N/A
Built Form Area:	Town Centre
Existing Land Use:	Vacant Site
Proposed Use Class:	Mixed Use Development (Hotel, Restaurant/Café and Office)
Lot Area:	506m ²
Right of Way (ROW):	N/A
Heritage List:	N/A

The subject site is zoned District Centre under the City's Local Planning Scheme No. 2 (LPS2). No. 6 Brisbane Place is located within the Town Centre Area in Policy No. 7.1.1. – Built Form (Built Form Policy) and No. 441 William Street is located within the Design Guidelines for William Street Design, Between Bulwer and Newcastle Streets, Perth (William Street Design Guidelines).

The site is currently vacant and is bound by William Street to the east, Brisbane Place to the west, grouped dwellings and a commercial premises to the north and grouped dwellings and a place of worship to the south. The opposite side of William Street comprises commercial development. This area is zoned District Centre under the City's LPS2 and forms part of the Town Centre Built Form area. The opposite side of Brisbane Place comprises grouped and multiple dwellings, is zoned Residential R50 under the City's LPS2 and forms part of the Residential Built Form area. A location plan is included as **Attachment 1**.

DETAILS:

The application proposes a Five Storey Mixed Use Development comprising a Hotel with 30 guest rooms, a Restaurant/Café and a bicycle rental shop, which is ancillary to the Hotel. An Office is also proposed which is separate to the Hotel. No vehicle parking is proposed on site.

The Restaurant/Café is located adjacent to William Street and the Office is located adjacent to Brisbane Place. The reception area for the hotel is located in the centre of the building on the ground level and is accessed via a private pedestrian access way which is be accessed via both street entrances. The access way is intended to accommodate an additional outdoor seating area for the Hotel and the Restaurant/Café and proposes gates that would be closed at night time for security purposes.

The Hotel proposes to accommodate a maximum of 60 guests, who would be serviced 24 hours a day, 7 days a week by a maximum of 15 staff at any one time. The Office is proposed to operate from 9:00am to 5:00pm, Monday to Friday and would accommodate a maximum of three staff at any one time.

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form, the William Street Design Guidelines and the City's Policy No. 7.7.1 – Non-Residential Parking. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Street Setback	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys		✓
Landscaping		✓
Parking & Access		✓
Bicycle Facilities	✓	
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	
Outbuildings	✓	
Ground Floor Design	✓	
Awnings, Verandahs and Collonades		✓
Building Design	✓	
Environmentally Sustainable Design	✓	

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2	
'P' use	Hotel: 'A' Office: 'D'

Clause 32(1) of LPS2 states that an Office land use is not permitted on the ground floor or at grade level with the street within the Regional Centre zone.	
Building Height	
Deemed-to-Comply Standard	Proposal
William Street Design Guidelines – Height and Massing Three storeys adjacent to the Primary Street Built Form Policy Clause 1.1 – Building Height Maximum six storeys	The proposed development is five storeys.
Lot Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
William Street Design Guidelines – Height and Massing Buildings are to have nil setbacks to the front, side and rear boundaries, with interfaces and facades to William Street being interconnected with the streetscape. Built Form Policy Clause 1.2 – Setbacks Minimum side boundary setbacks for the first two storeys is nil. The Third storey and above requires a minimum setback of 4 metres.	<u>Northern Boundary</u> First storey: Nil to 3.1 metres Second storey: Nil to 3.1 metres Third storey: Nil to 1.5 metres Fourth storey: Nil to 1.5 metres Fifth storey: 1.5 metres <u>Southern Boundary</u> Third storey: Nil to 1.9 metres Fourth storey: 1.9 metres Fifth storey: 1.8 metres
Awnings	
Deemed-to-Comply Standard	Proposal
William Street Design Guidelines – Awnings Awnings are to be provided over the footpath for the entire length of William Street to provide pedestrians with weather protection.	An awning is provided for 83 percent of the lot frontage.
Tenancy Size	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 1.4 Tenancy Size Ground floor spaces with a width between 7.5m to 9m	Restaurant/Café: 6.5 metres Office: 4.9 metres
Vehicle Parking	
Deemed-to-Comply Standard	Proposal
Non-Residential Development Parking Requirements Policy Hotel: 24 vehicle bays Restaurant/ Café: 7.5 vehicle bays Office: 0.54 vehicle bays Total vehicle bays required: 32 Motorcycle /Scooter Bays: 1.6 bays (rounds to 2)	Nil vehicle bays would be provided on site Nil motorcycle/scooter bays would be provided on site

Landscaping	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 1.7 Landscaping	
15 percent of the site is to be provided as deep soil zones, being a minimum space of 1 metre.	9.5 percent of the site area is provided as deep soil zones
80 percent of the rear or side setback area is to be provided as canopy coverage at maturity	Nil percent of the rear or side setback area is provided as canopy coverage at maturity

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

CONSULTATION/ADVERTISING:

Public Consultation

Community consultation was undertaken for a period of 21 days in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, from 7 November 2018 to 27 November 2018. The method of advertising included 453 letters being mailed to all owners and occupiers within 150 metres of the site, a sign being erected on-site, a newspaper advertisement and a notice on the City's website in accordance with the City's Policy No. 4.1.5 – Community Consultation.

During the consultation period, a total of 12 submissions were received, being three supporting the proposal, three objecting to the proposal and six neither supporting nor objecting to the proposal. The main concern raised within the submissions received related to the following matters:

- Lack of parking;
- Congestion caused by service vehicles;
- Noise;
- Lack of landscaping; and
- Waste.

A summary of the submissions with Administration's and the applicant's response is provided within **Attachment 8** and **Attachment 9**, respectively.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposed development was presented to the DRP on 17 January 2018, 7 March 2018, and 14 November 2018. The comments made by the DRP is summarised as follows:

- The DRP supported the concept of the laneway and suggested amendments to ensure activation is achieved and landscaping and lighting is incorporated to create the appropriate ambiance (atmosphere) as well as providing a safe environment (night light);
- Consider activation by protruding the bar/café into the laneway to provide surveillance of the spaces, or locate the café/bar fronting William Street and the Reception in the middle of the plan;
- Consider planting significant trees within the laneway and landscaping on the Juliet balconies;
- Levels 3, 4 and 5 setback needs more consideration. Look into additional landscaping and openings to break up the mass and built form on these levels or possibly a roof top deck. This would provide greater light and cross-ventilation through the site;
- Look at the possibility of a service lift as the traffic may be too great. Obtaining advice and input from a boutique hotel operator would help in this regard;
- Functional aspects need to be worked on and finalised (i.e. bins, patron drop off, laundry); and
- The project has significant potential but requires further development. An integrated and considered combination of high quality soft landscaping, public art, lighting and streetscape activation strategies need to be applied to the laneway area to ensure the success of this area.

The DRP's comments on the proposal is included within **Attachment 10**.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.13 – Percent for Public Art;
- Policy No. 7.5.21 – Sound Attenuation;
- Policy No. 7.5.23 – Construction Management Plans;
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements; and
- Appendix No. 18 – Design Guidelines for William Street, Between Bulwer and Newcastle Streets, Perth.

RISK MANAGEMENT IMPLICATIONS:

There is minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

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

"Innovative and Accountable"

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:Local Planning Scheme No. 2

Clause 32(1) of LPS2 states that an Office land use is not permitted on the ground floor or at grade level with the street within the District Centre zone. Notwithstanding this, an Office use is capable of being approved in accordance with Clause 34(2) of LPS2 provided that the City is satisfied that the proposal satisfies the following criteria of Clause 34(5):

- (a) *approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and*
- (b) *the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.*

With regard to a) above, the proposed Office use is appropriate having regard to the matters to be considered by local government set out in Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* deemed provisions for the following reasons:

- The subject site and surrounding properties along William Street are zoned District Centre under the City's LPS2 and comprise commercial development. The proposed development satisfies the objectives of the District Centre Zone as the land uses would be compatible and consistent with the surrounding context. The land uses add an additional service to the locality and provide additional opportunities for employment. The surrounding businesses may also benefit from the increase in density created by the hotel occupants.

- The Office proposes its primary access from Brisbane Place and pedestrian access via William Street. Office land uses are less intensive than other land uses capable of consideration in this location and the office is appropriately located opposite the residential development on the opposite side of Brisbane Place.
- The proposal meets the objectives of the City's Parking Policy and is unlikely to generate traffic that exceeds the capacity of the existing road system in the locality, as discussed in further detail below.

Land Use

The applicant seeks approval for a Hotel which is an 'A' use, a Restaurant/Café which is a 'P' use and an Office which is a 'D' use within the District Centre Zone, as prescribed by LPS2.

The objectives of the District Centre zone are as follows:

- *To provide a community focus point for people, services, employment and leisure that are highly accessible and do not expand into or adversely impact on adjoining residential areas;*
- *To encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of each District Centre, and to develop areas for public interaction.*
- *To ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport and enable casual surveillance of public spaces;*
- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation;*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, high density residential and tourist accommodation, to meet the diverse needs of the community;*
- *To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre;*
- *To encourage the retention and promotion of uses including but not limited to specialty shopping, restaurants, cafes and entertainment; and*
- *To ensure that the City's District Centres are developed with due regard to State Planning Policy 4.2 – Activity Centres for Perth and Peel.*

The application proposes a boutique sized hotel, which adds diversity to the existing land uses within the locality. The hotel would be compatible with the existing food and beverage premises along William Street. The area benefits from close proximity to public transport, food and beverage options and late night bars and restaurants. The added inclusion of bikes for hotel guests would increase the accessibility to these offerings.

The Restaurant/Café located adjacent to William Street could service the Hotel guests whilst also benefiting the wider community. The design of the development also incorporates a pedestrian access way and additional seating area, which may provide opportunity for further activation of the street.

The land uses would satisfy the objectives of the zone and is acceptable.

Building Height

The William Street Design Guidelines prescribes a maximum building height of three storeys when development is adjacent to the primary street and up to four storeys within the site. The Built Form Policy permits a maximum of six storeys.

The application proposes a maximum of five storeys over both sites. The first three storeys propose a nil setback to the William Street boundary. The fourth and the fifth storey propose a 7.5 metre setback from the William Street boundary.

The William Street Design Guidelines stipulate the fourth storey of all development is to be setback a minimum of 5 metres from the William Street boundary. The William Street Design Guidelines require consideration of the maximum building height along William Street in view of the unique topography and uninterrupted vista to the Perth Central Business District (CBD).

In considering the above, the following is relevant:

- The development situated on No. 6 Brisbane Place satisfies the deemed to comply height requirements prescribed by the Built Form Policy;
- The application proposes a large setback from the William Street boundary, which moderates the impacts of building bulk and mass on the streetscape. The setbacks also ensure views along William Street, towards Perth CBD would be maintained;
- The northern property adjacent to No. 441 William Street comprises a two storey building with a large setback from William Street to allow for vehicle access and parking. As this building is not consistent with the intent of the William Street Design Guidelines, redevelopment is encouraged. The subject application proposes the building to be setback from the northern boundary, which would ameliorate impacts of building bulk and mass as viewed from the adjoining property and the street;
- The southern property adjacent to No. 441 William Street comprises a two storey building built up to the boundary. The proposed development would have no impact on the amenity of the adjoining occupants;
- Amendments to the William Street Design Guidelines were recently advertised in accordance with the City's Consultation Policy. The amendments propose to increase the maximum heights from three storeys to four storeys where adjacent to William Street and four storeys to five storeys where the development is setback from the William Street boundary. In accordance with Clause 67 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, this amendment is considered seriously entertained and the decision maker is required to have Due Regards when considering the application. The proposed development is consistent with the proposed amendment, which is to be presented to Council at an upcoming Ordinary Council Meeting.

For the above reasons, the proposed building height is acceptable.

Lot Boundary Setbacks

The William Street Design Guidelines require buildings to have a nil setback to the side lot boundaries. The Built Form Policy permits nil setbacks for the first two storeys. A three metre setback is required thereafter.

The proposed development was advertised to adjoining properties in accordance with the City's Consultation Policy. No submissions raised any concerns in relation to lot boundary setbacks.

Northern boundary

The development proposes 13 evenly spaced beams on the first four levels with a nil setback to the northern lot boundary. The remainder of the building is setback between 1.4 metres to 3.5 metres on all levels.

The proposed setbacks from the northern boundary ensures the pedestrian access way and guest rooms would be provided with access to natural sunlight and ventilation. The beams would not be imposing on the streetscape or adjoining properties or cause impacts of building bulk or mass. The bulk and scale of the building is further moderated by the setback of the first two storeys, which creates a pedestrian access way. This setback provides opportunity for landscaping and activation on the site.

The northern boundary setbacks are acceptable.

Southern boundary

The southern elevation of the development proposes nil setback to the first three storeys, and a 1.9 metre and 1.8 metre setback to the fourth and fifth storeys, respectively.

The adjoining property comprises a place of worship adjacent to William Street and grouped dwellings adjacent to Brisbane Place. The place of worship is a two storey building built up to the shared lot boundary. The grouped dwellings are two storey development which are setback 4.8 metres from the shared lot boundary to allow for vehicle access. A car parking area separates the place of worship from the grouped dwellings.

The application proposes the fourth and fifth storeys of the building to be setback 7.5 metres from William Street and 7 metres from Brisbane Place which would assist in moderating the impacts of building bulk and mass on adjoining properties and the streetscapes. The southern elevation of the fourth and fifth storeys also contain large openings to increase the glazing aspect of the development and reduce portions of blank solid walls. The application incorporates design elements such as contrasting colours and materials and landscaping on the upper floors to assist in further moderating the impact of building bulk.

The southern boundary setbacks are acceptable.

Awnings

The William Street Design Guidelines requires continuous awnings for the entire length of William Street to provide pedestrians with weather protection.

The application proposes an awning over the entire frontage of the building, which continues within the pedestrian access way. This does not create a continuous awning along the entire William Street frontage.

Although an awning is not provided over the entire access way, the access way is a design element proposed to increase activation of the site by providing additional seating for the Restaurant/Café and Hotel guests, which is visible from the public realm.

The proposed awning would provide continuous weather protection by connecting with the existing awning on the building to the south. The adjoining property to the north does not provide an awning. The awning length would not be inconsistent with the established streetscape. The awning covers 83 percent of the William Street frontage and would provide weather protection for guest and passers-by. The proposed awning length is acceptable.

Tenancy Size

The Built Form Policy requires tenancy widths to be between 7.5 metres and 9 metres. The application proposes the Restaurant/Café to be 6.5 metres in width and the Office to be 4.9 metres in width.

The subject site is 10 metres wide. The Restaurant/Café is reduced by the pedestrian access way along the northern side of the site, which provides external seating and public amenity. The William Street elevation of the building proposes large openings and a clearly defined entrance to provide greater opportunity for activation of the site.

The Brisbane Place streetscape comprises a mix of residential and commercial development, with large areas of blank and non-active frontages. The Office, albeit a small space, proposes large openings, landscaping and articulation to create a clearly defined entrance. The activation of this space would be visible from other properties and passers-by.

The tenancy width is acceptable.

Car Parking

The City's Policy No. 7.7.1 – Non-Residential Parking Policy (Parking Policy) requires a minimum of 32 vehicle parking bays, being 24 bays for the Hotel, 7.5 bays for the Restaurant/Café and 0.54 bays (rounded to one) for the Office. The application does not propose any parking bays be provided on site but the applicant is agreeable to a condition for cash-in-lieu to be imposed.

The applicant considers the surrounding parking and transport options would be sufficient to serve the site. The applicant also considers that due to the site constraints (narrow width), accommodating vehicle parking on site would have an adverse impact on the public and commercial usage of the site.

The applicant provided a parking survey, detailing the following information:

- There is 53 on-street bays available along William Street (two hour ticketed parking from 8:00am to 6:00pm Monday to Friday and 8:00am to 12:00pm Saturdays);
- There is 18 on-street bays along Forbes Street (two hour ticketed parking from 8:00am to 7:00pm Monday to Friday and 8:00am to 12:00pm Saturday);
- There is 16 on-street bays along Robinson Avenue (one hour parking 8:00am to 5:30pm Monday to Friday);
- There is 68 on-street bays along Brisbane Street (clear way from 7:00am to 9:00am and two hour ticketed parking from 9:00am to 7:00pm Monday to Friday);
- Wilsons Carpark located on William Street comprises 45 parking bays;
- A total of 208 bays is available within the vicinity of the subject site;
- A parking survey was undertaken on Saturday 15 September 2018 from 8:00am to 9:00pm. The maximum occupancy was 63 percent of the parking bays at 5:00pm, whereby 77 spaces remained available. The lowest occupancy of the bays was 25 percent at 9:00pm; and

- A second parking survey was undertaken on Thursday 20 September 2018. The maximum occupancy was 60 percent of the parking bays at 5pm, whereby 83 bays remained available. The lowest occupancy of the bays was 28 percent at 9:00pm.

The applicant's parking survey is provided within **Attachment 5**. The applicant also provided the following justification in support of the proposal:

- There is numerous parking facilities within the vicinity, such as the State Library and Brisbane Street carparks, to accommodate long term parking. Many of the long term parking facilities are open 24 hours and are secure;
- 48 bicycle parking/rental bicycles would be provided on site to service guests of the hotel;
- The site is highly accessible through public transport, with bus routes servicing William Street, Brisbane Street, Beaufort Street and Aberdeen Street (Blue Cat);
- The site is approximately a 15 minute walk from the Perth Bus port and the Perth Train Station;
- The applicant considers many of the hotel guests would be likely to travel from overseas and would not have a vehicle;
- The parking survey demonstrates sufficient on-street and public parking is available to satisfy parking demand of the proposed development;
- The applicant contends numerous other hotel in Perth do not provide on-site parking;
- Guests would be notified of the parking arrangements through the booking websites; and
- Employees of the commercial tenancies would be able to access the site as per the above facilities.

Administration provide the following further comments in relation to the parking arrangement proposed by the applicant:

- The CPP State Library car park contains 605 parking bays, is located approximately 700 metres from the subject site and is open 24 hours a day, seven days a week;
- There are two Wilsons car parks being No. 154 Newcastle Street which contains 58 bays and Nos. 6-8 Errichetti Place which contains 237 bays, located approximately 600 metres from the subject site. These car parks are also open 24 hours a day, seven days a week;
- There are five bus stops within 500 metres of the subject site, noting two of those are high frequency bus routes; and
- The Blue Cat travels along Aberdeen Street, which is approximately 500 metres from the subject site.

The Parking Policy requires the decision maker to consider the objectives of the policy and the following relevant requirements when making a decision with respect to a car parking shortfall.

There is alternative short term and long term public car parking arrangements within close proximity of the site as detailed above. The proposal incorporates 48 bicycle parking bays and a bicycle rental system for Hotel guests. A condition is recommended to ensure an end of trip facility is provided on site.

The alternative transport modes available to the site includes public buses, trains, cycling and walking. Perth's central bus and train station is located 1km from the subject site and operate for the majority of the proposed Hotel's operating hours. A condition of approval is recommended to ensure end of trip facilities would be provided to ensure walking or cycling to the site for staff members is convenient and functional.

The lack of parking on-site is a deterrent for the reliance on cars for transportation, thereby encouraging alternative forms of transportation. This would assist in relieving traffic congestion and reducing greenhouse gas emissions associated with the operation of the development. From a sustainability standpoint, discouraging reliance on motor vehicles for transportation to central locations such as the subject site, that is inherently highly accessible by alternative transport modes, is a positive outcome.

The need for on-site parking should be balanced against the impacts on the aesthetic qualities of the building design and loss of laneway activation. The site has a maximum width of 10 metres and is constrained in terms of the manoeuvring space and the amount of parking that could be practically provided on site. It would be a poor urban design outcome for a vehicle access point and car parking area to consume the Brisbane Place frontage of the site. In considering the development as a whole it would be preferable to avoid having on-site car parking in order to maximise activation of the laneway.

Guests would be made aware through the booking process that the hotel does not provide on-site parking. This would narrow down the Hotel's clientele to those guests who would rely on alternative forms of transportation and do not require on-site parking. There is sufficient public transport and public parking

options available within close proximity of the subject site to service the proposed development. Given the location of the site within walking distance of Perth's central train and bus stations, it is for staff employed at the proposed development to rely upon public transportation to commute to the site.

Cash in lieu

The 32 bay shortfall would require a cash-in-lieu contribution of \$172,800. The applicant has indicated they would be willing to pay a cash-in-lieu contribution up to \$50,000. The Parking Policy states the payment of cash-in-lieu should be used as a mechanism to enable otherwise desirable developments to proceed where it is demonstrated that it is not possible to provide sufficient parking on site. Administration considers the proposed cash-in-lieu contribution acceptable due to the economic benefits the proposed development would bring to the local economy and community. Due to the geometric constraints of the site and the specific nature of the development to accommodate tourists visiting Perth, it is acceptable to support a proposal for cash-in-lieu of car parking for the application.

Taking into account the sites' geometric constraints, the nature of the use for tourist accommodation, the proposed cash-in-lieu of parking contribution, the proximity of the site to public transport and the available public parking in the area, the proposed variation to the parking requirements is acceptable.

Service Vehicles

The proposed hotel requires services relating to waste management, laundry, deliveries and maintenance. The application proposes private waste collection once per week, laundry services twice per week, and deliveries and maintenance as required.

As there is no parking or vehicle access proposed on the site, a loading bay is proposed on the William street frontage of the site to accommodate the above services, refer to **Attachment 11**. The loading bay would occupy the two existing on-street parking bays and would act as a drop off/pick up bay for the Hotel when not in use by service vehicles. The commercial tenancies would be required to book services and/or deliveries within a shared calendar to ensure conflicts associated with the use of the service bay are avoided.

The proposed loading bay would be a public bay and has the potential to be used for loading or deliveries by other properties in the area. Given that many of the other properties in the vicinity of the site have existing on-site vehicle access and have operated without reliance on the proposed loading bay in the past, it is not expected that the proposed loading bay would be frequently used other properties. A 15 minute time limit is proposed and it would be capable of use for drop off and pick up purposes for the Hotel.

Engineering drawings demonstrating compliance with the relevant Australian Standard for the loading bay is to be submitted and approved by the City prior to operation of the development. All costs associated with the use of the on-street bays would be borne by the applicant. A condition to this effect is recommended on the approval.

Landscaping

The Built Form Policy requires 15 percent of the site area to be provided as deep soil zones and 80 percent of the side or rear setback areas to be provided as canopy coverage. The application proposes 9.5 percent of the site to be provided as deep soil zones and nil percent of the Brisbane Place setback area as canopy coverage at maturity. It is noted that the William Street Design Guidelines require a nil side and rear setback and 80 percent canopy coverage cannot practically be achieved.

Given that the subject site is only 10 metres wide, the proposed development has incorporated a reasonable amount of landscaping within the internal pedestrian access way, at the rear laneway interface and on the front and rear rooftop terraces. The landscaping 'softens' the impact of the development on the residential land to the rear and the public domain more generally. The proposed landscaping on the rooftop terraces make a contribution to the City's green canopy to reduce the impact of the urban heat island effect.

The proposed landscaping would assist in improving urban air quality and providing a sense of open space between buildings through the use of landscaping on all five storeys of the building and on balconies.

The landscaping at the rear laneway interface is positioned to avoid the windows of the proposed office to maintain outlook and activation of the rear laneway. Landscaping has been creatively incorporated into the fourth storey rear terrace taking into account the limited space available at ground level.

Sustainable plant species are proposed that would be capable of survival in locations receiving limited natural light such as the pedestrian access way.

As demonstrated above the proposed landscaping is consistent with the relevant Design Principles and Local Housing Objectives of the Built Form Policy.

Public Art

The development is subject to the requirements of the City's Policy No. 7.5.13 – Percent for Public Art (Percent for Public Art Policy). Clause 1.1 of the Percent for Public Art Policy states the following:

Proposals for commercial and mixed residential/commercial developments over the Threshold Value is to set aside a minimum of one per cent (1%) of the Total Project Cost for the development of Public Art which reflects the place, locality or community.

The Threshold Value is \$1,092,000 and the development which is valued at \$4.5 million is required to contribute \$45,000 towards public art, being one percent of the \$4.5 million value of the development. The Percent for Public Art Policy allows two options for this to be provided, being either payment of cash-in-lieu to the City, or the owner/applicant coordinating the public art project, in consultation with the City.

It is recommended that a condition of approval be imposed requiring the development to comply with the City's Percent for Public Art Policy.

Environmentally Sustainable Design

The City's Built Form Policy requires an Environmentally Sustainable Design (ESD) Report to be submitted, demonstrating the following:

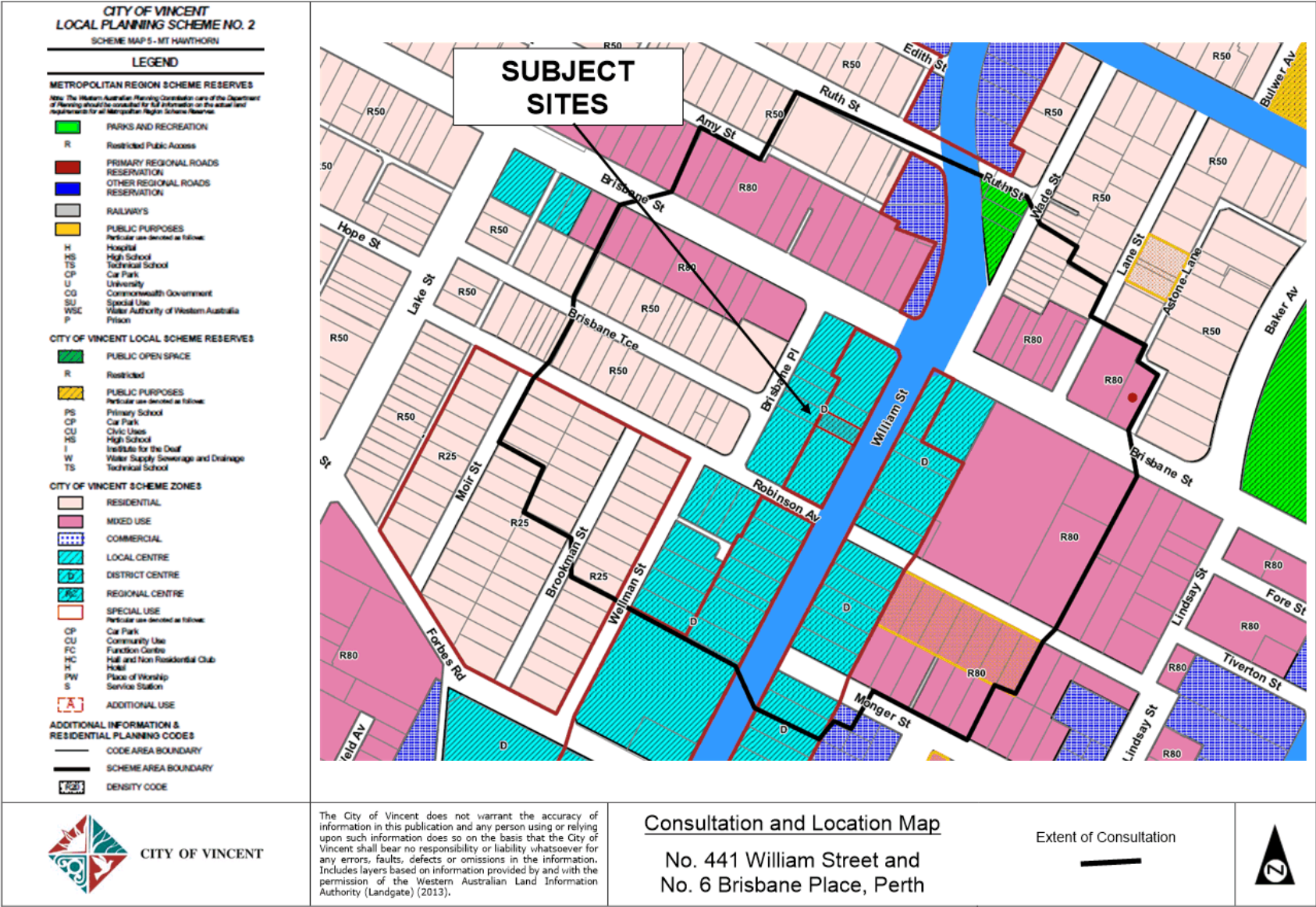
- P1.8.1 It maximises passive solar heating, cooling, natural ventilation and light penetration to reduce energy consumption;
- P1.8.2 It is capable of recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications;
- P1.8.3 Climate moderation devices can be incorporated to reduce passive solar gain in summer and increase passive solar gain in winter; and
- P1.8.4 The development is capable of either achieving (i) a 5 star Green Star rating or (ii) a 50% reduction in global warming potential and a 25% reduction in water use.

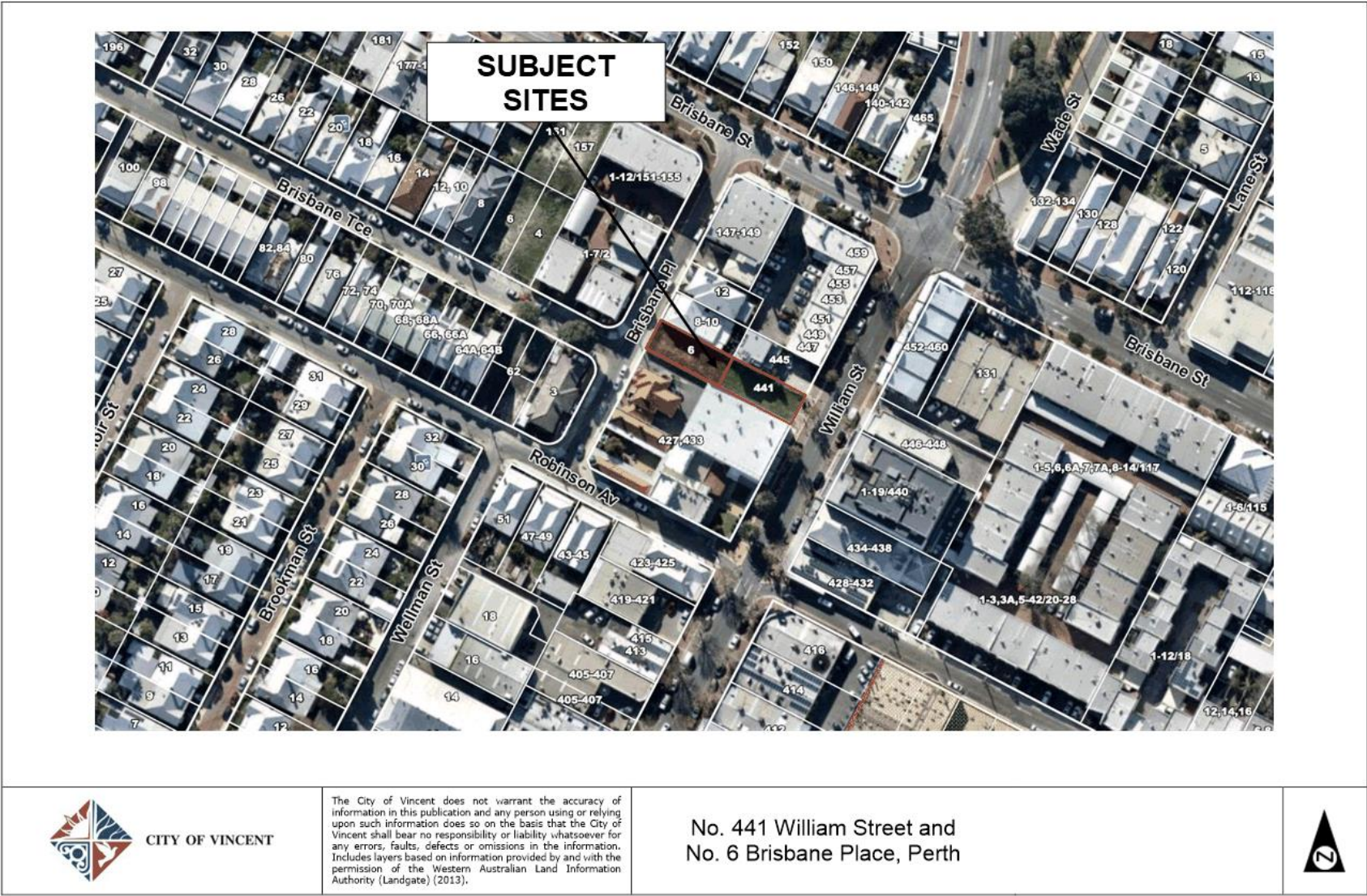
An ESD Report has been prepared and submitted and is included as **Attachment 7**.

The report demonstrates that the development is capable of achieving a 5 star Green Star rating and confirms that all Green Star requirements have been integrated into the project design documentation.

The letter accompanying the ESD Report provides a commitment to carry this 5 star performance through to the working drawing stage even though the development is subject to further review and design development.

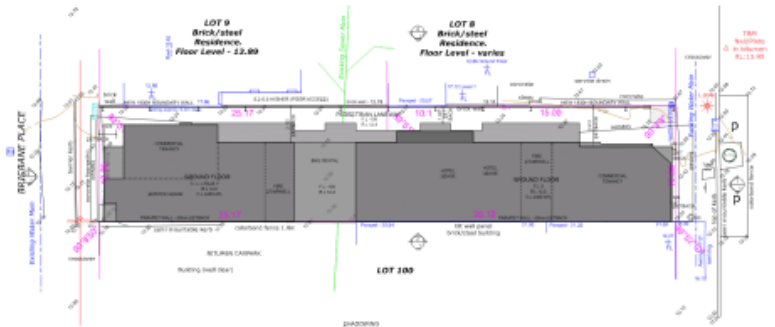
The Report satisfies the ESD requirements in the City's Built Form Policy and is supported. Should the application be approved, the City recommends a condition be imposed requiring the design strategies to be implemented so as to achieve a minimum 5 star Green Star rating.







FOR THE PROPERTY OF THIS COURT TRADING THE
 MAY BE SUBJECT OF APT. WITHOUT A COURT ORDER.



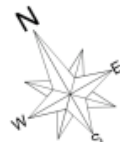
○ SITE PLAN
1:200



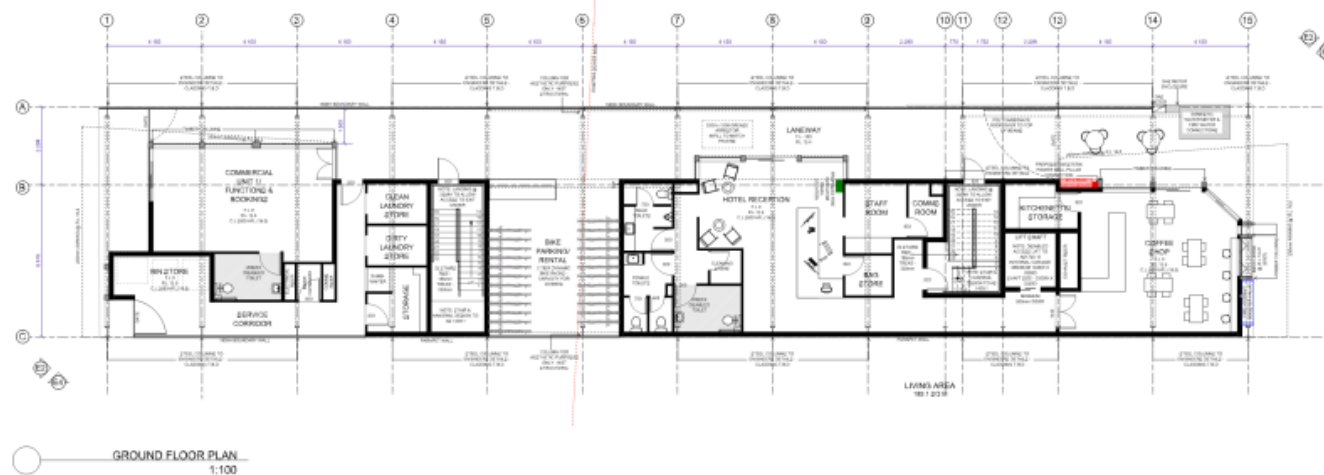
<p>Note: Contractor to consult with Refer to the City of Seattle for details of services in street verge</p> <p>Practice and depth of "Water & Sewer" to be confirmed on site by Contractor</p>	<p>Features are located on Fence and walls only.</p> <p>No connection made to boundaries.</p>	<p>Note: Sewer has been fixed using information provided by The Water Corporation.</p> <p>In order for the installation of the Sewer Connections to be established,</p> <p>CADESTAL CONNECTION IS RECOMMENDED.</p>	<p>TRM - Nali/Plastic in bitumen equals RL - 13.88</p> <p>Based on Sewer Manhole N1836</p> <p>SL - 18.49</p> <p>(water only a-p-p-n)</p> <p>Contractor to check datum before adopting works</p>
<p>FEATURE AND CONTOUR SURVEY OF</p> <p>LOTS 10 & 11 on Plan N1134</p> <p>441 William Street, Perth</p> <p>our ref. Z50251</p>			
<p>NOTE: Zenith Surveys strongly suggests that no major design decisions be made close to the boundary, until a Cadastral Connection has been performed by a Licensed Surveyor</p> <p>We can not guarantee the true location of Boundary or Sewer until this has been done.</p>			



dimension and induced bending. TESAR LOJUEZ DESIGN looks for stress areas construction has imposed. Stress may often come from the preparation of the plan to avoid collisions. It makes an orthogonal against human error. The contractor will check all dimensions and other details prior to construction. www.tesarlojuezdesign.com



NE	
ZREX	205.70 m ²
1ST FLOOR BALY AREA	208.80 m ²
1ST FLOOR OPEN SPACE	780.70 m ²
1 KITCHEN	80.76 m ²
2 KITCHEN	28.25 m ²
11 FLOOR	251.40 m ²
2ND FLOOR	200.80 m ²
10 FLOOR	215.25 m ²
11 FLOOR	206.70 m ²
12 FLOOR	40.40 m ²
13TH FLOOR	213.70 m ²
1ST FLOOR AREA	
RECEIVING 1	40.80 m ²
RECEIVING 2	32.70 m ²
12 KITCHEN	21.70 m ²
13 KITCHEN	6.30 m ²
VOICE	4.20 m ²
2 KITCHEN	



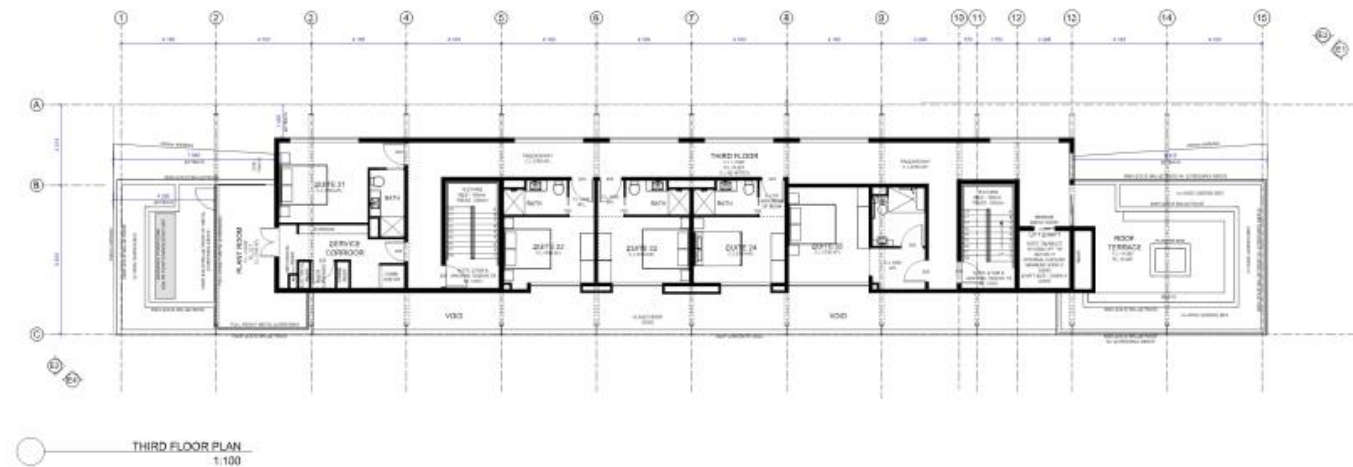
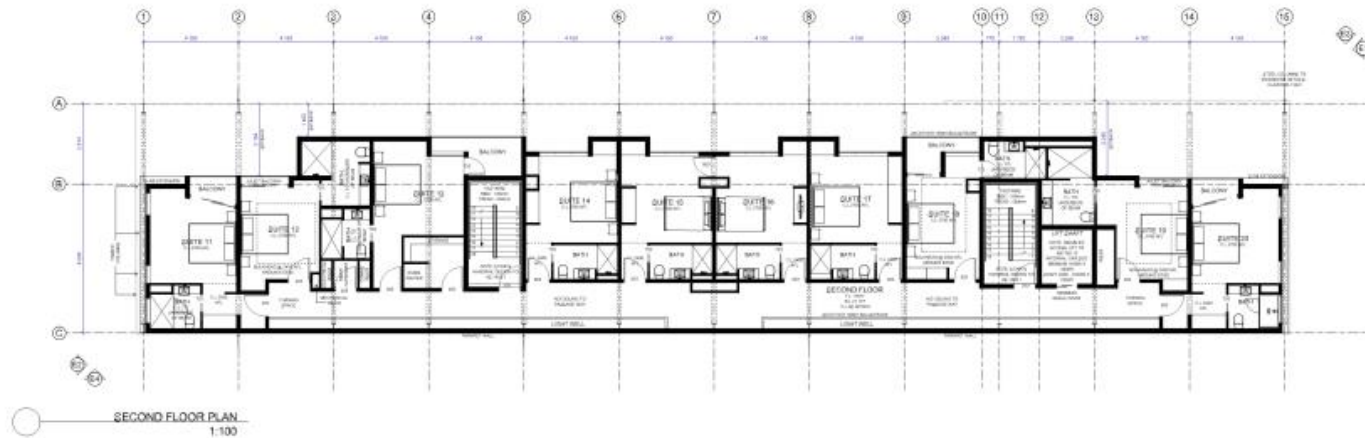


PLANNING APPROVAL ONLY

NOT TO BE USED FOR ANY OTHER PURPOSES



NO.	AREA
1	100.00m²
2	100.00m²
3	100.00m²
4	100.00m²
5	100.00m²
6	100.00m²
7	100.00m²
8	100.00m²
9	100.00m²
10	100.00m²
11	100.00m²
12	100.00m²
13	100.00m²
14	100.00m²
15	100.00m²
16	100.00m²
17	100.00m²
18	100.00m²
19	100.00m²
20	100.00m²
21	100.00m²
22	100.00m²
23	100.00m²
24	100.00m²
25	100.00m²
26	100.00m²
27	100.00m²
28	100.00m²
29	100.00m²
30	100.00m²
31	100.00m²
32	100.00m²
33	100.00m²
34	100.00m²
35	100.00m²
36	100.00m²
37	100.00m²
38	100.00m²
39	100.00m²
40	100.00m²
41	100.00m²
42	100.00m²
43	100.00m²
44	100.00m²
45	100.00m²
46	100.00m²
47	100.00m²
48	100.00m²
49	100.00m²
50	100.00m²
51	100.00m²
52	100.00m²
53	100.00m²
54	100.00m²
55	100.00m²
56	100.00m²
57	100.00m²
58	100.00m²
59	100.00m²
60	100.00m²
61	100.00m²
62	100.00m²
63	100.00m²
64	100.00m²
65	100.00m²
66	100.00m²
67	100.00m²
68	100.00m²
69	100.00m²
70	100.00m²
71	100.00m²
72	100.00m²
73	100.00m²
74	100.00m²
75	100.00m²
76	100.00m²
77	100.00m²
78	100.00m²
79	100.00m²
80	100.00m²
81	100.00m²
82	100.00m²
83	100.00m²
84	100.00m²
85	100.00m²
86	100.00m²
87	100.00m²
88	100.00m²
89	100.00m²
90	100.00m²
91	100.00m²
92	100.00m²
93	100.00m²
94	100.00m²
95	100.00m²
96	100.00m²
97	100.00m²
98	100.00m²
99	100.00m²
100	100.00m²



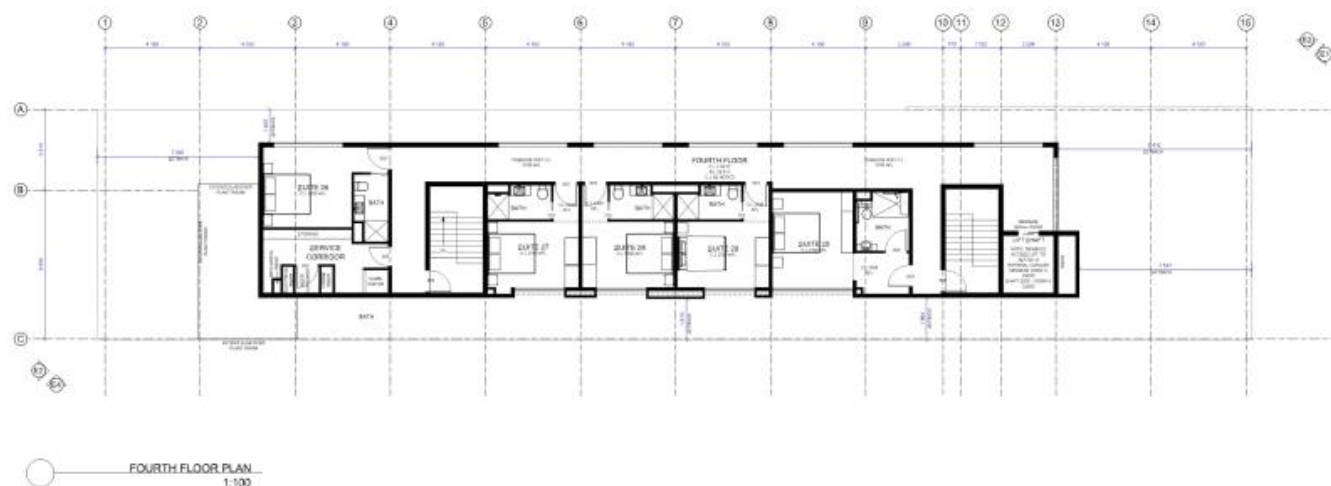
AMENDMENTS | 205.16 | DWG TITLE | SCALE | DATE | PAGE |



Environmental and industrial chemistry. YUSAN LUNJIE (202208) leader for many other researchers has begun. His research will soon move to the preparation of new materials in nanotechnology. It includes new materials for the aging human body. The company will lead a check of dangerous substances found in food and in the environment, according to the director.



NE	
ZONE	205.75m ²
EXIST FLOOR BUILT AREA	298.00m ²
EXIST FLOOR OPEN SPACE	78.75m ²
7 AREA %	20.7%
8 AREA %	28.3%
11 FLOOR	221.40m ²
2025 FLOOR	205.80m ²
12 FLOOR	223.20m ²
13 FLOOR	205.80m ²
14 FLOOR	223.20m ²
15 FLOOR	223.20m ²
EXIST FLOOR AREA	
BASE AREA 1	40.8m ²
BASE AREA 2	22.7m ²
17 AREA	1.0m ²
18 AREA	1.0m ²
19 AREA	1.0m ²
20 AREA	1.0m ²
21 AREA	1.0m ²
22 AREA	1.0m ²
23 AREA	1.0m ²
24 AREA	1.0m ²
25 AREA	1.0m ²
26 AREA	1.0m ²
27 AREA	1.0m ²
28 AREA	1.0m ²
29 AREA	1.0m ²
30 AREA	1.0m ²
31 AREA	1.0m ²
32 AREA	1.0m ²
33 AREA	1.0m ²
34 AREA	1.0m ²
35 AREA	1.0m ²
36 AREA	1.0m ²
37 AREA	1.0m ²
38 AREA	1.0m ²
39 AREA	1.0m ²
40 AREA	1.0m ²
41 AREA	1.0m ²
42 AREA	1.0m ²
43 AREA	1.0m ²
44 AREA	1.0m ²
45 AREA	1.0m ²
46 AREA	1.0m ²
47 AREA	1.0m ²
48 AREA	1.0m ²
49 AREA	1.0m ²
50 AREA	1.0m ²
51 AREA	1.0m ²
52 AREA	1.0m ²
53 AREA	1.0m ²
54 AREA	1.0m ²
55 AREA	1.0m ²
56 AREA	1.0m ²
57 AREA	1.0m ²
58 AREA	1.0m ²
59 AREA	1.0m ²
60 AREA	1.0m ²
61 AREA	1.0m ²
62 AREA	1.0m ²
63 AREA	1.0m ²
64 AREA	1.0m ²
65 AREA	1.0m ²
66 AREA	1.0m ²
67 AREA	1.0m ²
68 AREA	1.0m ²
69 AREA	1.0m ²
70 AREA	1.0m ²
71 AREA	1.0m ²
72 AREA	1.0m ²
73 AREA	1.0m ²
74 AREA	1.0m ²
75 AREA	1.0m ²
76 AREA	1.0m ²
77 AREA	1.0m ²
78 AREA	1.0m ²
79 AREA	1.0m ²
80 AREA	1.0m ²
81 AREA	1.0m ²
82 AREA	1.0m ²
83 AREA	1.0m ²
84 AREA	1.0m ²
85 AREA	1.0m ²
86 AREA	1.0m ²
87 AREA	1.0m ²
88 AREA	1.0m ²
89 AREA	1.0m ²
90 AREA	1.0m ²
91 AREA	1.0m ²
92 AREA	1.0m ²
93 AREA	1.0m ²
94 AREA	1.0m ²
95 AREA	1.0m ²
96 AREA	1.0m ²
97 AREA	1.0m ²
98 AREA	1.0m ²
99 AREA	1.0m ²
100 AREA	1.0m ²





PLANNING APPROVAL ONLY

Architectural and structural drawings. These drawings are for information only and are not to be used for construction. The drawings are for information only and are not to be used for construction. The drawings are for information only and are not to be used for construction.

NOTE: THE INFORMATION ON THESE DRAWINGS IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



ELEVATION 1
1:100



ELEVATION 2
1:100





PLANNING APPROVAL ONLY

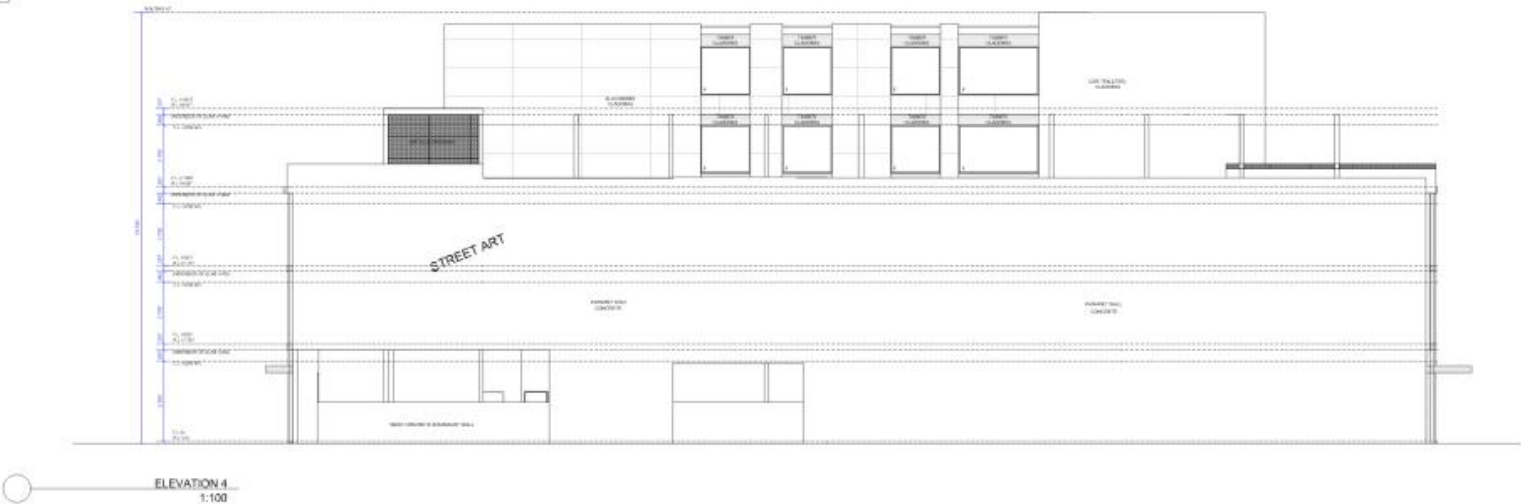
Architectural and structural drawings. These drawings are for information only and are not to be used for construction. The drawings are for planning approval only and are not to be used for construction. The drawings are for planning approval only and are not to be used for construction.





PLANNING APPROVAL ONLY

Architectural and structural drawings. These drawings are for planning approval only and are not to be used for construction. The drawings are for information only and are not to be used for construction. The drawings are for information only and are not to be used for construction.



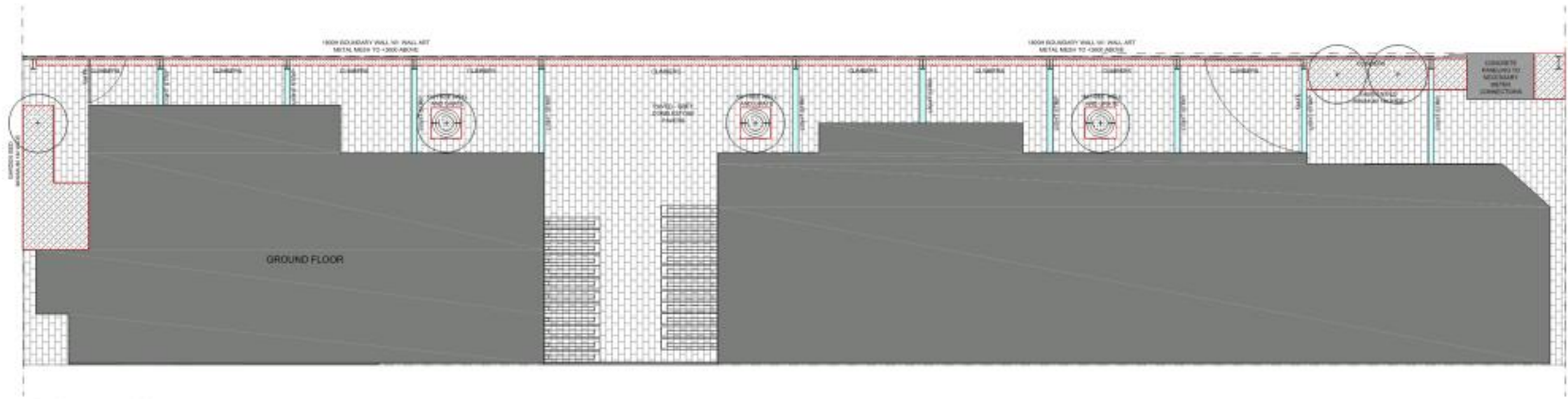


PLANNING APPROVAL ONLY

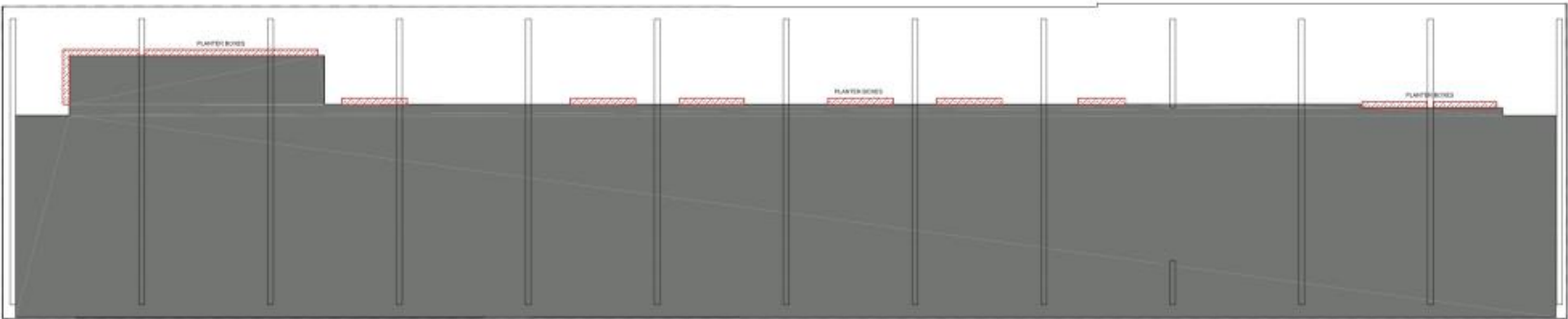
NOTE: THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR COMPLETENESS.

Architectural and landscape drawings. These drawings are for information only and do not constitute a guarantee of accuracy or completeness. The model is for illustrative purposes only. The computer-generated images are for illustrative purposes only and do not constitute a guarantee of accuracy or completeness.





GROUND FLOOR



FIRST FLOOR

- LEGEND**
- L-VE-01 Stone Mulch_10-20mm
 - L-VE-02 Organic Mulch
 - RETIC Line denotes areas to be reticulated
 - Proposed Trees:
 - T1 Lagerstroemia indica x fauriei 'Zuni' Crepe myrtle
 - T2 Olea europaea 'Tolly's upright' Olive

GENERAL NOTES

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH OTHER CONSULTANT DRAWINGS INCLUDING RELEVANT ARCHITECTURAL AND IRRIGATION DRAWINGS, SPECIFICATION AND MATERIALS SCHEDULES.

GARDEN BED PREPARATION
APPLY 150MM (OR DEPTH AS SPECIFIED) OF SOIL CONDITIONER OVER GARDEN BEDS AND CULTIVATE TO A DEPTH OF 300MM. A LIGHT WEIGHT SOIL MIX IS TO BE USED IN ALL PLANTER BEDS ON SLAB IS. 40% HYDROCELL FLAKES, 60% SOIL.

MULCH
ALL GARDEN BED AREAS ARE TO BE MULCHED TO A DEPTH OF 65MM WITH STONE MULCH OR ORGANIC MULCH (AS SPECIFIED).

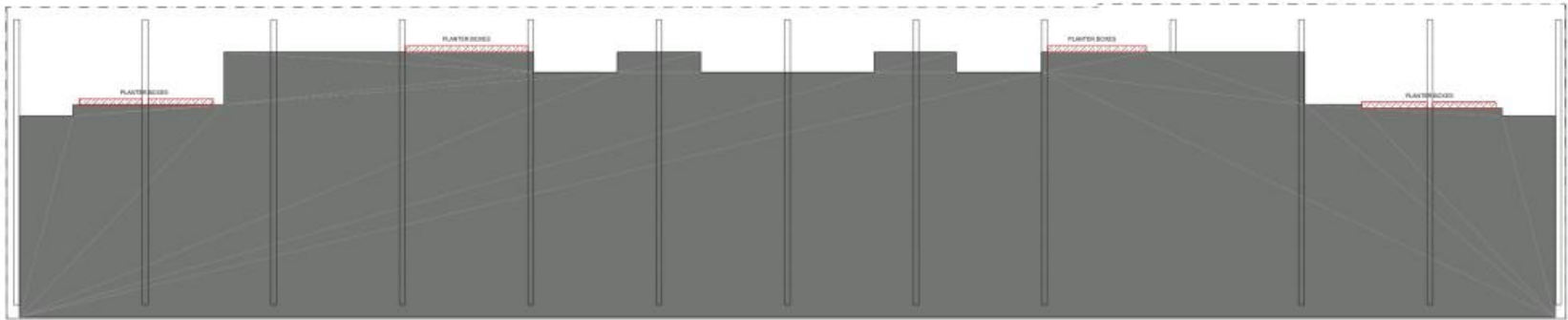
PLANTING
REFER TO TREE AND PLANT SCHEDULES FOR PLANT SPECIES INFORMATION.

GENERAL NOTES (continued)

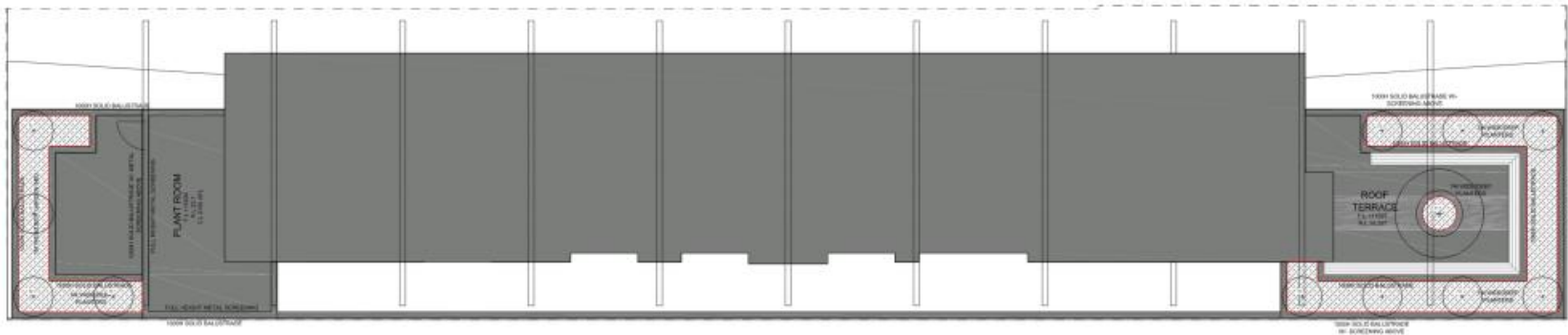
IRRIGATION DESIGN AND INSTALL AN APPROVED AUTOMATED DRIP IRRIGATION SYSTEM TO GARDEN BEDS AND TREES. THE SYSTEM SHALL BE DESIGNED AND INSTALLED BY A QUALIFIED LICENSED IRRIGATION SPECIALIST TO SUIT THE LANDSCAPE LAYOUT AND THE PLANT SPECIES NOMINATED IN THE DESIGN.

IRRIGATION WILL BE INSTALLED AND OPERATED IN ACCORDANCE TO THE LATEST WATER RESTRICTIONS, REGULATIONS AND WATERING TIMES. THE SYSTEM SHALL INCLUDE A BACKFLOW PREVENTION VALVE AND MOISTURE SENSORS. THE SYSTEM SHALL BE TESTED AND APPROVED UPON COMPLETION, AND MONITORED AND MAINTAINED THROUGHOUT THE CONSOLIDATION PERIOD.

CITY OF
RECEIVED
23/1/19



SECOND FLOOR



THIRD FLOOR ROOF TERRACE

- LEGEND
- L-VE-01 Stone Mulch, 10–20mm
 - L-VE-02 Organic Mulch
 - RETIC Line denotes areas to be reticulated
 - Proposed Trees
 - T1 Lagerstroemia indica x fauriei 'Zuni' Crepe myrtle
 - T2 Olea europaea 'Tolly's upright' Olive

GENERAL NOTES

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH OTHER CONSULTANT DRAWINGS INCLUDING RELEVANT ARCHITECTURAL AND IRRIGATION DRAWINGS, SPECIFICATION AND MATERIALS SCHEDULES.

GARDEN BED PREPARATION
APPLY 150MM (OR DEPTH AS SPECIFIED) OF SOIL CONDITIONER OVER GARDEN BEDS AND CULTIVATE TO A DEPTH OF 300MM. A LIGHT WEIGHT SOIL MIX IS TO BE USED IN ALL PLANTER BEDS ON SLAB w. 40% HYDROCELL FLAKES, 60% SOIL.

MULCH
ALL GARDEN BED AREAS ARE TO BE MULCHED TO A DEPTH OF 65MM WITH STONE MULCH OR ORGANIC MULCH (AS SPECIFIED).

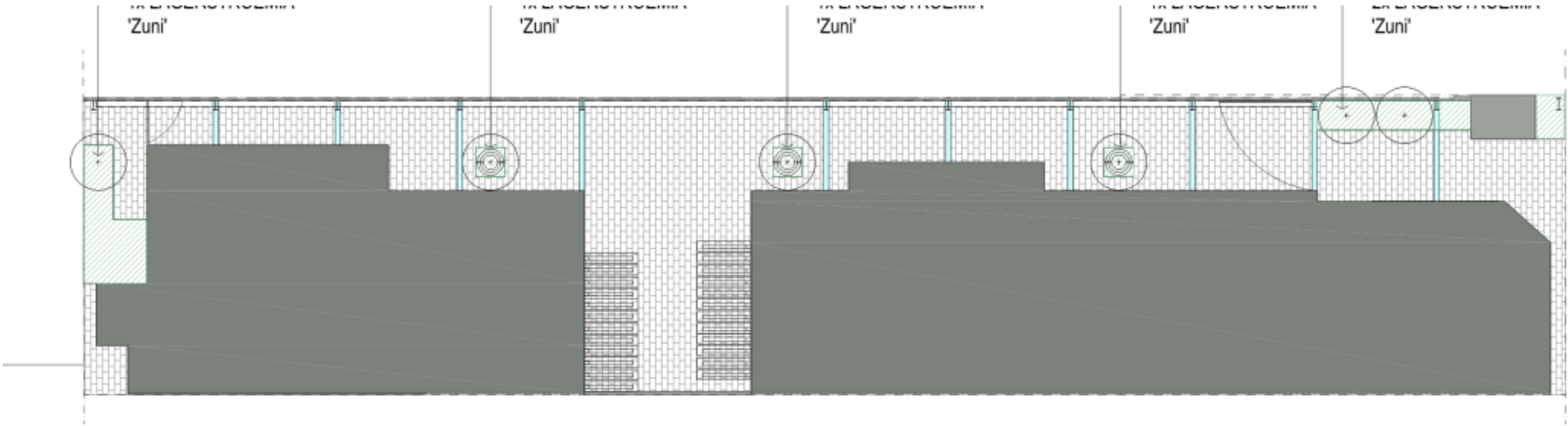
PLANTING
REFER TO TREE AND PLANT SCHEDULES FOR PLANT SPECIES INFORMATION.

GENERAL NOTES (continued)

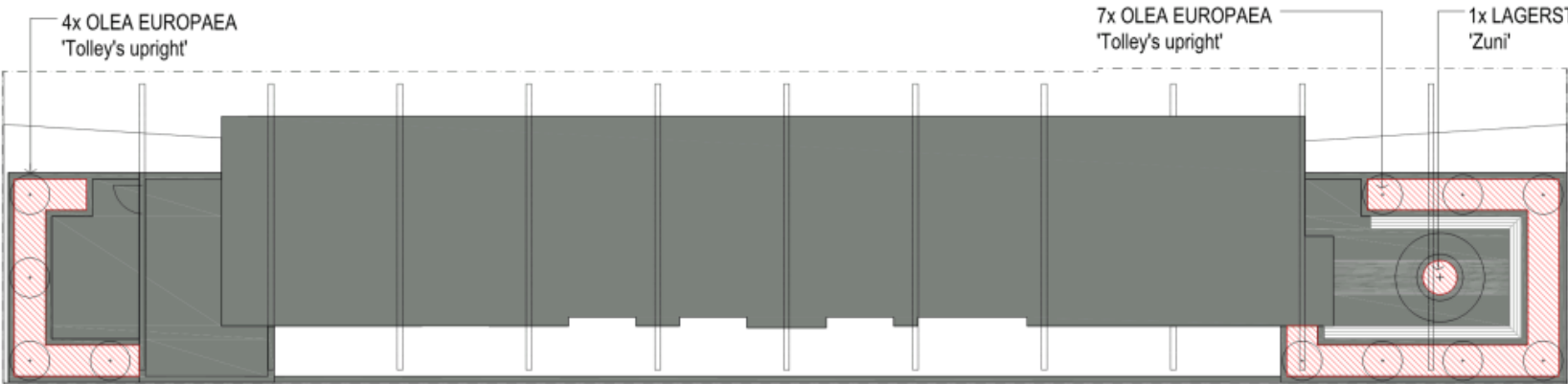
IRRIGATION
DESIGN AND INSTALL AN APPROVED AUTOMATED DRIP IRRIGATION SYSTEM TO GARDEN BEDS AND TREES. THE SYSTEM SHALL BE DESIGNED AND INSTALLED BY A QUALIFIED LICENSED IRRIGATION SPECIALIST TO SUIT THE LANDSCAPE LAYOUT AND THE PLANT SPECIES NOMINATED IN THE DESIGN.

IRRIGATION WILL BE INSTALLED AND OPERATED IN ACCORDANCE TO THE LATEST WATER RESTRICTIONS, REGULATIONS AND WATERING TIMES. THE SYSTEM SHALL INCLUDE A BACKFLOW PREVENTION VALVE, AND MOISTURE SENSORS. THE SYSTEM SHALL BE TESTED AND APPROVED UPON COMPLETION, AND MONITORED AND MAINTAINED THROUGHOUT THE CONSOLIDATION PERIOD.

CITY OF V
REC'D
23/1/2



GROUND FLOOR



THIRD FLOOR ROOF TERRACE

- DEEP SOIL ZONE - NATURAL GROUND
- 16.75m²
Minimum 1M wide
- DEEP SOIL ZONE - ON SLAB
- 31.6m²
Minimum 1M wide and 1M deep



PLANT SCHEDULE							
TYPE		SPECIES *native	MATURE HEIGHT	MATURE SPREAD	STOCK SIZE	QTY	
ADVANCED TREE	T1	LAGERSTROEMIA INDICA x FAURIEI 'ZUNI'	4M	3M	200Lr	7	
	T2	OLEA EUROPAEA 'Tolley's upright' Olive	4M	4M	90Lr	11	
					TOTAL	18	

CITY OF V
RECEIVED
23/1/2

DATE: 22/01/2019
DRAWING NO: L114
DRAWING TITLE: LANDSCAPE TREE PLANTING A



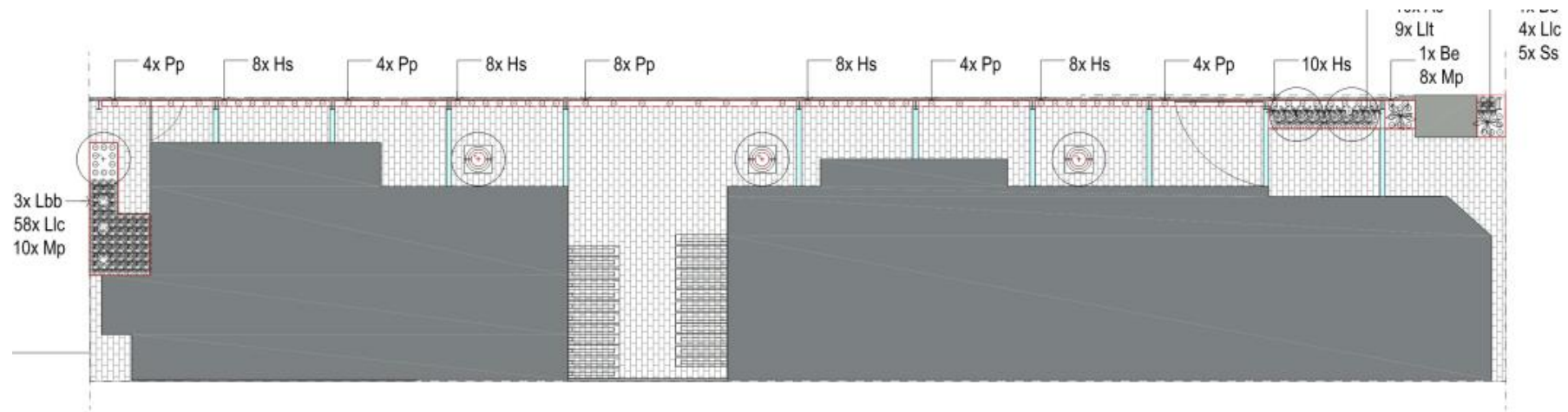
LANDSCAPE ARCHITECT
ALFALFA.

PROJECT
441 WILLIAM STREET

DATE: 22/01/2019
SCALE: 1:100 (S.A.)

DRAWING NO: L114

DRAWING TITLE: LANDSCAPE TREE PLANTING A



GROUND FLOOR

TREES



Lagerstroemia indica x fauriei 'Zuni'
Crepe myrtle

Olea europaea 'Toley's upright' Olive

CLIMBERS



Hibiscus scandens 'Snake vine'

Pandorea pandorana 'Wonga wonga vine'

SHRUBS



Agave attenuata 'Century plant'

Buxus sempervirens 'Clipped balls'

Cornus alba 'White cornel'

Crassula ovata 'Blue bird'

Laurus nobilis 'Baby bay'

Westringia 'Grey box'

GRASSES



Anthrodium cernuum 'NZ Rock Lily'

Beschorneria yuccoides 'Mexican Lily'

Lomandra longifolia 'Lime tuff'

Lomandra longifolia 'Tanka'

GROUNDCOVERS



Myoporum 'Creeping boobialla'

Senecio serpens 'Blue Chalkdust'

Cassinia glauca 'Cousin it'

PLANT SCHEDULE

TYPE	SPECIES *native	MATURE HEIGHT	MATURE SPREAD	STOCK SIZE	QTY
*growth will be significantly reduced due to the restricted root area and site conditions.					
ADVANCED TREE	T1 LAGERSTROEMIA INDICA x FAURIEI 'ZUNI'	4M	3M	200Ltr	7
	T2 OLEA EUROPAEA 'Toley's upright' Olive	4M	4M	90Ltr	11
TOTAL					18
SHRUB	Ag AGAVE ATTENUATA 'Century plant'	1M	0.8M	5Ltr	5
	Be BUXUS SEMPERVIRENS 'Buxus' Clipped balls	0.5M	0.5M	12Ltr	8
	Co CORREA ALBA * 'White cornel'	0.5-1M	1M	5Ltr	3
	Cb CRASSULA 'Bluebird' succulent	0.5M	0.5M	5Ltr	55
	Lbb LAURUS NOBILIS 'Baby Bay'	2M	0.5M	12Ltr	6
	Wg WESTRINGIA * 'Grey box'	0.3M	0.3M	5Ltr	11
GRASSES	Ac ANTHRODIDIUM CIRRATUM 'NZ Rock Lily'	0.7M	0.7M	5Ltr	10
	Be BESCHORNERIA YUCCOIDES 'Mexican Lily'	1M	2M	12Ltr	2
	Llc LOMANDRA LONGIFOLIA * 'Lime tuff'	0.5M	0.5M	5Ltr	275
	Lt LOMANDRA LONGIFOLIA * 'Tanka'	0.7M	0.6M	5Ltr	44
GROUND COVER	Cg CASUARINA GLAUCA 'Cousin it' Prostrate	GROUNDCOVER		140mm	58
	Mp MYOPORUM PARVIFOLIUM * 'Creeping boobialla'	GROUNDCOVER		140mm	24
	Ss SENECEO SERPENS 'Blue chalkdust' succulent	GROUNDCOVER		140mm	16
CLIMBER	Hs HIBBERTIA SCANDENS * 'Snake vine'	CLIMBER		5Ltr	42
	Pp PANDOREA PANDORANA * 'Wonga wonga vine'	CLIMBER		5Ltr	24
TOTAL					538.3

CITY OF V
RECEIVED
23/1/2

DATE: 01/04/2019
BY: LANDSCAPE DESIGN ARCHITECTS

See legend for details of all items. Do not scale or measure off drawings. All dimensions are based on the landscape plan. All dimensions are based on the landscape plan and are subject to change.



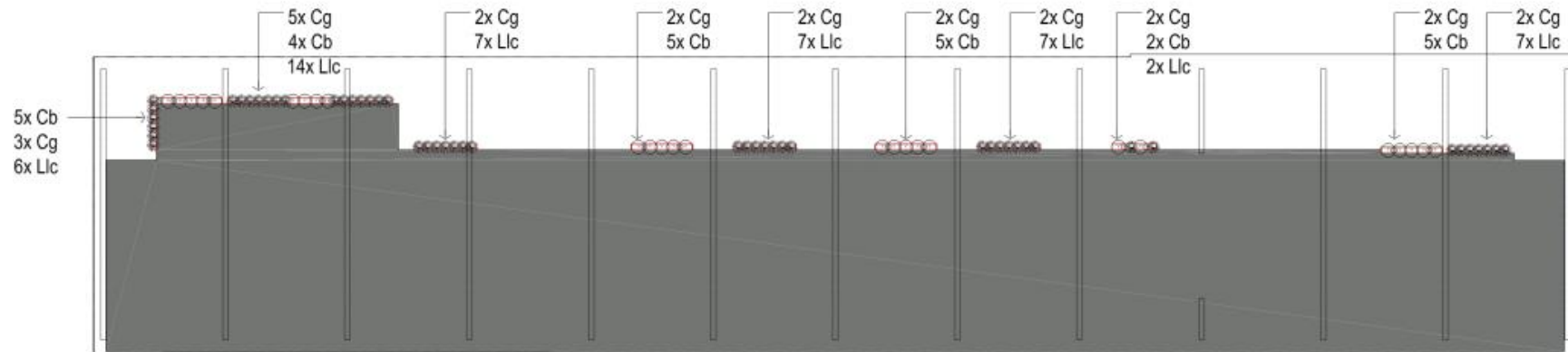
LANDSCAPE ARCHITECT
ALFALFA.

PROJECT
441 WILLIAM STREET

DATE: 22/1/2019
SCALE: 1:100 (L.A.)

DRAWING NO.
L.110

DRAWING TITLE
LANDSCAPE PLANTING PLAN 8



FIRST FLOOR

TREES



Lagerstroemia indica x *fauriei* 'Zuni'
Crispa myrtle

Olea europaea
'Toley's upright' Olive

CLIMBERS



Hibiscus scandens 'Snake vine'
Pandorea pandorana 'Wonga wonga vine'

SHRUBS



Agave attenuata 'Century plant'
Buxus sempervirens 'Clipped balls'
Cornus alba 'White cornus'
Crassula ovata 'Blue bird'
Laura nobilis 'Baby bay'
Westringia 'Grey box'

GRASSES



Anthrodium cirratum 'NZ Rock Lily'
Beschorneria yuccoides 'Mexican Lily'
Lomandra longifolia 'Lime luff'
Lomandra longifolia 'Tanka'

GROUNDCOVERS



Myoporum 'Creeping boobialla'
Senecio serpens 'Blue Chalksticks'
Cosumma glauca 'Cousin it'

PLANT SCHEDULE

TYPE	SPECIES *native	MATURE HEIGHT	MATURE SPREAD	STOCK SIZE	QTY
*growth will be significantly reduced due to the restricted root area and site conditions.					
ADVANCED TREE	T1 LAGERSTROEMIA INDICA x FAURIEI 'ZUNI'	4M	3M	200Ltr	7
	T2 OLEA EUROPAEA 'Toley's upright' Olive	4M	4M	90Ltr	11
TOTAL					18
SHRUB	Ag AGAVE ATTENUATA 'Century plant'	1M	0.8M	5Ltr	5
	Bs BUXUS SEMPERVIRENS 'Buxus' Clipped balls	0.5M	0.5M	12Ltr	8
	Co CORREA ALBA * 'White corned'	0.5-1M	1M	5Ltr	3
	Cb CRASSULA 'Bluebird' succulent	0.5M	0.5M	5Ltr	55
	Lbb LAURUS NOBILIS 'Baby Bay'	2M	0.5M	12Ltr	6
	Wg WESTRINGIA * 'Grey box'	0.3M	0.3M	5Ltr	11
GRASSES	Ac ANTHROPODIUM CIRRATUM 'NZ Rock Lily'	0.7M	0.7M	5Ltr	10
	Be BESCHORNERIA YUCCOIDES 'Mexican Lily'	1M	2M	12Ltr	2
	Llc LOMANDRA LONGIFOLIA * 'Lime luff'	0.5M	0.5M	5Ltr	275
	Lt LOMANDRA LONGIFOLIA * 'Tanka'	0.7M	0.6M	5Ltr	44
GROUND COVER	Cg COSUARINA GLAUCA 'Cousin it' Prostrate	GROUNDCOVER		140mm	58
	Mp MYOPORUM PARVIFOLIUM * 'Creeping boobialla'	GROUNDCOVER		140mm	24
CLIMBER	Ss SENECCO SERPENS 'Blue chalksticks' succulent	GROUNDCOVER		140mm	16
	Hs HIBBERTIA SCANDENS * 'Snake vine'	CLIMBER		5Ltr	42
	Pp PANDOREA PANDORANA * 'Wonga wonga vine'	CLIMBER		5Ltr	24
TOTAL					583

CITY OF VIN
RECEIVED
23/1/201

DATE: 01/03/2019
BY: LANDSCAPE DESIGNER: [Signature]
See legend for details of all items. Do not scale or measure off drawings. All dimensions are based on the landscape plan and are subject to change. All dimensions are based on the landscape plan and are subject to change.



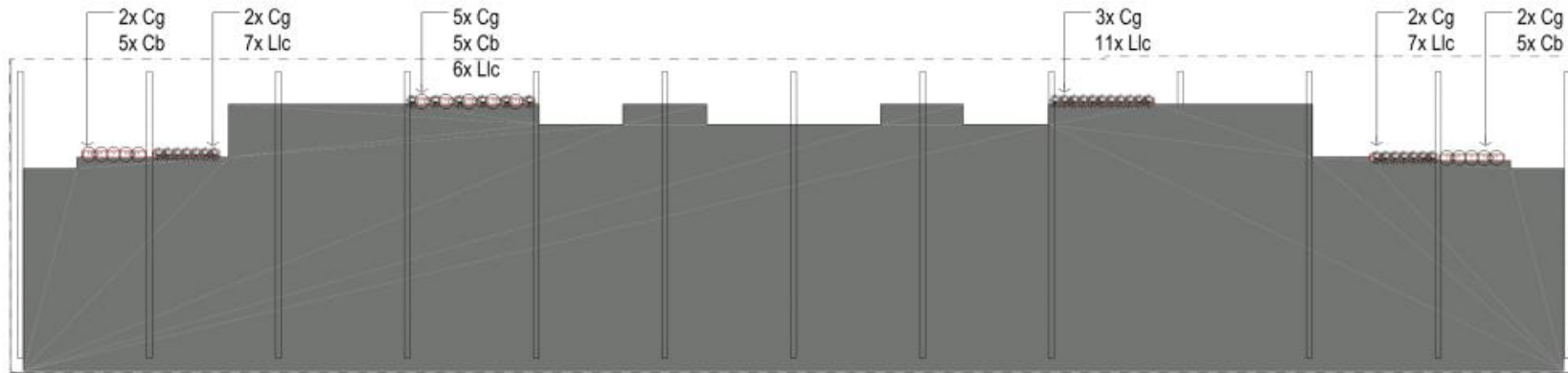
LANDSCAPE ARCHITECT
ALFALFA.

PROJECT
441 WILLIAM STREET

DATE: 01/03/2019
SCALE: 1:100 (PLAN)

DRAWING NO.
L111

DRAWING TITLE
LANDSCAPE PLANTING PLAN 8



SECOND FLOOR

TREES



Lagerstroemia indica x *fauriei* 'Zuni'
Crispa myrtle

CLIMBERS



Hibiscus scandens 'Snake vine'
Pandorea pandorana 'Wonga wonga vine'

SHRUBS



Agave attenuata 'Century plant'
Buxus sempervirens 'Clipped balls'
Correa alba 'White correa'
Crassula ovata 'Blue bird'
Laura nobilis 'Baby bay'
Westringia 'Grey box'

GRASSES



Anthrodium cirratum 'NZ Rock Lily'
Beschorneria yuccoides 'Mexican Lily'
Lomandra longifolia 'Lime tuff'
Lomandra longifolia 'Tanka'

GROUNDCOVERS



Myoporum 'Creeping boobialla'
Senecio serpens 'Blue Chalksticks'
Casuarina glauca 'Cousin it'

PLANT SCHEDULE

TYPE	SPECIES *native	MATURE HEIGHT	MATURE SPREAD	STOCK SIZE	QTY
*growth will be significantly reduced due to the restricted root area and site conditions.					
ADVANCED TREE	T1 LAGERSTROEMIA INDICA x FAURIEI 'ZUNI'	4M	3M	200Ltr	7
	T2 OLEA EUROPAEA 'Tolley's upright' Olive	4M	4M	90Ltr	11
TOTAL					18
SHRUB	Ag AGAVE ATTENUATA 'Century plant'	1M	0.8M	5Ltr	5
	Bs BUXUS SEMPERVIRENS 'Buxus' Clipped balls	0.5M	0.5M	12Ltr	8
	Co CORREA ALBA * 'White correa'	0.5-1M	1M	5Ltr	3
	Cb CRASSULA 'Bluebird' succulent	0.5M	0.5M	5Ltr	55
	Lbb LAURUS NOBILIS 'Baby Bay'	2M	0.5M	12Ltr	6
	Wg WESTRINGIA * 'Grey box'	0.3M	0.3M	5Ltr	11
GRASSES	Ac ANTHRODIDIUM CIRRATUM 'NZ Rock Lily'	0.7M	0.7M	5Ltr	10
	Be BESCHORNERIA YUCCOIDES 'Mexican Lily'	1M	2M	12Ltr	2
	Llc LOMANDRA LONGIFOLIA * 'Lime tuff'	0.5M	0.5M	5Ltr	275
	Lt LOMANDRA LONGIFOLIA * 'Tanka'	0.7M	0.6M	5Ltr	44
GROUND COVER	Cg CASUARINA GLAUCA 'Cousin it' Prostrate	GROUND COVER		140mm	58
	Mp MYOPORUM PARVIFOLIUM * 'Creeping boobialla'	GROUND COVER		140mm	24
CLIMBER	Ss SENECCIO SERPENS 'Blue chalksticks' succulent	GROUND COVER		140mm	16
	Hs HIBBERTIA SCANDENS * 'Snake vine'	CLIMBER		5Ltr	42
	Pp PANDOREA PANDORANA * 'Wonga wonga vine'	CLIMBER		5Ltr	24
TOTAL					538.3

CITY OF VIN
RECEIVED
23/1/2019

DATE: 01/04/2019
BY: ALFALFA
The signed dimensions of all items, shown under or across of drawings, 10 dimensions and notes to be checked in the field by the landscape architect prior to planting. If dimensions are found to be incorrect, the landscape architect will not be responsible for providing.



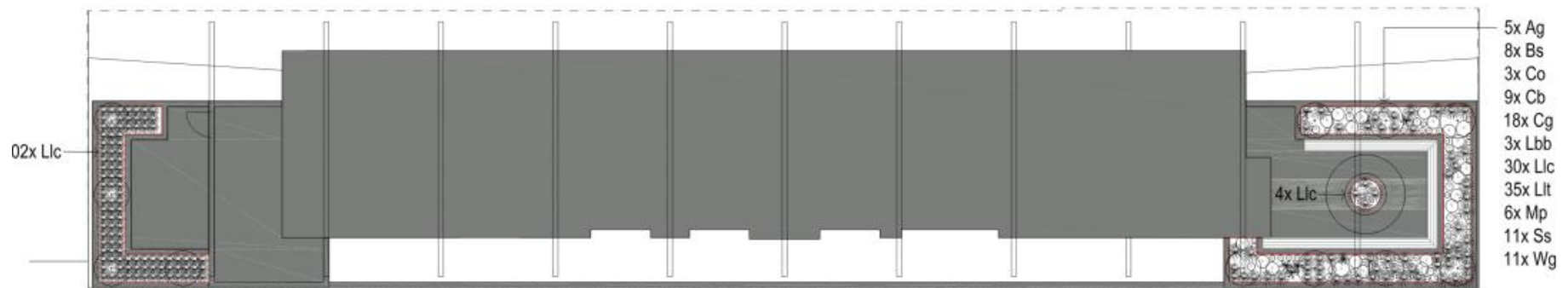
LANDSCAPE ARCHITECT
ALFALFA.

PROJECT
441 WILLIAM STREET

DATE: 22/1/2019
SCALE: 1:100 (L.A.)

DRAWING NO.
L.112

DRAWING TITLE
LANDSCAPE PLANTING PLAN 8



THIRD FLOOR ROOF TERRACE

TREES



Lagerstroemia indica x faurei 'Zuni'
Crape myrtle

Olea europaea 'Tolley's upright' Olive

CLIMBERS



Hibbertia scandens 'Snake vine'

Pandorea pandorana 'Wonga wonga vine'

SHRUBS



Agave attenuata 'Century plant'

Buxus sempervirens 'Clipped balls'

Cornus alba 'White cornel'

Crassula ovata 'Blue bird'

Laura nobilis 'Baby bay'

Westringia 'Grey box'

GRASSES



Anthrodium crinitum 'NZ Rock Lily'

Beschorneria yuccoides 'Mexican Lily'

Lomandra longifolia 'Lime turf'

Lomandra longifolia 'Tanka'

GROUNDCOVERS



Myoporum 'Creeping dooballa'

Senecio serpens 'Blue Chalkdust'

Cassinia glauca 'Cousin it'

PLANT SCHEDULE

TYPE	SPECIES *native	MATURE HEIGHT	MATURE SPREAD	STOCK SIZE	QTY
*growth will be significantly reduced due to the restricted root area and site conditions.					
ADVANCED TREE	T1 LAGERSTROEMIA INDICA x FAUREI 'ZUNI'	4M	3M	200Ltr	7
	T2 OLEA EUROPAEA 'Tolley's upright' Olive	4M	4M	90Ltr	11
TOTAL					18
SHRUB	Ag AGAVE ATTENUATA 'Century plant'	1M	0.8M	5Ltr	5
	Bs BUXUS SEMPERVIRENS 'Buxus' Clipped balls	0.5M	0.5M	12Ltr	8
	Co CORREA ALBA * 'White cornel'	0.5-1M	1M	5Ltr	3
	Cb CRASSULA 'Bluebird' succulent	0.5M	0.5M	5Ltr	55
	Lbb LAURUS NOBILIS 'Baby Bay'	2M	0.5M	12Ltr	6
	Wg WESTRINGIA * 'Grey box'	0.3M	0.3M	5Ltr	11
GRASSES	Ac ANTHRODIDIUM CIRRIATUM 'NZ Rock Lily'	0.7M	0.7M	5Ltr	10
	Be BESCHORNERIA YUCCOIDES 'Mexican Lily'	1M	2M	12Ltr	2
	Lic LOMANDRA LONGIFOLIA * 'Lime turf'	0.5M	0.5M	5Ltr	275
	Lt LOMANDRA LONGIFOLIA * 'Tanka'	0.7M	0.6M	5Ltr	44
GROUND COVER	Cg CASUARINA GLAUCA 'Cousin it' Prostrate	GROUND COVER		140mm	58
	Mp MYOPORIUM PARVIFOLIUM * 'Creeping dooballa'	GROUND COVER		140mm	24
	Ss SENEIO SERPENS 'Blue chalkdust' succulent	GROUND COVER		140mm	16
CLIMBER	Hs HIBBERTIA SCANDENS * 'Snake vine'	CLIMBER		5Ltr	42
	Pp PANDOREA PANDORANA * 'Wonga wonga vine'	CLIMBER		5Ltr	24
TOTAL					538.3

CITY OF WILSON
RECEIVED
23/1/21

DATE: 01/04/2019
BY: LANDSCAPE DESIGNER
The signed dimensions of all items, shown under or between all drawings, shall be used for the construction of the landscape plan. The dimensions are based on the landscape designer's best estimate prior to planting.



LANDSCAPE ARCHITECT
ALFALFA.

PROJECT
441 WILLIAM STREET

DATE: 22/1/2019
SCALE: 1:100 (PLAN)

DRAWING NO.
L 113

DRAWING TITLE
LANDSCAPE PLANTING PLAN: B



28th June 2018

Planning Department
City of Vincent
244 Vincent Street
LEEDERVILLE WA 6902

RE: 441 William Street, Northbridge

To whom it may concern,

We are requesting the following variations for the proposed hotel development noted above and have outlined issues for your attention.

- An amendment to the overall allowed building height. The Design Guidelines note a maximum of 3 storeys adjacent to the streets and 4 storeys setback within the site. We are proposing 3 storeys adjacent to the streets and 5 storeys within the site. Due to the building height of the property directly across from 441 William Street we believe that this is justified. That property also has a height of 3 storeys at the street and 5 storeys setback from the street. We believe the extra storey will allow for the hotel to house an appropriate number of guests that will in turn benefit the community.

We believe that the proposed design maximises the potential of the lot, with any amendments required only serving to increase functionality and profitability. The proposal has been undertaken with significant consideration to neighbouring properties and we believe that any amendments will have no adverse effects on these properties or the surrounding area.

Should you have any issues regarding the above please do not hesitate to contact me on 0437 33 815.

Yours Sincerely,

Coral Buxey
Masters of Architecture
Design Manager
TEGAN LOUISE DESIGNS

E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Project: William Street Hotel

Project Address: 441 William Street

Client: Davor Nikolic on behalf of Xiayi Guo & Shu YaDuam

Designer: Tegan Louise Designs

Nature of Proposal -

- Hotel (30 suites)
- Commercial Tenancy (proposed café)
- Commercial Tenancy (proposed office)

Operation Hours/Days -

Hotel - 24/7 usage

- 24/7 reception services
- Full office staff 9am-5pm/ 5 days per week (as required)
- Cleaning staff 9am-5pm/ 7 days per week (as required)

Commercial Tenancy (café)- 7am-10pm(maximum)/ 7 days per week

Commercial Tenancy (office)- 9am-5pm(maximum)/ 5 days per week

Maximum Expected Employees -

Hotel - 10-15

Commercial Tenancy (café)- 5-10

Commercial Tenancy (office)- 2-3 (small office)

Maximum Expected Visitors -

Hotel - 60

Commercial Tenancy (café)- 30-40

Commercial Tenancy (office)- 1-2 (small office)

E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Project: William Street Hotel

Project Address: 441 William Street

Client: Davor Nikolic on behalf of Xiayi Guo & Shu YaDuam

Designer: Tegan Louise Designs

Sustainability Considerations

The city of Vincent places high value on sustainable design and hence consideration has been given to this in the proposal. Sustainable building materials and claddings such as concrete, timber and copper have been used because of this.

In terms of positioning the major setback from the side boundary occurs to the North boundary for solar passive reasons. The majority of openings occur to this side. There are minimal windows to the East and West elevations with awnings to these elevations acting as shade devices. The building is primarily rectangular, thus the buildings total surface area is kept to a minimum allowing for better performance of the building fabric.

Awnings and cantilever have been utilised at various points throughout the proposal for sun shading purposes. Some windows to the North façade have also been recessed for shading purposes.

Please see attached for sun/shadowing diagrams.

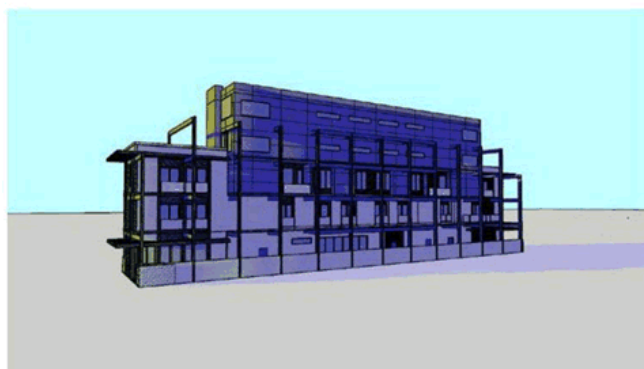
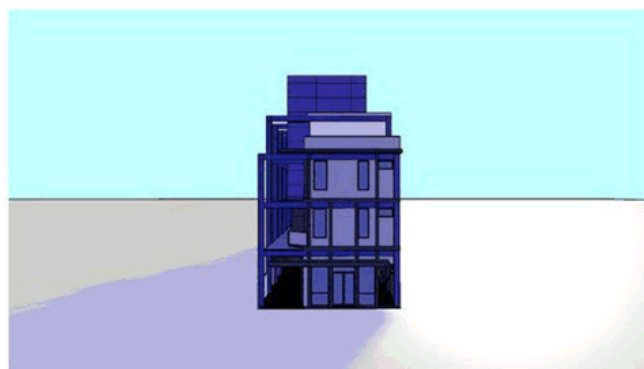
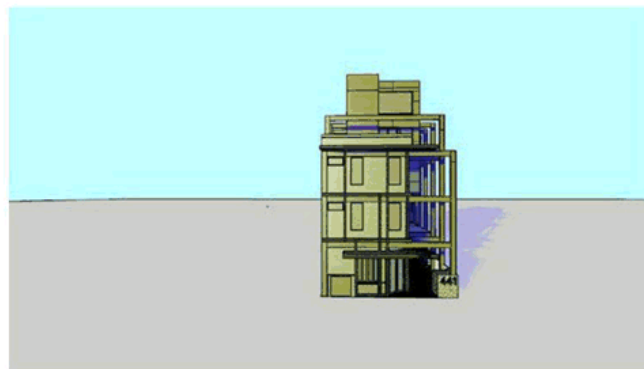
E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



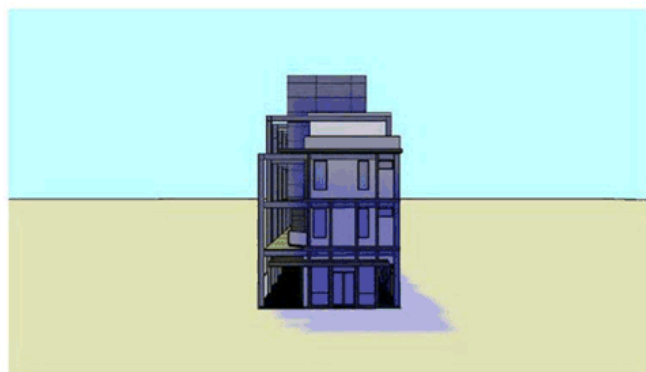
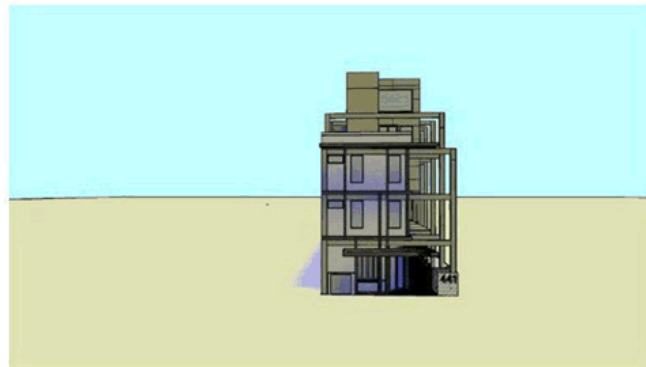
Summer - Morning



E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

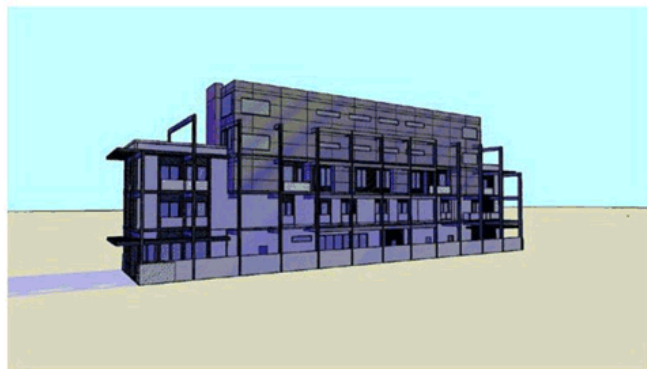
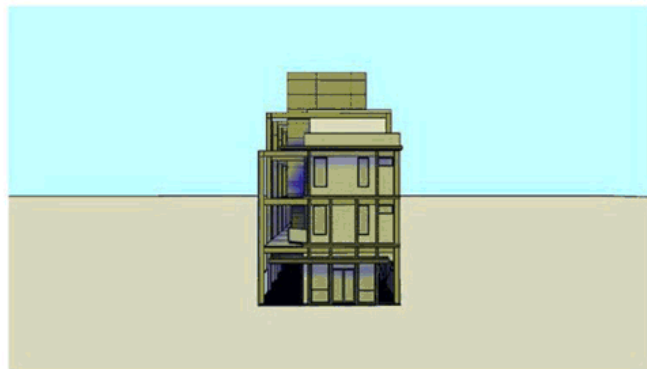
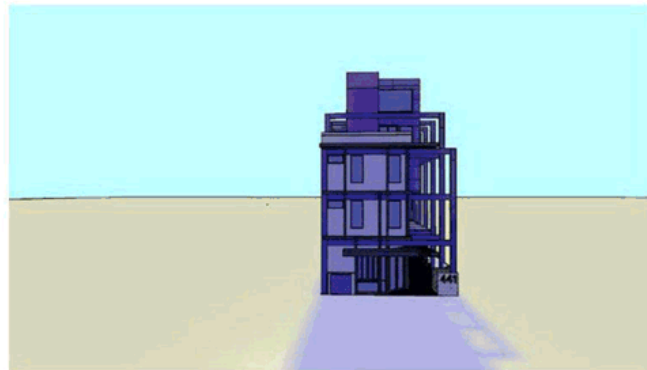
W: www.tldesigns.com.au



E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

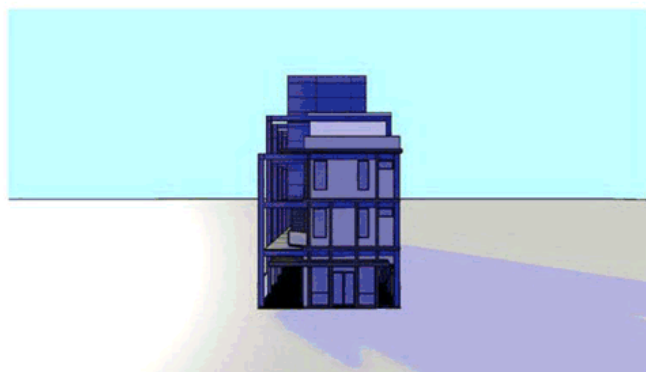
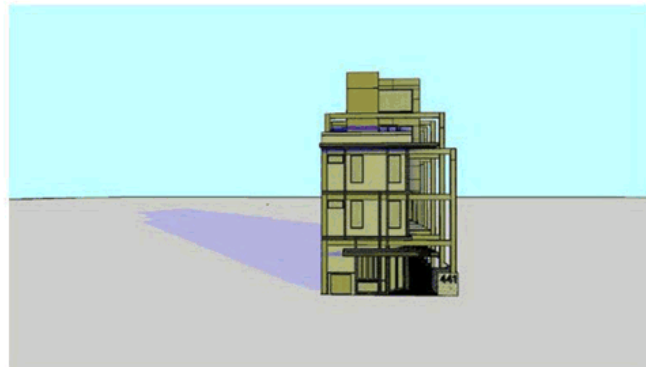
W: www.tldesigns.com.au



E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



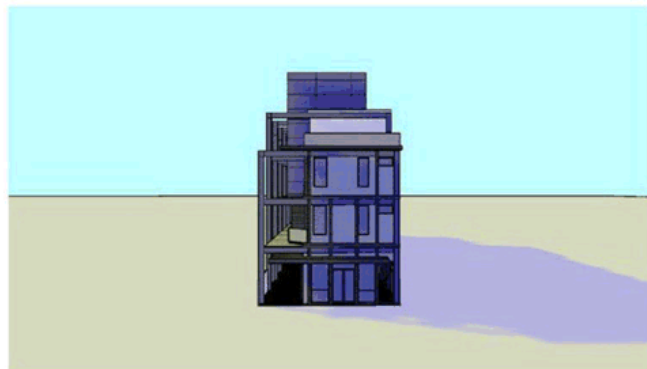
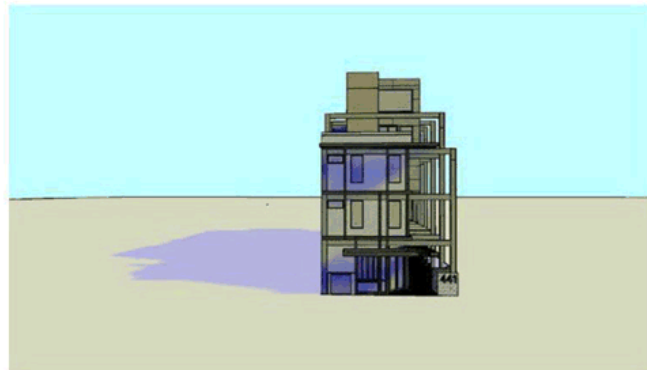
E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Winter - Midday



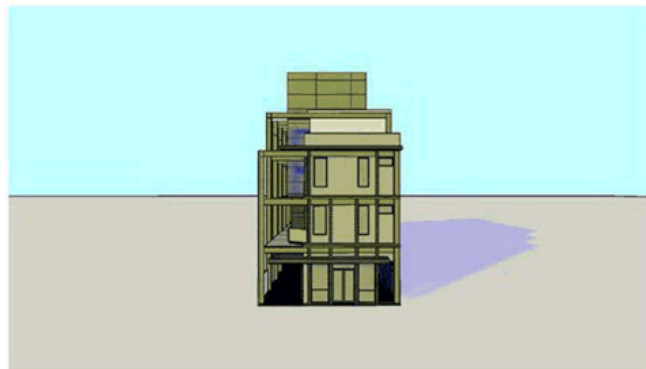
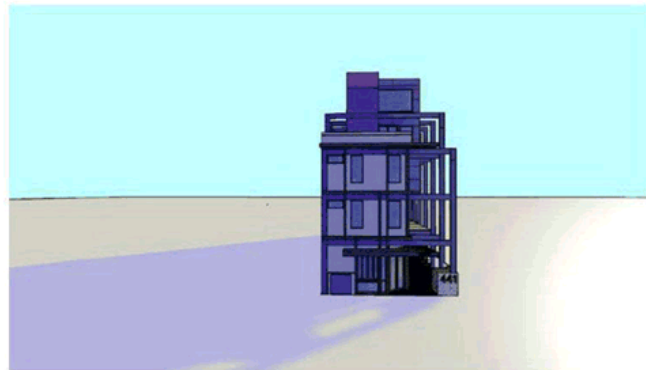
E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Winter - Afternoon



E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



William Street Hotel – 441 William Street



E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Materials/Finishes schedule –

Project: William Street Hotel

Project Address: 441 William Street

Client: Davor Nikolic on behalf of Xiayi Guo & Shu Ya Duam

Applicant: Tegan Louise Designs

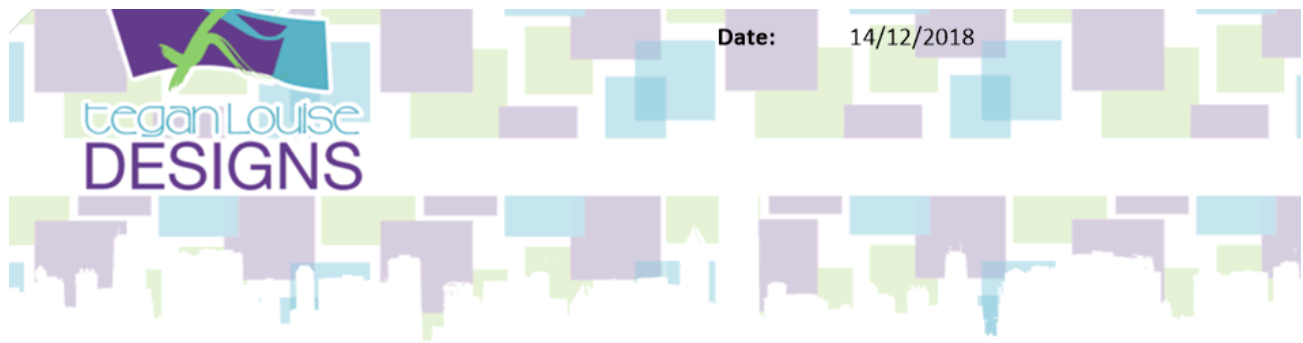
Building Materials	
Exterior Walls	Concrete Panels
Interior walls	Steel Stud
Roof	Colorbond/Trimdeck
Structure	Steel (w/- appropriate Cladding for fire resistance)

Finishes and Cladding	
"Lower Box"	Concrete
"Higher Box"	Alucabond – Nominated colour Anthrazit Grey 105
Recesses	Timber Cladding – Urbanline Euro Selekt Clad – Cedar or White Oak (Or similar Product)
Facade feature columns and awnings	Timber Cladding – Urbanline Euro Selekt Clad – Cedar or White Oak (Or similar Product)
Front Facade Feature	Cor-ten steel
Balcony Balustrades	Metal – Laser Cut – Middle eastern/Arabic Pattern – Colour Black Satin
Screening	Metal – Laser Cut – Middle eastern/Arabic Pattern – Colour Black Satin
Ground Floor Pedestrian Access ways/ Alfresco	Exposed Aggregate – Night Sky – Black Oxide

E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



14th December 2018

Planning Department
City of Vincent
244 Vincent Street
LEEDERVILLE WA 6902

RE: 441 William Street, Northbridge

To whom it may concern,

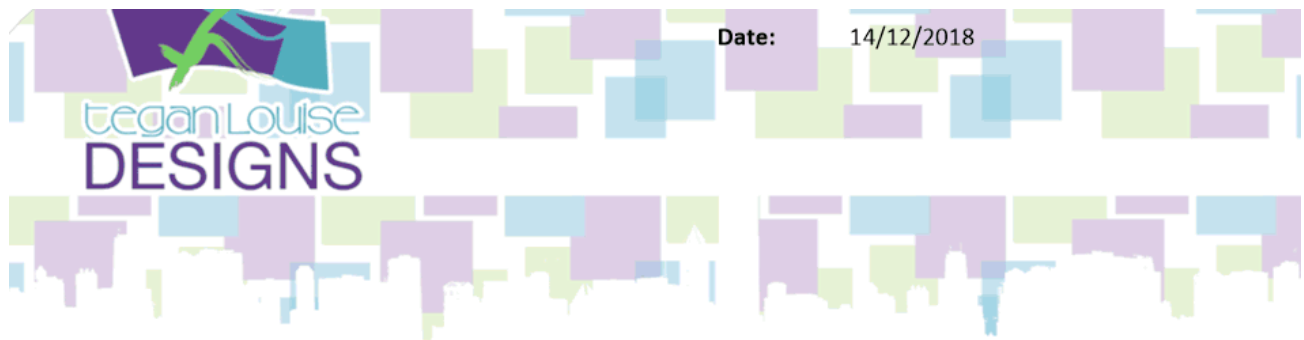
We are proposing that there will be no car parking on site. Instead a payment of cash-in-lieu is to be supplied. We believe that the surround parking and transport options are sufficient to serve the site and that given the size of the site, and in particular its narrowness, having on site parking would limit the potential for public and commercial usage to the ground floor.

The below report will demonstrate the parking and transport options available in the immediate vicinity of the site which sufficiently services the proposal and its employees/visitors.

E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Car Parking

Street parking

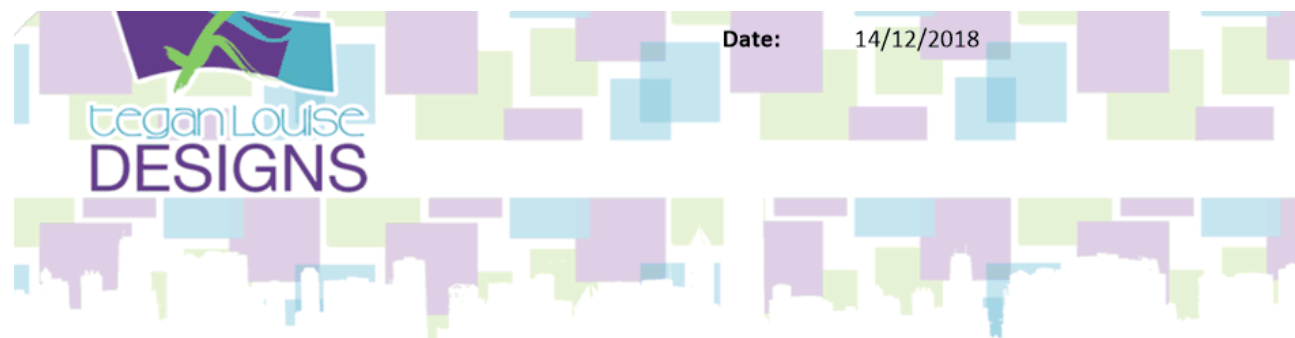
As per the image below there is 2 hour street parking in the vicinity of the site along William street and Brisbane street. There is also 1hr street parking along Robinson Avenue. This street parking will be sufficient to serve short stay visitors to the site such as those looking to utilise the commercial tenancies for a short period of time. It is to be noted that this street parking is sufficient to serve other commercial tenancies in the area.



E: info@tldesigns.com.au

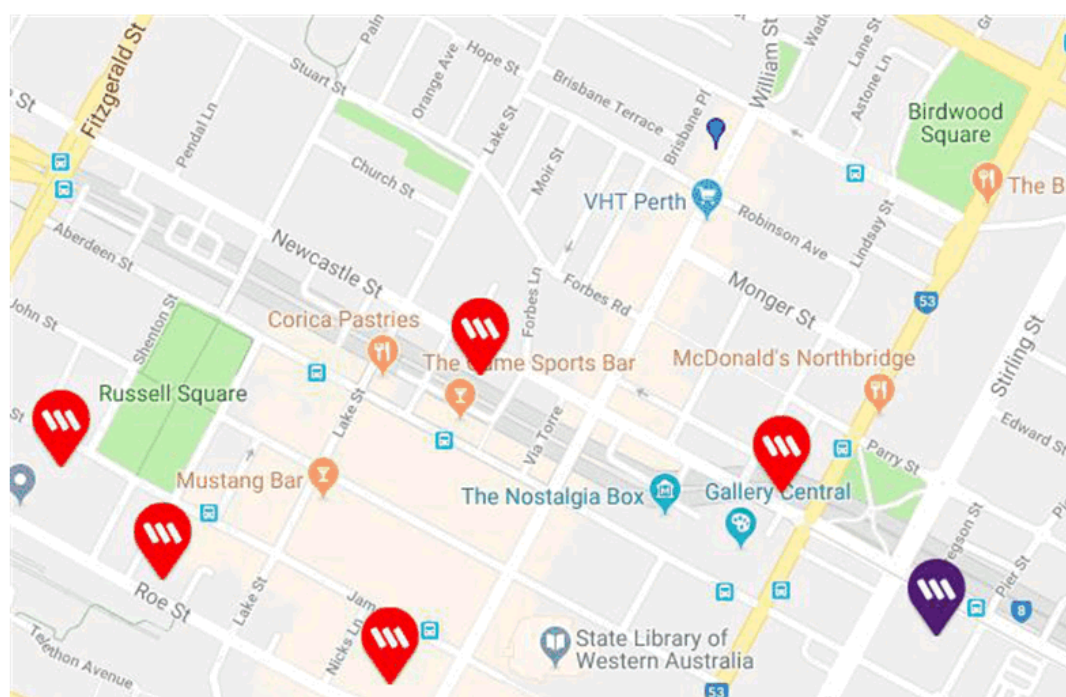
Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Longer stay parking

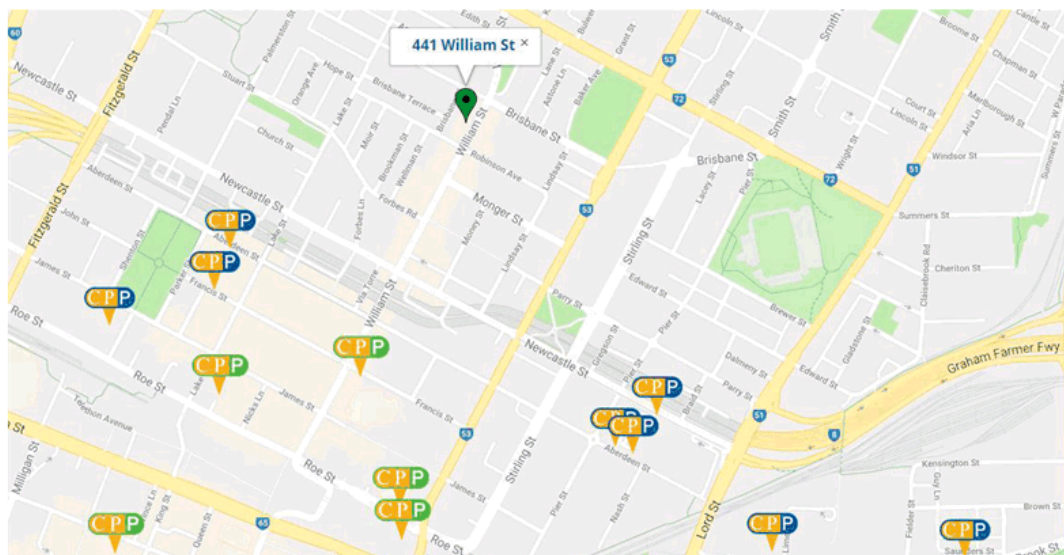
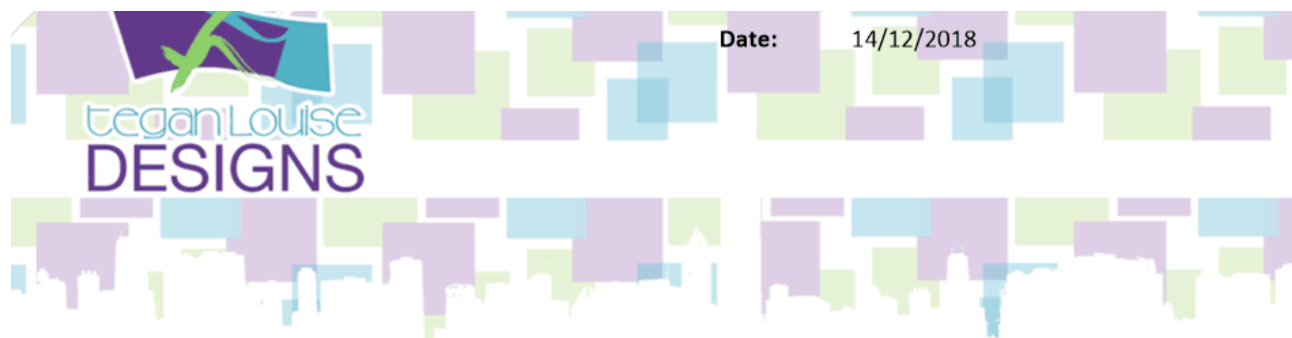
As per the image below there are numerous parking facilities in the vicinity of the site that can accommodate longer stay parking. In addition to these images there is also public parking at the State Library and the Brisbane Street Car Park. Many of these facilities are open 24hrs and are secure. Many of the hotel guests are likely to be short stay business travellers from overseas and hence it is likely that they will not have a car to accommodate however in the event that guests to have cars these can be accommodated in the parking facilities in the area. This is not dissimilar to how numerous other hotels in Perth operate and notification of this can be given to guests via booking websites and emails as per the operation of other hotels. Staff who require car parking can also use these facilities as per the employees of most workplaces in Perth.



E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au

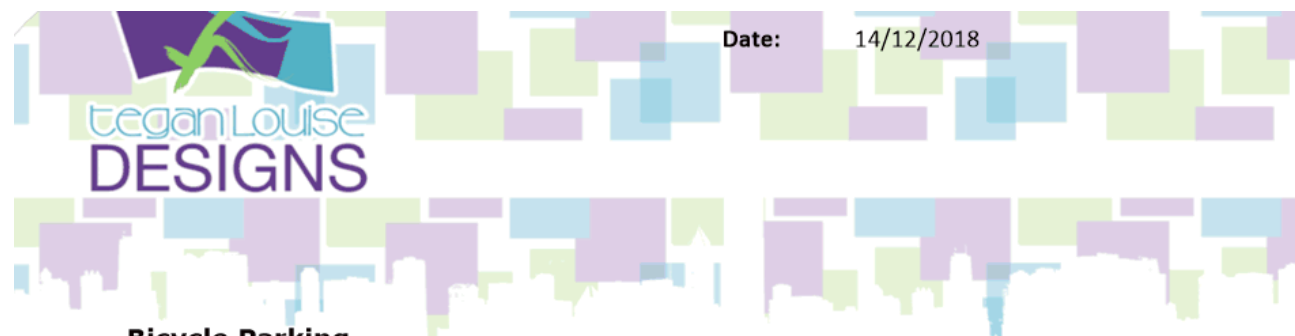


Guests will be informed about the parking situation prior to booking/arriving. There will be information regarding parking on the hotel website as well as all relevant booking sites. Parking information should also be included on confirmation emails and further correspondence to guests.

E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au

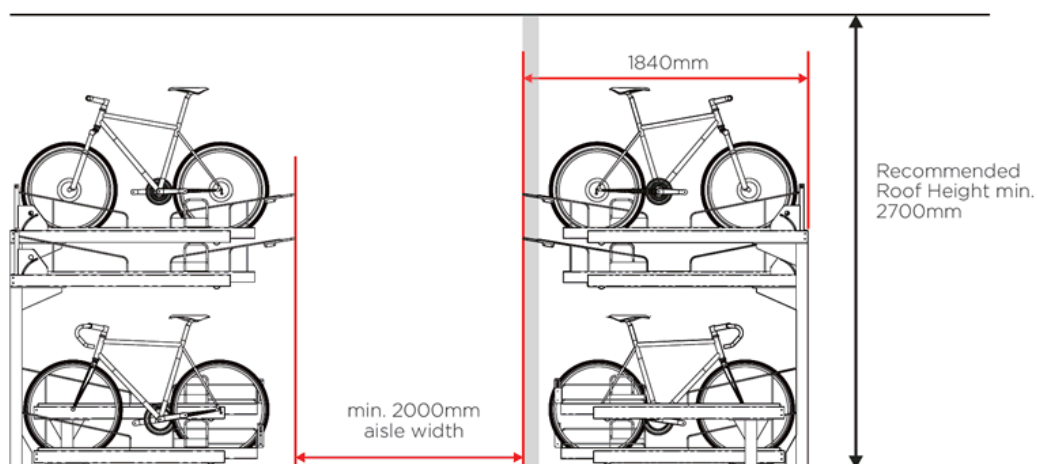


Date: 14/12/2018

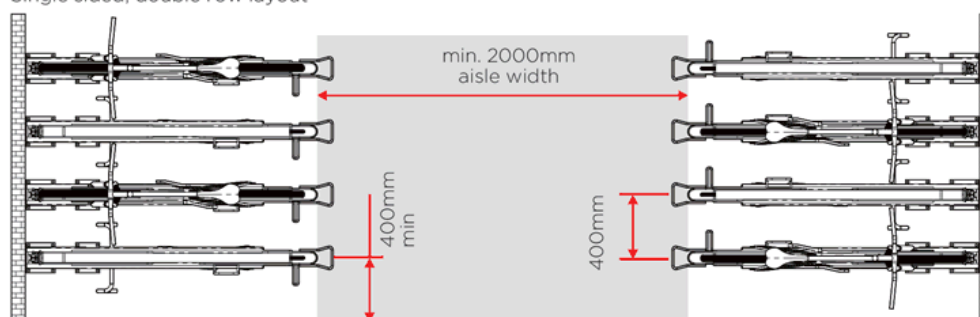
Bicycle Parking

As per the ground floor plan and the image bicycle parking/rental supplied on site that should accommodate up to 48 bicycles. We believe that this amount of parking in addition to the bicycle parking areas supplied in the immediate area (as pictured below) will be enough to service the proposal.

The bicycles will be stored using dynamic 2 tier bike racks that are to Australian standards. Please refer to the images below for further information.



Single sided, double row layout

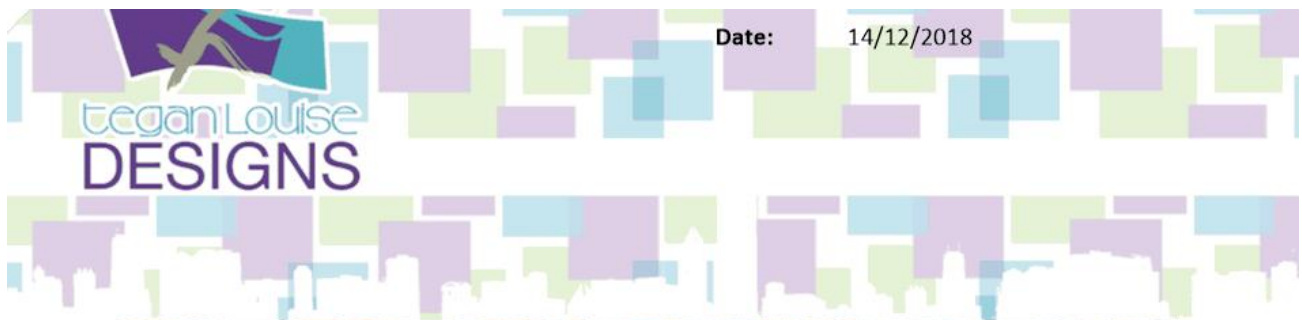


To comply with AS2890.3 (2015) minimum 400mm spacing between post centres and to edge of walls or other obstructions

E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

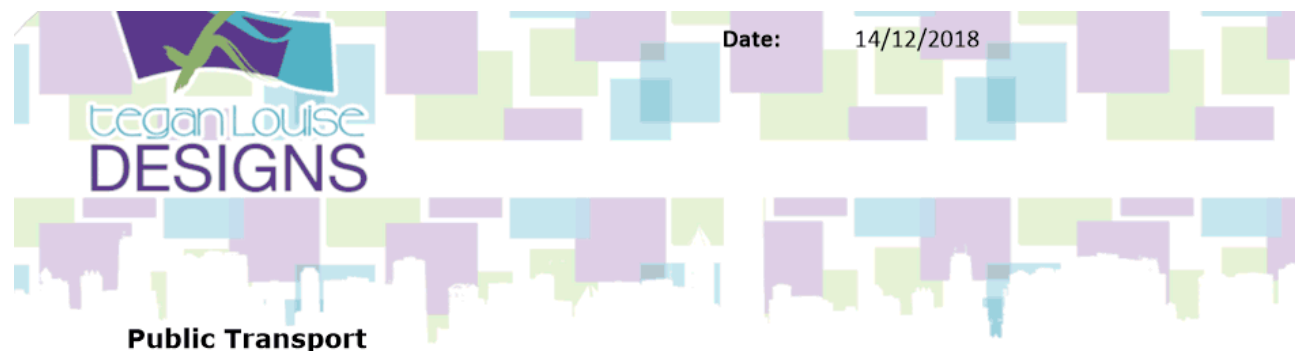
W: www.tldesigns.com.au



E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Being close to Perth CBD means that the site is highly accessible through public transport. As per the image below there are Transperth bus routes that service William street to the North of the Site (stopping at Brisbane Street) as well as Beaufort street which is in the immediate vicinity of the site. There is also the Blue Cat 7 service which runs along Aberdeen street, again in the immediate vicinity of the site.

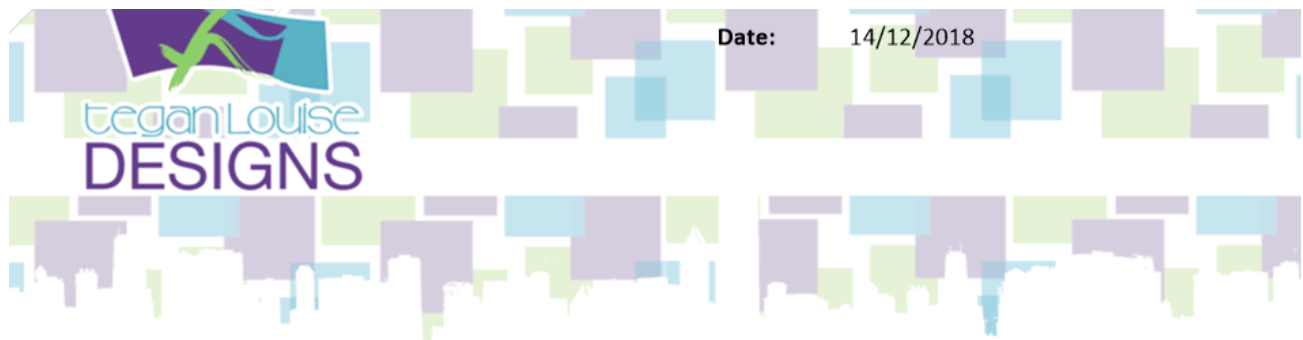
The Perth Bus port, the Perth Train Station and the Perth Underground Station are all within 15 minutes walk of the site hence making it highly accessible for those looking to utilise public transport. As per most commercial building in the city the proposal seeks to utilise the transport options available for employees and visitors alike.



E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Owing to the above we believe that the site is very accessible and has significant transport options available to service it. As such we believe that the City should consider a cash in lieu payment to accommodate for the proposed shortfall. We believe that the proposal seeks to utilise the options available in the surrounding area and maximise the potential of more energy efficient transport options such as cycling or using public transport. The cash in lieu payment allows the proposal to maximise the potential of the ground floor space for public and commercial usages and including parking or car accessways to the ground floor would have a detrimental effect on this.

Should you have any issues regarding the above please do not hesitate to contact me on 0437 33 815.

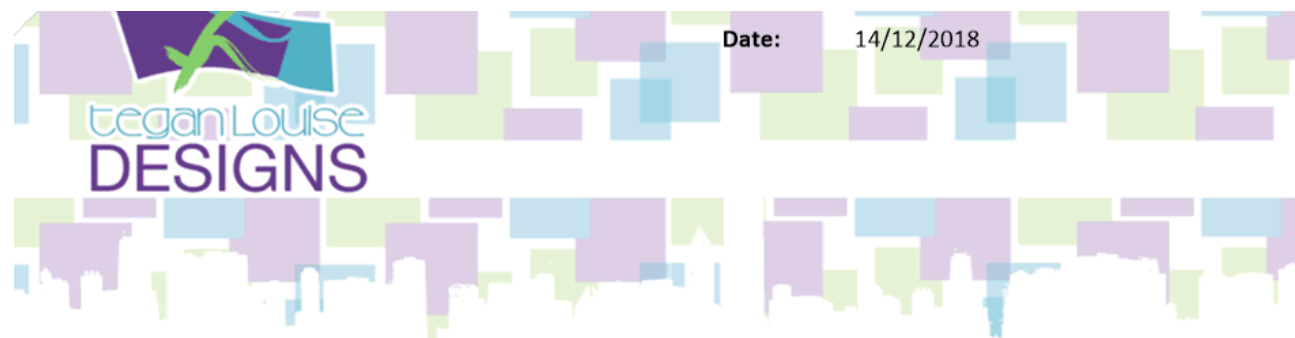
Yours Sincerely,

Coral Buxey
Masters of Architecture
Design Manager
TEGAN LOUISE DESIGNS

E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



14th December 2018

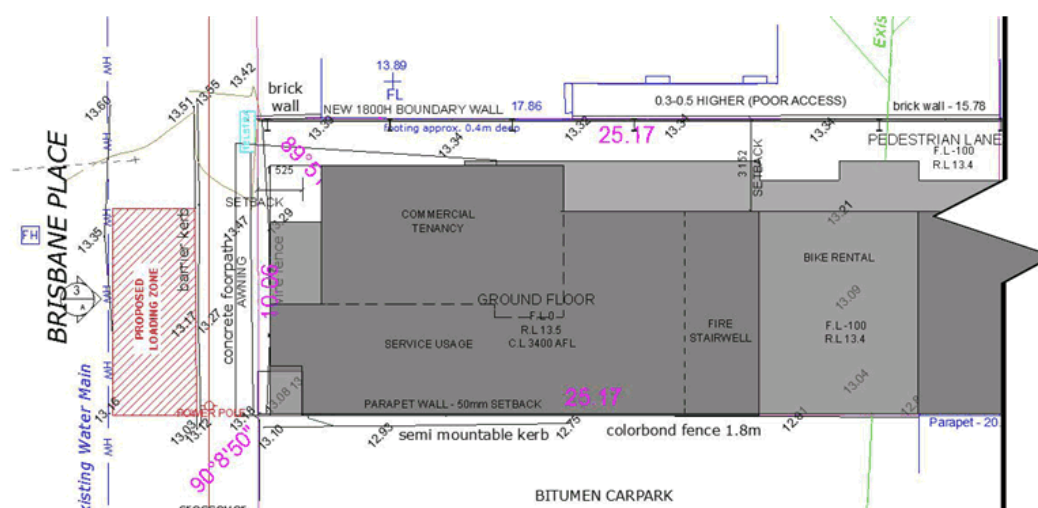
Planning Department
City of Vincent
244 Vincent Street
LEEDERVILLE WA 6902

RE: 441 William Street, Northbridge

Services Management Plan

Vehicle Access

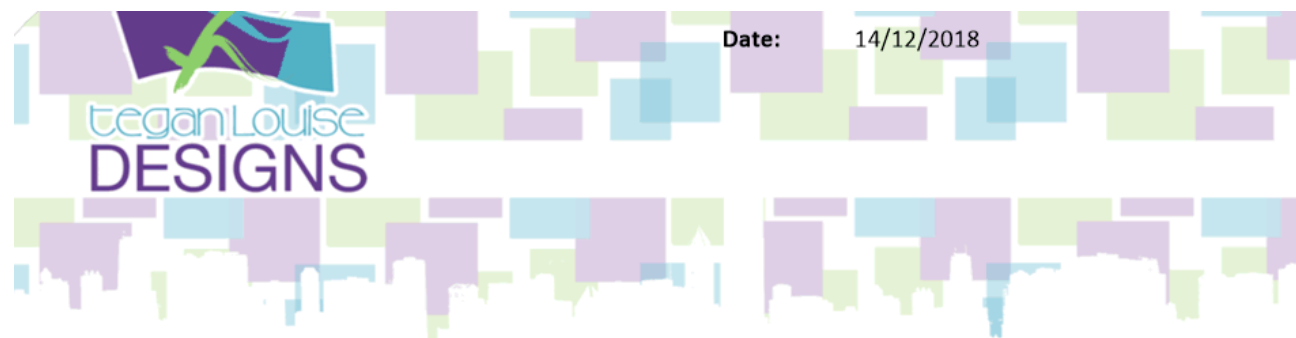
We are proposing all vehicle access to occur from Brisbane Place. We are proposing the designation of 1 loading bay to Brisbane place similar to those already on Robinson Avenue. Service vehicles will occupy this loading bay/zone for short periods of time at different intervals throughout the week. There is direct access from Brisbane place to the service corridor allowing for efficient and easy transportation of goods and services.



E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Services to Consider

- Waste Management – Bin Collection
- Laundry Services
- Hotel deliveries (food/beverages, office supplies, cleaning supplies, guest amenities etc..)
- Coffee Shop deliveries (food/beverages, cleaning supplies etc..)
- Commercial Deliveries (office Supplies)
- Maintenance

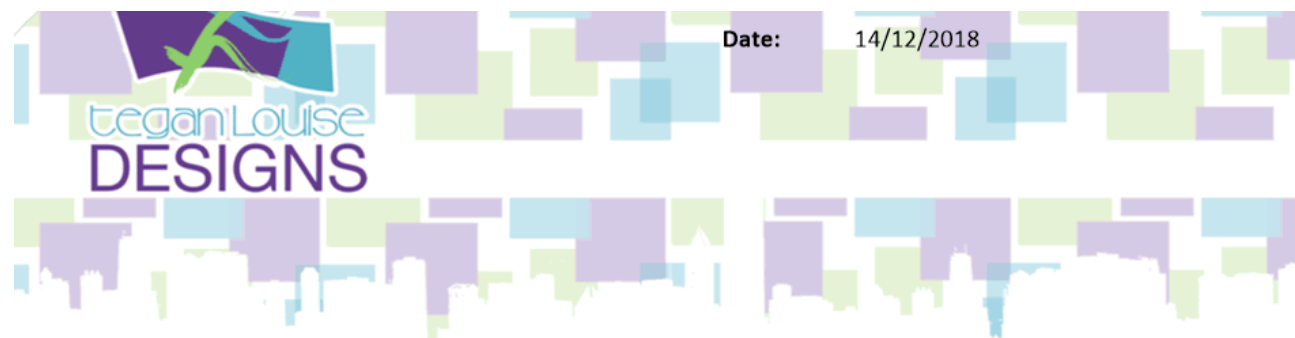
Services Collection Plan

Service	Frequency	Proposed Day/Time
Waste Collection	Once Weekly	Thursday Morning
Laundry Services – delivery of clean laundry and collection of dirty Laundry	Twice Weekly – To be confirmed once hotel is in operation and business can be assessed	Monday Afternoon Thursday Afternoon
Hotel/coffee shop/commercial Deliveries	To be arrange with suppliers as required	Proposed to be Tuesdays, Wednesdays, Fridays or Saturdays as required. Ensure delivery is staggered with other service vehicles
Maintenance	As Required	Day and time to be booked in as required. Ensure no other service vehicles to be using loading zone at this time.

E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au

**Management**

The hotel and all commercial tenancies will have access to a calendar with bookings for the loading zone. A booking is to be confirmed using this calendar to ensure no overlaps occur. This will prevent congestion to Brisbane place.

Once the site is operational the hotel and commercial tenancies can confirm delivery days and frequencies with suppliers using this calendar. The occupation of the loading bay/zone by service vehicles is to be staggered on different days and at different times to avoid congestion.

Service vehicles will have direct access to the service corridor (note: the gate may have pin access with the pin being supplied to services). The waste services will have direct access to the bin store utilising this corridor. The laundry services will have direct access to the laundry store using this corridor. Other suppliers will have direct access to a storage/holding area using this corridor. Once goods have been deposited staff is able to transfer them to locations as needed. The dumbbell waiter will service this area to transfer goods to storage areas on upper levels. Each upper level has it's own storage area to house goods as well as cleaning trolleys etc..

Amenity

It will be the responsibility of the hotel and commercial tenancies staff to ensure the service corridor is clean and unobstructed. This will aid ease of access and use for services.

E: info@tldesigns.com.au

Mob: 0437 333 815
PO Box 406, JOONDALUP DC 6919

W: www.tldesigns.com.au



Tel: 08 6189 9090
www.auswideconsulting.com.au
info@auswideconsulting.com.au
ABN 18 162 361 042

WASTE MANAGEMENT PLAN

441 William Street, Perth WA 6000

Proposed Commercial Unit, Café & 30 Suite Hotel Development

Prepared for:	Architectural Online
Date Prepared	December 2018
Revision:	1.3
City of Vincent Council Application #:	TBA



INDEX

1. Introduction.....	3
2. Background and Existing Conditions	3
Figure 1: Location of the Subject Site	4
Figure 2: Aerial View of the Subject Site	4
3. Proposed Development	5
4. Anticipated Waste Generation, Storage and Collection.....	5
Waste Generation	5
Table 1: Typical Garbage and Recycling Generation Rates	5
Waste within Overall Development	6
Table 2: Typical Dimensions of 1,100L & 240L MGBs	6
Figure 3: Scaled Diagram of the Waste Storage Areas	7
Figure 4: Proposed William Street & Brisbane Place Entrances of the Subject.....	8
Figure 5: Typical Bin Tug.....	8
5. Waste Collection	9
Figure 6: Template of the Waste Collection Vehicle.....	9
6. Amenity	10
Noise.....	10
Ventilation	10
Cleaning Facilities	10
Prevention of Vermin	10
Security.....	10
7. Miscellaneous.....	11
Communal Composting Facility.....	11
Green Waste.....	11
Hard Waste.....	11
Appendix A - Site Plans	12



1. Introduction

AusWide Consulting was commissioned by Architectural Online to prepare a Waste Management Plan (WMP) for approval of a proposed Retail Shop, Café & 30 Suite Hotel Development at 441 William Street, Perth WA.

The proposed development consists of; Retail Shop (41.04m²), Café/Bar (66.09m²) & 30 Suite Hotel with Reception (Approx. 54.90m²).

In the course of preparing this WMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.

This WMP has been prepared based on the following information:

- Architectural Plans provided by Architectural Online (22/09/2018)
- City of Vincent Council Waste Guidelines for Developments.

2. Background and Existing Conditions

The subject site is located at 441 William Street, Perth WA, on Northwest side of William Street, with the property continuing through to Brisbane Lane, and the nearby land uses are all commercial whilst residential to the west.

Figure 1 provides an overview of the area and its surrounding land uses whilst **Figure 2** provides an aerial view of the immediate area surround the subject site.

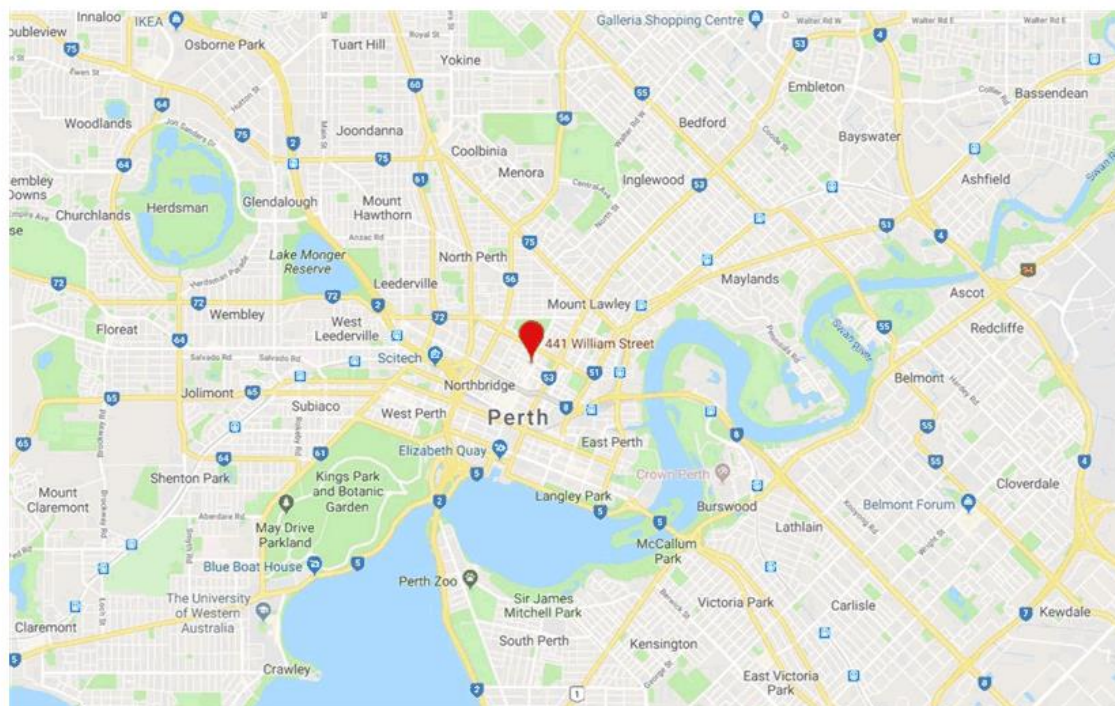


Figure 1: Location of the Subject Site



Figure 2: Aerial View of the Subject Site



3. Proposed Development

The proposed development consists of a Retail Shop, Café & 30 Suite Hotel. Access to the proposed development can be accessed via the paved walkways off William Street and Brisbane Place. The commercial waste area can be accessed via the service corridor on Brisbane Lane and the Café/Bar waste area can be accessed through the Café through to the waste area on the Southwest side of the Café/Bar. **NOTE:** The Retail Shop will use the commercial waste area (**Refer Appendix A**).

4. Anticipated Waste Generation, Storage and Collection

Waste will be collected by a private contractor.

Waste Generation

As per the City of Vincent Council Waste Guidelines for Developments,

The waste entitlement for; (a) Retail under 100m² is 50L/100m² of floor area per day garbage, 50L/100m² of floor area per day recycling. (b) Café is 300L/100m² of floor area per day garbage, 200L/100m² of floor area per day recycling. (c) Hotel/Motel is 5L/bed/day of garbage, 1L/bed/day of recycling, 50L/100m² bar area/day of garbage, 50L/100m² bar and dining area/day of recycling and 667L/100m² dining area/day of garbage. (d) Offices are 10L/100m² of floor area per day garbage, 10L/100m² of floor area per day recycling.

The following table illustrates the typical garbage and recycling generation rates.

Table 1: Typical Garbage and Recycling Generation Rates for Retail, Café, Hotel/Motel & Offices.

Type of Premises	Land Waste Collection	Comingled Recycling Generation
Retail under 100m ²	50L/100m ² floor area/day	25L/100m ² floor area/day
Café (Dine in)	300L/100m ² floor area/day	200L/100m ² floor area/day
Hotel/Motel	5L/bed/day	1L/bed/day
	50L/100m ² bar area/day	50L/100m ² bar and dining area/day
	667L/100m ² dining area/day	
Offices	10L/100m ² floor area/day	10L/100m ² floor area/day



Waste within Overall Development

Using the garbage and recycling generation rates above, the following can be calculated;

Retail (41.04m²)

- 50L/100m² of floor area per day garbage = 143.64L per week (uncompacted)
- 25L/100m² of floor area per day recycling = 71.82L per week (uncompacted)

Café/Bar (66.09m²)

- 300L/100m² of floor area per day garbage = 1,387.89L per week (uncompacted)
- 200L/100m² of floor area per day recycling = 925.26L per week (uncompacted)

Hotel (30 Suite, Double Beds or 2 Single Beds)

- 5L/per/bed/per day garbage = 2,100L per week (uncompacted)
- 1L/per/bed/per day garbage = 420L per week (uncompacted)

Hotel Reception (54.90m²)

- 10L/100m² of floor area per day garbage = 38.43L per week (uncompacted)
- 10L/100m² of floor area per day recycling = 38.43L per week (uncompacted)

Total 3669.96L garbage per week and 1455.51L recycling per week.

Waste Storage Areas

There are 2 Waste Storage Areas;

Commercial Waste Area:

- 2 x 1,100L General Waste MGBs – collected weekly.
- 1 x 1,100L Recycling MGBs – collected fortnightly.

Café/Bar Waste Area:

- 3 x 240L General Waste MGBs – collected 2 times per week.
- 2 x 240L Recycling MGBs – collected 2 times per week.

The following figure illustrates the typical dimensions of 1,100L & 240L MGBs mentioned above.

Table 2: Typical Dimensions of 1,100L & 240L MGBs

Size MGB	Height	Depth	Width
1,100L	1390mm	1090mm	1360mm
240L	1060mm	730mm	550mm



The following figure illustrates a scaled diagram of the MGB's within the waste storage area.

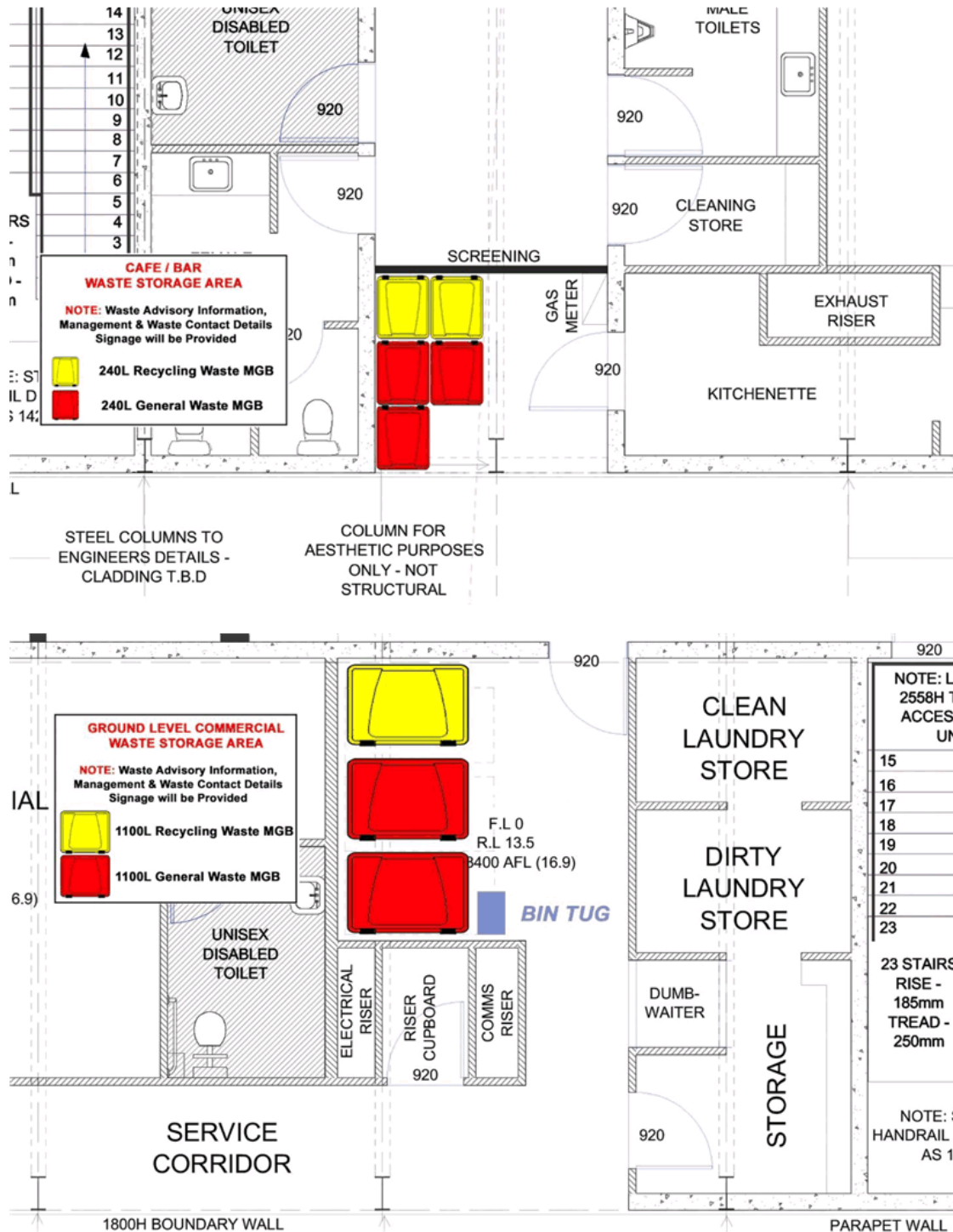


Figure 3: Scaled Diagram of the Waste Storage Areas.



Figure 4: Proposed William Street & Brisbane Place Entrances of the Subject Site



Figure 5: Typical Bin Tug



5. Waste Collection

The waste collection service for the proposed restaurants of the development will be provided by a private contractor.

The waste collection vehicles will park on Brisbane Place.

Commercial Waste Area: Using the Bin Tug, wheel the MGBs to/from the waste vehicle via the service corridor on the Southwest side of the building.

Café/Bar Waste Area: Wheel the MGBs to/from the waste vehicle via the paved walkway on the Northeast side of the building. **NOTE:** On the days of collection, the MGBs will be placed along the boundary wall by café staff at an arranged time with council.

Once the MGB's have been collected and emptied, the waste vehicle will leave in a forward motion.

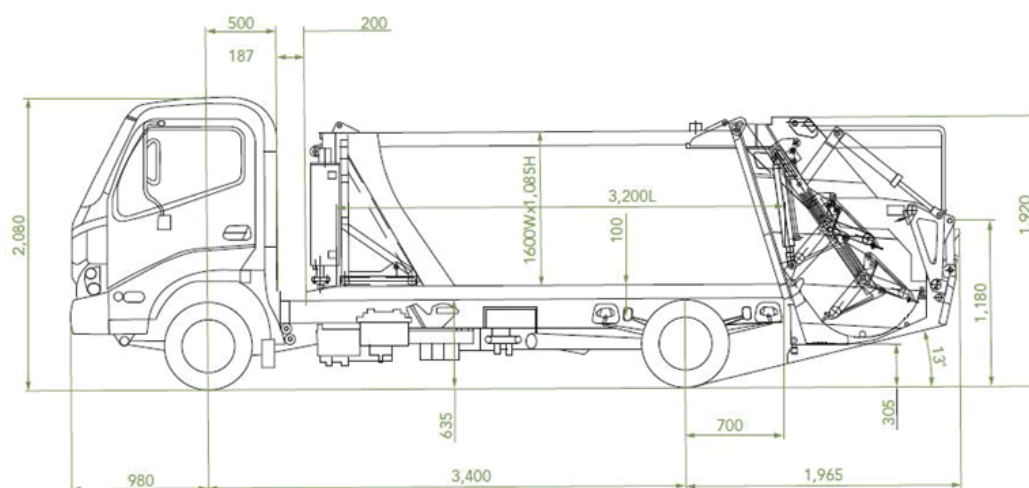


Figure 6: Template of the Waste Collection Vehicle



6. Amenity

Noise

The only noise generated from the waste management at the property will be that of the MGB's being collected by the waste collection truck and emptied. Any other noise related to the waste management will be kept to a minimum.

Ventilation

The garbage waste bin areas should be ventilated.

Cleaning Facilities

Management & Staff will be responsible for keeping the MGB's clean. An MGB wash area with impervious floors, draining to the sewer should be provided.

Prevention of Vermin

Management & Staff will be advised to not overfill the bins so that the lids are closed at all times. The waste area should be constructed to help keep vermin out with lockable gates. Rat traps should be placed in a safe place within the waste area.

Security

All MGB's will be secured in the waste areas behind lockable gates.



7. Miscellaneous

Communal Composting Facility

No consideration has been given to a composting facility.

Green Waste

Green waste won't be needed.

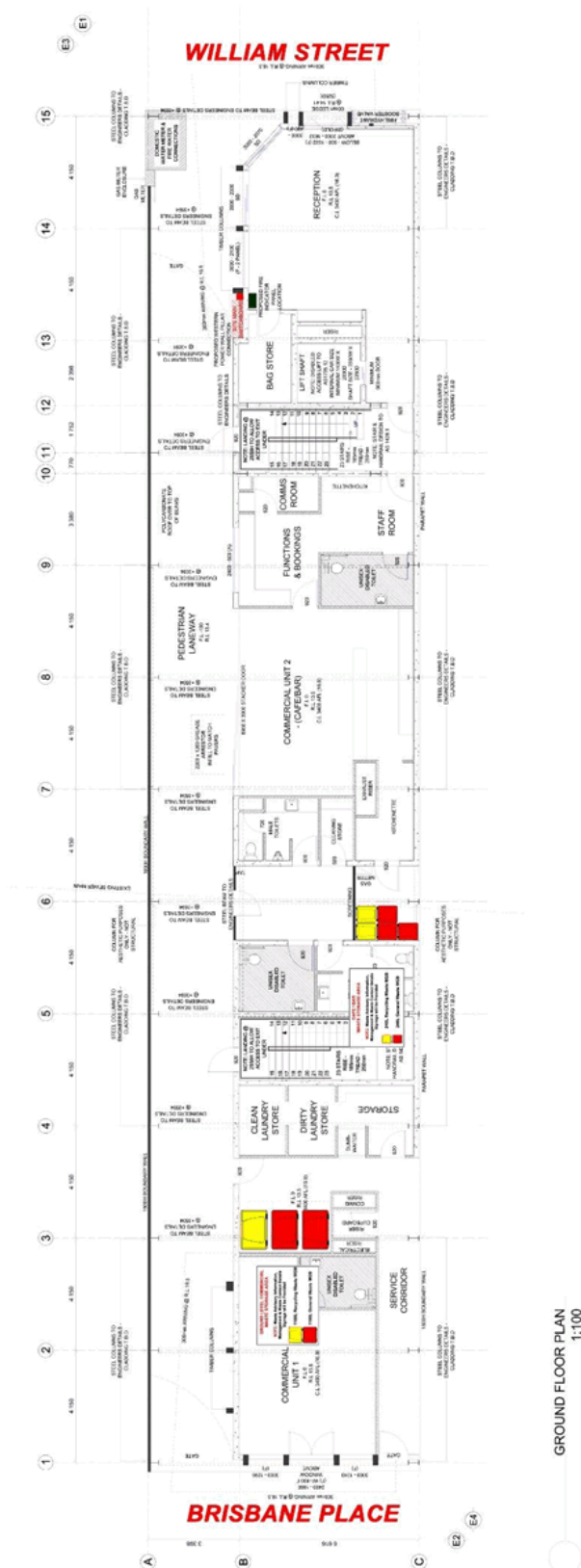
Hard Waste

More information and conditions can be found using;

URL Ref: <https://www.vincent.wa.gov.au/residents/waste-recycling.aspx>



Appendix A – Site Plans



441 William Street, Perth WA 6000

12

by AusWide Consulting



Tel: 08 6189 9090
www.auswideconsulting.com.au
info@auswideconsulting.com.au
ABN 18 162 361 042

TRAFFIC & PARKING DEMAND ASSESSMENT

441 William Street, Perth WA 6000

Proposed Commercial Unit, Café & 30 Suite Hotel Development

Prepared for:	Architectural Online
Date Prepared	December 2018
Revision:	1.3
City of Vincent Council Application #:	TBA



Index

Introduction	3
Table 1: Estimate of Staff numbers for Proposed Development	3
Background and Existing Conditions	4
Figure 1: Location of the Subject Site	4
Figure 2: Aerial View of the Subject Site	5
Figure 3: Street View of the Site from William St.	5
Public Transport	6
Figure 4: Map of Bus Route 60 from Perth CBD to the site	6
Table 2: Public Transport Bus Route 60 Service Details	6
Estimated Development Traffic Generation Calculations	7
Table 3: Calculation of Trip Generation from the Proposed Development	7
Comments from Department of Planning, Lands and Heritage (DPLH)	8
Car Parking Assessment	9
Vincent City Planning Scheme Car parking rates	9
Table 4: Parking Requirement from Vincent City Planning Scheme	9
On-Street & Off-Street Car Parking Surveys	10
Figure 5: Map showing the extent of the On-Street Parking Surveys	10
Table 5: Parking Survey results for Saturday 15 September 2018 (8am-9pm)	11
Table 6: Parking Survey results for Friday 14 September 2018 (8am-9pm)	12
Table 7: Overall Summary of Parking Survey results	12
Survey Results	12
Conclusions	13
Appendix A – Proposed Site Plan	14



Introduction

AusWide Consulting was commissioned by Architectural Online to prepare a Traffic and Parking Demand Assessment for the proposed Hotel development at 441 William St in Perth, WA 6000.

The subject site is located along the western side of William Street. The proposal includes construction of a five level building for a Hotel with a total gross floor area of 1507.38 m².

There will be 30 Suites in the proposed Hotel.

The two Commercial areas on the ground floor will be occupied by a Café/Bar and a small office commercial space for a Bike Shop.

The estimated number of staff for the whole building is summarised in Table 1 below:

Table 1: Estimate of total staff for the whole development

Part of Building	Gross Floor Area	Estimated Staff Numbers
Hotel	1507.38m ²	10-15
Commercial Unit 1: Bike Shop	41.04m ²	2-3
Commercial Unit 2: Café/Bar	54m ²	10
Lane Way Outdoor Seating	148.7m ²	
TOTAL	1751.5m²	22-28

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



Background and Existing Conditions

Location and Land Use

The subject site is currently vacant. The proposal involves the construction of a new building for a five level new Hotel with 30 Suites and two Commercial Units on the ground floor.

The subject site is located along the western side of William St in Perth. William St is a Main road about 10.5m wide with parking permitted on both sides of the street and a traffic lane in each direction. William Street carries over 10,000 vehicles per day near the subject site. The site is situated within an established Commercial Zone in the Vincent City Council Planning Scheme. The area in the vicinity of the subject site is primarily occupied by Commercial buildings.

There are frequent bus services leaving from a short 4-minute walk from the site to Perth CBD, providing residents and businesses with direct access to Perth CBD and other nearby suburbs near the site.

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

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

Figure 3 presents a photo of the site as seen from William St (Before construction of the proposed development).

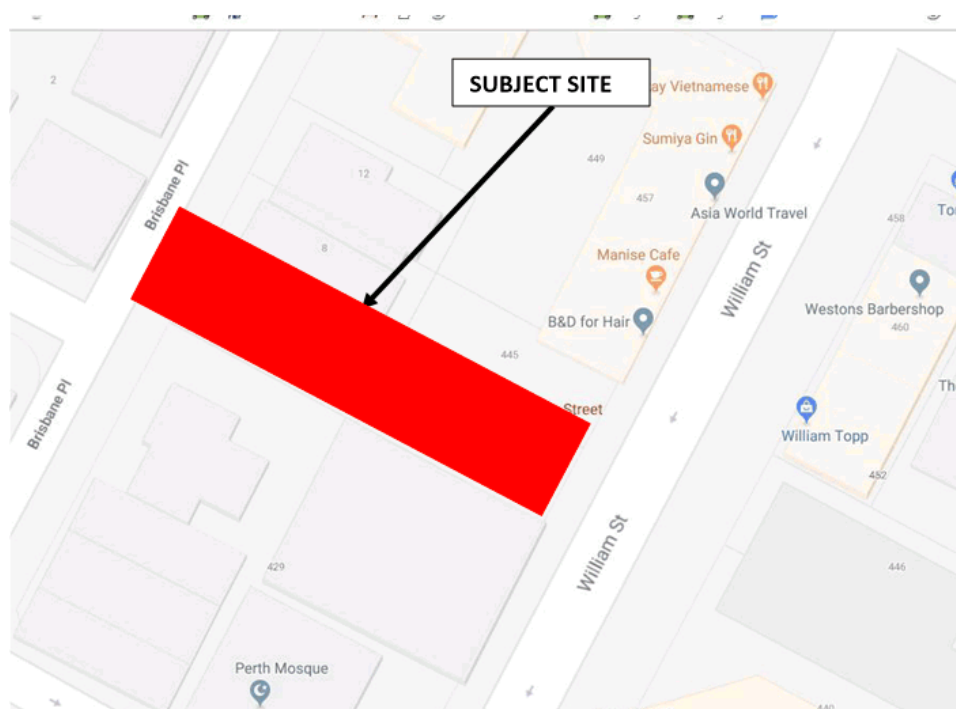


Figure 1: Location of the Subject Site on a Street map



Figure 2: Location of the Subject Site on Aerial View



Figure 3: View of the site frontage from William St (Before construction of the Hotel development)

441 William St, Perth, WA 6000

5

by AusWide Consulting



Public Transport

Bus Services

The subject site has convenient accessibility to Bus services from Perth City Centre to Morley Bus Station. Figure 4 shows the Bus Route 60 map from Elizabeth Quay Bus Station to a stop at William St/ Edith St within a 331 m walk or 4 minutes to the site.

Table 2 below outlines the details of the Bus Route 80 Services available from the City to Morley Bus Station.

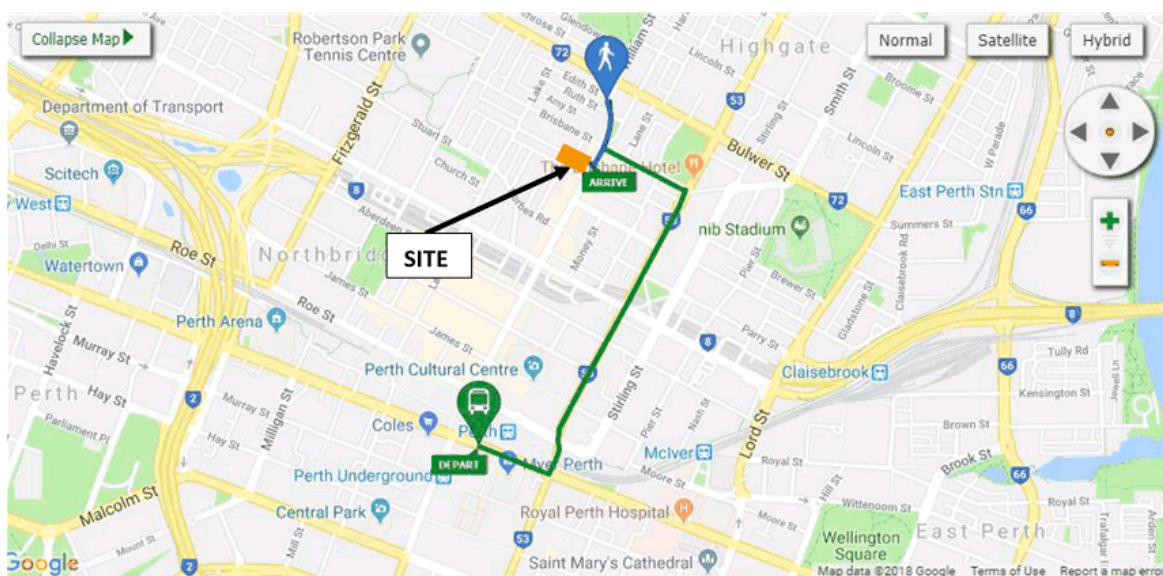


Figure 4: Map of Bus Route 60 from Elizabeth Quay Bus Station to the site.

Table 2: Bus Route 60 Service details

Bus Route	Stop Location	Distance m	Walking Time [mins]	Origin	Destination	Bus Frequency
60 Mon-Fri	William St /Edith St	230	4	Elizabeth Quay	Morley Station	16 mins
60 Sat/Sun	William St /Edith St	230	4	Elizabeth Quay	Morley Station	27-31 mins

Bus Services

Bus Route 60 provides a connecting service from Elizabeth Quay in the City and stops at William St/ Edith St, within a 230 m walk or 4 min. to the site. Table 2 above shows the service details for Bus Route 60.

From the above bus services information, buses run between 1 every 16 minutes during weekdays and during the weekend, buses run between 1 every 27-31 minutes.



Traffic Impacts of the Proposed Development

The proposed development at the subject site includes the construction of a new building for a Hotel with 30 Suites. In addition, the ground floor will have a Cafe/Bar and a Commercial Office Unit.

The NSW RTA Guide to Traffic Generating Development (2002) document does not provide any trip rate for Hotels. The trip rates for Motels under section 3.4.1 have been used instead. The following trip rates have been outlined in this document;

Motel development:

- Daily vehicle trips = 3/Unit.
- Weekday PM peak hour vehicle trips = 0.4 per Unit.

The calculation of peak hour trips and Daily trips for the Hotel development based on the NSW RTA rates for Motels is summarised in Table 3 below.

Table 3: Calculation of Trip Generation from the proposed development

PROPOSED USE	RTA NSW TRIP RATES		No. of Peak Hour Trips	No. of Daily Trips
	Peak Hour Trip Rate	Daily Trip Rate		
Hotel 30 Suites	0.4/Suite	3.0/Suite	12	90
Café/Bar + Laneway 202.7m ²	5/100m ² GFA	60/100m ² GFA	10	122
Commercial/ Office 41m ²	2/100m ² GFA	10/100m ² GFA	1	4
TOTAL			23	216
	Equivalent total trips		1 trip /3 mins	1 trip/ 3 mins

Total peak hour vehicle trips generated by the proposed development= 23 trips.

Total daily vehicle trips generated by the proposed development= 216 trips.

This number of trips during each peak hour is rather insignificant as it represents 1 vehicle every 3 minutes during each peak hour (assuming 100% in during the AM peak hour and 100% out during the PM peak hour).

The daily total traffic generated by this development at 216 trips, which equates to 1 trip every 3 minutes for a 12hour day. As no on-site parking is proposed, the traffic generated by this development is spread around the neighbouring streets rather than on William St only. This would have a less than minor effect on the daily traffic of around 10,000 vehicles per day already present on William St and other nearby roads.

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

**Department of Planning, Lands and Heritage (DPLH) Comments**

The comments from the DPLH regarding the impact of transport noise on the proposed development have been considered. Due to the proximity of the proposed Hotel to significant traffic volumes on William St, the applicant shall provide measures for attenuation of traffic noise for Hotel residents under SPP5.4, in the application of a Building Permit for this development.

No vehicle access is proposed from William Street. Any servicing will take place on Brisbane Place.



Car Parking Assessment

No on-site car parking has been proposed, at the subject site because the building will occupy the whole narrow site.

Full scale drawings of the proposed development are provided as part of the Development Application package and hence reference should be made to these drawings.

Vincent Council Planning Scheme - Car Parking Requirements

The car parking requirements for Special Residential developments are contained in Table 1 of the Vincent Council Planning Scheme.

Car parking provisions for Hotel and associated development must be made as follows in Table 4;

Table 4: Vincent Planning Scheme Car Parking Requirements (Table 1)

Type of Development	Number of units	Parking Requirement	Required Number of Spaces
Hotel (30 Suites)	30	0.5/Bedroom	15
Café/ Bar incl. Lane Way (202.7m ²)	Estimated Ave. seating=96	0.2/person	19 reduced to 10 ¹
Commercial Office Unit (41.04m ²)	1	2/100m ² NLA	1
Total Spaces Required			26

Note 1: It is considered that the clients of the Café/Bar will be mainly from the Hotel and the nearby Commercial sites, who would walk rather than drive. A 50% reduction has been applied to the Café/Bar parking requirement.

From the requirements presented in table 4 above, it is evident that a total of 26 car spaces is required for the overall development. The proposed residential development will have a shortfall of only 26 spaces.

Considering the frequent bus services to and from Perth City Centre, stopping within a short walk of the site, some of the visitors would choose public transport instead of driving or park in the available on-street parking on William St and other nearby streets and in the Public Wilson's car Park at 386-388 William St, within a 250m walk from the site.



Parking Demand Surveys

On-Street & Off-Street Parking Surveys

As a part of this study, parking utilization surveys were undertaken on street on both sides of William St, Brisbane St, Robinson Ave and Forbes St plus the William St Car Park on Saturday and Tuesday. The peak days and times surveyed are Saturday 15th September and Thursday 20th September (8am to 9pm). Figure 5 shows the extent of the on-street and off-street parking surveys, which covers an area within 250 metres of the site.

The results for the on-street and off-street parking surveys are summarized in Tables 5, 6 and 7. The available parking spaces are shown together with the parking restrictions, which apply to each section of road that was surveyed. The following sections summarize and discuss these results.



Figure 5: Map showing the extent of the On-Street and Off-Street parking surveys



Table 5: On-Street & Off-Street Parking Survey for Saturday 15 September 2018 (8am to 9pm)

Road	Direction	Parking Controls	Available Parking Spaces	Parking Occupancy at times below													9 pm
				8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	
William St	Nthbnd & Sthbnd	2P Ticket (8-6pm, M-F/8-12pm Sat)	53	21	23	24	26	28	25	28	29	31	33	23	21	16	
Forbes St	Eastbnd	2P Ticket (8-7pm, M-F/P 7am-MidNt 8-12pm Sat)	18	7	8	8	9	10	9	9	10	10	11	8	7	5	
Robinson Ave	Eastbnd & Westbnd	1P (8-5.30pm, M-F)	16	6	7	7	8	8	8	8	9	9	10	7	6	5	
Brisbane St	Eastbnd & Westbnd	2P Ticket (8-8pm, M-Sun	68	28	29	31	33	36	32	36	37	40	44	30	28	21	
Brisbane St	Westbnd	CW 7-9am, M-F/2P 9am-7pm	8	3	3	4	4	4	4	4	4	5	5	3	3	2	
William St Car Park	(Wilson's Parking)		45	18	19	22	22	24	22	23	25	26	28	20	18	13	
	TOTAL OCCUPANCY		208	83	89	96	102	110	100	108	114	121	131	91	83	62	5
	%Occupancy			40%	43%	46%	49%	53%	48%	52%	55%	58%	63%	44%	40%	30%	2
	Vacant Spaces			125	119	112	106	98	108	100	94	87	77	117	125	146	1



Table 6: On-Street & Off-Street Parking Survey for Thursday 20 September 2018 (8am to 9pm)

Road	Direction	Parking Controls	Available Parking Spaces	Parking Occupancy at times below													
				8 am	9 am	10 am	11 am	12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm
William St	Nthbnd & Sthbnd	2PTicket (8-6pm, M-F/8-12pm Sat)	53	20	22	23	25	27	24	26	28	30	32	22	20	17	
Forbes St	Eastbnd	2P Ticket (8-7pm, M-F/P 7am-MidNit 8-12pm Sat)	18	7	7	8	9	9	8	9	10	10	11	8	7	6	
Robinson Ave	Eastbnd & Westbnd	1P (8-5.30pm, M-F)	16	6	7	7	7	8	7	8	8	9	10	7	6	5	
Brisbane St	Eastbnd & Westbnd	2P Ticket (8-8pm, M-Sun	68	26	28	30	32	35	31	35	36	37	41	29	26	22	
Brisbane St	Westbnd	CW 7-9am, M-F/2P 9am-7pm	8	3	3	3	4	4	4	4	4	5	5	3	3	3	
William St Car Park			45	17	18	20	21	23	20	22	24	25	26	19	17	15	1
	TOTAL OCCUPANCY		208	79	85	91	98	106	94	104	110	116	125	87	79	69	5
	%Occupancy			38%	41%	44%	47%	51%	45%	50%	53%	56%	60%	42%	38%	33%	2
	Vacant Spaces			129	123	117	110	102	114	104	98	92	83	121	129	139	1

Table 7: Overall summary of on-street & off-street Parking Surveys

Survey	Thursday 20 September (8am-9pm)		Saturday 15 September (9am-9pm)	
	Peak Occupancy %	Min. No. Vacant spaces	Peak Occupancy %	Min. No. Vacant spaces
On-Street + Off-Street Capacity=208 Spaces	60 % (125)	83	63 % (131)	77

Survey Results

From Table 7 above, the peak occupancy on-street was 60% to 63% and the corresponding minimum number of vacant spaces was 77 to 83 spaces. This will be more than sufficient to accommodate the parking shortfall of 26 spaces for the proposed Hotel development.

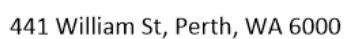


Conclusion

Based on the assessment presented in this report, it is considered that:

- The proposed site is very well located to public transport services with frequent bus services from Perth City Centre, which stops within a short distance from the site. This would encourage patrons to use public transport instead of driving to the site and therefore reducing the parking demand for this development.
- The proposed site will generate additional, but very low levels of trips (1 trip per 3 minutes) in the weekday AM and PM peak hours. The daily trips equate to 1 trip per 3 minutes.
- This would have a less than minor effect on the daily traffic of around 10,000 vehicles per day already present on William St and other nearby roads. These trips can be accommodated at the nearby intersections, without affecting intersection performance or increasing delays and queues.
- The comments from the Department of Planning, Lands and Heritage (DPLH) have been considered and they will be addressed in the Building Permit application.
- The car parking assessment indicates that the proposed Hotel development, including ancillary Commercial spaces has a shortfall of 26 spaces, compared to the parking requirement in the Vincent Council Planning Scheme.
- The on-street and off-street parking surveys show that the minimum vacant spaces at peak times are 77 to 83 spaces, which are more than sufficient to cater for shortfall of 26 spaces for the proposed development.

Based on this study, there are many traffic engineering reasons why a planning permit for the proposed Hotel development at 441 William St, Perth should be granted.





441 William Street Northbridge Planning Stage Acoustic Report

Report Date: Wednesday, 6 June 2018
Reference: P17365RP1, Revision 1

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

Document Information

Project	441 William Street Northbridge	
Client	Nikolic Enterprises Pty Ltd	
Report title	Planning Stage Acoustic Report	
Project Number	P17365	
Author	James Leader Acoustic Consultant p+61 8 9468 7888 m+61 449 165 803 james.leader@resonateacoustics.com	
Reviewed by	Martti Warpenius	

Revision Table

Report revision	Date	Comments
0	30 August 2017	Noise intrusion assessment
1	21 December 2017	NCC/BCA advice
2	6 June 2018	Moved stairwell, delete levels 5-6

Adelaide • Melbourne • Sydney • Brisbane • Perth • Dublin

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

Glossary

A-weighting	A spectrum adaption that is applied to measured noise levels to represent human hearing. A-weighted levels are used as human hearing does not respond equally at all frequencies.
dB	Decibel—a unit of measurement used to express sound level. It is based on a logarithmic scale which means a sound that is 3 dB higher has twice as much energy. We typically perceive a 10 dB increase in sound as a doubling of that sound level.
dB(A)	Units of the A-weighted sound level.
Frequency (Hz)	The number of times a vibrating object oscillates (moves back and forth) in one second. Fast movements produce high frequency sound (high pitch/tone), but slow movements mean the frequency (pitch/tone) is low. 1 Hz is equal to 1 cycle per second.
L ₁₀	Noise level exceeded for 10 % of the measurement time. The L ₁₀ level represents the typical upper noise level and is often used to represent traffic or music noise.
L ₁	Noise level exceeded for 1 % of the measurement time. The L ₁ level represents mostly short duration, high level sound events.
L _{max}	The maximum instantaneous noise level.
D _W	Weighted Level Difference—the noise level difference or reduction between two enclosed spaces. It quantifies the acoustic separation between two spaces. It relates to the R _W rating of the separating building elements (such as walls and doors) and includes all noise flanking paths (such as ceiling voids, joins and seals) and the acoustic absorption in the receiving space. The higher the D _W rating the better the acoustic separation.
L _{n,w}	A measure of the noise impact performance of a floor and ceiling.
L _{nT,w}	Weighted Standardised Impact Sound Pressure Level— A measure of the impact noise performance of a floor and ceiling between two enclosed spaces. It is an on-site measured level that relates to the laboratory L _{n,w} value. The lower the L _{nT,w} rating the better the impact isolation.
R _W	Weighted Sound Reduction Index—A laboratory measured value of the acoustic separation provided by a single building element (such as a partition). The higher the R _W the better the noise isolation provided by a building element.
R _W + C _{tr}	A measure of the sound insulation performance of a building element with a C _{tr} spectrum adaptation term placing greater emphasis on the low frequency performance.

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

Table of Contents

1	Introduction.....	1
2	Site and Surrounds	2
3	Council Requirements.....	4
3.1	Qualifications of Acoustical Consultant/Engineer	4
4	Internal sound insulation.....	5
4.1	NCC/BCA Requirements	5
5	External noise intrusion	10
6	Environmental Noise Emission	14
6.1	Assessment Criteria.....	14
6.2	Nearby noise-sensitive premises (City of Vincent Outcome 6).....	16
6.3	Noise control measures (City of Vincent Outcome 5)	16
7	Conclusions.....	17
	Appendix A: Drawings received.....	18

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

1 Introduction

Resonate Acoustics has been commissioned by Nikolic Enterprises Pty Ltd to provide acoustic consultancy advice for the proposed hotel development at 441 William Street Northbridge in response to the Development Application requirements in the City of Vincent planning policy No. 7.5.21. The development is to consist of a 33 guest-room, 4-story hotel located over ground floor commercial areas.

Resonate Acoustics has conducted the following activities in accordance with our scope of work:

- Reviewed the proposed development plans (reference Job 17-015, dated 18/07/2017).
- Established applicable acoustic criteria to protect the amenity of guests from noise from adjoining guest-rooms, common areas and building services as required by the National Construction Code (NCC)
- Established applicable acoustic criteria to protect the amenity of guest rooms from traffic noise intrusion and other external noises in the local area such as adjoining commercial activity.
- Assess environmental noise emission from the site - to be controlled to meet the Environment Protection (Noise) Regulations
- Explore in-principal acoustic treatments

This report details the results of our DA phase assessment.

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

2 Site and Surrounds

The site is located at 441 William Street consisting of 5 hotel levels above a commercial ground floor.

Lifestyle use/Entertainment venues such as Hotels, nightclubs, restaurants and cafes require assessment under the City of Vincent Planning and Building Policy. The lifestyle uses near the subject site have been identified and are summarised in Table 1 below and the Site Plan, Figure 1.

Table 1 – Nearest Lifestyle Uses and Entertainment Venues to Site

Lifestyle Use	Type	Distance to site	Operation after 10pm (Saturday)
Tetsuo Night Club	Bar / Music Venue	40 m, S	Yes
399 Bar	Bar	110 m, SE	Yes
Dough Pizza	Food	30 m, SE	Yes
Express Kebabs	Food	30 m, NE	Yes
Perth Mosque	Worship	30 m, SW	No
Bankok on William Thai	Food	20 m, SE	No
Manise Café	Café	10 m, NW	No
Okay Vietnamese	Food	40 m, NW	No
Lido	Food	70 m, S	No
Mela Indian Sweets and Eats	Food	40 m, S	No

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2

Resonate
acoustics

www.resonateacoustics.com



Figure 1: Site and surrounds

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

3 Council Requirements

3.1 Qualifications of Acoustical Consultant/Engineer

Council requires a summary of the qualifications of the person directing the assessment.

Mr James Leader prepared this assessment. His qualifications are as follows:

- BE (Mech) Hons
- Member of Australian Acoustical Society MAAS

Mr Martti Warpenius reviewed this assessment. His qualifications are as follows:

- BE (Mech) Hons
- M Eng Sc
- Member of Australian Acoustical Society MAAS
- Member of the Institution of Engineers MIEAust
- Former Chairman of the Association of Australian Acoustical Consultants, AAAC 2011 to 2013

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

4 Internal sound insulation

4.1 NCC/BCA Requirements

The residential part of the proposed hotel development is classified as Class 3 under the National Construction Code. These buildings must achieve the objectives outlined in Part F5 of the NCC *Sound Transmission and Insulation*.

The acoustic requirements applicable to this development are outlined in Table 1. Refer also to Appendix A for a markup of the required acoustic treatments to meet the NCC for residential apartments.




Additional design advice may be required for non-acoustical requirements such as fire ratings, structural integrity, buildability, etc.

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com


Table 2: BCA requirements for Class 2 and 3 buildings

Building element	Description	Impact noise requirements	Airborne noise criterion	Minimum proposed Construction	Legend
Walls ²	Separating sole occupancy units	—	$R_w + C_{tr} \geq 50$	Rendered cavity brickwork - 250 mm Midland Acoustic Maxibricks or equivalent OR Minimum 150 mm concrete	
	Separating a habitable room (other than a kitchen) of a sole occupancy unit from a bathroom, sanitary compartment, laundry or kitchen in an adjacent sole occupancy unit	Discontinuous construction	$R_w + C_{tr} \geq 50$	Rendered cavity brickwork - 250 mm Midland Acoustic Maxibricks or equivalent with no ties or resilient ties OR Minimum 150 mm concrete with free-standing stud and plasterboard. ⁷ Gap between stud and concrete is to be no less than 20 mm.	 
	Separating a sole occupancy unit and a stairway, public corridor, public lobby, commercial tenancy, or the like ²	—	$R_w \geq 50$	Minimum 230 mm cavity brickwork OR Minimum 150 mm concrete	

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2





www.resonateacoustics.com

Building element	Description	Impact noise requirements	Airborne noise criterion	Minimum proposed Construction	Legend
	Separating a sole occupancy unit from a lift shaft	Discontinuous construction	$R_w \geq 50$	Minimum 150 mm concrete with a free standing 10 mm plaster wall. Gap between stud and concrete is to be no less than 20 mm.	
Doors	Access doors to apartments	—	$R_w \geq 30$	Minimum 35 mm solid core with acoustic seals to meet $R_w \geq 30$	Not shown (minimum standard to all)
Floors	Floor over apartments (including rooftop flooring in roof terrace and entertaining area)	$L_{nw} \leq 52-56^6$	$R_w + C_{tr} \geq 50$	Minimum 250 mm concrete AND Carpet on floor or 5 mm Impactamat or 5 mm equivalent 'regupol' isolation layer under timber & tiles	Not shown (minimum standard to all)
Pumps	The point of connection between the service pipes in a building and any circulating or other pump.	A flexible coupling at the connection	—		Not shown
Services Access Doors and Panels	An access door or panel in a sole-occupancy unit - for all services		$R_w + C_{tr} \geq 25$ for all non-habitable rooms	Proprietary product such as from Tyco (no access panels permitted in habitable)	Not shown

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

Building element	Description	Impact noise requirements	Airborne noise criterion	Minimum proposed Construction	Legend
			and kitchens	rooms except Kitchens)	
Services	A duct, soil/waste/supply/stormwater pipe located in a wall or floor cavity, which serves or passes through more than one occupancy unit - adjacent room is non-habitable	—	$R_w + C_{tr} \geq 25$	10 mm plaster ceiling/bulkhead/wall/riser ^{3, 5} and 75 mm acoustic insulation blanket. OR Rendered 90 mm brick.	Not shown (minimum standard to all ceilings/risers/bulkheads)
	A duct, soil/waste/supply/stormwater pipe located in a wall or floor cavity, which serves or passes through more than one sole occupancy unit - adjacent room is habitable	—	$R_w + C_{tr} \geq 40$	<u>Wall or Riser</u> 110 mm rendered clay brick with 75 mm acoustic insulation ⁴ behind OR 10 mm plaster ceiling/bulkhead/wall/riser ^{3, 5} and 75 mm acoustic insulation blanket, and services acoustically lagged ¹	
				<u>Ceiling or Bulkhead</u> 10 mm plaster ceiling/bulkhead/wall/riser ^{3, 5} and 75 mm acoustic insulation blanket, and services acoustically lagged ¹	

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

Notes to Table above

1. No supply or waste pipes to have direct contact with surrounding elements. All pipes to be acoustically fixed at mounting points/penetrations. Use Bradflex, 6 mm thick neoprene, closed-cell foam or 'unicushion' between all pipes and pipe clamps. Pipes and ducts behind plaster need to be lagged with Pyrotek '4525C', Bradford 'Acoustilag 45', Acoustica 'Greenlag SQ' or equivalent. Alternative 'quiet' pipe constructions such as Rehau Raupiano, which lessen the need for wrapping can be submitted for approval
2. Acoustically rated walls to extend full height to underside of soffit/roof. Where this does not occur, ceilings to be acoustically rated
3. Any additional penetrations for lighting, ventilation grilles, sprinklers etc. to be acoustically treated
4. Unless noted otherwise, all acoustic insulation to be 14 kg/m³ acoustic grade glasswool insulation or equivalent. Nominal thickness 75 mm unless otherwise noted
5. Plaster to be upgraded to 10 mm Sound rated with a 50 mm acoustic insulation blanket where ceilings have more than 2 sealed downlights and a 150 mm exhaust fan
6. Based on the findings of a recent case in the State Administrative Tribunal, regarding impact noise from floors (Friday and Luck [2014] WASAT 109, August 2014), it is our interpretation that a floor system possessing an impact performance compliant with the NCC/BCA requirement not to exceed 62 dB is not necessarily compliant with the Strata Titles Act 1985 – Schedule 2, i.e. *"...treated to an extent sufficient to prevent the transmission of noise likely to disturb the peaceful enjoyment of the proprietor"*. Therefore, we recommend a rating between 52-56 dB, which would be noticeably quieter and would more likely be compliant with the Strata Titles Act, where it applies
7. Walls are not to be chased, and pipes are not to be fixed to the wall leaf on the side adjoining any other sole-occupancy unit and must have a clearance not less than 10 mm to the other wall leaf.

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

5 External noise intrusion

Council requires that the ambient noise environment around the subject site is assessed for the potential of noise intrusion into the site. The ambient noise environment is controlled by road traffic on William Street. Council also requires an assessment of the noise generated by nearby Lifestyle Uses and Entertainment Venues. These have been identified and summarised in Table 1. It was found that Lifestyle Uses and Entertainment Venues did not noticeably contribute to the ambient noise environment at the time of measurement.

The section below summarises our findings regarding external noise intrusion.

Criteria

Residential buildings are to be designed so that noise intrusion achieves the Council requirements in Section 3.3.2 (a) (i) of:

- Leq 35 dB(A) in sleeping areas (bedrooms) and
- Leq 40 dB(A) in living/work areas and other habitable rooms

Offices, general retail spaces and Hotels are to be designed according to Section 3.3.2 (a) (iii) to meet the Australian Standard AS/NZS 2107:2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors*.

These criteria are summarised below in Table 3.

Table 3 – Noise intrusion criteria

Type of occupancy/activity	Design Sound Level $L_{Aeq,t}$
Hotels and Motels near major roads - sleeping areas (night-time)	35 – 40 dB
Reception areas	40 – 45 dB
Small retail stores (general)	45 – 50 dB

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

Existing Traffic Noise Environment (City of Vincent Outcome 2)

Peak traffic attended measurements were taken on Friday 9 August 2017 between 07:45 and 08:45. The free-field noise level at 7 m from the centre of the road and 1.2 m above ground (Measurement Location A) was recorded to be L_{Aeq} 66 dB.

William Street has one way traffic (leading into the city), and therefore the morning peak has been recorded to have a much higher traffic count than afternoon peak (DMR 2014/15).

Existing Night-time Noise in Area (City of Vincent Outcome 3)

Night-time attended measurements were taken on Friday 9 August 2017 between 22:05 and 22:20 at Measurement Location A. During this time, Tetsuo Night Club was playing music and had gathered 21 people talking loudly outside whilst waiting to enter. 440 William St had a clearly audible beeper on their gate and in addition to mild traffic, there were multiple car start-ups audible along the street. The L_{Aeq} recorded over this time period was 59 dB, is more than 5 dB below the peak traffic noise level and does not have a significant low frequency content compared to the traffic measurement (Table 4).

Table 4 – Measured noise levels (dB) at each octave band (Hz): Measurement Location A

Activity	63	125	250	500	1K	2K	4K	8K
Peak morning traffic	44	50	57	59	62	59	52	43
Night time noise (Tetsu night club)	40	43	46	53	55	52	46	40

The site layout and measurement locations are shown in Figure 2.

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2

Resonate
acoustics

www.resonateacoustics.com



Figure 2: Proposed building layout (ground floor) and noise measurement locations (labelled)

Noise Treatment Solutions – Design Principals (City of Vincent Outcome 7)

The measured noise levels indicated that the dominant noise in the area was from traffic on William Street. On this basis, we recommend the following design principals be adopted for the dwellings:

- Orientation/Layout of units is such that the glazing of the most sensitive areas, i.e. bedrooms face away from the external roads where possible.
- The dwellings are to “step in” where possible so that upper floors are partially shielded from external noise sources where possible.
- Where bedrooms face William Street, sound rated glazing is recommended.
- The size of all glazing facing the roadway to be minimised as far as practicable. This action reduces the acoustic requirements of specific glazing options.

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

Noise Insulation Requirements (City of Vincent Sound Attenuation Policy Outcome 9)

The recommended construction methods and materials will be outlined as part of the building permit application as required in the City of Vincent Development and Design Policy 7.5.21 Sound Attenuation, Section 5.2

Glazing requirements:

- Bedrooms with glazing facing William Street require $R_w + C_{tr}$ 34.
- All other Bedrooms require $R_w + C_{tr}$ 30.
- The reception area on the ground floor requires $R_w + C_{tr}$ 32.

Table 5 lists typical minimum glazing required to achieve the specified ratings. Note that this rating strongly depends on the acoustic seals and frame of the glazing system, and thus a laboratory test certificate that demonstrates the required performance must be sought prior to purchasing a glazing system.

Table 5 – Minimum glazing requirements

Glazing requirement	Typical minimum glazing thickness (requires test certificate of system including seals and frame)
$R_w + C_{tr}$ 34	10.38 laminated awning
$R_w + C_{tr}$ 32	10.38 laminated sliding door
$R_w + C_{tr}$ 30	6.38 laminated

Other Façade requirements:

- Balconies are to have solid gap free balustrades
- External walls are to be R_w 50 (150 mm concrete or 230 mm double brick)

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

6 Environmental Noise Emission

6.1 Assessment Criteria

The Environmental Protection (Noise) Regulations 1997 provide limits for allowable noise from the proposed development. The allowable noise level (called Assigned Noise Level) when received at a residence is determined by the calculations of an influencing factor added to a base level.

Time of day also affects the assigned levels for noise-sensitive premises, as follows:

- Lowest levels at night (10 pm to 7 am any day or to 9 am Sundays and Public Holidays);
- Higher levels during the evenings (7 pm to 10 pm) and on Sundays and Public Holidays (9 am to 7 pm); and
- Highest levels during the day (7 am to 7 pm Monday to Saturday).

For noise-sensitive premises, assigned levels are calculated by looking at land use zonings within circles of 100 m and 450 m radius from the noise receiver, including:

- The proportion of industrial land use zonings;
- The proportion of commercial zonings; and
- The presence of major roads.

William Street has historically recorded 9,980 vehicles per day (DMR 2014/15) and is therefore classified as a minor road.

Beaufort Street is within a 450 m radius and has historically recorded 14,140 vehicles per day (DMR 2012/13). This level of traffic flow has close to the 15,000 vehicles per day, required to be classified as a Major Road. For the purposes of this assessment though a conservative assumption has been made to classify it as a minor road, leading to a more-stringent noise emission criterion.

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

The influencing factor, combined with the assigned levels result in the criteria given in Table 6.

Table 6 Environmental noise emission criteria for 441 William Street

Type of premises receiving noise	Time of day	Assigned level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	49	59	69
	0900 to 1900 hours Sunday and public holidays	44	54	69
	1900 to 2200 hours all days	44	54	59
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	39	49	59
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and utility premises other than those in the Kwinana Industrial Area	All hours	65	80	90

Note that adjustments are applied to the noise sources for a variety of characteristics. In the unlikely event that tonality, impulsiveness or modulation is present in the noise signals then rectification measures are required to remove these characteristics from the noise source.

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

6.2 Nearby noise-sensitive premises (City of Vincent Outcome 6)

The nearest and potentially most affected noise-sensitive neighbours are shown in Figure 2. Of these the nearest residence is directly adjacent to the site. Noise emission to all residential and commercial premises must be controlled.

6.3 Noise control measures (City of Vincent Outcome 5)

Noise sources

External mechanical services for the proposed development consists of air conditioning external condenser units and some fans.

Noise associated with the operation of these services must be adequately controlled such that it does not exceed the noise criteria set out in Table 6 above.

Additional sources of noise emission may be developed in the form of ground floor café/restaurant spaces. These areas have been chosen as they are already shielded from the nearest residential areas, at the rear of the site by the bulk of the building.

Other residential areas such as those to the West of the site are also shielded by existing surrounding buildings and are unlikely to receive high noise levels from the site

Treatments

The recommended construction methods and materials will be outlined as part of the building permit application as required in the City of Vincent Development and Design Policy 7.5.21 Sound Attenuation, Section 5.2. The following general principals apply though:

The use of 'quiet' rated plant is recommended, and considerations made about the location of these plant. In addition, the following treatments will be applied where required, after the plant selections have been made:

- solid noise barriers
- secondary barriers/shielding,
- enclosures, and
- acoustic linings

To control noise emission from the restaurants/cafes, minor façade treatments may be required.

If the cafe/bar is restricted to daytime operation and only plays light background music (i.e. 70 dBA / 70 dB linear max, no live music) then extending the awning to join with the adjacent building with no gaps will provide suitable noise control. This awning may have 6 mm laminated glass, perspex, or polycarbonate. Glazing may need to be toughened, or weather treated to withstand the external conditions.

Specific treatments will be developed as the project designs progresses.

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



www.resonateacoustics.com

7 Conclusions

Resonate Acoustics has assessed acoustic considerations for the proposed residential development at 441 William Street in response to City of Vincent Planning Policy Requirements for Development Applications.

Based on the measured Life-style external noise levels, and potential traffic noise levels at the site, noise control measures will be developed to control these sources.

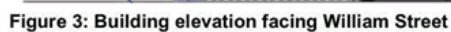
External plant noise will need to be controlled with some of the measures outlined in this report.

Party walls, external walls, floor/ceilings, bulkheads, risers and services constructions will need to be developed to meet the external noise intrusion, and National construction code requirements.

The treatments to the site will be developed to meet State, Council and legislated requirements at the site.

Resonate
acoustics

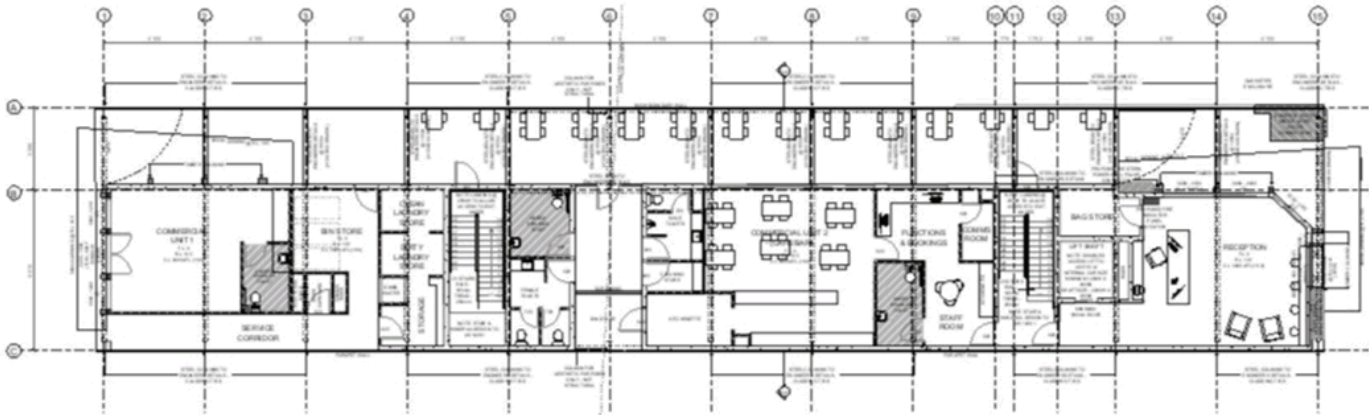
Appendix A: Wall & ceiling markups



441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



Level 0 (Ground)

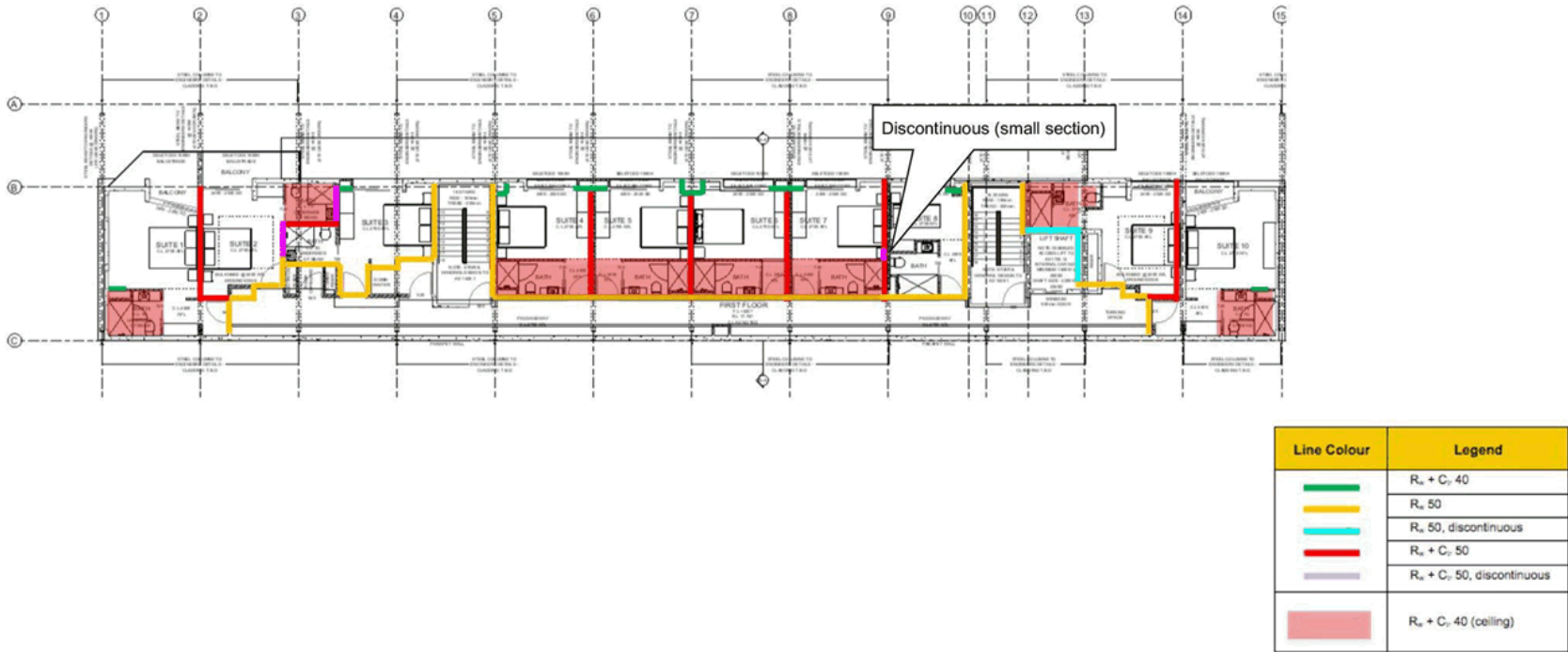


Line Colour	Legend
<div></div>	R _w + C _v 40
<div></div>	R _w 50
<div></div>	R _w 50, discontinuous
<div></div>	R _w + C _v 50
<div></div>	R _w + C _v 50, discontinuous
<div></div>	R _w + C _v 40 (ceiling)

441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



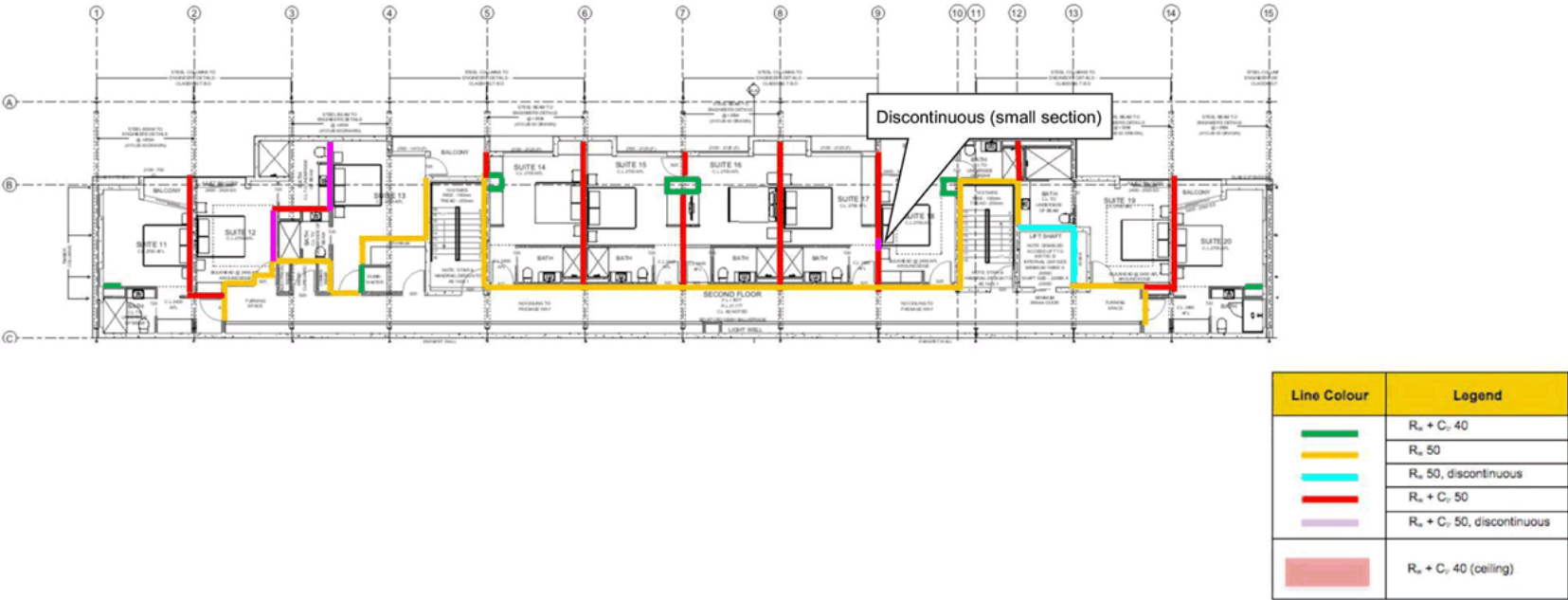
Level 1



441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



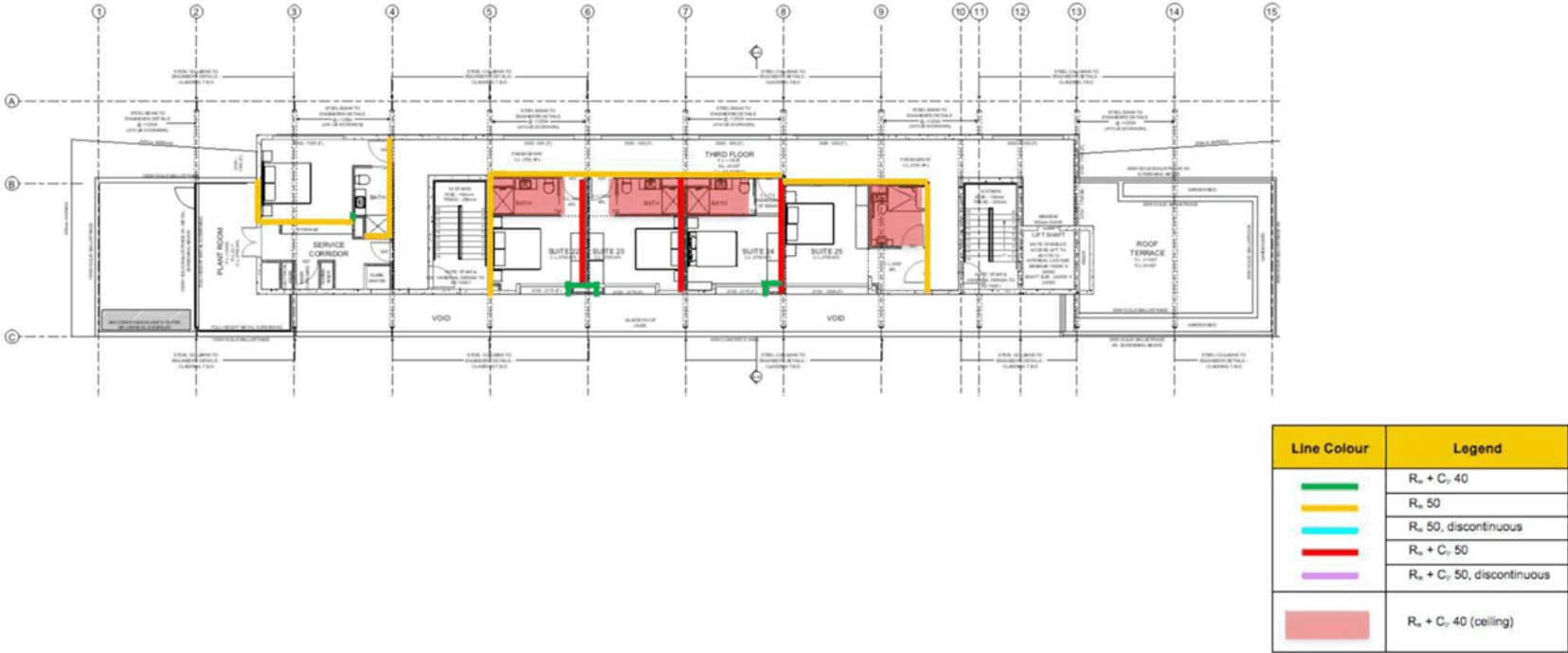
Level 2



441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2



Level 3



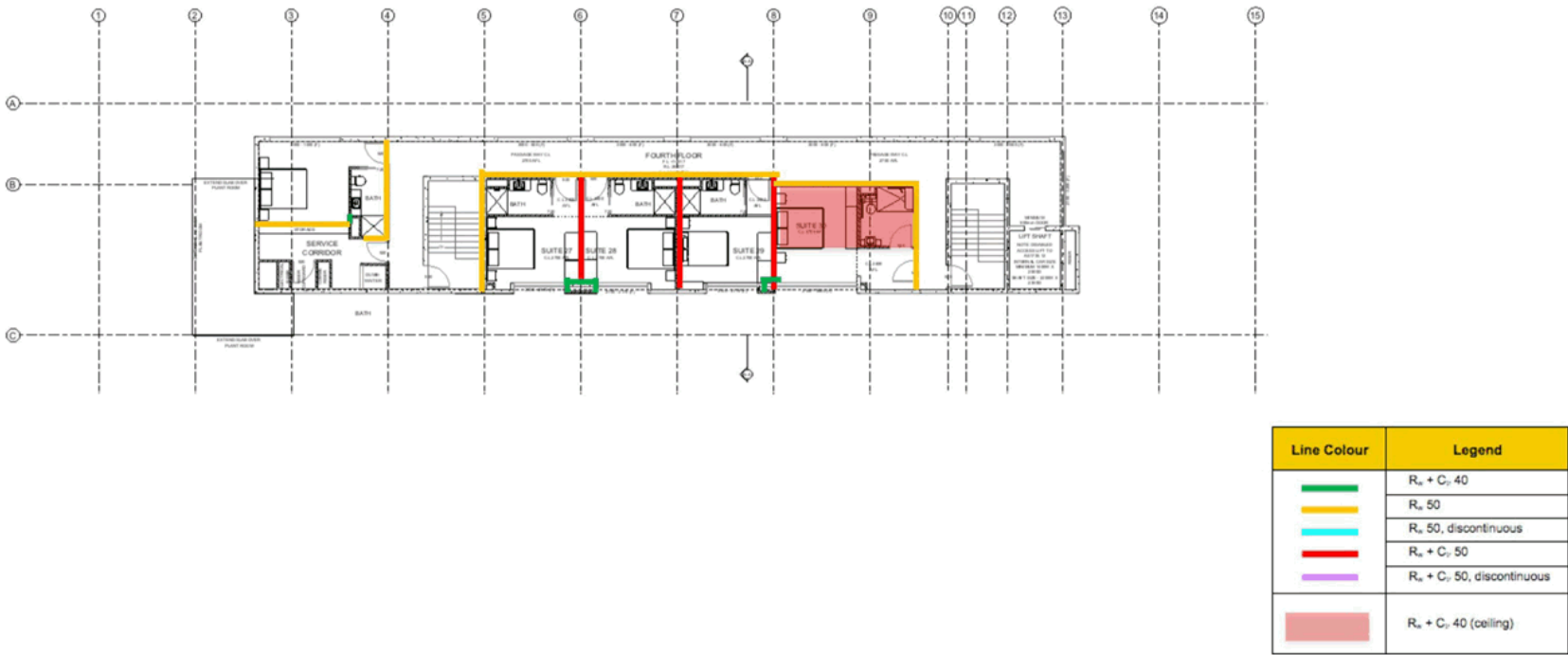
441 William Street Northbridge
Planning Stage Acoustic Report
P17365RP1 Revision 2

Resonate

acoustics

www.resonateacoustics.com

Level 4





Level 1, 1 Howard St,
Perth, WA, Australia 6000
T: +61 (08) 9421 3700
www.cundall.com

Consultant Advice Notice

Project:	441 William Street, Perth	Project No.	1020186
Subject:	Green Star Strategy	Doc No.	ESD-001
Author:	Mathuran Marianayagam	Date:	13 December 2018
Attention:	Davor Nikolic – Architectural Online	Revision:	-

Dear Davor,

This consultant's advice is prepared to provide a summary review of the Environmental Sustainability Design (ESD) report of the above proposed development dated October 2018 and outline how the development will achieve the equivalent benchmark of a 5 Star Green Star Design & As-Built v1.2 rating.

The proposed development is a 5-storey hotel facility with retail shops, cafes and 30 no. hotel suites. The City of Vincent requires a preliminary sustainable design assessment report prepared for the new non-residential development to include:

- A description of the sustainability strategies and initiatives that will be targeted by the development;
- A Green Star score card showing the number of points that can be achieved by the targeted strategies and initiatives;
- Confirmation that all targeted strategies and initiatives have been integrated into the project design documentation submitted with the DA; and
- A statement confirming the DA applicant's intent to retain sufficient sustainability strategies and initiatives to the working drawing stage to ensure that the final design is capable of achieving a 5 Star Green Star rating.

It is noted that the ESD report prepared and issued for the development is assessed against common Sustainability Design Assessment in the Planning Process principles, primarily developed by the local governments of Victoria. However, as per the City of Vincent requirements, the ESD report is assessed against Green Star Design & As Built v1.2, the latest rating tool available.

Review Summary

The sustainability measures proposed and included in the design documents and ESD report appears to achieve 51 points when assessed against the Green Star Design & As Built v1.2 rating system. We have recommended the following additional measures so that the development can meet a 5 Star Green Star equivalency rating.

- Active involvement of Green Star Accredited Professional (GSAP) in the project;
- BMS system to monitor and record energy and water consumptions;
- Involvement of ISO 14000 accredited builder / head contractor;
- Well-lit spaces that provide high degree of visual comfort via surface illuminance;
- No engineering wood use or low formaldehyde engineering wood;
- Solar hot water system for domestic hot water usage;
- Specifying products with EPDs (Environmental Product Declaration);
- Minimum 90% diversion of construction wastes from landfill; and
- Minimising the light pollution to night sky.

Together with the above additional sustainability initiatives, the proposed development is expected to be capable of achieving 5 Star Green Star rating with a total point of 61. Please refer to the Appendix B of this CAN which provides the Green Star points that are targeted for the development.



We trust the above is succinct and sufficient for your purposes, however should you have any questions please do not hesitate to contact us.

Kind Regards,

For and on behalf of Cundall,

A handwritten signature in black ink, appearing to read "Mathuran".

Mathuran Marianayagam

Principal ESD Consultant / Green Star Accredited Professional (GSAP)

e: m.marianayagam@cundall.com

t: 08 9421 3700



Appendix A – Applicant Statement – Sustainability Strategies

Please see overleaf.



ArchitecturalOnline.com.au

PO Box: 47, Mount Lawley, WA, 6929 * Mob. 0402 856 468 * info@architecturalonline.com.au

Ref: Applicant Statement
Date: 12 December 2018

City of Vincent
244 Vincent Street (cnr Loftus Street)
Leederville, WA 6007

Dear Kate,

RE: 441 William St, Perth WA 6000 – Development Application
Applicant Statement – Sustainability Strategies

This letter confirms that, Architectural Online as the Applicant of the above-mentioned project, I confirm my intent to retain sufficient sustainability strategies / initiatives to the working drawing stage to ensure that the final design is capable of achieving the global warming and water benchmarks set out in the City's Built Form Policy.

I trust the foregoing is adequate for your purposes, but should you have any questions please do not hesitate to contact me.

Yours sincerely
For and on behalf of Architectural Online

Davor Nikolic
Architectural Online
Director
Tel: 0402 856 468
Email: info@architecturalonline.com.au



Appendix B – Green Star Design & As Built Scorecard

Please see overleaf.



Green Star - Design & As Built Scorecard v1.2

Project: 441 William St, Perth
 Targeted rating: 5 Stars
 Date: December-2018

	POINTS TARGETED IN ESD REPORT	ADDITIONAL POINTS RECOMMENDED
Points	51	10
Cumulative	51	61
Rating	4 Star	5 Star

CATEGORY / CREDIT	AIM OF THE CREDIT / SELECTION	CODE	CREDIT CRITERIA	COMPLIANCE REQUIREMENTS	POINTS AVAILABLE	POINTS TARGETED IN ESD REPORT	ADDITIONAL POINTS RECOMMENDED	RESPONSIBILITY	Review Comments
Management									
Green Star Accredited Professional	To recognise the appointment and active involvement of a Green Star Accredited Professional in order to ensure that the rating tool is applied effectively and as intended.	1.1	Accredited Professional	Engage GSAP through all stages of project from schematic design to certification.	1	0	1	ESD Consultant	Cundall can provide ESD consultancy services for the project.
		2.0	Environmental Performance Targets	Document environmental performance targets for project (through a design intent report or similar).	-	Complies		ESD Consultant	ESD report to include design intent or owner's project requirements.
		2.1	Services and Maintainability Review	Services and maintainability review prior to construction, led by contractor and ICA or owner's rep with input from the design team. Required to: - Include specific commissioning requirements in contracts; - Develop a commissioning plan; and - Demonstrate commissioning was carried out in accordance with the plan and spec requirements. - Air tightness testing	1	0		N/A	Not targeted.
Commissioning and Tuning	To encourage and recognise commissioning, handover and tuning initiatives that ensure all building services operate to their full potential.	2.2	Building Commissioning	Commitment from the building owner to building systems tuning, 12 months post PC tuning, based on BMS data and occupancy surveys, also requires: - Building tuning plan to be prepared in accordance with standards; - Building tuning team to be formed; and - Organisations have been engaged to tune nominated systems.	1	0		N/A	Not targeted.
		2.3	Building Systems Tuning	ICA to be engaged throughout design and construction.	1	0		N/A	Not targeted.
		2.4	Independent Commissioning Agent	Climate adaptation risk assessment to be undertaken and strategies incorporated to mitigate risks.	1	0		N/A	Not targeted.
Adaptation and Resilience	To encourage and recognise projects that are resilient to the impacts of a changing climate and natural disasters.	3.1	Implementation of a Climate Adaptation Plan	Climate adaptation risk assessment to be undertaken and strategies incorporated to mitigate risks.	2	0		N/A	Not targeted.
Building Information	To recognise the development and provision of building information that facilitates understanding of a building's systems, operation and maintenance requirements, and environmental targets to enable the optimised performance.	4.1	Building Operations and Maintenance Information	O&Ms and Building Log Book (reference directory on where to find building information, regularly updated) generated in accordance with standards. Must also include details regarding updating O&Ms.	1	1		Services Consultants	Although the requirements for Building User Guide is included in the ESD report, the requirements for the Building Log Book is not clearly mentioned. Recommended to add additional specification clauses.
		4.2	Building User Information	Building user information to be provided. Must be digital and editable by FM to stay up to date. Available in signage or information kiosks in building foyer. Building owner and tenant jointly agree and commit to targets through formal commitments to each other through a 'Best Practice Lease' Agreement, or similar formal agreement, or a memorandum of understanding. Targets must include at least 2 of: GHG, Water, Waste, IEQ.	1	0		N/A	Not targeted.
Commitment to Performance	To recognise practices that encourage building owners, building occupants and facilities management teams to set targets and monitor environmental performance in a collaborative way.	5.1	Environmental Building Performance	Building owner and tenant demonstrate a commitment to best practice 'make good' clauses in the lease, which must follow industry recognised standards or guidelines.	1	0		N/A	Not targeted.
		5.2	End of Life Waste Performance	Building owner and tenant demonstrate a commitment to best practice 'make good' clauses in the lease, which must follow industry recognised standards or guidelines.	1	0		N/A	Not targeted.
Metering and Monitoring	To recognise the implementation of effective energy and water metering and monitoring systems.	6.0	Metering	Conditional - metering provided for all major uses and sources of water and energy.	-	0	Likely to Comply	Electrical Consultant	The credit requirements can be easily met via appropriate electrical design.
		6.1	Monitoring Systems	System (BMS) present to monitor and record data, with the ability to clearly present to the user. Data integrity to be included.	1	0	1	Electrical Consultant	Credit requirements are relatively easy to meet.
Construction Environmental Management	To reward projects that use best practice formal environmental management procedures during construction.	7.0	Environmental Management Plan	Conditional - Comprehensive EMP in place complying with NSW EMS guidelines.	-	Likely to Comply	Likely to Comply	Builder	Owner to select Builder / Head Contractor who are capable of implementing the EMS guidelines.
		7.1	Formalised Environmental Management System	Contractor has ISO-14001 certification.	1	0	1	Builder	Specifications can include requirements for ISO 14000 accreditation.
Operational Waste	To recognise projects that implement waste management plans that facilitate the re-use, upcycling, or conversion of waste into energy and stewardship of items to reduce the quantity of outgoing waste	8.1	Waste in Operations	Facilities in place to separate waste streams which meets best practice access requirements. Min. Landfill, paper/cardboard, Glass, Plastic, 1 other.	1	1		Owner	The ESD report recommends operational waste management guidelines and adequate facilities to help implement such measures.
Total					13	2	3		
Indoor Environment Quality									
Indoor Air Quality	To recognise projects that provide high air quality to occupants.	9.1	Ventilation System Attributes	Ductwork to be cleaned or kept clean and taped up prior to occupancy - Maintenance access to be provided to both sides of moisture and debris catching components - Intakes located away from pollutants in accordance with ASHRAE Standard 62-2013 Mechanically air conditioned areas: - 1 point for 50% greater outdoor air than AS1668.2:2012 OR CO2 concentrations kept below 800ppm - 2 points for 100% greater outdoor air than AS1668.2:2012 OR CO2 concentrations kept below 700ppm Naturally Ventilated areas: - 2 points where requirements of AS1668.4-2012 are met.	1	0		N/A	Not targeted.
		9.2	Provision of Outside Air	Separate exhaust of kitchen pollutants. All printers to be low emissions	2	0		N/A	Not targeted.
		9.3	Exhaust or Elimination of Pollutants	Reverberation time in the centre management office and any other occupied spaces must be below the maximum stated in the 'Recommended Reverberation Time' provided in Table 1 of AS/NZ 2107:2000.	1	0		N/A	Not targeted.
		10.1	Internal Noise Levels	Where note 3 of AS/NZ 2107:2000 applies and requires that reverberation times be minimised as far as practical, acoustic absorption should be installed in the noise sensitive space. The amount of acoustic absorption must be equivalent to at least 50% of the area in the space. Tenant areas will be treated by requirements included in the "tenant fitout guide".	1	1		Architect / Acoustician	ESD report calls for appropriate noise levels and noise transfer restrictions
Acoustic Comfort	To reward projects that provide appropriate and comfortable acoustic conditions for occupants.	10.2	Reverberation	Appropriate noise levels (outside and building systems) not more than 5dB above satisfactory levels outlined in AS1017:2000 (100dB for not vent buildings). There is no lower limit on sound levels. Measurements required.	1	1		Architect / Acoustician	ESD report calls for appropriate noise levels and noise transfer restrictions



Green Star - Design & As Built Scorecard v1.2

Project: 441 William St, Perth
 Targeted rating: 5 Stars
 Date: December-2018

	POINTS TARGETED IN ESD REPORT	ADDITIONAL POINTS RECOMMENDED
Points	51	10
Cumulative	51	61
Rating	4 Star	5 Star

CATEGORY / CREDIT	AIM OF THE CREDIT / SELECTION	CODE	CREDIT CRITERIA	COMPLIANCE REQUIREMENTS	POINTS AVAILABLE	POINTS TARGETED IN ESD REPORT	ADDITIONAL POINTS RECOMMENDED	RESPONSIBILITY	Review Comments
Lighting Comfort	To encourage and recognise well-lit spaces that provide a high degree of comfort to users.	10.3	Acoustic Separation	Acoustic separation requirements to minimise cross-talk between rooms and between rooms and open areas. The partition between the spaces should be constructed to achieve a weighted sound reduction index (Rw) of at least 45. To be considered between all occupied spaces (tenancies, centre management, parking office).	1	1		Architect / Acoustician	ESD report calls for appropriate noise levels and noise transfer restrictions
		11.0	Minimum Lighting Comfort	High frequency ballasts or LED and minimum colour rendering index of 90	-	Complies		Electrical Designer	ESD report calls for LED or T5 high frequency ballasts
		11.1	General Illuminance and Glare Reduction	General lighting levels to meet maintained illuminance in AS1680 series (modelling representative areas or measurements, uses area weighted average, not points). Glare from lamps to be reduced through either: >> all lamps having diffusers, baffles etc.; >> Lighting system compliant with luminaire selection system in section 8.3.4 of AS1680.1-2006, OR >> Unified Glare Rating on a representative floor less than Table 8.2 of AS1680.1-2006	1	0		N/A	Not targeted.
		11.2	Surface Illuminance	All regularly occupied spaces including mail, centre management and any other occupied spaces must be modelled to show that: * The average ceiling luminance (excluding light fixtures) does not exceed 0.5 kcd/m² and the maximum luminance at any point on the ceiling does not exceed 1.5 kcd/m². * The ceiling area has an average surface illuminance of at least 30% of the lighting levels on the working plane; and * In rooms less than 100m² (eg centre management, security), or in rooms where more than 20% of workstations are located within 3m of walls, the wall area above the working plane has an average surface illuminance of at least 50% of the lighting levels on the working plane. The illuminance values for ceilings, walls, and floors must be calculated in accordance with Appendix B of AS/NZS 1680.1-2006.	1	0	1	Electrical Designer	The credit requirements can be included in the lighting design.
		11.3	Localised Lighting Control	Tenant areas will be treated by requirements included in the "tenant fitout guide". Occupants have the ability to control the lighting in their immediate environment. This includes turning the lights on and off and adjusting their light levels. Provide task lighting to the centre management and car parking offices to comply. The background lighting could be reduced to a lower lighting level since we have task lighting. Tenant areas will be treated by requirements included in the "tenant fitout guide".	1	1		Electrical Designer	ESD report includes requirements for lighting controls.
Visual Comfort	To recognise the delivery of well-lit spaces that provide high levels of visual comfort to building occupants.	12.0	Glare Reduction	Provide blinds or external shading to control glare.	-	Likely to Comply		Architect	Adequate shading provisions are to be included in the building design
		12.1	Daylight	40% of nominated area received at least 2%DF (80% 2 points)	2	2		Architect	ESD report calls for maximizing natural light provisions via design.
		12.2	Views	60% of nominated area has access to high quality internal or external views (within 6m direct line of sight).	1	1		Architect	The design documents appear to indicate adequate views to outside.
Indoor Pollutants	To recognise projects that safeguard occupant health through the reduction in internal air pollutant levels.	13.1	Paints, Adhesives, Sealants and Carpets	95% of Paints, Adhesives, Sealants, Carpets to be low VOC	1	1		Architect / Builder	ESD report calls for low VOC products to be used.
		13.2	Engineered Wood Products	95% of engineered wood to be low Formaldehyde, or no new engineered wood is installed.	1	0	1	Architect / Builder	Requirements to meet the credit criteria can be included in the specifications.
Thermal Comfort	To encourage and recognise projects that achieve high levels of thermal comfort.	14.1	Thermal Comfort	Mech vent - High levels of thermal comfort (PMV +/-1) achieved for 95% of the nominated area, 98% of the year. Nat Vent - Internal spaces are within 80% of Acceptability Limit of ASHRAE Standard 55-2013 in accordance with 14.1.1	1	1		Architect / Builder	Based on the improved building envelope thermal performance for roof, wall & glazing systems, a point for thermal comfort is anticipated.
		14.2	Advanced Thermal Comfort	High levels of thermal comfort (PMV +/-0.5) achieved for 95% of the nominated area, 98% of the year.	N/A	0		N/A	Not targeted.
Total					16	9	2		
Energy									
Greenhouse Gas Emissions	A, Prescriptive Pathway	15A.0	Conditional Requirement: Prescriptive Pathway	The thermal performance of the development to exceed the DT5 requirements of BCA NCC Parts J1 and J2 by at least 5%.	-	Complies		Architect / Builder	ESD report includes requirements for better thermal performance.
		15A.1	Building Envelope	The thermal performance of the development to exceed the DT5 requirements of BCA NCC Parts J1 and J2 by at least 15%.	1	1		Architect / Builder	ESD report includes requirements for better thermal performance.
		15A.2	Glazing	The total energy used for each orientation and each storey is not greater than 85% of the total allowance of BCA NCC Part J2.	1	1		Architect / Builder	ESD report includes requirements for better glazing performance.
		15A.3	Lighting	Illumination power density is 30% less than the maximum illumination power densities defined in Table J5.2a; Automated lighting control systems for 95% of nominated Area.	1	1		Electrical Consultant	ESD report includes requirements for improved lighting power density.
		15A.4	Ventilation and Air-Conditioning	Fan motor power and pump power, is at least 15% less than the maximum fan motor power and pump power defined in Tables J5.2; energy efficiency ratio for packaged air conditioning equipment and refrigerant chillers is at least 15% higher than that specified	1	1		Mechanical Consultant	ESD report includes requirements for higher efficiency air conditioning system.
		15A.5	Domestic Hot Water System	Domestic hot water systems are powered by one of the following heat sources: Renewable Energy (which may include electric/gas boost); Natural Gas; Electric heat pump (minimum COP 3.5 under design conditions); or Waste heat or heat recovered from another process.	1	0	1	Mechanical Consultant	Solar hot water system can be included in the design to meet the credit criteria.
		15A.6	Accredited Green Power		5	0		N/A	Not targeted.
Peak Electricity Demand Reduction	Performance Pathway	16B	Performance Pathway - Reference Building	Achieve a peak demand reduction of 20-30% compared to a reference building model.	2	2		Electrical Consultant	The ESD report recommends the use of photovoltaic (PV) system. In addition, energy efficient appliances are also proposed. Hence, it is anticipated that these measures will help achieve the peak demand reduction of 30%.
Total					12	6	1		



Green Star - Design & As Built Scorecard v1.2

Project: 441 William St, Perth
 Targeted rating: 5 Stars
 Date: December-2018

	POINTS TARGETED IN ESD REPORT	ADDITIONAL POINTS RECOMMENDED
Points	51	10
Cumulative	51	61
Rating	4 Star	5 Star

CATEGORY / CREDIT	AIM OF THE CREDIT / SELECTION	CODE	CREDIT CRITERIA	COMPLIANCE REQUIREMENTS	POINTS AVAILABLE	POINTS TARGETED IN ESD REPORT	ADDITIONAL POINTS RECOMMENDED	RESPONSIBILITY	Review Comments
Transport									
Sustainable Transport	Performance Pathway	17A.1	Modelled pathway	Points are available where projects provide access to sustainable transport infrastructure which decreases greenhouse gas emissions from transport, decreases mental and social impacts of commuting, and encourages the uptake of healthier transport options by building occupants.	10	10		Architect / ESD Consultant	The project is located in a dense area with a 97 walk score and 92 transit score. In addition, secure bicycle parking facilities are also recommended. Based on these details, the development is expected to achieve 10 points.
Total					10	10	0		
Water									
Potable Water	Performance Pathway	18A.1	Potable Water - Performance Pathway	Up to 12 points awarded for incremental reductions in potable water demand compared to a reference building up to 100% reduction.	12	6		Architect / ESD Consultant	ESD report includes requirements for higher water efficiency measures such as higher WELS rated fittings, rainwater harvesting system etc. Based on these measures, the development is expected to achieve 6 points.
Total					12	6	0		
Materials									
Life Cycle Impacts	Performance Pathway - Life Cycle Assessment	19A.1	Comparative Life Cycle Assessment	Conduct LCA to demonstrate improvement against benchmark building.	6	0		N/A	Not targeted.
		19A.2	Additional Life Cycle Impact Reporting	Report on an additional impact categories.	1	0		N/A	Not targeted.
		19.B.1	Concrete	Portland cement content is reduced by 40%.	3	2		Architect / Structural Designer	ESD report includes requirements of the credit.
		19.B.2	Steel	Reduction in the mass of steel reinforcement used when compared to standard practice.	1	1		Architect / Structural Designer	ESD report includes requirements of the credit.
Responsible Building Materials	To reward projects that include materials that are responsibly sourced or have a sustainable supply chain.	19.B.3	Building Reuse	Not applicable for new projects.	0	0		N/A	Not targeted.
		20.1	Structural and Reinforcing Steel	95% of steel (by mass) is sourced from a responsible steel maker AND at least 60% of the fabricated structural steelwork is supplied by a steel fabricator/steel contractor accredited to the Environmental Sustainability Charter of the ASI.	1	1		Architect / Structural Designer	ESD report includes requirements of the credit.
		20.2	Timber Products	95% (by cost) of timber is FSC, PEFC or reused. If less than 0.1% of total cost credit will be N/A.	1	1		Architect	ESD report includes requirements of the credit.
		20.3	Permanent Formwork, Pipes, Flooring, Blinds and Cables	90% (by cost) of all cables, pipes, floors and blinds meet best practice PVC guidelines OR do not contain PVC (and have EPDs).	1	1		Architect / Services Consultants	ESD report includes requirements of the credit.
Sustainable Products	To encourage sustainability and transparency in product specification.	21.1	Product Transparency and Sustainability	Up to 3 points available for 3%, 6% or 9% of products by cost being sourced as reused or having recycled content, EPDs, third-party certifications or product stewardship programs.	3	0	2	Architect / ESD Consultant / Builder	Specifying products with EPDs are recommended for the project. Project team is expected to identify products that would meet the credit requirement and include them in the design and tender documents.
Construction and Demolition Waste	To reward projects that reduce construction waste going to landfill by reusing or recycling building materials.	22B	Percentage Benchmark	Divert 90% of waste from landfill.	1	0	1	Architect / Builder	ESD report only requires minimum 70% of construction wastes to be diverted from landfill. 90% can be targeted.
Total					10	6	3		
Land Use & Ecology									
Ecological Value	To reward projects that improve the ecological value of their site.	23.0	Endangered, Threatened or Vulnerable Species	Conditional - Demonstrate that no species or ecological communities were present on site which have the status: critically endangered, endangered or vulnerable.	-	Complies		Architect / Builder	ESD report includes requirements of the credit.
		23.1	Ecological Value	Points awarded for improving the site ecology (by site area) e.g. replacing hardscape with native vegetation. Uses GBCA calculator.	3	2		Architect / Builder	ESD report includes requirements of the credit. It is anticipated that 2 points can be achieved with the landscape measures proposed.
Sustainable Sites	To reward projects that choose to develop sites that have limited ecological value, re-use previously developed land and remediate contaminated land.	24.0	Conditional Requirement	Site at purchase must not contain: - Old growth forest; - Prime agricultural land; - Wetland of high importance (unless wetland protection measures in place); - Matters of national significance as per Environmental Protection and Biodiversity Conservation Act (1999).	-	Complies		N/A	The location of the project site meets the credit requirements.
		24.1	Reuse of Land	Over 75% of site previously developed.	1	0		N/A	Not targeted. Undeveloped land.
		24.2	Contamination and Hazardous Materials	Significant contamination exists at time of purchase and is remediated in accordance with a best practice remediation strategy.	1	1		Architect / Builder	ESD report includes requirements of the credit.
Heat Island Effect	To encourage and recognise projects that reduce the contribution of the project site to the heat island effect.	25.0	Heat Island Effect Reduction	75% of site area has building or landscape that reduce the heat island effect e.g.: - Vegetation; - Green roof; - High Surface Reflectance Index (SRI) roof or hardscape; - Hardscape shaded by vegetation, OR - Water bodies.	1	1		Architect	ESD report includes requirements of the credit.
Total					6	4	0		
Emissions									
Stormwater	To reward projects that minimise peak stormwater flows and reduce pollutants entering public sewer infrastructure.	26.1	Reduced Peak Discharge	Post development peak discharge not to exceed pre-development peak discharge based on the Average Recurrence Interval.	1	1		Civil & Structural Consultant	ESD report includes requirements of the credit; measures include re-use of storm water and pollutant reducing drainage systems.
		26.2	Reduced Pollution Targets	Discharge meets pollution reduction targets in column A of GBCA table.	1	1		Civil & Structural Consultant	ESD report includes requirements of the credit.
		27.0	Light Pollution to Neighbouring Bodies	Credit conditional - Site must comply with AS4282 Control of the Obtrusive Effects of Outdoor Lighting.	-	Complies		Electrical Consultant	The credit requirements can be included in the design.
Light Pollution	To reward projects that minimise light pollution.	27.1	Light Pollution to Night Sky	Either: - No luminaire to have an upward light output ratio above 5%; OR - Direct illuminance no greater than 0.5 lux at site boundary and 0.1 lux beyond highest point of building into night sky.	1		1	Electrical Consultant	The credit requirements can be included in the design.

CUNDALL

Green Star - Design & As Built Scorecard v1.2

Project: 441 William St, Perth
 Targeted rating: 5 Stars
 Date: December-2018

	POINTS TARGETED IN ESD REPORT	ADDITIONAL POINTS RECOMMENDED
Points	51	10
Cumulative	51	61
Rating	4 Star	5 Star

CATEGORY / CREDIT	AIM OF THE CREDIT / SELECTION	CODE	CREDIT CRITERIA	COMPLIANCE REQUIREMENTS	POINTS AVAILABLE	POINTS TARGETED IN ESD REPORT	ADDITIONAL POINTS RECOMMENDED	RESPONSIBILITY	Review Comments
Microbial Control	To recognise projects that implement systems to minimise the impacts associated with harmful microbes in building systems.	28.0	Legionella Impacts from Cooling Systems	Either: - Building is naturally ventilated; - Heat rejection is waterless; OR - Heat rejection is water based but includes measures for Legionella control (System meets AS/NZS 3666.1:2011, no water stagnation, water never between 20 and 50degC while still, no aerosol spray)	1	1		Mechanical Consultant	Waterless heat rejection system.
Refrigerant Impacts	To encourage operational practices that minimise the environmental impacts of refrigeration equipment.	29.0	Refrigerants Impacts	Either: - All refrigerants have ODP of 0 and GWP below 10 - Weighted impact of refrigerants on ODP and GWP has Total system Direct environmental impact below 15 (refer TM for calculation); OR - Weighted impact of refrigerants on ODP and GWP has Total system Direct environmental impact between 15 and 30 AND a leak detection system is in place	1	1		Mechanical Consultant	ESD report includes requirements of the credit.
Total					5	4	1		
Innovation									
Innovative Technology or Process	The project meets the aims of an existing credit using a technology or process that is considered innovative in Australia or the world.	30A	Innovative Technology or Process	Project achieves an existing credit using a technology or process that is considered innovative in Australia or worldwide					
Market Transformation	The project has undertaken a sustainability initiative that substantially contributes to the broader market transformation towards sustainable development in Australia or in the world.	30B	Market Transformation	The project has undertaken a sustainability initiative that substantially contributes to the broader market transformation towards sustainable development in Australia or in the world.					
Improving on Green Star Benchmarks	The project has achieved full points in a Green Star credit and demonstrates a substantial improvement on the benchmark required to achieve full points.	30C	Improving on Green Star Benchmarks	The project has exceeded the benchmark of an existing credit, and demonstrates substantial improvement over the benchmark.	10	4		Architect / Builder / Services Consultants	Passive Design Strategies - The ESD report indicates that passive design strategies such as extensive sun shadings have been used in the design to control solar radiation during summer months. It is anticipated that all living areas are not exposed to sun penetration. Dematerialisation - The ESD report recommends strategies that finishes shall be raw and exposed where possible to reduce the embodied energy of the building. 6 Star energy rating - The ESD report indicates that the development will meet 6-Star energy rating, while it's not clear which rating it refers to, it is anticipated that NABERS energy rating is considered. Clothes drying - Single central facility to service all hotel suites.
Innovation Challenge	Where the project addresses an sustainability issue not included within any of the Credits in the existing Green Star rating tools.	30D	Innovation Challenge	Where the project addresses an sustainability issue not included within any of the Credits in the existing Green Star rating tools.					
Global Sustainability	Project teams may adopt an approved credit from a Global Green Building Rating tool that addresses a sustainability issue that is currently outside the scope of this Green Star rating tools.	30E	Global Sustainability	Project complies with a credit from a different rating tool (LEED, BREAM etc.)					
Total					10	4	0		
TOTAL					POINTS AVAILABLE 110	4-STAR POINTS 51	5-STAR POINTS 61		

Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<u>Parking and Traffic Congestion</u> <ul style="list-style-type: none"> The provision of nil parking provided on site is not acceptable as parking is extremely limited within the area (i.e. caused by the Mosque and other commercial development within the locality). The nil parking will affect the surrounding businesses and the public parking supply within the locality does not exceed the parking demand. On-street parking in other nearby streets is for residents only whereas Brisbane Place accommodates 2 hour time limited parking, with residential parking only after business hours. Therefore, Brisbane Place cannot accommodate the additional parking demand that will be created by the Hotel. The service vehicles will cause further traffic congestion along Brisbane Place. Brisbane Place and the surrounding local road network cannot accommodate heavy vehicles due to the roads being narrow and being used of on-street parking. Concerns service vehicles cannot be accommodated along Brisbane Place. 	<ul style="list-style-type: none"> The applicant has proposed to pay a cash contribution in lieu of providing parking on site. Administration does not consider this will satisfy the parking demand generated by the proposed development, nor is it reasonable for the City to be able to provide parking facilities and infrastructure for 32 bays within the immediate vicinity. The service bay on Brisbane Place is not supported by the City.
<u>Noise</u> <p>The increase in traffic including heavy vehicles for deliveries to the proposed hotel poses a noise and safety issue to residents within the locality.</p>	<p>The service bay along Brisbane Place is not supported by the City. Notwithstanding, should the application be determined favourably, the development is required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>
<u>Landscaping</u> <p>Additional vegetation should be provided on site.</p>	<p>Amended plans with additional landscaping on site have been provided (see Attachment 2). The City is not satisfied that the development has been designed to ensure mature growth of the plant stock. The proposed landscaping arrangement is therefore not supported.</p>
<u>Waste</u> <p>Rubbish bins left on the verge will cause further congestion along Brisbane Place.</p>	<p>The Waste Management Plan proposes private waste collection, which will occur once per week. Notwithstanding, the service bay located on Brisbane Place is not supported by the City. The proposal is therefore not supported.</p>

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

Summary of Submissions:

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

Comments Received in Objection:	Response:
<p><u>Issue: Parking and Traffic Congestion</u></p> <ul style="list-style-type: none"> The provision of nil parking provided on site is not acceptable as parking is extremely limited within the area (i.e. caused by the Mosque and other commercial development within the locality). The nil parking will affect the surrounding businesses and the public parking supply within the locality does not exceed the parking demand. On-street parking in other nearby streets is for residents only whereas Brisbane Place accommodates 2 hour time limited parking, with residential parking only after business hours. Therefore, Brisbane Place cannot accommodate the additional parking demand that will be created by the Hotel. The service vehicles will cause further traffic congestion along Brisbane Place. Brisbane Place and the surrounding local road network cannot accommodate heavy vehicles due to the roads being narrow and being used of on-street parking. Concerns service vehicles cannot be accommodated along Brisbane Place. 	<ul style="list-style-type: none"> Please refer to the parking management plan provided for justifications regarding parking In summary:- hotel usage is different to residential usage in that only a small amount of occupants are likely to have vehicles (the proposal will be marketed towards overseas business travellers meaning the use of vehicles is less likely) As per numerous other hotel in Perth and Northbridge guests can use all day and night paid parking if required. There will be on-site bike parking/rental to serve the surrounding community and to aid commutes within the area Guests and workers can utilise numerous public transport options Street parking is available for short-stay guests to the site only. Please refer to the services management plan for information regarding service vehicles In Summary:- We are proposing a designated loading bay/zone to Brisbane place Service vehicles are to be staggered at different days and times using a management calendar to prevent congestion
<p><u>Issue: Noise</u></p> <ul style="list-style-type: none"> The increase in traffic including heavy vehicles for deliveries to the proposed hotel poses a noise and safety issue to residents within the locality. 	<ul style="list-style-type: none"> The service vehicles will be managed to prevent congestion and traffic. Service vehicles should only need to access the site for small period at appropriate times during daylight hours The service vehicles will be no different to those already accessing the street for waste collection, deliveries etc..
<p><u>Issue: Landscaping</u></p> <ul style="list-style-type: none"> Additional vegetation should be provided on site. 	<ul style="list-style-type: none"> See updated landscape plan, additional vegetation has been provided
<p><u>Issue: Waste</u></p> <ul style="list-style-type: none"> Rubbish bins left on the verge will cause further congestion along Brisbane Place. 	<ul style="list-style-type: none"> The bins will be collected once per week and will operate on the same schedule of other waste collection in the area. Waste collection is unavoidable and the management plan will ensure as little disruption as possible.

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



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE**Wednesday 17 January 2018 at 3.15pm****Venue: Committee Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
Sasha Ivanovich (Chairperson)	Joslin Colli (Coordinator Statutory Planning)
Munira Mackay (Member)	Rob Sklarski (Special Project Officer)
Adrian Iredale (Member)	Stephanie Norgaard (Urban Planner)
Joe Chindarsi (Member)	Emily Andrews (Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 3.2

Coral Buxey Tegan Louise Designs

Applicant-Item 3.3**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 3.4**REDACTED FOR PRIVACY PURPOSES**

3.15pm

Member Discussion

4.00pm

1. Welcome / Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm.

2. Apologies**3. Business****4.00pm–4.40pm – Applicant Presentation – No DA Lodged****REDACTED FOR PRIVACY PURPOSES**

REDACTED FOR PRIVACY PURPOSES

4.45pm–5.25pm – Applicant's Presentation – No DA Lodged

3.2 **Address:** No. 441 William Street, Perth

Proposal: Five Storey Mixed Use Development (Hotel and commercial uses at ground floor level)

Applicant: Tegan Louise Designs

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

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • The roof dominates the scheme. The angled top is mismatched and the provision of a boxed shape outline may be better. • More consideration is needed at ground level in terms of façade articulation. • Provide further detail of façade treatment including alfresco area. • Consider introducing texture, cobbles etc. in the laneway, including the provision of a detailed schedule of finishes and materials. • Consider referencing the adjoining heritage building (mosque), in terms of identifying any strong features that could be reinterpreted into the façade. • Consider further activation of the rear and front façades. • Take into account the final outlook and durability of public art. Consider wrapping around the corner.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Provide more detail on landscaping to demonstrate compliance with City's landscaping requirements including calculations of hard and soft landscaping areas. The ground level and laneway provides great opportunities. Develop this space further, articulate further and provide more detail.
Principle 3 –	

Page 4 of 9

Built form and scale	
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • The provision of more natural light and ventilation to the internal passage way is encouraged. • Consider an active land use as an alternative to the provision of car parking bays at the rear (Brisbane Place), particularly as there are some publicly accessible front entrances to buildings along the streetscape noting the dual frontage nature of the site. • A management plan in lieu of the provision of car parking could be considered to address drop off/pick up areas for guests etc. • Consider adding windows into the foyer to the corridors on the upper levels facing north rather than relying on the end of the corridor for light. • Allow for openable windows in the corridors or other solutions to address the issue of light and ventilation access. • Consider natural light and ventilation to ensuites rather than having these located next to parapet walls. • Consider flipping the layout of Rooms 1 and 10 in terms of bed arrangement to free up the facades. • Details on sun control will need to be demonstrated. • The swing of the escape doors will need to be reversed to ensure building code compliance.
Principle 5 – Sustainability	
Principle 6 – Amenity	<ul style="list-style-type: none"> • Consider windows on the front façade to facilitate outlook for the residents and improving occupant amenity and sense of place. • Reconsider the layout of the ground floors in terms of occupant amenity, providing a good relationship between foyer and alfresco area. • Examine whether the ground floor layout is functional. Allow for storage areas to be adequate, accessible and functional. • Examine screening options for the fire services panel at the front of the development to reduce the negative impact on the building façade. • Show proposed air-conditioner locations on plans.
Principle 7 – Legibility	
Principle 8 – Safety	<ul style="list-style-type: none"> • Check building code setback requirements for fire separation to boundaries. This may impact on the 'heritage like' reference with the steel structures.
Principle 9 – Community	
Principle 10 – Aesthetics	
Comments	<ul style="list-style-type: none"> • Provide more detail of finishes and materials including colour schemes. • Any design changes should allow for air conditioning units to be screened from view of the street and adjoining properties. • The size of the bin store areas will need further consideration including resizing to facilitate fewer or greater frequency of bin collection.

	<ul style="list-style-type: none">• Consider the City's guidelines in the Built Form Policy for ground floor design standards.• Demonstrate sun shading by submitting a cross section.
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Conclusion: To be returned to DAC.

REDACTED FOR PRIVACY PURPOSES



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 14 November 2018 at 3.30pm****Venue: Function Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
James Christou (Chairperson)	Joslin Colli (Coordinator Planning Services)
Munira Mackay	Kate Miller (Senior Urban Planner)
Simon Venturi	Roslyn Hill (Minute Secretary)
Ailsa Blackwood	

Applicant-Item 3.1

Davor Nikolic	Architectural Online
Coral Buxey	Tegan Louise Designs

3.30pm **Member Discussion**
4.00pm

1. Welcome / Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.00pm.

2. Apologies**3. Business****4.00pm–4.40pm – Applicant's Presentation – DA Lodged 5.2018.320.1****3.1 Address:** 441 William Street and 6 Brisbane Place, Perth**Proposal:** Mixed Use Development (Office, Restaurant/Café and Hotel)**Applicant:** Architectural Online**Reason for Referral:** For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 7 March 2018**Applicant's Presentation:**

The presented a power point presentation

Recommendations & Comments by DRP on 7 March 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Reconsider the size of the windows. Corridor windows may let in too much sun. Reduce the size to hi-lights or introducing awnings. • Create more activation measures to incorporate a more urban approach with sightlines into communal areas. • Reconsider the sight lines of the access way which limits safety aspects for residents and the public. • Consider making the balcony slide out at the back. • Look at incorporating a design element (eg seating) or artwork instead of bollards to the cross site link. • Bring some texture, possibly cobble paving or timber to break down the monotone concrete paving in the accessway – consider using the steel column grid for the pattern of the paving strips.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Select and encourage plants to grow up through the structure. Incorporate lighting to enhance safety and security.
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Demonstrate how the waste removal and laundry will work in a functional manner and not impact on the public domain. • Consider including a laundry and dual waste/rubbish chutes at the western end. • Consider engaging a waste management consultant. Show how many bins will be needed and waste bin arrangements on the plans. A waste management plan may need to be submitted. Examine consolidating one central bin and laundry location. • Consideration will need to be given to safety aspects of the communal area given the minimal activation proposed. Take into account the activation and layout of commercial tenancies to make this more viable. • Consider allowing for vertical exhaust ducts to provide flexibility for the tenancy outlets to be converted to Food and Beverage. • Ground plan and landscaping need more articulation. • Public accessway (corridor) is considered too narrow and long to be sustainable – refer to further notes below. • Explain thoroughfare and public space and how is this controlled? • Consider a service lift as there is only one lift for guests.
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Provide a link between the front and the rear. • Consider seating arrangements and patron utilisation of the alfresco area into a recessed area so it doesn't block flow through the thoroughfare.
Principle 7 – Legibility	<ul style="list-style-type: none"> • Signage and lighting elements could be hung from steel structure and integrated to the expressed steel space-frame in order to produce a more integrated design approach.
Principle 8 – Safety	<ul style="list-style-type: none"> • Proponent to undertake and report on crime prevention through environmental design (CPTED). • Consider gates at the access way entry points. Possibly look at locking the gates after business hours. Public accessway is considered too narrow and long to sustain being fully open and accessible at night. Look at redesigning or mechanisms to create a more secure area for communal use to minimise opportunity for anti-social behaviour. • Examine reducing potential hiding locations in the front elements. • A good proportion of the boundary wall to the north adjoining car park may need access restrictions.

Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> Consider clearance distances that may be required between the development and power lines. Further consideration is required in relation to the logistics and amenity of the overall development with respect to the running of a CBD hotel (linen, storage, servicing etc.). The Alex Hotel is a comparable example to examine.

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

Principle 1 – Context and Character	<p>The DRP supports the concept of the laneway, however, the Applicant needs to refine the design to outline.</p> <ul style="list-style-type: none"> How activation will be achieved. To this end the Applicant may explore: Integration of landscaping (hard and soft) the use of lighting to create the appropriate ambiance (atmosphere) as well as providing a safe environment (night light). Consider activation by either protruding the bar, café into the laneway. This will provide additional eyes to the laneway and the facilities can be visually seen from the two streets OR Consider locating the café and bar fronting William Street and the Reception in the middle of the plan to provide greater street activation. The Applicant needs to explore how the Public Art will relate to the context of the site. Reconsider the need for the canopy over the laneway to enable the void to be fully appreciated and for acoustic use double glazing or thicker glazing (Note : impact from Mosque).
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Consider additional landscaping on Juliet balconies. The Applicant needs to explore or implement a tree with a canopy of at least 4 meters within the laneway. Provide a detailed plan showing paving, street furniture and plant selection (including proposed creeper / Note additional soil space for creeper) including lighting to show the feel of the laneway. Consider using soft landscaping as screening for the toilets if they are to stay where they are. Lower courtyard may require more sunlight.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Levels 3, 4 and 5 setback needs more consideration. Look into additional landscaping and openings to break up the mass and built form on these levels or possibly a roof top deck. This will provide greater light and cross-ventilation through the site.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> The laneway appears very long (approximately 50m x 3m) – Consider an intermediate recess to provide some focal / visual relief and diversity in the space (i.e. a space for a tree). The upper level rooms look tight – show the furniture within the rooms to show the functionality of the spaces.

	<ul style="list-style-type: none"> Look at the possibility of a service lift as the traffic may be too great. Obtaining advice and input from a boutique hotel operator will help in this regard. Functional aspects need to be worked on and finalised (i.e. bins, patron drop off, laundry).
Principle 5 – Sustainability	<ul style="list-style-type: none"> Size of the Beams and landscaping may block natural light into the courtyard.
Principle 6 – Amenity	<ul style="list-style-type: none"> Consider re-design of the central M and F toilet area connect directly to the café / bar to release space for intermediate landscape.
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> The project has significant potential but requires further development. An integrated and considered combination of high quality soft landscaping, public art, lighting and streetscape activation strategies need to be applied to the laneway area to ensure the success of this area. Consider engaging a hotel operator to assist with the function / design of the hotel (i.e. services, room sizes, etc). The floorplans are quite faint and hard to read. More legible plans with the adjoining context shown on them as well as the elevations and perspectives needs to be submitted.

Conclusion:

To be returned to DRP.

4. General Business**5. Close / Next Meeting**

There being no further business, the Chairperson, James Christou declared the meeting closed 4.45pm.

The next meeting will be held on 28 November 2018.



Determination Advice Notes:

1. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Development Application and Building Permit application, being submitted and approved prior to the erection of the signage.
2. The development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
3. A security bond shall be lodged with the City by the applicant, prior to the issue of a building permit. This bond will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure in the Right of Way and the Verge along William Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
4. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
5. With reference to Condition 5, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
6. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
7. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
8. The obligation to comply with the requirements of a time limited condition continues whilst the approved development exists.
9. The applicant/owner is reminded of their obligation under the *Strata Titles Act 1985* which may require consent from the adjoining strata owners and/or strata company before commencing any works on site.

5.5 NO. 351 (LOT: 353, D/P: 32221) STIRLING STREET, HIGHGATE - SIX MULTIPLE DWELLINGS









TRIM Ref: D19/28109

Author: Karsen Reynolds, Urban Planner

Authoriser: John Corbellini, Director Development Services

Ward: South

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Supporting Information [↓](#) 
4. Attachment 4 - Design Review Panel Meeting Minutes [↓](#) 
5. Attachment 5 - Applicant's Response to Summary of Submissions [↓](#) 
6. Attachment 6 - Administration's Response to Summary of Submissions [↓](#) 
7. Attachment 7 - Sight Lines Traffic Safety Report [↓](#) 
8. Attachment 8 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for six Multiple Dwellings at No. 351 (Lot: 353; D/P: 32221) Stirling Street, Highgate in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 7:

1. Development Plans

The development shall comply with the modifications marked in red as shown on the approved plan requiring:

- 1.1 The privacy screens adjoining the landing of 'APT 4' to be 1.6 metres above the finished floor level of 'APT 4' in the dimensions and locations marked in red on the approved plan, to the satisfaction of the City; and
- 1.2 The vehicle entry gate to be relocated to the location marked in red on the approved plans to allow for sufficient reversing from the visitor bay, to the satisfaction of the City;

2. Landscaping

- 2.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction shall be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
 - The location and type of existing and proposed trees and plants;
 - Areas to be irrigated or reticulated; and
 - The provision of a minimum 31.5 percent Canopy Coverage, as defined by the City's Policy No. 7.1.1 – Built Form; and
- 2.2 All works shown in the plans as identified in Condition 2.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupation or use of the development and shall be maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

3. Arborist Report

An Arborist Report detailing the retention and movement requirements of the trees retained on site to the City's satisfaction shall to be lodged with and approved by the City prior to the commencement of the development. The development shall be undertaken in accordance

with the retention and movement requirements set out in the approved Arborist Report thereafter to the satisfaction of the City;

4. Boundary Walls

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

5. Schedule of External Finishes

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

6. Stormwater

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

7. Clothes Drying Facility

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

8. Waste Management Plan

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

8.2 The bin storage area shall be modified as required by the waste management plan; and

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

9. Car Parking and Access

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

9.2 Vehicle and pedestrian access points shall match into existing footpath levels to the satisfaction of the City; and

9.3 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications to the satisfaction of the City;

10. Bicycle Parking

A minimum of four bicycle bays shall be provided and installed in accordance with AS2890.3 to the satisfaction of the City prior to the occupation or use of the development;

11. Sightlines

All of the recommended measures included in the Traffic Safety Report provided by BG&E Pty Limited dated 1 February 2019 shall be implemented to the satisfaction of the City prior to the occupation or use of the development and shall be maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

12. Privacy Screens

Prior to the occupation or use of the development, all privacy screening and louvres shall comply with the deemed-to-comply standards of Clause 6.4.1 of the State Planning Policy 3.1: Residential Design Codes (Visual Privacy), to the satisfaction of the City;

13. Construction Management Plan

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

14. Environmentally Sustainable Design

An Environmentally Sustainable Design Report shall be prepared in accordance with Policy No. 7.1.1 – Built Form, to the satisfaction of the City, and shall be submitted to and approved by the City prior to the issue of a building permit. The development shall be undertaken in accordance with the recommendations set out in the approved Environmentally Sustainable Report thereafter, to the satisfaction of the City.

PURPOSE OF REPORT:

To consider an application for development approval for six Multiple Dwellings at No. 351 Stirling Street, Highgate (subject site).

PROPOSAL:

The application proposes a three storey development comprising of six two-bedroom Multiple Dwellings on the subject site.

BACKGROUND:

Landowner:	Monica Epiro and Robert Epiro
Applicant:	Robert Epiro
Date of Application:	17 September 2019
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R80
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Multiple Dwelling
Lot Area:	620m ²
Right of Way (ROW):	Not applicable
Heritage List:	No

The subject site is located at No. 351 Stirling Street, Highgate, as shown on the location plan included as **Attachment 1**. There is an existing Single House on the subject site.

The site adjoins a mix of Single Houses and Grouped Dwellings to the north of the site that have frontages to Broome Street. The site adjoins a grouped dwelling development to the south that fronts Stirling Street. The broader area is generally characterised by single storey, two storey and three storey Single Dwelling, Grouped Dwelling and Multiple Dwelling developments.

The subject site is zoned Residential with a density coding of R80 under the City's Local Planning Scheme No. 2 (LPS2). The subject site and adjoining properties along Stirling Street are within the Residential built form area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and also have a density coding of R80 under the City's LPS 2.

The City received a development application seeking the approval for the construction of seven multiple dwellings on the subject site on 17 September 2018. The City received amended plans reducing the number of multiple dwellings to six on 21 February 2019. The amended development plans subject of this report are included as **Attachment 2**. The applicant's supporting information is included as **Attachment 3**. The applicant agreed in writing to extend the statutory timeframe in which to determine the application to 2 April 2019 in order for the applicant to address the matter raised during the community consultation and assessment process.

DETAILS:

Summary Assessment

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

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

Detailed Assessment

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

Street Setback	
Deemed-to-Comply Standard	Proposal
Policy No. 7.1.1 – Built Form Clause 5.2 Primary street setback 10.1m	Ground floor primary street setback 8.7m First floor primary street setback 6.0m Second floor primary street setback 6.0m

Lot Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
Policy No. 7.1.1 – Built Form Clause 5.3 <i>Lot boundary setbacks –</i> Minimum side boundary setback for all levels 3.0m <i>Lot boundary walls –</i> Walls may be built up to the lot boundary for two-thirds the length of the balance of the lot boundary behind the front setback or in this case for 33.5 metres	Northern boundary: Ground Floor – 1.5m First Storey – 1.5m Second Storey – 1.5m Southern boundary: Ground Floor – 1.5m Second Storey – 1.5m Western boundary: Ground Floor – 2.0m Walls built up to the southern lot boundary propose a total length of 36.1 metres.
Outdoor Living Areas	
Deemed-to-Comply Standard	Proposal
R Codes - Clause 6.3.1 Each apartment to be provided with one balcony or the equivalent with a minimum area of 10 square metres and minimum dimension of 2.4 metres.	Apartment 2, 3, 5 and 6 provides a minimum dimension of 2.2 metres.
Sightlines	
Deemed-to-Comply Standard	Proposal
R Codes – Clause 6.2.3 Walls, fences and other structures to be no higher than 0.75m within 1.5m of where walls adjoin a driveway.	Structure higher than 0.75m within 1.5m of the proposed driveway.
Parking	
Deemed-to-Comply Standard	Proposal
R Codes – Clause 6.3.3 1.5 on-site car parking spaces provided for visitors	1 on-site car parking space provided for visitors.
Visual Privacy	
Deemed-to-Comply Standard	Proposal
R Codes – Clause 6.4.1 Unenclosed outdoor active habitable spaces that have a floor level of more than 0.5m above natural ground level with a 6.0m cone of vision setback to any part of any other residential property	Apartment 3 balcony provides a 3.0m cone of vision setback to the southern lot boundary. Apartment 4 balcony provides a 4.4m cone of vision setback to the southern lot boundary. Apartment 6 balcony provides a 3.0m cone of vision setback to the southern lot boundary.

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, for a period of 21 days commencing on 24 October 2018 and concluding on 14 November 2018. Community consultation was undertaken by way of written notification being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website in accordance with the City's Policy No. 4.1.5 – Community Consultation.

The City received 15 submissions; nine objecting to the proposal, four supporting the proposal, and two submissions not stating whether they objected or supported the proposal. A summary of the submissions received and the Applicant's response is provided in **Attachment 5**.

Following the first consultation period, the applicant sought to respond to the objections by amending their proposal, which involved the following modifications:

- The amount of dwellings was reduced from seven to six;
- The rear building was reduced in height from three storeys to two storeys;
- Increased upper floor street setback;
- Removal of all boundary walls proposed to the northern boundary;
- Reduction in boundary wall heights and lengths to the southern boundary;
- Re-design to the southern walls to provide greater articulation and design detail;
- Increased canopy cover;
- Change in windows to increase privacy to adjoining properties; and
- Provision of privacy screens to balconies.

Administration advertised the application a second time to allow the community to provide feedback on the revised proposal. The application was advertised for a period of 14 days between 18 February 2019 and 4 March 2019, by way of written notification being sent to immediately adjoining properties and to those who provided comment on the application during the first round of community consultation and a notice on the City's website.

Following the second advertising period the City received a total of six submissions; all of which objected to the proposal.

A summary of all of the submissions received along with Administration's comments on each are provided in **Attachment 7**.

The concerns raised in the submissions, which reiterated previous concerns received are as follows:

- Development results in building bulk to the street and adjoining properties;
- Adverse amenity impacts to adjoining properties;
- Overlooking provided to adjoining properties;
- Development is not consistent with the established streetscape and surrounding locality;
- Concerns relating to existing parking difficulties within the area and the further impact the development would have on the availability of on-street parking;
- Concerns relating to safety issues as a result of the sightlines proposed;
- Overshadowing provided to adjoining properties; and
- Lack of deep soil zones and canopy cover and the impact this would have on local amenity.

Design Review Panel (DRP):

Referred to DRP: Yes

The development has been referred to DRP on five occasions, twice prior to lodgement on 6 June 2018 and 8 August 2018, and three times following receipt of the application by Administration on 17 October 2018, 13 December 2018, and 20 February 2019. Refer to **Attachment 4** for an extract of the minutes from each meeting following lodgement of the development application.

Following the receipt of the DRP comments, the applicant, in February 2019, submitted amended plans for the City's assessment. The amended plans received have sufficiently addressed the comments received by the DRP regarding the rear southern boundary wall, landscaping, shared space, and outbuilding proposed.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 3.1 – Residential Design Codes;
- State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments (Design WA);
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.

City of Vincent Policy No. 7.1.1 – Built Form;

The City has undertaken community consultation for amendments to the existing Built Form Policy. The community consultation period concluded on 11 December 2018.

The development has not been assessed against the proposed amendments to the Built Form Policy. The amendments to the Built Form Policy are in draft form and do not reflect the outcome of any changes stemming from the community consultation period and are not reflective of Design WA. The amendments to the Built Form Policy are not considered to be 'seriously entertained' as they have not received approval from Council following community consultation and they are not certain or imminent in coming into effect in the form they were advertised in.

The amendments to the Built Form Policy are expected to be presented to Council in the first half of 2019 to consider its acceptability following community consultation.

WAPC's State Planning Policy 7.3 Residential Design Codes – Volume 2 Apartments

On 18 February 2019, the WAPC released the documentation for Design WA, which includes State Planning Policy 7.3 Residential Design Codes – Volume 2 Apartments and Design Review Guide. The Minister for Planning has announced this would become operational on 24 May 2019. An objective assessment has been completed against the policy.

Delegation to Determine Applications:

This matter has been referred to Council in accordance with the City's Delegated Authority Register as the proposed development incorporates more than three dwellings that are three storeys in height and has received more than five objections.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:Street Setback

The development proposes a ground floor setback of 8.7 metres. The first and second floor propose a minimum street setback of 6.0 metres. The subject site has a deemed-to-comply primary street setback standard of 10.1 metres, which is based on the five adjoining properties to the south of the subject site. The street setback standards of Design WA have been modified by the Built Form Policy and approved by the WAPC. The Built Form Policy street setback standards apply in this instance. The street setback proposed satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy and is acceptable for the following reasons:

- The proposed street setback for the development is greater than the Stirling Street setback of the developments either side of subject site. The setbacks provided are consistent with the immediately abutting development to the south of the subject site. The proposed development sits in line with the southern property's porch and building line, reducing the dominance of the building when viewed from the street;
- The proposed street setback increases from north to south due to the angled front façade, reflecting the increase in setback from the adjoining property to the north to the adjoining property to the south;
- The street setback of the five adjoining properties to the south varies between from 5.5 metres to 20.5 metres. The property with a street setback of 20.5 metres substantially increases the average street setback. The average setback of the adjoining properties would be 7.45 metres if the property with a 20.5 metre setback was excluded from the calculation. The established streetscape provides inconsistent setbacks due to a mix in typology of developments along the street;
- The development provides balconies and large windows facing Stirling Street that assist in reducing the prominence of the solid blank walls and adds detail and articulation in the façade, assisting in moderating the impact of the building bulk and scale. The proposal incorporates a range of materials and finishes including rendered brickwork, timber batten screening, and elements of contrasting cladding. The contrasting materials and colours respond to the existing developments along Stirling Street and within the broader Highgate area. Comments received by the DRP confirm that the development responds to the local context well and that the Architectural language is strong;
- The proposal incorporates landscaping within the street setback which includes mature trees. This vegetation softens the appearance of the development and contributes to the amenity of the street; and
- Requiring an increased street setback would result in reduced articulation to the front façade, through the removal of the angled façade design, or reduced internal living areas to the front units. The proposed street setbacks facilitate a more functional development that do not detract from the streetscape character.

Lot Boundary Setbacks and Boundary Walls

The City received submissions which raised concerns with the aesthetic impact and bulky appearance of the building as a result of the setbacks, and impacts relating to amenity, overlooking and overshadowing. The applicant modified their proposal in response to the concerns raised and now proposes the setbacks provided below.

The Acceptable Standards of Design WA Clause 2.4 Side and rear setbacks require the same side and rear setbacks (3m) as the current framework deemed-to-comply standard of R Codes Clause 6.1.4 Lot boundary setbacks (Tables 2a/2b).

Northern Boundary

The development proposes 1.5 metre setbacks to the northern boundary in lieu of the 3.0 metre deemed-to-comply standard set in the R Codes. The northern lot boundary setbacks proposed satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and are acceptable for the following reasons:

- The development abuts seven dwellings to the north that have frontages to Broome Street. The properties to the north of the site are single dwelling and grouped dwelling developments. The proposed 1.5 metre setbacks are adjacent to the southern outdoor living areas of these Broome Street dwellings to the north, meaning that the development would have no impact on these properties in terms of overshadowing;

- The northern elevation provides an articulated façade with a range of openings to mitigate building bulk. The façade incorporates a number of contrasting materials such as cladding, rendered brick and perforated aluminium screens, which break up the appearance of the walls when viewed from the adjoining properties and the street. Details of the proposed materials and colours schedule are included in the proposed plans in **Attachment 2**;
- The portions of the walls that are setback 1.5 metres from the boundary are small in length, articulating out from the main building line that is setback 3.0 metres from the northern boundary;
- The building has been stepped back to allow for ventilation to flow;
- The northern façade proposes no major openings. The reduced setback does not result in any adverse overlooking and subsequent loss of privacy to the northern adjoining properties; and
- The application proposes landscaping on portions of the northern boundary that would assist in alleviating impacts of building bulk and mass. The northern elevation also incorporates a vertical garden trellis to the rear building that softens the building edge when viewed from the northern property and adds interest to the façade; and
- The setbacks provided meet the Element Objectives of Design WA Clause 2.4 Side and rear setbacks for the reasons provided above.

Southern Boundary

The development proposes 1.5 metre setbacks to the southern boundary in lieu of the 3.0 metre deemed-to-comply standard set in the R Codes. The development also proposes boundary walls with a total length of 33.5 metres along the southern boundary in lieu of the 33.5 metre deemed-to-comply standard set for this property. The southern lot boundary setbacks and boundary walls proposed satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and are acceptable for the following reasons:

- The adjoining southern site includes two grouped dwellings. The boundary wall of the rear building proposed mostly abuts the most western grouped dwelling's boundary wall of a similar height and length, which alleviates adverse impacts of the wall length and subsequent building bulk. Only a portion of the rear boundary wall abuts the southern properties courtyard. The remainder of the boundary wall and walls with reduced setbacks are adjacent to the southern property's driveway. The driveway provides a visual buffer between the property to the south and the subject site, alleviating adverse impacts of building bulk;
- There are no major openings in the adjoining property that face the proposed development. Windows from the southern property at No. 349 Stirling Street Highgate that face the subject site are all minor openings (highlight windows);
- The boundary walls proposed meet the permitted heights as prescribed under Table 5 of the R Codes, and are moderate in size;
- The southern elevation provides an articulated façade with a range of openings to mitigate building bulk. The low side of the skillion has been provided to the southern boundary to further soften the building edge and reduce overshadowing to the south. The façade incorporates a number of contrasting materials such as cladding, rendered face brick, louvres, and perforated aluminium screens. The materials provided break up the appearance of the walls when viewed from the adjoining properties and the street. Details of the proposed materials and colours are included in the proposed plans in **Attachment 2**;
- The shadow from walls with reduced lot boundary setbacks fall across the southern adjoining property at No. 349 Stirling Street Highgate. The shadow does not fall across major openings or the rear outdoor living area of the southern property. The shadow diagrams, included in **Attachment 2**, demonstrate that the solar panels on the southern property are largely unaffected by the proposed development, and receive direct sunlight for the majority of the year. The shadow from the front building proposed on the subject site does not shadow the southern property at No. 349a Stirling Street Highgate;
- There are no major openings proposed in the southern façade and the reduced setback and boundary walls do not result in any adverse overlooking and subsequent loss of privacy to the southern adjoining properties;
- The building has been stepped back and allows for ventilation;
- The application proposes landscaping on portions of the southern boundary that would assist in alleviating impacts of building bulk and mass; and
- The setbacks provided meet the Element Objectives of Design WA Clause 2.4 Side and rear setbacks for the reasons provided above.

Western Boundary

Store No.6 is proposed to be setback 2.0 metres from the western boundary in lieu of the 3.0 metre deemed-to-comply standard set in the R Codes. The western lot boundary setbacks proposed satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and are acceptable for the following reasons:

- The store provides a maximum height of 1.8 metres from the proposed finished floor level, similar height to a standard dividing fence. Due to the excavation of the sunken communal garden area, the store appears 1.4 metres in height when viewed from the western adjoining property. The low height of the store reduces any visibility of the structure when viewed from the adjoining western property, subsequently reducing all adverse visual and building bulk impacts;
- The favourable location and orientation of the development results in no overshadowing and subsequent loss of direct sunlight to the adjoining western property. The building has been stepped back and allows for adequate ventilation;
- The store is a non-habitable structure with no openings. The reduced setback does not result in any adverse overlooking and subsequent loss of privacy to the western adjoining property;
- The application proposes landscaping on portions of the northern boundary that would assist in alleviating impacts of building bulk and mass; and
- The setbacks provided meet the Element Objectives of Design WA Clause 2.4 Side and rear setbacks for the reasons provided above.

Outdoor Living Areas

Apartments 2, 3, 5 and 6 propose a minimum balcony dimension of 2.2 metres in lieu of the deemed-to-comply standard of 2.4 metres. The Acceptable Standards of Design WA Clause 4.4 Private open space and balconies require the same balcony dimensions and areas as the current framework deemed-to-comply standard of R Codes Clause 6.3.1 Outdoor living areas. The outdoor living areas proposed satisfy the relevant design principles of the R Codes and are acceptable for the following reasons:

- The minimum dimension of the subject balconies is angled and increases to a maximum width of 2.6 metres. The design and dimensions of balconies enable the spaces to be functional as private open space, such as accommodating room for a table setting;
- The total area of all balconies exceeds the deemed-to-comply standard of 10 square metres. The balconies are large enough to be functional and useable spaces that are directly accessible from habitable rooms of the respective apartment;
- The balconies provided are all open to one side allowing for outlook, sunlight and ventilation to and from the balcony; and
- The balconies provided meet the Element Objectives of Design WA Clause 4.4 Private open space and balconies for the reasons provided above.

Sight lines

The development proposes the driveway within 1.5 metres of an existing 1.8m high fence along the northern boundary of the site. The Acceptable Standards of Design WA Clause 3.8 Vehicle Access require the same sight lines as the current planning framework deemed-to-comply standard of R Codes Clause 6.2.3 Sight lines. The sightlines proposed satisfy the relevant design principles of the R Codes and are acceptable for the following reasons:

- The applicant has submitted a Traffic Safety Report, included in **Attachment 7**, which has reviewed and provided recommendations for the access arrangement proposed. The Traffic Safety Report concludes that the driveway would maintain sufficient sightlines where it intersects with the adjacent footpath to ensure visibility and safety, subject to the driveway being set off the boundary 0.5 metres and a watch for pedestrians sign being provided on-site. The application has incorporated these recommendations into the proposed plans. Administration also recommends a condition of approval that requires the recommendations of the report to be implemented;
- The City's technical officers have reviewed proposal and traffic report submitted by the applicant and confirm that access has been provided in a manner that enables a safe view of the pedestrian and vehicular traffic for vehicles leaving the property boundary;
- The proposal does not involve any new walls higher than 750 millimetres within 1.5 metres of the driveway and street boundary so as to ensure that vehicles could account for on-coming pedestrians and vehicles at the contact point; and

- The proposal meets the Element Objectives of Design WA Clause 3.8 Vehicle Access for the reasons provided above.

Landscaping

The landscaping areas meet the deemed-to-comply standards of the R Codes. The proposed deemed-to-comply landscaping standards in the City's Built Form Policy set 12 percent deep soil zone and 30 percent canopy coverage where mature trees are being retained on site. The development proposed to retain three mature trees on site and has proposed 11 percent of the site as deep soil and 31.5 percent canopy coverage. The Acceptable Outcomes of Design WA Clause 3.3 Tree canopy and deep soil areas requires 10 percent minimum deep soil area, or 7 percent if existing trees are retained on-site. One medium tree and one small tree shall also be provided to suit the area.

The City received objections during community consultation with concerns relating to reduced deep soil zones and the subsequent adverse impacts this would provide to the locality such as reduced vegetation cover. The proposal satisfies the local housing objective of the Built Form Policy and is acceptable for the following reasons:

- The reduced deep soil area does not impact on the ability of the development to deliver the 30 percent canopy coverage requirement, with the application proposing to exceed this and provide 31.5 percent;
- The application proposes additional landscaping and canopy coverage in the street setback area, which would reduce the overall impact of the proposal on the public street;
- The development proposes functional landscaping with a large range of plant species and vegetation. The proposal has incorporated a variety of species to the front setback area and rear setback area that creates interest and softens the building when viewed from the street and adjoining residential properties. The choice of species on site sufficiently address the DRP landscape architect's comments received;
- The development provides additional landscaping areas on site that do not technically contribute to deep soil zones, but contribute to the overall landscaping on site. The design incorporates a vertical trellis to the northern elevation as well as over a portion of the parking area. The proposal also provides landscaping strips less than 1 metre in width around the side for planting of shrubs and small plants. The provision of pockets of landscaping around the site provides a soft edge to the building form and creates a sense of open space between buildings and the street;
- The application has been designed to retain the existing verge tree to Stirling Street. The existing mature verge tree provides a good level of landscaping amenity for residents and the community;
- The development proposes to retain existing trees on site. The trees retained on site contribute to approximately one third (31.1 percent) of the proposed canopy cover. The canopy cover proposed provides great landscaping amenity for the residents and the community and further reduces the impact of the development on adjoining residential lots, creating a sense of open space between dwellings; and
- The proposal meets the Element Objectives of Design WA Clause 3.3 Tree canopy and deep soil areas for the reasons provided above. The proposal has provided sufficient measures to improve long term canopy cover. The deep soil zones would sustain healthy plant and tree growth that would increase shade on-site, and to the verge.

Car Parking

The application proposes 1 visitor parking bay in lieu of the 1.5 bays set as a deemed-to-comply standard in the R Codes. The City received submissions which raised concerns over the number of bays being inadequate and the potential impact on existing on-street parking as a result. The Acceptable Standards of Design WA Clause 3.9 Car and bicycle parking require the same amount of car parking for residents and visitors as the current planning framework deemed-to-comply standard of R Codes Clause 6.3.3 Parking. The car parking proposed satisfies the relevant design principles of the R Codes and is acceptable for the following reasons:

- The application proposes a one bay shortfall for visitor parking. The application meets the deemed-to-comply standards for resident parking;
- The development provides for a greater number of bicycle parking spaces than the deemed-to-comply standard under the R Codes. While there are no dedicated cycle lane along Stirling Street, there are shared paths available along Stirling Street, as well as to the surrounding street network;
- There are a number of on-street parking options for visitors in close proximity to the subject site, which are time restricted including:

- 45 bays along Stirling Street between Broome Street and Lincoln Street. These bays are only time restricted for special events associated with the nearby Perth Oval (HBF Park);
- 50 bays along Broome Street between Beaufort Street and Smith Street. These bays are only time restricted for special events associated with the nearby Perth Oval (HBF Park);
- The subject site is well serviced by public transport, with the site being approximately 60 metres from high frequency bus routes along Beaufort Street, and 500 metres from high frequency bus routes along Lord Street;
- The subject sites highly accessible by pedestrians due to accessible pedestrian networks in the area; and
- The proposal meets the Element Objectives of Design WA Clause 3.9 Car and bicycle parking for the reasons provided above.

Visual Privacy

Apartments 3 and 6 Balconies to southern boundary

The balconies to Apartments 3 and 6 provide a 3.0 metre cone of vision setback to the southern lot boundary in lieu of the deemed-to-comply standard of 6 metres. The Acceptable Standards of Design WA Clause 3.5 Visual privacy require the same privacy setbacks as the current planning framework deemed-to-comply standard of R Codes Clause 6.4.1 Visual Privacy. The City received submissions from the adjoining properties directly to the south that raised concerns relating to loss of privacy. The visual privacy proposed satisfies the relevant design principles of the R Codes and are acceptable for the following reasons:

- The cone of vision from the Apartment 3 balcony and the Apartment 6 balcony fall onto the driveway area of the southern property at No. 349a Stirling Street Highgate;
- The balconies do have views towards the southern properties garage door, front entrance, and upper floor bedroom windows. These areas fall well outside of the cone of vision;
- The balconies have provided privacy screens to the sides and to portions of the front of the balcony. The provision of screening to the sides and front of the balcony reduce direct overlooking to the southern property; and
- The proposal meets the Element Objectives of Design WA Clause 3.5 Visual privacy for the reasons provided above.

Apartment 4 Balcony to southern lot boundary

The balcony to Apartments 4 provide a 4.4 metre cone of vision setback to the southern lot boundary in lieu of the deemed-to-comply standard of 6.0 metres. The City received submissions from the adjoining properties directly to the south that raised concerns relating to loss of privacy. The City received submissions from the adjoining properties directly to the south that raised concerns relating to loss of privacy. The visual privacy proposed satisfies the relevant design principles of the R Codes and are acceptable for the following reasons:

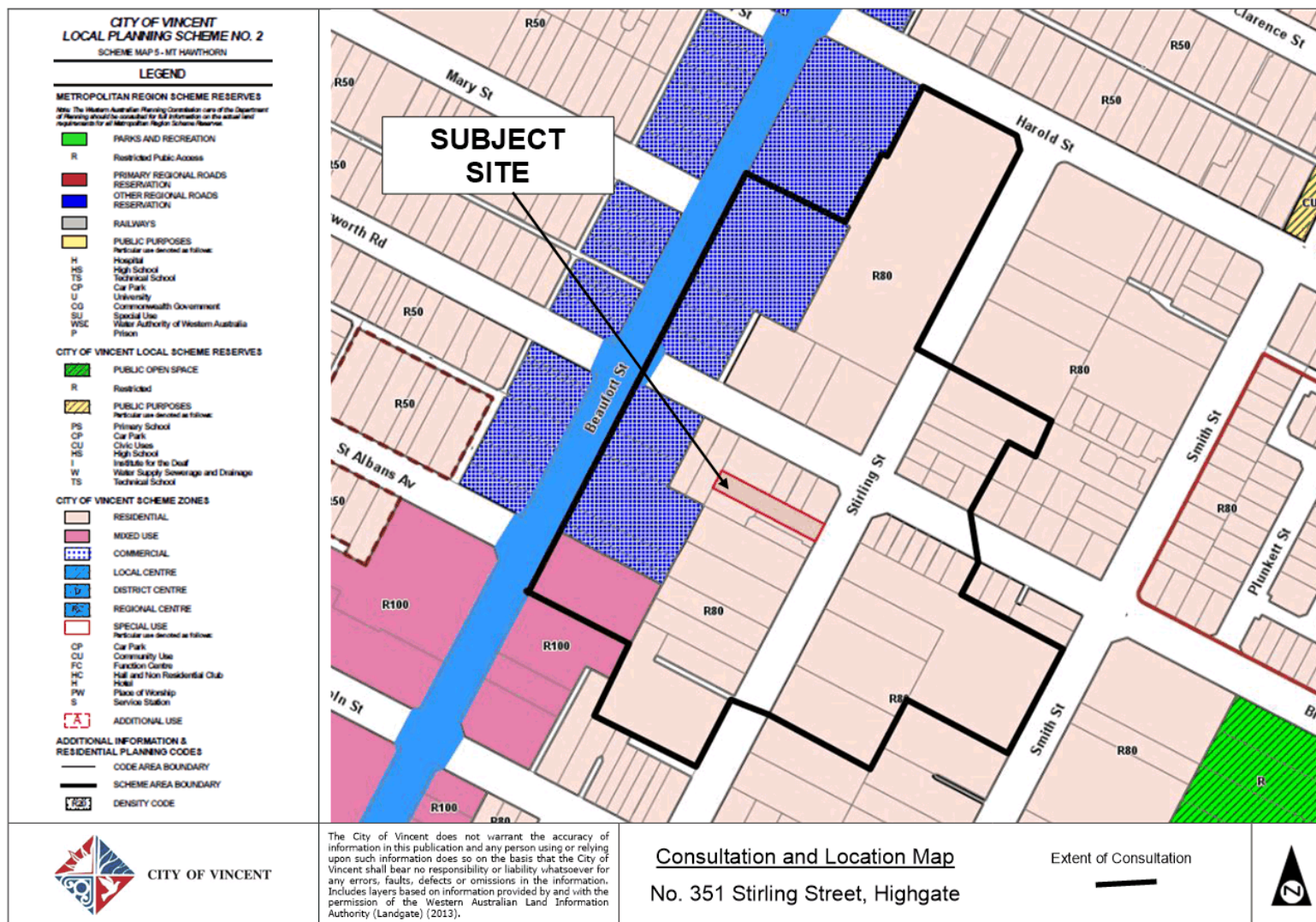
- The cone of vision from the Apartment Four balcony falls onto the northern side setback area of the southern property at No. 349a Stirling Street Highgate. The side setback area affected by the overlooking does not contain any windows and so the cone of vision falls onto blank walls only;
- The balcony provides privacy screens to the side and a portion of the front of the balcony to reduce direct overlooking to habitable spaces of the southern property, reducing all overlooking to sensitive areas;
- There would be no adverse impact on any habitable rooms with major openings or active open spaces to the southern adjoining property at No.349a Stirling Street Highgate; and
- The proposal meets the Element Objectives of Design WA Clause 3.5 Visual privacy for the reasons provided above.

Environmentally Sustainable Design

The Built Form Policy sets out that multiple dwelling development should demonstrate how they can deliver environmentally sustainable outcomes within the development. The application does not contain any information regarding environmental performance and does not meet the local housing objectives of the Built Form Policy. This element could be satisfied through the imposition of an appropriate condition of planning approval. Administration has liaised with the applicant in this regard and the applicant has agreed to the imposition of a condition to this effect. The applicant has provided written consent to the providing an ESD

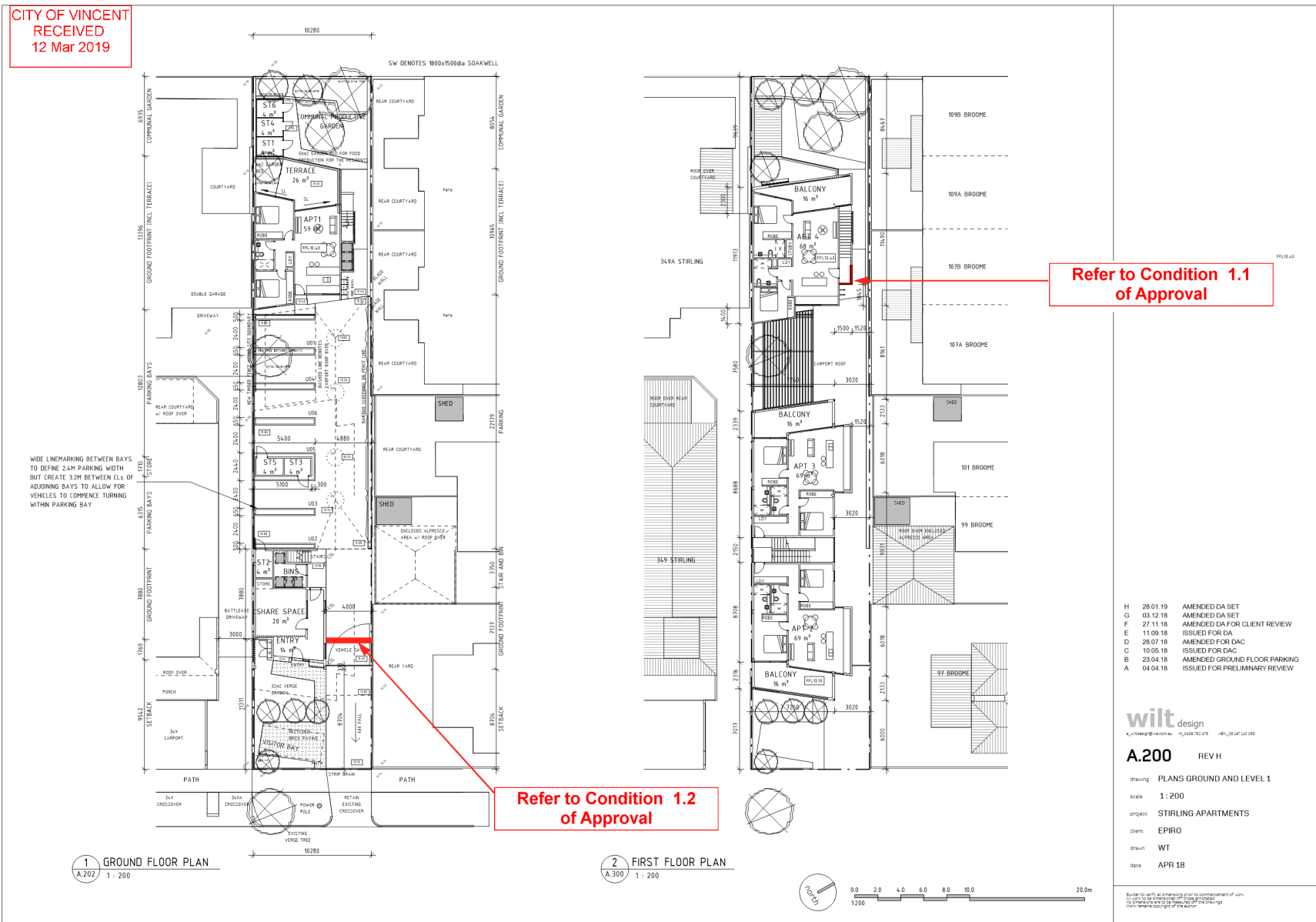
report to be provided at the building permit stage of the application, and for the recommendations of the report to be implemented thereafter.

The ESD report would achieve both the Acceptable Outcomes and Element Objectives of Design WA Clause 4.1, Clause 4.2, Clause 4.15 and Clause 4.16 as the report is required to list the design strategies that demonstrates the development is capable of achieving the greenhouse gas and water reduction benchmarks, and includes considerations for elements including but not limited to, lighting efficiency, natural ventilation, access to sunlight, water usage and solar systems.



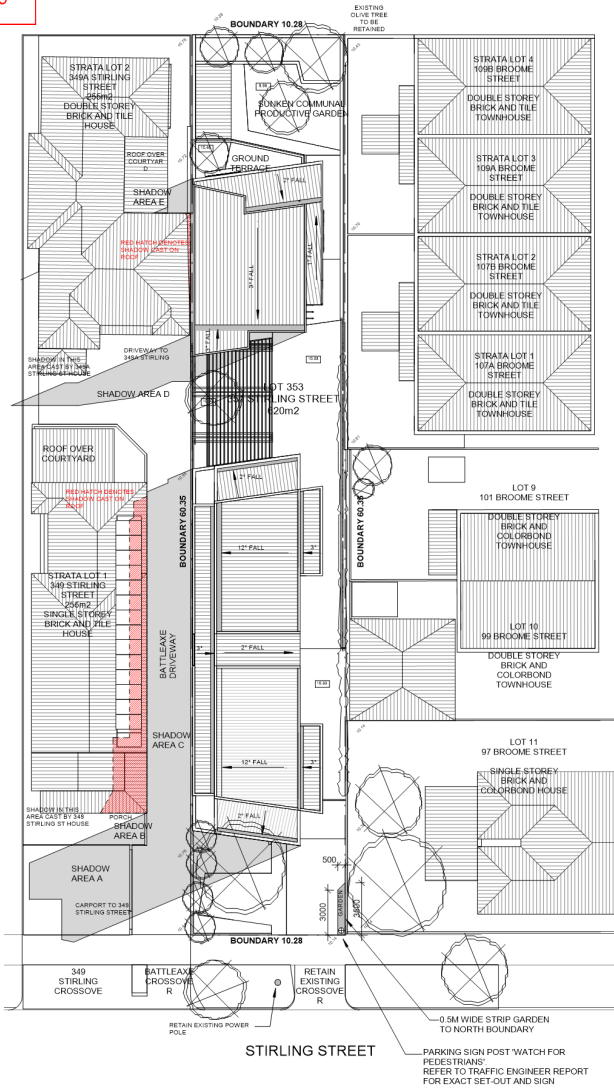








CITY OF VINCENT
RECEIVED
12 Mar 2019



10.44 PROPOSED LEVELS
10.44 EXISTING SITE LEVELS

SITE AREA	620m2
MAXIMUM PLOT RATIO 1.0 620m2	
GROUND FLOOR	102m2
FIRST FLOOR	220m2
SECOND FLOOR	122m2
TOTAL	444m2
PLOT RATIO 444/620	0.72

REQ'D OPEN SPACE 30% -	
186m2	
ACTUAL OPEN SPACE	339m2
COMMUNAL OPEN SPACE	65m2
OUTDOOR LIVING AREA	
REQ'D 10m2/UNITx6 UNITS	
60m2	
PROVIDED	102m2

UNIT SCHEDULE				
No	TYPE	NET AREA	GROSS AREA	BALCONY AREA
01	2x1	61m2	69m2	27m2
02	2x2	69m2	74m2	16m2
03	2x2	69m2	74m2	16m2
04	2x2	68m2	72m2	16m2
05	2x1	56m2	61m2	13m2
06	2x1	57m2	61m2	13m2
ENTR	N/A	34m2	37m2	N/A
4		414m2	444m2	102m2
TOTAL				

SOAKWELL CALCULATIONS		
ROOF AREA	208m2	
HARD-STAND AREA	346m2	
TOTAL SURFACE AREA	554m2	
1m3 DRAINAGE PER 65m2	8.5m3	
TOTAL SOAKWELLS REQD		4x1800x1500

OVERSHADOWING AREAS TO ADJOINING RESIDENCES

NOTE - 351 AND 349 AND 349A STIRLING STREET ARE ALL ZONED R80 SO THERE IS NO REQUIREMENT TO COMPLY w/ MINIMUM OVERSHADOWING AREAS PROVIDED FOR IN THE R-CODES. WE HAVE PROVIDED THIS OVERSHADOWING INFORMATION FOR RELATIVE COMPARISON BASED ON R80 DEVELOPMENT PROVISIONS OF <50% OF SITE AREA TO ILLUSTRATE THAT THE PROPOSED DEVELOPMENT DOES NOT IMPACT ON THE AMENITY/OUTDOOR LIVING AREAS TO THE ADJOINING RESIDENCES AT 349 AND 349A STIRLING STREET

SHADOW CAST MIDDAY 21 JUNE

349 STIRLING STREET
LOT AREA = 25,212

LOT AREA = 256M2
TOTAL AREA OF SHADOW CAST BY DEVELOPMENT 37.5M2
% OF SITE OVERSHADOWED BY DEVELOPMENT = 14.6%
NOTE
SHADOW AREA A (TO THE ADJOINING CARPORT) = 32M2
SHADOW AREA B (TO THE ADJOINING PORCH) = 5.5M2
THEREFORE SHADOW AREA B IS THE ONLY SHADOW ONTO OUTDOOR AMENITY AREA (CARPORT
NOT DEEMED TO BE OF OUTDOOR AMENITY)
THIS EQUATES TO OVERSHADOWING ONTO 2% OF SITE AMENITY/AREA

349A STIRLING STREET
LOT AREA = 255M2

LOI AREA = 255M2
TOTAL AREA OF SHADOW CAST BY DEVELOPMENT 24.5M2
% OF SITE OVERSHADOWED BY DEVELOPMENT = 9.6%
NOTE
SHADOW AREA D (TO THE ADJOINING DRIVEWAY) = 21M2
SHADOW AREA E (TO THE ADJOINING COURTYARD) = 3.5M2
THEREFORE SHADOW AREA E IS THE ONLY SHADOW ON OUTDOOR AMENITY AREA (DRIVEWAY NOT DEEMED TO BE OF OUTDOOR AMENITY)
THIS EQUATES TO OVERSHADOWING OUT 1.3% OF SITE AMENITY/AREA

BATTLEAXE DRIVEWAY
SHADOW AREA C IS TO

SHADOW AREA C IS TO THE BATTLEAXE DRIVEWAY AND IS NEITHER PART OF 349 OR 349A STIRLING STREET SITE AREA.

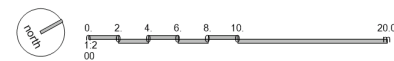
H	26.02.19	AMENDED SITE PLAN DRIVEWAY CHANGES
G	28.01.19	AMENDED DA SET
F	03.12.18	AMENDED DA SET
E	27.11.18	AMENDED DA FOR CLIENT REVIEW
D	11.09.18	ISSUED FOR DA
C	28.07.18	AMENDED FOR DAC
B	10.05.18	ISSUED FOR DAC
A	04.04.18	ISSUED FOR PRELIMINARY REVIEW

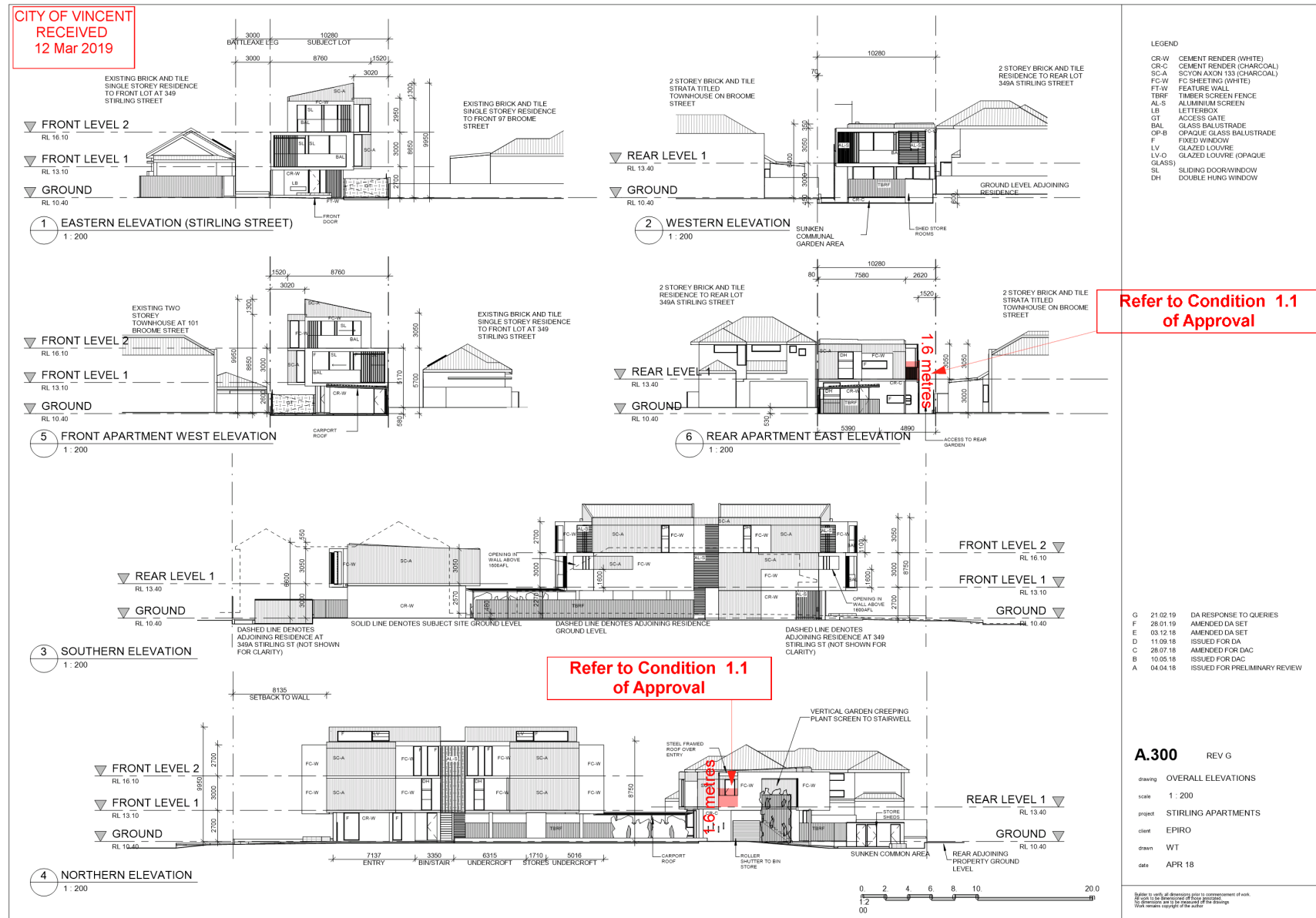
wilt design
e_wiltdesign@live.com.au m_0406 752 478 ABRN_26 197 110 283

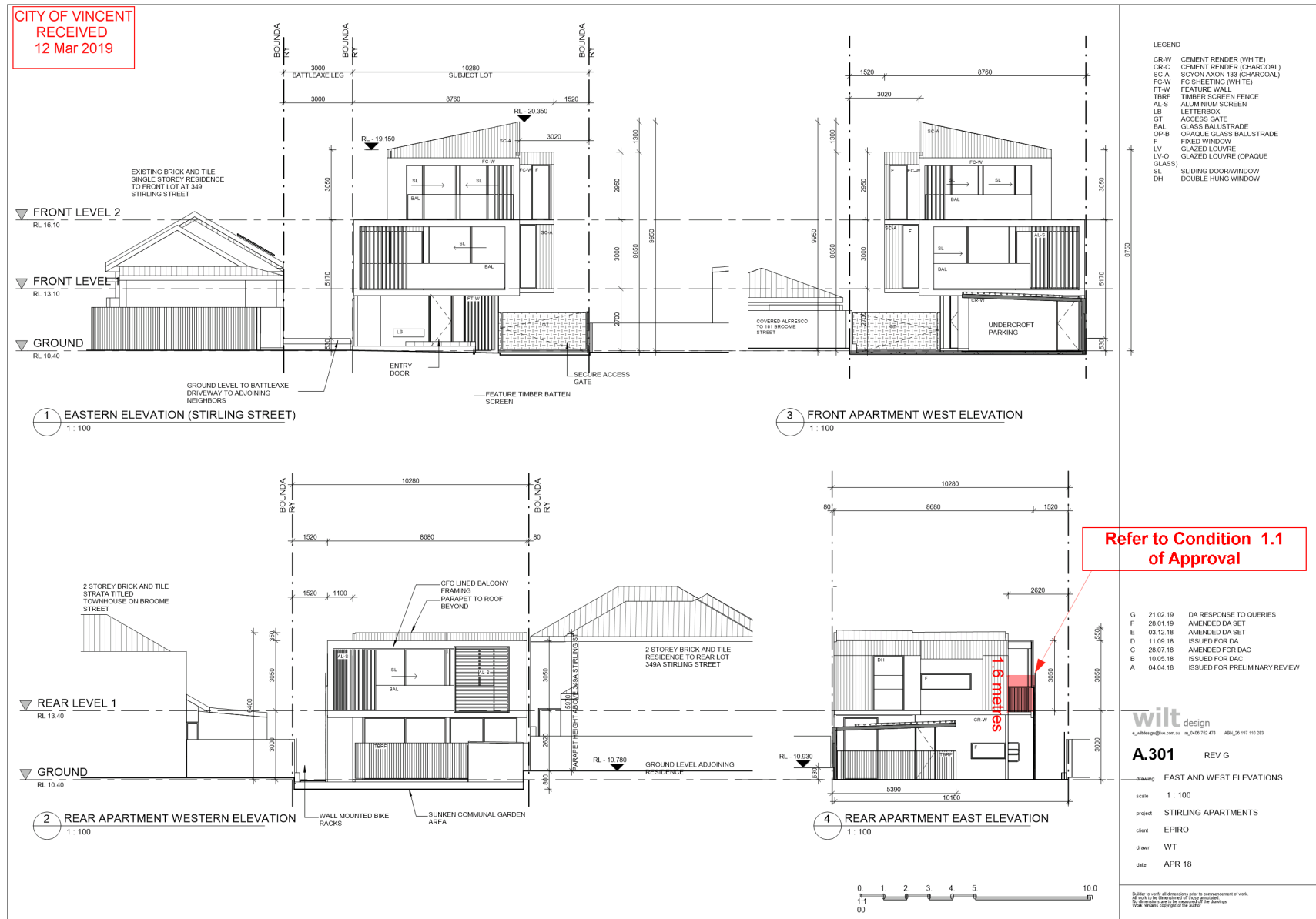
A.100 REV H

drawing SITE PLAN
scale As indicated
project STIRLING APARTMENTS
client EPIRO
drawn WT
date APR 18

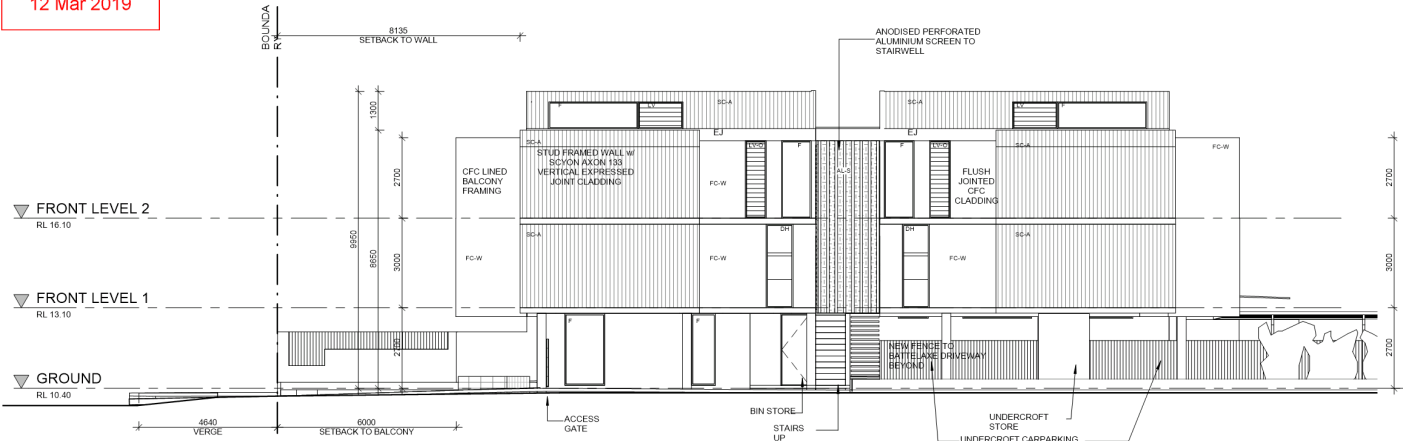
Builder to verify all dimensions prior to commencement of work.
All work to be dimensioned off those annotated.
No dimensions are to be measured off the drawings.
Work remains copyright of the author.





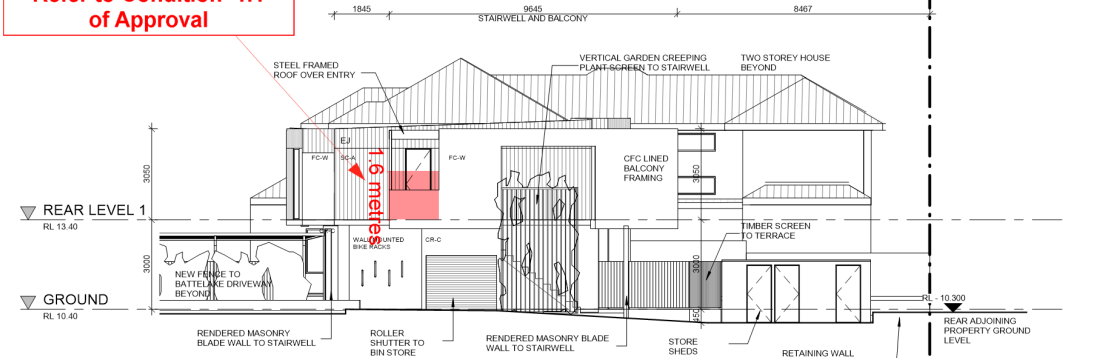


CITY OF VINCENT
RECEIVED
12 Mar 2019



1 NORTHERN ELEVATION - EASTERN END
1 : 100

Refer to Condition 1.1
of Approval



2 NORTHERN ELEVATION - WESTERN END
1 : 100

- LEGEND
- CR-W CEMENT RENDER (WHITE)
 - CR-C CEMENT RENDER (CHARCOAL)
 - SC-A SCYON AXON 133 (CHARCOAL)
 - FC-W FC SHEETING (WHITE)
 - FT-W FEATURE WALL
 - TBRF TIMBER SCREEN FENCE
 - AL-S ALUMINIUM SCREEN
 - LB LETTERBOX
 - GT ACCESS GATE
 - BAL GLASS BALUSTRADE
 - OP-B OPAQUE GLASS BALUSTRADE
 - F FIXED WINDOW
 - LV GLAZED LOUVRE
 - LV-O GLAZED LOUVRE (OPAQUE GLASS)
 - SL SLIDING DOOR/WINDOW
 - DH DOUBLE HUNG WINDOW

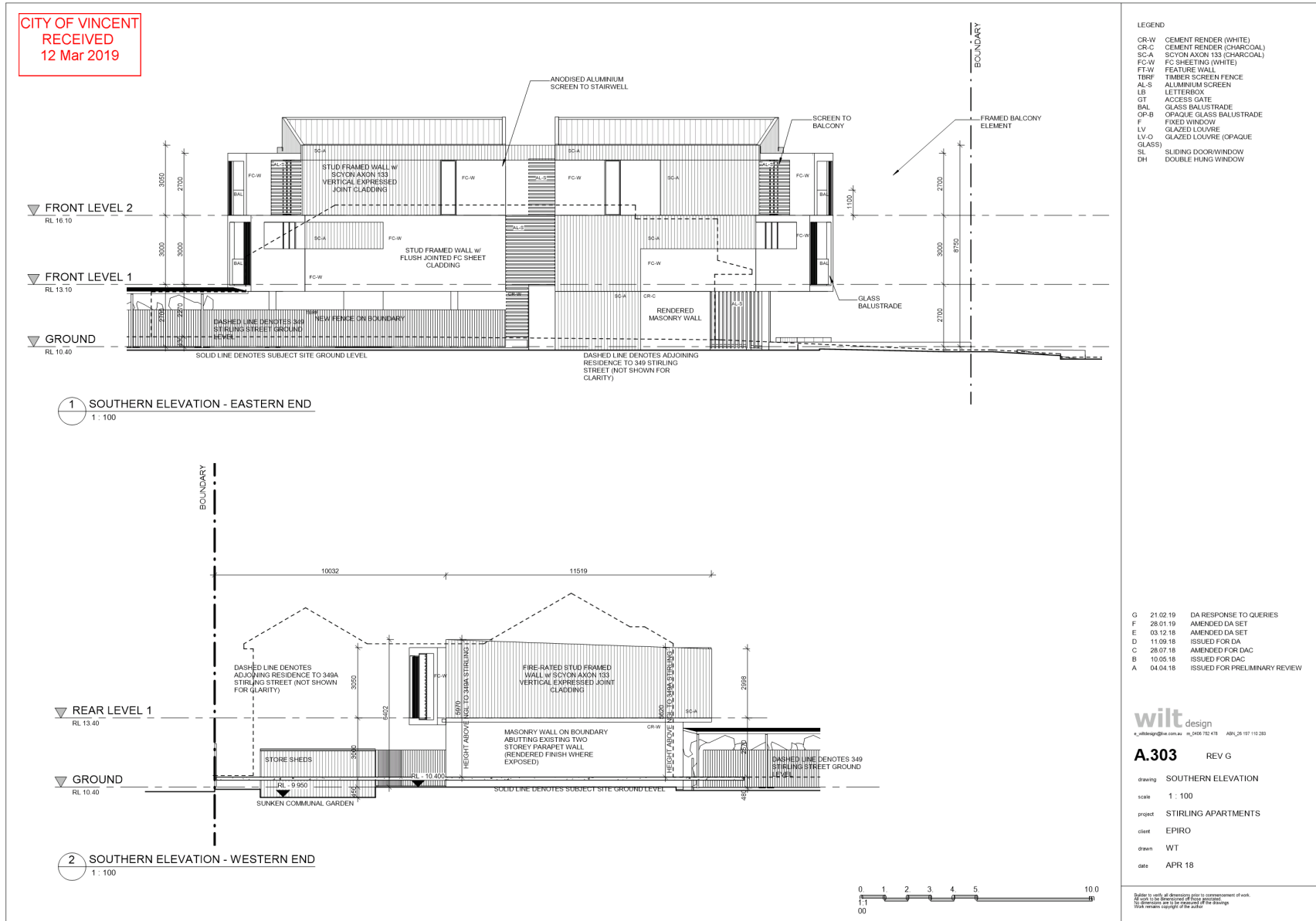
- G 21.02.19 DA RESPONSE TO QUERIES
F 28.01.19 AMENDED DA SET
E 03.12.18 AMENDED DA SET
D 11.09.18 ISSUED FOR DA
C 28.07.18 AMENDED FOR DAC
B 10.05.18 ISSUED FOR DAC
A 04.04.18 ISSUED FOR PRELIMINARY REVIEW

wilt design
wilt@wilt.com.au m_0428 182 478 APR 26 19 11:28

A.302 REV G

drawing NORTHERN ELEVATION
scale 1 : 100
project STIRLING APARTMENTS
client EPIRO
drawn WT
date APR 18

Builder to verify all dimensions prior to commencement of work.
All work to be done in accordance with the approved
plans and specifications. No alterations are to be made without the written
consent of the architect.



Amended Plan

CITY OF VINCENT
RECEIVED
21 Feb 2019

EXISTING OLIVE TREE PROTECTED AND RETAINED

COMMUNIAL GARDEN (SOFT SPACE / INDICATIVE FRESH PRODUCE)

EXISTING LEMON CITRUS TREE

TAHITIAN LIME TREE - CITRUS X LATIFOLIA

APR 11 59

TERRACE 26 m²

ST16 16 m²

ST14 16 m²

ST1 16 m²

ST2 16 m²

ST3 16 m²

ST4 16 m²

ST5 16 m²

ST6 16 m²

ST7 16 m²

ST8 16 m²

ST9 16 m²

ST10 16 m²

ST11 16 m²

ST12 16 m²

ST13 16 m²

ST14 16 m²

ST15 16 m²

ST16 16 m²

ST17 16 m²

ST18 16 m²

ST19 16 m²

ST20 16 m²

ST21 16 m²

ST22 16 m²

ST23 16 m²

ST24 16 m²

ST25 16 m²

ST26 16 m²

ST27 16 m²

ST28 16 m²

ST29 16 m²

ST30 16 m²

ST31 16 m²

ST32 16 m²

ST33 16 m²

ST34 16 m²

ST35 16 m²

ST36 16 m²

ST37 16 m²

ST38 16 m²

ST39 16 m²

ST40 16 m²

ST41 16 m²

ST42 16 m²

ST43 16 m²

ST44 16 m²

ST45 16 m²

ST46 16 m²

ST47 16 m²

ST48 16 m²

ST49 16 m²

ST50 16 m²

ST51 16 m²

ST52 16 m²

ST53 16 m²

ST54 16 m²

ST55 16 m²

ST56 16 m²

ST57 16 m²

ST58 16 m²

ST59 16 m²

ST60 16 m²

ST61 16 m²

ST62 16 m²

ST63 16 m²

ST64 16 m²

ST65 16 m²

ST66 16 m²

ST67 16 m²

ST68 16 m²

ST69 16 m²

ST70 16 m²

ST71 16 m²

ST72 16 m²

ST73 16 m²

ST74 16 m²

ST75 16 m²

ST76 16 m²

ST77 16 m²

ST78 16 m²

ST79 16 m²

ST80 16 m²

ST81 16 m²

ST82 16 m²

ST83 16 m²

ST84 16 m²

ST85 16 m²

ST86 16 m²

ST87 16 m²

ST88 16 m²

ST89 16 m²

ST90 16 m²

ST91 16 m²

ST92 16 m²

ST93 16 m²

ST94 16 m²

ST95 16 m²

ST96 16 m²

ST97 16 m²

ST98 16 m²

ST99 16 m²

ST100 16 m²

ST101 16 m²

ST102 16 m²

ST103 16 m²

ST104 16 m²

ST105 16 m²

ST106 16 m²

ST107 16 m²

ST108 16 m²

ST109 16 m²

ST110 16 m²

ST111 16 m²

ST112 16 m²

ST113 16 m²

ST114 16 m²

ST115 16 m²

ST116 16 m²

ST117 16 m²

ST118 16 m²

ST119 16 m²

ST120 16 m²

ST121 16 m²

ST122 16 m²

ST123 16 m²

ST124 16 m²

ST125 16 m²

ST126 16 m²

ST127 16 m²

ST128 16 m²

ST129 16 m²

ST130 16 m²

ST131 16 m²

ST132 16 m²

ST133 16 m²

ST134 16 m²

ST135 16 m²

ST136 16 m²

ST137 16 m²

ST138 16 m²

ST139 16 m²

ST140 16 m²

ST141 16 m²

ST142 16 m²

ST143 16 m²

ST144 16 m²

ST145 16 m²

ST146 16 m²

ST147 16 m²

ST148 16 m²

ST149 16 m²

ST150 16 m²

ST151 16 m²

ST152 16 m²

ST153 16 m²

ST154 16 m²

ST155 16 m²

ST156 16 m²

ST157 16 m²

ST158 16 m²

ST159 16 m²

ST160 16 m²

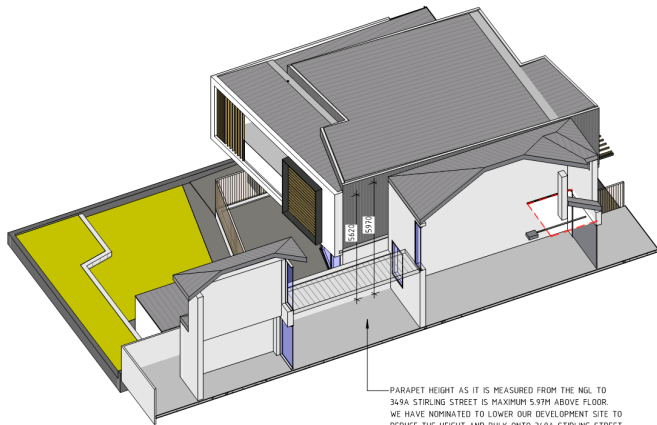
ST161 16 m²

ST162 16 m²



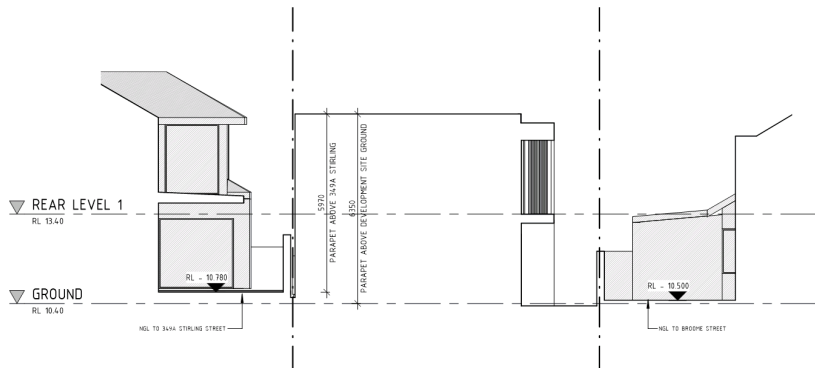
Amended Plan

CITY OF VINCENT
RECEIVED
21 Feb 2019

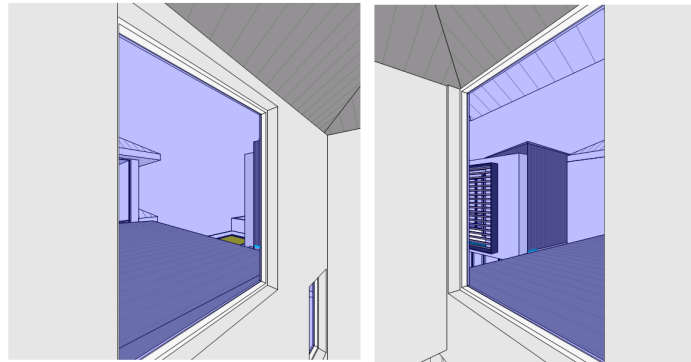


PARAPET HEIGHT AS IT IS MEASURED FROM THE NGL TO 349A STIRLING STREET IS MAXIMUM 5.97M ABOVE FLOOR. WE HAVE NOMINATED TO LOWER OUR DEVELOPMENT SITE TO REDUCE THE HEIGHT AND BULK ONTO 349A STIRLING STREET. AS WE ARE SHOWING A PARAPET HEIGHT OF ~6.0M ABOVE 349A STIRLING NGL WE PROPOSE THAT WE ARE COMPLIANT w/ THE MAXIMUM PARAPET HEIGHTS OF THE BUILT FORM POLICY

1 PARAPET HEIGHT RELATIVE TO 349A STIRLING ST



2 SECTION THRU PARAPET HEIGHTS TO 349A STIRLING STREET
A.200 1 : 100



3 VIEW FROM 349A LEVEL 1 WINDOW - SE

4 VIEW FROM 349A LEVEL 1 WINDOW - SW

INDICATIVE CAMERA VIEWS FROM THE (ASSUMED) BEDROOM WINDOWS OVERLOOKING THE COURTYARD AT LEVEL 1 ON 349A STIRLING STREET SHOW THAT THE EXTENT OF THE DEVELOPMENT, PARAPET HEIGHT, MASS AND SCALE AND SYMPATHETIC TO THE EXISTING SCALE OF 349A STIRLING STREET AND DO NOT HAVE ANY ADVERSE IMPACT ON OUTLOOK OR AMENITY FROM THE WINDOWS.

FROM THE S-E CORNER WINDOW, THE PROPOSED DEVELOPMENT CAN BARELY BE SEEN WITH A VERY TIGHT CAMERA ANGLE JUST PICKING UP THE LEFTERN MOST EXTENT OF THE BALCONY.

FROM THE S-W CORNER WINDOW, THE PROPOSED DEVELOPMENT IS VISIBLE, BUT THE BALCONY SCREENING PROVES EFFECTIVE AT PROVIDING NO DIRECT OVERLOOKING INTO EITHER THE UNIT OR THE HOUSE AT 349A STIRLING ST.

A 21 02 19 DA RESPONSE TO QUERIES

wilt design
wilt@wilt.com.au 08 9438 782 470 -481/28 107 100 000

SK.01 REV A

drawing REAR BUILDING PARAPET HEIGHT

scale 1 : 100

project STIRLING APARTMENTS

client EPIRO

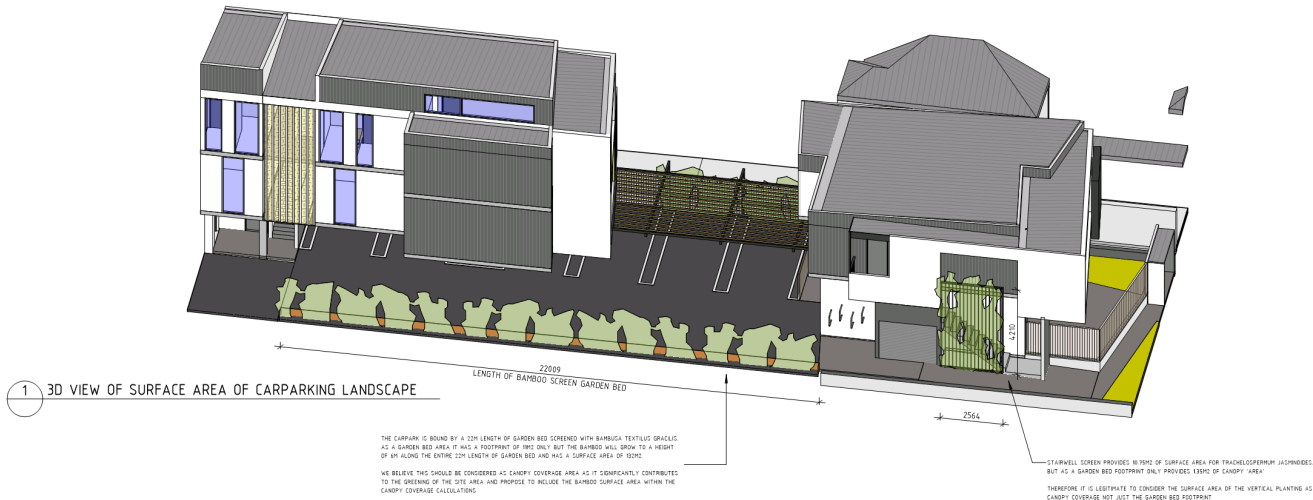
drawn Author

date APR 18

Builder to verify all dimensions prior to commencement of work.
As shown on drawings are for information only.
No dimensions are to be taken from drawings.
Drawings are the property of Wilt Design.

Amended Plan

CITY OF VINCENT
RECEIVED
21 Feb 2019



AMENDED CANOPY AREA TO CARPARK LANDSCAPE WHEN CONSIDERING THE VERTICAL SURFACE AREA OF THE PLANTING SELECTED

- DEEP SOIL ZONE AREA - 4M²
- PYRUS CALLERYANA - 20M²
- CARPARK ROOF JASMINODES - 35M²
- BAMBUA TEXTILUS - TOTAL CANOPY 11M²
NOTE - SURFACE AREA 132M² (SEE 3D VIEW)
- STAIRWELL JASMINODES - TOTAL CANOPY 135M²
NOTE - SURFACE AREA 11M² (SEE 3D VIEW)
- CANOPY COVERAGE WITHIN SITE BOUNDARY - 196.5M²

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA	620M ²
30% CANOPY COVERAGE	186M ²
15% DEEP ROOT ZONE	93M ²

LANDSCAPE PROVIDED

CANOPY COVERAGE	
STREET CANOPY	44.37M ²
CARPARKING CANOPY	65.85M ²
REAR CANOPY	85M ²
TOTAL CANOPY PROVIDED	195.22M ²
TOTAL CANOPY AS % SITE AREA	31.5%

SURFACE AREA CANOPY COVERAGE

STREET CANOPY	44.37M ²
CARPARKING CANOPY	196.5M ²
REAR CANOPY	85M ²
TOTAL CANOPY PROVIDED	325.87M ²
TOTAL CANOPY AS % SITE AREA	52.5%

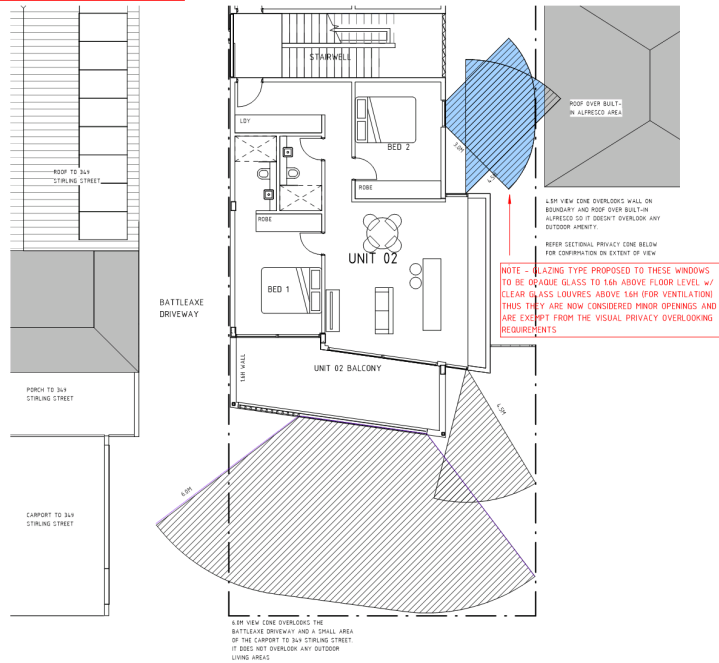
wilt design
w@wilt.com.au m 08458 182 470 f 08458 182 100

SK.03

drawing LANDSCAPE CANOPY SURFACE AREA
scale 1:100
project STIRLING APARTMENTS
client EPIRO
drawn WT
date APR 18

Subject to approval of planning prior to commencement of work.
No liability is accepted for these drawings.
No responsibility is accepted for the use of these drawings.
These drawings are the property of WILT DESIGN.

Amended Plan



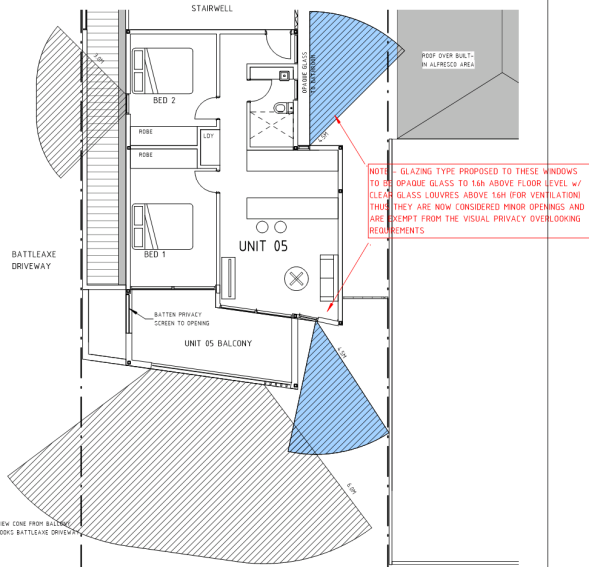
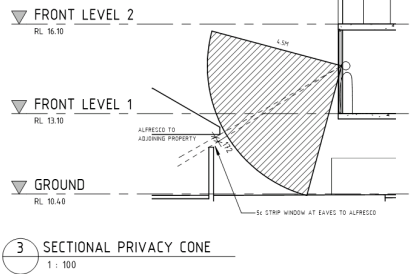
UNIT 02 CONE OF PRIVACY

VISUAL PRIVACY CONES ILLUSTRATE THAT NONE OF THE LIVING AREAS OR BALCONIES OVERLOOK THE OUTDOOR LIVING AREAS OF ANY ADJOINING RESIDENCES.

THE WINDOW FROM THE KITCHEN AREA DOES EXTEND OVER THE BOUNDARY BY 0.5M BUT LOOKS ONTO A PARAPET WALL ON BOUNDARY AND ALSO THE ROOF OF THE ALFRESCO AREA. THE VIEW FROM THIS WINDOW WILL NOT OVERLOOK ANY APARTY ONTO THIS BROOME STREET TOWNHOUSE.

AS PER THE SECTIONAL PRIVACY CONE BELOW, THE PHYSICAL DISTANCE FROM THE WINDOW TO THE ALFRESCO EXCEEDS 4.5M AS PER THE VIEW CONE AND ADDITIONALLY, DUE TO THE ANGLE OF OVERLOOKING, ONLY A SECTION OF WINDOW 1720MM HIGH IS VISIBLE FROM THE APARTMENT WHICH IS NEGLIGIBLE.

THE BALCONY DOES OVERLOOK 34/9 STIRLING HOWEVER THE AREA IT OVERLOOKS IS ONLY THE BATTELAXE DRIVEWAY ADJACENT OF THE CARPORT. IT DOES NOT EXTEND TO ANY WINDOW OR DOOR AND THIS AREA IS NOT OUTDOOR LIVING AREA SO THE BALCONY DOES NOT OVERLOOK 34/9 APARTY



UNIT 05 CONE OF PRIVACY

VISUAL PRIVACY CONES ILLUSTRATE THAT NONE OF THE LIVING AREAS OR BALCONIES OVERLOOK THE OUTDOOR LIVING AREAS OF ANY ADJOINING RESIDENCES.

THE 3.0M CONE OF VIEW FROM BED 2 OVERLOOKS THE BATTELAXE DRIVEWAY ADJOINING ONLY.

THE WINDOWS TO THE BATHROOM ARE OPAQUE GLAZING SO ARE NOT CONSIDERED AS PART OF THE OVERLOOKING.

THE BALCONY DOES OVERLOOK 34/9 STIRLING HOWEVER THE AREA IT OVERLOOKS IS ONLY THE BATTELAXE DRIVEWAY ADJACENT OF THE CARPORT. IT DOES NOT EXTEND TO ANY WINDOW OR DOOR AND THIS AREA IS NOT OUTDOOR LIVING AREA SO THE BALCONY DOES NOT OVERLOOK 34/9 APARTY

CITY OF VINCENT
RECEIVED
21 Feb 2019

F	28.01.19	AMENDED DA SET
E	03.12.18	AMENDED DA SET
D	11.09.18	ISSUED FOR DA
C	28.07.18	AMENDED FOR DAC
B	10.05.18	ISSUED FOR DAC
A	04.04.18	ISSUED FOR PRELIMINARY REVIEW

wilt design
wilt@wilt.com.au 08 9458 182 470 -481/28 LPT L10 000

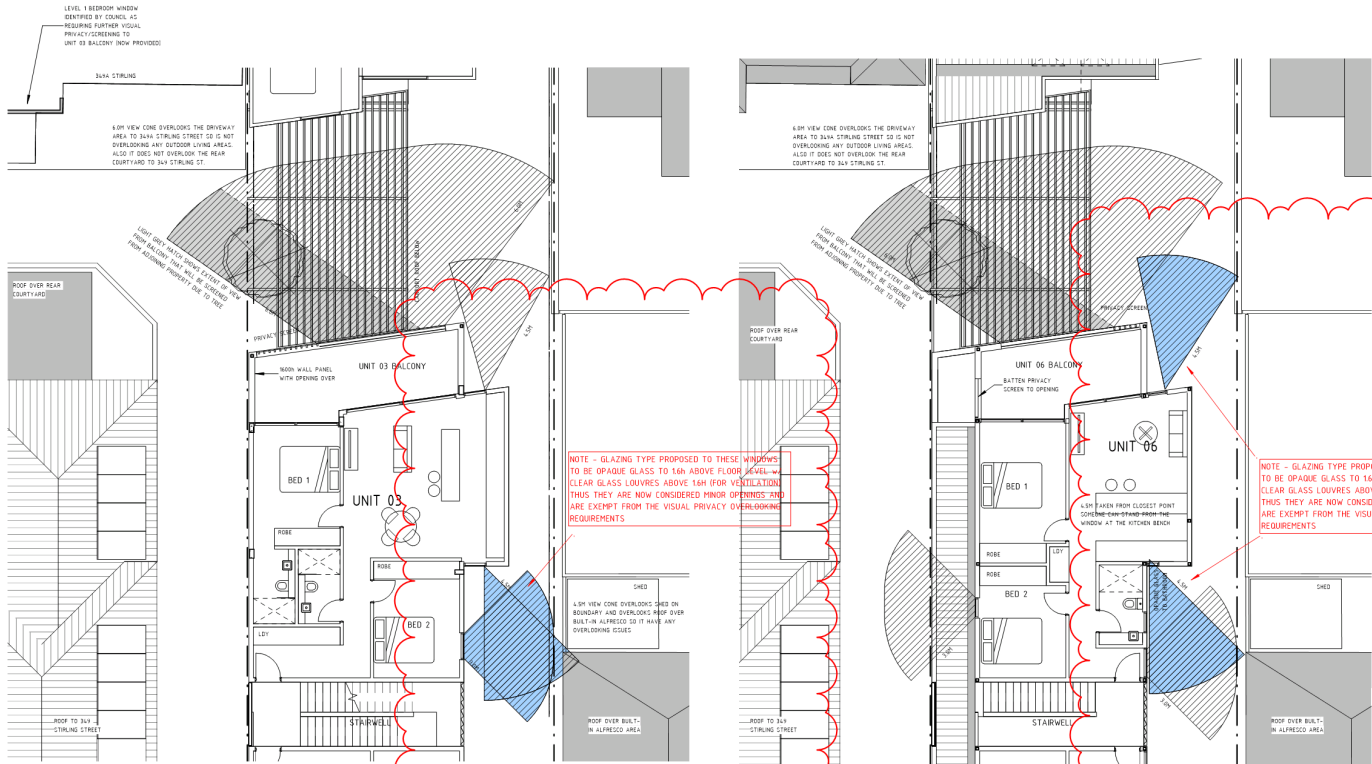
A.202 REV F

drawing VISUAL PRIVACY - FRONT APARTMENTS
scale 1:100
project STIRLING APARTMENTS
client EPIRO
drawn WT
date APR 18

Builder to verify all dimensions prior to commencement of work.
This plan is for planning and design purposes only.
No reliance should be placed on this plan for construction purposes.
Drawn: Wilt Design

Amended Plan

CITY OF VINCENT
RECEIVED
21 Feb 2019



UNIT 03 CONE OF PRIVACY

VISUAL PRIVACY CONES ILLUSTRATE THAT NONE OF THE LIVING AREAS OR BALCONIES OVERLOOK THE OUTDOOR LIVING AREAS OF ANY ADJOINING RESIDENCES.

THE WINDOW FROM THE KITCHEN AREA DOES EXTEND OVER THE BOUNDARY BY 0.5M BUT LOOKS ONTO THE ROOF OF A SHED AND ALSO ONTO THE ROOF OF THE ALFRESCO AREA. THE VIEW FROM THIS WINDOW WILL NOT OVERLOOK ANY ADJACENT ONTO THIS BROOME STREET TOWNHOUSE.

THE BALCONY DOES OVERLOOK 349A STIRLING HOWEVER THE AREA IT OVERLOOKS IS ONLY A DRIVEWAY AND VEHICLE TURNING AREA TO THE BATTLAXE DRIVEWAY OUTSIDE OF THE GARAGE TO 349A. IT DOES NOT EXTEND TO ANY WINDOW OR DOOR AND THIS AREA IS NOT OUTDOOR LIVING AREA SO THE BALCONY DOES NOT OVERLOOK 349A ADJACENT.

A PRIVACY SCREEN IS PROPOSED TO REDUCE EXTENT OF VISUAL OVERLOOKING TOWARDS HABITABLE ROOM THAT HAS BEEN IDENTIFIED BY COUNCIL AS LEVEL 1 BEDROOM.

UNIT 06 CONE OF PRIVACY

VISUAL PRIVACY CONES ILLUSTRATE THAT NONE OF THE LIVING AREAS OR BALCONIES OVERLOOK THE OUTDOOR LIVING AREAS OF ANY ADJOINING RESIDENCES.

THE 3.0M CONE OF VIEW FROM BED 2 OVERLOOKS THE BATTLAXE DRIVEWAY ADJOINING ONLY THE WINDOWS TO THE BATHROOM ARE OPAQUE GLAZING SO ARE NOT CONSIDERED AS PART OF THE OVERLOOKING.

THE BALCONY DOES OVERLOOK 349A STIRLING HOWEVER THE AREA IT OVERLOOKS IS ONLY A DRIVEWAY AND VEHICLE TURNING AREA TO THE BATTLAXE DRIVEWAY OUTSIDE OF THE GARAGE TO 349A. IT DOES NOT EXTEND TO ANY WINDOW OR DOOR AND THIS AREA IS NOT OUTDOOR LIVING AREA SO THE BALCONY DOES NOT OVERLOOK 349A ADJACENT.

A RETURN WALL TO THE BALCONY HAS BEEN PROVIDED TO CREATE THE SAME SEPARATION/PRIVACY AS PER UNIT 03 BELOW TO ENSURE VISUAL PRIVACY TO LEVEL 1 HABITABLE SPACE WINDOW IS NOT OVERLOOKED.

- G 21.02.19 DA RESPONSE TO QUERIES
- F 28.01.19 AMENDED DA SET
- E 03.12.18 AMENDED DA SET
- D 1.09.18 ISSUED FOR DA
- C 20.02.18 AMENDED FOR DAC
- B 10.05.18 ISSUED FOR DAC
- A 04.04.18 ISSUED FOR PRELIMINARY REVIEW

wilt design

enquiries@wilt.com.au m_0438 782 478 a8128 101 100 000

A.203 REV G

drawing VISUAL PRIVACY - MIDDLE APARTMENTS

scale 1:100

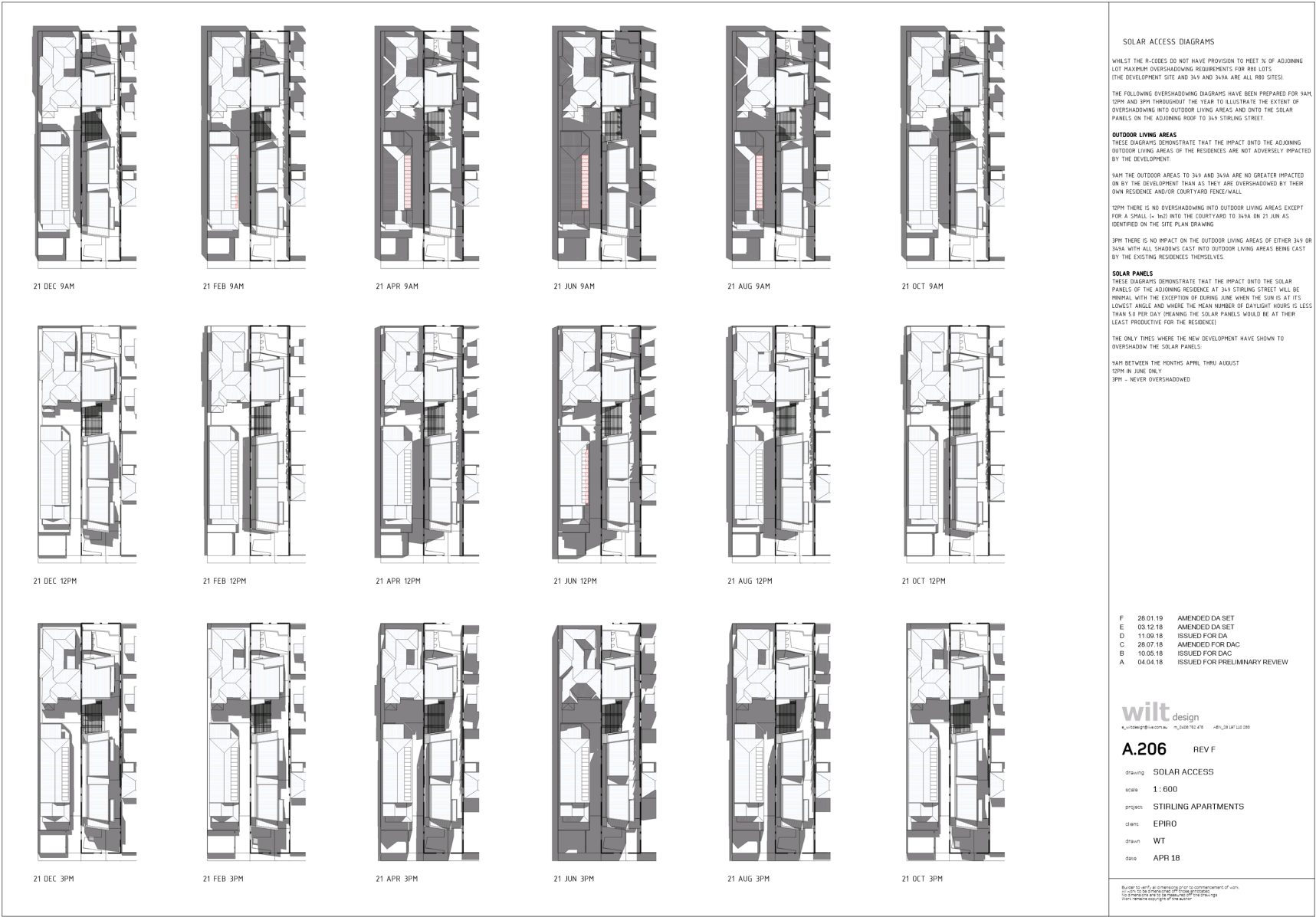
project STIRLING APARTMENTS

client EPIRO

drawn WT

date APR 18

Builder to verify all dimensions prior to commencement of work.
This plan is for information only and is not to be used for construction.
No responsibility is taken for any errors or omissions.
Drawn: www.wilt.com.au



Amended Plan

CITY OF VINCENT
RECEIVED
21 Feb 2019

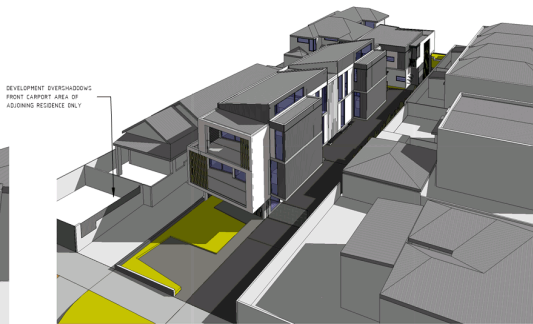


VIEW FROM STIRLING STREET AT BATTLEAXE DRIVEWAY

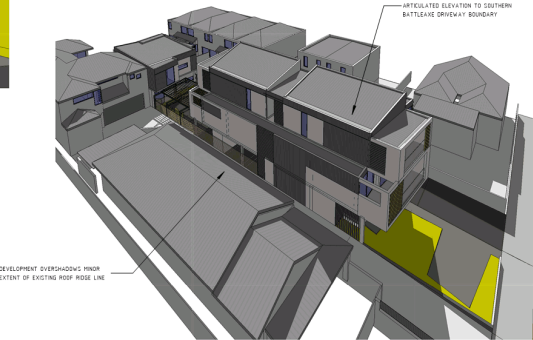


VIEW FROM STIRLING STREET

LOW HEIGHT WALL ON BOUNDARY



12PM 21JUN IMPACT FROM NORTH



12PM 21JUN IMPACT ON SOUTHERN SITE



12PM 21JUN FROM REAR OF DEVELOPMENT

F	28.01.19	AMENDED DA SET
E	03.12.18	AMENDED DA SET
D	11.09.18	ISSUED FOR DA
C	28.07.18	AMENDED FOR DAC
B	10.05.18	ISSUED FOR DAC
A	04.04.18	ISSUED FOR PRELIMINARY REVIEW

wilt design
wilt@wilt.com.au 08 9438 782 478 -481/28 0PT L10 000

A.1000 REV F

drawing PERSPECTIVES

scale

project STIRLING APARTMENTS

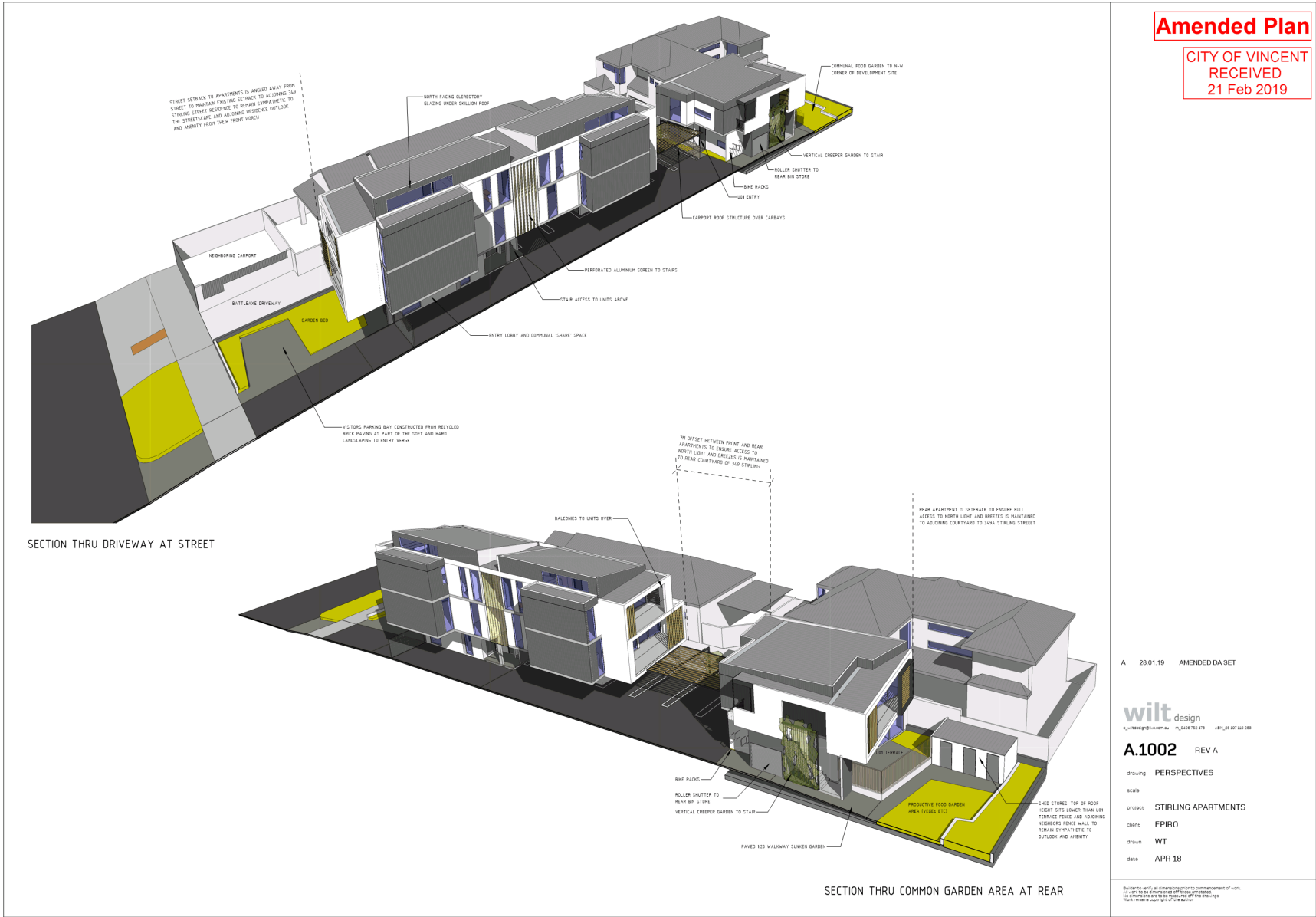
client EPIRO

drawn WT

date APR 18

Not to be used as a construction document or for construction purposes.
This drawing is to be used for information only and is not for construction purposes.
The client is responsible for the accuracy of the information provided.







CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 17 October 2018 at 3.15pm****Venue: Function Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
James Christou (Chairperson)	Joslin Colli (Coordinator Planning Services)
Anthony Duckworth-Smith	Mitch Hoad (Senior Urban Planner)
Sid Thoo	Fiona Atkins (Urban Planner)
Stephen Carrick	

Applicant-Item 3.1Applicant-Item 3.2**REDACTED FOR PRIVACY REASONS**Applicant-Item 3.3**REDACTED FOR PRIVACY REASONS**Applicant-Item 3.4**REDACTED FOR PRIVACY REASONS****4.00pm–4.30pm – Applicant Presentation – DA Lodged - 5.2018. 358.1****3.1 Address: 351 Stirling Street, Highgate**

Proposal: Seven Multiple Dwellings

Applicant: Robert Epiro

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 8 August 2018

Applicant's Presentation:

Applicants did not attend

Recommendations & Comments by DRP on 8 August 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> The Committee does not support the current design location of the car bay and ground floor entry. Reconsider the position and location of the Lobby, bins, stores and visitor bay to front. This impacts on the level of streetscape activation. Stores to the front does not allow for street activation. Positive internal apartment planning as well as external materials and colour selections. Height of boundary walls to the south relies on 'borrowing' setback from neighbour's ROW to reduce impact. Consider the bulk impact of viewing large boundary walls from the adjoining property plus overshadowing impacts. Boundary walls on south to rear block are also not of a similar scale to existing parapet wall and require additional height which will impact on rear neighbour. Concern for the lack of ground level activation streetscape level.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Landscaping to be increased to meet the City's requirements and be of benefit to all residents. Rear communal space is isolated from the majority of residents. Consider relocating part or all of the communal space to the middle or front of the site. This will soften the experience of the development as viewed from the street and when residents are moving through the site
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Limited north light to front apartments.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Consider placing an apartment at the front of the site on ground. Can deliver a good apartment within a 6m width. A front fence can provide a level of screening and privacy for residents of this unit whilst also achieving a level streetscape activation and passive surveillance. Location of stores visible to front of development, not active use/function of development. Potential to move stores to below ground.
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	<ul style="list-style-type: none"> Common space to the rear is not in an ideal location. Isolated communal area in back will likely not be used by all residents. Though it is noted that this could be good outcome for the adjoining block it also contributes to generating a poor outcome for resident amenity on this lock. Consider relocating the communal space to the front or middle of the block rather

	than rear or alternatively part front and part rear.
Principle 10 – Aesthetics	N/A
Comments	N/A

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Skillion roof may allow good access but does not consider the impact of shading to neighbouring dwellings.
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Reduced setbacks and height concessions are being sought, this is in a transition area and will impact on the neighbouring property significantly, if not supported by neighbouring property concessions will not be appropriate
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • The DRP and the City generally do not support visitor car parking located at the front of the development • Reconsider the layout of the upper floor apartments to create a side setback.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • A207 shows solar access and ventilation which have shown the sun coming from the west which is not ideal • Cross ventilation relies on main entry door being open which may not work with fire requirements • Proposed exposed concrete soffits are unlikely to work as thermal mass and also satisfy sound transmission and insulation requirements between sole occupancy units. • Consider flipping the colours so that majority of external walls are lighter in colour ie. low solar absorptance. • Solar PV on adjoining site will be overshadowed completely; suggest applicant provide specific details regarding relocation of panels and/or strategy proposed for mitigating impact on affected neighbour.
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

Amendments to be considered.



CITY OF VINCENT

DESIGN REVIEW PANEL

Thursday 13 December 2018 at 3.30pm

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

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
Sasha Ivanovich (Chairperson)	Joslin Colli (Coordinator Planning Services)
Ailsa Blackwood	Kate Miller (Senior Urban Planner)
Anthony Duckworth-Smith	Karsen Reynolds (Urban Planner)
Joe Chindarsi	Stephanie Norgaard (Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1**REDACTED FOR PRIVACY REASONS**Applicant-Item 3.2**REDACTED FOR PRIVACY REASONS**Applicant-Item 3.3**REDACTED FOR PRIVACY REASONS**Applicant-Item 3.4

Robert Eprio Owner

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

The Chairperson, Sasha Ivanovich declared the meeting open at 4.05pm.

2. Apologies**3. Business**

REDACTED FOR PRIVACY REASONS

6.05pm–6.45pm – Applicant’s Presentation – DA Lodged 5.2018.358

3.4 **Address:** 351 Stirling Street, Highgate

Proposal: Seven Multiple Dwellings

Applicant: Robert Epiro

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 17 October 2018

Applicant’s Presentation:

The applicant presented a power point presentation

Recommendations & Comments by DRP on 17 October 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Skillion roof may allow good access but does not consider the impact of shading to neighbouring dwellings.
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Reduced setbacks and height concessions are being sought, this is in a transition area and will impact on the neighbouring

Page 7 of 9

	property significantly, if not supported by neighbouring property concessions will not be appropriate
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> The DRP and the City generally do not support visitor car parking located at the front of the development Reconsider the layout of the upper floor apartments to create a side setback.
Principle 5 – Sustainability	<ul style="list-style-type: none"> A207 shows solar access and ventilation which have shown the sun coming from the west which is not ideal Cross ventilation relies on main entry door being open which may not work with fire requirements Proposed exposed concrete soffits are unlikely to work as thermal mass and also satisfy sound transmission and insulation requirements between sole occupancy units. Consider flipping the colours so that majority of external walls are lighter in colour ie. low solar absorptance. Solar PV on adjoining site will be overshadowed completely; suggest applicant provide specific details regarding relocation of panels and/or strategy proposed for mitigating impact on affected neighbour.
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> Consider more activation on the ground floor. Look at moving the visitor bay closer to the street (Australian Standard is a 1m off the boundary for reversing), and moving the stores to the balconies or in the apartments. An internal stair could be introduced from Apartment 2 above to the ground floor to create a habitable room (home office or studio room) forming part of the unit over. A corridor/lobby for pedestrian access separate from the driveway to still be provided Over-height boundary walls are still a concern, especially to the rear overlooking the neighbouring outdoor living area
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Moving the visitor car bay to the street would create more landscaping opportunities at the front Hibbertia Scandens is not strong enough vine to grow for three levels of screening. Will need additional planter beds at higher levels or a hardier vine species Consider more edible species around the Olive tree in the communal area
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Rear units flares running opposite ways to what they should. If bedroom wall flares into the lot instead of out, this would reduce the parapet wall, and suggest treating the top level as a loft to reduce building bulk Replan the rear units perhaps longer but pulled away from the boundary and change materials to make more

	like a roof form. Pulling top level away from the boundaries on both sides will improved amenity for adjoining properties – access to light and air
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Consider opportunities to reconfigure bin store. Moving stores to the balconies or internal would create space for the bin store. Potential to stacking the bin stores with roller doors. Consideration needed for the seal on the bin stores to prevent smells from escaping. The lobby is considered long and tight – width to be reviewed
Principle 5 – Sustainability	<ul style="list-style-type: none"> Increasing setback off the boundary will allow more northern light access via additional windows. Consider clerestory/high-level windows to top level apartments to scoop high-level light and air down
Principle 6 – Amenity	<ul style="list-style-type: none"> Consider a full length window to the north on the 1st apartment
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none">

Conclusion:

To be returned to the DRP.

4. General Business**5. Close / Next Meeting**

There being no further business, the Chairperson, Sasha Ivanovich declared the meeting closed 6.45pm.

The next meeting will be held on 16 January 2019



CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 20 February 2019 at 3.30pm

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

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

Applicant-Item 3.1**REDACTED FOR PRIVACY REASONS**Applicant-Item 3.2**REDACTED FOR PRIVACY REASONS**Applicant-Item 3.3

Will Thomson	Wilt Design
Robert Epiro	Land Owner

REDACTED FOR PRIVACY REASONS

REDACTED FOR PRIVACY REASONS

5.40pm–6.15pm – Applicant's Presentation – DA Lodged 5.2018.358.1

3.3 **Address:** 351 Stirling Street, Highgate

Proposal: Seven Multiple Dwellings

Applicant: Robert Epiro

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 17 October 2018

Applicant's Presentation:

The presented a power point presentation

Recommendations & Comments by DRP on 13 December 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> Consider more activation on the ground floor. Look at moving the visitor bay closer to the street (Australian Standard is a 1m off the boundary for reversing), and moving the stores to the balconies or in the apartments. An internal stair could be introduced from Apartment 2 above to the ground floor to create a habitable room (home office or studio room) forming part of the unit over. A corridor/lobby for pedestrian access separate from the driveway to still be provided Over-height boundary walls are still a concern, especially to the rear overlooking the neighbouring outdoor living area
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Moving the visitor car bay to the street would create more landscaping opportunities at the front Hibbertia Scandens is not strong enough vine to grow for three levels of screening. Will need additional planter beds at higher levels or a hardier vine species Consider more edible species around the Olive tree in the communal area
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Rear units flares running opposite ways to what they should. If bedroom wall flares into the lot instead of out, this would reduce the parapet wall, and suggest treating the top level as a loft to reduce building bulk Replan the rear units perhaps longer but pulled away from the boundary and change materials to make more like a roof form. Pulling top level away from the boundaries on both sides will improved amenity for adjoining properties – access to light and air

Page 6 of 8

Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Consider opportunities to reconfigure bin store. Moving stores to the balconies or internal would create space for the bin store. Potential to stacking the bin stores with roller doors. Consideration needed for the seal on the bin stores to prevent smells from escaping. The lobby is considered long and tight – width to be reviewed
Principle 5 – Sustainability	<ul style="list-style-type: none"> Increasing setback off the boundary will allow more northern light access via additional windows. Consider clerestory/high-level windows to top level apartments to scoop high-level light and air down
Principle 6 – Amenity	<ul style="list-style-type: none"> Consider a full length window to the north on the 1st apartment
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none">

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> Stores look like they have just been tacked on. Look at sloping the roof of the stores so it fits into the rest of the development Responding to the local context well. Architectural language is great for this site Reducing the rear building to two storey works well Potential to create an outside/inside feel with retainer walls and sitting areas in the front.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Look at landscaping between parking bays. Look at possibly connecting up to the trellis Landscaping has been integrated well both vertically and horizontally Consider more edible species to the rear of the site. This will increase the canopy cover Magnolia little gem is heavy foliage and may restrict sunlight into the front of the building. Look at replacing the tree closest to the driveway with a deciduous tree such as a Poinciana. Consider using part of the space between the bays closest to the fence for additional landscaping areas. Fine tuning turning circles may free up some space.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Shadow diagrams show that the boundary wall will not have an adverse impact on the courtyard. Look at the boundary wall height – could either reduce the height to comply or a reshuffle of the rooms (moving the bathroom) could assist with the wall length/height Look at visual privacy and reduce overlooking to northern properties outdoor space

Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Taking the visitor bay off and increasing landscaping is a better outcome and it will soften the outlook from the communal space
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> Shared space – look at adding a kitchenette so that it is a flexible space. The ability to use the space needs to be followed through. This creates sense of arrival and connects well to the front setback
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> The City appreciates the applicant working with the DRP and the Council to achieve a positive design outcome

Conclusion:

Does not need to be returned to DRP.

Summary of Submissions:

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

Total number of submissions received: 15

Total number of objections received: 9

Total number of support submissions received: 4

Total number of submissions that neither objected nor supported: 2

Neighbour comments received summary:	Applicant Response:
<p><u>Building Height:</u></p> <ul style="list-style-type: none"> Development is too high and should be reduced to a maximum of two storeys. 	<ul style="list-style-type: none"> The Highgate area east of Beaufort Street has been an R80 zoning since the property was purchased by the applicant in 2014. In accordance with the R-Codes this zoning allows developments to be constructed up to three stories. In the last couple of years the City of Vincent has increased the height limit in this area from two stories to three stories as part of the new Built Form Policy, bringing it in line with the R-Codes. The development is therefore compliant with the allowable building height. The applicant has noted several existing three storey developments already in the area (as listed in the second last response under the general comments) and expects future developments in the direct vicinity to also be constructed to three stories or greater, particularly as it is an older area. In addition the Stirling Towers proposed development directly across the street is understood to comprise of buildings to a minimum of three stories and much greater. Further, although the development is 3 stories, the applicant has taken considerable steps to minimise the height of the development to retain heights along similar lines to the adjoining properties. These steps include removing 0.4m from the current finished ground level of the existing site to lower the overall height of the development. The highest point of the development to the rear of the site is only 1.2m higher than the adjoining neighbours 2 storey detached house roof line.

Summary of Submissions:

<p><u>Street setbacks:</u></p> <ul style="list-style-type: none"> Proposed street setbacks do not fit into the existing streetscape – do not look right Development protrudes too far forward of adjoining properties. 	<ul style="list-style-type: none"> This comment has been taken into consideration and the front setback from the street will be increased uniformly by 3.0m to better fit into the existing streetscape. The development now provides a minimum setback of 6.0m to the closest balcony corner which rakes back to 7.5m at the Southern Edge. The balcony now sits back behind the adjoining neighbour's carport at 349 Stirling Street. In addition to the previous bullet point, the taper on the balconies will be maintained to allow a visual transition from the corner property to the north of the development (97 Broome Street, which has a side wall built close to Stirling Street boundary) to the existing house on south of the development (349 Stirling Street).
<p><u>Lot boundary setbacks and lot boundary walls:</u></p> <ul style="list-style-type: none"> Reduced lot boundary setbacks and boundary wall heights decrease local amenity Boundary walls are over length and over height Setbacks result in overlooking to habitable rooms and outdoor living areas of adjoining properties. Direct overlooking proposed. Buildings are too close to adjoining properties, results in a feeling of claustrophobia to adjoining properties that face onto the walls. 	<ul style="list-style-type: none"> Amendments have been made to the lot boundary setbacks and boundary wall heights to reduce the impact on the local amenity. The boundary wall lengths have been reduced in length and in height far under the allowable provisions of an R80 development site to better accommodate adjacent amenity. Refer to the response provided for visual privacy which addresses this concern. Overlooking has been addressed appropriately and in accord with the provisions of the planning codes. The apartments have been set-back 3m from adjoining houses (to the south by way of the battle-axe driveway) with the exception of two small wings to the North of the development with are 1.5m from the boundary. These reduced setback elements are located such that no windows will provide any overlooking into adjoining rear outdoor living areas. For the rear apartment building, one length of wall is to be built alongside an existing two storey parapet to the South and has been located such that the solid elements (bedroom and balcony store) are located adjoining existing store rooms on ground to Broome Street townhouses, with the significant

Summary of Submissions:

<ul style="list-style-type: none"> • Setbacks encroach onto safety of adjoining properties. • Development is too high and should be reduced to a maximum of two storeys. • Setbacks and boundary walls result in a loss of direct sunlight to adjoining properties. • Setbacks and boundary walls provide visual pollution and building bulk to adjoining properties, particularly to habitable rooms and outdoor living areas of adjoining properties. • Concerns relating to the proposed height of the boundary walls. Will provide adverse visual impacts to adjoining properties courtyard and bedroom windows due to the excessive height and length proposed. • Design will affect the enjoyment / lifestyle of living within a residential area. Walls provide a claustrophobia appeal to the adjoining courtyards. Significant adverse effect to adjoining properties. 	<p>extent of visual outlook from both affected Broome Street townhouses overlooking our proposed stairwell screen which is to be planted with a flowering creeping plant which will provide 2 storeys of flowering greenery as the new outlook for these residents. Additionally we are significantly vegetating the rear communal garden and the carparking area with Bamboo screening and large trees as well as retaining the existing 50 year old Olive Tree at the N-W corner of the site. The overall impact of the development will provide greater landscaped outlook than currently exists on site.</p> <ul style="list-style-type: none"> • The safety of the adjoining properties will not be compromised by the setbacks of the development. The development will comply with the relevant Australian Standards and Building Code of Australia ensuring safety is provided. • Refer to the response provided for buildings height which addresses this matter. • Overshadowing diagrams have been provided illustrating that there is zero overshadowing impact on the properties along Broome Street, and that the only shadow onto 349/349A occurs to the battle-axe driveway, a small 1m2 area to the rear courtyard of 349A and to less than 50% of the area of solar panels to the roof of 349 Stirling. Further, this shadow impact only occurs on the 21st of June. All other times of the year have a net effect nil overshadowing. No outdoor amenity has been compromised to the adjoining properties. • The development has been separated into two separate buildings (which costs more to construct than a single building of the same total size) to maintain outlook, cross ventilation due to breezes, and solar access between the apartment buildings and for the benefit/consideration of all adjoining residents. Further, splitting the apartment buildings has allowed for the significant planting around the development which will maintain outlook for residents from their outdoor habitable areas, and bedrooms.
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions:

	<ul style="list-style-type: none"> The plans for the upper levels have been modified to reduce the impact and building bulk of the development. This visual impact has been reduced by these amendments. In addition windows will be made opaque to prevent overlooking in both directions. An effort has been made by the applicant to articulate the walls to provide variations of material and also a plant wall on the northern stairs of the rear building. This has been done to reduce the impact on the adjoining properties and courtyards.
<u>Parking and Traffic:</u> <ul style="list-style-type: none"> Stirling Street and Broome Street are already congested and overcrowded streets and already have limited parking already from visitors. Development will further congest these streets and worsen parking within the area. Development will increase demand for on-street parking Street parking arrangements (similar to Mary St) should be introduced 	<ul style="list-style-type: none"> This comment is noted and as a resident of the area the applicant has endeavoured that the development does not result in a loss of street parking. This has been achieved by maintaining the same driveway and cross over so the existing street bay in front of 351 Stirling Street is not compromised. This differs from the neighbouring property at 349 Stirling Street which has used the entire frontage as a crossover to create a rear battle-axe development with 2 car bays side by side at the front of their property. Due to the location of the development being in a high walk score location (94 out of 100) and comprising of a combination of 1 and 2 bedroom small to medium size apartments, it is not expected that demand for on street parking would increase as residents only need to own one vehicle and/or a bicycle and visitors can catch public transport, cycle or walk. This would be for the City of Vincent to consider, but the applicant is not supportive of this approach as the northern end of Stirling Street (close to where the development is located) has a dead end at Harold Street and therefore this section of road has lower traffic volumes and is not used as a thoroughfare unlike Mary Street which is between the busy Beaufort and William Streets.

Summary of Submissions:

<p><u>Visual Privacy:</u></p> <ul style="list-style-type: none"> Concerns relating to direct overlooking to backyards and habitable room windows from proposed balcony and windows. Development results in loss of privacy to adjoining properties. Provision of privacy screens to all balconies result in the development being uninhabitable for future residents. 	<ul style="list-style-type: none"> Amendments have been made to the plans to address all overlooking issues which will maintain the privacy of the adjoining properties and the future residents of the development. Privacy screens are only used on the sides of the balconies where required for overlooking, each balcony contains at least one open unscreened section resulting in a beneficial outdoor space.
<p><u>Design:</u></p> <ul style="list-style-type: none"> Development should better deflect the character homes and existing character in the Highgate locality Design results in a loss of character within Highgate 	<ul style="list-style-type: none"> The Highgate locality contains a mixture of character homes, new developments and older unit developments devoid of character. The extent of genuine character period homes on the eastern side of Beaufort Street are less than the Western side of Beaufort Street. This is best reflected by a recent rule introduced by the City of Vincent that smaller R80 lots have been rezoned down to R60 to prevent development of these character homes, this is certainly not the case on the Eastern side of Beaufort Street where height limits have increased encouraging development. Highgate is an eclectic area due to its close proximity to the city. The development reflects the demands of affordable inner city living with a modern feel which in the applicant's opinions compliments the character homes and the diversity in the area.
<p><u>Noise:</u></p> <ul style="list-style-type: none"> Noise from air-conditioning units will provide adverse impacts to adjoining properties. Will be a nuisance for surrounding residents. 	<ul style="list-style-type: none"> The apartment living spaces are small to medium in size and have been orientated to take advantage of passive solar design. It is not expected that the demand for air-conditioning will be high. The location and position of the air-conditioning units per apartment will be considered in the next stage of design and noise impacts to adjoining properties will be a design input at this stage.
<p><u>Overall development and general comments:</u></p> <ul style="list-style-type: none"> Development decreases liability for local residents Development is not consistent with R80 provisions. Variations are excessive, particularly the wall height and cone of vision. 	<ul style="list-style-type: none"> Disagree. The development will not have an impact on the liability of local residents. Disagree. The development is consistent with the R80 provisions. The development is under the maximum height allowed for R80 (10m which is less than 12m), the

Summary of Submissions:

<p>Variations will detrimentally impact the visual amenity of the area. Not the right type of density for the area.</p> <ul style="list-style-type: none"> • Lots should be amalgamated in order to achieve the intended development. • Development appears to be an attempt to maximise financial return for the applicant rather than have any ongoing interest for the community. 	<p>development is less than the maximum plot ratio allowed for R80 (0.79 instead of 1.0), the development contains a greater street setback than allowed in R80 (now 6.0m minimum instead of 2m). In regards to side boundary setbacks and wall heights, these have been reduced and in regards to the visual amenity and the impact of bulking has been reduced by the amendments to the plans outlined. This is the type of density that this area requires, else it would not be R80. The block is long and not suited to anything else other than a battle-axe development which would create undesirable houses that feel separated from the streetscape and dominated by long driveways with concrete hardscaping with very little vegetation and amenity.</p> <ul style="list-style-type: none"> • This is a valid point, but unfortunately the owner of 349 Stirling Street chose to develop a similar narrow lot with a rear battle-axe development. In essence if this adjacent site was not developed than a 1240m² amalgamated lot could have been created. However the opposite argument is that being an R80 site this would have allowed a development to include a far great number of apartments (up to 20) and the developer may have pushed for a greater number of stories as a result which would be undesirable. Other owners surrounding the site, including the Broome Street townhouses have already developed as well ruling out any possibility of amalgamation. • Solely attempting to maximise financial return is untrue. The development has to be viable enough for the project to be economical else funding will not be able to be sought which is necessary for the next stage (i.e. building licence and construction). The applicant has a direct interest in the community having lived at the existing house for a number of years since purchasing the property and the applicant is also planning on retaining an apartment dwelling to live in after the project is complete. Although the applicant is the property owner the construction of the development is planned to be
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions:

<ul style="list-style-type: none"> • Development will set an undesirable precedent for further similar development. • Development is the wrong type of density. 	<p>undertaken as a syndicate with four to five people who live locally, all with a skill to offer the development (engineering, architecture and accountant etc.) and all looking to retain an apartment. The existing house was originally purchased by the applicant to live in, however it is in poor condition and has undergone several distasteful renovations making not viable to retain.</p> <ul style="list-style-type: none"> • This is not the first type of development in the direct vicinity, so it will be not setting a precedent as there are other developments the same size on similar size lots. Examples of similar developments are as follows: <ul style="list-style-type: none"> - <i>110 Broome Street, Highgate (9 no. 2 bedroom by 1 bathroom apartments on a similar 630m2 site, 3 storey building, maxing out the plot ratio at 1:1 for R80, constructed less than 10 years ago).</i> - <i>124 Wright Street, Highgate (6 no. 1 bedroom by 1 bathroom townhouses on 552m2 site, 2 storey building, recently constructed).</i> • The article below was written in the West Australian just over a week ago encouraging this exact type of density. If Perth is to grow as a viable city and maintain its liveability then the CBD and inner suburbs need to increase their population rather than a continuation of the urban sprawl. Please take the time to read this article. The applicant is of the view along with others in the area (at least the 4 out of the 15 who responded) who showed support of this development also agree with this type of density being beneficial to the local businesses and community. It is likely that some of the 9 who did not show support plus the 2 who neither supported nor objected are also of the same opinion that medium density developments are crucial in Perth. However they are concerned about the direct impact of this development to their property which governed their design to not support. This is understandable and has been a conscious design intent to
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions:

	<p>reduce the impact on these neighbouring properties from the outset of the design and we hope to better this outcome with the amended plans and consideration of their comments with these responses.</p> <p>https://thewest.com.au/business/commercial-property/resistance-site-size-hurdles-for-medium-density-uptake-ng-b881016356z</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<u>Building Height</u> <ul style="list-style-type: none"> Development is too high and should be reduced to a maximum of two storeys; The height would have adverse impacts on the adjoining properties in terms of building bulk and overshadowing; and The height is not consistent with the street. 	<ul style="list-style-type: none"> The proposed building height meets the deemed-to-comply standards of the Built Form Policy Clause 5.6 Building Height; and The compliant building height alleviates impacts of building bulk, overshadowing and subsequent amenity impacts to the street and adjoining properties.
<u>Street Setbacks</u> <ul style="list-style-type: none"> Proposed street setbacks do not fit into the existing streetscape. The development appears out of character; Adverse impacts to the amenity of the streetscape; The reduced street setback results in overshadowing to the adjoining properties; and Development protrudes too far forward of adjoining properties, appearing dominant in the street. 	<ul style="list-style-type: none"> The street setback of the adjoining properties varies between from 5.5 metres to 20.5 metres. The property with a street setback of 20.5 metres is an anomaly and substantially increases the average street setback. The average setback of the adjoining properties would be 7.45 metres if the property with a 20.5 metre setback was excluded from the calculation. The established streetscape provides inconsistent setbacks due to a mix in typology of developments along the street; The setback provided is consistent with the immediately abutting development to the south of the subject site. The proposed development sits in line with the southern properties porch and building line, reducing the dominance of the building when viewed from the street; The development provides balconies and large windows facing Stirling Street that assist in reducing the prominence of the solid blank walls and adds detail and articulation in the façade, assisting in moderating the impact of the building bulk and scale. The contrasting materials and colours respond to the existing developments along Stirling Street and within the broader Highgate area. Comments received by the DRP confirm that the development responds to the local context well and that the Architectural language is strong.
<u>Lot boundary setbacks and lot boundary walls</u> <ul style="list-style-type: none"> The reduced lot boundary setbacks and boundary wall heights decrease local amenity; Boundary walls are over length and over height; Setbacks result in overlooking to habitable rooms and outdoor living areas of adjoining properties; The building is too close to adjoining properties, results in a feeling of claustrophobia to adjoining properties; Setbacks encroach onto safety of adjoining properties; Development is too high and should be reduced to a maximum of two 	<ul style="list-style-type: none"> Following neighbour consultation the applicant submitted amended plans reducing the lengths and heights of walls on the boundary. The amended plans also provided greater setbacks to adjoining properties as well as additional design detail to walls in effort to alleviate any adverse impacts to adjoining properties; The northern and southern elevations provide articulation to wall lengths, wall heights and provide openings that breaks up solid portions of blank wall and subsequently reduces building bulk when viewed from the southern adjoining property. The elevations also provide a range of

Page 1 of 4

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p>storeys;</p> <ul style="list-style-type: none"> • Setbacks and boundary walls result in a loss of direct sunlight to adjoining properties; and • Setbacks and boundary walls provide adverse visual impacts and building bulk to adjoining properties, particularly to habitable rooms and outdoor living areas of adjoining properties. 	<p>colours and materials that add design detail and subsequently reducing building bulk impacts to the adjoining properties;</p> <ul style="list-style-type: none"> • The walls with reduced setback meets the deemed-to-comply standards of the R Codes Clause 5.4.1 Visual Privacy, ensuring no adverse overlooking and subsequent loss of privacy to the adjoining properties; • The development does not result in a reduction of solar access to the adjoining northern and western properties; • The shadow projection to the southern adjoining property does not fall across major openings or the rear outdoor living area of the property. The shadow diagrams, included in Attachment 2, demonstrate that the solar panels on the southern property are largely unaffected by the proposed development, and receive direct sunlight for the majority of the year. The building has been stepped back to allow for ventilation to flow; and • The reduction in boundary wall heights and lengths is considered to largely alleviate impacts of building bulk to the adjoining properties. All boundary walls now meet the deemed-to-comply standards in terms of height.
<p><u>Parking and Traffic</u></p> <ul style="list-style-type: none"> • Stirling Street and Broome Street are already congested and overcrowded streets and already have limited parking already from visitors. Development would further congest these streets and worsen parking within the area; • Development would increase demand for on-street parking; • Parking reductions will reduce the amenity and liveability for local residents; and • Street parking arrangements (similar to Mary St) should be introduced. 	<ul style="list-style-type: none"> • The development provides one on-site resident bay per apartment which meets the deemed-to-comply standards of Clause 6.3.3 Parking. The site also provides one bay for the use of visitors to the site. The parking provided on site for residents and visitors is suitable; • The car parking provision is appropriate to this location given the site is within an area that's highly walkable and has good public transport and cycle networks. The site is also within close proximity to employment centres including Mount Lawley, Northbridge, Perth, East Perth and Leederville and within an area that accommodates on-street parking options; and • The design and location of car parking provided minimises negative visual and environmental impacts on the developments amenity and the streetscape; and • Car parking has been designed to be safe and accessible.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> • The development should comply with the deep soil and canopy cover requirements; • The development does not positively contribute to vegetation cover within Highgate; • Lack of canopy cover is not consistent with the locality and affects the amenity of surrounding properties. 	<ul style="list-style-type: none"> • Following neighbour consultation the applicant submitted amended plans with increased deep soil zones. The amended proposal included 11% deep soil zones, as well as additional landscaping areas on site that does not contribute to deep soil. The provision of landscaping within the front setback, rear setback and along all lot boundaries is considered to reduce the overall impact of the development to the street and adjoining

Page 2 of 4

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
	<p>properties. The retention of existing trees as well as the range of species proposed would soften the building edge and provide sufficient shading and greenery on site. The landscaping provided as part of this application is consistent with the Highgate locality; and</p> <ul style="list-style-type: none"> The development provides 31.5 percent canopy cover within the deep soil zones provided on site. Trees retained on site contribute to approximately one third (31.1 percent) of the proposed canopy cover. The canopy cover proposed provides great landscaping amenity for the residents and the community and further reduces the impact of the development on adjoining residential lots, creating a sense of open space between dwellings.
<p><u>Sightlines</u></p> <p>Safety issues resulting from the reduced sightlines provided.</p>	<p>The applicant has submitted a Traffic Safety Report with the application, included in Attachment 7, which has reviewed and provided recommendations for the access arrangement proposed. The Traffic Safety Report concludes that the driveway would maintain sufficient sightlines where it intersects with the adjacent footpath to ensure visibility and safety, subject to the driveway being set off the boundary 0.5 metres and a watch for pedestrians sign being provided on-site. The application has incorporated these recommendations into the proposed plans. The City's Technical Officers have reviewed the Safety Report and support the proposal.</p>
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> Concerns relating to direct overlooking to backyards and habitable room windows from proposed balcony and major openings. The development results in loss of privacy to adjoining properties; and Provision of privacy screens to all balconies result in the development being uninhabitable for future residents. 	<ul style="list-style-type: none"> Following neighbour consultation the applicant submitted amended plans reducing overlooking to adjoining properties. The development meets the deemed-to-comply standards in regards to overlooking to the adjoining northern properties; The development does not adversely impacts the adjoining southern properties in terms of loss of privacy as the orientation and design of buildings, windows and balconies have been designed to minimise direct overlooking of habitable rooms and private outdoor living areas to the southern adjoining properties; and The balconies provided have not been entirely screened, and maintain daylight, solar access and ventilation to the dwellings. The balconies are useable and enhance residential amenity.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Solar Access</u></p> <ul style="list-style-type: none"> The additional height and reduced lot boundary setbacks of the development results in a loss of natural sunlight to the adjoining properties; and Shadows would adversely impact the southern properties habitable rooms, outdoor spaces and solar panels; and Wall heights, lengths, setbacks and roof design should be modified to reduce overshadowing to the south. 	<ul style="list-style-type: none"> The deemed-to-comply standards of R Codes Clause 6.4.2 Solar access for adjoining sites do not apply to sites with R80 coding; Following neighbour consultation the applicant submitted amended plans reducing boundary wall heights and lengths, and increasing lot boundary setbacks. The changes reduced the amount of shadowing to the southern adjoining properties; and The shadow diagrams, included in Attachment 2, demonstrate that the solar panels and outdoor living areas on the southern properties are largely unaffected by the proposed development, and receive direct sunlight for the majority of the year. The building has been articulated and stepped back to allow for ventilation to flow.
<p><u>Noise</u></p> <p>Noise from air-conditioning units would provide adverse impacts to adjoining properties. This would be a nuisance for surrounding residents.</p>	<p>The development would be subject to compliance with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>
<p><u>Overall development and general comments</u></p> <ul style="list-style-type: none"> Development decreases liveability for local residents; Development is not consistent with R80 provisions. Variations are excessive, particularly the wall height and cone of vision; The development would detrimentally impact the visual amenity of the area; Lots should be amalgamated in order to achieve the intended development. Development appears to be an attempt to maximise financial return for the applicant rather than have any ongoing interest for the community; Development would set an undesirable precedent for further similar development; Development should better deflect the character homes and existing character in the Highgate locality; and Design results in a loss of character within Highgate. 	<ul style="list-style-type: none"> Following neighbour consultation the applicant submitted amended plans that reduced the amount of deemed-to-comply variations on site. Subsequently, the amended plans have reduced any adverse impacts to the adjoining properties and the street; The development is of a high quality and the style of the development is compatible with the streetscape and Highgate locality; Comments received by the DRP confirm that the development responds to the local context well and that the Architectural language is strong; The design of the development is be consistent with the locality, and the proposal would contribute to and enhance the established streetscape; and The site is not located within a Heritage or Character Retention Area.

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



01 February 2019

City of Vincent
244 Vincent Street
Leederville WA 6007
mail@vincent.wa.gov.au

Attention: Karsen Reynolds

Dear Karsen

351 STIRLING STREET, HIGHGATE WA 6003
APPLICATION NO: 5.2018.260

TRAFFIC SAFETY REPORT – SIGHT LINES FOR PROPOSED DEVELOPMENT

1 INTRODUCTION

BG&E have been requested to provide a Traffic Safety Report addressing the driveway and crossover sightlines for the proposed development of No. 351 Stirling Street, Highgate in the City of Vincent. This report has been prepared in accordance with the R-Codes, City of Vincent Built Form Policy and any applicable Australian Standards, in particular the relevant clause below:

R-Codes

6.2.3 Sight lines

- Design Principle P3: Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights-of-way, communal streets, crossovers, and footpaths.
- Deemed-to-comply C3: Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer to Figure Series 9).

2 SITE DESCRIPTION

The existing site has a 10.28m wide frontage containing a single driveway along its northern boundary servicing a 3 car tandem driveway to an older style dwelling. A minimum 1.5m wide pedestrian footpath exists along the front boundary. This footpath is offset 300mm away from the boundary along the adjacent northern property at 97 Broome Street, Highgate and widens to 1.8m on the southern side of the driveway where it is directly against the front boundary along 351 Stirling Street. A 1.6m high existing brick and iron fence existing along the front and northern boundaries of the subject site and a solid timber fence of the same height existing along the Stirling Street

Perth Office—

484 Murray Street, Perth WA 6000
GPO Box 2776, Cloisters Square, Perth WA 6850
P / +61 8 6364 3300 E / info@bgeeng.com
bgeeng.com

BG&E Pty Limited
ABN / 67 150 804 603

Medium Sized Firm of the Year

Consult Australia Awards for Excellence 2012, 2013, 2014 & 2016



boundary of 97 Broome Street, Highgate. Between the footpath and the street exists a 3m average width verge. This verge contains an existing sewer manhole concrete cover on the northern side of the crossover and an existing power pole and verge tree on the southern side of the crossover. The power pole is 4.3m clear from the northern boundary of the subject site. Stirling Street is approximately 10m wide at this location. There is an on-street parking bay in front of 351 Stirling Street between the existing cross over and the cross over to the developed battle-axe property at 349 and 349A Stirling Street to the south.

Figure 1 below is an extract from the Cottage Contour and Feature Survey of the site completed on 11 December 2015, which was submitted as part of the Development Application.

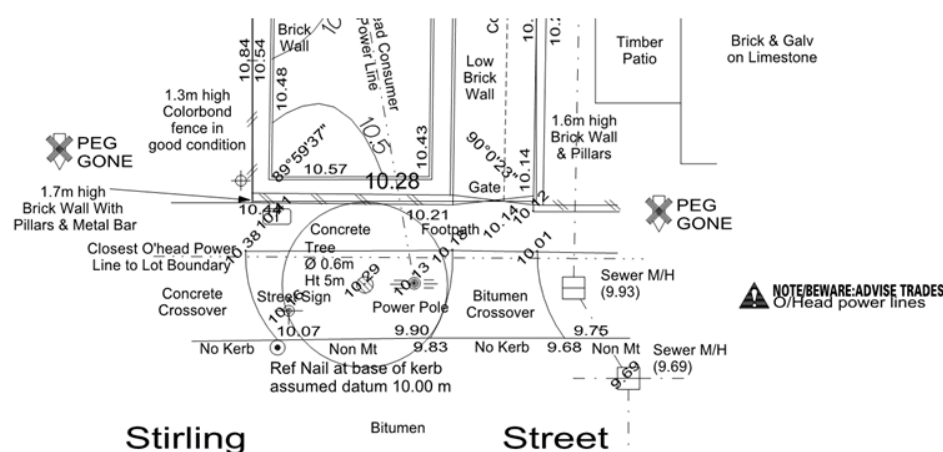


Figure 1: Cottage contour and feature survey extract

3 PROPOSED DEVELOPMENT

The proposed development comprises of 6 dwellings requiring one car bay each, plus a single visitor bay. In total there are 7 car parking spaces provided. The development provides a 4m wide driveway along the northern boundary in the same location as the existing driveway and attempts to utilise the existing crossover. It is understood this has been done in an effort to avoid any impact on the existing power pole and verge tree in front of the property during construction and to retain the existing street car parking bay, which has been seen as beneficial to the development.

During the recent review period of the development application the City of Vincent has responded to the applicant advising that the solid fence to the north of the proposed driveway interferes with the sightlines. The City of Vincent proposed the following solutions:

- Set back the driveway 1.5m from the northern boundary;
- Contact homeowners of the northern property (97 Broome Street, Highgate) to request a modification to the fence; or
- Provide a Traffic Safety Report advising that the sightlines meet the design principle of Clause 6.2.3.

Regarding the first option, it is understood from the applicant that setting the driveway back 1.5m would result in a driveway that impacts on the existing power pole (approaches closer than 0.5m as allowed in the R-Codes) and the proposed visitor parking bay on the opposite side of the driveway.



Regarding the second option, the applicant has advised that the owner of northern property at 97 Broome Street has been contacted and is willing to work with the applicant on a modification to their fence. However the owner is not comfortable with a reduction in the fence height to 0.75m within 1.5m from each corner for privacy and security concerns as it is the backyard of the property (as the property faces Broome Street). The owner was open to a permeable see through fence above 0.75m height within 1.5m from the corner however we understand that this modification cannot be provided as a condition to approval and that it would need to be constructed prior to the Development Application being approved. Considering that the entire 15m length northern boundary fence is in poor condition, this means that the full fence would require replacement prior to the Development Application approval. The applicant has advised that this is not feasible at this stage of the project.

Therefore BG&E has been requested to assess the proposed arrangement and make recommendations if required to meet the design principles of Clause 6.2.3 of the R-Codes. This report details the recommendations.

4 RECOMMENDATIONS

4.1 Deemed-to-comply arrangement

BG&E has reviewed the requirements of Clause 6.2.3 of the R-Codes and in particular requirement C3 in the Deemed-to-comply provision. This requirement refers to Figure Series 9 (reproduced in Figure 2 below) in which a 1.5m x 1.5m truncation in a fence will provide adequate sight lines with zero offset between the fence and the driveway. Note that R-Codes do not make reference to the size of the truncation being dependent on which side of the driveway it is located. Therefore it is considered that the required truncation size is the same regardless of the side of the driveway that it is located.

Figure 9a – Locations of truncations or reduced fence height

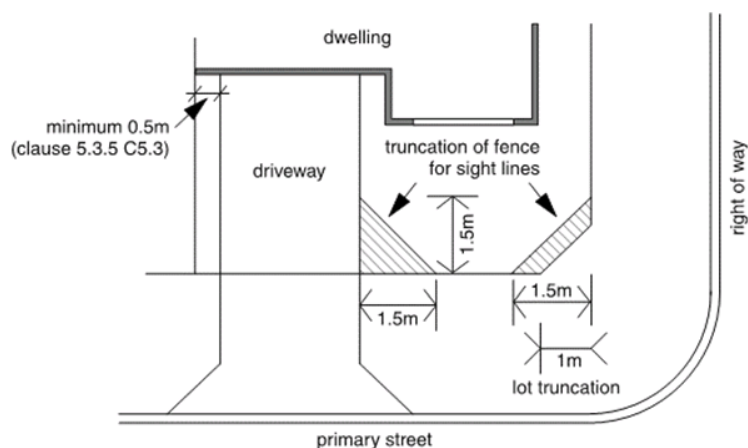


Figure 2: R-Codes Figure Series 9

BG&E has investigated what sight distance is available in the deemed-to-comply arrangement considering a vehicle exiting forwards, with the truncation on the right side of the driveway. This is shown in Figure 3 below. This figure represents the minimum sight distance that would be compliant, based on a 1.8m width footpath and minimum allowable 3.0m width driveway. The vehicle is assumed



to be located centrally on the driveway with the driver eye location 1.0m from the right edge of the driveway. As shown the resulting sight distance is 3.1m. It is noted that the sight distance would be reduced if a narrower 1.5m wide footpath was used, which would be in accordance with the City of Vincent continuous path of travels minimum width requirements.

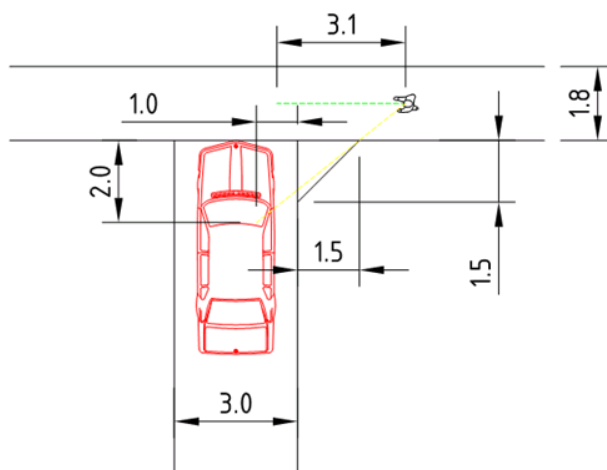


Figure 3: Deemed-to-comply arrangement with vehicle exiting forwards and truncation on right side of driveway

4.2 Proposed arrangement

In the proposed arrangement it is recommended that the driveway be setback from the northern boundary a minimum of 0.5m (for the first 3m from the front boundary) to meet the intent of Clause 5.3.5 C5.3 and to provide general good practice in driveway design. This was used as the starting point to compare sight distances with the deemed-to-comply arrangement discussed in section 4.1.

The proposed arrangement is shown in Figure 4 below. The footpath width and 0.3m offset between the property boundary of 97 Broome St (to the left of the driveway) and the footpath is as per the existing arrangement. The proposed driveway width is 3.5m.

As shown due to the additional width of the driveway, the 0.3m offset between the footpath and the property boundary and fence being on the left side of the driveway, the resulting sight distance to pedestrians on the footpath is 3.1m. This matches the sight distance in the deemed-to-comply arrangement.

It is acknowledged that the sight distance calculation is based on the driver eye location being 1.0m offset from the right side of the driveway meaning the vehicle is not central to the 3.5m wide driveway. Based on this BG&E additionally recommends that a sign within the property is required. This sign should be positioned within the 0.5m setback a distance of 1.0m from front boundary facing existing vehicles, as to not interfere with the sight lines to pedestrians. The sign must state "Watch for Pedestrians" and will encourage drivers to exit at slow speeds and utilise the full driveway width to maximise the sight line to oncoming pedestrians.

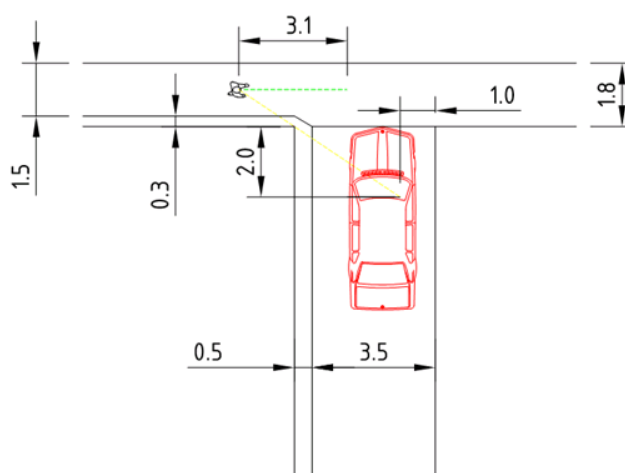


Figure 4: 351 Stirling Street proposed arrangement sight distances

Additional measures including the use of convex mirrors and realignment of the footpath were considered. However this is not considered to be required to meet sight distance requirements.

4.3 Other considerations

4.3.1 Sight distance to on-road vehicles

The sight distances to on-road vehicles has not been considered as part of this investigation. However based on the relatively wide road (approximately 10m) and the width of the verge, it is considered unlikely that there would be any issues.

5 CONCLUSION

BG&E demonstrated that provided the recommendations in this report are adhered to, i.e. a 0.5m lateral shift of the driveway away from the boundary and the inclusion of a traffic sign stating "Watch for Pedestrians" in the location stated in this report, then the equivalent pedestrian stopping distance is achieved equal to the scenario from the Deemed-to-comply provision in Clause 6.2.3. This report confirms that with the two previously stated additional requirements to the current design that no modifications to the fence is required to meet the design Principle of Clause 6.2.3. which requires unobstructed sight lines provided at vehicle access points to ensure safety and visibility of the footpath.

Yours faithfully
for BG&E Pty Limited

Alan Madigan
Senior Civil Engineer CPEng

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. With reference to Condition 2, the City encourages landscaping methods and species selection which do not rely on reticulation.
3. With reference to Condition 4, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those proper ties in order to make good the boundary walls
4. A security bond shall be lodged with the City by the applicant, prior to the issue of a building permit. This bond will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure in the Right of Way and the Verge along Bulwer Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
5. 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.
6. With reference to Condition 6, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
7. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process.
8. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.
9. 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.
10. Where conditions have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

5.6	LATE REPORT: NO. 8 (LOT: 38 D/P: 4576) MOIR STREET, PERTH - CHANGE OF USE FROM SINGLE HOUSE TO UNLISTED USE (SHORT TERM DWELLING) - STATE ADMINISTRATIVE TRIBUNAL S.31 RECONSIDERATION
------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

REPORT TO BE ISSUED PRIOR TO THE COUNCIL BRIEFING 26 MARCH 2019.

5.7	LATE REPORT: NO. 131 (LOT: 131; S/P: 62106) HAROLD STREET, HIGHGATE - PROPOSED CHANGE OF USE FROM EDUCATIONAL ESTABLISHMENT TO MEDICAL CENTRE
------------	------------------------------------------------------------------------------------------------------------------------------------------------------

REPORT TO BE ISSUED PRIOR TO THE COUNCIL BRIEFING 26 MARCH 2019.

5.8	LATE REPORT: NO. 3 (LOT: 43; P/1237) ALMA ROAD, MOUNT LAWLEY - GROUPED DWELLING
------------	----------------------------------------------------------------------------------------

REPORT TO BE ISSUED PRIOR TO THE COUNCIL BRIEFING 26 MARCH 2019.

5.9	LATE REPORT: NO. 58 (LOT: 301 & 302; D/P: 34680) KALGOORLIE STREET, MOUNT HAWTHORN - SINGLE HOUSE
------------	--------------------------------------------------------------------------------------------------------------

REPORT TO BE ISSUED PRIOR TO THE COUNCIL BRIEFING 26 MARCH 2019.

6 ENGINEERING

Nil

7 CORPORATE SERVICES

7.1 INVESTMENT REPORT AS AT 28 FEBRUARY 2019

TRIM Ref: D19/33979

Author: Nirav Shah, Coordinator Financial Services

Authoriser: Kerryn Batten, Director Corporate Services

Attachments: 1. Investment Report February 2019  

RECOMMENDATION:

That Council **NOTES** the Investment Report for the month ended 28 February 2019 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's investments as at 28 February 2019 and the interest earned year to date.

BACKGROUND:

Surplus funds from day to day operational requirements are invested in bank term deposits for various terms, to facilitate maximum investment returns in accordance with good governance, legislative requirements and City's Investment Policy No 1.2.4 (Investment Policy).

Details of investments are included in **Attachment 1** and comprise:

- Investment performance and policy compliance charts;
- Investment portfolio data;
- Investment interest earnings; and
- Current investment holdings.

DETAILS:

The City's investment portfolio is diversified across several financial institutions in accordance with the City's Investment Policy.

As at 28 February 2019, the total funds held in the City's operating account (including on call) were \$44,227,308, compared to \$39,217,278 for the period ending 28 February 2018. The increased amount in total funds this month is a result of an increase in rates revenue because the 2018/2019 rates instalment notices were issued a month earlier compared to the prior year. In addition, the year to date capital expenditure items are underspent resulting in an excess of funds in the operating account.

Total term deposit investments for the period ending 28 February 2019 was \$36,178,794 compared to \$35,225,189 in the previous month, and almost on par with total investments at the same time last year at (\$36,665,928). This reflects that the City is maintaining a good balance between its investments and cash backed operating accounts.

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

Month Ended	2017/18		2018/19	
	Total funds held	Total term deposits	Total funds held	Total term deposits
July	\$23,433,728	\$21,212,649	\$26,826,861	\$23,990,516
August	\$30,161,860	\$27,714,651	\$44,327,708	\$37,499,275
September	\$40,305,364	\$37,944,911	\$44,209,274	\$40,651,147
October	\$41,087,462	\$38,947,823	\$44,463,021	\$41,180,325
November	\$41,716,473	\$39,482,047	\$44,188,761	\$42,678,504

December	\$38,768,084	\$37,065,389	\$40,977,846	\$38,667,039
January	\$39,498,741	\$36,147,499	\$42,109,674	\$35,225,189
February	\$39,217,278	\$36,665,928	\$44,227,308	\$36,178,794
March	\$36,377,700	\$34,622,001	-	-
April	\$33,647,074	\$31,177,278	-	-
May	\$30,338,407	\$28,712,736	-	-
June	\$28,409,157	\$24,687,341	-	-

Total accrued interest earned on investments as at 28 February 2019 is:

	Adopted Budget	YTD Budget	YTD Actual	% of YTD Budget
Municipal	\$420,000	\$342,400	\$390,462	114.04%
Reserve	\$246,060	\$160,700	\$187,241	116.52%
Sub-total	\$666,060	\$503,100	\$577,703	114.83%
Leederville Gardens Inc. Surplus Trust*	\$0	\$0	\$92,726	N/A

*Interest estimates for Leederville Gardens Inc. Surplus Trust were not included in the 2018/19 Budget as actual interest earned is held in trust that is restricted.

The City has obtained a weighted average interest rate of 2.39% for current investments including the operating account and 2.75% excluding the operating account. The Reserve Bank 90 days accepted bill rate for February 2019 was 1.96%. As summarised in the table above, year to date actual interest earnings are tracking higher than the year to date budgeted amount.

Sustainable investments

The City's Investment Policy states that preference "is to be given to investments with institutions that have been assessed to have no current record of funding fossil fuels, providing that doing so will secure a rate of return that is at least equal to alternatives offered by other institutions". Administration currently uses Marketforces.org.au to assist in assessing whether a bank promotes non-investments in fossil fuel related entities. As at 28 February 2019, 33.47% of the City's investments were held in financial institutions considered to be investing in non-fossil fuel related activities by marketforces.org.au.

Administration is commencing a review of the investment policy, including sustainable investments, in March 2019 with a view to optimising investment returns while considering factors such as fossil fuel related investments.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

The power to invest is governed by the *Local Government Act 1995*.

6.14. Power to invest

- (1) *Money held in the municipal fund or the trust fund of a local government that is not, for the time being, required by the local government for any other purpose may be invested as trust funds under the Trustees Act 1962 Part III.*
- (2A) *A local government is to comply with the regulations when investing money referred to in subsection (1).*
- (2) *Regulations in relation to investments by local governments may —*
 - (a) *make provision in respect of the investment of money referred to in subsection (1); and*
 - [(b) deleted]*
 - (c) *prescribe circumstances in which a local government is required to invest money held by it; and*
 - (d) *provide for the application of investment earnings; and*
 - (e) *generally provide for the management of those investments.*

Further controls are established through the following provisions in the Local Government (Financial Management) Regulations 1996:

19. Investments, control procedures for

- (1) *A local government is to establish and document internal control procedures to be followed by employees to ensure control over investments.*
- (2) *The control procedures are to enable the identification of —*
 - (a) *the nature and location of all investments; and*
 - (b) *the transactions related to each investment.*

19C. Investment of money, restrictions on (Act s. 6.14(2)(a))

- (1) *In this regulation —*
authorised institution means —
 - (a) *an authorised deposit-taking institution as defined in the Banking Act 1959 (Commonwealth) section 5; or*
 - (b) *the Western Australian Treasury Corporation established by the Western Australian Treasury Corporation Act 1986;***foreign currency** means a currency except the currency of Australia.
- (2) *When investing money under section 6.14(1), a local government may not do any of the following —*
 - (a) *deposit with an institution except an authorised institution;*
 - (b) *deposit for a fixed term of more than 3 years;*
 - (c) *invest in bonds that are not guaranteed by the Commonwealth Government, or a State or Territory government;*
 - (d) *invest in bonds with a term to maturity of more than 3 years;*
 - (e) *invest in a foreign currency.*

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

Administration has established guidelines for the management of the City's investments, including maximum investment ratios as shown in the following table:

Short Term Rating (Standard & Poor's) or Equivalent	Direct Investments Maximum % with any one institution		Managed Funds Maximum % with any one institution		Maximum % of Total Portfolio	
	Policy	Actual	Policy	Actual	Policy	Actual
A1+	30%	23.9%	30%	Nil	90%	53.0%
A1	25%	5.7%	30%	Nil	80%	5.7%
A2	20%	15.7%	n/a	Nil	60%	41.4%

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

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

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

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

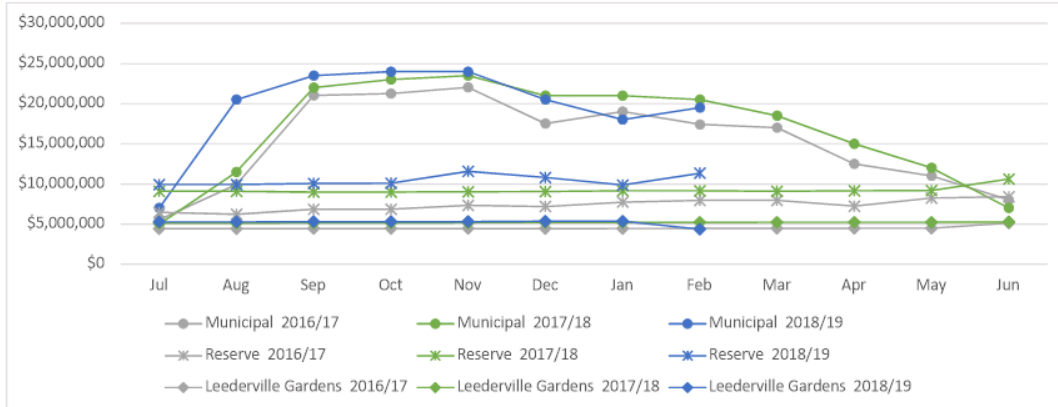
Nil.

FINANCIAL/BUDGET IMPLICATIONS:

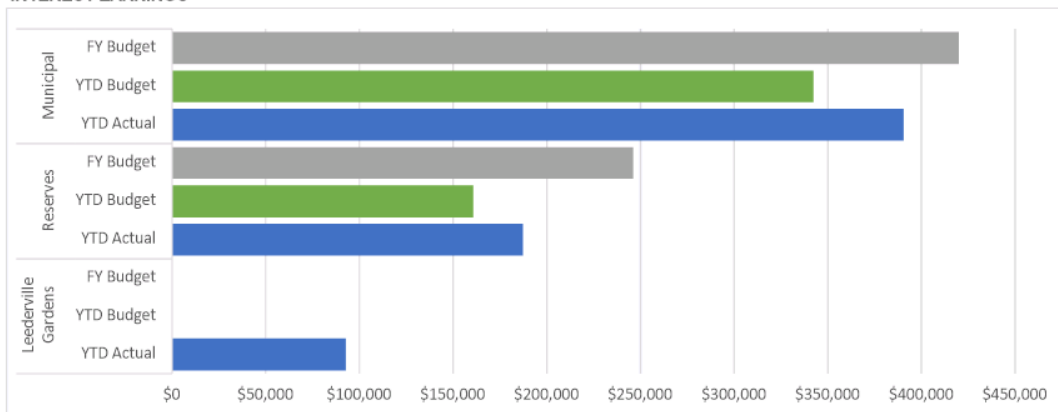
The financial implications of this report are as noted in the Details section of the report. Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 28 FEBRUARY 2019**

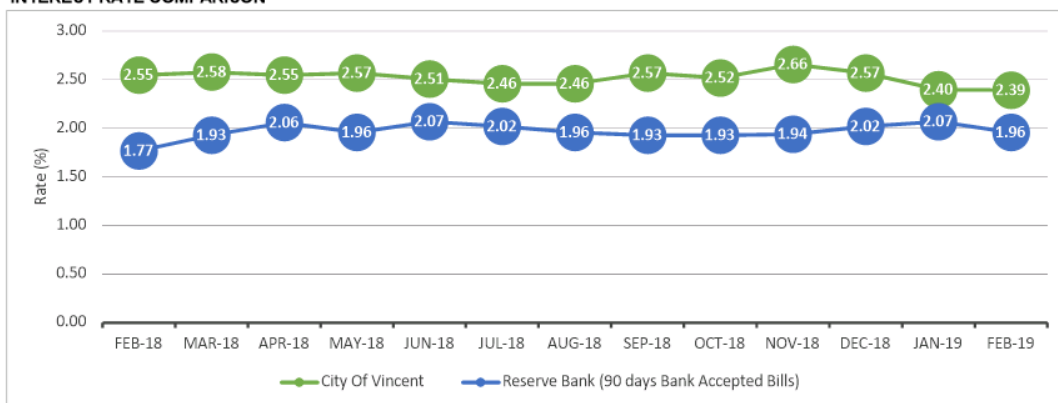
FUNDS INVESTED OVER 3 YEARS



INTEREST EARNINGS

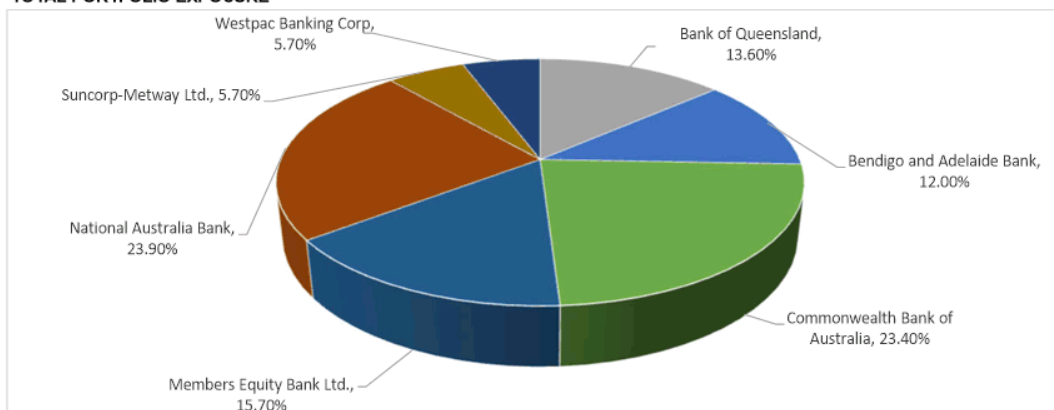


INTEREST RATE COMPARISON

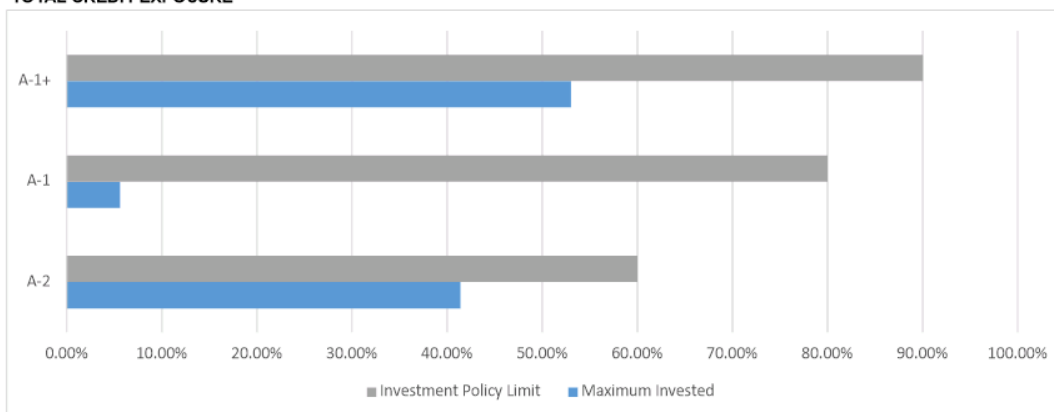


**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 28 FEBRUARY 2019**

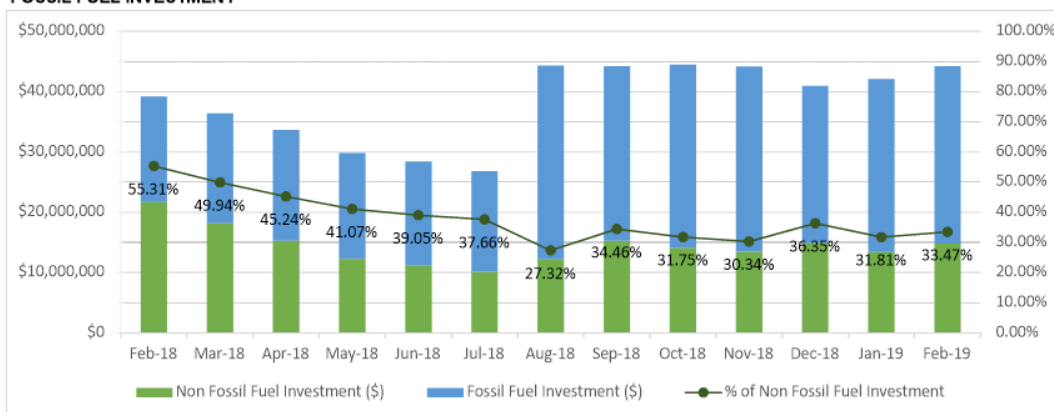
TOTAL PORTFOLIO EXPOSURE



TOTAL CREDIT EXPOSURE



FOSSIL FUEL INVESTMENT



* Selection of non fossil fuel investments is based on information provided by www.marketforces.org.au.

**CITY OF VINCENT
INVESTMENT PORTFOLIO
AS AT 28 FEBRUARY 2019**

	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	4,694,027	989,287	2,354,200	0	8,037,514	18.1%
Term Deposits	19,500,000	11,331,993	0	5,346,801	36,178,794	81.9%
Equity Shares	11,000	0	0	0	11,000	0.0%
	24,205,027	12,321,280	2,354,200	5,346,801	44,227,308	100.0%
BY INSTITUTION						
Bank of Queensland	6,000,000	0	0	0	6,000,000	13.6%
Bendigo and Adelaide Bank	2,200,000	3,140,063	0	0	5,340,063	12.0%
Commonwealth Bank of Australia	4,694,027	1,449,243	2,354,200	1,852,139	10,349,609	23.4%
Members Equity Bank Ltd.	500,000	4,376,300	0	2,074,359	6,950,659	15.7%
National Australia Bank	6,300,000	2,855,674	0	1,420,303	10,575,977	23.9%
North Perth Community Bank	11,000	0	0	0	11,000	0.0%
Suncorp-Metway Ltd.	2,000,000	500,000	0	0	2,500,000	5.7%
Westpac Banking Corp	2,500,000	0	0	0	2,500,000	5.7%
	24,205,027	12,321,280	2,354,200	5,346,801	44,227,308	100.0%
BY CREDIT RATINGS (SHORT-TERM ISSUE)						
A-1+	13,494,027	4,304,917	2,354,200	3,272,442	23,425,586	53.0%
A-1	2,000,000	500,000	0	0	2,500,000	5.6%
A-2	8,711,000	7,516,363	0	2,074,359	18,301,722	41.4%
	24,205,027	12,321,280	2,354,200	5,346,801	44,227,308	100.0%
BY TERMS						
0-30 days	4,694,027	989,287	2,354,200	0	8,037,514	18.2%
31-90 days	0	0	0	0	0	0.0%
91-180 days	7,700,000	2,406,456	0	0	10,106,456	22.8%
181-270 days	10,000,000	0	0	2,074,359	12,074,359	27.3%
270-365 days	1,800,000	8,925,537	0	3,272,442	13,997,979	31.7%
> 1 year	11,000	0	0	0	11,000	0.0%
	24,205,027	12,321,280	2,354,200	5,346,801	44,227,308	100.0%
BY MATURITY						
0-30 days	10,694,027	1,949,243	2,354,200	777,485	15,774,955	35.7%
31-90 days	6,500,000	1,330,682	0	0	7,830,682	17.7%
91-180 days	6,000,000	6,185,681	0	3,494,662	15,680,343	35.5%
181-270 days	500,000	2,855,674	0	1,074,654	4,430,328	10.0%
270-365 days	500,000	0	0	0	500,000	1.1%
> 1 year	11,000	0	0	0	11,000	0.0%
	24,205,027	12,321,280	2,354,200	5,346,801	44,227,308	100.0%
BY FOSSIL FUEL EXPOSURE (as determined by www.marketforces.org.au)						
Fossil Fuel Lending	19,494,027	4,304,917	2,354,200	3,272,442	29,425,586	66.5%
Non Fossil Fuel Lending	4,711,000	8,016,363	0	2,074,359	14,801,722	33.5%
	24,205,027	12,321,280	2,354,200	5,346,801	44,227,308	100.0%

**CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 28 FEBRUARY 2019**

	YTD 28/02/2019 \$	YTD 28/02/2018 \$	FY 2018/19 \$	FY 2017/18 \$
MUNICIPAL FUNDS				
Budget	342,400	306,590	420,000	423,000
Interest Earnings	390,462	349,505	390,462	506,274
% Income to Budget	114.04%	114.00%	92.97%	119.69%
RESERVE FUNDS				
Budget	160,700	161,740	246,060	220,000
Interest Earnings	187,241	159,310	187,241	240,110
% Income to Budget	116.52%	98.50%	76.10%	109.14%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	92,726	93,657	92,726	139,939
% Income to Budget	0.00%	0.00%	0.00%	0.00%
TOTAL				
Budget	503,100	468,330	666,060	643,000
Interest Earnings	670,429	602,472	670,429	886,323
% Income to Budget	133.26%	128.64%	100.66%	137.84%
Variance	167,329	134,142	4,369	243,323
% Variance to Budget	33.26%	28.64%	0.66%	37.84%
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	503,100	468,330	666,060	643,000
Interest Earnings	577,703	508,815	577,703	746,384
% Income to Budget	114.83%	108.64%	86.73%	116.08%
Variance	74,603	40,485	(88,357)	103,384
% Variance to Budget	14.83%	8.64%	-13.27%	16.08%

**CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 28 FEBRUARY 2019**

Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
OPERATING ACCOUNTS						
Municipal	Commonwealth Bank of Australia					4,694,027
Reserve	Commonwealth Bank of Australia					989,287
Trust	Commonwealth Bank of Australia					2,354,200
Total Operating Funds						8,037,514
EQUITY SHARES						
Municipal	North Perth Community Bank	23/11/2001				11,000
Total Shares						11,000
TERM DEPOSITS						
Municipal	Westpac Banking Corp	22/03/2018	04/03/2019	347	2.69%	500,000
Municipal	Bank of Queensland	04/09/2018	05/03/2019	182	2.75%	500,000
Leederville Gardens Inc	Commonwealth Bank of Australia	12/03/2018	11/03/2019	364	2.66%	777,485
Reserve	Commonwealth Bank of Australia	12/03/2018	11/03/2019	364	2.66%	459,956
Municipal	Bank of Queensland	04/09/2018	11/03/2019	188	2.75%	1,000,000
Reserve	Suncorp-Metway Ltd.	14/06/2018	12/03/2019	271	2.80%	500,000
Municipal	Bank of Queensland	31/08/2018	18/03/2019	199	2.75%	3,000,000
Municipal	Bank of Queensland	04/09/2018	25/03/2019	202	2.75%	1,000,000
Municipal	Bank of Queensland	04/09/2018	01/04/2019	209	2.75%	500,000
Reserve	Members Equity Bank Ltd.	12/04/2018	08/04/2019	361	2.75%	579,938
Municipal	Suncorp-Metway Ltd.	20/09/2018	08/04/2019	200	2.70%	1,000,000
Municipal	National Australia Bank	11/10/2018	15/04/2019	186	2.70%	500,000
Municipal	Suncorp-Metway Ltd.	20/09/2018	23/04/2019	215	2.70%	1,000,000
Municipal	National Australia Bank	11/10/2018	29/04/2019	200	2.71%	500,000
Reserve	Members Equity Bank Ltd.	08/05/2018	06/05/2019	363	2.80%	750,744
Municipal	National Australia Bank	11/10/2018	06/05/2019	207	2.71%	1,000,000
Municipal	National Australia Bank	30/11/2018	13/05/2019	164	2.73%	500,000
Municipal	National Australia Bank	30/11/2018	20/05/2019	171	2.73%	1,000,000
Municipal	Bendigo and Adelaide Bank	19/12/2018	27/05/2019	159	2.75%	500,000
Municipal	Bendigo and Adelaide Bank	19/12/2018	04/06/2019	167	2.75%	1,000,000
Municipal	National Australia Bank	14/06/2018	11/06/2019	362	2.80%	300,000
Leederville Gardens Inc	National Australia Bank	14/06/2018	11/06/2019	362	2.80%	1,420,303
Reserve	Bendigo and Adelaide Bank	29/06/2018	11/06/2019	347	2.85%	2,415,020
Municipal	Bendigo and Adelaide Bank	19/12/2018	11/06/2019	174	2.75%	500,000
Municipal	Bendigo and Adelaide Bank	19/12/2018	11/06/2019	174	2.75%	200,000
Municipal	Westpac Banking Corp	19/12/2018	17/06/2019	180	2.80%	1,500,000
Leederville Gardens Inc	Members Equity Bank Ltd.	19/12/2018	15/07/2019	208	2.80%	2,074,359
Reserve	Bendigo and Adelaide Bank	17/08/2018	29/07/2019	346	2.75%	725,042
Reserve	Members Equity Bank Ltd.	05/09/2018	26/08/2019	355	2.75%	639,162
Municipal	Members Equity Bank Ltd.	05/09/2018	02/09/2019	362	2.75%	500,000
Leederville Gardens Inc	Commonwealth Bank of Australia	19/09/2018	02/09/2019	348	2.72%	1,074,654
Reserve	National Australia Bank	11/10/2018	23/09/2019	347	2.75%	648,681
Reserve	National Australia Bank	08/11/2018	14/10/2019	340	2.72%	727,443
Reserve	National Australia Bank	30/11/2018	25/11/2019	360	2.78%	1,479,550
Municipal	Westpac Banking Corp	19/12/2018	19/12/2019	365	2.80%	500,000
Total Term Deposits						36,178,794
Total Investment Including At Call						44,227,308

CITY OF VINCENT
Investment Report - Agenda
28/02/2019

Total Funds Held	44,227,308
Total Investment	36,189,794

Total Accrued Interest Earned on Investment	Budget Adopted	Budget YTD	Actual YTD	% of FY Budget	Check
Municipal	\$420,000	\$342,400	\$390,462	114.04%	0.00%
Reserve	\$246,060	\$160,700	\$187,241	116.52%	0.00%
Subtotal	\$666,060	\$503,100	\$577,703	114.83%	0.00%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$92,726	0.00%	0.00%
Total	\$666,060	\$503,100	\$670,429	133.26%	0.00%

	Maximum % with one Institution		Maximum % of Total Portfolio	
A-1+	30.0%	23.9%	90.0%	53.0%
A-1	25.0%	5.7%	80.0%	5.7%
A-2	20.0%	15.7%	60.0%	41.4%
				100.00%

Weighted Average Interest Rate for the last day of the month			
City of Vincent (incl. operating funds)		2.39%	0.00%
City of Vincent (excl. operating funds)		2.75%	
Reserve Bank of Australia		1.96%	

Investment Earnings - Exceed/(deficit)	\$	%
Total investment earnings variance	167,329.00	33.26%
Interest earned by LGI Investment	92,726.00	
Total investment earnings variance excl. LGI Investment	74,603.00	14.83%

Non-fossil Fuel investment		
Total non-fossil fuel investment	33.47%	0.00%

7.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 FEBRUARY 2019 TO 28 FEBRUARY 2019

TRIM Ref: D19/34172

Author: Nikki Hirrill, Accounts Payable Officer

Authoriser: Kerry Batten, Executive Director Corporate Services

Attachments:

1. Payments by EFT, BPAY and Payroll February 2019 [↓](#) 
2. Payments by Cheque February 2019 [↓](#) 
3. Payments by Direct Debit February 2019 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 February 2019 to 28 February 2019 as detailed in attachment 1, 2 and 3 as summarised below:

EFT and BPAY payments, including payroll	\$4,079,719.33
Cheques	\$74,510.57
Direct debits, including credit cards	\$185,184.95
Total payments for February 2019	\$4,339,414.85

PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 1 February 2019 to 28 February 2019.

BACKGROUND:

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

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

DETAILS:

The Schedule of Accounts paid for the period 1 February 2019 to 28 February 2019, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
EFT and BPAY Payments	2366 - 2376	\$2,795,364.26
Payroll by Direct Credit	February 2019	\$1,284,355.07
Sub Total		\$4,079,719.33
Cheques	82484 - 82491	\$75,585.57
Cancelled cheques	81298, 81561 and 81341	-\$1,075.00
Sub Total		\$74,510.57

Bank Charges and Other Direct Debits

Lease Fees	\$385.00
Loan Repayments	\$149,992.13
Bank Charges – CBA	\$28,399.23
Credit Cards	\$6,408.59
Sub Total	\$185,184.95

Total Payments **\$4,339,414.85**

CONSULTING/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Regulation 12(1) and (2) of the *Local Government (Financial Management) Regulations 1996* refers, i.e. -

12. *Payments from municipal fund or trust fund, restrictions on making*

- (1) *A payment may only be made from the municipal fund or the trust fund —*
 - *if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
 - *otherwise, if the payment is authorised in advance by a resolution of Council.*
- (2) *Council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to Council.*

Regulation 13(1) and (3) of the *Local Government (Financial Management) Regulations 1996* refers, i.e. -

13. *Lists of Accounts*

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared -*
 - *the payee's name;*
 - *the amount of the payment;*
 - *the date of the payment; and*
 - *sufficient information to identify the transaction.*
- (3) *A list prepared under sub regulation (1) is to be —*
 - *presented to Council at the next ordinary meeting of Council after the list is prepared; and*
 - *recorded in the minutes of that meeting.*

RISK MANAGEMENT IMPLICATIONS:

Low: Management systems are in place which establish satisfactory controls, supported by the internal and external audit functions. Financial Reporting to Council increases transparency and accountability.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

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

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

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

All municipal fund expenditure included in the list of payments is in accordance with Council's annual budget.

Creditors Report - Payments by EFT, BPAY and Payroll 01/02/19 to 28/02/19				
Creditor	Date	Payee	Description	Amount
2366.10002-01	04/02/2019	Culture Counts (Australia) Pty Ltd	Data collection and reports - Summer Events 2019	\$ 8,107.00
2366.10006-01	04/02/2019	A Di Leva	Part refund of Beatty Park Leisure Centre fees	\$ 71.06
2366.10007-01	04/02/2019	R K Garvey	Part refund of Beatty Park Leisure Centre fees	\$ 52.80
2366.10008-01	04/02/2019	M L Borland	Part refund of Beatty Park Leisure Centre fees	\$ 85.75
2366.10009-01	04/02/2019	H Lim	Part refund of Beatty Park Leisure Centre fees	\$ 58.94
2366.10010-01	04/02/2019	J Leivers	Donation - Next Gen Film Festival	\$ 375.00
2366.10011-01	04/02/2019	A P Kailis	Reimbursement of company incorporation fee - for West End Arts Precinct	\$ 152.25
2366.10014-01	04/02/2019	Reece Beresford t/a Truline Construction	Refund of infrastructure bond	\$ 3,000.00
2366.10015-01	04/02/2019	S D Dacko	Refund of infrastructure bond	\$ 3,000.00
2366.10016-01	04/02/2019	Riviera Homes WA	Refund of infrastructure bond	\$ 6,000.00
2366.10017-01	04/02/2019	T J Sprigg	Refund of infrastructure bond	\$ 3,000.00
2366.10018-01	04/02/2019	T J Cosby	Refund of infrastructure bond	\$ 3,000.00
2366.10019-01	04/02/2019	B Mucjanko	Refund of infrastructure bond	\$ 3,000.00
2366.10020-01	04/02/2019	P Sinton	Refund of parking ticket	\$ 3.00
2366.10022-01	04/02/2019	Next Power (WA) Pty Ltd	Annual PV system safety inspection - BPLC	\$ 715.00
2366.10023-01	04/02/2019	H Hart	Part refund of Beatty Park Leisure Centre fees	\$ 830.00
2366.10024-01	04/02/2019	F Perham	Part refund of Beatty Park Leisure Centre fees	\$ 171.42
2366.10025-01	04/02/2019	C Yeo	Part refund of Beatty Park Leisure Centre fees	\$ 14.00
2366.10026-01	04/02/2019	J M Hyde	Part refund of dog registration	\$ 150.00
2366.10027-01	04/02/2019	M J Boyd	Part refund of dog registration	\$ 150.00
2366.10028-01	04/02/2019	L M Fletcher	Part refund of dog registration	\$ 30.00
2366.10029-01	04/02/2019	E J Green-Armytage	Part refund of dog registration	\$ 150.00
2366.10030-01	04/02/2019	The Naturopath Shop	Fitness instructor fees	\$ 180.87
2366.10032-01	04/02/2019	J Coward	Refund of hall bond	\$ 1,500.00
2366.10033-01	04/02/2019	P Traianou and M C Traianou	Rates refund - overpayment	\$ 561.22
2366.10034-01	04/02/2019	Vividwireless Pty Ltd	Rates refund - interim processing	\$ 420.36
2366.10035-01	04/02/2019	C Evans	Part refund of dog registration	\$ 150.00
2366.10036-01	04/02/2019	U R Murabito	Rates refund - pensioner rebate	\$ 317.56
2366.2029-01	04/02/2019	Bunnings Trade	Hardware supplies - various departments	\$ 702.43
2366.2033-01	04/02/2019	BOC Limited	Oxygen supplies and CO2 for beverage	\$ 480.49
2366.2049-01	04/02/2019	City of Perth	BA archive retrievals; cycle lane cleaning services	\$ 551.28
2366.2053-01	04/02/2019	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 5,622.18
2366.2106-01	04/02/2019	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 3,728.63
2366.2113-01	04/02/2019	Kleenheat Gas	Forklift gas supplies - Depot	\$ 194.01

Creditor	Date	Payee	Description	Amount
2366.2119-01	04/02/2019	Line Marking Specialists	Line marking services - various locations	\$ 8,111.40
2366.2120-01	04/02/2019	LO-GO Appointments	Temporary staff - Waste	\$ 1,832.68
2366.2122-01	04/02/2019	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 1,307.24
2366.2126-01	04/02/2019	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 5,359.75
2366.2136-01	04/02/2019	Mindarie Regional Council	Processable and non processable waste	\$ 193,880.59
2366.2175-01	04/02/2019	Pro Turf Services	Plant repairs and maintenance	\$ 206.25
2366.2188-01	04/02/2019	Running Bare Australia Pty Ltd	Merchandise - BPLC	\$ 294.25
2366.2189-01	04/02/2019	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 443.99
2366.2192-01	04/02/2019	Sigma Chemicals	Pool chemicals	\$ 7,586.91
2366.2195-01	04/02/2019	Civica Pty Limited	Staff training - Civica exchange forum	\$ 649.00
2366.2204-01	04/02/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 19.25
2366.2221-01	04/02/2019	Turfmaster Facility Management	Supply & lay jumbo kikuyu - Leederville	\$ 13,310.00
2366.2229-01	04/02/2019	W.A. Hino Sales & Service	Plant repairs and maintenance	\$ 231.07
2366.3013-01	04/02/2019	Bollinger & Co Pty Ltd	Repair automatic gate - Depot	\$ 999.71
2366.3030-01	04/02/2019	Rentokil Initial Pty Ltd	Pest control services - BPLC	\$ 1,893.06
2366.3057-01	04/02/2019	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 1,791.23
2366.3066-01	04/02/2019	The Royal Life Saving Society Western Australia Inc	Water testing - Hyde Park water playground	\$ 7,515.20
2366.3091-01	04/02/2019	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 2,376.00
2366.3099-01	04/02/2019	Total Packaging WA Pty Ltd	Supply of dog litter bags	\$ 5,561.60
2366.3146-01	04/02/2019	KS Black Pty Ltd	Bore development & maintenance - Albert/Angove St Reserve	\$ 5,003.90
2366.3170-01	04/02/2019	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 767.90
2366.3280-01	04/02/2019	Actimed Australia	Gym equipment supplies	\$ 47.58
2366.3315-01	04/02/2019	RPG Auto Electrics	Plant repairs and maintenance	\$ 2,097.10
2366.3336-01	04/02/2019	Ed Art Supplies	Library supplies	\$ 124.63
2366.3337-01	04/02/2019	E Bentley	Reimbursement of expenses - workshop & digital music kit	\$ 191.55
2366.3393-01	04/02/2019	Allstamps	Supply of self inking stamp - Library	\$ 32.60
2366.3397-01	04/02/2019	Fuji Xerox Australia Pty Ltd	Copy costs - various departments	\$ 2,413.05
2366.3474-01	04/02/2019	CSP Group Pty Ltd	Plant repairs and maintenance	\$ 568.25
2366.3492-01	04/02/2019	West Australian Newspapers Limited	Newspaper deliveries - various locations	\$ 228.12
2366.3493-01	04/02/2019	Advanced Spatial Technologies Pty Ltd	Annual subscription - AutoCAD and maps	\$ 5,104.00
2366.3511-01	04/02/2019	City of Stirling	Meals on Wheels	\$ 409.75
2366.3614-01	04/02/2019	Exclusive Trophies	Supply of trophies - Garden competition	\$ 1,418.34
2366.3662-01	04/02/2019	Western Resource Recovery Pty Ltd	Grease trap maintenance - Charles Veryard Reserve	\$ 209.66
2366.3772-01	04/02/2019	Midalia Steel	Hardware supplies - BPLC	\$ 148.50
2366.3913-01	04/02/2019	Kennards Hire	Equipment hire - various departments	\$ 3,880.00
2366.4017-01	04/02/2019	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance - BPLC	\$ 349.36
2366.4177-01	04/02/2019	W.A. Limestone Co	Limestone supplies	\$ 1,770.42
2366.4191-01	04/02/2019	G Burgess	Distribution services - What's on in waste flyers	\$ 4,200.00
2366.4199-01	04/02/2019	The Children's Book Council Of Australia (WA Branch)	Annual membership subscription	\$ 60.00

Creditor	Date	Payee	Description	Amount
2366.4367-01	04/02/2019	Academy Services WA Pty Ltd	Cleaning services - various locations	\$ 864.60
2366.4418-01	04/02/2019	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 4,426.79
2366.4481-01	04/02/2019	QuickMail	Printing services - Well & Wise program	\$ 2,370.46
2366.4493-01	04/02/2019	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 5,824.50
2366.4627-01	04/02/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 4,091.24
2366.4637-01	04/02/2019	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 2,929.08
2366.4678-01	04/02/2019	Dunbar Services (WA) Pty Ltd	Cleaning exhaust systems - BPLC	\$ 984.50
2366.4768-01	04/02/2019	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 2,487.71
2366.4889-01	04/02/2019	Officeworks Ltd	Office consumables	\$ 102.71
2366.4971-01	04/02/2019	Totally Workwear	Uniform supplies - various departments	\$ 2,638.20
2366.5080-01	04/02/2019	Repco	Auto part supplies	\$ 141.72
2366.5084-01	04/02/2019	ATF Services Pty Ltd	Security fence - Cheriton Street	\$ 144.21
2366.5106-01	04/02/2019	Way Funky Company Pty Ltd	Merchandise - BPLC	\$ 7,177.61
2366.5193-01	04/02/2019	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 5,150.09
2366.5199-01	04/02/2019	Rockwater Pty Ltd	Geothermal monitoring review - BPLC	\$ 782.38
2366.5301-01	04/02/2019	Kott Gunning	Legal services - prosecution fees	\$ 4,738.58
2366.5414-01	04/02/2019	Phonographic Performance Company of Australia Ltd	Music licence in fitness classes	\$ 1,600.59
2366.5500-01	04/02/2019	Workwear Group Pty Ltd	Uniform supplies - various departments	\$ 6,504.24
2366.5598-01	04/02/2019	Total Eden Pty Ltd	Reticulation supplies	\$ 520.14
2366.5683-01	04/02/2019	Tourism Brochure Exchange	Distribution services - BPLC	\$ 165.00
2366.5700-01	04/02/2019	Jack Lockers	Locker hire - BPLC	\$ 1,814.09
2366.5773-01	04/02/2019	Dsatco Pty Ltd	Supply of mulch	\$ 199.75
2366.5790-01	04/02/2019	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 442.40
2366.5836-01	04/02/2019	Manheim Pty Ltd	Towing services	\$ 115.50
2366.6072-01	04/02/2019	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 9,244.20
2366.6081-01	04/02/2019	Boral Construction Materials Group Limited	Concrete supplies - various locations	\$ 569.50
2366.6218-01	04/02/2019	Devco Builders	Maintenance and repairs - various locations	\$ 9,752.31
2366.6259-01	04/02/2019	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 2,124.10
2366.6482-01	04/02/2019	Department of Transport	Vehicle ownership searches	\$ 1,825.80
2366.6486-01	04/02/2019	Blue Heeler Trading	Embroidery services - BPLC	\$ 1,128.60
2366.6501-01	04/02/2019	Shop for Shops	Retail labels - BPLC	\$ 45.05
2366.6551-01	04/02/2019	iSUBSCRIBE Pty Ltd	Library magazine subscriptions	\$ 565.14
2366.6587-01	04/02/2019	A Radici	Expenses reimbursement - Development Services planning	\$ 59.87
2366.6648-01	04/02/2019	Environmental Health Australia (WA) Inc	Staff training - WA Conference	\$ 2,500.00
2366.6783-01	04/02/2019	Action Asbestos Removals	Asbestos removal services	\$ 352.00
2366.6799-01	04/02/2019	Beaufort Street Network Inc.	Festival funding	\$ 6,000.00
2366.6903-01	04/02/2019	APARC	Software licensing and sensors maintenance	\$ 2,305.95
2366.7118-01	04/02/2019	C Wood Distributors	Beatty Park Café supplies	\$ 2,411.75
2366.7189-01	04/02/2019	Steann Pty Ltd	Collect and dispose of illegally dumped goods	\$ 825.00

Creditor	Date	Payee	Description	Amount
2366.7388-01	04/02/2019	Vorgee Pty Ltd	Merchandise - BPLC	\$ 1,174.80
2366.7399-01	04/02/2019	Briskleen Supplies	Toiletry and cleaning products - BPLC; sanipod service	\$ 3,896.44
2366.7420-01	04/02/2019	Leederville Hotel (T/A Pent Pty Ltd)	Parking revenue distribution	\$ 16,675.42
2366.7477-01	04/02/2019	Expo Group	Printing services - various departments	\$ 519.20
2366.7481-01	04/02/2019	Regents Commercial	Variable outgoings - Barlee Street car park	\$ 2,815.81
2366.7510-01	04/02/2019	Northsands Resources	Construction waste disposal services and sand supplies	\$ 2,080.16
2366.7593-01	04/02/2019	Yoshino Sushi	Beatty Park Café supplies	\$ 259.16
2366.7605-01	04/02/2019	Centropak	Beatty Park Café supplies	\$ 1,446.62
2366.7729-01	04/02/2019	Anna Cappelletta	Fitness instructor fees	\$ 602.70
2366.7776-01	04/02/2019	Aqueo Import & Distribution Pty Ltd	Merchandise - BPLC	\$ 3,406.26
2366.7924-01	04/02/2019	Alerton Australia	Building management system contract - BPLC 3 months	\$ 6,395.40
2366.7938-01	04/02/2019	Talis Consultants Pty Ltd - ATF Talis Unit Trust	Consultancy - Asset management plan reviews	\$ 2,200.00
2366.7946-01	04/02/2019	Connect Security Systems	Replace CCTV batteries - BPLC	\$ 203.76
2366.7950-01	04/02/2019	Rawlicious Delights	Beatty Park Café supplies	\$ 169.40
2366.7955-01	04/02/2019	Synergy	Electricity and gas charges - various locations	\$ 2,924.35
2366.7961-01	04/02/2019	Spider Waste Collection Services Pty Ltd	Mattress collection services	\$ 3,908.30
2366.8118-01	04/02/2019	Vendpro	Vending machine hire - BPLC	\$ 235.40
2366.8186-01	04/02/2019	Kestral Computing Pty Ltd	Phoenix annual licence & support fee - venue booking	\$ 10,197.00
2366.8305-01	04/02/2019	Charmaine Amanda Magness	Fitness instructor fees	\$ 227.36
2366.8307-01	04/02/2019	MessageMedia	SMS integrating for Phoenix	\$ 107.37
2366.8327-01	04/02/2019	Courtney Hahipene	Fitness instructor fees	\$ 120.58
2366.8343-01	04/02/2019	Volunteering WA	Annual membership subscription	\$ 290.00
2366.8425-01	04/02/2019	Paceway Mitsubishi	Vehicle service and repairs	\$ 454.10
2366.8480-01	04/02/2019	Perth Electric Bike Centre	Repairs to staff electric bike	\$ 434.80
2366.8498-01	04/02/2019	Wheelers Books	Library books	\$ 602.23
2366.8515-01	04/02/2019	Institute of Public Administration Australia WA	Conference registration - IPAA WA President address	\$ 420.00
2366.8547-01	04/02/2019	AWB Building Co.	Plumbing services - various locations	\$ 1,576.99
2366.8620-01	04/02/2019	Boyan Electrical Services	Electrical services - various locations	\$ 11,696.30
2366.8672-01	04/02/2019	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 1,634.68
2366.8677-01	04/02/2019	Six Sigma Phoenix	Seniors computer workshop - Library	\$ 680.00
2366.8684-01	04/02/2019	Ip Khalsa Pty Ltd	Mail delivery service	\$ 173.32
2366.8694-01	04/02/2019	Nordic Fitness Equipment	Cleaning wipes for gym	\$ 711.50
2366.8737-01	04/02/2019	Unilever Australia Ltd	Beatty Park Café supplies	\$ 8,047.44
2366.8743-01	04/02/2019	Konica Minolta Business Solutions Australia Pty Ltd	Copy cost - various departments	\$ 2,113.01
2366.8750-01	04/02/2019	Yolande Gomez	Fitness instructor fees	\$ 444.20
2366.8756-01	04/02/2019	Kevin Baruffi & Associates	Parking revenue distribution - 3 months	\$ 27,306.73
2366.8772-01	04/02/2019	Access Icon Pty Ltd	Supply of side entry frames and covers - Depot	\$ 1,677.50
2366.8793-01	04/02/2019	Nightlife Music Pty Ltd	Crowd DJ - BPLC	\$ 568.09
2366.8829-01	04/02/2019	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00

Creditor	Date	Payee	Description	Amount
2366.8911-01	04/02/2019	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 10,420.81
2366.8938-01	04/02/2019	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 475.20
2366.8952-01	04/02/2019	Environmental Resources T/A Biotuff	Compostable bin liners - BPLC	\$ 510.40
2366.8959-01	04/02/2019	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 4,640.75
2366.8964-01	04/02/2019	New Dimension Mechanical Services	Air conditioning repairs - BPLC	\$ 269.50
2366.8976-01	04/02/2019	Stott Hoare	Purchase of two laptops and computer accessories	\$ 3,875.30
2366.8990-01	04/02/2019	Regal Cement & Sales Pty Ltd	Soakwell supplies	\$ 1,200.00
2366.8997-01	04/02/2019	Fiona Oakshott	Fitness instructor fees	\$ 56.84
2366.9130-01	04/02/2019	Frostbland Pty Ltd	Merchandise - BPLC	\$ 441.00
2366.9165-01	04/02/2019	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 7,485.16
2366.9172-01	04/02/2019	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply and install road markings - Wright/Bulwer Street	\$ 3,300.00
2366.9202-01	04/02/2019	Daniel Bullen	Fitness instructor fees	\$ 431.04
2366.9225-01	04/02/2019	Cockburn Party Hire	Bean bag hire - VYN movie night	\$ 767.00
2366.9263-01	04/02/2019	Zimbulis Foods	Beatty Park Café supplies	\$ 990.09
2366.9299-01	04/02/2019	SpacetoCo Pty Ltd	Facilities weekly reporting and financial handling	\$ 330.00
2366.9369-01	04/02/2019	K Roach	Fitness instructor fees	\$ 227.36
2366.9420-01	04/02/2019	North City Holden	Vehicle service & repairs	\$ 304.00
2366.9572-01	04/02/2019	CSE Crosscom Pty Ltd	Software, network access and installation - hand held radios	\$ 8,425.05
2366.9652-01	04/02/2019	Perth Auto Alliance Pty Ltd	Vehicle service and repairs	\$ 1,549.10
2366.9666-01	04/02/2019	Central Building Company	Refund of works bond	\$ 4,000.00
2366.9696-01	04/02/2019	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 2,072.14
2366.9728-01	04/02/2019	Plunkett Homes	Refund of infrastructure bond	\$ 2,500.00
2366.9755-01	04/02/2019	AMS Installation & Maintenance Solutions WA	Upgrade of main boiler - BPLC progress claim	\$ 116,422.90
2366.9771-01	04/02/2019	Holmes a Court Gallery	Sponsorship - Australianness exhibition	\$ 2,000.00
2366.9811-01	04/02/2019	Grand Toyota	Purchase of vehicle	\$ 24,191.85
2366.9852-01	04/02/2019	Picton Press Pty Ltd (Administrators Appointed)	Printing services - various departments	\$ 516.90
2366.9853-01	04/02/2019	B Fiebig	Fitness instructor fees	\$ 158.68
2366.9868-01	04/02/2019	M G Jajko	Fitness instructor fees	\$ 56.84
2366.9883-01	04/02/2019	Connect Call Centre Services	After hour calls service	\$ 1,472.79
2366.9890-01	04/02/2019	S Patchett	Fitness instructor fees	\$ 315.00
2366.9928-01	04/02/2019	Northbridge Common Incorporated	Town team grant	\$ 1,367.63
2366.9951-01	04/02/2019	D & D Christou	Rates refund - interim processing	\$ 3,628.38
2366.9954-01	04/02/2019	Body Groove	Fitness instructor fees	\$ 240.00
2366.9978-01	04/02/2019	Kevin Bynder	Supply of T-shirts - Customer service team	\$ 3,620.00
2366.9979-01	04/02/2019	Matt Worley Yoga	Fitness instructor fees	\$ 60.29
2366.9991-01	04/02/2019	M Mercadante	Part refund of dog registration	\$ 150.00
2366.9992-01	04/02/2019	S T Russell	Part refund of dog registration	\$ 150.00
2366.9994-01	04/02/2019	Stala Contemporary	Part funding for mural - 12 Cleaver Street	\$ 4,400.00
2366.9996-01	04/02/2019	E Ferrari	Refund of infringement	\$ 160.00

Creditor	Date	Payee	Description	Amount
2366.9997-01	04/02/2019	E Carpenter	Refund of parking permit	\$ 175.30
2366.9999-01	04/02/2019	K R Silsbury	Rates refund - pensioner rebate	\$ 71.60
2367.10003-01	12/02/2019	C Davidson	Performance fee - Mayor's Christmas event	\$ 150.00
2367.10021-01	12/02/2019	Natale Group Australia Pty Ltd	Security services - BPLC	\$ 577.50
2367.10039-01	12/02/2019	S Teoh	Expenses reimbursement - CPA membership	\$ 720.00
2367.2008-01	12/02/2019	Alinta Energy	Gas charges - various locations	\$ 698.05
2367.2019-01	12/02/2019	Australia Post (Agency Commission)	Commission charges	\$ 1,043.83
2367.2136-01	12/02/2019	Mindarie Regional Council	Processable and non processable waste	\$ 52,751.29
2367.2204-01	12/02/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 453.46
2367.2234-01	12/02/2019	Water Corporation	Water charges - various locations	\$ 6,687.33
2367.3150-01	12/02/2019	Northshore Unit Inc. - SES	FESA contribution - 3rd quarter	\$ 14,432.00
2367.3492-01	12/02/2019	West Australian Newspapers Limited	Newspaper deliveries - various locations	\$ 114.06
2367.3511-01	12/02/2019	City of Stirling	Green waste tipping fees & bulk waste collection	\$ 3,892.70
2367.3594-01	12/02/2019	Aquawellbeing.com	Fitness instructor fees	\$ 520.00
2367.4221-01	12/02/2019	Suez Recycling & Recovery Pty Ltd	Waste collection - BPLC	\$ 1,619.24
2367.4367-01	12/02/2019	Academy Services WA Pty Ltd	Cleaning services - various locations	\$ 15,143.42
2367.5294-01	12/02/2019	A Team Printing	Printing services - BPLC	\$ 237.60
2367.5779-01	12/02/2019	I Ellies	Expenses reimbursement - fuel	\$ 95.97
2367.5989-01	12/02/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 72.12
2367.6218-01	12/02/2019	Devco Builders	Maintenance and repairs - various locations	\$ 44,144.16
2367.6799-01	12/02/2019	Beaufort Street Network Inc.	Town team grant	\$ 5,600.00
2367.7480-01	12/02/2019	F Sauzier	Expenses reimbursement - Travelsmart breakfast supplies	\$ 86.56
2367.7481-01	12/02/2019	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 69.93
2367.7862-01	12/02/2019	Mayor E Cole	Expenses reimbursement - child care costs	\$ 200.00
2367.7924-01	12/02/2019	Alerton Australia	Building management system contract - BPLC 3 months	\$ 6,395.40
2367.7941-01	12/02/2019	Allerding & Associates	Professional fees - SAT appeal	\$ 7,220.15
2367.7955-01	12/02/2019	Synergy	Electricity and gas charges - various locations	\$ 33,796.85
2367.8398-01	12/02/2019	Jean-Paul Barbier	Fitness instructor fees	\$ 178.00
2367.8576-01	12/02/2019	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
2367.8585-01	12/02/2019	Kuditj (as a partner of Sodexo)	Catering services - LG Aboriginal network meeting	\$ 473.00
2367.8646-01	12/02/2019	Apollo Plumbing and Gas Pty Ltd	Plumbing services - BPLC	\$ 3,600.00
2367.8757-01	12/02/2019	Suez Recycling & Recovery (Perth) Pty Ltd	Waste collection services - Jugan Street	\$ 3,259.11
2367.8810-01	12/02/2019	Australia Post	Postage charges	\$ 10,472.94
2367.8855-01	12/02/2019	Information Proficiency	HPE Content Manager support	\$ 2,365.00
2367.8875-01	12/02/2019	Bevin Creative	Repair website virtual tour - BPLC	\$ 1,472.63
2367.8899-01	12/02/2019	SJR Civil Consulting Pty Ltd	Consultancy and design services - road costs	\$ 704.00
2367.8947-01	12/02/2019	SPP Group WA Pty Ltd	Mechanical consultancy - North Perth Town Hall	\$ 5,500.00
2367.8965-01	12/02/2019	Janet Verburg	Fitness instructor fees	\$ 248.68
2367.8974-01	12/02/2019	GTA Consultants (WA) Pty Ltd	Design services - 40km per hour speed limit	\$ 3,217.50

Creditor	Date	Payee	Description	Amount
2367.9018-01	12/02/2019	Cr A Castle	Expenses reimbursement - child care costs	\$ 390.00
2367.9068-01	12/02/2019	ATTAR Advanced Technology Testing and Research	Wet pendulum testing - BPLC	\$ 1,067.00
2367.9364-01	12/02/2019	K M Allen	Expenses reimbursement - VYN movie night supplies	\$ 222.20
2367.9366-01	12/02/2019	Dave Lanfear Consulting Pty Ltd	Consultancy fees - COV public open space	\$ 11,220.00
2367.9845-01	12/02/2019	K Harcus	Fitness instructor fees	\$ 715.24
2367.9940-01	12/02/2019	Raymond Thai	Instagram influencer for Vincent events	\$ 200.00
2367.9979-01	12/02/2019	Matt Worley Yoga	Fitness instructor fees	\$ 60.29
2367.9998-01	12/02/2019	Aussie Translations	Translation of Chinese New Year letter	\$ 501.02
2368.6524-01	15/02/2019	Cr J Topelberg	Council meeting fee	\$ 1,916.66
2368.7143-01	15/02/2019	Cr R Harley	Council meeting fee	\$ 1,916.66
2368.7862-01	15/02/2019	Mayor E Cole	Council meeting fee	\$ 7,797.33
2368.8435-01	15/02/2019	Cr D Loden	Council meeting fee	\$ 1,916.66
2368.8438-01	15/02/2019	Cr S Gontaszewski	Council meeting fee	\$ 3,223.49
2368.8449-01	15/02/2019	Cr J Murphy	Council meeting fee	\$ 1,916.66
2368.8808-01	15/02/2019	Cr J Hallett	Council meeting fee	\$ 1,916.66
2368.9018-01	15/02/2019	Cr A Castle	Council meeting fee	\$ 1,916.66
2368.9019-01	15/02/2019	Cr J Fotakis	Council meeting fee	\$ 1,916.66
2369.98000-01	11/02/2019	Australian Taxation Office	Payroll deduction	\$ 198,083.00
2370.2020-01	11/02/2019	Australian Services Union	Payroll deduction	\$ 310.80
2370.2045-01	11/02/2019	Child Support Agency	Payroll deduction	\$ 824.44
2370.2153-01	11/02/2019	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2370.2213-01	11/02/2019	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 937.24
2370.2216-01	11/02/2019	City of Vincent Staff Social Club	Payroll deduction	\$ 506.00
2370.3133-01	11/02/2019	Depot Social Club	Payroll deduction	\$ 76.00
2370.6156-01	11/02/2019	Health Insurance Fund of WA	Payroll deduction	\$ 240.00
2370.8120-01	11/02/2019	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
2371.10005-01	19/02/2019	Rooforce Facility Services Pty Ltd	Security services - VYN movie night	\$ 460.35
2371.10021-01	19/02/2019	Natale Group Australia Pty Ltd	Security services - BPLC	\$ 693.00
2371.10031-01	19/02/2019	Free Energy HR	Facilitation of Community Engagement Directorate planning d	\$ 1,815.00
2371.10037-01	19/02/2019	Proskill Australia Pty Ltd	Uniform supplies - Rangers	\$ 169.90
2371.10038-01	19/02/2019	T A Denham	Open Street funding	\$ 181.00
2371.10040-01	19/02/2019	B S Davison	Part refund of dog registration	\$ 38.00
2371.10041-01	19/02/2019	I M O'Brien	Heritage assistance fund	\$ 5,000.00
2371.10042-01	19/02/2019	N M Deighan	Heritage assistance fund	\$ 2,480.00
2371.10043-01	19/02/2019	Stanton International	Professional services - probity advice	\$ 1,645.05
2371.10045-01	19/02/2019	Foam Sales	Supply of signs - St Patricks Day	\$ 156.00
2371.10048-01	19/02/2019	BOS Civil Pty Ltd	Streetscape improvement - North Perth Common (1st claim)	\$ 147,957.40
2371.10049-01	19/02/2019	Australian Renovation Group Pty Ltd	Refund of work zone licence	\$ 132.00
2371.10050-01	19/02/2019	Platinum Outdoors Perth	Refund of planning application fee	\$ 147.00

Creditor	Date	Payee	Description	Amount
2371.10051-01	19/02/2019	S H Ngoh	Refund of parking permit	\$ 28.00
2371.10052-01	19/02/2019	M Truong	Rates refund - overpayment	\$ 1,457.82
2371.10054-01	19/02/2019	K Hubbard	Open Streets funding	\$ 248.40
2371.10055-01	19/02/2019	J A Ferdinando	Open Streets funding	\$ 381.00
2371.10056-01	19/02/2019	G Warwick	Crossover subsidy	\$ 515.00
2371.10057-01	19/02/2019	M Ryan-Bennett	Partial refund for bin	\$ 10.00
2371.10058-01	19/02/2019	Kensington Design Australia Pty Ltd	Refund of works bond	\$ 275.00
2371.10059-01	19/02/2019	D J Sainty	Refund of infrastructure bond	\$ 3,000.00
2371.10060-01	19/02/2019	Megara Constructions	Refund of infrastructure bond	\$ 3,000.00
2371.10061-01	19/02/2019	R E A Construction	Refund of infrastructure bond	\$ 3,000.00
2371.10062-01	19/02/2019	Emco Building	Refund of infrastructure bond	\$ 5,000.00
2371.10063-01	19/02/2019	Repave Spray On Paving	Refund of infrastructure bond	\$ 275.00
2371.10064-01	19/02/2019	N S Sunner	Refund of infrastructure bond	\$ 3,000.00
2371.10065-01	19/02/2019	I Tindale	Refund of infrastructure bond	\$ 3,000.00
2371.10066-01	19/02/2019	CM Re, F Re, J Re & RJ Re	Refund of infrastructure bond	\$ 2,000.00
2371.10067-01	19/02/2019	R Palandri	Rates refund - pensioner rebate	\$ 80.79
2371.10070-01	19/02/2019	GCB Builders Pty Ltd	Refund of infrastructure bond	\$ 2,000.00
2371.10072-01	19/02/2019	R Guscott	Part refund of Beatty Park Leisure Centre	\$ 594.80
2371.10073-01	19/02/2019	K McDonald	Refund of birthday party admission - BPLC	\$ 25.00
2371.10074-01	19/02/2019	T Houlahan	Part refund of Beatty Park Leisure Centre	\$ 171.42
2371.10075-01	19/02/2019	Z Baig	Part refund of Beatty Park Leisure Centre	\$ 89.78
2371.10076-01	19/02/2019	C Tognini	Part refund of Beatty Park Leisure Centre	\$ 292.14
2371.10077-01	19/02/2019	T Randall	Part refund of Beatty Park Leisure Centre	\$ 483.45
2371.10078-01	19/02/2019	L Jordinson	Part refund of Beatty Park Leisure Centre	\$ 20.16
2371.10079-01	19/02/2019	I F Zaknich	Rates refund - pensioner rebate	\$ 286.14
2371.2029-01	19/02/2019	Bunnings Trade	Hardware supplies - various departments	\$ 316.44
2371.2030-01	19/02/2019	Benara Nurseries	Supply of plants	\$ 4,623.42
2371.2033-01	19/02/2019	BOC Limited	Forklift gas and CO2 for beverage	\$ 552.01
2371.2049-01	19/02/2019	City of Perth	BA archive retrievals	\$ 231.97
2371.2052-01	19/02/2019	Cobblestone Concrete	Concrete path repairs - Bourke Street	\$ 11,024.75
2371.2072-01	19/02/2019	Landgate	Gross rental valuations for interims	\$ 1,320.61
2371.2085-01	19/02/2019	Farinosi & Sons Pty Ltd	Hardware supplies	\$ 159.52
2371.2106-01	19/02/2019	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 3,725.85
2371.2119-01	19/02/2019	Line Marking Specialists	Line marking services - various locations	\$ 1,059.02
2371.2120-01	19/02/2019	LO-GO Appointments	Temporary staff - Waste	\$ 4,897.73
2371.2122-01	19/02/2019	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 2,616.19
2371.2123-01	19/02/2019	Major Motors Pty Ltd	Truck repairs	\$ 1,522.61
2371.2126-01	19/02/2019	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 12,140.70
2371.2136-01	19/02/2019	Mindarie Regional Council	Processable and non processable waste	\$ 113,212.42

Creditor	Date	Payee	Description	Amount
2371.2175-01	19/02/2019	Pro Turf Services	Plant repairs and maintenance	\$ 4,413.20
2371.2186-01	19/02/2019	Leederville Foods Pty Ltd	Catering services	\$ 562.00
2371.2189-01	19/02/2019	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 457.99
2371.2192-01	19/02/2019	Sigma Chemicals	Pool chemicals	\$ 3,434.68
2371.2199-01	19/02/2019	Speedo Australia Pty Ltd	Merchandise - BPLC	\$ 5,339.40
2371.2200-01	19/02/2019	Sportsworld Of WA	Merchandise - BPLC	\$ 5,024.25
2371.2203-01	19/02/2019	Tabata Australia Pty Ltd	Merchandise - BPLC	\$ 282.90
2371.2204-01	19/02/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 57.75
2371.2229-01	19/02/2019	W.A. Hino Sales & Service	Plant repairs and maintenance	\$ 3,981.80
2371.2234-01	19/02/2019	Water Corporation	Water charges - various locations	\$ 4,107.17
2371.2236-01	19/02/2019	Westcare Incorporated	Printing services - labels for library	\$ 156.20
2371.2241-01	19/02/2019	Zipform	Rates notices 2018/19 - 4th instalment	\$ 8,119.66
2371.3040-01	19/02/2019	Shenton Enterprises Pty Ltd	Service and repair of AIDS memorial fountain	\$ 1,131.90
2371.3057-01	19/02/2019	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 698.29
2371.3066-01	19/02/2019	The Royal Life Saving Society Western Australia Inc	Water testing - Hyde Park water playground	\$ 4,860.97
2371.3091-01	19/02/2019	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 3,861.00
2371.3099-01	19/02/2019	Total Packaging WA Pty Ltd	Supply of bin liners	\$ 4,259.20
2371.3110-01	19/02/2019	TJ Depiazzi & Sons	Supply of mulch	\$ 6,519.70
2371.3144-01	19/02/2019	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 31,449.97
2371.3170-01	19/02/2019	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 1,894.66
2371.3215-01	19/02/2019	Les Mills Asia Pacific	Licence fees for fitness classes	\$ 1,585.49
2371.3239-01	19/02/2019	Award Contracting	Locating services - various locations	\$ 1,556.50
2371.3299-01	19/02/2019	Baileys Fertilisers	Soil wetter supplies	\$ 11,909.15
2371.3315-01	19/02/2019	RPG Auto Electrics	Plant repairs and maintenance	\$ 1,734.43
2371.3474-01	19/02/2019	CSP Group Pty Ltd	Plant repairs and maintenance	\$ 2,115.80
2371.3492-01	19/02/2019	West Australian Newspapers Limited	Newspaper deliveries - various locations	\$ 114.06
2371.3560-01	19/02/2019	Winc Australia Pty Ltd	Office supplies and consumables	\$ 4,523.08
2371.3564-01	19/02/2019	Nosh Catering	Catering services - Seniors Christmas lunch	\$ 4,258.65
2371.3594-01	19/02/2019	Aquawellbeing.com	Fitness instructor fees	\$ 195.00
2371.3636-01	19/02/2019	M E McKahey	Reimbursement - Refreshments for Council/CEO meetings	\$ 61.17
2371.3662-01	19/02/2019	Western Resource Recovery Pty Ltd	Grease trap maintenance - Loftus Recreation Centre	\$ 128.70
2371.3757-01	19/02/2019	J & K Hopkins	Office furniture supplies - Admin	\$ 2,254.00
2371.3781-01	19/02/2019	Perth Training Centre Pty Ltd	Staff training - Front end loader course	\$ 510.00
2371.3888-01	19/02/2019	Reln Pty Ltd	Supply of compost bins	\$ 5,134.80
2371.3913-01	19/02/2019	Kennards Hire	Equipment hire - various departments	\$ 896.00
2371.3942-01	19/02/2019	Moore Stephens (WA) Pty Ltd	Audit certification - Roads to Recovery annual return	\$ 5,720.00
2371.3943-01	19/02/2019	Cleanaway	Recycling contract	\$ 114,067.13
2371.4035-01	19/02/2019	Kevrek (Australia) Pty Ltd	Crane service	\$ 442.75
2371.4103-01	19/02/2019	Asphalttech Pty Ltd	Asphalt supplies - various locations	\$ 25,400.38

Creditor	Date	Payee	Description	Amount
2371.4161-01	19/02/2019	Instant Windscreens	Vehicle repairs and maintenance	\$ 285.00
2371.4191-01	19/02/2019	G Burgess	Distribution services - verge collection pamphlets	\$ 4,200.00
2371.4214-01	19/02/2019	Kerbing West	Kerbing services - various locations	\$ 12,267.59
2371.4367-01	19/02/2019	Academy Services WA Pty Ltd	Washroom consumables	\$ 2,877.18
2371.4418-01	19/02/2019	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 3,434.81
2371.4447-01	19/02/2019	Blackwoods	Hardware supplies - Depot	\$ 7,451.81
2371.4493-01	19/02/2019	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 5,440.60
2371.4627-01	19/02/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 35,744.55
2371.4642-01	19/02/2019	Meter Australia Pty Ltd	Waterproof permanent paper supplies	\$ 364.10
2371.4687-01	19/02/2019	Jaycar Electronics	Supply of IT accessories	\$ 9.95
2371.4727-01	19/02/2019	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 6,660.50
2371.4783-01	19/02/2019	Jackson McDonald	Legal services - prosecution advice	\$ 1,518.00
2371.4906-01	19/02/2019	Chemform	Graffiti removal supplies	\$ 365.59
2371.4934-01	19/02/2019	YMCA of Perth Youth & Community Services Inc	Community budget grant - Y Create program	\$ 50,000.00
2371.4971-01	19/02/2019	Totally Workwear	Uniform supplies - various departments	\$ 2,162.44
2371.5193-01	19/02/2019	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 1,137.40
2371.5301-01	19/02/2019	Kott Gunning	Legal services - property advice	\$ 8,951.14
2371.5316-01	19/02/2019	McLeods Barristers & Solicitors	Legal services - property advice	\$ 356.84
2371.5342-01	19/02/2019	Ozscot Horticulture	Supply of plants	\$ 106.59
2371.5375-01	19/02/2019	Tim Muirhead and Associates Pty Ltd	Staff training - Cultural awareness	\$ 4,510.00
2371.5398-01	19/02/2019	Subaru Osborne Park	Vehicle service and repairs	\$ 1,682.75
2371.5500-01	19/02/2019	Workwear Group Pty Ltd	Uniform supplies - various departments	\$ 1,208.73
2371.5506-01	19/02/2019	Mount Hawthorn Primary School	Active transport grant - Way finding panel	\$ 1,683.50
2371.5548-01	19/02/2019	Specialty Timber Flooring WA	Resurfacing stadium floors - Loftus Recreation Centre	\$ 10,780.00
2371.5737-01	19/02/2019	Massey's Herd	Milk supplies	\$ 642.60
2371.5773-01	19/02/2019	Dsatco Pty Ltd	Mulch supplies	\$ 1,057.50
2371.5836-01	19/02/2019	Manheim Pty Ltd	Towing services	\$ 1,551.00
2371.5882-01	19/02/2019	Artery Media Solutions	Artwork design - Leederville shared space	\$ 1,650.00
2371.5888-01	19/02/2019	Kleen West Distributors	Graffiti removal supplies	\$ 1,358.23
2371.5898-01	19/02/2019	Replants.com Pty Ltd	Design advisory fee	\$ 440.00
2371.5989-01	19/02/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 169.14
2371.6072-01	19/02/2019	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 1,671.80
2371.6081-01	19/02/2019	Boral Construction Materials Group Limited	Concrete supplies - various locations	\$ 1,979.24
2371.6218-01	19/02/2019	Devco Builders	Maintenance and repairs - various locations	\$ 32,337.39
2371.6259-01	19/02/2019	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 5,802.61
2371.6383-01	19/02/2019	WC Convenience Management Pty Ltd	Maintenance exelooos - various locations	\$ 3,992.44
2371.6421-01	19/02/2019	Pirtek Pty Ltd	Plant repairs and maintenance	\$ 330.45
2371.6455-01	19/02/2019	The BBQ Man	Bin, BBQ & pressure cleaning services - various locations	\$ 8,005.68
2371.6513-01	19/02/2019	K-Line Fencing Group	Supply and install fencing - BPLC	\$ 13,195.60

Creditor	Date	Payee	Description	Amount
2371.6586-01	19/02/2019	McIntosh & Son WA	Plant repairs and maintenance	\$ 302.46
2371.6628-01	19/02/2019	Hart Sport	Supply of pool games equipment	\$ 374.80
2371.6759-01	19/02/2019	Techwest Solutions Pty Ltd	Audio equipment repairs - BPLC	\$ 308.00
2371.6783-01	19/02/2019	Action Asbestos Removals	Asbestos removal services	\$ 715.00
2371.6818-01	19/02/2019	LGIS Risk Management	Staff training - manual tasks	\$ 792.00
2371.6872-01	19/02/2019	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	\$ 449.89
2371.6903-01	19/02/2019	APARC	Central management system licensing; meter maintenance	\$ 36,966.87
2371.6993-01	19/02/2019	Red Spear Pty Ltd	Welcome to Country - Citizenship ceremony	\$ 550.00
2371.7049-01	19/02/2019	Artistralia Pty Ltd	Film screening copyright - Home Alone	\$ 165.00
2371.7132-01	19/02/2019	Catek Equipment Repairs	Chip oven repairs - BPLC	\$ 830.51
2371.7189-01	19/02/2019	Steann Pty Ltd	Collect and dispose of illegally dumped goods	\$ 660.00
2371.7254-01	19/02/2019	Kings Metal Fabrications	Installation of bike racks - HBF Park	\$ 996.00
2371.7335-01	19/02/2019	Canningvale Flooring Xtra	Supply & install carpet tiles - Leederville Child Health Centre	\$ 2,117.50
2371.7382-01	19/02/2019	Turf Developments (WA) Pty Ltd	Turf maintenance - Richmond Street	\$ 1,064.80
2371.7445-01	19/02/2019	Scott Print	Printing services - various departments	\$ 4,469.30
2371.7465-01	19/02/2019	Jessee Lee Johns	Artist fee - BPLC mural	\$ 10,560.00
2371.7477-01	19/02/2019	Expo Group	Printing services - various departments	\$ 1,129.70
2371.7481-01	19/02/2019	Regents Commercial	Variable outgoings - Barlee Street car park	\$ 303.25
2371.7510-01	19/02/2019	Northsands Resources	Construction waste disposal services and sand supplies	\$ 2,219.25
2371.7572-01	19/02/2019	Compu-Stor	Records digitisation and off-site storage	\$ 10,184.60
2371.7593-01	19/02/2019	Yoshino Sushi	Beatty Park Café supplies	\$ 129.58
2371.7605-01	19/02/2019	Centropak	Beatty Park Café supplies	\$ 564.27
2371.7648-01	19/02/2019	Revelation Perth International Film Festival Inc.	Sponsorship - Revelation Perth International Film Festival	\$ 12,540.00
2371.7664-01	19/02/2019	Raymond Sleeman	Fitness instructor fees	\$ 350.80
2371.7670-01	19/02/2019	Garage Sale Trail Foundation Ltd	Annual membership fee	\$ 7,865.00
2371.7729-01	19/02/2019	Anna Cappelletta	Fitness instructor fees	\$ 602.70
2371.7777-01	19/02/2019	Daniela Toffali	Fitness instructor fees	\$ 585.00
2371.7924-01	19/02/2019	Alerton Australia	Building management system contract - BPLC 1 month	\$ 2,131.80
2371.7924-01	19/02/2019	Alerton Australia	Building management system security light upgrade - BPLC	\$ 4,708.00
2371.7933-01	19/02/2019	Garrards Pty Ltd	Supply of rat bait	\$ 210.10
2371.7950-01	19/02/2019	Rawlicious Delights	Beatty Park Café supplies	\$ 169.40
2371.7955-01	19/02/2019	Synergy	Electricity and gas charges - various locations	\$ 77,316.65
2371.7959-01	19/02/2019	Rosemount Hotel	Parking revenue distribution - 2 months	\$ 4,570.17
2371.7963-01	19/02/2019	Cat Haven	Cat impound fees	\$ 75.00
2371.8009-01	19/02/2019	Marketforce Pty Ltd	Advertising services - various departments	\$ 4,660.16
2371.8050-01	19/02/2019	Precious Breath Yoga	Fitness instructor fees	\$ 422.03
2371.8100-01	19/02/2019	CTI Security Systems Pty Ltd	Security services - Britannia Pavilion	\$ 98.49
2371.8108-01	19/02/2019	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 34,581.80
2371.8111-01	19/02/2019	SimplePay Solutions Pty Ltd	Credit card transactions for parking terminals - two months	\$ 9,044.64

Creditor	Date	Payee	Description	Amount
2371.8282-01	19/02/2019	Yoga Inspiration	Fitness instructor fees	\$ 422.03
2371.8305-01	19/02/2019	Charmaine Amanda Magness	Fitness instructor fees	\$ 227.36
2371.8307-01	19/02/2019	MessageMedia	SMS integrating for Phoenix	\$ 154.61
2371.8327-01	19/02/2019	Courtney Hahipene	Fitness instructor fees	\$ 120.58
2371.8373-01	19/02/2019	Flex Fitness Equipment	Gym equipment supplies	\$ 209.00
2371.8420-01	19/02/2019	Corsign WA Pty Ltd	Sign supplies - various	\$ 1,889.64
2371.8431-01	19/02/2019	Acrodyne Pty Ltd	Service discharge water meter	\$ 660.00
2371.8468-01	19/02/2019	Innovations Catering	Catering services - Council meetings	\$ 1,064.00
2371.8498-01	19/02/2019	Wheelers Books	Library books	\$ 397.22
2371.8523-01	19/02/2019	Stephen Carrick Architects Pty Ltd	Design advisory fees	\$ 880.00
2371.8542-01	19/02/2019	Window Shading Solutions Pty Ltd	Supply and install blinds - Admin	\$ 11,608.00
2371.8547-01	19/02/2019	AWB Building Co.	Plumbing services - various locations	\$ 10,992.08
2371.8568-01	19/02/2019	Ergolink	Supply of ergonomic furniture	\$ 935.11
2371.8586-01	19/02/2019	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 20,902.22
2371.8593-01	19/02/2019	Colleagues Nagels	Integrated transferable parking permits	\$ 182.60
2371.8620-01	19/02/2019	Boyan Electrical Services	Electrical services - various locations	\$ 1,585.10
2371.8645-01	19/02/2019	Domain Catering Pty Ltd	Catering services - Directorate planning day	\$ 146.00
2371.8646-01	19/02/2019	Apollo Plumbing and Gas Pty Ltd	Plumbing services - BPLC	\$ 6,631.85
2371.8665-01	19/02/2019	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 434.00
2371.8671-01	19/02/2019	Design Right Pty Ltd	Design services - Admin	\$ 2,200.00
2371.8672-01	19/02/2019	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 556.59
2371.8674-01	19/02/2019	Organic 2000	Fertiliser supplies	\$ 968.44
2371.8684-01	19/02/2019	Ip Khalsa Pty Ltd	Mail delivery service	\$ 86.66
2371.8737-01	19/02/2019	Unilever Australia Ltd	Beatty Park Café supplies	\$ 1,341.58
2371.8750-01	19/02/2019	Yolande Gomez	Fitness instructor fees	\$ 90.00
2371.8752-01	19/02/2019	Jackie Barron	Fitness instructor fees	\$ 113.68
2371.8761-01	19/02/2019	Elyse Amy Johnstone	Fitness instructor fees	\$ 952.08
2371.8763-01	19/02/2019	StrataGreen	Garden equipment supplies	\$ 1,331.57
2371.8765-01	19/02/2019	Bowden Tree Consultancy	Arboricultural services - Keith Frame Reserve	\$ 1,001.00
2371.8821-01	19/02/2019	My Media Intelligence Pty Ltd	Media monitoring	\$ 815.15
2371.8827-01	19/02/2019	Superior Pak Pty Ltd	Plant repairs and maintenance	\$ 290.25
2371.8833-01	19/02/2019	Noma Pty Ltd	Design advisory fee	\$ 440.00
2371.8845-01	19/02/2019	Gymcare	Gym equipment repairs and maintenance	\$ 250.42
2371.8854-01	19/02/2019	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 1,809.50
2371.8949-01	19/02/2019	WA Library Supplies	Library supplies - book covering	\$ 349.50
2371.8954-01	19/02/2019	M.A. Lalli & Associates	Structural inspection and report - Litis Stadium tunnel	\$ 1,375.00
2371.8959-01	19/02/2019	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 5,013.75
2371.8963-01	19/02/2019	Smoke and Mirrors AV	Supply of PA system - Australia Day event	\$ 510.00
2371.8974-01	19/02/2019	GTA Consultants (WA) Pty Ltd	Design services - 40km per hour speed limit	\$ 1,897.50

Creditor	Date	Payee	Description	Amount
2371.8987-01	19/02/2019	Matt Biocich	Photography services - Women in sport	\$ 1,500.00
2371.8989-01	19/02/2019	Allflow Industrial	Repairs to oil/water separator	\$ 309.05
2371.8998-01	19/02/2019	Veris Australia Pty Ltd	Feature and contour survey - Britannia Road Reserve	\$ 5,434.00
2371.9030-01	19/02/2019	The Event Mill	Hire of staging - Leedy Palooza events	\$ 902.00
2371.9130-01	19/02/2019	Frostbland Pty Ltd	Merchandise - BPLC	\$ 2,573.49
2371.9165-01	19/02/2019	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 571.56
2371.9169-01	19/02/2019	Signbiz WA Pty Ltd	Sign supplies - BPLC pylons	\$ 10,224.50
2371.9202-01	19/02/2019	Daniel Bullen	Fitness instructor fees	\$ 374.20
2371.9226-01	19/02/2019	Whitfords Event Hire	Hire of furniture - Anzac Day	\$ 3,000.00
2371.9263-01	19/02/2019	Zimbulis Foods	Beatty Park Café supplies	\$ 283.73
2371.9265-01	19/02/2019	Simba Retail Pty Ltd	Merchandise - BPLC	\$ 81.07
2371.9286-01	19/02/2019	Manic Botanic (Manic WA Pty Ltd)	Supply of wreaths for Anzac Day	\$ 300.00
2371.9299-01	19/02/2019	SpacetoCo Pty Ltd	Facilities weekly reporting and financial handling	\$ 165.00
2371.9308-01	19/02/2019	P Grayson	One off \$40 refund for smaller bin trial	\$ 40.00
2371.9369-01	19/02/2019	K Roach	Fitness instructor fees	\$ 56.84
2371.9470-01	19/02/2019	Uni Camp for Kids	Refund of grounds bond	\$ 250.00
2371.9572-01	19/02/2019	CSE Crosscom Pty Ltd	Reprogramming new hand held radios	\$ 841.50
2371.9597-01	19/02/2019	J A Willis	Crossover subsidy	\$ 600.00
2371.9623-01	19/02/2019	Valspar Paint (Australia) Pty Ltd	Paint sample supplies - Admin	\$ 138.59
2371.9644-01	19/02/2019	Department of Planning Lands and Heritage	Amended DAP fees	\$ 11,206.00
2371.9652-01	19/02/2019	Perth Auto Alliance Pty Ltd	Vehicle service and repairs	\$ 658.50
2371.9694-01	19/02/2019	Conway Highbury Pty Ltd	Statutory review of City's wards and representation	\$ 1,815.00
2371.9696-01	19/02/2019	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 300.58
2371.9704-01	19/02/2019	Northside Nissan	Purchase of vehicle	\$ 28,240.60
2371.9738-01	19/02/2019	United Equipment Pty Ltd	Plant repairs and maintenance	\$ 65.07
2371.9791-01	19/02/2019	Enzed Malaga	Plant repairs and maintenance	\$ 157.16
2371.9792-01	19/02/2019	Engineering Technology Consultants	Consultancy fees - Town centre lighting improvements	\$ 7,227.55
2371.9813-01	19/02/2019	LSV Borrello Lawyers	Legal services - Dividing fence advice	\$ 1,551.00
2371.9835-01	19/02/2019	Good Sight Company Ltd	Install boom to high pressure cleaning unit - Depot	\$ 4,565.00
2371.9846-01	19/02/2019	Kanga Loaders WA	Plant repairs and maintenance	\$ 4,573.09
2371.9853-01	19/02/2019	B Fiebig	Fitness instructor fees	\$ 113.68
2371.9863-01	19/02/2019	Mandurah PA Hire	Hire of cinema package - VYN movie night	\$ 495.00
2371.9868-01	19/02/2019	M G Jajko	Fitness instructor fees	\$ 56.84
2371.9889-01	19/02/2019	Pixel Poetry	Photography services - Citizenship ceremony	\$ 400.00
2371.9890-01	19/02/2019	S Patchett	Fitness instructor fees	\$ 360.00
2371.9912-01	19/02/2019	Carine Homes Pty Ltd	Refund of infrastructure bond	\$ 2,275.00
2371.9929-01	19/02/2019	Blue Diamond Machinery	Plant repairs and maintenance	\$ 242.00
2371.9935-01	19/02/2019	Cleansweep WA	Hire of road sweepers - various locations	\$ 704.68
2371.9986-01	19/02/2019	Andantino Pty Ltd T/A Outdoor World	Refund of infrastructure bond	\$ 1,000.00

Creditor	Date	Payee	Description	Amount
2371.9995-01	19/02/2019	i Lidia Love	Instagram influencer post - COV Summer events	\$ 250.00
2372.10053-01	26/02/2019	P Herd	Rates refund - overpayment	\$ 1,346.42
2372.10081-01	26/02/2019	P J Slape	Rates refund - overpayment	\$ 1,360.00
2372.2204-01	26/02/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 512.60
2372.3299-01	26/02/2019	Baileys Fertilisers	Fertiliser supplies	\$ 1,078.00
2372.3492-01	26/02/2019	West Australian Newspapers Limited	Newspaper deliveries - various locations	\$ 217.27
2372.3594-01	26/02/2019	Aquawellbeing.com	Fitness instructor fees	\$ 260.00
2372.3662-01	26/02/2019	Western Resource Recovery Pty Ltd	Grease trap maintenance - Loftus Recreation Centre	\$ 311.08
2372.4017-01	26/02/2019	Trisley's Hydraulic Services Pty Ltd	Water treatment - BPLC	\$ 594.00
2372.4418-01	26/02/2019	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 250.80
2372.4486-01	26/02/2019	J Fondacaro	Expenses reimbursement - catering for meeting & gym clock	\$ 229.00
2372.4627-01	26/02/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 6,884.37
2372.6937-01	26/02/2019	Retech Rubber	Repairs to soft fall play area - Tolcon Place	\$ 621.50
2372.7477-01	26/02/2019	Expo Group	Printing services - various departments	\$ 2,075.70
2372.7481-01	26/02/2019	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 12,098.48
2372.7955-01	26/02/2019	Synergy	Electricity and gas charges - various locations	\$ 5,023.45
2372.8118-01	26/02/2019	Vendpro	Vending machine hire - BPLC	\$ 235.40
2372.8305-01	26/02/2019	Charmaine Amanda Magness	Fitness instructor fees	\$ 227.36
2372.8409-01	26/02/2019	Shelley Hall	Fitness instructor fees	\$ 203.00
2372.8547-01	26/02/2019	AWB Building Co.	Plumbing services - various locations	\$ 300.30
2372.8965-01	26/02/2019	Janet Verburg	Fitness instructor fees	\$ 90.00
2372.9202-01	26/02/2019	Daniel Bullen	Fitness instructor fees	\$ 374.20
2372.9263-01	26/02/2019	Zimbulis Foods	Beatty Park Café supplies	\$ 200.68
2372.9808-01	26/02/2019	Scanner Angel OZ	Supply of microchip scanners	\$ 550.00
2372.9853-01	26/02/2019	B Fiebig	Fitness instructor fees	\$ 113.68
2372.9854-01	26/02/2019	M Humich	Fitness instructor fees	\$ 227.36
2372.9890-01	26/02/2019	S Patchett	Fitness instructor fees	\$ 360.00
2372.9973-01	26/02/2019	Christine Jane	Instagram influencer post - COV Summer events	\$ 200.00
2373.3359-01	25/02/2019	Department of Mines, Industry Regulation and Safety	Building services levy collection	\$ 49,023.73
2374.98000-01	25/02/2019	Australian Taxation Office	Payroll deduction	\$ 209,353.00
2375.2020-01	25/02/2019	Australian Services Union	Payroll deduction	\$ 310.80
2375.2045-01	25/02/2019	Child Support Agency	Payroll deduction	\$ 824.44
2375.2153-01	25/02/2019	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2375.2213-01	25/02/2019	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,363.32
2375.2216-01	25/02/2019	City of Vincent Staff Social Club	Payroll deduction	\$ 506.00
2375.3133-01	25/02/2019	Depot Social Club	Payroll deduction	\$ 80.00
2375.6156-01	25/02/2019	Health Insurance Fund of WA	Payroll deduction	\$ 240.00
2375.8120-01	25/02/2019	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
2376.9567-01	25/02/2019	Westnet Pty Ltd	IT ADSL link	\$ 39.95

<i>Creditor</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
				\$ 2,795,364.26
Payroll				
Direct Credit	05/02/2019	Pay 16		\$ 622,679.24
Direct Credit	05/02/2019	Ad hoc		\$ 346.32
Direct Credit	19/02/2019	Pay 17		\$ 661,329.51
Total Payroll				\$ 1,284,355.07
Total Payments				\$ 4,079,719.33

Creditors Report - Payments by Cheque 01/02/2019 to 28/02/19				
Creditor	Date	Payee	Description	Amount
00082484	13/02/2019	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$ 236.40
00082485	13/02/2019	K R Stacey	Heritage assistance fund	\$ 4,000.00
00082486	13/02/2019	R & B Scott	Refund of temporary food licence	\$ 195.00
00082487	13/02/2019	B Deighton	Refund of temporary food licence	\$ 162.50
00082488	27/02/2019	BCITF Building & Construction Industry Training Fund	Levy collection - 2 months	\$ 68,381.57
00082489	27/02/2019	Bentley Improvements	Refund of infrastructure bond	\$ 2,000.00
00082490	27/02/2019	Petty Cash - Finance	Petty cash recoup	\$ 412.10
00082491	27/02/2019	Petty Cash - Library	Petty cash recoup	\$ 198.00
				\$ 75,585.57
Cancelled Cheques				
00081298	07/06/2017	K Frank	Stale cheque, cancelled and paid by EFT	-\$ 550.00
00081341	21/06/2017	Uni Camp for Kids	Stale cheque, cancelled and paid by EFT	-\$ 250.00
00081561	30/08/2017	Kensington Design Australia Pty Ltd	Stale cheque, cancelled and paid by EFT	-\$ 275.00
Total Cancelled Cheques				-\$ 1,075.00
Total Nett Cheque Payments				\$ 74,510.57

Creditors Report - Payments by Direct Debit				
01/02/2019 to 28/02/19				
Credit Card Transactions for the Period 05 January 2019 - 06 February 2019				
Card Holder	Date	Payee	Description	Amount
Manager Community Partnerships	11/01/2019	Booktopia	Books for library	\$ 370.70
	11/01/2019	Booktopia	Books for library	\$ 104.15
	11/01/2019	Book Depository	Books for library	\$ 42.13
	11/01/2019	JB Hi-Fi	DVDs for library	\$ 33.76
	12/01/2019	Sanity	DVD for library	\$ 6.39
	15/01/2019	Bunnings	Supplies for Youth program	\$ 40.00
	15/01/2019	Kmart	Supplies for Youth program	\$ 16.50
	15/01/2019	Officeworks	Supplies for Youth program	\$ 66.10
	16/01/2019	City of Vincent BPLC	Catering - Team meeting	\$ 41.58
	29/01/2019	Sanity	DVD for library	\$ 20.85
	31/01/2019	Dominos	Catering for Youth program	\$ 34.90
	05/02/2019	Booktopia	Books for library	\$ 153.20
	05/02/2019	JB Hi-Fi	DVDs for library	\$ 40.95
	05/02/2019	ChargeBar Pty Ltd	Supply of smart charging device	\$ 174.90
				\$ 1,146.11
Manager Marketing and Communications	05/01/2019	North Perth Bowling Club	Rewards and recognition	\$ 60.00
	07/01/2019	Eventbrite	Festival and events management masterclass 2019	\$ 400.00
	07/01/2019	Tribe	Social media advertising - Summer events	\$ 132.00
	09/01/2019	Officeworks	Computer accessories - USB wall laptop charger	\$ 78.00
	09/01/2019	21st Amendment Bar	Refreshments - Film project meet and greet	\$ 567.00
	10/01/2019	Mailchimp	Email campaign	\$ 211.89
	16/01/2019	Perth Expo Hire	Display screens - Robertson Park community forum	\$ 455.40
	17/01/2019	Leederville Foods Pty Ltd	Catering - Film workshop	\$ 48.96
	17/01/2019	Leederville Foods Pty Ltd	Catering - Film workshop	\$ 81.43
	22/01/2019	Asana.com	Online project management tool - group tasks	\$ 105.31
	22/01/2019	International transaction fee	Online project management tool - group tasks	\$ 2.63
	23/01/2019	Officeworks	Supply of poster frames	\$ 139.96
	23/01/2019	Officeworks	Supplies for Chinese New Year project	\$ 54.90
	25/01/2019	Fitzgerald Photos	Citizenship ceremony - Framing services	\$ 221.00
	25/01/2019	STK Shutterstock	Image download subscription	\$ 108.90
	25/01/2019	Kmart	Citizenship ceremony - table cloths	\$ 27.00

Card Holder	Date	Payee	Description	Amount
	28/01/2019	Facebook	Advertising	\$ 33.00
	30/01/2019	The Old Laundry	Citizenship ceremony - function deposit	\$ 100.00
	31/01/2019	Facebook	Advertising	\$ 319.34
	31/01/2019	Facebook	Advertising	\$ 13.77
	01/02/2019	Createsend.com	Email campaign	\$ 31.76
	04/02/2019	Woolworths online	Supplies for Unfair day - Unlucky dip	\$ 192.54
	05/02/2019	Shortlist	Refreshments - RSL Anzac day meeting	\$ 4.00
	06/02/2019	CPP Council House	Parking - Culture Counts meeting	\$ 5.05
				\$ 3,393.84
Procurement and Contracts Officer	10/01/2019	Gadgets 4 Geeks Pty Ltd	Computer accessories - Charging station stand	\$ 300.00
	24/01/2019	Gadgets 4 Geeks Pty Ltd	Computer accessories - Charging cable	\$ 62.90
	24/01/2019	IPAA	Staff training - Contract management	\$ 660.00
	31/01/2019	N & L Small Nominees	Supply of life jackets - BPLC	\$ 378.53
	31/01/2019	Atlassian	Software license	\$ 15.19
	31/01/2019	International transaction fee	Software license	\$ 0.38
	01/02/2019	Theraquatics	Supply of pool toys - BPLC	\$ 451.64
				\$ 1,868.64
Total Corporate Credit Cards				\$ 6,408.59
Direct Debits				
Lease Fees	04/02/2019	Neopost 1659932	Franking machine	\$ 385.00
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre Loftus Underground Carpark, Beatty Park Leisure Centre	\$ 149,992.13
Bank Fees and Charges		Commonwealth Bank	Bank fees	\$ 28,399.23
Total Direct Debits including Credit Cards				\$ 185,184.95

7.3	LATE REPORT: FINANCIAL STATEMENTS AS AT 28 FEBRUARY 2019
------------	-----------------------------------------------------------------

REPORT TO BE ISSUED PRIOR TO THE COUNCIL MEETING 2 APRIL 2019

7.4	LATE REPORT: AMENDMENTS TO THE TRADING IN PUBLIC PLACES LOCAL LAW 2008 AND THE LOCAL GOVERNMENT PROPERTY LOCAL LAW 2008
------------	--------------------------------------------------------------------------------------------------------------------------------

REPORT TO BE ISSUED PRIOR TO THE COUNCIL MEETING 2 APRIL 2019

8 COMMUNITY ENGAGEMENT

8.1 DRAFT CITY OF VINCENT 'INNOVATE' RECONCILIATION ACTION PLAN 2019-2021

TRIM Ref: D19/32023

Authors: Karen Balm, Senior Community Partner

Gayatrii Surendorff, Community Partner

Authoriser: Michael Quirk, Director Community Engagement

Attachments: 1. Attachment 1 - Draft 'Innovate' Reconciliation Action Plan [↓](#) 

RECOMMENDATION:

That Council;

1. **RECEIVES** the draft 'Innovate' Reconciliation Action Plan that has been conditionally endorsed by Reconciliation Australia;
2. **AUTHORISES** the Chief Executive Officer to advertise the draft 'Innovate' Reconciliation Action Plan for public comment for a period of 14 days inviting written submissions in accordance with Council Policy No. 4.1.5 – Community Consultation;
3. **NOTES** that the draft 'Innovate' Reconciliation Action Plan will be subject to further formatting and styling, as determined by the Chief Executive Officer, prior to publication; and
4. **NOTES** that a further Report will be submitted to Council at the conclusion of the public comment period in regard to any written submission received.

PURPOSE OF REPORT:

To receive the draft 'Innovate' Reconciliation Action Plan for the purposes of public comment, and subsequent adoption having regard to any written submissions received during this consultation period.

BACKGROUND:

In April 2017, Council adopted the 'Reflect' Reconciliation Action Plan (RAP) and formally committed to working towards greater reconciliation with the Traditional Owners of the land, the Noongar people. Through an action plan focused on building relationships, respect and opportunities with Aboriginal and Torres Strait Islander peoples the City has successfully connected with a significant number of a wide range of Aboriginal people and businesses to incorporate Noongar culture and tradition into our workplace and communities.

Since the launch of the Reflect RAP in May 2017, the City has strengthened its relationship with the local Noongar Elders, community and celebrated Noongar culture and tradition through numerous events, activities and workshops. Administration has strived to create a more empathetic and culturally sensitive workplace which has resulted in Acknowledgement of Country being included on all staff signatures, the Welcome to Country Policy being revised and endorsed by Council, key information and responsibilities being communicated to new staff through monthly inductions, and Welcome to Country being mandated at major City funded events.

There have been numerous reconciliation events and activities delivered through the Reflect RAP including the Close the Gap events with Jade Dolman, the Seven Sisters temporary art installation by Sharyn Egan, cooking and cultural workshops with Marissa Verma, Baldja Moort performances during Reconciliation Week, relationship building between City Rangers and Noongar Outreach Services, and Noongar Story Time sessions held in the Vincent Library & Local History Centre. These events and activities have elevated the presence of Noongar culture and tradition within our organisation and wider community.

A commitment to supporting and promoting Noongar artists has also led to a collection of digital and physical art including Jade Dolmans 'Boodjar Nakolak Yanginy', Charmaine Cole's suite of digital pieces including

'The Serpent', Rohin Kickett's mixed media piece for the Innovate RAP and numerous community canvas's facilitated by Urban Indigenous. In partnership with Noongar Radio, the City has also commissioned Noongar artist Kevin Bynder to produce staff uniforms that will be worn at Beatty Park Leisure Centre, Noongar Radio and the City's Administration Building Customer Service.

DETAILS:

After extensive consultation with the Aboriginal and non-Aboriginal community since June 2018, and with the support of Reconciliation Australia, the City is now ready to move to the second tier of a RAP known as 'Innovate'. With a focus on Aboriginal employment and procurement, the Innovate RAP will see the City move towards targeting the adversity Aboriginal and Torres Strait Islander peoples face in the area of employment. This focus requires the City to take proactive steps towards reducing the health, economic, schooling and housing inequalities that exist between Aboriginal and non-Aboriginal people in Australia. Further to employment and procurement, the City will deliver numerous RAP deliverables regarding the Noongar Six Seasons through artwork and workshops created and delivered by local Noongar people.

The draft Innovate RAP has been included as **Attachment 1** for the purposes of release for public comment. The final version of the document remains subject to amendments based on the comments received and further formatting and styling changes will then be determined by the Chief Executive Officer prior to publication. Noting that any necessary changes to the RAP actions, deliverables and timelines based on public comments received will likely require further consultation with Reconciliation Australia. Graphic design for the Innovate RAP document is based upon the City's artwork acquired from local Noongar artists including Jade Dolman, Charmaine Cole and Rohin Kickett.

Following community consultation, Council adoption of the Innovate RAP in May 2019 would enable its launch during NAIDOC Week (7-14 July 2019). This would be particularly significant given that the 2019 theme for NAIDOC is *'Voice, Treaty, Truth: Let's work together for a shared future'*. Upon Council adoption, the RAP must be forwarded to Reconciliation Australia for final endorsement.

CONSULTATION/ADVERTISING:

Development of the Innovate RAP commenced in June 2018 with a RAP Working Group Workshop facilitated by Danny Ford and Tim Muirhead. This enabled the Working Group to review reconciliation activities and outcomes through the Reflect RAP, and identify what additional actions will ensure Noongar culture and tradition is further embedded within the Vincent community.

At the 2018 NAIDOC Festival at Hyde Park, Danny Ford then initiated community consultation by seeking direct feedback from event attendees on the City previous and future reconciliation activities. Through this consultation, Administration was also linked with multiple Noongar people living in the local community. Two community consultation sessions were then conducted at the Vincent Library & Local History Centre in July and August 2018.

In September 2019, Danny Ford and Tim Muirhead then facilitated a Workshop with Noongar Elders as well as Aboriginal community organisation and business representatives to gain specific comments and feedback regarding the City's commitment to reconciliation. Feedback was then compiled and structured as the City's draft Innovate RAP for review by the RAP Working Group. Following review and comment from the Working Group the draft Innovate RAP was forwarded to Reconciliation Australia in December 2018 and it received endorsement in February 2019.

It is now proposed that the draft Innovate RAP be released for public comment for a period of 14 days with any written submissions to be considered prior to final adoption by Council. Should these written submissions necessitate changes to the RAP it will be necessary to again seek endorsement from Reconciliation Australia.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

Low: There is no legislative requirement to adopt a RAP but it enables Council, Administration and the Vincent community to continue working towards the vision of reconciliation.

STRATEGIC IMPLICATIONS:

The Innovate RAP aligns with the City's *Strategic Community Plan 2018-2028*:

Connected Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

Our many cultures are celebrated.

We recognise, engage and partner with the Whadjuk Noongar people and culture.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The various actions and deliverables within the draft Innovate RAP have been included within the draft 2019/20 operating and capital budgets, and will also need to be considered within subsequent financial year budgets.

COMMENTS:

The City of Vincent's 'Innovate' RAP continues our commitment to reconciliation, understanding and respect for Aboriginal and Torres Strait Islander peoples with a specific focus on building relationships with Noongar Elders, business and the local community. The commitments within this RAP will allow the City to gain an even deeper understanding of our sphere of influence and achieve our unique vision for reconciliation. Successful implementation of the actions and deliverables within the Innovate RAP between 2019 and 2021 will directly inform future progression to a 'Stretch' RAP.



CITY OF VINCENT

INNOVATE

RECONCILIATION ACTION PLAN
JULY 2019 - 2021



ACKNOWLEDGMENT OF COUNTRY

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

We recognise the unique and incomparable contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet and thrive as a community always was and always will be Noongar land.

Noongar people are the Traditional Owners of the South West of Western Australia. While Noongar is identified as a single language there are variations in both pronunciation and spelling – Noongar, Nyungar, Nyoongar, Nyoongah, Nyungah, Yungar and Noonga. The City of Vincent uses 'Noongar' which is reflected throughout this document except when specifically referring to an external organisation that utilises alternative spelling.

Warning: Aboriginal and Torres Strait Islander readers are advised that this document may contain references to, or images of, people who are now deceased.

Innovate | City of Vincent Reconciliation Action Plan





MESSAGE FROM RECONCILIATION AUSTRALIA CEO KAREN MUNDINE

On behalf of Reconciliation Australia, I am delighted to see the City of Vincent continue its reconciliation journey and to formally endorse its first Innovate RAP.

Through the development of an Innovate RAP, the City of Vincent continues to play an important part in a community of over 1,000 dedicated corporate, government, and not-for-profit organisations that have formally committed to reconciliation through the RAP program since its inception in 2006. RAP organisations across Australia are turning good intentions into positive actions, helping to build higher trust, lower prejudice, and increase pride in Aboriginal and Torres Strait Islander cultures.

Reconciliation is no one single issue or agenda. Based on international research and benchmarking, Reconciliation Australia, defines and measures reconciliation through five critical dimensions: race relations; equality and equity; institutional integrity; unity; and historical acceptance. All sections of the community—

governments, civil society, the private sector, and Aboriginal and Torres Strait Islander communities—have a role to play to progress these dimensions.

The RAP program provides a framework for organisations to advance reconciliation within their spheres of influence. This Innovate RAP provides the City of Vincent with the key steps to establish its own unique approach to reconciliation. Through implementing an Innovate RAP, the City of Vincent will strengthen its approach to driving reconciliation through its business activities, services and programs, and develop mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders.

We wish the City of Vincent well as it embeds and expands its own unique approach to reconciliation.

Innovate | City of Vincent Reconciliation Action Plan



We encourage the City of Vincent to embrace this journey with open hearts and minds, to grow from the challenges, and to build on its successes. As the Council for Aboriginal Reconciliation reminded the nation in its final report:

"Reconciliation is hard work—it's a long, winding and corrugated road, not a broad, paved highway. Determination and effort at all levels of government and in all sections of the community will be essential to make reconciliation a reality."

On behalf of Reconciliation Australia, I commend the City of Vincent on its second RAP, and look forward to following its ongoing reconciliation journey.

A handwritten signature in blue ink, appearing to read "Karen Mundine".

Karen Mundine
Chief Executive Officer | Reconciliation Australia





CEO'S MESSAGE

It is with great pleasure that we present 'Innovate', our second Reconciliation Action Plan to help achieve our vision for reconciliation in the City of Vincent.

We have had a wonderful journey over the past two years under our 'Reflect' Reconciliation Action Plan. We have built on our existing relationships and connections to our local Noongar community and set in motion more projects to foster and embed reconciliation into our organisation.

City staff have attended Cultural Awareness Training and this has given them a much greater understanding of Aboriginal history and the impact that dispossession has had on our local Noongar population.

We are fortunate to live in a land with the oldest continuing culture in the world and we celebrate

Aboriginal cultures as a City and as an organisation at every opportunity.

This Reconciliation Action Plan builds on the success of our last plan and pushes us to innovate further, to think creatively about how we can celebrate our local Noongar culture, be authentic in our interactions with our local Whadjuk people and work with our community towards lasting reconciliation.

Each year we build on the success of the last and I look forward to seeing the actions in this plan unfold for the benefit of our organisation and our wider community.

Thank you to everyone who helped us develop this Reconciliation Action Plan. It was a tremendous group effort and involved so many people in our community. I'd like to express my sincere appreciation to the members of our Reconciliation Action Plan Working Group for supporting our reconciliation efforts.



David MacLennan
CEO

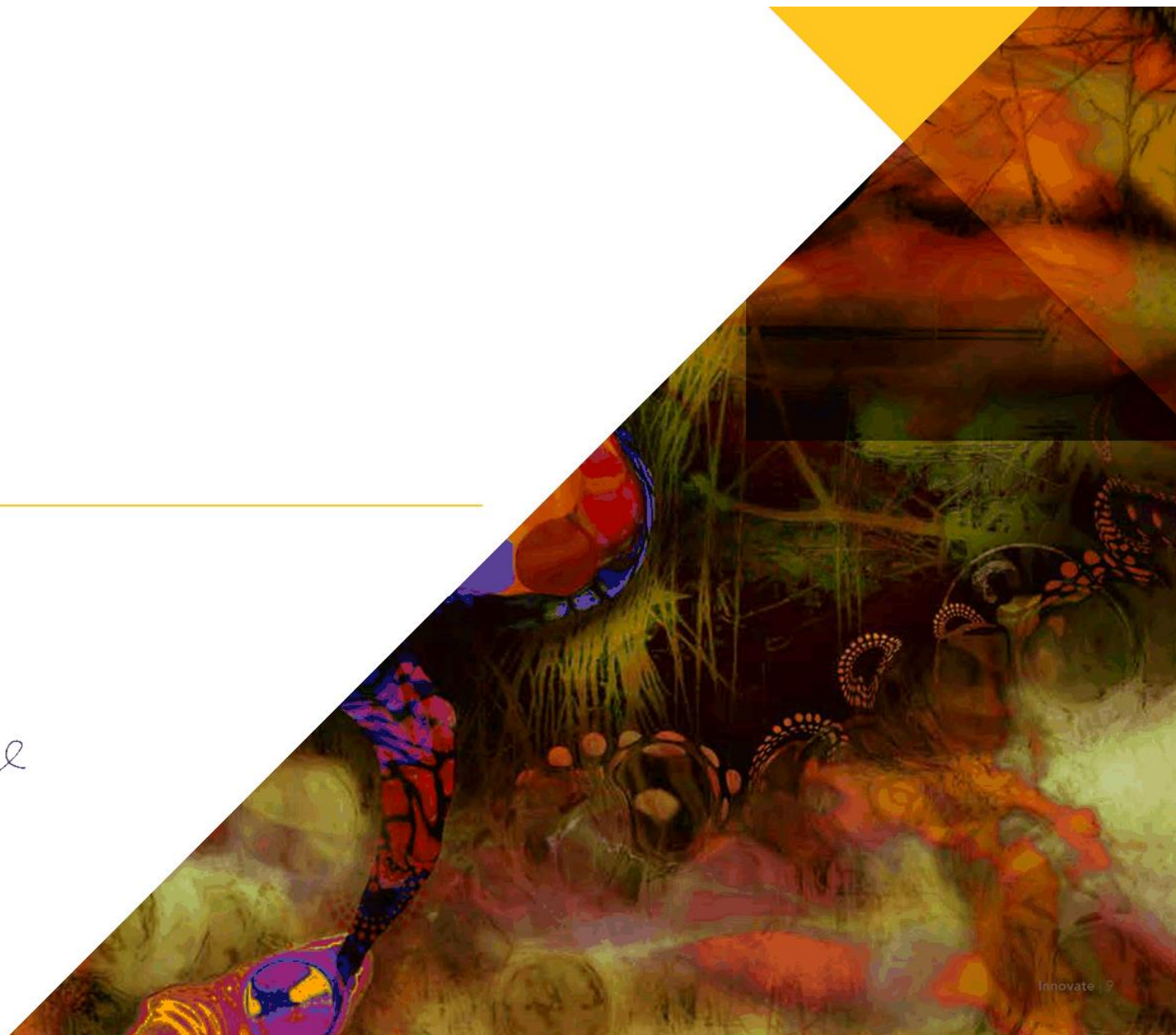




MAYOR'S MESSAGE

Content to come

Em C





Gina Willilams and Guy Ghouse
at NAIDOC Festival 2018

Innovate | City of Vincent Reconciliation Action Plan



OUR VISION FOR RECONCILIATION

The City of Vincent's reconciliation vision is one where Aboriginal and non-Aboriginal people walk alongside each other in respectful and meaningful partnership, celebrating Noongar culture and tradition. We strive for a caring and empathetic community where people support one another in achieving greater equality and opportunities for all members of our society. We envision our City to be a vibrant, inclusive place that features Noongar culture and history in our open spaces, facilities and at our events. Our hope is that all members of our community will join us on our journey towards reconciliation.

OUR BUSINESS

The City of Vincent is an inner-city local government located on the land of the Whadjuk Noongar people, with access to the Derbal Yerrigan (Swan River) in East Perth. Covering over 11.3 square kilometres and encompassing North Perth, Leederville, Highgate, Mount Hawthorn and parts of Coolbinia, East Perth, West Perth, Perth, Mount Lawley, Osborne Park and Glendalough, the City is privileged to have nine significant Noongar sites located within our local area, including:

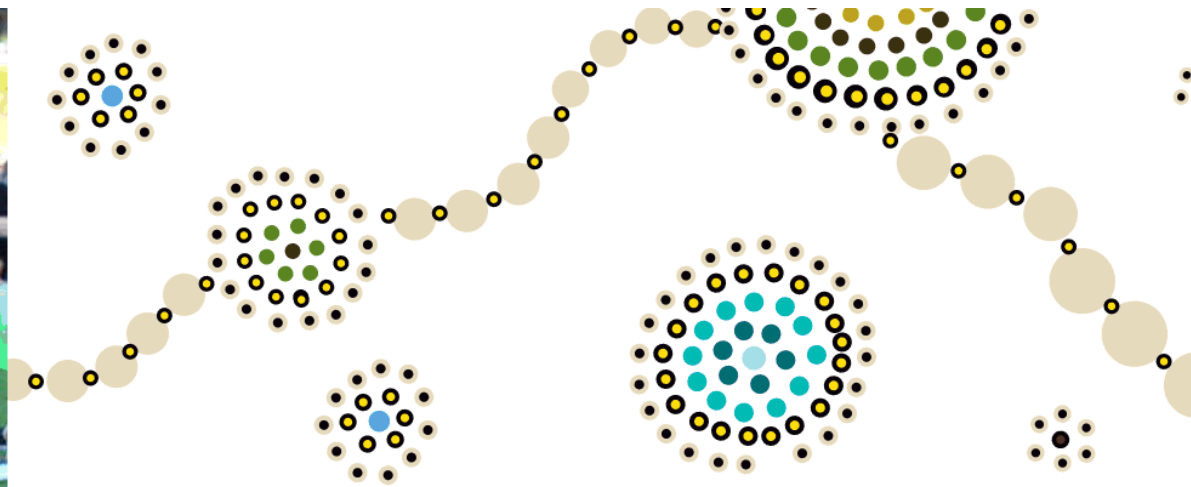
- Weld Square
- Hyde Park
- East Perth Power Station
- The Derbal Yerrigan (Swan River)
- Stones Lake
- Robertson Park
- Carr Street
- Former Lake Monger Velodrome

Our City's population of approximately 37,000 people is made up of a diverse mix of cultures, nationalities, household and family structures, all of which contribute to our vibrant community. We aspire to celebrate as a community what makes us unique and connect with those around us to enhance our quality of life, which includes acknowledging Noongar culture and history in our events, activities, open spaces and in our day to day conversations and interactions.

This RAP aims to continue to build on the meaningful relationships we have developed during the implementation of our Reflect RAP and continue to grow our community's awareness and appreciation of Noongar culture, as well as our sense of pride in our diversity and rich Noongar history and tradition.

The City has four (4) different work locations and employs 435 staff, three (3) of which identify as Aboriginal or Torres Strait Islander.





WHY IS RECONCILIATION IMPORTANT TO THIS CITY?

The City of Vincent is committed to reconciliation between Aboriginal and non-Aboriginal people. We believe that having a document to guide our journey towards greater reconciliation is essential to ensuring our work with the Aboriginal community is meaningful and that we raise awareness, empathy and understanding within non-Aboriginal communities surrounding Aboriginal culture, protocols and tradition. We also aim to increase awareness around past government policies that have contributed to health, educational, social, and employment inequalities amongst Aboriginal communities. A RAP is a means to publically state that we are committed to reconciliation and an invitation for our community to join us in celebrating and acknowledging Aboriginal culture, history and tradition.

WHO CHAMPIONS YOUR RAP INTERNALLY?

Mayor and Councillors

Michael Quirk – Director Community Engagement

Rosslind Ellis – Manager Marketing and Communications

Nathan Stokes – Executive Manager Human Resources

Sandra Watson – Manager Community Partnerships

Karen Balm – Senior Community Partner

Gayatrii Surendorff – Community Partner

WHO FROM THE ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITY IS PART OF YOUR RAP WORKING GROUP?

Phil Walley-Stack

Jade Dolman

Cr Roslyn Harley

Gordon Cole



RECONCILIATION ACTION PLAN WORKING GROUP

Thank you to the members of our working group, your effort and dedication are invaluable to our organisation and community as we strive for greater equality and reconciliation

Our valued community representatives:

Phil Walley – Stack
Jade Dolman
Kathy Kickett
Maria McAtackey
Marilyn Lyford
Sarah Janali
Gordon Cole

Our valued internal champions:

Councillor Dan Loden (*Co-Chairperson*)
Councillor Roslyn Harley (*Co-Chairperson*)
Councillor Josh Topelberg
Michael Quirk (*Director Community Engagement*)
Sandra Watson (*Manager Community Partnerships*)
Karen Balm (*Senior Community Partner*)
Gayatrii Surendorff (*Community Partner*)

Innovate | City of Vincent Reconciliation Action Plan

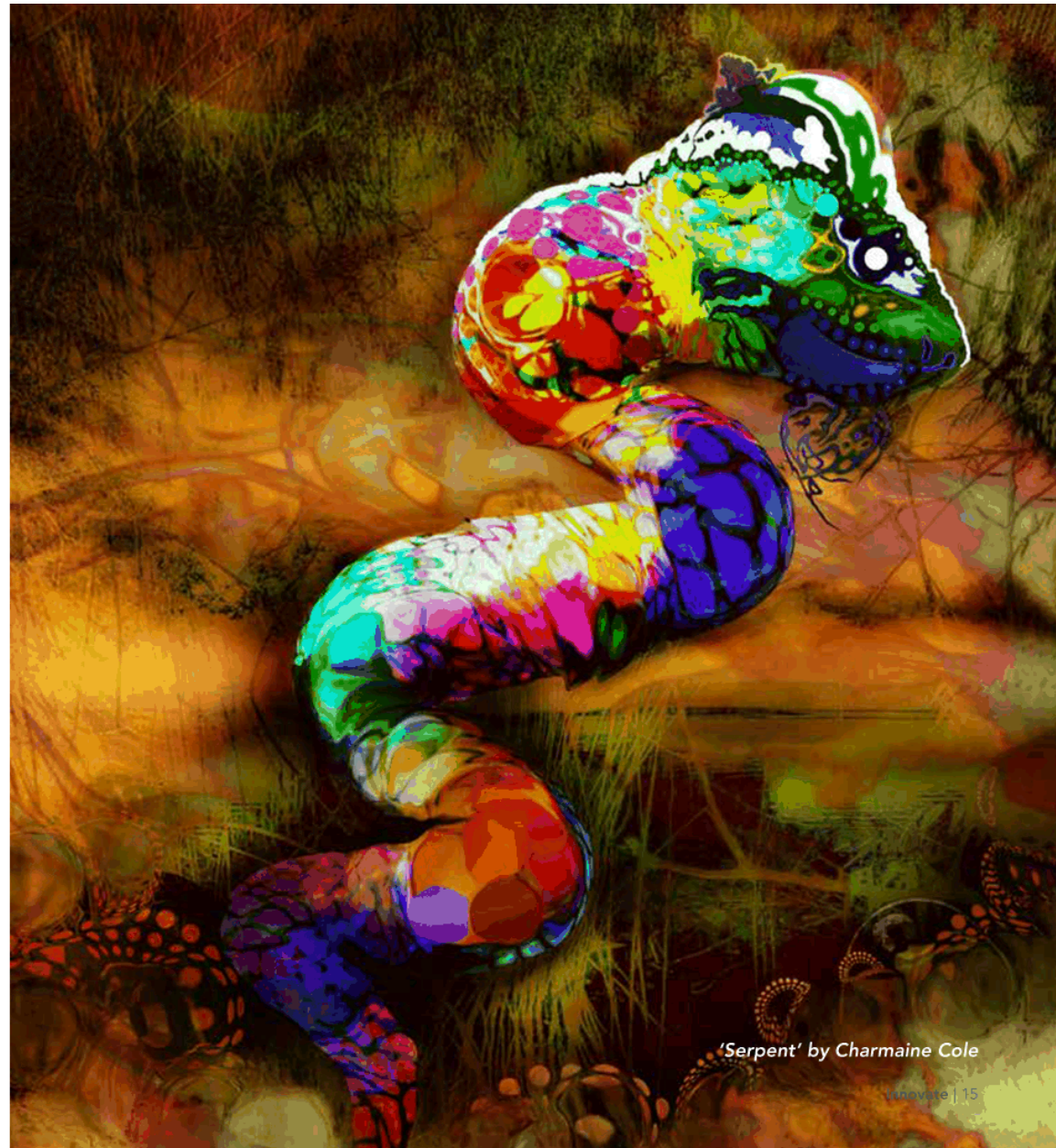
OUR RECONCILIATION JOURNEY

Since the launch of the City of Vincent's Reflect RAP in May 2017, the City has strengthened its relationship with the local Noongar community and celebrated Noongar culture and tradition through numerous events, activities and workshops. Internally, we have strived to create a more empathetic and culturally sensitive workplace which has resulted in the City including an Acknowledgement of Country on all staff signatures, an update of our Welcome to Country Policy to include Noongar language, as well as mandating a Welcome to Country at major City funded events. All City staff attended Aboriginal cultural awareness training sessions in 2018/19 and a Close the Gap Day 2018 morning tea to raise awareness about the inequalities and adversity Aboriginal and Torres Strait Islander peoples face. The City will continue to provide its staff and Council with opportunities to immerse themselves in Noongar culture during the implementation of the Innovate RAP and ensure Aboriginal and Torres Strait Islander staff have the opportunity to celebrate and share their history, tradition and culture.

The City commenced consultation for the Innovate RAP in May 2018 with our internal working group during a workshop facilitated by Danny Ford and Tim Muirhead. The session highlighted the work undertaken during the implementation of the Reflect RAP in 2017 and priorities for the City's reconciliation journey over the

coming years. The numerous reconciliation events and activities held over 2017/18 were reminisced upon including the launch of the Reflect RAP at Weld Square, the internal Close the Gap events with guest speaker Jade Dolman, the Seven Sisters temporary art installation by Sharyn Egan, Marissa Verma's cooking and cultural workshops, the Baldja Moort performances during Reconciliation Week, a social BBQ held for City Rangers and Nyoongar Outreach staff, as well as the art and Noongar Story Time sessions held in the Vincent Library.

Our community consultation was launched at the 2018 inaugural Vincent NAIDOC Festival at Hyde Park, where Danny Ford raised awareness amongst the Noongar community regarding the City's commitment to reconciliation and gained feedback from community members. Following two more community consultation sessions with Danny Ford held at the Vincent Library and online and hard copy surveys being made available to the public about our reconciliation journey, the City hosted a reconciliation workshop for local Elders, Aboriginal organisations and residents. This workshop provided invaluable feedback and comments from the Noongar community which have been included in the City's Innovate RAP and will guide our work towards creating meaningful relationships and ensuring Noongar culture is a part of our community's everyday life.



'Serpent' by Charmaine Cole

innovate | 15

OUR PARTNERSHIPS/CURRENT ACTIVITIES

The City deeply values its relationship with the Aboriginal and Torres Strait Islander communities and is committed to further developing its existing relationships and partnerships, as well as establishing new ones to ensure all members of our community are represented, acknowledged and supported. We understand the immense importance Aboriginal and Torres Strait Islander peoples and businesses bring to creating connected, resilient and vibrant communities and we are a City that is proud of its Noongar culture and people.

We would like to sincerely thank the following organisations and businesses for their ongoing support and partnership;

- Kambarang Services
- Nyoongar Outreach Services
- Noongar Radio
- Kudityj Café
- Aboriginal Health Council of WA
- JD Penangke
- Bindi Bindi Dreaming
- Aranmore Catholic College

The City's longstanding partnership with Nyoongar Outreach Services enables both organisations to collaborate in their work to identify and support Aboriginal and Torres Strait Islander peoples experiencing difficulties. Together we are able to better support those facing homelessness and associated social issues and work with other service delivery agencies to achieve short and long term strategies targeted at Aboriginal and Torres Strait Islander homelessness. The City acknowledges the dedication and commitment of City Rangers and Nyoongar Outreach staff and commends them on their tireless efforts to better support the members of our community facing adversity.

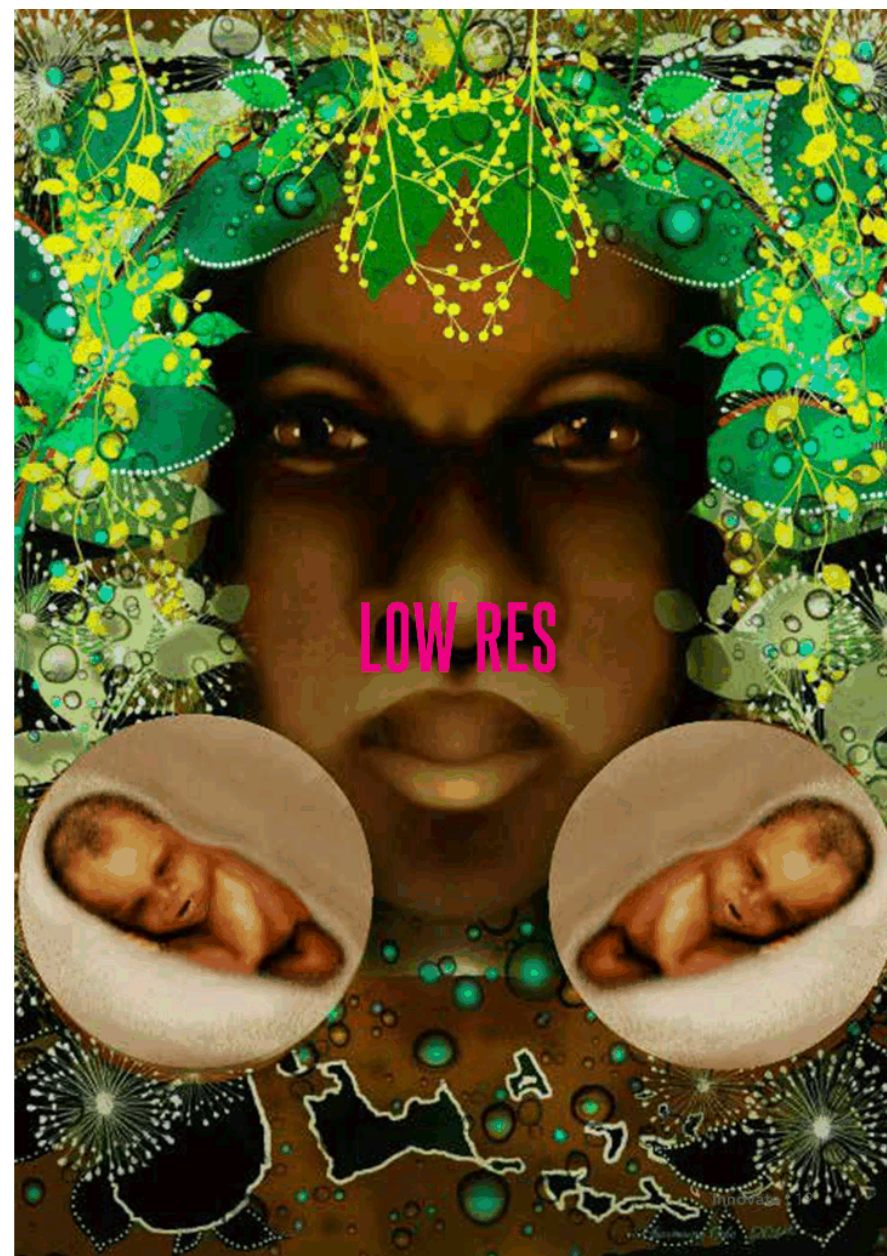
Noongar Radio are a vibrant organisation within our City and we acknowledge the important role the station plays in bringing Aboriginal and non-Aboriginal people together at events, activities and through the air waves. The City has commissioned a mural on the Noongar Radio building on Beaufort Street, as well as a Noongar designed uniform that will be worn by both Noongar Radio and City of Vincent staff. We look forward to developing an even stronger partnership with the station during the implementation

of the Vincent Innovate RAP and collaborating on events, activities and projects that will benefit our reconciliation cause.

The City has had ongoing support and mentorship from Kambarang Services, who have directed our organisation to becoming more culturally sensitive and empathetic. Danny Ford and Tim Muirhead have played an instrumental role in educating our staff on Aboriginal affairs, history and culture and they have connected us with local Noongar Elders, residents and businesses. Through the community consultation they held within the City, we have ensured our Innovate RAP is a means to create more opportunities for Aboriginal and non-Aboriginal people to share, learn and celebrate Noongar culture and tradition. We are sincerely grateful for Danny and Tim's guidance and acknowledge the important role they play in Boorloo/Perth's journey towards reconciliation.

CIVIC PROTOCOLS

Following a Council resolution in 1996, the Aboriginal Flag has been flown permanently outside the City's Administration Building and Council Chambers on the corner of Loftus and Vincent Streets in Leederville and subsequently, the implementation of the Reflect RAP has seen the Aboriginal and Torres Strait Islander flags flown at the Administration Building and Axford Park in Mount Hawthorn during Reconciliation and NAIDOC Weeks. In 2018 Council approved changes to the 2010 Policy related to Welcome to Country and Acknowledgment of Country. The Policy now known as 'Recognition of Noongar Boodjar, Culture and History through Welcome to Country and Acknowledgement of Country' incorporates Noongar language, ensures that there is opportunity for the Aboriginal flag to be flown during a Welcome to Country speech and certifies that a Welcome to Country is held at major festivals and events where the City of Vincent has provided significant sponsorship or grant funding.

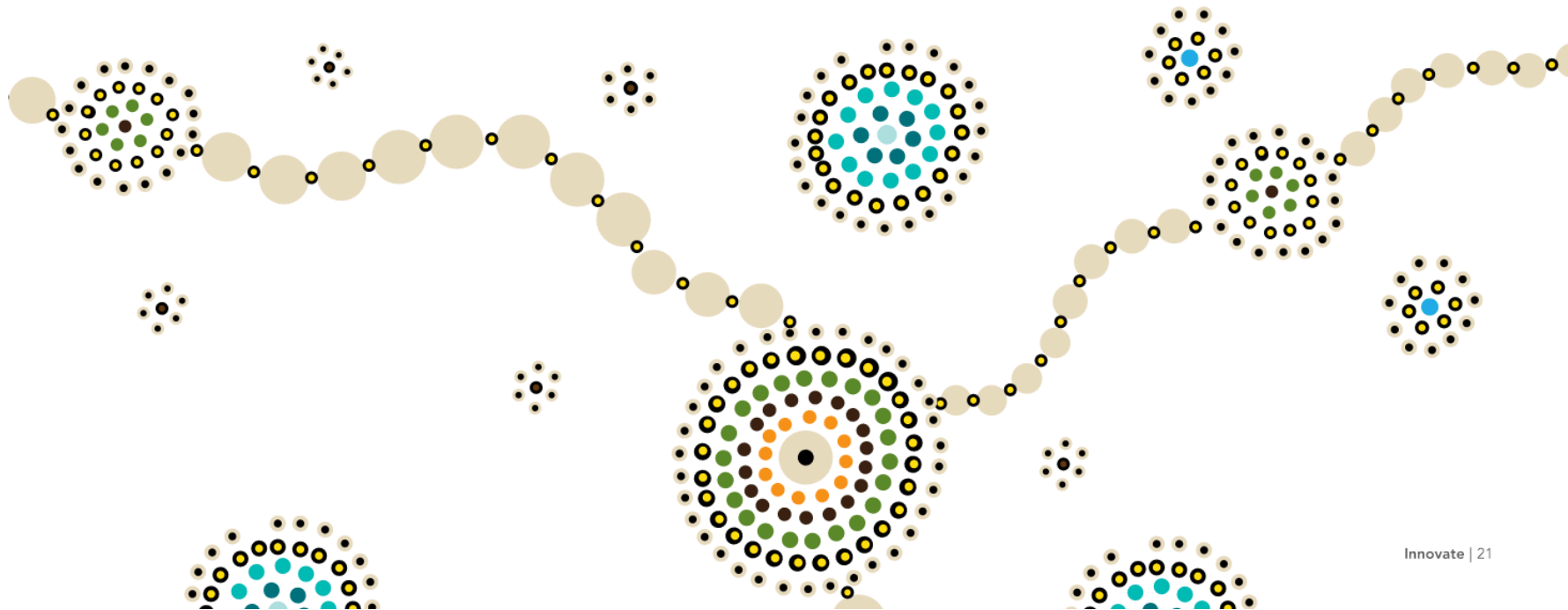


Relationships (Charmaine Cole's 'Birthing Place at the Lakes' Art piece) page 19

The City of Vincent believes that strong and meaningful relationships lie at the core of reaching greater reconciliation within our communities. We acknowledge the ongoing, tireless efforts of local organisations and individuals working with and for Aboriginal and Torres Strait Islander peoples. We strive to understand how the City of Vincent can better support local Aboriginal organisations and individuals and work alongside them more productively, empathetically and efficiently.

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
1. RAP Working Group (RWG) actively monitors RAP development and implementation of actions, tracking progress and reporting	• RWG oversees the development, endorsement and launch of the RAP.	2018 up until July 2019	• Manager Community Partnerships • Chair of RAPWG
	• Meet at least twice per year to monitor and report on RAP implementation.	February, July annually	• Manager Community Partnerships • Chair of RAPWG
	• Review and update Terms of Reference for the RWG.	December 2020	• Manager Community Partnerships • Manager Governance, Property and Contracts
	• Establish an external Aboriginal and Torres Strait Islander Advisory Group to provide cultural advice and guidance.	December 2019	• Manager Community Partnerships
	• Increase Aboriginal and Torres Strait Islander Representation on RWG.	July 2021	• Manager Community Partnerships
2. Celebrate and participate in National Reconciliation Week (NRW) by providing opportunities to build and maintain relationships between Aboriginal and Torres Strait Islander peoples and other Australians	• Organise at least one event for NRW each year • Register all NRW events via Reconciliation Australia's NRW website.	May Annually	• Manager Community Partnerships • Manager Marketing & Communications
	• Invite Aboriginal and Torres Strait Islander peoples to share their reconciliation experiences or stories.	May Annually	• Manager Community Partnerships • Manager Marketing & Communications
	• Ensure staff, RAPWG members and Councillors participate in events to recognise and celebrate NRW.	May Annually	• Manager Community Partnerships • Manager Marketing & Communications
	• Participate in the Department of Local Government, Sport & Cultural Industries annual Reconciliation Street Banner Project.	May Annually	• Manager Community Partnerships • Manager Marketing & Communications
3. Develop and maintain mutually beneficial relationships with Aboriginal and Torres Strait Islander peoples, communities and organisations to support positive outcomes	Develop and implement an internal and external Aboriginal and Torres Strait Islander stakeholder communication and engagement plan.	September 2019	• Manager Community Partnerships • Manager Marketing & Communications
	Meet with local Aboriginal and Torres Strait Islander organisations to develop guiding principles for future engagement.	July 2020	• Manager Community Partnerships
	Host and promote Aboriginal sporting carnivals and investigate accommodation options for regional players	December 2020	• Manager Community Partnerships

4. Build relationships internally and externally to foster the Vincent reconciliation vision	<ul style="list-style-type: none"> Establish an internal champions RAP group made up of City Officers 	July 2019	<ul style="list-style-type: none"> Manager Community Partnerships
	<ul style="list-style-type: none"> Ensure the Mayor, Council and CEO demonstrate cultural responsiveness at events, during speeches and media releases. 	July 2021	<ul style="list-style-type: none"> Manager Community Partnerships Manager Marketing & Communications
	<ul style="list-style-type: none"> Host two events for Nyoongar Outreach Services and City Rangers per year. 	July annually	<ul style="list-style-type: none"> Manager Community Safety
	<ul style="list-style-type: none"> Continue to implement RAP awareness within the City Administration corporate induction process. 	July 2021	<ul style="list-style-type: none"> Manager Human Resources Manager Community Partnerships
	<ul style="list-style-type: none"> Community Partnership team to continue to attend Aboriginal and Torres Strait Islander local government professional network meetings. Build relationships with neighbouring local government organisations and seek to collaborate on projects and events. 	July 2021	<ul style="list-style-type: none"> Manager Community Partnerships



Innovate | 21



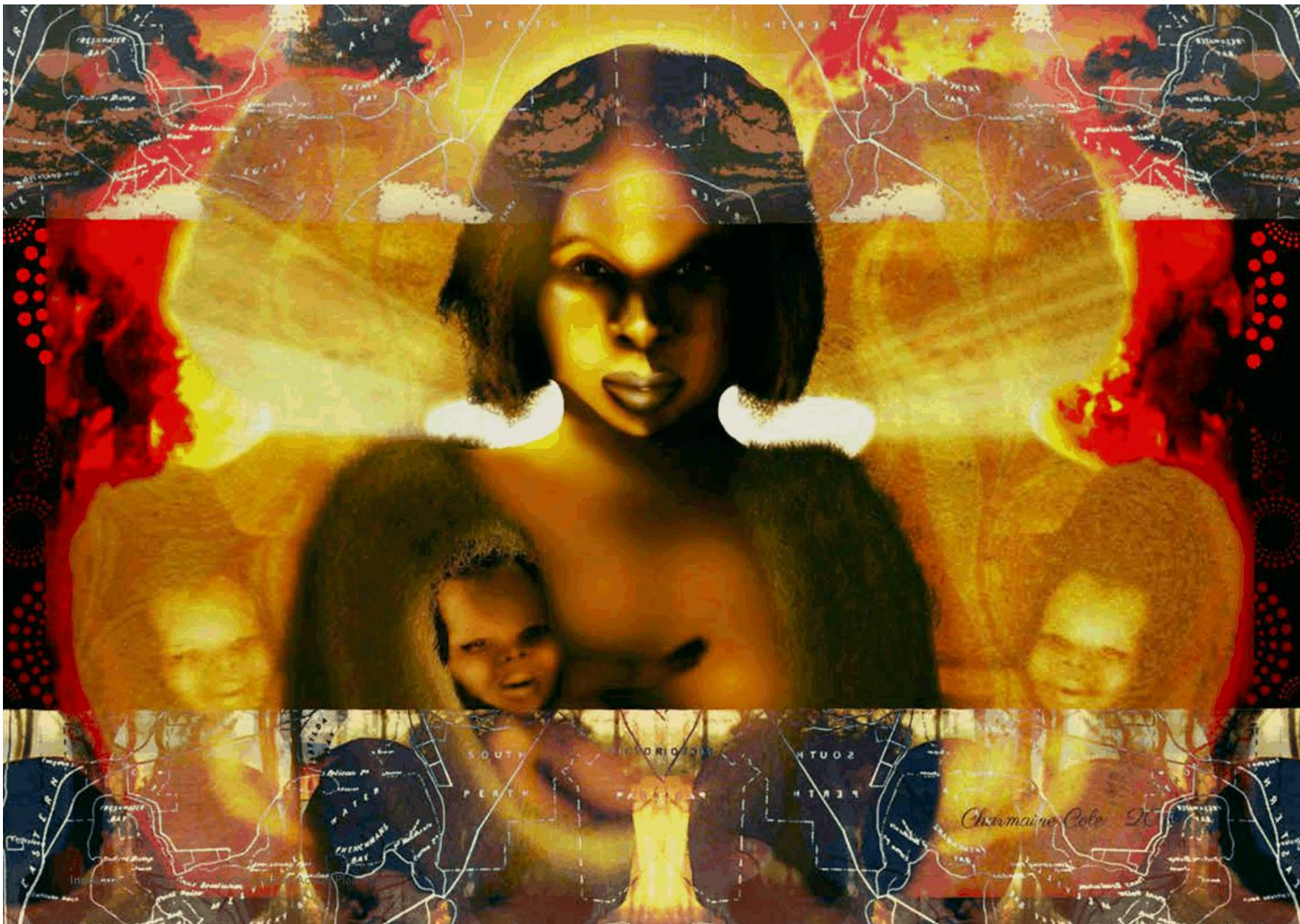
Respect (Charmaine Cole's 'The Elder – Story Teller' art piece)

The City of Vincent acknowledges the significance of the land and waters within our Council and the importance they have to Noongar people and their wellbeing. The Noongar people are the Traditional Owners of the land and water which sustains each of us and the City is committed to working with the Noongar community to ensure tradition, protocol and culture are upheld, respected and preserved. We endeavour to work, act, communicate and live respectfully by acknowledging and celebrating the significance Noongar people, land, water and culture play in our history, our lives today and into the future.

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
5. Engage employees in continuous cultural learning opportunities to increase understanding and appreciation of Aboriginal and Torres Strait Islander cultures, histories and achievements	<ul style="list-style-type: none"> Investigate opportunities to continue working with local Traditional Owners and/or Aboriginal and Torres Strait Islander consultants to further develop cultural awareness training for staff 	July 2021	<ul style="list-style-type: none"> Manager Human Resources Manager Community Partnerships
	<ul style="list-style-type: none"> Provide opportunities for all City staff, RWG members and Council to participate in cultural awareness training. 	July 2021	<ul style="list-style-type: none"> Manager Human Resources Manager Community Partnerships
	<ul style="list-style-type: none"> Identify cultural learning requirements specific to the training needs of our staff and adjust cultural awareness training as required. Develop and implement an Aboriginal and Torres Strait Islander cultural awareness training strategy for City staff which defines cultural learning needs of employees in all areas of our business and considers various ways cultural learning can be provided (online, face to face workshops or cultural immersion). 	July 2020	<ul style="list-style-type: none"> Manager Human Resources Manager Community Partnerships
6. Engage employees in understanding the significance of Aboriginal and Torres Strait Islander cultural protocols, such as Welcome to Country and Acknowledgement of Country, to ensure there is a shared meaning	<ul style="list-style-type: none"> Ensure 'Recognition of Noongar Boodjar, Culture and History through Welcome to Country and Acknowledgment of Country' Policy 4.1.30 is effectively implemented. 	July 2020	<ul style="list-style-type: none"> Manager Community Partnerships Manager Marketing & Communications
	<ul style="list-style-type: none"> Maintain and utilise a list of key contacts for delivering a Welcome to Country at events. Invite a Traditional Owner to provide a Welcome to Country at significant events, including The Vincent NAIDOC Festival. Include an Acknowledgement of Country at the commencement of all important internal and external meetings. Encourage staff to include an Acknowledgement of Country at the commencement of all meetings. 	July 2021	<ul style="list-style-type: none"> Manager Community Partnerships Manager Marketing & Communications
	<ul style="list-style-type: none"> Ensure 'Flying and Displaying of Flags and Banners' Policy 4.1.9 is effectively implemented. 	July 2021	<ul style="list-style-type: none"> Manager Marketing & Communications Manager Community Safety
	<ul style="list-style-type: none"> Invite Traditional Owners to internal City events and activities to explain the significance of Welcome to Country and Acknowledgement of Country. 	July 2021	<ul style="list-style-type: none"> Manager Community Partnerships
	<ul style="list-style-type: none"> Maintain the Acknowledgement of Country on the City of Vincent Administration email signatures, and website and social media pages. 	July 2021	<ul style="list-style-type: none"> Manager Marketing & Communications Manager Community Partnerships

7. Provide opportunities for Aboriginal and Torres Strait Islander City staff to engage with their culture and communities by celebrating NAIDOC Week	<ul style="list-style-type: none"> • Provide opportunities for all Aboriginal and Torres Strait Islander staff to participate with their cultures and communities during NAIDOC Week. 	July Annually	<ul style="list-style-type: none"> • Manager Human Resources • Manager Community Partnerships
	<ul style="list-style-type: none"> • Ensure opportunities for all staff and Council to participate in NAIDOC Week activities. 	July Annually	<ul style="list-style-type: none"> • Manager Human Resources • Manager Community Partnerships
	<ul style="list-style-type: none"> • Hold an annual City of Vincent NAIDOC Festival 	June Annually	<ul style="list-style-type: none"> • Manager Community Partnerships • Manager Marketing & Communications
	<ul style="list-style-type: none"> • Review HR policies and procedures to ensure there are no barriers to staff participating in NAIDOC Week. 	July 2019	<ul style="list-style-type: none"> • Manager Human Resources • Manager Community Partnerships
8. Acknowledge, respect and showcase Noongar sites of significance located within the City.	<ul style="list-style-type: none"> • Conduct anthropological studies at significant Aboriginal sites • Undertake local history and heritage studies as part of the implementation of the City of Vincent Public Open Space Strategy • Ensure when implementing master plans and development plans as part of the City of Vincent Public Open Space Strategy, including Robertson Park and Hyde Park, that the Noongar cultural history of these spaces is researched and respected during preparation and implementation of any plans 	July 2021	<ul style="list-style-type: none"> • Manager Community Partnerships • Manager Parks and Urban Green
	<ul style="list-style-type: none"> • Acknowledge the nine significant Aboriginal sites located within the City of Vincent on the City's website, intranet and on intramaps. 	December 2019	<ul style="list-style-type: none"> • Manager Community Partnerships • Manager Marketing & Communications
9. Acknowledge, respect and celebrate Aboriginal and Torres Strait Islander peoples and important dates	<ul style="list-style-type: none"> • Celebrate and recognise Aboriginal and Torres Strait Islander dates of significance such as Close the Gap Day, the Noongar Six Seasons and Sorry Day. 	July 2021	<ul style="list-style-type: none"> • Manager Community Partnerships • Manager Marketing & Communications
10. Celebrate, acknowledge and showcase the Noongar Six Seasons	<ul style="list-style-type: none"> • Host Noongar Six Seasons Workshops for the general public • Ensure City staff attend Noongar Six Seasons seminars and information sessions • Incorporate native plants into open spaces and parks 	July 2021	<ul style="list-style-type: none"> • Manager Community Partnerships • Manager Marketing & Communications • Manager Parks and Urban Green
	<ul style="list-style-type: none"> • Work with Noongar individual/s or an organisation to develop a Noongar Six Seasons calendar and design a Six Season garden in the City 	December 2020	<ul style="list-style-type: none"> • Manager Community Partnerships • Manager Marketing & Communications

11. Celebrate Noongar artwork, culture and language in public spaces	<ul style="list-style-type: none"> Investigate opportunities to change street and place names to Noongar words Consider usage of Noongar inspired 'sense of place' themes and artwork as part of the implementation of the City of Vincent Public Open Space Strategy. 	July 2021	<ul style="list-style-type: none"> Manager Policy and Place Manager Community Partnerships Manager Marketing & Communications Manager Engineering and Assets
	<ul style="list-style-type: none"> Maintain and increase the Noongar library book section in the Vincent Library Host Noongar Story Time sessions at the Vincent Library 	December 2020	<ul style="list-style-type: none"> Manager Community Partnerships
	<ul style="list-style-type: none"> Encourage staff to use Noongar language via email and verbal communication 	July 2021	<ul style="list-style-type: none"> Manager Community Partnerships
	<ul style="list-style-type: none"> Find opportunities to incorporate Aboriginal artwork into the City's existing marketing and communications collateral. 	December 2019	<ul style="list-style-type: none"> Manager Marketing & Communications Manager Community Partnerships
	<ul style="list-style-type: none"> Continue to fly the Aboriginal and Torres Strait Islander flag at Administration Building and Axford Park during NAIDOC Week and NRW. 	May and July Annually	<ul style="list-style-type: none"> Manager Community Partnerships Manager Marketing & Communications
	<ul style="list-style-type: none"> Provide Noongar Radio and City Customer Service staff with uniforms featuring Aboriginal artwork. 	December 2019	<ul style="list-style-type: none"> Manager Marketing & Communications Manager Community Partnerships
	<ul style="list-style-type: none"> Investigate installing iconic City entry statements acknowledging Noongar Country and people Investigate upgrading or installing Acknowledgment of Country signage in City buildings and parks 	July 2021	<ul style="list-style-type: none"> Manager Asset and Engineering Manager Community Partnerships Manager Marketing & Communications Manager Parks and Urban Green
	<ul style="list-style-type: none"> Incorporate recognition of Aboriginal and Torres Strait Islander cultures within the City of Vincent 'Name the Lanes' Project 	July 2021	<ul style="list-style-type: none"> Manager Policy and Place Manager Community Partnerships
	<ul style="list-style-type: none"> Encourage Town Teams, grant recipients and event managers within the City to acknowledge Noongar Boodjar and Noongar people at their events and meetings 	July 2021	<ul style="list-style-type: none"> Manager Policy and Place Manager Marketing & Communications Manager Community Partnerships
	<ul style="list-style-type: none"> Commission an Aboriginal art piece at Beatty Park Leisure Centre 	July 2021	<ul style="list-style-type: none"> Manager Beatty Park Leisure Centre Manager Marketing & Communications Manager Community Partnerships
12. Acknowledge Aboriginal and Torres Strait Islander cultures and histories	<ul style="list-style-type: none"> Commission at least one new public artwork by Aboriginal and Torres Strait Islander individual/s through the City's public art or mural art programs per year. Add to the City of Vincent art collection by supporting local Aboriginal artists. 	December annually	<ul style="list-style-type: none"> Manager Marketing & Communications Manager Community Partnerships
	<ul style="list-style-type: none"> Investigate opportunities for the City and Council members to advocate for recognition of Aboriginal and Torres Strait Islander peoples in the Australian Constitution. Investigate opportunities for the City and Council to support the 'Uluru Statement from the Heart.' 	December 2020	<ul style="list-style-type: none"> Manager Community Partnerships

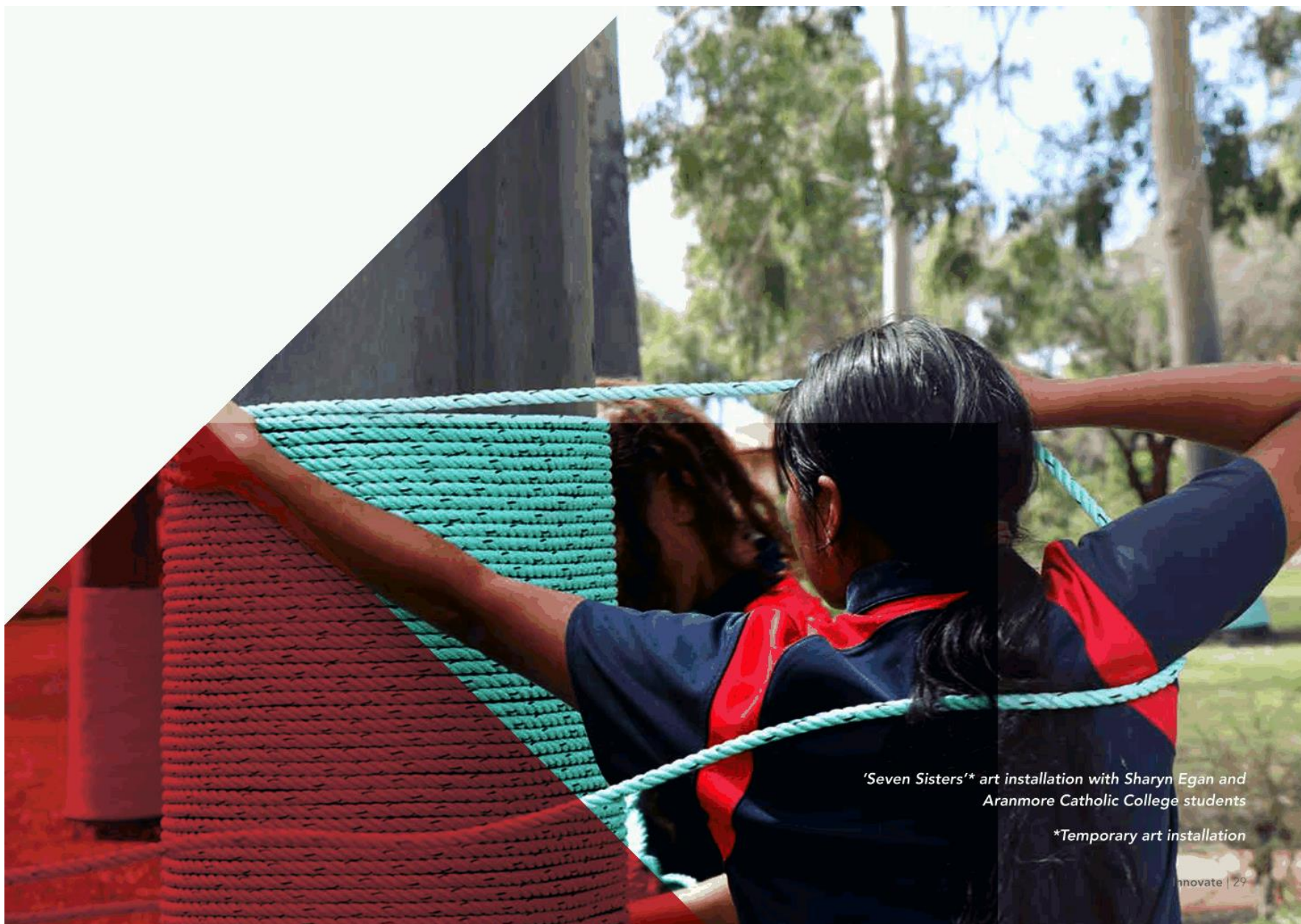


Opportunities (Charmaine Cole 'Mothers' art piece)

The City is dedicated to working together with local organisations and individuals to create opportunities and build capacity within our communities. We strive to create opportunities for Aboriginal and Torres Strait Islander peoples to explore and share their culture, history and tradition. The City envisions a Council whose strength lies in its diverse community members and the knowledge, experience and passion that they bring to our workplaces, social gatherings and day to day activities.

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
13. Investigate opportunities to improve and increase Aboriginal and Torres Strait Islander employment outcomes within our workplace	<ul style="list-style-type: none"> Communicate with and support current Aboriginal and Torres Strait Islander staff to inform future employment opportunities. 	May 2021	<ul style="list-style-type: none"> Manager Human Resources Manager Community Partnerships
	<ul style="list-style-type: none"> Engage with existing Aboriginal and Torres Strait Islander staff to consult on employment strategies, including professional development. 	July 2021	<ul style="list-style-type: none"> Manager Human Resources Manager Community Partnerships
	<ul style="list-style-type: none"> Continue to advertise all vacancies in Aboriginal and Torres Strait Islander media. 	July 2021	<ul style="list-style-type: none"> Manager Human Resources
	<ul style="list-style-type: none"> Develop an Aboriginal and Torres Strait Islander career brand to be used when recruiting new staff 	July 2020	<ul style="list-style-type: none"> Manager Communications & Marketing Manager Human Resources Manager Community Partnerships
	<ul style="list-style-type: none"> Review HR and recruitment procedures and policies, including the Employee Handbook to ensure there are no barriers to Aboriginal and Torres Strait Islander employees and future applicants participating in our workplace. 	December 2019	<ul style="list-style-type: none"> Manager Human Resources
	<ul style="list-style-type: none"> Continue to engage with external Aboriginal and Torres Strait Islander peoples and/or consultants to advise on recruitment, employment and retention strategies, including professional development. Employ ten Aboriginal or Torres Strait Islander peoples within our organisation. Provide two traineeships for Aboriginal or Torres Strait Islander students from Aranmore Catholic College 	July 2021	<ul style="list-style-type: none"> Manager Human Resources Manager Community Partnerships

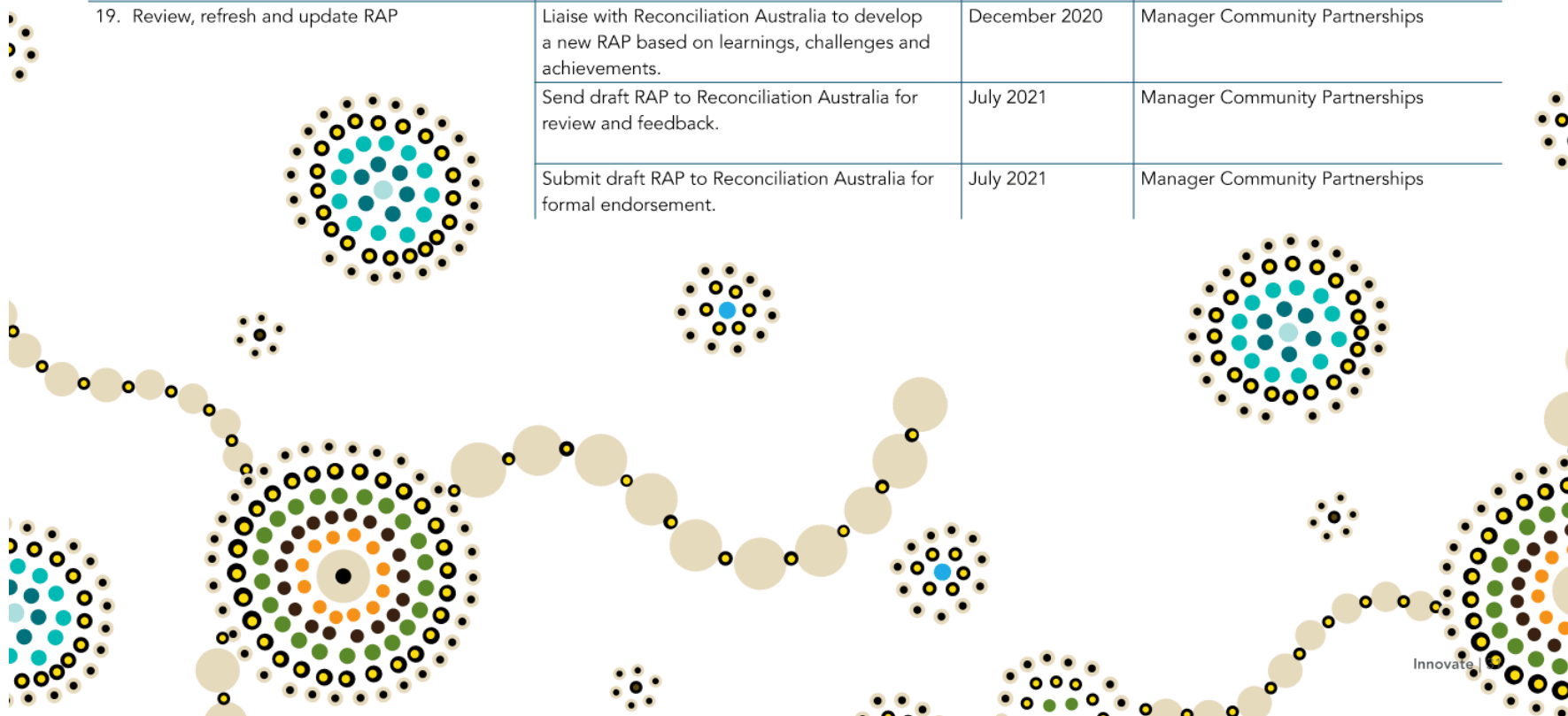
14. Investigate opportunities to incorporate Aboriginal and Torres Strait Islander supplier diversity within our organisation	<ul style="list-style-type: none"> Continue to review and update procurement policies and procedures to ensure there are no barriers for procuring goods and services from Aboriginal and Torres Strait Islander businesses. Further develop and communicate to staff a list of Aboriginal and Torres Strait Islander businesses that can be used to procure goods and services. Internally embed the procurement guidelines to encourage staff to seek quotes from Aboriginal and Torres Strait Islander businesses. 	July 2021	<ul style="list-style-type: none"> Manager Financial Services Manager Community Partnerships
	<ul style="list-style-type: none"> Partner with the Noongar Chamber of Commerce and build relationships and partnerships with sixty Aboriginal or Torres Strait Islander businesses. Procure 5% of goods and services from Aboriginal and Torres Strait Islander businesses from the People, Arts and Culture budget annually Investigate Supply Nation membership 	July 2021	<ul style="list-style-type: none"> Manager Community Partnerships Manager Financial Services Manager Marketing & Communications
15. Provide opportunities for Aboriginal and non-Aboriginal people to share, celebrate, and acknowledge Noongar Boodjar, people, culture and history	<ul style="list-style-type: none"> Encourage and invite expressions of interest from Aboriginal and Torres Strait Islander person/s on all City Advisory Groups during calls for member nominations. 	July 2021	<ul style="list-style-type: none"> Manager Community Partnerships
	<ul style="list-style-type: none"> Have at least one Aboriginal member on the Arts Advisory Group 	December 2019	<ul style="list-style-type: none"> Manager Marketing and Communications
16. Seek opportunities for local Aboriginal and Torres Strait Islander organisations and peoples to apply for grants and funding	<ul style="list-style-type: none"> Encourage local Aboriginal and Torres Strait Islander people and organisations to apply for funding through the annual City of Vincent 'Community Budget Submissions' Communicate with local organisations to ensure awareness of community grants and waiver of fees opportunities to remove any barriers from the utilisation of the City's public places, reserves and facilities. 	April and October Annually	<ul style="list-style-type: none"> Manager Community Partnerships





Governance, tracking progress and reporting (Charmaine Cole's 'Carrobooree' art piece)

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
17. Report RAP achievements, challenges and learnings to Reconciliation Australia	Complete and submit the RAP Impact Measurement Questionnaire to Reconciliation Australia annually.	30 September Annually	Manager Community Partnerships
	Investigate participating in the 2020 RAP Barometer.	May 2020	Manager Community Partnerships
18. Report RAP achievements, challenges and learnings internally and externally	Publically report our RAP achievements, challenges and learnings through an online dashboard.	December annually	Manager Community Partnerships Manager Marketing & Communications
19. Review, refresh and update RAP	Liaise with Reconciliation Australia to develop a new RAP based on learnings, challenges and achievements.	December 2020	Manager Community Partnerships
	Send draft RAP to Reconciliation Australia for review and feedback.	July 2021	Manager Community Partnerships
	Submit draft RAP to Reconciliation Australia for formal endorsement.	July 2021	Manager Community Partnerships





CONTACT DETAILS

Name: Gayatrii Surendorff
Position: Community Partner
Phone: 08 9273 6564
Email: Gayatrii.surendorff@vincent.wa.gov.au

Acknowledgement of Artists

Jade Dolman
Charmaine Cole
Rohin Kickett

Stay in Touch:

Manager Community Partnerships

Phone: 08 9273 6000
Email: Community.partnerships@vincent.wa.gov.au

This document can be made available in Braille, large print, audio and electronic formats for people with specific requirements. It can also be made available in other languages upon request.

Jade Dolman | 'Boodjar Nakolak Yanginy'

9 CHIEF EXECUTIVE OFFICER**9.1 INFORMATION BULLETIN****TRIM Ref:** D18/195007**Author:** Emma Simmons, Governance and Council Support Officer**Authoriser:** David MacLennan, Chief Executive Officer

- Attachments:**
1. Minutes of the Design Review Panel Meeting held on 6 February 2019 [↓](#) 
 2. Minutes of the Design Review Panel Meeting held on 20 February 2019 [↓](#) 
 3. Minutes of the Tamala Park Regional Council Meeting held on 21 February 2019 [↓](#) 
 4. Statistics for Development Applications as at end of February 2019 [↓](#) 
 5. Street Tree Removal Information [↓](#) 
 6. Register of Legal Action and Prosecutions Register Monthly - Confidential
 7. Register of Orders and Notices Register Quarterly - Confidential - Confidential
 8. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 15 March 2019 [↓](#) 
 9. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
 10. Register of Applications Referred to the Design Review Panel – Current [↓](#) 
 11. Register of Petitions - Progress Report - April 2019 [↓](#) 
 12. Register of Notices of Motion - Progress Report - April 2019 [↓](#) 
 13. Register of Reports to be Actioned - Progress Report - April 2019 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated March 2019.



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 6 February 2019 at 3.30pm****Venue: Function Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:****Design Advisory Committee Members:**

James Christou (Chairperson)

Simon Venturi

Ailsa Blackwood

Joe Chindarsi

City of Vincent Officers

John Corbellini (Director Development Services)

Jay Naidoo (Manager Development & Design)

Joslin Colli (Coordinator Planning Services)

Mitch Hoad (Senior Urban Planner)

Karsen Reynolds (Urban Planner)

Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Alene Sullivan

FJM Property

Kyle Jearons

FJM Property

Dan Lees

Element

Yong Lee

Hassell

John Paul Davies

Hassell

Applicant-Item 3.2

Ara Salomone

State of Kin

Jessie Nguyen

State of Kin

Dean Kyron

Client

Arthur Kyron

Client

Applicant-Item 3.3

Leigh Caddy

Element

Tony Di Leo

STH

Mark Zuvela

STH

Tony Paduano

Element

3.15pm**Member Discussion****4.10pm****1. Welcome / Declaration of Opening**

The Chairperson, James Christou declared the meeting open at 4.10pm.

2. Apologies**3. Business**

4.10pm–4.50pm – Applicant Presentation – No DA Lodged

3.1 **Address:** 742 Newcastle Street, Leederville

Proposal: Mixed Use Development comprising of One Showroom, Two Café/Retail and Four Offices, and Associated Car Parking

Applicant: FJM Property

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

Applicant's Presentation:

The presented a power point presentation

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider how the surrounding character is interpreted at the ground level, particularly in relation to how the showroom sits in the context of surrounding shop tenancies and activation. • Transparency for the Ground Level is very important and needs to be maintained • Consider multiple entry points into the ground floor showroom. • Approach to materiality should assist to break down the bulk and massing of the building. Streetscape materiality could use further development, drawing from the materials and detailing of the character shopfronts in the area to take into further consideration the Leederville Town Centre context. • Consider some stepping down on the upper levels in line with the Leederville Masterplan intent. The box approach is convincing but there needs to be some consideration on how light might reach into adjoining lots. Stepping of massing down on the western side would provide a better transition to the heritage-listed character buildings and reduce the impact of the proposed building bulk/scale. • Engage an artist early. Consider possibilities to deliver artistic interventions at the building and laneway level. For instance an Artist could develop a structure for the green creeper wall. • It is noted that the articulation, façade and materials are a good approach • Detail is needed on how the rear tenancies will open up to the laneway, consider if these panels can be articulated and opened up completely to allow full engagement • The width of glazing at ground level on Vincent Street is not convincing given the building next door has three tenancies in an area half the size of the frontage. More
--------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	refinement is needed on the glazing at ground level.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscaping is a strong priority for the City, and the proponent is to consider the following points when progressing • Look at opportunities to meet the City's deep soil and canopy coverage requirements. Reminder that the City's requirement for deep soil zone can be situated on structures as long as the soil is a minimum of 1m wide, 1m long and 1m deep. • The current planting mostly on the rooftop seems exclusive/privatised. Consider planting opportunities in the laneway to achieve public amenity and street-scape activation. This will also aid to achieve the City's deep soil zone and canopy cover calculations. Planting here will be a valuable asset if delivered well • Consider further canopy cover on the rooftop in the central areas that does not increase the bulk of the building from the streetscape. • Consider relocation of existing street tree rather than removal given its maturity. • Consider creating views from Vincent Street through the building to the laneway planting and green climbing wall. • On top of the two site context drivers defined that contribute to generating the interlocking building language, there is opportunity to bring a third green/garden influence from the laneway direction, working with the tall eucalypt trees, into the building. This could help bring more of an interesting pattern to the green veneer and aid to break up the potential bulk of block creeper planting. It could also contribute to conceptual design of landscape elements in laneway activation.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • The laneway is a fantastic opportunity that can only be successful with a building of this size and density. Future modifications to the hotel at the rear adjoining the laneway would also assist in activating this space.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Vehicle access off Vincent is not ideal. It is noted that the laneway could be used rather than Vincent Street.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Central void appears small given the size of the building floorplates. Light study is recommended to be undertaken on the central sky light to ensure appropriate size and appropriate materials that might be required to reflect and increase the natural light down into the central areas of the building.
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Policy for developments adjoining heritage sites is to be considered

--	--

Conclusion:

The DRP commends the proponent on conflating the internal program with the public realm, specifically to the Southern Lane interface.

The DRP supports the development on the basis of the proponent refining the following key items:

- The frontage of Vincent Street ground plane. The proponent should consider reviewing the grid within the shop fronts to achieve a high level of glazing, transparency through the building with well detailed fronts and entries. (Avoid long uninterrupted expanses of floor to ceiling glass on the Ground).

The detailing of the shopfronts to respond to the finer grain elements of the precinct and its scale in line with the scale of the Leederville Precinct, in order to avoid the shop front of a showroom. Detailing of the shop fronts should consider:

- Operable elements
- Low canopies to determine shop fronts – high canopies main entries, canopies should be high quality. Use of colour and framing types to the shopfronts should be considered.
- That the proponent meet the City's deep soil zone and canopy coverage area requirements; and work these to bring about street activation and public amenity.

Proposal to be returned to DRP.

4.50pm–5.25pm – Applicant's Presentation – DA Lodged 5.2018.372.1

3.3 **Address:** 58 Kalgoorlie Street, Mount Hawthorn

Proposal: Single House

Applicant: Caitlin Kyron / Konstantine Dean Kyron

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

Applicant's Presentation:

The presented a power point presentation

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Passive surveillance is important; Mt Hawthorn has a friendly community and engaging community. The proposal appears like it is gated bunker and turning its back on the street. The design is internally focused with minimal interaction with the streetscape • Look at the possibility of flipping the wardrobe and master bedroom and adding windows to this room. This would assist with the blankness of the upper floor. Glazing of the study is so far on the right that it is not visible • Consider opportunities to soften the approach to the house and increase passive surveillance of the street from the house.
--------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Page 4 of 8

	<ul style="list-style-type: none"> • The DRP has no concern with contemporary nature. The aesthetic is bold, and the DRP can understand why it might be considered out of context, due to the smooth white rendered form which appears void of context • There is insufficient information provided on surrounding context as shown on floorplans, elevations and perspectives in the original submission. Show the adjoining buildings including Cleaver Court to illustrate how the proposal responds to the surrounding context • Suggest putting a side-lite to the front door or could make front door glass to improve interaction between the street and house • Combination of really strong front fence with the solid building behind contributes to gated house aesthetic – consider softening. • Consider a perforated garage door (the doors to the front and rear of the garage). This will provide security but also create more transparency • Architectural outcome is heavily reliant on high quality detailing. Consideration is needed through the detailing stage to ensure the architectural intent is maintained and achieved. • Look at adding in additional materials to the front façade such as white face brickwork to relate back to the local context • Think about elements that can be brought in that can enhance the streetscape and community feel such as bench seating on the front fence
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Missing the invitation of the eye into the site. Planting could assist with this and increase with making it seem 'friendly' • Recommend getting a landscape architect involved before getting approval • Potential for some pruned low planting within the front grassed area – small citrus trees for example – this foliage seen from the street will help create depth in the front yard and soften the gated aesthetic.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Slightly over height, look at way to push down a little • Study area could open up a little more – look at increasing glazing • Potential highlight window around the mudroom
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> • Terrace will provide some good opportunities for passive surveillance
Principle 9 – Community	<ul style="list-style-type: none"> • Suggest providing bench seats to the front fence to create better interaction to the streetscape

Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

The client, the design team / contractor are very enthusiastic about the design of the residence and how it is inserted into the site to comply with the Cities Planning Policies.

The DRP support the contemporary design, however strongly suggest the following refinements are considered:

- Create greater visual interaction with the street
 - Consider perforated garage doors front and rear (off the garage) to create transparency and depth
 - Consider increasing the glazing to the study area, front entry area, and upper level habitable room, to visually link into the front yard and the street.
- Mass and Scale

Consider incorporating a window or highlight window to the mud room, the study façade and upper level to create further visual relief from ground level and first floor.

To be returned to DRP

5.30pm–6.10pm – Applicant's Presentation – No DA Lodged

3.4 **Address:** 2 Alfonso Street, North Perth

Proposal: Aged Persons development

Applicant: Element / Southern Cross Homes Inc

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

Applicant's Presentation:

The presented a power point presentation

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Some concern around the outlook from units on to the ramp. Look at screening or planting. • Opportunity to develop campus type palate of materials. Consider how the façade may change on the different streetscapes and acknowledge the adjoining monastery building by trying to draw from its materials in a contemporary way. Design from the perspective that the site is the whole Cathedral lot. • Consider the potential impact from Vincent Street so that the Cathedral line of site is not impacted.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Clearly note on the drawings which trees are to be retained, and any to be removed. • Recommend engaging landscape architect early – Consider engaging with a landscape architect that has

	<p>experience in designing for the future occupants, for example in creating sensory, memory evoking gardens.</p> <ul style="list-style-type: none"> • Consider planting to soften the two storey outlook • Consider the design of multiple garden types for both silent, personal contemplation, and for social amenity and gathering.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • The general site organisation appears to maximise north sun to a high number of units, and the ability to provide cross ventilation through the complex and into units and a high level of outlook from many units • Consider potential for a mix of single occupancy units and 2 bedroom etc • Breaking the architectural form of the complex along the streetscapes is encouraged to soften / break the massing of the complex and integrate into the surrounding single residential context
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Courtyards needs consideration to provide a diversity of areas for residents (privacy vs encouraging interaction) • Look at opportunities to reduce the length of the long corridors. Consideration needed for accessibility to the lift so that people can access the open space equally. Possibly installing seating along the corridors or something that encourages a communal feel and interaction of residents – this is their 'streetscape'. • When the unit floor plans are developed consider cross ventilation through and natural light into the rear and sides of the units where possible. • Positive removal of multiple crossovers, ensure traffic engineer considers impact of the single access proposed • Individual pedestrian entries are encouraged along streetscape to integrate the complex into the surrounding single residential context
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Bathrooms do not have natural light/ventilation. This is not supported.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Try to get pathways away from the units to provide privacy from rear windows and allow for voids/ /bridge elements/openings and use of landscaping to act as buffers along these sections to improve amenity for residents • Accessibility needs to be considered. • Consider adding another lift in the southern half of the complex
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	<ul style="list-style-type: none"> • Interaction in the communal outdoor areas - consider how this can be encouraged while still providing private / quieter areas
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

The DRP commend the proponent on presenting their high-level masterplan, site plan and general arrangement of the serviced apartments and the consultation process they intend to follow.

There was general support for the approach and the DRP looks forward to further development.

To be returned to DRP.

4. General Business

5. Close / Next Meeting

There being no further business, the Chairperson, James Christou declared the meeting closed 6.10pm.

The next meeting will be held on 20 February 2019



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 20 February 2019 at 3.30pm****Venue: Function Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**

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

Applicant-Item 3.1

Sarah Asher	MJA Studio
Stefan Oh	
Joshua Carmody	

Applicant-Item 3.2

Vaughan Hattingh	Perth Residential
Jared Morskate	Perth Residential
Tram Nguyen	Owner

Applicant-Item 3.3

Will Thomson	Wilt Design
Robert Epiro	Land Owner

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

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

2. Apologies**3. Business****4.03pm–4.35pm – Applicant Presentation – DA Lodged 5.2019.36.1****3.1 Address:** 13 Blake Street, North Perth**Proposal:** 10 Multiple Dwellings**Applicant:** Planning Solutions (Aust) Pty Ltd/Trent Will

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 17 October 2018

Applicant's Presentation:

The applicant presented a power point presentation

Recommendations & Comments by DRP on 17 October 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> The DRP generally supports the design, however, the applicant needs to address way finding, function and resolution of material and detail. Be true to the existing materials Concern regarding the presentation to the street for the rear dwellings Retention of the existing dwelling and northern orientation of dwellings is supported Existing residence – consider retention of the existing balustrading and other distinguishing features and reinterpret in a contemporary way Consider the 1970s (existing residence) as a reference point with the landscaping to the front
Principle 2 – Landscape quality	<ul style="list-style-type: none"> In seeking height and side boundaries variations, consider how the bulk can be ameliorated through landscaping species. At present it is not clear that the landscaping proposed will sufficiently mitigate building bulk. Management of landscaping to also be considered
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Considering using a visitor bay as a residents bay to make it compliant Wayfinding through development is difficult and needs to be further addressed. Need to consider functional element for moving furniture from ROW level to the upper apartments.
Principle 5 – Sustainability	<ul style="list-style-type: none"> The majority use of light-coloured external walls is commendable Consideration of opportunities to improve natural and cross ventilation are evident in the proposed design, and is also commendable. A number of sustainable design initiatives are evident in the proposed design; it would be valuable to provide a summary of these design initiatives Consider preliminary NatHERS assessments for each proposed dwelling to determine likely star rating and construction specification requirements.
Principle 6 – Amenity	<ul style="list-style-type: none"> Overlooking may be mitigated by the proposed screening. A cone of vision diagram to assist with showing the intent Look at more opportunities to implement bicycle parking
Principle 7 – Legibility	<ul style="list-style-type: none"> Consider the potential at the rear to redefine the entry by shifting the bays across so there could be a central access to the stairwell to give a sense of entry and avoid an indirect path where people have to walk back into the laneway to access the entry. Presentation to streets – does not provide a sense of entry as people move through vehicle parking. Consider a separate pedestrian gate to increase legibility from Blake Street. Rearrange the parking to provide a clear and legible pedestrian entrance from the ROW (see above comment also). There is currently no sense of entry from either end.

Principle 8 – Safety	<ul style="list-style-type: none"> Lighting and passive surveillance of rear entry will be an important consideration, currently ground access is indirect and past non-habitable rooms.
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> Concept of retaining the existing building is a positive outcome. Consider what additional elements could be retained that form part of the existing building and street character - for example, external rendering, replacement of roof with Trimdek in order to maximise character retention where appropriate. Further consideration needs to be given to the existing character and scale of the surrounding area - the proposed three storey height may establish an undesirable precedent in terms of bulk and height in particular. Generally it is a balanced use of contrast between the existing and the new building, combined with some good references in relation to materiality from the existing building into the new building There are major concerns regarding the impact of the proposed third storey within the two storey height limit and context of the area, including adjoining residential properties. It is acknowledged that the impact and appearance from the right of way is mitigated by the use of articulation, roof terraces/balconies and choice of external cladding materials. Provide further evidence – street elevations of adjoining and neighbouring buildings to demonstrate response to existing scale and character
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Investigate the potential to provide landscaping/canopy cover within the car parking area adjacent to the ROW There are concerns as to whether landscaping within the side setback areas of the new building would sufficiently reduce the impact of the bulk of the building. The narrow side setbacks are likely to inhibit the growth of large trees in these areas. Currently landscaping exists on the edges of the design. There is potential for the landscaping to be a more integrated part of the whole design, with areas of landscaping/canopy cover that the future residents can be within/under. Look at opportunities to meet the City's deep soil and canopy coverage requirements. The City's requirement for deep soil zone can be situated on structures as long as the soil is a minimum of 1m wide, 1m long and 1m deep. There are substantial walkways adjoining the apartments. These walkways have the potential to

Page 3 of 9

	<p>become part of the revised landscape design, incorporating canopy and plantings.</p> <ul style="list-style-type: none"> The current proposal appears to be an over-development of the site. The City's landscaping requirements must be fully met, in order for the city to consider additional design concessions in relation to density.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> There are concerns regarding the impacts on adjoining properties resulting from proposed reduced side lot boundary setbacks and lack of articulation to side facades It appears to be an overdevelopment of the site when considering variations to plot ratio, lot boundary setbacks and building height. This generates a shortfall in relation to required landscaping and the proposal's impact in relation to height and bulk to the adjoining neighbours. It is acknowledged that the additional height of the building has been addressed to the ROW through the stepping of the building however the same consideration has not been applied to the side lot boundaries. It is recommended the upper floor is stepped in on the side lot boundaries to offset the impact of the development on the adjoining properties. Consider impact of any proposed third storey bulk in relation to solar access into adjoining properties in relation to morning sun and afternoon sun, particularly during the winter months. This is outside of the scope of the R-Codes but is a real impact and should be considered when breaching height restrictions. In Victoria, overshadowing of adjoining properties is considered between 9am and 3pm on the 22nd of September
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> The DRP is satisfied that the wayfinding issues raised during the previous meeting have been addressed

Conclusion:

To be returned to DRP.

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

3.2 Address: 536 Charles Street, North Perth

Proposal: Mixed Use Development

Applicant: Perth Residential Development/Thi Loam Tram Nguyen

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

Applicant’s Presentation:

The applicant presented a power point presentation

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

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

Page 5 of 9

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

Conclusion:

To be returned to DRP

5.40pm–6.15pm – Applicant's Presentation – DA Lodged 5.2018.358.1

3.3 Address: 351 Stirling Street, Highgate

Proposal: Seven Multiple Dwellings

Applicant: Robert Epiro

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 17 October 2018

Applicant's Presentation:

The presented a power point presentation

Recommendations & Comments by DRP on 13 December 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> Consider more activation on the ground floor. Look at moving the visitor bay closer to the street (Australian Standard is a 1m off the boundary for reversing), and moving the stores to the balconies or in the apartments. An internal stair could be introduced from Apartment 2 above to the ground floor to create a habitable room (home office or studio room) forming part of the unit over. A corridor/lobby for pedestrian access separate from the driveway to still be provided Over-height boundary walls are still a concern, especially to the rear overlooking the neighbouring outdoor living area
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Moving the visitor car bay to the street would create more landscaping opportunities at the front Hibbertia Scandens is not strong enough vine to grow for three levels of screening. Will need additional planter beds at higher levels or a hardier vine species Consider more edible species around the Olive tree in the communal area
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Rear units flares running opposite ways to what they should. If bedroom wall flares into the lot instead of out, this would reduce the parapet wall, and suggest treating the top level as a loft to reduce building bulk Replan the rear units perhaps longer but pulled away from the boundary and change materials to make more like a roof form. Pulling top level away from the boundaries on both sides will improved amenity for adjoining properties – access to light and air
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Consider opportunities to reconfigure bin store. Moving stores to the balconies or internal would create space for the bin store. Potential to stacking the bin stores with roller doors. Consideration needed for the seal on the bin stores to prevent smells from escaping. The lobby is considered long and tight – width to be reviewed
Principle 5 – Sustainability	<ul style="list-style-type: none"> Increasing setback off the boundary will allow more northern light access via additional windows. Consider clerestory/high-level windows to top level apartments to scoop high-level light and air down
Principle 6 – Amenity	<ul style="list-style-type: none"> Consider a full length window to the north on the 1st apartment
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A

Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	•

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Stores are not integrated well to the rear – consider an angling of wall(s) and/or roof elements of the stores so it better fits into the design character of the rest of the development • The development responds well to the local context. The architectural language is contextual in relation to the site and its surroundings. • Reducing the rear component of the development to two storeys has worked well • There is potential to create an indoor/outdoor feel in the front (main street) by introducing seating-level retaining walls to landscaped areas
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • There is potential for canopy coverage over the parking bays. • The redesign has done well to consider the previous comments of the DRP. • Consider exchanging the tree species to the rear of the site with fruit trees. This will contribute to the communal garden space, and increase canopy cover. • 'Magnolia Little Gem' has heavy foliage and may restrict sunlight into the front of the building. It will also need height pruning and look stumped. Look at replacing the tree closest to the driveway with a deciduous tree such as a Poinciana. • Consider linking the landscaped area between the car bays and the front meeting room. There is potential for this room to spill out into outside space if designed well. Fine-tuning turning circles may free up space for further planting areas.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Shadow diagrams show that the boundary wall will not have an adverse impact on the courtyard. • Look at the boundary wall height – Consider either reducing the height to comply or a reshuffle of the rooms (moving the bathroom) in order to assist with this wall length/height issue • Consider further potential issues of visual privacy and how to further reduce overlooking to the adjoining northern property's outdoor space
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • The current proposal that has substituted a visitor bay with increased landscaping immediately outside of the glazing line is a better outcome. This will soften the outlook from the communal space
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Shared space – furniture selection needs to be carefully considered, and look at adding a kitchenette to enhance its use as a flexible space. This needs to be

Page 8 of 9

	followed through with, in order to ensure the space is well utilised. The shared space adds to a sense of arrival and connects well to the front setback
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> The City appreciates the applicant working with the DRP and Council, in achieving this positive design outcome

Conclusion:

Does not need to be returned to DRP.

4. General Business**5. Close / Next Meeting**

There being no further business, the Chairperson, Sasha Invanovich declared the meeting closed 6.15pm.

The next meeting will be held on 6 March 2019.



Ordinary Meeting of Council

Minutes

Thursday 21 February 2019, 6:00pm
Town of Cambridge
1 Bold Park Drive, Floreat

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park

Minutes TPRC Meeting of Council – 21 February 2019

TABLE OF CONTENTS

MEMBERSHIP.....	3
1. OFFICIAL OPENING.....	5
DISCLOSURE OF INTERESTS	5
2. PUBLIC STATEMENT/QUESTION TIME	5
3. APOLOGIES AND LEAVE OF ABSENCE	5
4. PETITIONS	5
5. CONFIRMATION OF MINUTES	5
5A. BUSINESS ARISING FROM MINUTES	5
6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)	5
7. MATTERS FOR WHICH MEETING MAY BE CLOSED	5
8. REPORTS OF COMMITTEES.....	6
9.1 BUSINESS REPORT – PERIOD ENDING 14 FEBRUARY 2019	6
9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF NOVEMBER & DECEMBER 2018	6
9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF NOVEMBER & DECEMBER 2018.....	6
9.4 PROJECT FINANCIAL REPORT – DECEMBER 2018.....	7
9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 14 FEBRUARY 2019	7
9.10 PROPOSED REPRICING OF LOTS	7
9.6 TPRC BUDGET FYE 2019 – MID-YEAR REVIEW	8
9.7 LOCAL GOVERNMENT COMPLIANCE AUDIT FOR YEAR ENDED 31 DECEMBER 2018	8
9.8 SALE OF CATALINA CENTRAL SALES OFFICE	8
9.9 PROPOSED CONSTRUCTION AND PRICING OF STAGE 26 – CATALINA BEACH	9
10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN.....	10
11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN	10
12. URGENT BUSINESS APPROVED BY THE CHAIRMAN	10
13. MATTERS BEHIND CLOSED DOORS	10
14. GENERAL BUSINESS	10
15. FORMAL CLOSURE OF MEETING	10

Minutes TPRC Meeting of Council – 21 February 2019

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Andres Timmermanis	Cr Jo McAllister
City of Joondalup	Cr John Chester Cr Nige Jones	Cr Sophie Dwyer Cr Christine Hamilton-Prime
City of Perth	Cmr Andrew Hammond	Cr Gaye McMath
City of Stirling	Cr Karen Caddy Cr Joe Ferrante Cr Giovanni Italiano (CHAIRMAN) Cr Bianca Sandri	Cr Suzanne Migdale
Town of Victoria Park	Cr Claire Anderson	Cr Ronhda Potter
City of Vincent	Mayor Emma Cole	Cr Jimmy Murphy
City of Wanneroo	Cr Samantha Fenn Cr Brett Treby (DEPUTY CHAIRMAN)	Cr Sonet Coetzee Cr Domenic Zappa

Minutes TPRC Meeting of Council – 21 February 2019

PRESENT

Chairman	Cr Giovanni Italiano
Councillors	Cr Claire Anderson Cr Karen Caddy Cr Emma Cole Cr Samantha Fenn Cmr Andrew Hammond (arrived 6:09pm) Cr Nige Jones Cr Bianca Sandri Cr Andres Timmermanis Cr Brett Treby
Alternate Members	Cr Phillipa Taylor
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie Wesolowski (Executive Assistant)
Apologies Councillors	Cr John Chester Cr Joe Ferrante
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Nigel Satterley (Satterley Property Group) Mr Carl Buckley (Satterley Property Group) Mr Brenton Downing (Satterley Property Group) Ms Julia Nelson (Satterley Property Group) Ms Dominique Rain (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr Daniel Simms (City of Wanneroo) Mr Murray Jorgensen (City of Perth) Mr Stuart Jardine (City of Stirling) Mr Anthony Vuleta (Town of Victoria Park)
In Attendance	Mr John Giorgi (Town of Cambridge) Mr Garry Hunt (City of Joondalup)
Participant Councils' Advisers	Mr Ross Povey (City of Stirling) Mr David MacLennan (City of Vincent)
Members of the Public	Nil
Press	Nil

Minutes TPRC Meeting of Council – 21 February 2019

1. OFFICIAL OPENING

The Chairman declared the meeting open at 6:06pm and welcomed Councillors to the Tamala Park Regional Council meeting. The Chairman welcomed Cr Taylor – Alternative Member for Cr Chester to the TPRC meeting.

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Cr John Chester and Cr Joe Ferrante

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 6 December 2018

Moved Cr Caddy, Seconded Cr Sandri.

That the minutes of the Ordinary Meeting of Council of 6 December 2018 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (9/0). Abstained - Cr Taylor.

5A. BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

Nil

Minutes TPRC Meeting of Council – 21 February 2019

8. REPORTS OF COMMITTEES

Audit Committee Meeting – 7 February 2019

Cr Ferrante – Chairman, Audit Committee was absent so Cr Italiano advised that the Committee considered a number of Items listed in this Agenda.

CEO Performance Review Committee Meeting – 13 February 2019

Cr Jones – Chairman, CEO Performance Review Committee Meeting advised that the Committee had discussed a number of options and were seeking legal advice before reporting to Council.

Cmr Hammond arrived during this item (6:09pm).

9.1 BUSINESS REPORT – PERIOD ENDING 14 FEBRUARY 2019

Moved Cr Jones, Seconded Cr Fenn.

[The recommendation in the agenda]

That the Council RECEIVES the Business Report to 14 February 2019.

The Motion was put and declared CARRIED (11/0).

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF NOVEMBER & DECEMBER 2018

Moved Cr Jones, Seconded Cr Caddy.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the Statements of Financial Activity for the months ending:

- 30 November 2018; and
- 31 December 2018.

The Motion was put and declared CARRIED (11/0).

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF NOVEMBER & DECEMBER 2018

Moved Cr Fenn, Seconded Cr Anderson.

[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 November and December 2018:

- Month ending 30 November 2018 (Total \$376,028.92)
- Month ending 31 December 2018 (Total \$2,621,469.31)
- Total Paid - \$2,997,498.23

Minutes TPRC Meeting of Council – 21 February 2019

The Motion was put and declared CARRIED (11/0).

9.4 PROJECT FINANCIAL REPORT – DECEMBER 2018

Moved Cr Treby, Seconded Cr Jones.

[The recommendation in the agenda]

That the Council RECEIVES the Project Financial Report (December 2018) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (11/0).

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 14 FEBRUARY 2019

Moved Cr Caddy, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council RECEIVES the Sales and Settlement Report to 14 February 2019.

The Motion was put and declared CARRIED (11/0).

At the request of Cr Caddy the Chairman agreed to bring forward consideration of Item 9.10.

9.10 PROPOSED REPRICING OF LOTS

[The recommendation in the agenda]

That the Council:

1. RECEIVES the recommended repricing of all lots listed on the market for sale (dated 5 February 2019), prepared by the Satterley Property Group.
2. APPROVES the lot prices for currently released lots in accordance with Council's approved pricing practice, as detailed in Schedule 1 (dated 7 February 2019), attached at Appendix 9.10.

Moved Cr Caddy, Seconded Cr Timmermanis.

[An Alternative recommendation]

That the Council:

1. **RECEIVES** the recommended repricing of all lots listed on the market for sale (dated 5 February 2019), prepared by the Satterley Property Group.
2. **APPROVES** the lot prices for currently released lots in accordance with Satterley Property Group's recommendation, as detailed in Satterley Property Group correspondence (dated 5 February 2019), attached at Appendix 9.10.

Minutes TPRC Meeting of Council – 21 February 2019

The Motion was put and declared CARRIED (11/0).

9.6 TPRC BUDGET FYE 2019 – MID-YEAR REVIEW

[The recommendation in the agenda]

That the Council ADOPTS the Budget Review with the variations for the period 1 July 2018 to 30 June 2019 as detailed in the Budget Analysis Worksheet attached to Appendix 9.6.

Moved Cr Caddy, Seconded Cr Jones.

[An Alternative recommendation]

That the Council ADOPTS the Budget Review with the variations for the period 1 July 2018 to 30 June 2019 as detailed in the Budget Analysis Worksheet attached to Appendix 9.6, subject to Proceeds Sales of Lots being adjusted in accordance with the lot repricing approved by Council under Item 9.10 PROPOSED REPRICING OF LOTS.

The Motion was put and declared CARRIED (11/0).

9.7 LOCAL GOVERNMENT COMPLIANCE AUDIT FOR YEAR ENDED 31 DECEMBER 2018

Moved Cr Sandri, Seconded Cmr Hammond.

[The recommendation in the agenda]

That the Compliance Audit Return for the TPRC for the year ended 31 December 2018 be ADOPTED, RECORDED in the minutes, CERTIFIED and SUBMITTED to the Director General of the Department of Local Government, Sport and Cultural Industries, in accordance with the Local Government Act and Regulations.

The Motion was put and declared CARRIED (11/0).

9.8 SALE OF CATALINA CENTRAL SALES OFFICE

Moved Cr Sandri, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the recommended sales strategy and sale price for the Catalina Central Sales Office, prepared by Satterley Property Group.**
- 2. APPROVES the listing of the Catalina Central Sales Office (Lot 170) with the Satterley Property Group at a sale price of \$530,000 in accordance with the Public Release procedure of the Lot Sale and Release Strategy.**
- 3. DELEGATES to the CEO authority to negotiate a price for the sale of the Catalina Central Sales Office between \$510,000 - \$530,000.**

Minutes TPRC Meeting of Council – 21 February 2019

The Chairman put the Recommendations separately.

- 1. RECEIVES the recommended sales strategy and sale price for the Catalina Central Sales Office, prepared by Satterley Property Group.**

Recommendation 1 was put and declared CARRIED (11/0).

- 2. APPROVES the listing of the Catalina Central Sales Office (Lot 170) with the Satterley Property Group at a sale price of \$530,000 in accordance with the Public Release procedure of the Lot Sale and Release Strategy.**

Recommendation 2 was put and declared CARRIED (10/1).

For: Cr Anderson, Cr Caddy, Cr Cole, Cr Fenn, Cmr Hammond, Cr Italiano, Cr Jones, Cr Taylor, Cr Timmermanis and Cr Treby.

Against: Cr Sandri

- 3. DELEGATES to the CEO authority to negotiate a price for the sale of the Catalina Central Sales Office between \$510,000 - \$530,000.**

Recommendation 3 was put and declared CARRIED BY ABSOLUTE MAJORITY (11/0).

9.9 PROPOSED CONSTRUCTION AND PRICING OF STAGE 26 – CATALINA BEACH

Moved Cr Caddy, Seconded Cr Anderson.

[The recommendation in the agenda]

That the Council:

1. RECEIVES the Satterley Property Group advice (dated 30 January 2019) on the construction and lot pricing of Stage 26.
2. APPROVES the award of a contract to RJ Vincent to a value of \$1,519,349 for the civil construction of Stage 26 in Catalina Beach.
3. APPROVES the lot pricing and release of lots in Stage 26 as follows:

Stage 26A	
2107	\$312,000
2013	\$420,000
2075	\$300,000
2076	\$402,000
2077	\$400,000
2078	\$360,000
2079	\$310,000
2080	\$360,000

The Motion as amended was as follows:

Minutes TPRC Meeting of Council – 21 February 2019

That the Council:

1. **RECEIVES** the Satterley Property Group advice (dated 30 January 2019) on the construction and lot pricing of Stage 26.
2. **APPROVES** the award of a contract to RJ Vincent to a value of \$1,519,349 for the civil construction of Stage 26 in Catalina Beach.
3. **APPROVES** the lot pricing and release of lots in Stage 26 in accordance with Satterley Property Group's recommendation, as detailed in Satterley Property Group correspondence (dated 30 January 2019), attached at Appendix 9.9.

The Motion was put and declared CARRIED (9/2)

For: Cr Anderson, Cr Caddy, Cr Cole, Cr Fenn, Cmr Hammond, Cr Italiano, Cr Jones, Cr Taylor and Cr Timmermanis.

Against: Cr Fenn and Cr Treby.

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIRMAN

Nil

13. MATTERS BEHIND CLOSED DOORS

Nil

14. GENERAL BUSINESS

Nil

15. FORMAL CLOSURE OF MEETING

The Chairman advised the meeting that Mr Luke Aitken (Project Coordinator) had resigned from the TPRC to take up another position. On behalf of the Council, the Chairman thanked Mr Aitken for his contribution to the Catalina Project over nearly a five period and wished him well in his future position. The Chairman declared the meeting closed at 7:15pm.

Minutes TPRC Meeting of Council – 21 February 2019

These minutes were confirmed at a meeting on

SIGNED this day of 2019

as a true record of proceedings.

CHAIRMAN

Statistics for Development Applications As at the end of February 2019

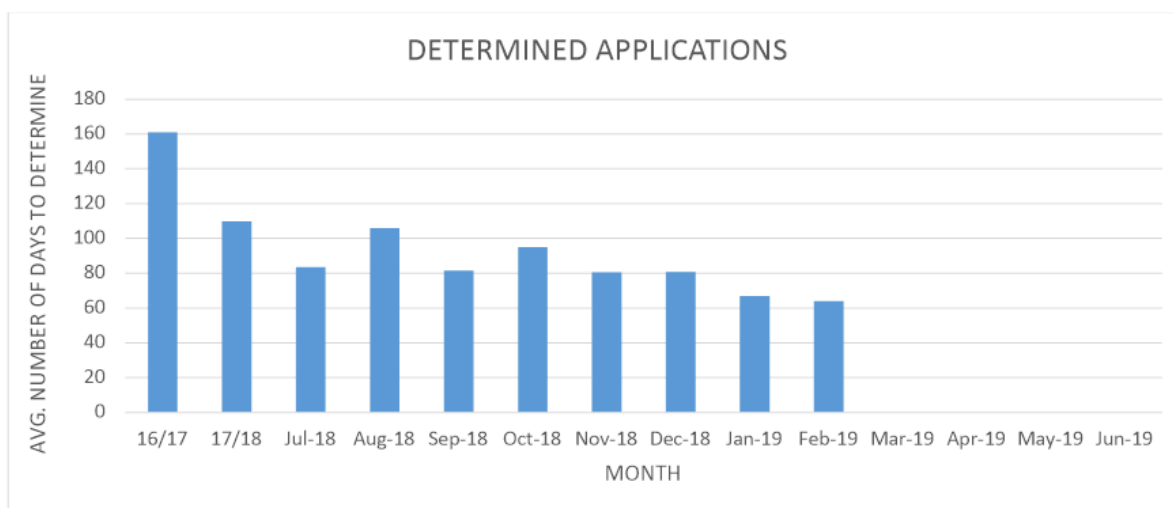


Table 1: Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2018.

Processing Days	16/17	17/18	Jul-18	Aug-18	Sept-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19
Minimum	7	17	1	3	5	5	0	15	0	5				
Average	161	110	83.5	106	81.6	95	80.6	80.8	66.9	64				
Maximum	924	647	386	787	494	505	407	216	176	167				

DA's Determined	60	46	46	41	50	37	29	27						
Value of Determined DA's (in millions)	-	\$24.41	\$9.67	\$17.5	\$15.2	\$31.5	\$2.9	\$4.8						

DEVELOPMENT APPLICATIONS YET TO BE DETERMINED

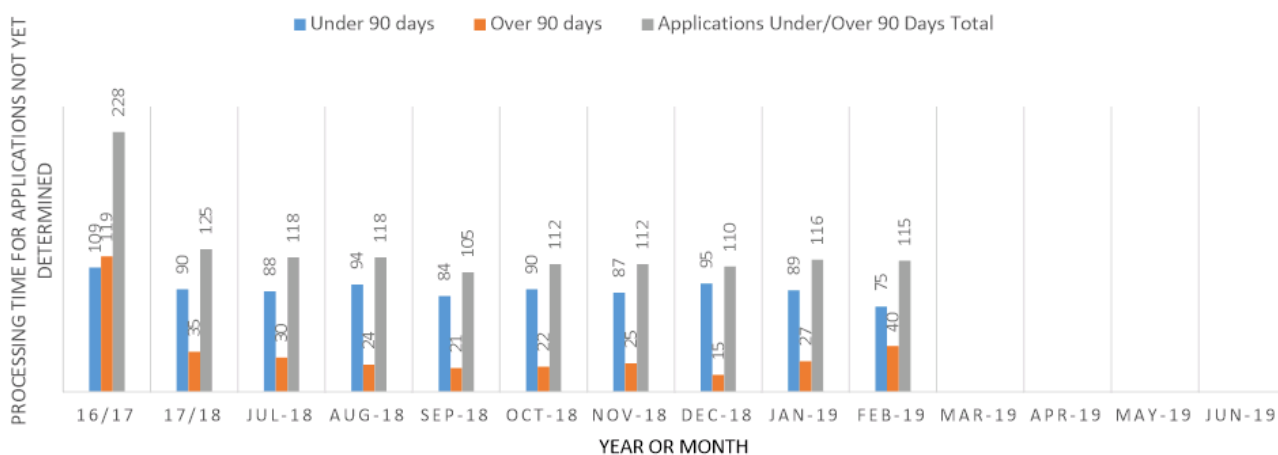


Table 2: No. of DA's to be determined.

	Jul-18	Aug-18	Sept-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19
DA's lodged	53	46	37	51	53	38	42	29				
DA's to be Determined	118	118	105	112	112	110	116	115				
Value of DA's to be Determined (in millions)	-	\$69.95	\$80.55	\$79.13	\$62.89	\$59.86	\$60.17	\$99.29				



CITY OF VINCENT

INFORMATION BULLETIN

SUBJECT:	Street Tree Removal Requests
DATE:	12 March 2019
AUTHOR:	Tracy Hutson, Executive Secretary John Gourdis – Supervisor Parks Services
AUTHORISER:	Andrew Murphy, Director Infrastructure & Environment

PURPOSE:

To present Council with the monthly update on street tree removal requests within the City of Vincent.

BACKGROUND:

At the Ordinary Meeting of Council on the 5 December 2017, a Notice of Motion was presented requesting Administration provide a monthly Information Bulletin to Council summarising all requests for street tree removal within the City and the outcome of each.

A report outlining when and how a tree removal request will be considered, as well as the requests for the last quarter of 2017 until the 10 January 2018 was presented to the Ordinary Meeting of Council held on 6 February 2018.

COMMENTS:

Please find below listing for the period 15 February 2019 to 12 March 2019.



CITY OF VINCENT

INFORMATION BULLETIN

CITY OF VINCENT - Street Tree Removal Requests to 12 March 2019

Date	Requested By	Location/Address	Reason for Removal	Tree Species	Inspection Comments	Approved for Removal (Y/N)	Replacement Tree (Y/N - species)
18/02/2019	Resident	72a Albert Street, North Perth	Tree is in decline/dead	<i>Callistemon</i> 'Kings Park Special'	Will be removed when completely dead	Y	Y - <i>Melaleuca viridiflora</i>
18/02/2019	Resident	74 Albert Street, North Perth	Resident wants tree removed and replaced with Jacaranda	<i>Melaleuca styphilodes</i>	Tree in excellent condition, crown lifted only	N	N/A
18/02/2019	Resident	35 Buxton Street, Mount Hawthorn	Resident has stated tree looks unhealthy and would like a new tree	<i>Lophostemon confertus</i>	Loss of bio-mass due to root disturbance from drain installation at foot of tree, also site around root area has been cut in the past. Tree will be monitored	N	N/A
18/02/2019	Resident	6/6 Tennivale Place, North Perth	Grevillea hedge has died, (Privacy Screen), on Council verge resident wants replaced	<i>Grevillia olivaceae</i>	All plants are dead and will be removed by council employees and plant up in the 19/20 planting season	Y	Y - <i>Grevillea olivaceae</i>
18/02/2019	Resident	307 Lord Street, Mount Lawley	Robinia sucker growing on the side of the house encumbers footpath	<i>Robinia</i> Spp	Overgrown suckers 2 metres plus, had to be removed.	Y	N - only suckers were removed
18/02/2019	Resident	125 Richmond Street, Leederville	Two <i>Callistemons</i> trees are in decline	<i>Callistemon</i> 'Kings Park Special'	Will be removed when completely dead	Y	Y - <i>Melaleuca viridiflora</i>
19/02/2019	Resident	23 Morriston Street, North Perth	Tree is dead	<i>Fraxinus raywoodii</i>	Tree is confirmed to be completely dead	Y	Y - <i>Jacaranda mimosaeifolia</i>
19/02/2019	Resident	14 Pennant Street, North Perth	Tree is dead	<i>Lophostemon confertus</i>	Large tree was likely killed due to significant root disruption	Y	Y - TBD
19/02/2019	Resident	Claverton Street - between Alfonso & Leake Streets	A dozen or so small <i>Callistemon</i> trees either dying or in serious decline	<i>Callistemon</i> 'Kings Park Special'	Trees are in various condition along street, individual trees will be removed in 19/20 Financial year.	Y	Y - TBD
20/02/2019	Resident	77 Anzac Road, Mount Hawthorn	Customer has reported that 1x tree has died and 1x tree is in decline	<i>Lophostemon confertus</i>	Trees are confirmed to be dead	Y	Y - <i>Jacaranda mimosaeifolia</i>

25/02/2019	Resident	51 - 53 Chatsworth Road, Highgate	Verge tree between 51 & 53 is pretty much dead and has a large split. Resident would like it to be removed and replaced	<i>Agonis flexuosa</i>	Tree is confirmed to be completely dead	Y	Y - <i>Agonis flexuosa</i>
02/01/2019	Resident	17 Cliveden Street, North Perth	Resident has safety concerns about the tree, however she accepted a deadwood removal instead	<i>Agonis flexuosa</i>	Tree is old and healthy with no splits. Dead wood will be removed from tree	N	N
05/03/2019	Parks Officer	61-63 Galwey Street, Leederville	Splitting trunk is moving, ready to collapse	<i>Agonis flexuosa</i>	This tree has been monitored in the last twelve months, now showing signs of splitting further and must be removed due to risk of collapsing	Y	Y - <i>Agonis flexuosa</i>
06/03/2019	Resident	11 Cantle Street, Perth	Resident has reported that a peppermint tree on their verge is dead. Would appreciate it being removed and replaced.	<i>Agonis flexuosa</i>	Will be removed when completely dead	Y	Y - <i>Agonis flexuosa</i>
06/03/2019	Parks Officer	18 & 38 Fairfield Street, Mount Hawthorn	Trees are dead	<i>Callistemon 'Kings Park Special'</i>	Trees are confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
08/03/2019	Parks Officer	148 Grosvenor Rd, Mount Lawley	Tree is dead	<i>Olea (Olive)</i>	Trees are confirmed to be dead	Y	Y - <i>Jacaranda mimosaeifolia</i>
	Parks Officer	83 Anzac Rd, Mount Hawthorn	Two trees on verge are dead	<i>Lophostemon confertus</i>	Development site, possible decline due to NBN works in vicinity and supply of water to trees has been cut off.	Y	Y - 2 trees TBD
12/03/2019	Resident	27 Jugan Street, Glendalough	Tree is dead and looks like it is about to fall over	<i>Agonis flexuosa</i>	Tree is confirmed to be dead and will be removed in March	Y	Y - <i>Agonis flexuosa</i>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 15 MARCH 2019**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	Nos. 120-122 Richmond Street, Leederville (CC 49 of 2018)	15 January 2017	Dorn	<p>Review in relation to a Building Order to remove unauthorised buildings and structures associated with single house.</p> <p>*****</p> <p>The subject of this review is a Building Order issued by the City for the removal of unauthorised buildings and structures primarily comprised of outbuildings covering an aggregate area of approximately 540 square metres across both Nos. 120 and 122 Richmond Street. This order only relates to No. 22 Richmond Street. An appeal was lodged with the SAT on 11 January 2018. Mediation held on site on 7 February 2018. A further Mediation was held on 22 February 2018. Following discussions between the applicant and the SAT, it was agreed to adjourn the mediation to a further mediation conference to be held on 12 April 2018. The applicant was granted a four week extension to remove the structures from the property and any further action was pending the applicant's progress during that period. Mediation Conferences held on 27 April 2018, 11 May 2018 and 23 May 2018 – further adjourned until 26 July 2018. As part of this and following a review of the applicant's progress in removing unauthorised structures on the sites, on 23 May 2018 the applicant was granted an eight week extension to remove the structures from the property and any further action is pending the applicant's progress during that period. Due to a lack of satisfactory progress to remove the structures, on 26 July 2018, the matter was adjourned for a further directions hearing to be held on 6 August 2018, where the matter was set for final hearing on 13 November 2018. At the Hearing on 13 November 2018, the appellant advised of his intention to lodge applications for Development Approval for the existing unauthorised structures, although this has not yet occurred. The trial date was vacated and the matter was listed for a new Directions Hearing on 12 February 2019. Applications for Development Approval for the existing unauthorised structures was lodged on 26/11/18 and is being assessed by Planning. Adjournment sought to allow for processing of DAs – adjourned until 18 March 2019.</p> <p><i>Representation by: Kott Gunning Lawyers</i></p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 15 MARCH 2019**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
2.	No. 266 Lord Street, Perth (DR 215 of 2018)	29 August 2018	Urbanista Town Planning	<p>Application for review of Council's decision to refuse the application for two car stackers on 21 August 2018.</p> <p>*****</p> <p>The City attended a directions hearing on 28 September 2018 where the SAT referred the matter to mediation. The City attended a mediation 18 October 2018 where the SAT directed Council to reconsider the application on or before 22 February 2019. The SAT subsequently issued amended Orders advising the applicant has until 14 December 2018 to submit amended plans and Council will have until 26 March 2019 to reconsider the application. The SAT issued amended orders advising the applicant has until the 1 March 2019 to provide amended plans and Council will have until the 28 May 2019 to reconsider the application. The applicant withdrew the appeal 7 March 2019. Completed.</p> <p><i>Representation by: City of Vincent Administration</i></p>
3.	No. 48 Egina Street, Mount Hawthorn (DR 274 of 2018)	26 October 2018	Urbanista	<p>Application for review of Council's decision to refuse the application for two grouped dwellings on 16 October 2018.</p> <p>*****</p> <p>The City attended a mediation 14 December 2018. SAT issued orders advising the applicant to provide amended plans and additional information by the 19 December 2019 to enable Council to reconsider the application at its meeting 5 February 2019. The application was presented to Council 5 February 2019 for reconsideration, Council resolved to refuse the amended proposal. A Directions Hearing was held on 15 February 2019 in which the application was scheduled for a Full Hearing on 9 April 2019.</p> <p><i>Representation by: Allerdin and Associates</i></p>
4.	No. 8 Moir Street, Perth (DR 281 of 2018)	9 November 2018	Kogon	<p>Application for review of Council's decision to refuse the application for short term dwelling on 16 October 2018.</p> <p>*****</p> <p>A Directions Hearing was held on 30 November 2018. SAT issued orders advising the applicant to provide amended plans and a management plan by the 31 January 2019 to enable Council to reconsider the application on or before 2 April 2019. A subsequent Directions Hearing is scheduled for 12 April 2019.</p> <p><i>Representation by: City of Vincent Administration</i></p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 15 MARCH 2019**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
5.	No. 3 Bulwer Avenue, Perth (DR 304 of 2018)	30 November 2018	Justin Mortley	<p>Application for review of Council decision to refuse the application for Alterations and Additions to Single House (unauthorised existing development) on 18 September 2018.</p> <p>*****</p> <p>The City attended a directions hearing 14 December 2018, with the matter scheduled for mediation on 17 January 2019. Staff attended mediation 17 January 2019 where the parties were unsuccessful in mediating a suitable outcome. A Directions Hearing was scheduled 25 January 2019 where the SAT scheduled a second mediation session was held 5 March 2019. The SAT ordered the applicant to test removing a portion of the render. A report is to be provided and considered by the City's heritage experts. A mediation is to be held on 30 April 2019 to determine if the application can be reconsidered under section 31 of the SAT act or whether the application is to progress to a Full Hearing.</p> <p><i>Representation by: Altus Planning</i></p>
6.	Nos. 308 – 310 Oxford Street, Leederville	29 November 2018	Urbanista Town Planning	<p>Application for review of JDAP decision to refuse the application for mixed use development on 29 November 2018.</p> <p>*****</p> <p>The City attended mediation 30 January 2019 where the SAT directed the applicant to provide amended plans by the 22 February 2019 and the JDAP to reconsider the application by the 5 April 2019.</p> <p><i>Representation by: JDAP</i></p>
7.	No. 125 Richmond Street, Leederville	4 December 2018	Network PPD	<p>Application for review of JDAP decision to refuse the application for an amendment to the existing approval for Multiple Dwellings on 13 October 2018.</p> <p>*****</p> <p>The City attended mediation on 26 February 2019 where the SAT scheduled for the applicant to provide amended plans on 29 March 2019. On-site mediation followed by further mediation at the City's Administration Offices will be held on 12 April 2019.</p> <p><i>Representation by: JDAP</i></p>
8.	No. 377 Walcott Street, Coolbina	6 March 2018	Building Development Group constructions Pty Ltd	<p>Deferred by Council 5 March 2019. Applicant notified the City 6 March 2019 of their application to SAT. City is awaiting SAT orders before notifying community.</p> <p><i>Representation by: Altus Planning</i></p>
9.	58 Kalgoorlie Street, Mount Hawthorn	7 March 2018	Caitlin Kyron (represented by Urbanista Town Planning)	<p>Deferred by Council 5 March 2019. Applicant notified the City 7 March 2019 of their application to SAT. City is awaiting SAT orders before notifying community.</p> <p><i>Representation by: Altus Planning</i></p>

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 15 MARCH 2019**

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	No. 394-398 Newcastle Street, West Perth	Applicant: Urbanista	Form 1 – Mixed use development	23 October 2018	20 March 2019	The application was deferred on 29 January 2019 for a period of 60 days to resolve issues. Carried (3/2). For: Mr Ross, Cr Loden, Cr Topelberg. Against: Ms Lefante, Mr Hick. The minutes are available here . The amended proposal has not been determined.
2.	No. 187 & 189 Loftus Street, Leederville	Applicant: Allerding and associates	Form 1 – Multiple Dwellings	1 November 2018	13 March 2019	The application was approved consistent with the City's recommendation 13 March 2019. Carried unanimously. The minutes are available here .
3.	Nos. 80-84 Ellesmere Street and 35 Blackford Street, Mount Hawthorn	Applicant: Element	Form 1 – Child Care Premises	9 November 2018	20 March 2019	Not yet determined.
4.	Nos. 66-70 Wright Street, Highgate	Applicant: Momentum Wealth	Form 2 – Multiple Dwellings (amendment to approval)	4 December 2018	28 February 2019	The application was approved consistent with the City's recommendation 28 February 2019. Carried (4/1). For: Ms Lefante, Mr Ross, Mr Syme, Cr Loden. Against: Cr Topelberg. The minutes are available here .
5.	No. 14 Florence Street, West Perth	Applicant: Megara	Form 1 – 11 Grouped Dwellings	11 December 2018	18 March 2019	Not yet determined.

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 15 MARCH 2019**

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
6.	Nos. 71-77 Walcott Street, Mount Lawley	Applicant: Peter Simpson Town Planning	Form 2 – Alterations and additions to commercial building (amendment to approved)	3 January 2019	28 February 2019	The application was approved consistent with the City's recommendation 28 February 2019. Carried unanimously. The minutes are available here .
7.	No. 13 Blake Street, North Perth	Applicant: Planning Solutions	Form 1 – Multiple Dwellings (10)	31 January 2019	29 April 2019	Not yet determined.
8.	No. 164 Edward Street, Perth	Applicant: Peter Webb & Associates	Form 1 – Office	31 January 2019	To be confirmed.	Not yet determined.
9.	No. 333 Oxford Street, Mount Hawthorn	Applicant: Alijn Built Forms	Form 1 – Mixed Use Development	16 November 2018	7 March 2019	The application was approved consistent with the City's recommendation 28 February 2019. Carried unanimously. The minutes are available here .
10.	No. 742 Newcastle Street, Leederville	Applicant: Element	Form 1 – Commercial Development	22 February 2019	To be confirmed.	Not yet determined.
11.	No. 81 Angove Street, North Perth	Applicant: Tom Godden Architects	Form 2 – Alterations and additions to child care premises (amendment to approved)	8 March 2019	To be confirmed.	Not yet determined.
12.	No. 500 Fitzgerald Street, North Perth	Applicant: Studio Technical	Form 2 - Alterations and additions to mixed use development (amendment to approved)	8 March 2019	To be confirmed.	Not yet determined.

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DRP
AS AT 15 MARCH 2019**

NO.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
1.	No. 13 Blake Street, North Perth	Planning Solutions (Aust) Pty Ltd/Trent Will	10 Multiple Dwellings	20/2/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). DA lodged.
2.	No. 536 Charles Street, North Perth	Perth Residential Development/Thi Loam Tram Nguyen	Mixed Use Development	20/2/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). DA lodged.
3.	No. 351 Stirling Street, Highgate	Robert Epiro	Seven Multiple Dwellings	20/2/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). DA lodged.
4.	Nos. 320-324 Oxford Street & No. 51 Marian Street, Leederville	Giorgi	Mixed Use Development comprising of commercial tenancies and multiple dwellings	6/3/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged.
5.	Nos. 194-200 Carr Place, Leederville	Hillam Architects	Mixed Use Development	6/3/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged.
6.	No. 64 Cleaver Street, West Perth	MW Urban	12 Multiple Dwellings	6/3/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 28 November 2018. No DA lodged.



CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	Register of Petitions – Progress Report – April 2019
DIRECTORATE:	Chief Executive Officer

DETAILS:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

Key Index:

CEO:	Chief Executive Officer
EDCE	Executive Director Community Engagement
EDCS:	Executive Director Corporate Services
EDDS:	Executive Director Development Services
EDI&E:	Executive Director Infrastructure & Environment

NO OUTSTANDING PETITIONS AS AT 1 APRIL 2019



INFORMATION BULLETIN

TITLE:	Register of Notices of Motion – Progress Report – April 2019
DIRECTORATE:	Chief Executive Officer

DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following Notices of Motion still require action or are in the process of being actioned.

Key Index:

CEO:	Chief Executive Officer
EDCE:	Executive Director Community Engagement
EDCS:	Executive Director Corporate Services
EDDS:	Executive Director Development Services
EDI&E:	Executive Director Infrastructure & Environment

Details	Action Officer	Comment
13 November 2018 – Submitted by Cr Topelberg		
Policy No. 3.8.12 – Mobile Food Vendor, by 30 April 2019	EDDS	Administration will review the Policy in accordance with the Council resolution.
21 August 2018 – Submitted by Cr Loden		
Transparency of rates spend in the Budget	EDCS	This will be done as part of the upcoming 2019/2020 Budget Workshops, as per the recommendation.
4 April 2018 – Submitted by Cr Loden		
Action on Climate Change	EDDS	Administration will present the draft Sustainable Environment Strategy to Council for advertising by June 2019 (currently targeting OMC May 2019). The work completed on the draft Strategy to date has informed the items put forward by Administration for draft Budget 2019/20. The draft Sustainable Environment Strategy will include the measures identified in Items 4 and 5 of Council's resolution.
22 August 2017 – Submitted by Cr Gontaszewski		
Strategies to Improve Participation and Accessibility by Women and Girls at City of Vincent Sportsground and Associated Facilities, by February 2019	EDCE	Specific strategies endorsed at the Council Meeting held on 24 July 2018. Update presented to Council on 5 February 2019 and Health Check data to go to April Council meeting.
27 October 2015 – Submitted by former Mayor Carey		
Review of Laws, Policies and Practices relating to the impact of construction activity, on the public realm, by May 2016	EDI&E/ EDDS	Administration will communicate proposed amendments to the Property Local Law to Council Members in advance of formally presenting the matter to Council in early 2019.



CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	Register of Reports to be Actioned – Progress Report – April 2019
DIRECTORATE:	Chief Executive Officer

DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following reports still require action or are in the process of being actioned.

Key Index:

CEO:	Chief Executive Officer
EDCE:	Executive Director Community Engagement
EDCS:	Executive Director Corporate Services
EDDS:	Executive Director Development Services
EDI&E:	Executive Director Infrastructure & Environment

Item	Report Details	Action Officer	Comments
Council Meeting – 5 March 2019			
9.1	No. 14 (Lot: 1; SP: 12592) Orange Avenue, Perth - Second Storey Addition and Alterations to Single Dwelling	EDDS	The applicant is currently considering the reasons for deferral. Item to be referred back to Council.
9.2	No. 377 (Lot: 162; D/P: 2630) Walcott Street, Coolbinia - Four Multiple Dwellings	EDDS	The applicant has applied to the State Administrative Tribunal for the deemed refusal of the application. Item to be referred back to Council.
9.7	No. 58 (Lot: 301 & 302; D/P: 34680) Kalgoorlie Street, Mount Hawthorn - Single House	EDDS	The applicant has applied to the State Administrative Tribunal for the deemed refusal of the application. At the same time the applicant has made modifications to the application in response to Council's reasons for deferral. Administration has referred the changes to the Chair of the Design Review Panel for comment. The modified application will be assessed by Administration and referred back to Council.
9.9	Amendment to Municipal Heritage Inventory - No. 3 (Lot: 18) Mignonette Street, North Perth	EDDS	Completed. The City has notified the landowner and State Heritage Office and has updated the City's mapping systems and website accordingly.
9.10	Amendment to Policy No. 2.2.13 – Parklets	EDDS	Completed. Administration will work with the relevant business owners to enable the adjoining parklets to be licensed as a trial. The amended Policy No. 2.2.13 – Parklets will be advertised in accordance with Council's resolution once both parklets have been licensed for a minimum of two months as part of the trial. This is anticipated to be during July and August 2019 to account for the temporary removal of the Jus Burgers parklet during the construction of the Leederville Village Square.
9.11	Amendment to Policy No. 2.2.8 - Laneways and Rights of Way	EDDS	Completed. The amended Policy No 2.2.8 – Laneways and Rights of Way will be published and the City's website will be updated accordingly with the relevant documents and forms. Administration will process road naming applications in accordance with the new Road Naming Procedure.
10.1	Business Case for the Adoption of a Three Bin Food Organic/Garden Organics System	EDI&E	Further report to Council by June 2019.
11.1	Minutes and motions from Annual General Meeting of Electors held on 29 January 2019	EDCS	No further action.
11.6	Mid-Year Budget Review 2018/2019	EDCS	To be forward to Department of Local Government, Sport and Cultural Industries.

Item	Report Details	Action Officer	Comments
11.7	Local Government Statutory Compliance Audit Return 2018	EDCS	To be forwarded to Department of Local Government by 31 March 2019
11.8	Report and Minutes of Audit Committee Meeting held on 26 February 2019	EDCS	No further action.
12.1	Draft Banks Reserve Master Plan Extended Public Comment Feedback	EDCE	Banks Reserve Master Plan and Design Guidelines to be amended and consultation to be undertaken regarding the co-naming or renaming of Banks Reserve as per resolution.
12.2	State Tennis Centre Proposal for Robertson Park – Community Consultation Outcomes	EDCE	Funding for Robertson Park Development Plan to be considered with draft 2019/20 Budget.
12.3	LATE REPORT: Floreat Athena Football Club (inc.) – Request for In Principle approval of a new Five Year Lease	EDCE	Progress report on completion of requirement to extend term of lease to be submitted to Council no later than June 2019. Administration to liaise with FAFC prior to Federal Government.
Council Meeting – 5 February 2019			
9.6	Amendment to Policy No. 2.2.8 - Laneways and Rights of Way	EDDS	Completed. The item was discussed at the Council Workshop on 12 February 2019 and was represented to the Council Meeting on 5 March 2019.
11.7	Statutory Review of the City's wards and representation - consideration of submissions and recommendation to the LGAB	EDCS	Completed. Administration advised Local Government Advisory Board (LGAB) of the outcome of the review.
12.1	Amended Use of Les Lilleyman Reserve by Subiaco Football Club (SFC)	EDCE	Administration to finalise new Reserve Hire conditions with SFC. Inclusion of the installation of perimeter fencing to partially enclose Les Lilleyman Reserve along London Street, North Perth to be considered in the draft 2019/20 Budget.
12.2	UPDATE: Notice of Motion – Cr Susan Gontaszewski – Strategies to Improve Participation and Accessibility by Women and Girls at City of Vincent Sportsgrounds and Associated Facilities	EDCE	Further update including updated Health Check data to be presented to April 2019 Council Meeting.
Council Meeting – 11 December 2018			
11.5	Land Exchange – Portion of Lot 75 Brentham Street (Brentham Street Reserve) for Portion of Lot 100 (No 20) Brentham Street (Aranmore Catholic Primary School)	EDCS	Communication Plan and media release finalised on 12 February 2019. Public notice of the proposed exchange provided on 12 February 2019. Submissions will be presented to 30 April OMC. Plan of subdivision to be prepared and the City's Policy & Place Section to initiate scheme amendment.
11.7	Lease of 15 Haynes Street, North Perth to North Perth Playgroup Inc.	EDCS	Completed - 5 March 2019. Signed lease has been sent to the Playgroup
18.2	Amendment of rates record for period 2013/14 – 2018/19 – rates exemption applications	EDCS	The City's Rates Section is writing to all affected organisations and amendments will be made based on responses.
Council Meeting – 16 October 2018			
9.1	No. 14 (Lot 1; SP: 12592) Orange Avenue, Perth - Second Storey Addition and Alterations to Grouped Dwelling	EDDS	Completed. The applicant provided modified application in response to Council's reasons for deferral. The modified application was considered by Council at the 5 March 2019 Ordinary Meeting of Council.
10.1	Proposed 40kph Area Wide Speed zone Trial – South Vincent Progress Report No. 2	EDI&E	Progressing well for trial commencement of 29 April 2019.
11.5	Variation of Leederville Tennis Club and North Perth Tennis Club leases to enable return of funds held in City's reserve accounts to clubs	EDCS	Variation of Leases drafted and sent to Clubs for review.
12.1	Management of Services at Weld Square for People Experiencing Homelessness	EDCE	Further report to be presented in early 2019 to confirm outcomes on City of Perth Homelessness Framework Committee.

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 18 September 2018</u>			
9.6	Amendment 1 to Local Planning Policy No. 7.1.1 - Built Form	EDDS	Completed. Administration has modified Clause C1.5.2 and C1.5.3 in accordance with Council's resolution. Administration has advertised the three policy amendments in accordance with Council's resolution and has given notice of the proposed amendment to the Built Form Policy to the Western Australian Planning Commission. New State Planning Policy framework was released on 18 February 2019. A report will be presented to Council in 2019 on the results of the consultation and impact of the new State Planning framework.
10.4	Response to Petition – Alma Road and Claverton Streets, North Perth	EDI&E	To be actioned as per Council's decision Item 10.3, at its Ordinary Meeting of 11 December 2018, requiring a further report by June 2019.
<u>Council Meeting – 21 August 2018</u>			
10.2	Axford Park Upgrade - Concept Design & Implementation of Quick Win Works Items	EDI&E	Quick Wins progressing well. Parks related works completed. Exeloo toilet relocation in progress and plateau at Fairfield Street due to commence shortly.
<u>Council Meeting – 26 June 2018</u>			
9.8	Business Advisory Group – Key Priorities	EDDS	Completed. Administration will now use the Business Advisory Group's Key Priorities to inform the review of the City's Economic Development Strategy.
11.2	Acquisition of private rights of way as Crown Land and vesting in City – Right of Way between London and Dunedin Streets, Mount Hawthorn (Lot 60) and Colvin Lane, West Perth (Lot 67)	EDCS	London / Dunedin Street Right of Way (ROW) has been dedicated as road. Administration provided notice to properties adjoining ROW on 30 January 2019. Waiting on dedication of Colvin Lane.
<u>Council Meeting – 29 May 2018</u>			
11.1	Leases to Department of Health to govern Department's current use of the Child Health Clinics within City of Vincent	EDCS	Leases being finalised for execution. Signs acknowledging City's support to be installed.
18.1	CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459	EDCS	Owners obtaining approval from Department of Biodiversity, Conservation and Attractions. City waiting on approval in order to sign licence
<u>Council Meeting – 4 April 2018</u>			
11.1	Lease of Leederville Oval by East Perth Football Club Inc & Subiaco Football Club Inc - Request for waiver and write-off of fees and variation of leases	EDCS	Clubs working with the City's Community Engagement Directorate to resolve some leasing issues.
<u>Council Meeting – 17 October 2017</u>			
11.4	Lease to Axicom Pty Ltd for telecommunications purposes – Lot 9023 Marmion Venue, Clarkson (Tamala Park)	EDCS	City has signed leases. Waiting on signing by other Local Government Authorities.
<u>Council Meeting – 27 June 2017</u>			
9.4	Proposed Amended Parking Restrictions – Mount Hawthorn Town Centre	EDDS	Administration has now completed the installation of the new parking restrictions including sending letters to affected landowners and businesses, installing parking signage and line marking. The enforcement caution period is now complete and the City's Rangers are issuing fines for any illegal parking. A consultant has undertaken a survey of parking in the Mount Hawthorn area as part of the Integrated Transport Plan and the results of this work will be presented to Council Members in 2019 as part of this project.
9.5	Submission to WALGA – Third Party Appeal Rights in Planning	EDDS	Administration has forwarded its submission to WALGA and is drafting letters to be sent to the Minister for Planning and Attorney General advising of the City's position.

Item	Report Details	Action Officer	Comments
12.1	No. 34 (Lot 1) Cheriton Street, Perth – Progress Report No. 8	EDCE	Administration continues to liaise with the Department of Planning, Lands and Heritage regarding exercising of the Norwood Community Garden (agreed in principle). Management of the remainder of the Lot to then be handed back to the Department.
<u>Council Meeting – 30 May 2017</u>			
10.1	Water Corporation – Long Term Water Main Replacement Program within the City of Vincent	EDI&E	The Water Corporation's only 2018/19 Project within the City of Vincent is in Beaufort Street, between Newcastle Street and Chelmsford Road, commences 14 March with an expected completion in July/August 2019.
12.5	Perth Parking Levy	EDCE	Awaiting outcomes of the Perth CBD Transport Plan and specific recommendations regarding the Perth Parking Levy.
<u>Council Meeting – 7 March 2017</u>			
9.3.5	Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)	EDDS/ EDI&E	The Health; Property; and Trading in Public Places Local Laws are being reviewed. Presentation to Council made at Council Workshop held on 20 November 2018.
<u>Council Meeting – 18 October 2016</u>			
9.2.1	Proposed Safety Improvement at the Intersection of Walcott and Beaufort Streets, Mount Lawley (SC686, SC986)	EDI&E	On hold pending the completion of the Water Corporation's Beaufort Street 'Pipes for Perth' water main replacement project.
<u>Council Meeting – 28 June 2016</u>			
9.3.5	Lease of No. 4 Broome Street, Highgate to Minister for Education – Highgate Pre-Primary (Little Citizens) (SC591)	EDCS	Lease has been signed by the Department, waiting on signing by the City.
<u>Council Meeting – 5 April 2016</u>			
9.1.6	Review of Licences for Outdoor Eating Areas and Display of Goods on Footpaths	EDDS	Policies reviewed and revoked at 23 August 2016 OMC. Administration has prepared the new 'self-assessment' system for Trading in Public Places Local Law permits and this system went live on 22 February 2018. The outcomes and results of this system were presented to the Council Workshop on 20 November 2018. A further report will be presented to Council in early 2019.
<u>Council Meeting – 8 March 2016</u>			
9.3.5	Leederville Gardens Retirement Village Estate (SC313/SC308)	Office of the CEO	The City to write to Leederville Gardens and request they respond formally to this matter.
<u>Council Meeting – 27 October 2015</u>			
9.3.6	Portion of No. 10 (Lot 2545) Farmer Street, North Perth – Approval of a Sub-lease to Vincent Men's Shed (Inc.) (SC351/SC2087)	EDCS	Negotiating terms with the City's Community Engagement Directorate. This is pending completion of the draft Community Leasing Framework which was presented to 12 March Council Workshop and will be presented to a future Worksop in April/May 2019.
<u>Council Meeting – 20 January 2015</u>			
9.3.4	Lease for Margaret Kindergarten – No 45 (Lot 10349 D/P: Swan L), Richmond Street, Leederville (SC351/SC589)	EDCS	Lease has been signed by the Department, waiting on signing by the City.
<u>Council Meeting – 18 November 2014</u>			
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	EDDS/ EDI&E / EDCE	The option of having parking benefit districts will be reviewed as part of the review of the Car Parking Strategy and preparation of an Integrated Transport Plan. The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy. The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys.

Item	Report Details	Action Officer	Comments
			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 August 2017.
<u>Council Meeting – 7 October 2014</u>			
9.3.2	Lease for North Perth Tennis Club – Lease of Premises at Woodville Reserve, 10 Farmer Street, North Perth (SC351/SC621)	EDCS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan.
<u>Council Meeting – 23 September 2014</u>			
9.3.6	Lease for Leederville Tennis Club – Lease of premises at 150 Richmond Street, Leederville (SC351 & PR25077)	EDCS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan.
<u>Council Meeting – 27 May 2014</u>			
9.3.4	LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium	EDCS	Further discussions ongoing as part of broader discussions with Football Clubs.
<u>Council Meeting – 12 February 2013</u>			
9.2.12	Request to the Minister for Lands for Acquisition of the Right of Way Bounded By Anzac Road, Oxford, Salisbury and Shakespeare Streets, Leederville as Crown Land	EDCS	Contacted Department of Lands for update.
9.2.13	Request to the Minister for Lands for the Acquisition and Reversion to 'Crown Land' of the Right of Way Named Luce Lane, North Perth (TES0225)	EDCS	Contacted Department of Lands for update.

10 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

11 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES**12 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED ("BEHIND CLOSED DOORS")****12.1 APPOINTMENT OF COMMUNITY REPRESENTATIVES TO THE CITY OF VINCENT RECONCILIATION ACTION PLAN WORKING GROUP**

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains information concerning:

Local Government Act 1995 - Section 5.23(2):

- (b) the personal affairs of any person

LEGAL:**2.14 Confidential business**

- (1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is to be treated in accordance with the Local Government (Rules of Conduct) Regulations 2007.

Confidential reports are provided separately to Council Members, the Chief Executive Officer and Directors.

In accordance with the legislation, confidential reports are to be kept confidential until determined by the Council to be released for public information.

At the conclusion of these matters, the Council may wish to make some details available to the public.

13 CLOSURE