



CITY OF VINCENT

AGENDA

Ordinary Council Meeting 15 October 2019

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

David MacLennan
Chief Executive Officer

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

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

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- The live stream can be accessed from <http://webcast.vincent.wa.gov.au/video.php>
- Images of the public gallery are not included in the webcast, however the voices of people in attendance may be captured and streamed.
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1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

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

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Nil

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

(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4 APPLICATIONS FOR LEAVE OF ABSENCE

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

6 CONFIRMATION OF MINUTES

Ordinary Meeting - 17 September 2019

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

8 DECLARATIONS OF INTEREST

9 STRATEGY AND DEVELOPMENT

9.1 NO. 51 (LOT 192; D/P 56091) ALBERT STREET, NORTH PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO THE CLUB PREMISES AND CHANGE OF USE FROM CLUB PREMISES TO CLUB PREMISES AND CHILD CARE PREMISES AND LICENCE FOR USE OF CAR PARK AT NO. 160 ALBERT STREET, NORTH PERTH

TRIM Ref: D19/115424









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Authoriser: Joslin Colli, Coordinator Planning Services

Ward: North

Attachments:

1. Consultation and Location Map [↓](#) 
2. Development Plans [↓](#) 
3. Parking Licence Map [↓](#) 
4. Applicant's Operational Management Plan [↓](#) 
5. Acoustic Report [↓](#) 
6. Traffic Impact Statements [↓](#) 
7. Summary of Submissions - Administration's Response [↓](#) 
8. Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council:

1. **APPROVES** a licence to the Macedonian Community of WA Inc. for the use of five car parking bays in the car park located at No. 55 (Lot: 160) Albert Street, North Perth, in accordance with the plans provided within Attachment 3, on the following key terms:
 - 1.1 **Term:** 10 years;
 - 1.2 **Licence fee:** \$455 per bay per annum excluding GST, indexed by CPI (total of \$2,275 per annum, excluding GST);
 - 1.3 **Permitted use:** Child Care Centre staff parking, during the hours of operation, being 6:30am to 6:30pm Monday to Friday, excluding public holidays; and
 - 1.4 **Public Liability Insurance:** minimum cover of \$20,000,000;

Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, **AUTHORISES** the Mayor and Chief Executive Officer to affix the common seal and execute the licence in 1 above;
2. In accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for the proposed Change of Use from Club Premises to Club Premises and Child Care Centre at No. 51 (Lot: 192; D/P: 56091) Albert Street, North Perth, in accordance with the plans provided within Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:
 - 2.1 **Use of Premises**
 - 2.1.1 The area shown as 'Child Care Premises' on the approved plans shall be used in accordance with the definition of 'Child Care Premises' as defined by the City's Local Planning Scheme No. 2;

2.1.2 The proposed Child Care Premises shall be limited to the following hours or operation:

- Monday to Friday: 6:30am to 6:30pm, excluding public holidays; and

2.1.3 A maximum of 114 children and 20 staff are permitted on site at any one time;

2.2 Acoustics

2.2.1 All of the recommended measures included in the Acoustic Report provided by Sealhurst Pty Ltd (Ref SEA-2019-005 RPT001_Rev1) received by the City on 18 April 2019 applicable to the development 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; and

2.2.2 Certification from an acoustic consultant shall be provided to the City demonstrating that the recommended measures have been undertaken to the City's satisfaction, prior to occupancy or use of the development;

2.3 Venue Management Plan

2.3.1 Prior to the lodgement of an Occupancy Permit, a Venue Management Plan is to be submitted for assessment and approval by the City's Health Services which shall include, but not be limited to the following:

- Operating Hours;
- Predicted noise levels from Indoor Child Play and applicable noise management practices to control sound levels;
- Predicted noise levels from Outdoor Child Play and applicable noise management practices to control sound levels;
- Use and style of amplified music;
- Duration and frequency of 'play times' applicable to each and all age groups;
- Waste collection;
- Deliveries; and
- Community relations;

2.4 Bicycle Parking

A minimum of three bicycle parking bays shall be provided on site prior to occupation of the development. The design and construction of the bicycle bays shall be in accordance with Australian Standards AS2890.3 (as amended);

2.5 Prior to the lodgement of a Building Permit application for the proposed development, an amended Traffic Impact Assessment is required to be submitted and approved by the City prior to the issue of a Building Permit;

2.6 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;

2.7 The fencing infill panels above the approved solid portions of wall shall be visually permeable in accordance with the Residential Design Codes of WA, to the satisfaction of the City; and

2.8 Prior to occupancy or use of the development all storm water collected on the subject land shall be retained onsite, by suitable means to the satisfaction of the City.

PURPOSE OF REPORT:

To consider an application for development approval for alterations and additions to the Club Premises and a change of use from Club Premises to Club Premises and Child Care Premises and No. 51 Albert Street, North Perth (subject site).

PROPOSAL:

The application proposes to change the use of subject site from Club Premises to Club Premises and Child Care Premises. The Club Premises being the Macedonian Community currently operates on the ground floor and first floor of the building. The application proposes the Child Care Premises to operate from the ground floor of the building and the Club Premises to operate from the first floor of the building.

The external works proposed as part of this application include:

- A foyer adjacent to Albert Street to provide exclusive access to the upper floor;
- A portico adjacent to the proposed foyer;
- Addition of one lift, four staircases and fire escape exits;
- Addition of five store rooms;
- Addition of fencing along all lot boundaries; and
- Additional landscaping.

The Child Care Premises is proposed to operate from 6:30am till 6:30pm Monday to Friday (excluding public holidays), and would accommodate 114 children and 20 staff at any one time. The drop off and collection of children would generally be staggered depending on family requirements.

The Club Premises is proposed to operate as existing, with all functions and events now being contained to the upper floor of the building.

The development plans are included in **Attachment 2** and the applicant's Operational Management Plan is included in **Attachment 4**.

BACKGROUND:

Landowner:	Macedonian Community of WA Inc.
Applicant:	Macedonian Community of WA Inc.
Date of Application:	18 April 2019
Zoning:	MRS: Urban LPS2 Zone: Special Use Zone 1 (Club Premises and Child Care Premises) R Code N/A
Built Form Area:	Residential
Existing Land Use:	Club Premises
Proposed Use Class:	Club Premises and Child Care Centre
Lot Area:	2128m ²
Right of Way (ROW):	N/A
Heritage List:	N/A

The subject site is bound by Albert Street to the north, Macedonian Place to the east and Reserved land for public open space and public purpose to the south and west. A portion of the Reserved land immediately south of the site is provided as an unrestricted public carpark comprising 78 car bays.

The land on the opposite side of Albert Street is zoned Mixed Use R80 under the City's Local Planning Scheme No. 2 (LPS2) and comprises a mix of grouped dwelling and multiple dwellings. The land on the opposite side of Macedonian place is zoned Mixed Use R80 and Residential R60 under the City's LPS2. The land zoned Mixed Use R80 comprises grouped dwellings and the land zoned Residential R60 comprises a church. The subject site and land surrounding forms part of the Residential Built Form area as prescribed by the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The subject site consists of an existing two storey building used as a Club Premises. Typical functions and events held at the Club Premises are as follows:

- Language classes and/or dance classes held up to two times per week on weekdays from 7:00pm till 9:30pm;
- Cultural and social functions (such as weddings or christenings) held monthly or bi-monthly on weekdays from 7:00pm onwards and on weekends; and
- Commemorative services are held on weekdays from 10:00am till 3:00pm. These services attract approximately 10 to 20 persons.

There is no parking provided on site. The Club Premises currently uses the existing 159 public parking provided within the locality, noting the Macedonian Club previously paid for 18 bays (including one ACROD bays) to be installed adjacent to the subject site along Macedonian Place. The City's records also indicate the public car park south of the subject site was developed for the use of the public, users of the public open space and the Club Premises.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City's LPS2, the City's Policy No. 7.1.1 – Built Form, Policy No. 7.7.1 – Non-Residential Parking Policy and Policy No. 7.5.3 – Education and Care Services. 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	✓	
Front Fence	✓	
Parking & Access		✓
Bicycle Facilities	✓	
External Play Space		✓
Hours of Operation		✓

Detailed Assessment

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

Car Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.1.1 Non-Residential Parking Policy 0.25 bays per person 114 Children and 20 staff requires 33.5 bays	Nil parking provided on site
External Play Space	
Deemed-to-Comply Standard	Proposal
Policy No. 7.5.3 Education and Care Services 266m ² of shaded external play space required	237m ² of shaded external play space provided
Hours of Operation	
Deemed-to-Comply Standard	Proposal
Policy No. 7.5.3 Education and Care Services 7:00am to 7:00pm, Monday to Friday; and 7:00am to 6:00pm on Saturdays	6:30am to 6:30pm, Monday to Friday, excluding public holidays

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, for a period of 14 days from 25 June 2019 to 9 July 2019. The method of consultation included 68 letters being mailed to all owners and occupiers surrounding the site (as shown in **Attachment 1**) and a notification placed on the City's website, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

At the conclusion of the advertising period, the City received seven submissions comprising two in support of the proposal, four objecting to the proposal and one submission neither supporting nor objecting but expressing concerns with the proposal.

The concerns raised within the submissions related to the following:

- Adverse traffic impacts;
- Proposal relies on public parking;
- Concerns relating to the Traffic Impact Assessment;
- Noise generated by the Club Premises and Child Care Centre.

A summary of the submissions received and Administration's response to these is included as **Attachment 7**. The applicant's response to the summary of submissions is included within the Traffic Impact Statements contained within **Attachment 6**.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.3 – Education and Care Services;
- Policy No. 7.5.21 – Sound Attenuation; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

Planning and Development Act 2005

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

Delegation to Determine Applications:

This application is being presented to Council for determination as it proposes a shortfall greater than five car parking bays under the minimum requirements prescribed by Policy No. 7.7.1 – Non-Residential Development Parking Requirements (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:

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:Car Parking

In accordance with the City's Parking Policy, a Child Care Premises is required to provide 0.25 car bays per person. This results in a requirement of 33.5 bays (rounded to 34 bays) for the Child Care Premises based on a maximum capacity of 20 staff and 114 children. The site comprises nil parking on site.

The proposed parking shortfall was advertised to adjoining properties in accordance with the City's Consultation Policy. Concerns were raised in relation to the traffic impacts and the developments reliance on the public parking available within the vicinity.

A Parking Management Plan and a Traffic Impact Assessment has been provided by the applicant in support of the parking shortfall. The Parking Management Plan and a Traffic Impact Assessment are included as **Attachment 6** and outlines the following:

- The Macedonian Church, located at 8 Macedonian Place provide 14 bays for reciprocal parking;
- Three short term and six long term bicycle bays are proposed to be provided on site;
- Leederville Station is located 1.4 kilometres (as the crow flies) from the subject site and is accessible via bus services;
- Bus stops are located approximately 180 metres and 320 metres (direct route) from the subject site. The bus stops provide access to seven different bus routes;
- Footpaths are available on both sides of Albert Street, between the subject site and Charles Street, and on the northern side of the site to the west;
- Pedestrian paths are available through Charles Veryard Reserve to the south;
- There are no dedicated on-road bicycle paths which access the site however there are off-road paths provided through Charles Veryard Reserve;
- One dedicated end of trip facility is provided within the staff area on the ground floor, and one additional shower is provided in each of the five child care rooms;
- The following on-street and off-street parking is located within 150 metres of the subject site:
 - 78 bays (including one ACROD bay) in the City of Vincent public car park, adjacent to the southern boundary;
 - 12 bays on the southern side of Albert Street, adjacent to the site;
 - Five bays on the northern side of Albert street, between the subject site and Tay Place;
 - 16 bays on the southern side of Albert Street, between the subject site and No. 66 Albert Street;
 - Six bays on the northern side of Albert Street, between the subject site and Charles Street;
 - Five bays on the southern side of Albert Street, between the subject site and Charles Street;
 - Nine bays (including one ACROD bay) on the western side of Macedonian Place, nearest to the northern end;
 - 12 bays on the western side of Macedonian Place, nearest to the southern end; and
 - 16 bays along Tay Place.

All of the abovementioned parking bays are unrestricted.

Reciprocal Parking

The City's Parking Policy allows consideration of reciprocal parking arrangements where it is demonstrated that the parking facilities serving separate uses could be shared, but not concurrently. In considering this arrangement the following is relevant:

- The Church has a maximum capacity of 100 persons and provides 14 bays on site;
- The functions held by the Church on weekdays includes:

- Funeral services, approximately one every fortnight accommodating 20 – 100 persons. The funeral services typically commence at 10:00am and last approximately one hour;
- Wakes are often held at the church on the same day as the funeral and generally attract half of the funeral guests. The wakes generally commence between 12:00pm and 1:00pm and last for two hours;
- A priest is present on site outside of the funeral hours; and
- No other events, weddings or christenings occur on weekdays.

The above information demonstrates the functions of the Child Care Premises and the Church would coincide and there is a demand for all parking bays to service the functions of the church. A reciprocal parking arrangement between the Child Care Premises and the Church does not satisfy the requirements of the City's Parking Policy and would not result in an acceptable outcome.

Short Term Parking

The proposed Child Care Premises would attract a maximum of 114 children which would generate a demand for short term parking bays. In accordance with the City's Parking Policy, 28.5 bays (rounds to 29) for the drop off and pick up of the children would be required. The proposal relies on the City of Vincent public car park to the south of the subject site and the on-street parking identified above to satisfy the parking demand. In considering the suitability of the proposal, the following is relevant:

- The peak time for drop off and pick up is from 7:00am to 9:00am and 4:00pm to 6:00pm, respectively.
- Pick up and drop off of children would generally be for short periods of time (up to 15 minutes).
- As per the WAPC traffic impact assessment guideline, the proposed development does not increase traffic on any road network greater than 100 vehicles/lane. As such, there is no significant impact on the surrounding road networks from a traffic volume perspective.
- A car parking occupancy survey was undertaken on 5 June 2019 and considered the availability of public parking bays within 150 metres of the subject site. The findings are summarised as follows:
 - A total of 159 bays, as detailed above were surveyed;
 - There were in excess of 93 car parking spaces available at all times, of which 63 were contained within the City of Vincent car park;
 - A total of 139 bays were available at 8:45am, 93 bays available at midday and 127 bays available at 4:30pm, demonstrating there is an overall surplus of public parking within the vicinity;
 - The City of Vincent carpark was vacant at 8:45am and 72 bays were available at 4:30pm, which would coincide with peak drop off and pick up periods; and
 - The embayed parking bays adjacent to the subject site, along Macedonian Place had 19 bays available at 8:45am and 4:30pm, which would coincide with peak drop off and pick up periods.
- The Club Premises was previously approved with nil parking on site. The high occupancy functions generally occur outside of the operating hours of the Child Care Premises. The parking demand for the Child Care Premises would not conflict with the parking demand of the Club Premises.

Noting the above, there is a surplus of public parking available within the vicinity of the subject site that would accommodate the short term parking demand, without the need for cash-in-lieu from the applicant.

Long Term Parking/Car Parking Licence

The Child Care Centre proposes a maximum of 20 staff at any one time, which would generate a demand for long term parking. In accordance with the City's Parking Policy, five parking bays would be required for staff parking.

The building on the site is existing and the external space is required for outdoor play area for the Child Care Premises. As a result there is limited, if any opportunity to provide on-site parking. The guests of the Club Premises currently use the City of Vincent car park and surrounding on-street parking. There is no formal agreement to govern the use of the car park.

The traffic survey provided by the applicant demonstrates there is sufficient parking available within the City of Vincent car park to accommodate the long term parking demand created by the Child Care Premises. Given the Club Premises has been operating from the subject site prior to 1960; the guests have been using this car park since commencement of the use; and the availability of car parking bays, Administration recommends that a licence is granted to the applicant in respect to the use of five car parking bays within the

car park. The proposed licence area is shaded blue in the plan at **Attachment 3**. The key terms of the licence would be:

Term:	10 years;
Licence fee:	\$2,275 per annum plus GST (based on a fee of \$455 per car bay per annum), indexed by CPI;
Permitted use:	Child Care Centre staff parking during the hours of operation, being Monday to Friday 6:30am till 6:30pm, excluding public holidays; and
Insurance:	Public liability policy with a minimum cover of \$20,000,000.

The licence fee proposed is based on the licence fee paid for the use of other City car parks, the cost of maintaining and upgrading the car park and the cash in lieu contribution that would be likely to be payable if use of the 5 car parking bays was not approved.

The cash in lieu contribution payable for a shortfall of 5 parking bays in this area is \$5,400 per bay. The cost per bay over a 10 year licence term equates to \$540 per annum.

The licence fees payable for other City car parks is:

- Licence to the Minister for Health for the use of 9 car bays at 25 Sydney Street, North Perth – \$363 per bay per annum plus GST; and
- Licence to Kidz Galore for the use of 7 car bays at 25 Sydney Street, North Perth – \$334 per bay per annum plus GST.

The cost of maintaining this car park is estimated to be \$1,000 per annum. The cost of resurfacing the carpark is in the order of \$68,000, and has an approximate life span of 15 years. The approximate annual cost of maintaining the car park is \$5,533, which equates to \$71 per bay per annum.

Administration has provided the proposed licence terms to the applicant. The applicant confirmed in writing on 17 September 2019 that the proposed licence terms are acceptable.

On this basis it is recommended that a licence fee of \$455 per bay per annum is payable, and a licence term of 10 years is granted.

Traffic Impact Assessment

The applicant provided a Traffic Impact Assessment, included as **Attachment 6**, in support of the proposal. Administration is satisfied the proposal would not have an adverse impact on the surrounding traffic network however it is noted the following information has been omitted from the report:

- Inbound network traffic distribution; and
- Crash incidents reported.

It is noted there were nine crash incidents reported at the intersection of Albert Street and Charles Street between the years 2014 to 2019. There were no fatalities among the crashes.

Administration recommends an amended Traffic Impact Assessment be provided and approved by the City, prior to the lodgement of a Building Permit to include the above mentioned information.

External Play Space

In accordance with Policy No. 7.5.3 – Education and Care Services (Education and Care Services Policy), 7 square metres of unencumbered play space is required per child, with 30 percent of the minimum required external play space being shaded. The application requires 798 square metres of external play space, with 266 square metres of that space being shaded. The application proposes 813 square metres of external play space, with 237 square metres being shaded. The Education and Care Services Policy seeks to facilitate good design and operating requirements for child care service premises.

The subject site comprises a large number of existing mature trees which are within the site boundaries, noting playgrounds one and five do not contain any trees within the lot boundaries. Notwithstanding, aerial images indicate there are a large number of large, mature trees adjacent to the lot boundaries which would provide adequate shade for the external play spaces. Playground five is also located on the southern side of the building and would benefit from the shade of the building.

On the basis of the above, the amount of shaded external play area is considered appropriate.

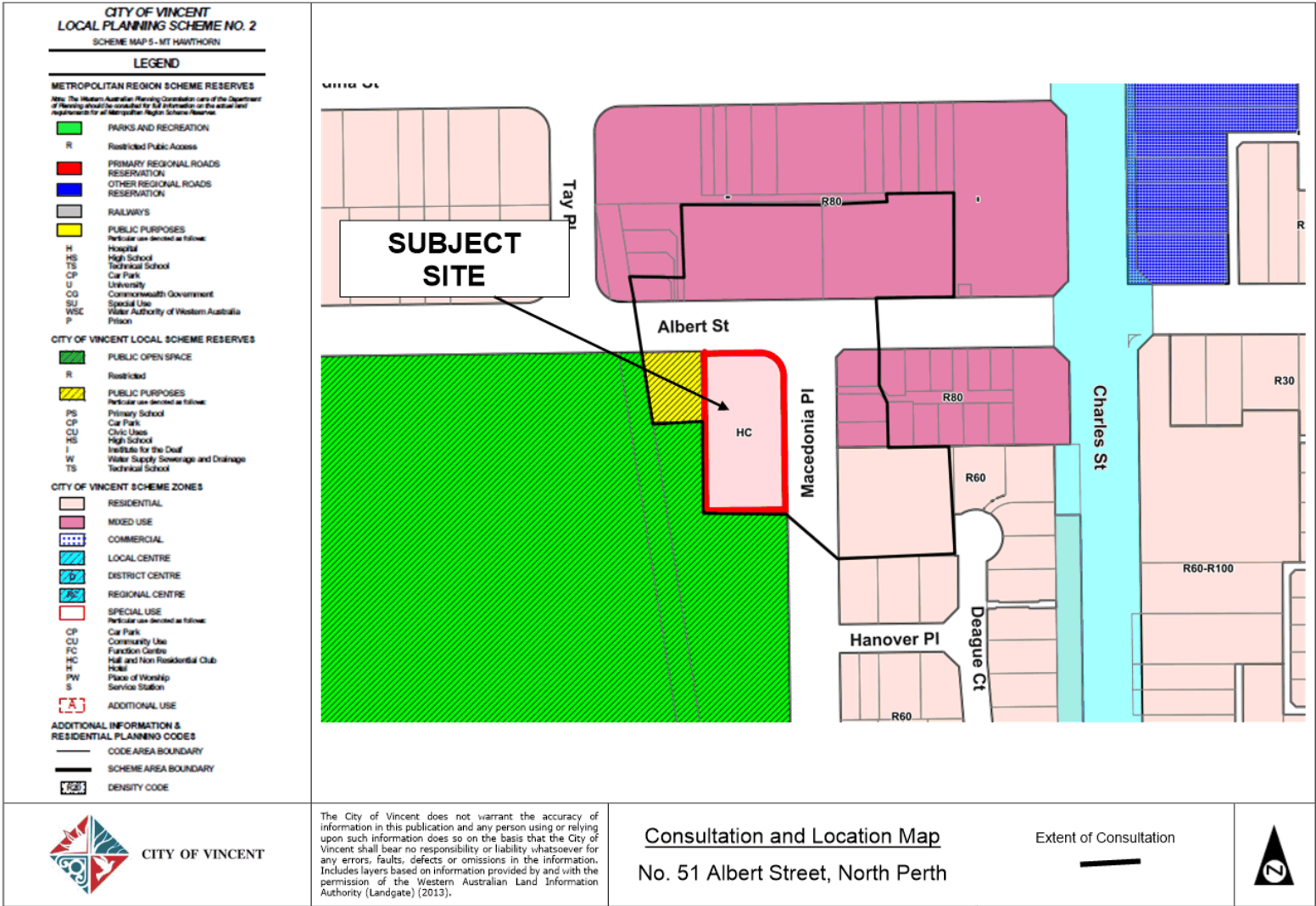
Hours of Operation

In accordance with the Education and Care Services Policy, the hours of operation for an education and care service premises shall be limited to 7:00am to 7:00pm, Monday to Friday and 7:00am to 6:00pm on Saturday. The application proposed the Child Care Premises to operate from 6:30am to 6:30pm Monday to Friday, excluding public holidays. The Education and Care Services Policy confirms that the deemed-to-comply operating hours can be varied provided that the amenity of the surrounding area is not unduly affected.

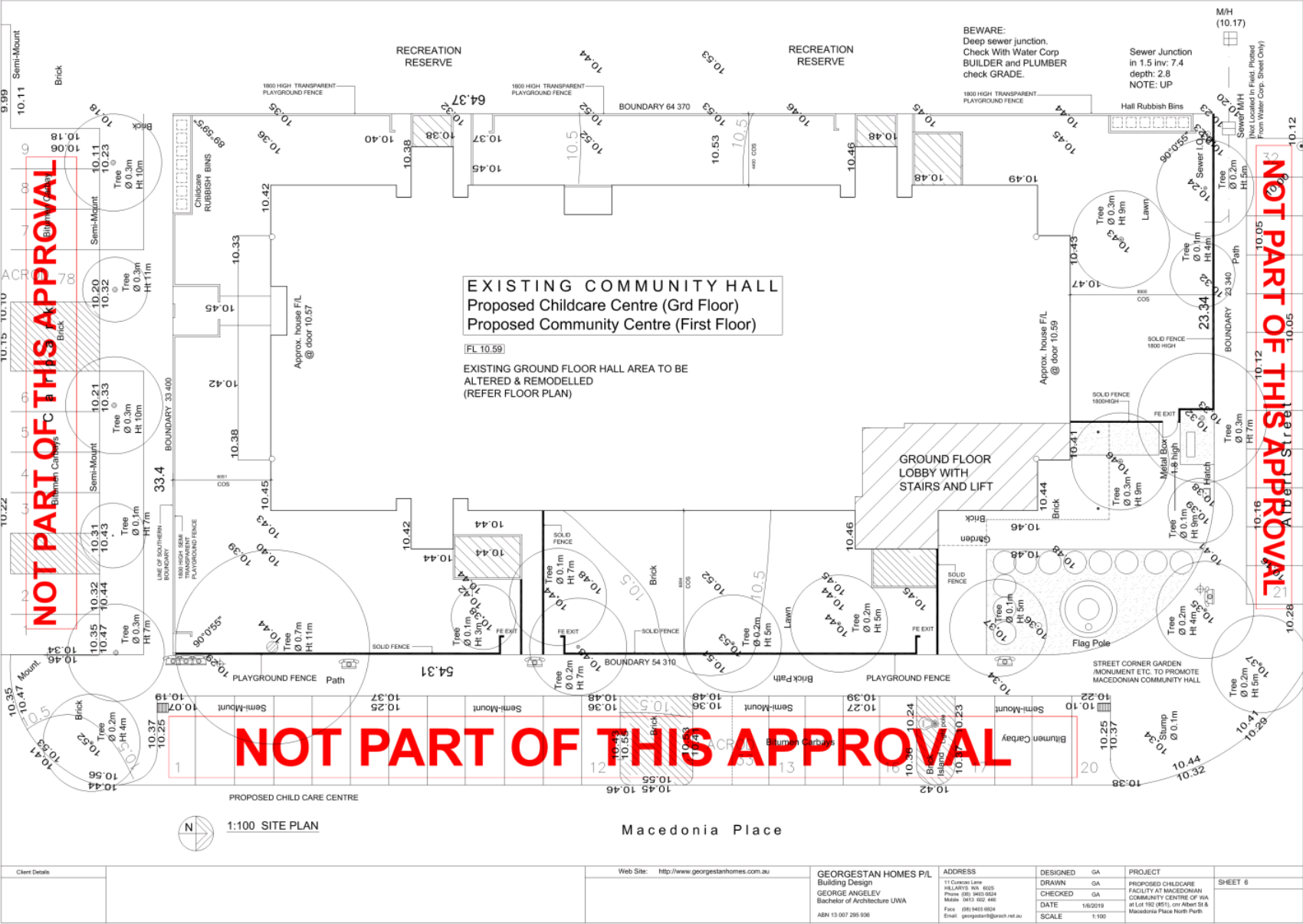
One submission was received in relation to the hours of operation and the associated impacts of noise.

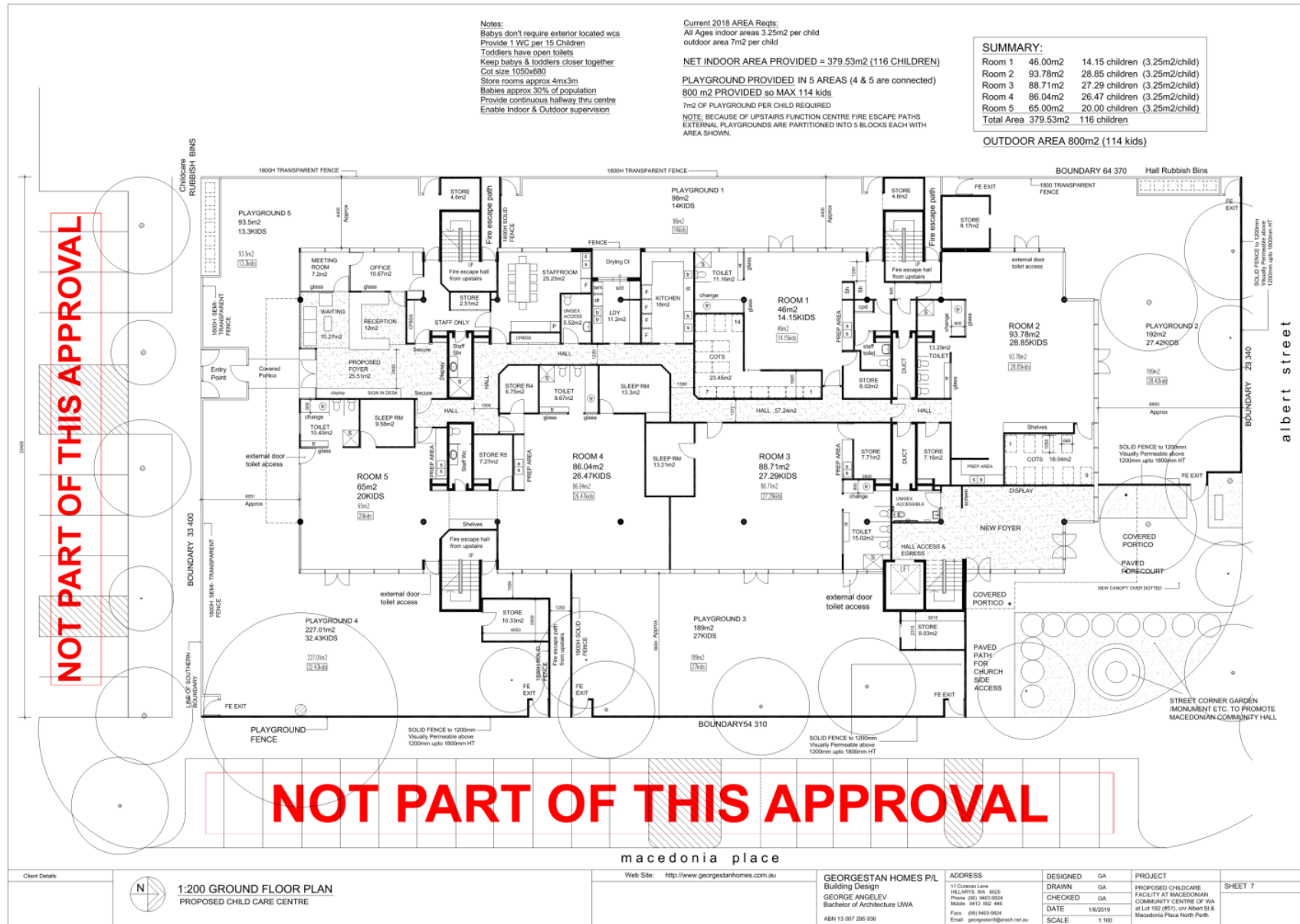
In considering the above, it has been adequately demonstrated the proposed Child Care Centre could operate in accordance with the relevant noise regulation and be adequately managed so as to have minimal impact on the surrounding residential properties based on the following:

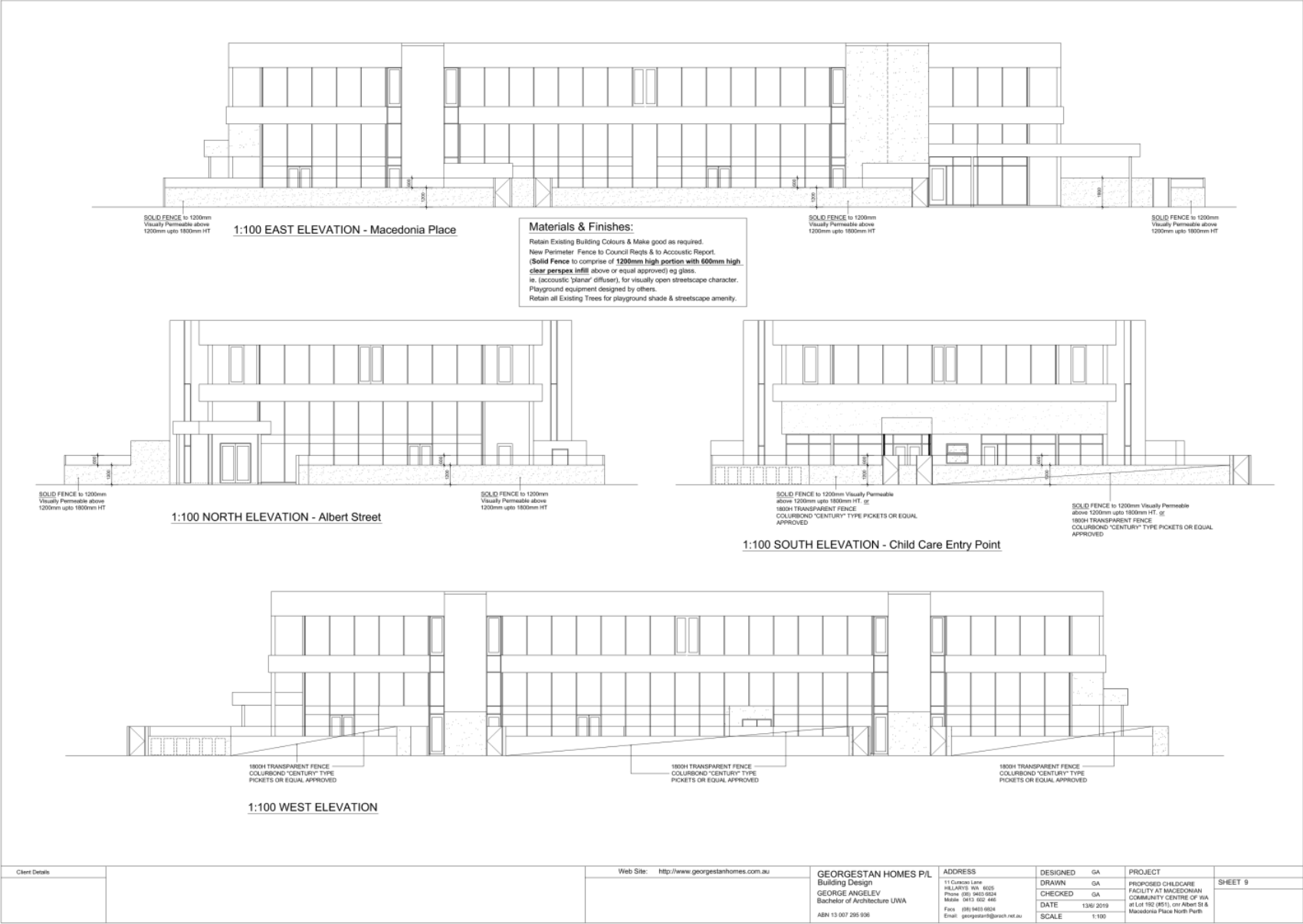
- The subject site is located adjacent to a Reserve for Public Open Space and is separated from the adjoining residential properties by a local road (Albert Street to the north and Macedonian Place to the east). There is also a Church located on the opposite side of Macedonian Place.
- The applicant's acoustic report provided by Sealhurt Acoustic Design and Engineering received on 18 April 2019 concludes that the Child Care Centre could be demonstrated to comply with the City's Policy No. 7.5.21 – Sound Attenuation and result in an acceptable acoustic outcome for the nearby community. The applicant's acoustic report recommends limiting outdoor play to no more than two hours, the use of a noise attenuation barrier (fence), and the implementation of a noise management plan which establishes administrative control for crying/unruliness and unnecessary noisy behaviour (i.e. by taking child to internal areas). The recommendations of the applicant's acoustic report would ensure the noise created by the child care premises operates at an acceptable level.
- In response to the above, the applicant has confirmed that outdoor play periods would be restricted and times would be staggered so that 'play noise' is not continuous throughout the day. Children would also be monitored continuously for unruly behaviour.
- The operating hours of the development would not result in all children and staff arriving and leaving at the same time as drop off and pick up of children and staff would be staggered to suit the needs of families and the child care premises, respectively. It is expected that drop off/arrival times would be between 6:30am and 10:00am and pick up time would be between 3:00pm to 6:30pm. To further mitigate impacts of noise, the applicant's acoustic report recommends parents and guardians are informed of the importance of noise mitigation when entering the site, dropping off or picking up children.

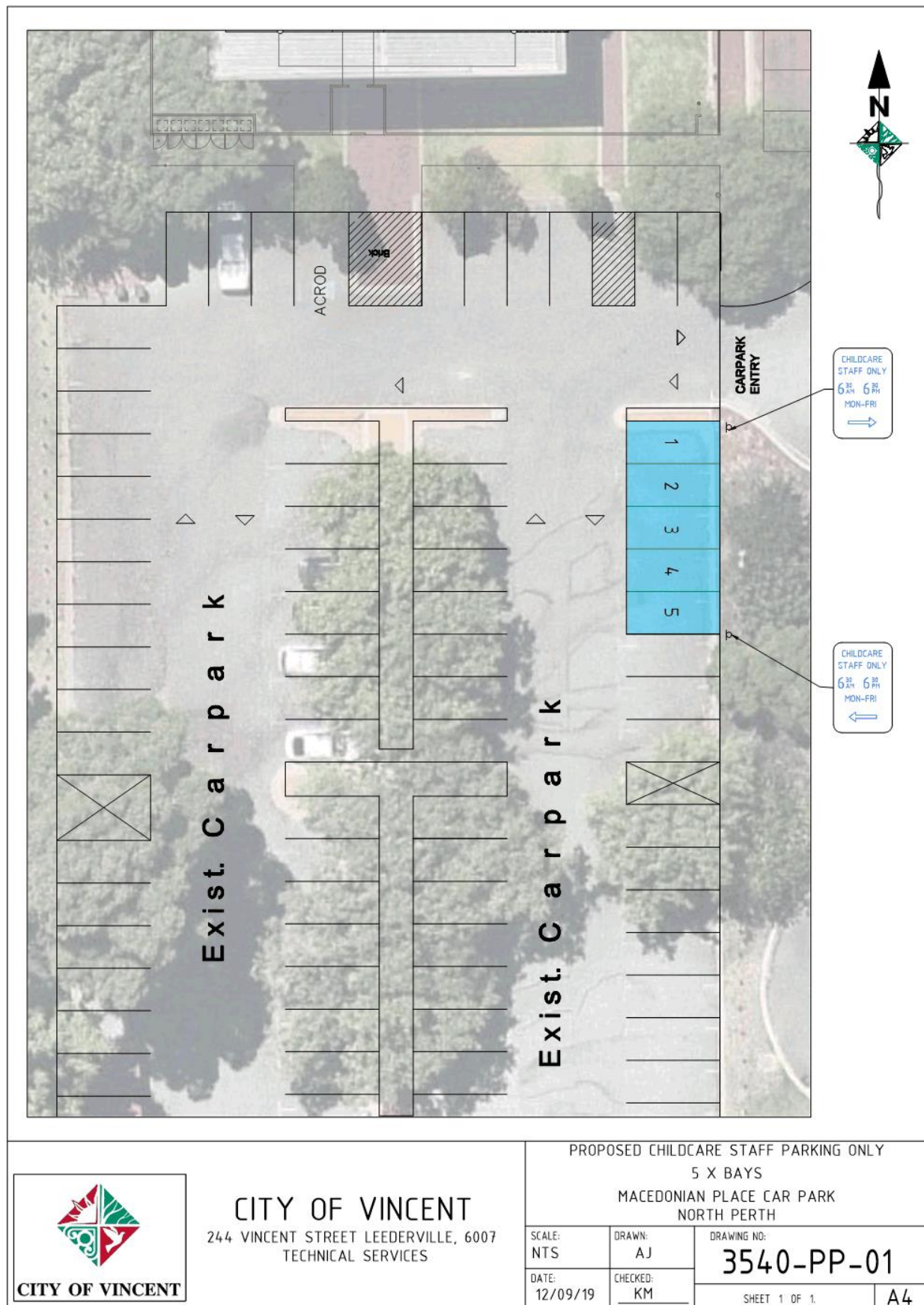












Appendix 1.

Operational Plan of Management
for Proposed Childcare Centre
at 51 Albert St,
North Perth.

1. Executive Summary

Childcare Centre 51 Albert Street North Perth Executive Summary

This Plan of Management (POM) will form an essential part of the ongoing management requirements for the Child Care Centre. It is a document that reflects a reasonable agreement between the Centre Operators and the Council in order to minimize any adverse effects upon neighbors. It is required by and reflects the intention of the requirements of Council's conditions of development consent for the centre.

Capacity of Centre

The Centre's capacity is for a total of **114 Children** as follows:

27 Children (0 -2) Years of age
32 Children (2-3) Years of age
55 Children (3-5) Years of age

This capacity is based upon the allowed number pursuant to the Childcare Regulations.

Hours of Operation

The Centre opens daily Monday to Friday from **6.30 am to 6.30pm, fifty-two (52) Weeks a year.**

The Centre closes for Public Holidays.

Staffing

The Centre will be operated by a **minimum of 10 to a maximum 20 staff** (including the primary contact staff and a Nominated Supervisor) at any one time.

There will be a structured routine where the children will be divided between their age groups of 0-2 years (Babies), 2-3 years (Toddlers) and 3-6 years (Pre-schoolers). A daily program will be based on their needs and individual development/progress.

Each group will be required to maintain staff to children ratios in accordance with the Childcare Regulations.

Staff Arrival

Not all staff arrives at the same time. The **arrivals are usually staggered between the hours of 6.30am to 10.00am.** Full-time staff work for 8 hours a day. Part - time or Casual staff work shifts as required.

Parents/Children Arrival and Departure

In the morning, parents usually **arrive between the hours of 6.30am-10:00am.**

Similarly for **pick-up**, the parents will start arriving from **3.00pm and stagger until 6.30pm.**

2. Traffic and Parking Management Plan

Childcare Centre Car Parking Area
51 Albert Street
North Perth
Traffic & Parking Management Plan

Please refer to ML Traffic Engineers Traffic Impact Statement

The following procedures are to be adopted for the use of the childcare centre's car parking area:

1. There is be a total of **34 parking spaces** made available to the childcare centre **(including 1 disabled space)**.
2. All parking associated with the childcare centre is within the rear southern carpark which has an excess capacity of **78 Spaces**, (inc. 1 Acrod bay). If required there will be **9 signposted spaces directly opposite and adjacent** the main entry to the Child Care Facility.
3. Vehicles will enter and exit the site car parking area in a forward direction at all times
4. The disabled car space will be used by people with a valid disability permit only
5. The pedestrian walkway connecting the car parking spaces is to be kept clear at all times
6. No double parking will be permitted in the car parking aisle - i.e. the hardstand area in between the two opposite rows of car spaces
7. The **access way to the Southern car park** will **remain clear & unobstructed** during childcare centre operating hours
8. The car parking area will not to be used for storage purposes, thereby reducing the number of available car spaces. The car park must be kept available for parking at all times
9. Staff, parents and carers will be encouraged to report improper use of the car parking area to the centre's manager. In this regard, regular parent education is paramount and should be undertaken by email or letters in children's bags
10. Staff are to regularly monitor the car park during operating hours to ensure the above items are adhered to, particularly during peak drop-off/pick-up periods
11. This Traffic & Parking Management Plan will be issued to all new parents and staff, with a copy to be included on the centre's website
12. This Traffic & Parking Management Plan will be regularly reviewed and amended as deemed necessary.

3. Noise Management Plan

Childcare Centre
51 Albert Street
North Perth
Acoustics / Noise Management

Please refer to the Acoustic Report by "Sealhurst Acoustic Design & Engineering"

The Childcare centre will follow the instructions as outlined in the Acoustics Report

The childcare centre should not become a source of 'offensive noise' impacting adversely on the acoustic amenity of neighbouring businesses.

Children

Time out of doors is an essential component of the child's experience of the Centre

Whilst active play is encouraged, screaming and shouting is not. This type of behaviour can be intimidating to other children, and can be disturbing to neighbours. Children who persist in such behaviour may need to be excluded from outdoor activities.

A crying or distressed child will be attended to immediately (without delay). The child will be taken to a quiet area to be comforted and to be assessed for any injury, or other cause of distress.

When children are in an "Active" play area, each group will be fully supervised by two (2) teachers / carers per group at all times.

Musical instruments likely to generate excessive noise will not be permitted in the "Active" play area.

The 0-2 years infants will be maintained separate from toddlers and pre-schoolers age groups.

Educators/Carers

Centre management recognise the importance of ensuring all Educators and Carers are properly trained.

In-house training will include familiarization with the procedures and requirements set out in the Noise Management Plan.

Recent graduates and relieving teachers (who may lack experience in the operation of the centre) will be supervised by permanent staff members.

Staff will be instructed to engage the children in educational play activities that the children will find both mentally and physically stimulating, at all times.

Staff will be instructed to refrain from encouraging activities that may result in excessively noisy play and running.

All temporary & permanent staff will be required to read the Noise Management Plan before starting work and to comply with it at all times.

Management

Centre management will maintain a Log of any, and all, noise complaints received. Any complaints received shall

be logged with details of the nature of the complaint, time of the event and contact details of the complainant.

Centre management will respond to any noise complaint as quickly as possible, and will advise the complainant within 48 hours of what, if any, actions have been undertaken as a result of reviewing the complaint. These actions will be recorded in the Log.

The Log will be located in the Nominated Superior's office and will be accessible to Council at any time within normal operating hours.

Centre management will provide Council and the occupants of the building with name(s) and contact details

(phone number) of designated person (or persons) responsible for the addressing noise complaints.

At least one designated responsible person shall be available on site at all times during operational hours.

Centre management will provide Council, and other occupants of the building with an Activity Schedule.

A laminated copy of the Noise Management Plan will be displayed in the entry foyer

All Educators/Carers (temporary and permanent) will be required to read the Noise Management Plan.

All parents / guardians will be required to read the section of the Noise Management Plan relating to their Children. Continued attendance at the Centre will be contingent on the parent and or guardian abiding by the requirements of the Noise Management Plan.

Should any noise complaints persist, the Centre will engage the services of a recognized Acoustical Consultant (being a full and current member of the Australian Acoustical Society) to monitor noise levels and provide advice on any additional noise mitigation measures (if required).

Such a reporting will form part of the Log and be freely available to Council and to the Complainant. Attended noise monitoring may require access to the complainant premises.

Investigation of any noise complaint requiring the services of a recognized Acoustical Consultant will be contingent on this permission being given. Complainants should be made aware that this will be a requirement of the investigation.

Centre Management is committed to being a responsible and good neighbour to local businesses.

ACOUSTIC REPORT

Sealhurst Pty Ltd
PO Box 862 | CANNING BRIDGE | APPLECROSS | WA 6153
ABN: 86 161 563 551
ACN: 161 563 551



PROJECT PARTNERS

Discipline	Entity	
Client	Macedonian Community of WA (Inc)	
Architectural Drawings	GEORGESTAN HOMES P/L	



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DOCUMENT INFORMATION

North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

REPORT ABSTRACT



REPORT ABSTRACT

Sealhurst were appointed by Macedonian Community of WA (Inc) in March 2019 to undertake an assessment of anticipated noise emissions from the North Perth Macedonian Community Hall. The assessment was requested by City of Vincent under Clause 3.2(d) of the City's *Sound Attenuation Policy 7.5.21*, in support of the proposed commercial "change-of-use" of the Ground Floor area of the Hall.

The overall project aims to install and operate a Child Care Centre in place of the existing MCWA patrons bar and club rooms, Main Function Hall (previously available to 3rd party hirers), and administrative Back-of-House areas. The changes will effectively introduce an alternative noise emissions profile to nearby neighbouring properties, during the daytime hours.

In a previous commission, the venue hire aspect of the existing Hall operations was subject to a detailed investigation in June 2018 (Ref: *SEA-2018-013 RPT001*, dated 29 JUN 2018) whereby the building envelope was assessed for sound containment and noise emissions compliance following a series of complaints by nearby neighbours, specifically due to "clearly audible bass components" from third party hirers who were found not to be following the venue's conditions of hire.

The outcome of the study in June 2018 were that the building was of adequate material construction to contain sound events up to a reasonable level of internal event noise level ($\leq 85\text{dB(A)}$), and with venue doors permanently closed during events. Under these conditions, internal noise levels from the venue were "inaudible" against daytime ambient sound levels, when measured at the nearest noise-receiving residential properties on Albert Street, and on the corner of Albert Street and Macedonia Place.

Using the previous assessment works as a base, the intent of the current change-of-use study in this report is therefore to assess and demonstrate that the Child Care Centre can be demonstrated to comply with *Sound Attenuation Policy 7.5.21*, and result in an acceptable acoustic outcome for the nearby community by means of:

- (i) Review and application of the most-current local and national planning guidance and associated policy noise criteria applicable to Child Care Centres (See Appendix A.2);
- (ii) Consideration of standardised Sound Power Level noise emissions calculation is to nearest Noise Sensitive Receivers (NSRs);
- (iii) Consequent compliance with the applicable Assigned Noise Level (ANL) limits under *WA Environmental Protection (Noise) Regulations 1997 Incl. Amendments Policy*;
- (iv) Practically applicable means to reduce and/or control noise emissions from the proposed change-of-use;

Given that the building envelope is more than adequate at containing noise ingress/egress, the key component surrounding noise emissions from Child Care Centres is the essential nature of outdoor play areas, referenced in a review of wider State and National Child Care Policy. It is important to understand from the outset that noise emissions from outdoor play areas is variable, and based upon factors including but not limited to, the age of the group under care; conditions of the care; and resulting behaviour of the children.

We note that the consensus held within the reference Policy and Guidance documentation reviewed in our study (Ref: Appendix A.2) recommends limiting outdoor play to ≤ 2 hours, supplemented by the use of solid/planar noise attenuating barriers as fences, and by establishing particular administrative controls for crying/unruliness and unnecessarily noisy behaviour i.e. taking children to internal areas.

Our report details the calculated limits, our findings on site, and a basic Noise Management Plan (NMP) which sets out line item practical solutions for the venue, to be implemented by the end-tenant/operator. Copies of all results and site inspection photography are included in Appendices for the Principal and interested parties.



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Sealhurst were appointed by Macedonian Community of WA (Inc) in March 2019 to undertake an assessment of potential noise impacts from the North Perth Macedonian Community Hall. The assessment was requested by City of Vincent under Clause 3.2(d) of the City's *Sound Attenuation Policy 7.5.21*, in support of the proposed commercial "change-of-use" of the Ground Floor area of the Hall.

The existing MCWA Hall layout provides a patrons bar and club rooms, Main Function Hall (previously available to 3rd party hirers), First Floor Function Hall and administrative Back-of-House areas. The proposed change-of-use intends to amend the current building layout, to install and operate a Child Care Centre facility in place of the existing Ground Floor layout, which will effectively introduce an alternative noise emissions profile to nearby neighbouring residential properties, during daytime hours.

The venue had previously been subject to a detailed study of the building's sound containment performance in June 2018 (Ref: *SEA-2018-013 RPT001*, dated 29 JUN 2018), which found the existing building envelope provided a more-than-adequate barrier to ingress/egress of internal/external noise, with doors and windows closed. The "change-of-use" study therefore examines the proposed Child Care Centre is able to present a suitable use for the Hall, and can be demonstrated to comply with the objective noise emissions criteria under *Sound Attenuation Policy 7.5.21*, and result in an acceptable acoustic outcome for the nearby community.

The objective criteria for noise emissions are the Assigned Noise level (ANL) limits, applicable at the nearest Noise-Sensitive Receiving property(s) (NSRs) surrounding the Hall. ANL limits identify the level of allowable (i.e. "tolerable") noise, deemed to be "reasonable" under State legislation.

One of the key components of the wider policy surrounding Child Care Centres is the essential nature of outdoor play areas. It is therefore important to understand that noise emissions from outdoor play areas are variable, and based upon factors including but not limited to, the age of the group under care; conditions of the care; and resulting behaviour of the children.

Given the inherent variance, the study and our report necessarily references additional guidance, most notably from the Association of Australasian Acoustic Consultants (AAAC)^[5] to standardise anticipated noise levels from "outdoor play", and the University of Technology Centre for Local Government (UTS:CLG) Best Practice Guideline for the Planning and Development of Child Care Facilities FINAL REVIEW REPORT RFQ PRM 28761^[4]; For a list of referenced publications, please see Appendix A.2.

Using the objective Assigned Noise Level limit of 52dB L_{A10} during daytime hours, sound pressure levels are predicted at 3 separate NSRs, No.'s 50, 42 and 14 Albert Street, whereby a "worst case" scenario of 3 x external groups of the highest noise emission age groups (aged 3 – 6) were calculated at 54dB(A) at NSR 3 on the corner of Macedonia Place/Albert Street.

Given the variances in outdoor play noise, we have made recommendation to install 1.8m height solid (i.e. planar) fencing to 3 of the external play areas only, identified in the mark up in Appendix B.1 – fence materials TBC during detailed design, the material must be solid (i.e. no gaps) and of minimum surface density 10kgm⁻².

Note, this report revision (Rev1) documents the revised solid fencing layout arrangements, and applies the consequential limitations on simultaneous groups of outdoor sessions of child groups aged 3 - 6 in Playgrounds 3 and 4, on the Eastern Façade (facing Macedonia Place) – Appendix B.1 presents the revised fencing layouts and requirements.

All other external sound pressure level predictions at NSRs 2 and 1 were found to comply with the *Regulations* ANL criteria, hence the project is able to comply with the City's Sound Attenuation Policy 7.5.21 when assessed under AAAC Guidelines for the Acoustic Assessment of Child Care Centres^[5].



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre



EXECUTIVE SUMMARY

To conclude, a tabulated list of recommendations are presented, which we recommend are put forward to the end-tenant/operator of the Child Care Centre in terms of a Noise Management Plan, as per AAAC Guidelines, to ensure the Centre is able to operate within the Regulatory noise emissions limits.

Copies of all results and site inspection photography are included in Appendices for the Principal and interested parties.



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Commercial Building "Change-of-Use" to Child Care Centre

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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre



1 INTRODUCTION

1 INTRODUCTION

1.1 General Appreciation

Sealhurst were appointed by Macedonian Community of WA (Inc) in March 2019 to undertake an assessment of anticipated noise emissions from the North Perth Macedonian Community Hall. The assessment was requested by City of Vincent under Clause 3.2(d) of the City's *Sound Attenuation Policy 7.5.21*, in support of the proposed commercial "change-of-use" of the Ground Floor area of the Hall.

The Hall currently houses a small MCWA members-only front bar, Main Function Hall (Ground Floor), administrative Back-of-House areas, and an upper Function Hall and separate bar/kitchen and office area(s) on First Floor. The premises' existing use(s) are as a venue to host club meetings and functions, and provide a licensed premises (bar) open on select days of the week by and for club patrons. The Hall also operates commercially as a venue for hire for third party functions, as part of the business activities of the club.

The proposed change-of-use intends to amend the current building layout, to install and operate a Child Care Centre facility in place of the existing Ground Floor layout, which will effectively introduce an alternative noise emissions profile to nearby neighbouring residential properties, during daytime hours. The venue hire aspect had previously been subject to a detailed investigation in June 2018 (Ref: *SEA-2018-013 RPT001*, dated 29 JUN 2018) whereby the building envelope was assessed for sound containment and noise emissions compliance following a series of complaints by nearby neighbours.

A summary of the outcomes of the study in June 2018 were that:

- (i) Reported complaints were specifically due to "*clearly audible bass components*" from third-party hirers who were found not to be following the venue's conditions of hire;
- (ii) Notwithstanding (i), the building fabric was of adequate material construction to contain sound events up to a reasonable level of internal event noise level ($\leq 85\text{dB(A)}$), and with venue doors permanently closed during events; And,
- (iii) Under these conditions, internal event noise levels from the venue were "*inaudible*" against daytime ambient sound levels, when measured at the nearest noise-receiving residential properties on Albert Street, and on the corner of Albert Street and Macedonia Place.

Using the June 2018 study as a base, the building envelope has been proven acoustically as providing a more-than-adequate barrier to ingress/egress of internal/external noise, with the building envelope (i.e. doors) closed. The intent of the current "change-of-use" study is therefore to assess and demonstrate that the proposed Child Care Centre presents a suitable use for the Hall, can be demonstrated to comply with noise emissions aspects of the *Sound Attenuation Policy 7.5.21*, and result in an acceptable acoustic outcome for the nearby community.

1.1.1 Applicable Acoustic Criteria, Policy & Guidance

The objective measure for noise emissions are the Assigned Noise level (ANL) limits, which are applicable at the nearest noise-receiving property(s) surrounding the Hall. ANL limits are calculable using the *prescribed methodology* under the *WA Environmental Protection (Noise) Regulations 1997 (as amended)*.

The ANL limits are intended to identify the allowable (i.e. "tolerable") level(s) of noise for use as a comparator to any identified noise emission – the ANL limits represent the objective criteria in this case, and have been reported in Section 4.1.3 and Appendix D.2 of this report.

It must be noted that the Child Care noise emissions from non-fixed sources can be variable, hence the study and our report necessarily references additional guidance, most notably from the Association of Australasian Acoustic Consultants (AAAC)^[5] to standardise noise levels from "outdoor play", and the University of Technology Centre



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre



1 INTRODUCTION

for Local Government (UTS:CLG) Best Practice Guideline for the Planning and Development of Child Care Facilities FINAL REVIEW REPORT RFQ PRM 28761^[4]; For a list of referenced publications, please see Appendix A.2.

1.1.2 Report Aims

The intent of this report is to document the change-of-use assessment in accordance with City of Vincent *Sound Attenuation Policy 7.5.21*, and to demonstrate that the proposed Child Care Centre operations can be shown to comply with the reference noise emissions criteria under *WA Environmental Protection (Noise) Regulations 1997 Incl. Amendments*, and via the application of wider reference guidance, result in an acceptable acoustic outcome for the nearby community.

The report will achieve these outcomes by:

- (i) Conducting a noise monitoring survey of the prevailing existing background noise conditions at the site;
- (ii) Review and application of the most-current local and national planning guidance and associated policy noise criteria applicable to Child Care Centres (See Appendix A.2);
- (iii) Consideration of standardised Sound Power Level noise emissions calculation is to nearest Noise Sensitive Receivers (NSRs);
- (iv) Consequent assessment of the impact and resulting compliance (or compliance advice recommendations) with the applicable Assigned Noise Level (ANL) limits under *WA Environmental Protection (Noise) Regulations 1997 Incl. Amendments Policy*;
- (v) Formulation of a line-item Noise Management Plan (NMP) which will list practically applicable means to reduce and/or control noise emissions from the proposed Child Care Centre;

Note, this report revision (Rev1) documents the revised solid fencing layout arrangements, and applies the consequential limitations on simultaneous groups of outdoor sessions of child groups aged 3 - 6 in Playgrounds 3 and 4, on the Eastern Façade (facing Macedonia Place).

1.2 Project Inputs

1.2.1 Site Inspection & Schedule of Architectural Drawings

Our assessment has been carried out based upon the provision of project drawings supplied by GEORGESTAN HOMES P/L (DA Drawings) via Macedonian Community of WA (Inc), who provided electronic copies of the proposed. A full list of these drawings is presented in Appendix A.1. Details are current at the date of this report (01 APR 2019).



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North Perth Macedonian Hall
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2 CHILD CARE CENTRE NOISE POLICY FRAMEWORK



2 CHILD CARE CENTRE NOISE POLICY FRAMEWORK

2.1 Overview of Applicable Standards & Guidance

2.1.1 Taking a Balanced Approach

In Australia, Child Care Centres are viewed as a key part of the early childhood education and care (ECEC) system, *"and social research has put forward two broad perspectives for considering the spatial dimension of ECEC settings"* [4, Citations, Appendix A.2];

- (i) [They are seen as] *"places that provide a bridge between the private and public worlds, and thus between the child and family, and that of wider society"*. And separately,
- (ii) *"Separate, protected and containing spaces in which children can play, learn, engage in peer culture and nurture their resilience"*

In practice, the aspirational and educational benefits of Child Care Centres must necessarily be weighed against the practical process of siting accessible Child Care Centres in the (noise-sensitive) residential neighbourhoods which they serve and are situated. This is appropriately summarised in AAAC Guidelines for Child Care Centre Acoustic Assessment [5, Citations, Appendix A.2] as requiring a balanced approach:

"The high-density usage of small spaces combined with insufficient variety, diversity and play opportunities are a known cause of a breakdown in children's behaviour with an ensuing increase in noise. In addition, the necessity of locating accessible Child Care Centres in residential neighbourhoods, providing generous and unencumbered outdoor spaces for children to enjoy their activities and the right of neighbours to a reasonable level of noise amenity are a potential conflict and require a considered approach to planning a Child Care Centre"

One of the key components of the wider policy surrounding Child Care Centres is the essential nature of outdoor play areas. It is therefore important to understand from the outset that noise emissions from outdoor play areas are variable, and based upon factors including but not limited to, the age of the group under care; conditions of the care; and resulting behaviour of the children.

Put simply, it is more difficult to quantify children's outdoor play noise levels, with a view to demonstrating Regulatory compliance, than it is to quantify compliance of a fixed, steady-state, broadband noise source, e.g. AC Condenser Unit (CU) or ventilation exhaust fan system (EF) as part of a building's noise emissions profile.

In terms of achieving an objective and balanced approach, our assessment has therefore taken a review of local and national Planning Policy and Guidance regarding noise control of Child Care Centres, in order to provide an objective and informed assessment, and a pragmatic approach to the acoustic solutions:

2.1.2 City of Vincent Sound Attenuation Policy 7.5.21

City of Vincent Sound Attenuation Policy objectives exists to *"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"*. Under clause 3.2(d) The City will require an acoustic report for *"change of use" applications for land uses that involve entertainment, amplified music, public gatherings or other significant noise emitting activity;*

In terms of objective assessment criteria for the Child Care Centre, the Policy extends:

Clause 3.3.2 a) iii):

"Noise intrusion is to be controlled to achieve the indoor design sound levels for buildings as set out in Australian Standard AS2107: Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors"; And,



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2 CHILD CARE CENTRE NOISE POLICY FRAMEWORK



Clause 3.3.2 b) i):

"Noise emissions from all developments are to comply with the 'assigned levels' detailed in the Environmental Protection (Noise) Regulations 1997".

Previous acoustic study works showed that the building was able to contain internal sound levels of 85dB(A) from an amplified PA system to "inaudible" levels above the prevalent daytime background noise level of between 45 – 52dB(A);

A noise monitoring exercise has been undertaken to satisfy the Policy, and as per the recommended assessment approach for Child Care Centres under AAAC Guidelines^[5], results are reported in Section 5. On the basis of these objective results, and background noise levels measured inside the Main Function Hall of <30dB(A) during unoccupied periods, the building is more-than-adequate in terms of satisfying Clause 3.3.2 a) iii).

The focus for compliance with City of Vincent Policy 7.5.21 is therefore control of noise emissions under 3.3.2 b) i);

2.1.3 WA Environmental Protection (Noise) Regulations 1997 (incl. Amendments)

The *WA Regulations* are the governing statutory legislation for all noise emissions in Western Australia. Compliance is demonstrated by application of the *Prescribed Methodology* to calculate a set of Assigned Noise Level (ANL) limits, (as referenced in *Policy 7.5.21*), which are applied at the nearest Noise Sensitive Receiver (NSR) property(s), and taken to be the tolerable (i.e. "allowable") level of noise which can be received from a given source – in this case the Child Care Centre;

The *Regulations* defines Child Care Centre premises per se as "Noise Sensitive" under the provisions of Schedule 1; There are also provisions under the *Regulations' Schedule 2 – Community Noise* which sets out circumstances where noise which is considered "EXEMPT" from requiring compliance with the *Regulations* ANL limits. *Schedule 2, Clause 4* states:

"4. Noise emitted as a consequence of a recreational or educational activity from premises occupied for educational purposes if the activity –

- (a) is conducted under the control of the occupier of the premises; and,*
- (b) does not include the use of mechanical equipment other than musical instruments"*

For the purposes of this assessment, a discussion on the valid classification and/or qualification of a Child Care Centre as an educational building (and therefore exempt from *Regulatory* compliance) is beyond the scope of this commission. We have therefore assessed the Child Care Centre, inclusive of outdoor play noise, as a noise emission source in terms of the *Regulations* ANL limits;

2.1.4 AAAC Child Care Centre Acoustic Assessment Guidelines (Version 2.0)

Acknowledging the potentially conflicting design components for Child Care Centres relating to building siting, importance of *"unencumbered outdoor play spaces"*^[5] and the consequent variability of children's outdoor play noise, versus the fixed/objective criteria set out under City of Vincent *Sound Attenuation Policy 7.5.21*, (referenced to *AS2107:2016* design sound level criteria (internal noise), and tolerable noise emissions levels under *WA (Noise) Regulations*) (external noise emissions to neighbours), it is clear that some form of fixed guidance is required in order to provide consistent level of assessment across Child Care Centres.

The AAAC Guidelines^[5] have been formulated as a series of recommendations and objective noise levels put together by experienced members of the Association of Australasian Acoustical Consultants, as a means to bring together the potentially competing design components. The Guidelines have been used as a basis for the assessment of the proposed change-of-use at the Community Hall.



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

2 CHILD CARE CENTRE NOISE POLICY FRAMEWORK



Section 3.0 of the AAAC Guidelines^[5] sets out the objectives as follows:

- To protect the reasonable acoustic privacy of nearby residents in their dwellings and private open spaces;
- To provide noise goals and noise control recommendations to ensure the Child Care Centre in a residential area does not generate unacceptable noise levels such as to adversely impact upon the amenity of adjoining properties and other properties close to the site;
- To recommend minimum requirements for adequate space, variety, diversity and play opportunities for children to help reduce the noise levels experienced by adjoining properties and other properties close to the site; And,
- To protect children from excessive noise which may be experienced due to the close proximity to roads, industrial premises, aircraft or rail operations.

2.1.5 Objective Sound Power Levels for "Outdoor Play"

Critically, the AAAC Guidelines^[5] set out effective sound power levels (SWL, dB(A)) for groups of 10 children playing - we have used the specified SWLs in our noise emissions assessment calculation(s) to provide an objective means to demonstrate compliance with the *Regulatory* ANL limits. The levels are reproduced in the extract below:

Children

The noise level of boys and girls are assumed to be very similar and therefore are not differentiated in this guideline. A typical range of effective sound power levels for groups of 10 children playing is given below in Table 1 for guidance.

Table 1 – Effective Sound Power Levels for groups of 10 children playing

10 Children aged 0 to 2 years	77 to 80 dB(A)
10 Children aged 2 to 3 years	83 to 87 dB(A)
10 Children aged 3 to 6 years	84 to 90 dB(A)

To calculate the effective sound power level for a specific number of children, the following formula shall be used:

$$\text{Effective Sound Power Level for 'n' children} = \text{Effective Sound Power Level for 10 children} + 10 \log (n/10)$$

2.1.6 WA Planning Bulletin 72/2009 – Child Care Centres:

The WA Planning Bulletin 72/2009 is the most recent Planning Bulletin from the Western Australian Planning Commission and is referenced in the national Best Practice Guidelines referenced in Appendix A.2. The policy adopts a definition of "Child Care Centres" consistent with that set out by the State Child Care Services Licensing legislation, and the Child Care Services Act 2007.

The general objectives of the Planning Bulletin are to:

- a) locate childcare centres appropriately in relation to their surrounding service area;
- b) minimise the impact a childcare centre has on its surrounds, in particular on the amenity of existing residential areas;
- c) minimise the impact the surrounds may have on a childcare centre; and
- d) consider the health and safety of children attending the childcare centre within the confines of the planning system.

Guidance provided by the Bulletin focuses largely on the location and assessment considerations that apply to Child Care Centres – with particular respect to location, the Bulletin notes appropriate location as "*crucial to ensuring the centre meets the needs of the children it is serving whilst also minimising impact on surrounding uses*".



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2 CHILD CARE CENTRE NOISE POLICY FRAMEWORK



To achieve this general balance, the Bulletin offers general guidance in regards the noise and wider considerations, which appear to be targeted towards "new build" centres, as opposed to change-of-use for existing locations. A summary review of the WA Planning Bulletin advice recommendations and restrictions are tabulated below:

Item	Bulletin 72/2009 Consideration	Application to 51 Albert Street
Child Care Centre(s) are recommended to be:		
(i)	<i>"distributed strategically to maximise benefit to the community it services"</i>	Assume distribution study relating to market opportunity by end-tenant/operator
(ii)	<i>"within walking distance; serviced by public transport; or part of commercial, recreation, community nodes or education facilities"</i>	Assume distribution study relating to market opportunity by end-tenant/operator
(iii)	<i>"located in areas where adjoining uses (including the range of potential uses) are compatible"</i>	Siting appears to align with intent of Bulletin appears to align with intent of Bulletin consideration
(iv)	<i>"suitable in terms of traffic, safety and impact on area amenity"</i>	Low traffic, residential suburb with park access appears to align with intent of Bulletin consideration
Child care centres are not suitably located where:		
(v)	<i>"soil or groundwater is contaminated, or groundwater is to be extracted for irrigation of gardens"</i>	n/a
(vi)	<i>"the service will have an adverse impact on the existing or planned level of services"</i>	n/a
(vii)	<i>"access if from a major road, in close proximity to a major intersection, or from a local access street where parking and traffic impact on local amenity"</i>	n/a
(viii)	<i>"current or permissible use of adjoining premises may be hazardous or have unacceptable levels of noise, fumes or emissions"</i>	n/a
(ix)	<i>"noise from roads, railways and aircraft will have adverse impacts"</i>	Noise monitoring survey determined no existing noise impacts upon the Centre itself
(x)	<i>"the site is in a heavy industrial area"</i>	n/a

In addition to general amenity issues, the Bulletin notes "[Child Care Centre] sites in residential areas should be greater than 1000m²" and "all development applications should include a traffic impact assessment". Similarly, the Bulletin provides guidance where there may be an adverse impact on the levels of existing child care services in a community. In this instance, an applicant may need to provide a market impact assessment, including detailed catchment mapping, demonstrating there is no adverse impact on the existing services. We would assume that this level of market research has or is being undertaken by the end-proponent/operator.

One final note, the Bulletin provides specific guidance on minimum consultation requirements to assess the impact of child care centres on residential amenity; However, where a centre has been identified in a structure plan, dispenses with this requirement. Where City of Vincent have a structure Plan which includes provision of Child Care Centres, the Development Application may be acceptable, under the Bulletin clause(s).



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Commercial Building "Change-of-Use" to Child Care Centre

3 EVALUATION OF LOCAL ENVIRONMENT



3 EVALUATION OF LOCAL ENVIRONMENT

3.1 Existing Local Noise Climate

3.1.1 Summary of Relevant Noise Sources

Images (right) taken from Google Earth and local surrounds during attended noise monitoring survey periods, the MCWA Hall site is immediately located in an area of Albert Street located some 150m from main local thoroughfare Charles Street, opposite the Macedonia Orthodox Church of St Nikola in Macedonia Place, and adjacent to Charles Veryard Reserve. The area is an established mixed-use zone, with residential streets located opposite the Hall, on the north side of Albert Street.

Charles Street carries an annual average weekday traffic (AAWT) flow of ~30,000 vehicles, presenting a Major State distributor route flowing north-south from the City. Despite proximity to this relatively busy road, traffic noise from Charles Street does not factor prevalently at the site, with local sound pressure levels observed as fairly benign at 45 – 55 dB(A) throughout the survey period – See Appendix C.1 for 24 hour noise data reference plots. Consequently, the quiet conditions are characterised by intermittent individual vehicle and motorcycle pass-by noise, occasional "hoon"-type vehicle acceleration noise, local incidental pedestrian noise and public services vehicles noise, in the form of buses, street cleaning and refuse collection vehicles.

At various times during attended and unattended monitoring, neighbours' dogs were recorded barking and whining, delivery post motorcycles passing by, and general ambient sounds consistent with a residential setting.

Weekdays produced a consistent pattern of onset and receding of daily noise levels of 45 – 55dB(A); Saturday evening was used by the venue to host some kind of public event with a crowd and amplified music audible at the measurement site, which elevated noise levels temporarily to ~60dB(A), before closing at around 11PM.

3.1.2 Summary Comment on Noise Survey Data

Despite the proximity of the site to established transport infrastructure, the acoustic climate is fairly benign, which implies no material changes are required to the building envelope to protect children's internal activities from external noise ingress, e.g. from road traffic, industrial premises, aircraft and the like, as per AAAC Guidelines^[5].

The primary outcome from the noise monitoring survey is the practical application of controls regarding noise emissions of children's play during outdoor play sessions.



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Commercial Building *Change-of-Use* to Child Care Centre

3 EVALUATION OF LOCAL ENVIRONMENT



3.2 Existing Environmental Noise Assessment Details

3.2.1 Measurement Equipment Details

Attended and logged measurements were recorded using a Norsonic Nor140 Type 1 Sound Level Meter. The meter complies with all relevant specification standards for Type 1 integrating sound measurement equipment and was within a valid laboratory-calibration period at the time of survey. The meter also satisfies all relevant and applicable Australian Standards for acoustic measurement devices, including Schedule 4 clauses contained within the *Environmental Protection (Noise) Regulations 1997 (inc. amendments)*.

The meter was field-calibrated before and after the measurement series, which consisted of continuous data logging with synchronised measurements stored in 5 minute intervals. All measurements were taken in accordance with the relevant guidance in *AS1055.1-1997: Acoustics – Description and Measurement of Environmental Noise, Part 1: General Procedures*.

Details of the measurement equipment are presented below:

Equipment Type/Model	Serial No.	Calibration Cert. No.	Last Calibration Date
Norsonic Nor140	2810J3578	2566J2753	2018-09-21
Norsonic Nor 1251	647J3578	449J2753	2018-09-21

Calibration certificates of this equipment are included in Appendix E of this report.

3.3 Sound Level Data

3.3.1 External Noise – Summary Average Design Sound Level Data

The table below presents continuous measurements taken over the course of the survey period as energy or statistically averaged single figure values (as appropriate) across day, evening and night time periods respectively, to generate reference levels for assessment of building facade and surrounding environment. Equivalent (L_{Aeq}), Maximum (L_{Amax}) and Minimum (L_{Amin}) and statistical noise indices L_{A1} , L_{A10} and L_{A90} sound level data is presented to offer an overview of the local acoustic environment.

A summary of this broadband design sound level data is presented below.

Measurement Location	Period	$L_{Aeq,T}$ (dB)	L_{A1} (dB)	L_{A10} (dB)	L_{A90} (dB)	L_{AFmax} (dB)
North-east corner aspect of the MCWA Hall, 1.6m above local Ground level, close to existing car parking at the junction between Albert Street and Macedonia Place – some 150m west of Charles Street .	Day time (0700-1900 hrs)	52.5	59.5	51.0	42.1	103.8
	Evening Time (1900-2200 hrs)	57.6*	58.2	50.8	45.4	89.9
	Night time (2200-0700 hrs)	48.5	49.8	45.2	40.8	83.4

* - Evening average across 5 days elevated due to Saturday evening community event noise;

3.3.2 Full Survey Data – Appendix C.1

Full details of the sound monitoring is presented in Appendix C.1, showing 24 hour noise levels and identification of incidental peaks and noise events captured and examined via audio analysis after equipment retrieval.



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Commercial Building "Change-of-Use" to Child Care Centre

4 NOISE EMISSIONS TO ENVIRONMENT



4 NOISE EMISSIONS TO ENVIRONMENT

4.1 Applicable Criteria

4.1.1 Environmental Protection (Noise) Regulations 1997

The *Environmental Protection (Noise) Regulations 1997 (as amended)* is the applicable legislation governing all sources of noise emissions, and are applicable at the nearest identified Noise-Sensitive Receiver (NSR) locations.

The *Regulations* prescribe a specific methodology from which to calculate the Assigned Noise Level (ANL), which represents the objective limit, or tolerance level of noise applicable at each receiver. The ANL is calculated using the *Prescribed Methodology* contained in the *Regulations*, using an appraisal of the percentage Commercial and Industrial land surrounding the nearest noise sensitive receiver (NSR), and the volume and composition of road traffic in the vicinity of 450m (outer) and 100m (inner) calculation boundary areas surrounding the designated NSR(s).

4.1.2 Identification of Nearest Noise-Sensitive Receiver (NSR) & Separation Distances

The Assigned Noise Level (ANL) limits are applied "as received at the nearest noise-sensitive receiver" (NSR), as prescribed under *Schedule 1 Part C, Environmental Protection (Noise) Regulations 1997*, which defines the nature and type of receiving location(s) for noise emissions from a new development. For the purposes of this study, the nearest 3 x residential property facades have been assessed in order to calculate the nearest affected, and hence calculate the appropriate limits.

The 3 x NSRs locations represent the three nearest potential receiving residential locations – separation distances to each NSR are as follows:

NSR	Description	Separation Distance (m)
NSR 1	50, Albert St, immediately North of the MCWA Hall, Main Entrance,	Approx 25m distance from nearest outdoor play extents;
NSR 2	40, Albert St, immediately North-east of the MCWA Hall, Main Entrance,	Approx 45m distance from nearest outdoor play extents;
NSR 3	14 Albert St, immediately East of the MCWA Hall	Approx 25m distance from nearest outdoor play extents;



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4 NOISE EMISSIONS TO ENVIRONMENT



4.1.3 Calculated Noise Emission Limits

Percentage commercial (C) land use has been determined as 12% of the "Inner Circle" radius, and 7% of the "Outer Circle" radius only, not accounting for public roads. Percentage industrial (I) land use has been determined as 1.75% of the "Outer Circle" radius only. Charles Street, located within the "Inner Circle" radius is identified as a "Major Road" under EPA guidance classification, with 27,960 vehicle movements per annual average weekday (AAWT).

Based upon this calculation methodology, a cumulative Influencing Factor (IF) has been calculated as +7.

The Table below presents the corresponding Assigned Noise Level limits, applicable at each of the nearest NSR locations:

Part of Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises at locations within 15m of a building directly associated with a noise sensitive use	0700 to 1900 hours Monday to Saturday	52	62	72
	0900 to 1900 hours Sundays and public holidays	47	57	72
	1900 to 2200 hours all days	47	57	62
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	42	52	62
Noise sensitive premises at locations further than 15m of a building directly associated with a noise sensitive use	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and Utility premises	All hours	65	80	90

Appendix D presents a summary of the *prescribed methodology* and land use area calculations used in our assessment.

4.1.4 Noise Source Character

In addition to the ANL limits, particular noise sources can attract additional punitive dB levies based upon the noise source characteristics. *Regulation 7* prescribes that the noise character must be "free" of annoying characteristics - specifically:

- (i) tonality (e.g. whining, droning)
- (ii) modulation (e.g. cyclical change in character, such as a siren)
- (iii) impulsiveness (e.g. banging, thumping)

Penalties apply up to a maximum of +15dB, for tonality (+5dB), modulation (+5dB) and impulsiveness (+10dB), where the noise source is NOT music.



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4 NOISE EMISSIONS TO ENVIRONMENT



4.2 Application of the Regulations

4.2.1 Comment on Application of Exemption Under Schedule 2 of the Regulations

Under the *Regulations' Schedule 2 – Community Noise*, there are provisions set out whereby certain noise sources are considered "EXEMPT" from compliance with the *Regulations' ANL* limits. *Clause 4* specifically prescribes the following, as applied to educational activity:

"4. Noise emitted as a consequence of a recreational or educational activity from premises occupied for educational purposes if the activity –

- (a) is conducted under the control of the occupier of the premises; and,
- (b) does not include the use of mechanical equipment other than musical instruments"

Given the classification of "Child Care Centre" varies under alternative Acts, Policy and Guidance document wordings, to include children aged 0 – 5, the definition of space would come under that expressed in the *Child Care Services Act 2009*, as to whether in the view of the Minister responsible for noise emissions *Regulations* the premises were to be considered as "exempt".

A discussion on the valid classification qualification of Child Care Centre as an educational building (and therefore exempt from Regulatory compliance) is beyond the scope of this commission. We have therefore taking a pragmatic view and assessed the Child Care Centre, inclusive of outdoor play noise, as a noise emission source in terms of the *Regulations ANL* limits;

4.2.2 Comment on Noise Emissions Sources & Characteristics

In terms of noise source characteristics, the existing MCWA Hall emissions from mechanical services are inaudible at the nearest Noise Sensitive Receiver (NSR), as evidenced by the background noise level results from the noise monitoring survey undertaken as part of this works. It is presumed that given similar specification for any "new" AC/CU and/or ventilation plant units, as required as part of the Child Care Centre design provision, that appropriate placement (i.e. roof mount or designated plant room location) will imply no additional noise impact upon nearby residences;

At the current DA phase, specification of new plant has not yet been carried out, as is appropriate for DA level of design. We recommend a review of the specification and location of any future-proposed mechanical services equipment provision(s) as design progresses, and to ensure no noise impacts are created.

We note that mechanical services noise from CUs, ventilation fans and the like are typically broadband and steady-state in nature, and would be anticipated to attract no additional penalties under the *Regulations* classification for characteristics of noise emissions source(s) as per Section 4.1.4.

The primary noise source emission in this change-of-use project is therefore the introduction of children's outdoor play, which is repeatedly referenced across Policy and Guidance literature as a critical aspect of such Centres.

For the purposes of this assessment, we have therefore focused on the practical control of outdoor play sessions, using guidelines and fixed sound power level (SWL, dB(A)) values for the effective level of children's outdoor play noise, as taken from AAAC Guidelines of Child Care Centre Acoustic Assessment.

Under this guidance, no additional character of sound is noted, therefore our study and calculations do not consider any additional penalties for tonality, impulsiveness or modulation, and are assessed as a broadband, intermittent source, of max duration 2 hours per day – 1 hour in the morning and 1 hour in the afternoon (See Section 5.2.1).



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Commercial Building "Change-of-Use" to Child Care Centre

5 EVALUATION OF NOISE EMISSIONS COMPLIANCE



5 EVALUATION OF NOISE EMISSIONS COMPLIANCE

5.1 Summary of Anticipated Noise Sources and Treatments

5.1.1 Indoor Play

The building envelope has been demonstrated to contain reverberant internal sound pressure levels ($L_{p,Rev}$) 85dB(A) as "inaudible" at each of the NSR's. 85dB(A) is not anticipated to be exceeded from indoor play, hence no treatments are required or recommended to the existing building envelope, aside from ensuring doors are closed.

5.1.2 Outdoor Play

Outdoor play has been assessed using standardised Sound Power Levels taken from the Association of Australasian Acoustical Consultants Guidelines for Child Care Centres ^[5] as follows:

Children

The noise level of boys and girls are assumed to be very similar and therefore are not differentiated in this guideline. A typical range of effective sound power levels for groups of 10 children playing is given below in Table 1 for guidance.

Table 1 – Effective Sound Power Levels for groups of 10 children playing

10 Children aged 0 to 2 years	77 to 80 dB(A)
10 Children aged 2 to 3 years	83 to 87 dB(A)
10 Children aged 3 to 6 years	84 to 90 dB(A)

To calculate the effective sound power level for a specific number of children, the following formula shall be used:

$$\text{Effective Sound Power Level for 'n' children} = \text{Effective Sound Power Level for 10 children} + 10 \log(n/10)$$

Assuming worst case (i.e. highest range) and groups of 10 children in each outdoor group, predicted Sound Pressure Levels at each NSR are presented below for two cases:

- (i) With transparent fencing; And,
- (ii) With solid planar barrier fence;

NSR	Source SWL (Worst-case)	Distance (m)	Predicted SPL at NSRs		Compliance Criteria L_{A10} dB
			"Transparent" Fence	Solid Barrier Fence	
NSR 1	90 dB(A)	25m	51dB(A)	43dB(A)	52dB
NSR 2	90 dB(A)	45m	48.9dB(A)	41dB(A)	52dB
NSR 3	90 dB(A)	25m	54dB(A)	46dB(A)	52dB

Notes and recommendations re the above results are presented over the page.



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5 EVALUATION OF NOISE EMISSIONS COMPLIANCE



5.1.3 Notes & Recommendations Following Revisions to Solid Fencing

- (i) The nearest noise sensitive receiver (NSR) locations to outdoor play extents are located on Macedonia Place (NSR 3) and immediately opposite on Albert Street (NSR 1);
- (ii) **Regards NSR 1**
 - a. Where an outdoor group of 10 children aged 3 – 6 (highest noise emission rating under AAAC Guidelines^[5]) are active outdoor play sessions in the nearest outdoor area to Albert St facade, the predicted Sound Pressure Level at NSR 1 is 51 dB(A), which complies with the limits, based upon a fixed level of outdoor play noise;
 - b. Installation of a min. height 1.8m solid fence with no gaps, this Sound Pressure Level is reduced to 43dB(A), which would be expected to comply with the *Regulations* limit of 52dB LA10;
 - c. We would recommend installing solid fencing to account for variations in play noise level, affording a "buffer" in line with UTS:CLG Best Practice Guidelines^[4], and advice established under AAAC Guidance for assessment of Child Care Centres^[5]
- (iii) **Regards NSR 3**
 - a. Where 3 x outdoor groups of 10 children aged 3 – 6 (highest noise emission rating under AAAC Guidelines^[5]) are simultaneously in active outdoor play sessions on the Macedonia Place facade, the predicted Sound Pressure Level at NSR 3 is 54 dB(A), based upon a fixed level of outdoor play noise;
 - b. The predicted Sound Pressure Level indicates we would expect an exceedance of the *Regulations* ANL limits with no fencing installed;
 - c. Installation of a min. height 1.8m solid fence with no gaps to the extents of outdoor Playgrounds 2, 3 and 4 would reduce the predicted Sound Pressure Level to 46dB(A), which would be expected to comply with the *Regulations* limit of 52dB LA10.
 - d. Item (iii) (c.) implies complete enclosure with solid fencing to outdoor Playground areas 2, 3 and 4; To reduce the amount of solid fencing, an alternative noise mitigation scheme is proposed, whereby a range of complementary conditions must be observed to remain compliant with the *Regulations*, summarised as follows:
 - i. Where non-simultaneous outdoor play sessions on the Eastern Facade (i.e. Macedonia Place) cannot be administratively managed by the Centre, the highest noise output children groups (aged 3 – 6 – 90 dB(A)) are to be permanently re-located in Playgrounds 1 and 5, facing Charles Veryard Reserve park lands;
NB it must be ensured this is carried through to the Childcare Centre Noise Management Plan (NMP) as a condition of noise emissions compliance;
 - ii. Where staggered - i.e. non-simultaneous outdoor play times can be accommodated by the Centre management, then, highest noise output children groups (aged 3-6) outdoor play times for Playground 3 and Playground 4 may be permitted individually, (i.e. at separate times) thus reducing the predicted outdoor sound pressure level at the church and nearby noise sensitive receiving property (NSR 3) boundaries by 3 dBA, and hence can comply;

Extents of the revised (Rev3) solid fencing areas is presented in Appendix B.1.



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North Perth Macedonian Hall
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5 EVALUATION OF NOISE EMISSIONS COMPLIANCE



5.2 Noise Management Plan (NMP) For Centre Operators

5.2.1 Application of Assessment Guidance

AAAC recommended guidance for the approach to Child Care Centres has been followed in order to provide an objective and consistent assessment. The information contained in the table below is suggested to be put forward to Child Care Centre management entity, for the preparation of a Noise Management Plan (NMP), in coordination with number of children, hours of operations, processes for dealing with noisy/crying/unruly children, and the specification of new plant equipment.

The guidance has been tabulated and applied in checklist format for ease of transmission of information below:

Recommendation	Source	Action/Comment
Background noise level to be monitored using continuous logging for a period of up to 5 consecutive weekdays where at least 3 days must not be affected by adverse weather;	[5]	n/a
Total time limit of 2 hours for outdoor play per day – one hour in the morning and one hour in the afternoon;	[5]	Put forward to Child Care Centre Management for inclusion in NMP
Limiting criteria of $L_{Aeq,15\text{ minute}}$ noise level emitted from outdoor play areas shall not exceed the background noise level by more than 10 dB at the assessment location;	[5]	Survey data indicates ambient background noise levels of between 50-55dB(A) during daytime hours; Predicted outdoor play levels with and without barrier fencing is below the recommended Max limiting criteria of 60-65dB(A)
Cumulative noise from children playing indoors, mechanical plant and traffic e.g. vehicle arrivals departures on site shall not exceed the background noise level by more than 5 dB at the assessment location;	[5]	Noise from children playing indoors anticipated to be inaudible with doors closed; Noise from existing mechanical plant inaudible at NSRs – where "new" plant is proposed during Detailed Design, plant to be specified and located in order to match existing systems - recommend review as more and better particulars become available;
Traffic noise on local roads generated by vehicles associated with the childcare centre arriving leaving on site shall comply with L_{Aeq} , one hour 50 dB(A) any assessment location;	[5]	Anticipate incidental traffic drop offs and pick ups will not exceed 50dB(A) L_{Aeq} at NSRs; <i>"Parents and guardians should be informed of the importance of noise minimisation when entering the site, dropping off or picking up children"</i> ^[5]
Standardised Sound Power Levels used to assess groups of 10 children playing as follows (boys/girls not differentiated)	[5]	Children aged 0 – 2 77 to 80 dBA Children aged 2 – 3 83 to 87 dBA Children aged 3 – 6 84 to 90 dBA
All external pedestrian gates should be fitted with appropriate door closers to provide a slow and regulated closing of the gate to prevent the generation of impact sound;	[5]	Put forward to Child Care Centre Management for inclusion in NMP
Boundary fencing separation play areas from adjoining residential properties are to be constructed of materials that will reduce noise impacts where appropriate	[7]	Recommendation to install standard 1.8m height solid planar barrier fences, as per ark up shown in Appendix B.1
Behaviour of children should be monitored and modified as required by adequately trained child care workers;	[5]	Crying children should be taken inside the Centre and comforted in internal areas, as part of facility management Policy;



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

A SCHEDULES OF INFORMATION



A. SCHEDULES OF INFORMATION

A.1 Architectural Drawings

The following DA design documentation was received via Macedonian Community of WA (Inc) and used to inform our assessment –

DWG REF	TITLE	DATE	REV	STATUS
Diag 56091	SITE ANALYSIS PLAN	27/07/2010	-	-
SHEET 6	SITE PLAN	17/12/2018	-	DA SUBMISSION
SHEET 7	GROUND FLOOR PLAN	17/12/2018	-	DA SUBMISSION
SHEET 8	FIRST FLOOR PLAN	17/12/2018	-	DA SUBMISSION
SHEET 9	ELEVATIONS	17/12/2018	-	DA SUBMISSION
SHEET 10	PROPOSED CHILD CARE PLAN	17/12/2018	-	DA SUBMISSION



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

A SCHEDULES OF INFORMATION



A.2 Referenced Child Care Centre Planning Policy

The following lists standards, regulations, current/most recent Planning Policy and guidance used and referenced in this report:

- [1] City of Vincent Planning and Building Policy Manual – Policy No. 7.5 .21 Sound Attenuation;
- [2] WA Environmental Protection (Noise) Regulations 1997 Incl. Amendments;
- [3] AS2107: 2016 Acoustics - Recommended design sound levels and reverberation times for building interiors;
- [4] Best Practice Guideline for the Planning and Development of Child Care Facilities FINAL REVIEW REPORT RFQ PRM 28761: September 2013;
- [5] Association of Australasian Acoustic Consultants (AAAC) - Guideline for Child Care Centre Acoustic Assessment Version 2.0
- [6] Western Australian Planning Commission Planning Bulletin 72/2009 - Child Care Centres;
- [7] City of Canning Town Planning Policy SRS215 - CHILD DAYCARE CENTRES IN RESIDENTIAL AREAS;
- [8] City of Joondalup - Child Care Premises Local Planning Policy Appendix 18, Attachments 1 & 2;



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

B SUPPORTING INFORMATION



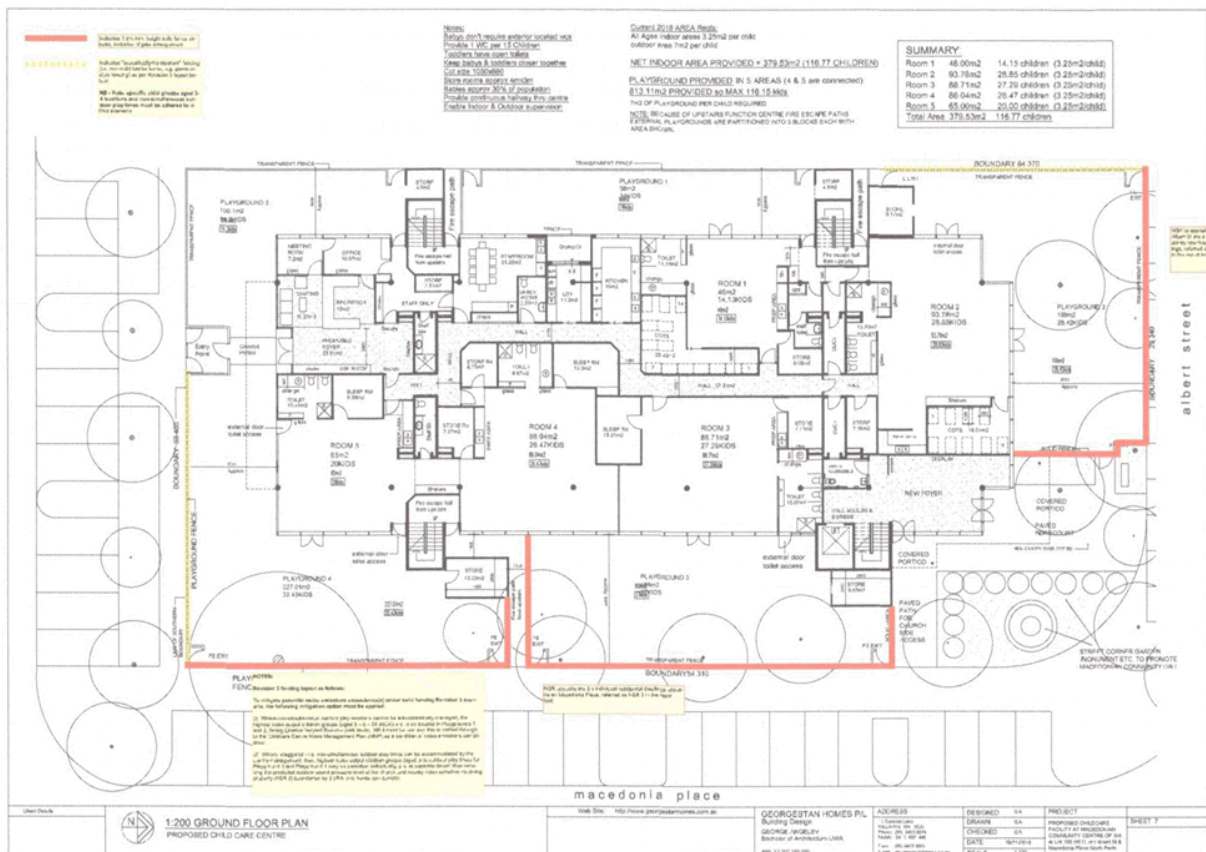
B. SUPPORTING INFORMATION

B.1 Acoustic Recommendations Mark up (Rev 3)
(Incl. Simultaneous Outdoor Group Management Recommendations)



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North Perth Macedonian Hall
Commercial Building *Change-of-Use* to Child Care Centre

B SUPPORTING INFORMATION



B.2 Site Photographs

IMG-1080	IMG-1081
	
SLM Field Calibration on site	Typical background sound level in unoccupied street
IMG-1082	IMG-1083
	
Macedonia Place noise monitoring location	Parking area on Macedonia Place, close to noise monitoring location
IMG-1084	IMG-1085
	
Junction Albert St/Macedonia Place	Junction Albert St/Macedonia Place



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

B SUPPORTING INFORMATION



IMG-1086	IMG-1087
	
Existing on-street parking, outside residential properties on Albert St	Existing on-street parking, outside residential properties on Albert St
IMG-1088	IMG-1090
	
Existing parking area adjacent to Charles Veryard Reserve	Parking area on Macedonia Place, close to noise monitoring location
IMG-1084	IMG-1085
	
Parking area on Macedonia Place, close to noise monitoring location	Junction Albert St/Macedonia Place



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

B SUPPORTING INFORMATION



IMG-1093	IMG-1094
	
Parking area on Macedonia Place, opposite residential/commercial office type use properties	View of Charles Veryard Reserve beyond parking at/from Macedonia Place
IMG-1085	IMG-1096
	
View of Charles Veryard Reserve beyond parking at/from Macedonia Place	Macedonia Place, facing North toward Albert St residential
IMG-1097	IMG-1098
	
View of Charles Veryard Reserve beyond parking at/from Macedonia Place	Car parking area facing existing Church building on Macedonia Place



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

B SUPPORTING INFORMATION



IMG-1099	IMG-1100
	
Existing Children's public playground on West façade of MCWA Hall at Charles Veryard Reserve	Residences opposite Charles Veryard Reserve, Albert Street
IMG-1101	IMG-1102
	
Junction of Albert St and Tay Place	Parking adjacent to existing Children's public playground, Charles Veryard Reserve
IMG-1104	IMG-1105
	
View of Charles Veryard Reserve at/from Albert St, residential property side of road way	Residences opposite Charles Veryard Reserve, Albert Street



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North Perth Macedonian Hall
Commercial Building *Change-of-Use* to Child Care Centre

B SUPPORTING INFORMATION



IMG-1106	IMG-1108
	
Albert St – paved walkway in front of residential dwellings	Albert St – looking east towards Charles St
IMG-1109	IMG-1110
	
SLM noise monitoring location, Macedonia Place	SLM noise monitoring location, Macedonia Place
IMG-1111	
	
Parking area on Macedonia Place, close to noise monitoring location	



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North Perth Macedonian Hall
Commercial Building *Change-of-Use* to Child Care Centre

C NOISE MONITORING DATA



C. NOISE MONITORING DATA

C.1 Design Sound Level Data Logs

As described in Section 3.2, unattended (noise logging) sound measurements were recorded using a Norsonic Nor140 Type 1 Sound Level Meter (SLM), at a location on the north-east corner aspect of the MCWA Hall, 1.6m above local Ground level, close to existing car parking at the junction between Albert Street and Macedonia Place – some 150m west of Charles Street. The SLM was positioned to capture representative local sound levels incident as part of everyday activity, to be used as baseline data in terms of establishing a practical approach to noise emissions management from the proposed Child Care Centre.

Detailed noise data was recorded over consecutive 5min periods logged data periods throughout day, evening and night time periods, starting on 15th March 2019 for a total duration of >5 consecutive days. The following graphical representation plots external L_{Aeq} , L_{AMAX} and L_{A90} noise levels, providing an overview of the existing noise environment at the proposed new building facade.

Notable peaks are identified, annotated as shown, attributable to:

1	Passing motorcycles;
2	V8/"sports" exhausts on private vehicles;
3	Public services e.g. trucks/refuse/street cleaning vehicles;
4	Public transport services, HGVs
5	Periods of rainfall (NB: SPL data not valid for use in façade assessment calculations)
6	Helicopter/aircraft flyover noise events;
7	Police/emergency services sirens;
8	Construction-type noise;
9	Dogs barking, passing pedestrians;
10	Birdsong



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

C NOISE MONITORING DATA



Consecutive logged data periods were recorded over the course of the representative measurement period, to provide a representative noise climate for assessment of external noise ingress. The following graphical representation plots external L_{Aeq} , L_{AMAX} and L_{AMIN} noise levels, providing an overview of the existing noise environment at the proposed development site.

L_{Aeq} (dB) noise levels are used for assessment of internal design criteria, shown green, representing the equivalent sound energy recorded in each successive period – the L_{Aeq} is a measure of general activity noise level recorded at the building façade location throughout the day.

L_{AMAX} (dB) noise levels report the loudest sound recorded during each consecutive 5-minute period. The L_{AMAX} trace is shown red, and peaks are attributable to sound pressure from the passing of incidental loud motorcycles/vehicles, refuse trucks, occasional pedestrian activity and the like.

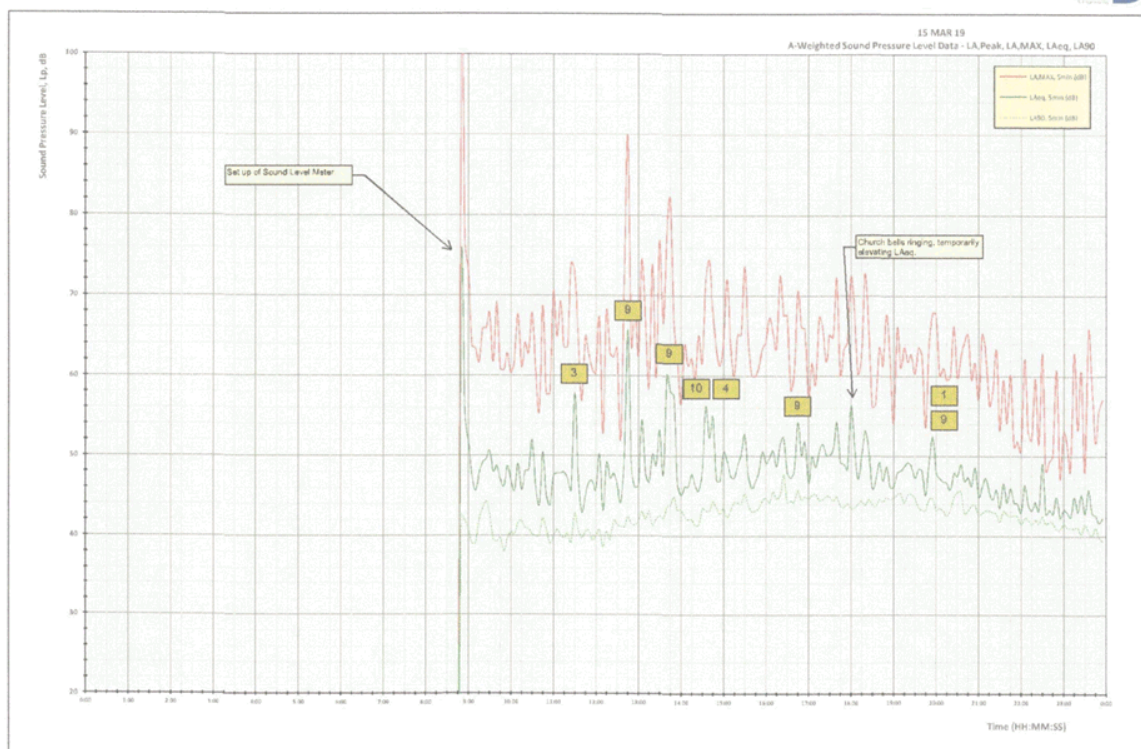
L_{A90} (dB) noise levels represent the residual background noise, referred as the 90th percentile, or, the level of noise exceeded for >90% of the period. The L_{A90} gives a good understanding of the consistency and level of background noise, in the absence of all other sources – the greater the difference between L_{Aeq} and L_{A90} , the more incidental noise events occurred during a specific period; Where L_{Aeq} is close to L_{A90} , few or no incidental noise events occur, (e.g. overnight) and the noise level is largely driven by environmental factors (e.g. wind) only.



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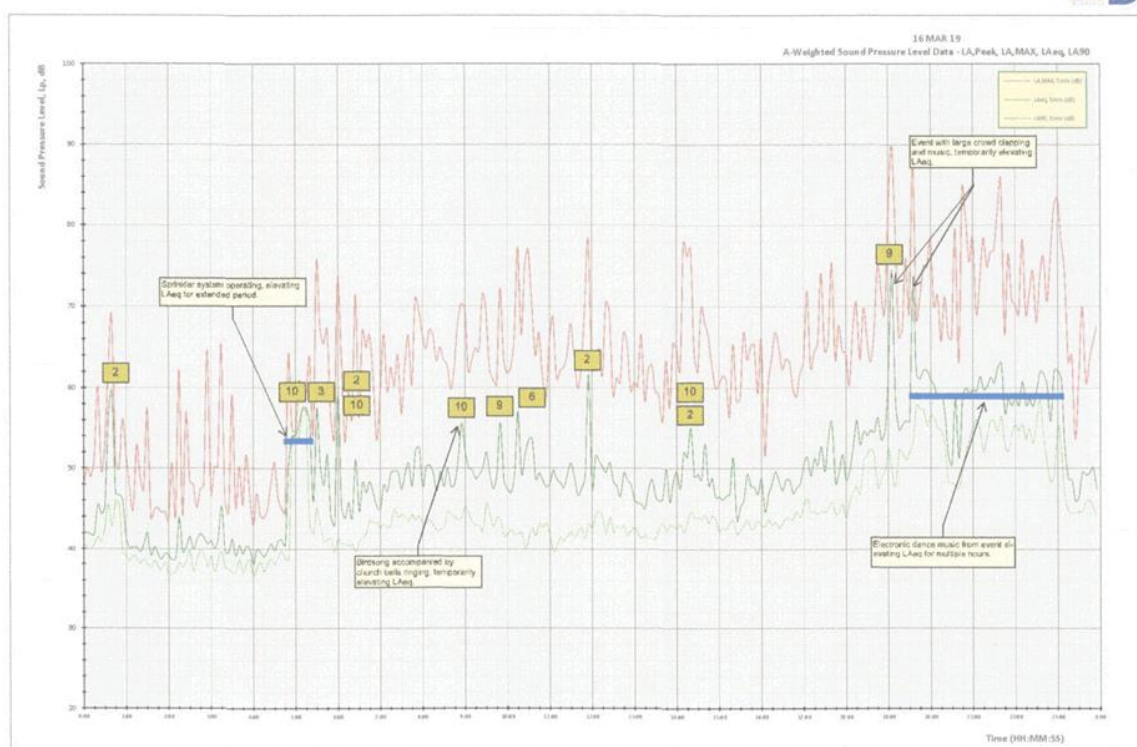
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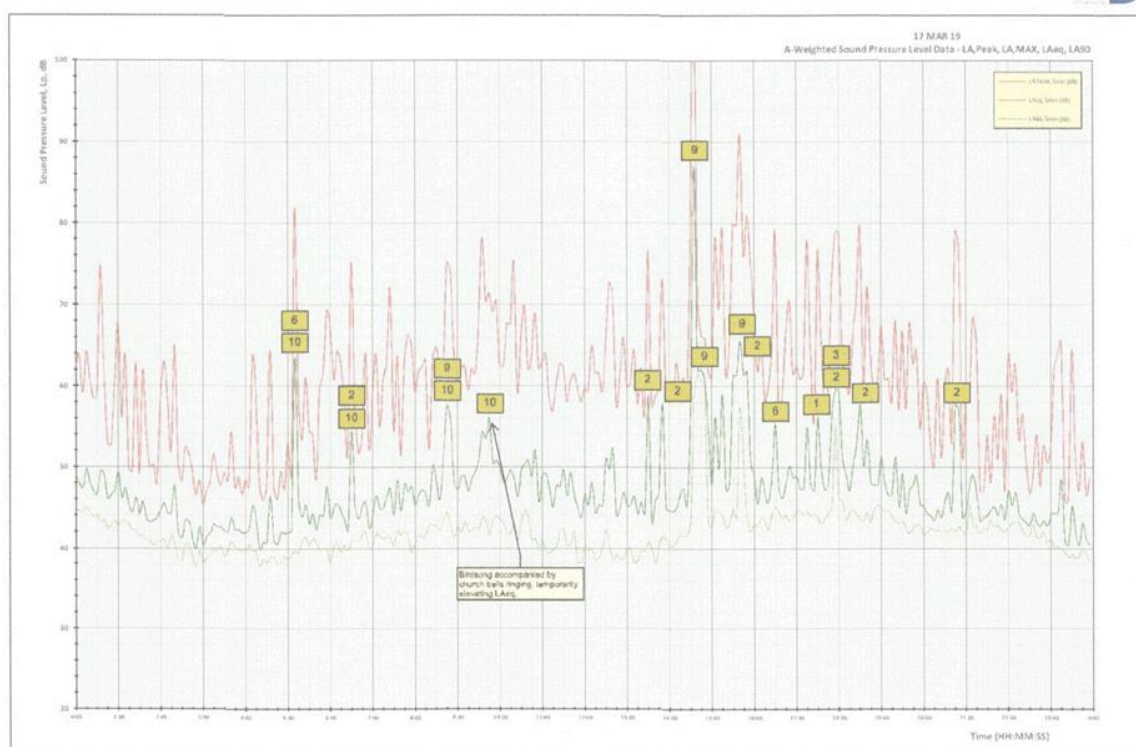
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15 MAR 2019 - REPORT



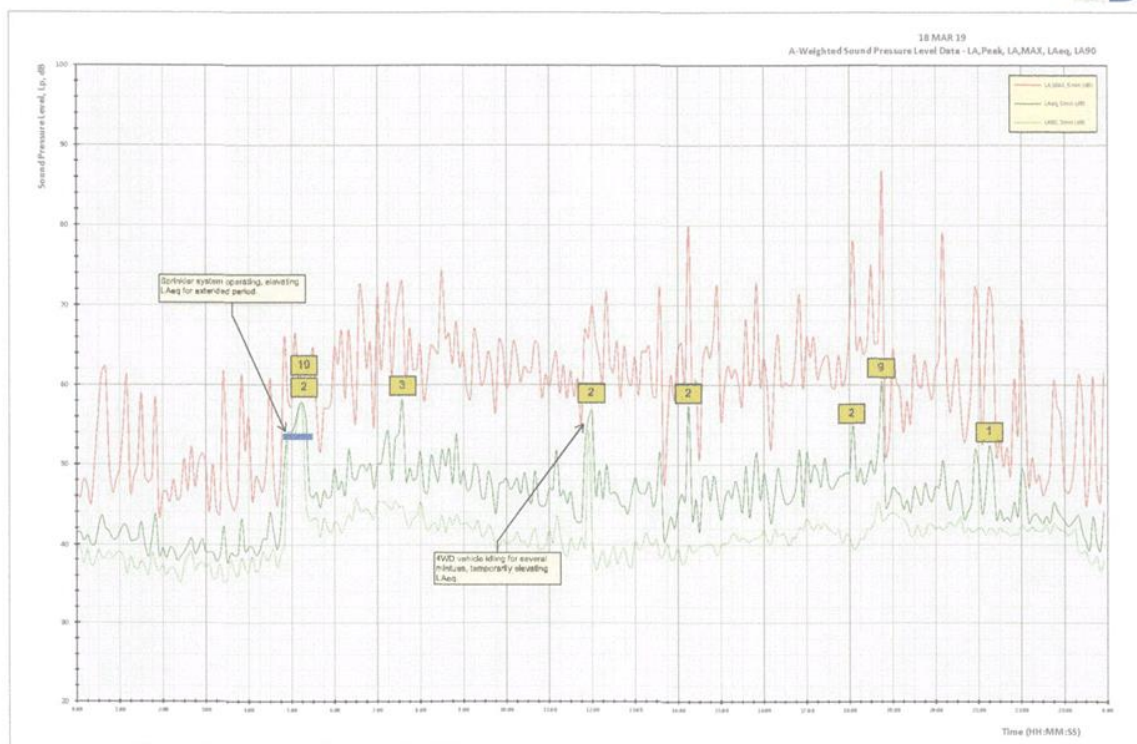
9 Property 2019/08-4-2019-05-51 Albert St, N. PERTH 13 TECH 10/08/19/08-4-2019-05-51 Monitoring Summary Data

16 MAR 2019 - REPORT



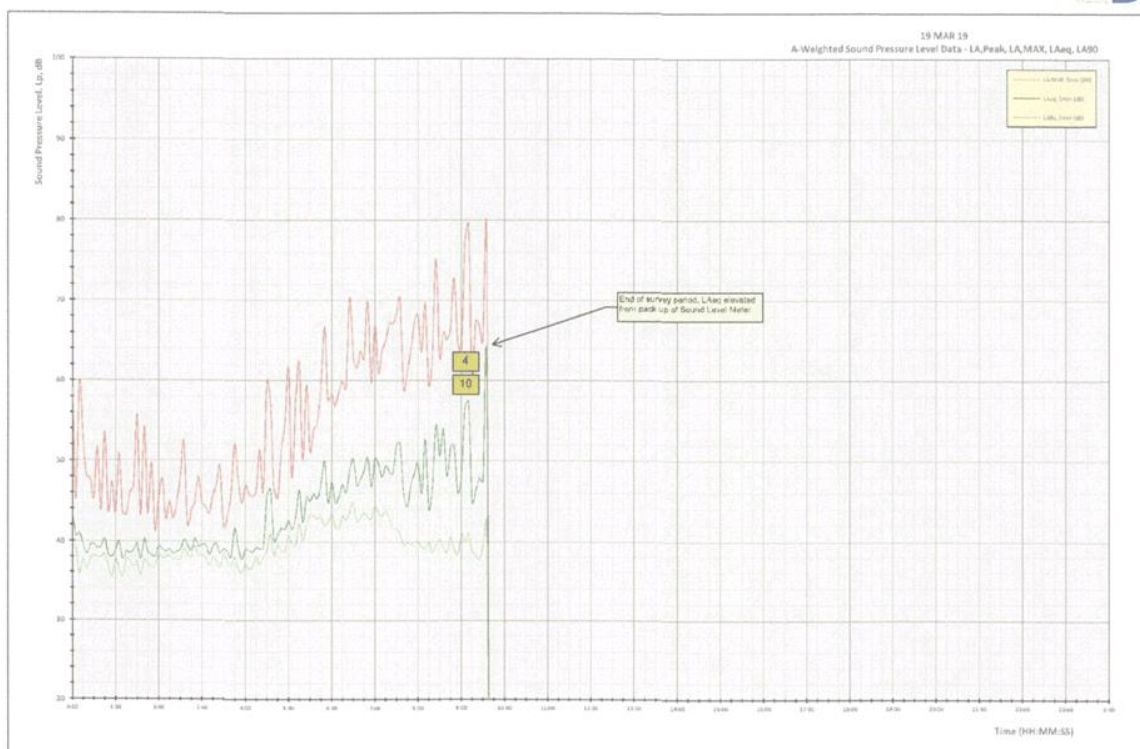
© Phoenix 2019/SEA-2019-005-53 ATWEL DL N PERTH/8 TECH WGBX AREA/SEA-2019-005 Monitoring Summary / Data

17 MAR 2019 - REPORT



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18 MAR 2019 - REPORT



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19 MAR 2019 - REPORT

North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

D DETAILED CALCULATION OF ASSIGNED NOISE LEVEL (ANL) LIMITS



D. DETAILED CALCULATION OF ASSIGNED NOISE LEVEL (ANL) LIMITS

D.1 Prescribed Methodology

An Assigned Noise Level is calculated for each noise sensitive receiver using a combination of environmental factors local to the receiver. A standard set of ANL's exist to provide a base level of acoustic amenity, as shown in the Table below. These levels are modified by an Influencing Factor (IF) to reflect noise sensitivity in the specific environment relative to the subject development.

To calculate the additional Influencing Factor (IF), concentric circles are drawn around the nearest noise-sensitive reception point; one at 450m radius and one at 100m radius. Percentages are calculated for the amount of land area within the circles used for noise emitting purposes (e.g. industrial or commercial uses) which are compared to the total area encompassed by the concentric circles.

Traffic volume is taken into account in order to reach an acceptable ANL, or noise reception level, appropriate for the area in which the receiver is to be situated.

Part of Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises at locations within 15m of a building directly associated with a noise sensitive use	0700 to 1900 hours Monday to Saturday	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sundays and public holidays	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + influencing factor	45 + influencing factor	55 + influencing factor
Noise sensitive premises at locations further than 15m of a building directly associated with a noise sensitive use	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and Utility premises	All hours	65	80	90



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

D DETAILED CALCULATION OF ASSIGNED NOISE LEVEL (ANL) LIMITS



Calculation of Influencing Factor (IF)

The Influencing Factor (IF) is calculated using the following equation:

$$\text{Influencing Factor (IF)} = I + C + \text{TF}$$

Where;

$$I = (\% \text{ of industrial land usage within } 100\text{m} + \% \text{ industrial land usage within } 450\text{m}) \times 1 / 10$$

$$C = (\% \text{ of commercial land usage within } 100\text{m} + \% \text{ commercial land usage within } 450\text{m}) \times 1 / 20$$

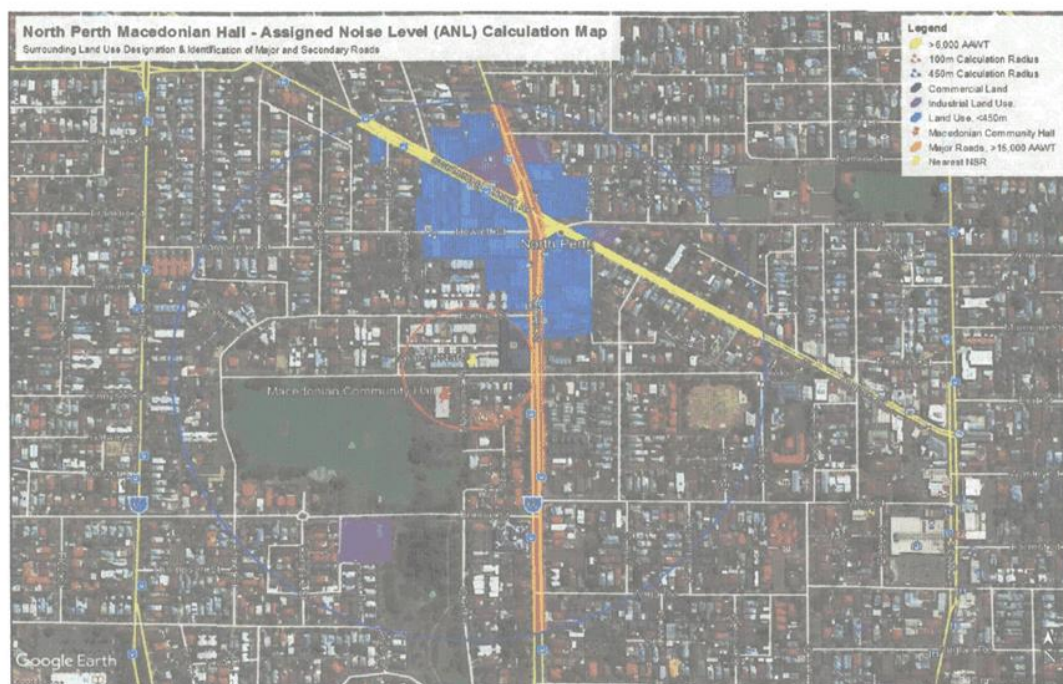
$$\text{TF} = \begin{aligned} &+6 \text{ if there is a major road within } 100\text{m of the development} \\ &+2 \text{ if there is a major road within } 450 \text{ m of the development} \\ &+ 2 \text{ if there is a secondary road within } 100\text{m of the development} \end{aligned}$$

The maximum value the transport factor (TF) can reach is 6;

A major road is defined as having Annual Average Weekday Traffic (AAWT) flows in excess of 15,000 vehicle movements per day. A secondary road is defined as having Annual Average Weekday Traffic (AAWT) flows in excess of 6,000 vehicle movements per day.

Identification of Land Use

The image below shows our calculation of Commercial (C) and Industrial (I) land use in inner (100m) and outer circle (450m) radii centred on the nearest NSRs, identified as the opposite residential properties of No.s 50 (NSR 1), 40 (NSR 2), and 14 (NSR 3) respectively. Commercial land use is shown light blue in the outer calculation radius, and dark blue in the inner radius; Charles St as a "Major Road" is shown orange.



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

D DETAILED CALCULATION OF ASSIGNED NOISE LEVEL (ANL) LIMITS



D.2 Assigned Noise Level Limits – Summary Calculation Table

Land Use Type & IF Calculation					
Industrial					"I"
% Area in Inner Circle	0%				+0.17
% Area in Outer Circle	1.75%				
Commercial					"C"
% Area in Inner Circle	12.4%				+0.98
% Area in Outer Circle	7.3%				
Roads	Location	Estimated vehicle Movements per day	Classification	Result	"TF"
Charles St (South of Scarborough Beach Road)	INNER CIRCLE	27,960	Major	+6	+6
INFLUENCING FACTOR					+7.16

The resultant IF therefore equals **+7**, determining the applicable Assigned Noise Level limits at the NSR(s).



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

E MEASUREMENT EQUIPMENT CALIBRATION CERTIFICATES



E. MEASUREMENT EQUIPMENT CALIBRATION CERTIFICATES



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Instrulabs Pty. Ltd.

SOUND LEVEL METER CALIBRATION CERTIFICATE

Calibration Date : Friday, 21 September 2018

Device and Calibration Information

Client : **Sealhurst Pty Ltd**
51 Knight Road
Gnangara
WA 6077

Contact : **David Kudla, 9306 4481**

Meter : **Norsonic NOR140, S/N: 1406036, Class 1**
 Firmware Revision: 3.0.1793

Preamp : **Norsonic, 1209, s/n: 20076**

Microphone : **Norsonic, 1225, s/n: 208154**

**Laboratory Reference Equipment Used:**

Bruel & Kjaer Acoustic Calibrator Type 4226, S/N: 2692340, Cal Due: 27/03/2019

Fluke 8846A Precision Multimeter, S/N: 2479018, Cal Due: 9/07/2019

Test Environment (at start/at end):**22.6 C, 1017.3 hPa, 47.1 %R.H.****23.7 C, 1017.1 hPa, 47.3 %R.H.**

Acoustic stimuli for the calibration tests were generated by a Bruel & Kjaer 4226 multifunction acoustic calibrator. Electrical stimuli for the calibration tests were generated by a TTI 1241 Arbitrary Waveform Generator and signal levels were verified using a Fluke 8846A Voltmeter. All reference calibration artefacts have current NATA endorsed calibration documentation.

SUMMARY OF CERTIFIED RESULTS / STATEMENT OF CONFORMANCE

Periodic tests were performed in accordance with procedures from AS IEC 61672-3:2006

Pass	IEC61672.3 cl 9 - Absolute Acoustic Sensitivity	N/T	IEC61672.3 cl 15 - Level Range
Pass	IEC61672.3 cl 10 - Self Generated Noise	Pass	IEC61672.3 cl 16 - Toneburst Response
Pass	IEC61672.3 cl 11 - Frequency Weighting Acoustic	Pass	IEC61672.3 cl 17 - Peak C Sound Level
Pass	IEC61672.3 cl 12 - Electrical Frequency Weightings	Pass	IEC61672.3 cl 18 - Overload Indication
Pass	IEC61672.3 cl 13 - Frequency & Time Weightings	Pass	AS/NZS 4476 cl 4.4 - Relative attenuation, 1/1 Oct
Pass	IEC61672.3 cl 14 - Level Linearity	Pass	AS/NZS 4476 cl 4.4 - Relative attenuation, 1/3 Oct

The sound level meter submitted for testing has successfully completed the class 1 periodic tests of AS IEC 61672-3:2006, for the environmental conditions under which the tests were performed. As public evidence was available, from an independent testing organization responsible for approving the results of pattern evaluation tests performed in accordance with AS IEC 61672-2:2004, to demonstrate that the model of sound level meter fully conformed to the requirements in AS IEC 61672-1:2004, the sound level meter submitted for testing conforms to the class 1 requirements of AS IEC 61672-1:2004.

The tests, calibrations, or measurements covered by this document are traceable to Australian National Standards of Measurement. A "N/T" result means the device was not tested for compliance with this clause, and a "Unc" result means the measurement result lies within the range of our Uncertainty of Measurement. This certificate is issued without alteration or erasure. It may not be copied or reproduced except in full without the express written permission of the issuing laboratory.

Signature

Signature

Calibrated by **Jason Dixon**

Lab Manager, Approved Signatory

Checked by **Alena Fry**

Admin Manager, Lab Assistant



LABORATORY ACCREDITATION NUMBER 1943 - Since 1985

Mail : PO Box 1211, East Victoria Park WA 6102

Lab : 3 Hopkinson Way, Wilson WA 6107

Ph: 08 9356 2605

email: info@instrulabs.com.au web : www.instrulabs.com.au

Accredited for compliance with ISO/IEC 17025:2005 - Calibration

Approved for issue by Erik Fry, 09 January 2018. Document ID number: C11

Report printed 21/09/2018 2:20:30 PM

Issue Date: 21/09/2018

Report# 2810J3578

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Instrulabs Pty. Ltd.

ACOUSTIC CALIBRATOR CALIBRATION CERTIFICATE

THIS IS TO CERTIFY THAT THE ACOUSTIC CALIBRATOR

MAKE : **Norsonic**

OWNED BY : **Sealhurst Pty Ltd**

MODEL : **1251**

Address: **51 Knight Road**

SERIAL : **34172**

Gnangara WA 6077

HAS BEEN CALIBRATED ON : **21-Sep-18**

SUMMARY

A sound level meter connected to a digital acquisition system is adjusted to a known reference sound pressure level, then the digital acquisition system records the frequency and sound pressure levels of the acoustic calibrator under test. All instruments used have current NATA endorsed calibration documentation

CALIBRATION INSTRUMENTS USED

Rion NA-28 Sound Level Meter	s/n 01270691	Recalibration due	17-Jan-20
Brüel & Kjær Acoustic Calibrator Type 4226	s/n 2692340	Recalibration due	27-Mar-19
NI USB-6221-BNC Multifunction DAQ	s/n 14E9DD2	Recalibration due	12-Mar-19

CERTIFIED QUANTITIES

Frequency - AS IEC 60942-2004 clause B3.5

Limits $\pm 1\%$, Uncertainty $\pm 0.05\%$, C.F. = 2, C.L. = 95%

Frequency : **999.9** Hz **Pass**

THD+N - AS IEC 60942-2004 clause B3.6

Limits $\pm 3\%$, Uncertainty $\pm 0.8\%$, C.F. = 2, C.L. = 95%

THD+N : **0.84** % **Pass**

SPL - AS IEC 60942 clause B3.4.3.2

Limits ± 0.4 dB, Uncertainty ± 0.2 dB, C.F. = 2, C.L. = 95%

Amplitude : **114.17** dB **Pass**

Signature _____

Signature _____

Calibrated by **Jason Dixon**

Checked by **Alena Fry**

Lab Manager, Approved Signatory

Admin Manager, Lab Assistant

The tests, calibrations, or measurements covered by this document are traceable to Australian National Standards of Measurement. A "N/T" result means the device was not tested for compliance with this clause, and a "Unc" result means the measurement result lies within the range of our Uncertainty of Measurement. This certificate is issued without alteration or erasure. It may not be copied or reproduced except in full without the express written permission of the issuing laboratory.



LABORATORY ACCREDITATION NUMBER 1943 - Since 1985

Mail : PO Box 1211, East Victoria Park WA 6102

Lab : 3 Hopkinson Way, Wilson WA 6107

Ph: 08 9356 2605

email: info@instrulabs.com.au web : www.instrulabs.com.au

Accredited for compliance with ISO/IEC 17025 2005 - Calibration

Approved for issue by Erik Fry, 01 November 2017. Document ID number: CR2

Report printed 21/09/2018 2:26:36 PM

Issue Date: 21/09/2018

Report# 647J3578

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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

F ACOUSTIC GLOSSARY



F. ACOUSTIC GLOSSARY

Acoustic Measurement Parameter Definitions

dB

Decibel: a logarithmic scale applied to acoustic units such as sound pressure and sound power. Decibels are always the ratio between two numbers. Sound Pressure in Pascals becomes "Sound Pressure Level re $2 \times 10^{-5} \text{Pa}$ " in decibels. Sound Power in watts becomes "Sound Power Level re 10^{-12}W " in decibels. It is also used for sound reduction or sound insulation and is the ratio of the amount of sound energy incident upon a partition and the proportion of that energy which passes through the partition. The result is stated as a "decibel reduction".

dB(A)

A-weighting: This is an electronic filter which attenuates sound levels at some frequencies relative to the sound levels at other frequencies. The weighting is designed to produce the relative response of a human ear to sound at different frequencies. The A-weighted sound level is therefore a measure of the subjective loudness of sound rather than physical amplitude. A-weighting is used extensively and is denoted by the subscript A as in L_{A10} , L_{Aeq} etc. (Levels given without the subscript 'A', are linear sound levels without the A-weighting applied, e. g. L_{10} , L_{eq} etc.).

Sound Power Level, (SWL)

Sound power level refers to the reference value of acoustic power (of a noise source, e.g. building services plant unit). Given a well-defined operation condition, (i.e. steady state), the sound power level of a machine is a fixed value and describes the rate at which sound energy is emitted, reflected, transmitted or received, per unit time. The SI unit of sound power is the watt (W), and is expressed as a logarithmic ratio of sound power versus reference sound power, re 10^{-12}W in decibels (dB), or A-Weighted decibels, dB(A);

Sound power level (SWL) is the acoustic energy emitted by a source which produces a resulting Sound Pressure Level (SPL) at some distance. While the Sound Power Level (SWL) of a given source is fixed, the resultant Sound Pressure Level (SPL) at a given receiver location depends upon the distance and angle from the noise source, and the acoustic characteristics of the area in which the receiver is located;

Sound Pressure Level, (SPL)

Sound Pressure Level (SPL) is a measure for the resulting effect of the energy (Sound Power Level, SWL) of an acoustic source (or a collection of sources) and is dependent upon the distance and angle between the source(s) and receiver location, the acoustic properties of the surrounding geometry and influencing surface finishes between the source-receiver path;

Sound Pressure Level (SPL) is always depends on position and environment.

$L_{Aeq,T}$

The "A" weighted equivalent continuous sound pressure level. This may be thought of as the "average" sound level over a given time "T". It is used for assessing noise from various sources: industrial and commercial premises, construction sites, railways and other intermittent noises.

$L_{A90,T}$

The "A" weighted sound pressure level that is exceeded for 90% of the time T. It reflects the quiet periods during that time and is often referred to as the "background noise level". It is used for setting noise emission limits for industrial and commercial premises.



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

F ACOUSTIC GLOSSARY



L_{Amax}

The maximum "A" weighted sound pressure level during a given time on fast or slow response.

L_{pA}

The "A" weighted sound pressure Level. The sound pressure level is filtered through a standard frequency weighting known as A-weighting. This filter copies the frequency response of the human ear, so that the resulting sound level closely represents what people actually hear.

R

Is the sound reduction index of a construction element in octave or 1/3 octave bands and can only be measured in a laboratory. There must be no flanking transmission.

R'

Is the sound reduction index of a construction element in octave or 1/3 octave bands measured on site, and normally includes flanking transmission (i.e. where sound travels via paths other than straight through the element being tested, such as columns, ducts, along external walls, etc.).

R_w

To get the weighted sound reduction index (R_w) of a construction, the R values are measured in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. The curve is adjusted so that the unfavourable deviation (or shortfall of the actual measurements below this standard curve) averaged over all the octave or 1/3 octave bands is not greater than 2dB. The value of the curve at 500Hz is the R_w .

R'_w

The apparent sound reduction index, which is determined in exactly the same way as the R_w but on site where there is likely to be some flanking transmission.

D

This is the "level difference". It is determined by placing a noise source in one room and measuring the noise levels in that room (the "source room") and an adjacent room (the "receiver room"). The level difference is calculated by simply deducting the "receiver" noise level (dB) from the "source" noise level (dB).

D_w

This is the weighted level difference. D is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. The D values are compared to a standard weighting curve. The curve is adjusted so that the "unfavourable deviation" (or shortfall of the actual measurements below this standard curve) averaged over all the octave or 1/3 octave bands is not greater than 2dB. The D_w is then the value of the curve at 500Hz.

D_{nw}

This is the weighted normalised level difference. D is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. As the level difference is affected by the area of the common wall/ floor and the volume of the receiving room, as well as the amount of absorption in the receiving room, in the case of the D_{nw} , the results are "normalised" by a mathematical correction to 10m² of absorption (D_n). The same weighting curve as for D_w is used to obtain the single figure: D_{nw} .



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

F ACOUSTIC GLOSSARY



Acoustic Performance Guide

$D_{nT,w}$

This is the weighted standardised level difference. D is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. As the level difference is affected by the area of the common wall/ floor and the volume of the receiving room, as well as the amount of absorption in the receiving room, in the case of the $D_{nT,w}$, the results are "standardised" by a mathematical correction a reverberation time, usually 0.5 seconds (D_{nT}). The same weighting curve as for D_w is used to obtain a single figure " $D_{nT,w}$ ".

$D_{nT(T_{ref}, max),w}$

This is the weighted BB93 standardised level difference corresponding to a Building Bulletin 93 reference value reverberation time in a receiving room. It is measured on site in accordance with *BS EN ISO 140-4:1998*.

$D_{n,c}$

Suspended ceiling normalised level difference. This is the sound level difference between two rooms, separated by a suspended ceiling, normalised to a reference value of absorption in the receiving room (10m² for the Laboratory as specified in *ISO 140-9:1985*). It is measured in 1/3 octave or octave frequency bands.

$D_{n,c,w}$

Weighted suspended ceiling normalised level difference. This is a single number quantity representing the sound reduction between two rooms separated a suspended ceiling. It is obtained by applying specified weightings to the 1/3 octave band suspended ceiling normalised level differences in the frequency range 100Hz to 3150Hz.

C_{tr}

Spectrum adaptation term: Value, in decibels, to be added to a single-number rating (e. g. R_w) to take account of the characteristics of particular sound spectra. C_{tr} is calculated using an A-weighted urban traffic noise spectrum as defined in *BS EN ISO 717-1:1997*.

NR

Stands for Noise Rating. (It is NOT noise reduction). It is (e. g. NR30, NR35 etc.) a single number, which represents the sound level in a room and takes account of the frequency content of the noise. The lower the NR value, the quieter the room will be. It is mainly used for assessing noise from mechanical services systems. In leisure developments it is used as a standard for noise break-in to rooms from external noise sources such as traffic.

NC

Stands for Noise Criteria. It is very similar to NR but (e.g. NC30, NC35 etc.) uses slightly different frequency weightings.

NRC

Stands for Noise Reduction Coefficient. The noise reduction coefficient of a material is the average, to the nearest multiple of 0.05, of the absorption coefficients at 250Hz, 500Hz, 1kHz and 2kHz.



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North Perth Macedonian Hall
Commercial Building "Change-of-Use" to Child Care Centre

F ACOUSTIC GLOSSARY



α

Stands for Absorption Coefficient, which represents the proportion of incident sound energy arriving from all directions that is not reflected back into the room. It ranges between 0 and 1, where 0 is reflective and 1 is totally absorptive.

α_w

Stands for Weighted Absorption Coefficient. Single- number frequency dependent value which equals the value of the reference curve at 500Hz after shifting it as specified in *EN ISO 11654:1997*.

α_p

Stands for practical absorption factor. It is a frequency dependent value of sound absorption coefficient which is based on measurements in one- third- octave bands in accordance with ISO 354 and which is calculated in octave bands in accordance with *EN ISO 11654:1997*. It is the arithmetic mean of the three 1/3 octave sound absorption coefficients within the octave being considered. The mean value is calculated to the second decimal place and rounded in steps of 0.05 up to a value of 1.0.

Class X

Stands for the Absorption Class between 250Hz and 4kHz, as defined by *EN ISO 11654*. Class A is the best classification representing the highest level of absorption, and Class E offers to lowest classification.

RT or T_{60}

Reverberation Time is a measure of the echoic nature of a room. It is normally measured in 1/3 octave or octave bands by exciting the space with a high level interrupted source or impulse, and measuring the time taken for the signal to decay to silence. The longer the reverberation time, the more 'echoic' a room sounds. For dwellings, a reverberation time of 0.5 seconds or less is normal. Cinema auditoria will have reverberation times of 1.0 second or below when fitted out, but up to 9 seconds at shell completion.

When designing acoustically sensitive areas such as concert halls or lecture theatres, it is necessary to design the room finishes to achieve optimum reverberation times. These will vary depending on the type of activity in the room and the room volume.

T_{mf}

Stands for the arithmetic average of the reverberation times in the 500Hz, 1kHz and 2kHz octave bands, for the type of receiving room, as defined in UK Schools design manual, Building Bulletin 93.



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A1915643W Traffic Impact Assessment 2.0

30th July 2019

City of Vincent
PO Box 82
Leederville WA 6902
Email: mail@vincent.wa.gov.au

Dear Sir/Madam,

Traffic Impact Assessment– Proposed Child Care Centre, 51 Albert Street, North Perth

1. Overview

I refer to the development application that is currently with Council in which the applicant is seeking development approval for a child care centre within the existing Macedonian Community of WA building at 51 Albert Street, North Perth. This report discusses:

- Characteristics of the proposal
- Car parking requirements and provisions of the proposal
- Traffic volumes along Charles Street at the intersection of Albert Street undertaken for the AM and PM commuter peak hours
- Gap analysis of the intersection of Charles Street and Albert Street for the AM and PM peak commuter periods
- Existing traffic operational issues at the intersection of Albert Street and Charles Street
- Traffic generation of the proposal
- Qualitative assessment of traffic generation impacts on the Albert Street and Charles Street intersection, and the surrounding road network

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ML Traffic Engineers Pty Ltd
ABN 69 148 048 257



2. Existing Conditions

2.1 Location

The site is located within a predominantly residential area on the southern side of Albert Street, North Perth. Access to the site, particularly the proposed child care centre, is via an entrance off Macedonia Place, which fronts the east and southern sides of the building. Nearby uses are residential, public open space, recreational (leisure centre), commercial/retail, and food and beverage shops (corner of Albert Street and Charles Street). See Figures 1, 2, 3 and 4.

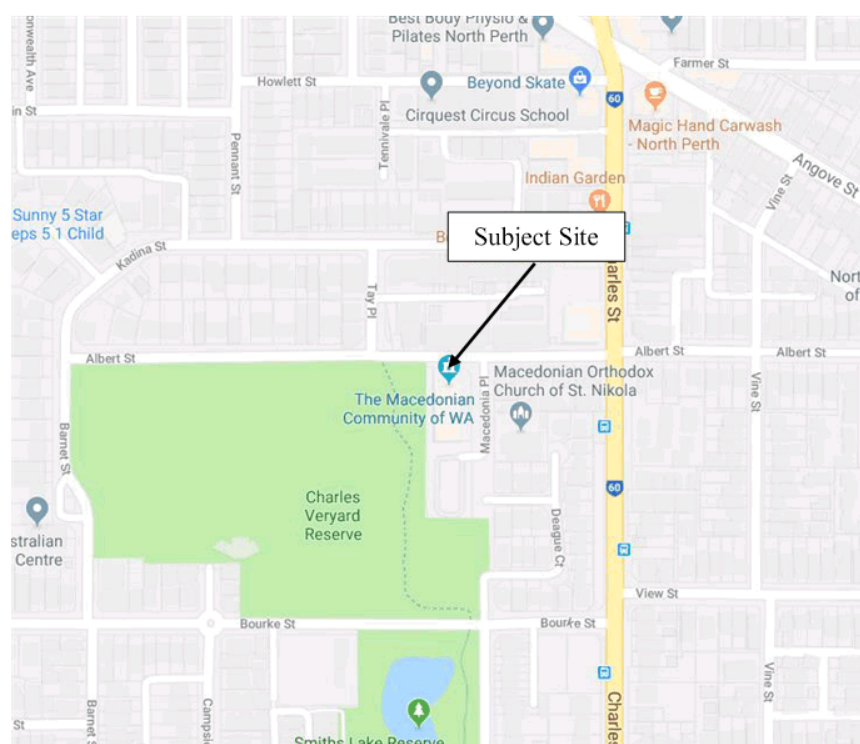


Figure 1: Location of Subject Site



Figure 2: Subject Site (Shaded in Red) and Context of Surrounding Area

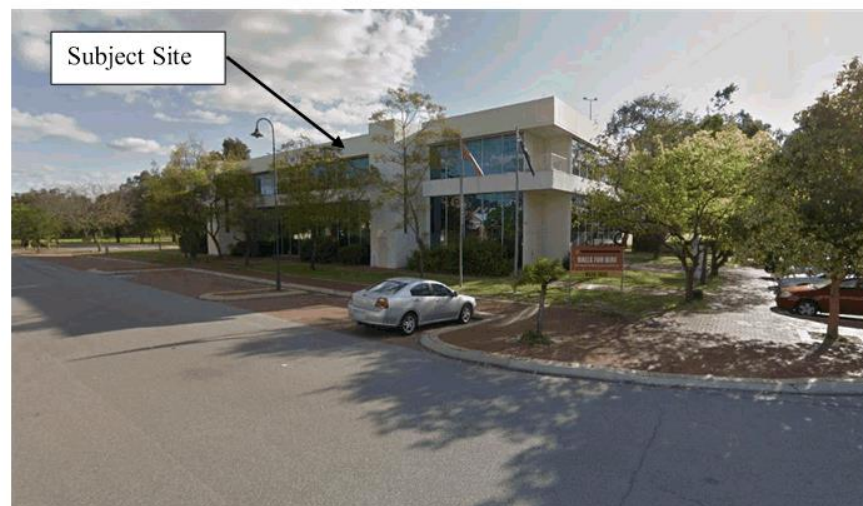


Figure 3: Subject Site, as viewed from the intersection of Albert Street and Macedonia Place



Figure 4: Subject Site, viewed from Albert Street looking East towards Charles Street

2.2 Public Transport

There are bus stops located on Charles Street within 180m for northbound travel and 320m for southbound travel of the subject site.

The stops provide access to routes 384, 386, 387, 388, 389, 970 and 990 with a bus departing the stops every 1 to 4 minutes.

2.3 Traffic Conditions

Traffic surveys were carried at the intersections of Albert Street and Charles Street, and Albert Street and Barnet Street, North Perth, on Wednesday, 5th June 2019 within the peak hours of Charles Street which correlate to those the child care centre drop off and pick up times. The peak times were determined by assessing traffic volume information available from Main Roads for Charles Street south of the Albert Street intersection. Refer Appendix A for Main Roads traffic data.

The below comments are in relation to the observations made during the survey:

- 431 vehicles in the northbound and 1,222 vehicles in the southbound direction on Charles Street between 7.30am and 8.30am.
- 1,471 vehicles in the northbound and 732 vehicles in the southbound direction on Charles Street between 4.30pm and 5.30pm.



- There were minimal turning movements occurring at the intersection in the AM peak period, with 6 left turning movements from Albert Street into Charles Street, and 6 right turn movements occurring.
- There were 29 left turn movements and 3 right turn movements from Albert Street west onto Charles Street, and 13 left turn and 12 right turn movements from Albert Street east onto Charles Street between 4.30pm and 5.30pm.
- Right and left turning into Albert Street east from Charles Street were over double that of the movements entering Albert Street west in the afternoon peak period.
- The majority of the movements in the AM peak at the Barnet Street and Albert Street intersection were straight through southbound movements, with 80 movements occurring.
- There were 45 left turn movements from Albert Street into Barnet Street between 7:30am and 8:30am, likely occurring to avoid congestion on Charles Street.
- The majority of the movements in the PM peak at the Barnet Street and Albert Street intersection were straight through northbound movements, with 42 movements occurring.
- 15 right turn movements from Barnet Street into Albert Street, and 15 left turn movements from Albert Street into Barnet Street occurred between 4.30am and 5.30pm. Some, if not all of these movement were to avoid congestion on Charles Street.

The following traffic operational characteristics are noted:

- The intersection of Scarborough Beach Road/Angrove Street and Charles Street approximately 260m north of the Albert Street intersection is traffic signal controlled. As is the intersection of Vincent Street and Charles Street. This results in traffic on Charles Street 'bunching' due to traffic signal phasing.
- The patrolled school crossing on Charles Street south of the Albert Street intersection is operational during the morning peak period resulting in queuing occurring for southbound direction past the Albert Street intersection. This crossing assists in providing gaps for left turning motorists from Albert Street.



2.4 SIDRA Intersection

SIDRA Analysis for the intersection of Albert Street and Charles Street has been undertaken for the PM peak period with the modelling done indicating a delay of nearly 4 minutes for and an existing Level of Service (LOS) F for the Albert Street western approach. Refer Figure 5.

MOVEMENT SUMMARY

Site: PM Existing

Albert Street/ Charles Street
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	Queue Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Charles Street South											
1	L2	6	0.0	0.409	6.5	LOS A	0.0	0.0	0.00	0.01	49.9
2	T1	1548	0.0	0.409	4.4	LOS A	8.7	60.9	0.49	0.01	43.7
3	R2	13	0.0	0.409	15.5	LOS C	8.7	60.9	1.00	0.02	38.7
Approach		1567	0.0	0.409	4.5	NA	8.7	60.9	0.49	0.01	43.7
East: Albert Street East											
4	L2	14	0.0	2.236	1838.8	LOS F	15.2	106.1	1.00	1.78	1.1
5	T1	1	0.0	2.236	1837.5	LOS F	15.2	106.1	1.00	1.78	1.1
6	R2	13	0.0	2.236	1839.0	LOS F	15.2	106.1	1.00	1.78	1.1
Approach		27	0.0	2.236	1838.8	LOS F	15.2	106.1	1.00	1.78	1.1
North: Charles Street North											
7	L2	8	0.0	0.206	6.4	LOS A	0.0	0.0	0.00	0.02	49.8
8	T1	771	0.0	0.206	14.8	LOS B	8.1	57.0	0.49	0.01	35.9
9	R2	2	0.0	0.206	36.7	LOS E	8.1	57.0	1.00	0.01	27.7
Approach		781	0.0	0.206	14.7	NA	8.1	57.0	0.49	0.01	35.9
West: Albert Street West											
10	L2	31	0.0	0.787	213.5	LOS F	2.9	20.4	0.96	1.23	8.1
11	T1	1	0.0	0.787	212.2	LOS F	2.9	20.4	0.96	1.23	8.1
12	R2	3	0.0	0.787	213.6	LOS F	2.9	20.4	0.96	1.23	8.1
Approach		35	0.0	0.787	213.4	LOS F	2.9	20.4	0.96	1.23	8.1
All Vehicles		2411	0.0	2.236	31.7	NA	15.2	106.1	0.50	0.05	27.8

Figure 5: Modelled Intersection Performance – Albert Street / Charles Street PM Peak Period 4:30pm to 5:30pm, under No Development Scenario.



3. PROPOSAL

The site is currently occupied by the Macedonia Community of WA, with both the ground and first floors allocated to use of the Community centre. It is proposed that the ground floor be developed into a child care centre with the Community centre occupying the first floor only. The following characteristics apply to the proposal:

- Maximum enrolment of 114 children
- Maximum 20 staff on site at any one time
- Hours of operation are 6:30am to 6:30pm
- Use of the Community centre will be:
 - 10.30am – 2.30pm funeral and commemorative services, as required
 - 10am – 3.00pm social members gathering – accessed Albert Street entrance
 - 7:00pm to 9:00pm for language classes, folkloric dancing classes and meetings
 - Weekend 6:30pm – 12:00am (midnight) latest as required for functions
- Entry to the child care centre to be from the southern building entrance, entry to the Community centre will be via the north, east and western entrances.
- On-street parking is provided along the northern and eastern frontages of the subject site. A large Council owned car parking area is provided at the rear of the subject site, adjacent to the Charles Veryard Reserve.



4. Car Parking Considerations

4.1 Car Parking Requirement

The existing use of the Community centre will be outside of peak the hours in which car parking is required for the child care centre. The parking associated with the Community centre is considered to be catered for within the existing car parking space provision and as such, the Community centre parking impact is excluded from this assessment.

Car parking requirements for different land uses can be found in the Vincent City Council Parking and Access Policy 7.7.1 Non-Residential Development Parking Requirements.

For a site not located within the Town Centre, Transit Corridor or Activity Corridor, the car parking rate applicable to the proposed use is 0.25 car parking spaces per persons.

With a maximum of 134 people on site at any one time, the total car parking requirement of the proposed child care centre is 34 spaces (33.5 rounded up).

4.2 Adequacy Car Parking Provision

Car parking occupancy surveys were undertaken on Wednesday 5th June 2019 within 150m of the subject site, noting the need for children walk to/from the site. The survey focused primarily on the car parking area at the rear of the subject site and the on-street parking on the northern and eastern frontages.

Charles Veryard Reserve is utilised for sports training and exercise, with Google 'Popular Times' indicating that Tuesday and Thursday are the busiest times at the reserve. Wednesday has approximately half the attendance of Tuesday and Thursday, however it was observed during the surveys that the vast majority of those attending the reserve utilised the car parking areas off Bourke Street and Campsie Street. Refer Figure 6.

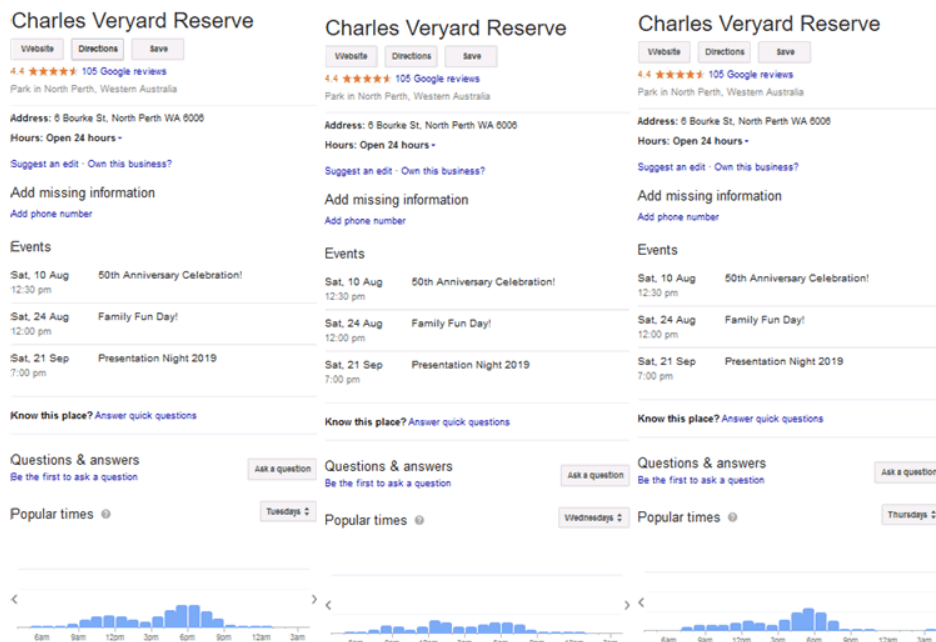


Figure 6: Google Profiling Charles Veryard Reserve – Tuesday, Wednesday, Thursday

There were in excess of 93 car parking spaces available at all times, of which 63 were contained within the rear car parking area. During the peak expected drop off and collection times of children, there were in excess of 139 unoccupied car parking spaces in the AM peak period and 127 unoccupied car parking spaces in the PM peak period, the majority of which (all of the 78 spaces in the AM and 72 of the 78 spaces in the PM) are contained within the rear car parking area.

The car parking requirements of the child care centre can be readily accommodated in the rear car parking area, and on-street car parking spaces.

Refer Appendix B for Parking Management Plan.



Road	Side	Restriction	Supply	Occupancy Wed 5th June 2019		
				8:45am	12pm	4.30pm
Albert Street -90 degree spaces in front of subject site	South	Unrestricted	12	5	12	10
Albert Street - Subject Site to Tay Place	North	Unrestricted	5	1	2	2
Albert Street - Subject Site to No. 66 Albert Street	South	Unrestricted	16*	1	7	4
Albert Street - Charles Street to Subject Site	North	Unrestricted	6	6	6	2
Albert Street - Charles Street to Subject Site	South	Unrestricted	5	4	5	5
Macedonian Place - nearest northern end	West	Unrestricted	9	2	8	2
Macedonian Place- nearest southern end	West	Unrestricted	12	0	10	0
Macedonian Place	East	No Stopping	0	0	0	0
Tay Place	Both	Unrestricted	16	1	1	1
Car Park rear of subject site		Unrestricted	78	0	15	6
Total Available Car Parking Spaces			159			
Total Occupied Spaces				20	66	32
Total Unoccupied Spaces				139	93	127

*car parking based on 6m parallel lengths, however it is noted that cars park either at 90 degrees or on an angle along the reserve frontage

Table 1: Car Parking Occupancy Survey – Wednesday 5th June 2019

4.3 Access and Car Parking Layout

The car parking area at the rear of the site is existing, with the car parking spaces and aisle widths adequate for continued use without need to upgrade.

There are disabled persons spaces available within the rear car park area and along Macedonian Place. These spaces should be upgraded to be in accordance with AS2890.6 Off-street Parking for People with Disabilities, which requires a 2.4m wide space and 2.4m wide shared zone with bollard.

Signage is suggested for the 9 bays on the southern side of the building to ensure these remain free for child care use at all times. No other upgrades to the car parking area is required.

4.4 Bicycle Parking Requirement

Table 1 of Policy 7.7.1 notes the requirement of short-term and long-term bicycle parking spaces for different land uses. For a child care centre, the requirements are:



- 0.019 short term bicycle parking spaces per person
- 0.042 long term bicycle parking spaces per person

This equates to a total bicycle parking space requirement of 3 short-term spaces and 6 long-term spaces.

Parking for up to 9 bicycles is required to be provided.

4.5 Site Servicing

Waste disposal bins will be located within the area adjacent to the southern end of the subject site, with waste collection vehicles accessing the storage area through the southern car parking area.

Swept path analysis for a 10.0m long waste collection vehicle was undertaken using AutoTURN. The truck is able to manoeuvre through the circulation lanes of the rear car park area.

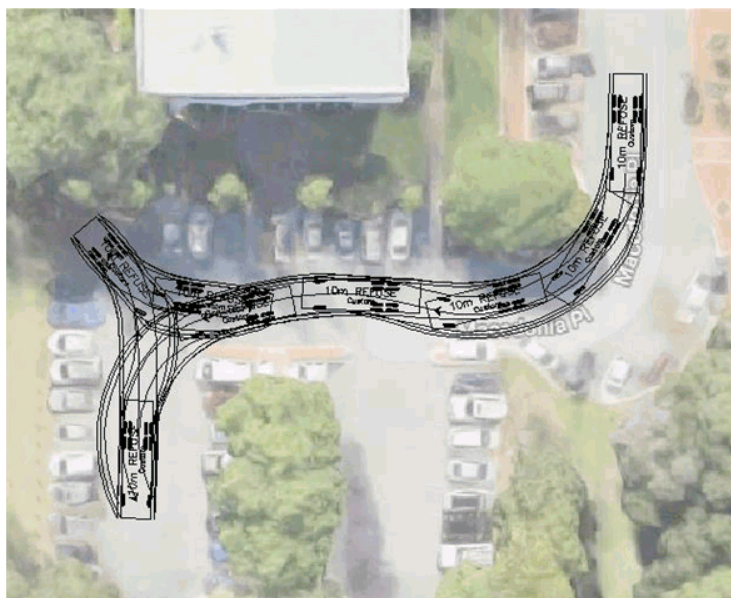


Figure 7: 10.0m Waste Collection Vehicle Swept Path Diagram



5. Intersection Traffic Impacts

5.1 Traffic Generation

The RTA Guide to Traffic Generating Developments provides a Peak Vehicle Trip/Child rate of 0.8 trips per hour in the AM peak period, 0.3 trip per hour in the early afternoon peak of 2.30pm to 4pm and 0.7 trip per hour in the PM peak period after 4pm. This trip rates include all vehicles accessing the site for the child care use and is not restricted to that of the enrolled children.

The peak hour rate of 0.8 trip per hour will apply to the surveyed time period of 7.30am to 8.30am. Early pick-ups are likely to occur after 3.15pm due to some parents combining the afternoon school run (for older siblings) with child care pick-up, it is assumed that a rate of 0.3 trip per child per hour is applied for pick-up between 3.00pm and 4.00pm and 0.7 trip per child per hour between 4.00pm and 5.00pm.

With 0.8 trips per child in the AM peak hour, a 114-children child care centre generates 91.2 trips per hour (inbound and outbound). The staff members present for the AM peak influx will have arrived prior to the centre opening at 7am and therefore excluded from the inbound vehicle trip assessment. Therefore, a traffic generation for the AM peak will be in the order of 91.2 vehicle trips (45.6 inbound, 45.6 outbound).

Due to the early pick-ups between 3.00pm and 4.00pm, a rate of 0.3 trips per child in the early PM peak hour is applied. A child care centre with 114 children will generate 34.2 trips per hour (inbound and outbound). It is considered that half of the present staff will vacate the site between 3.00pm and 4.00pm, and as such the site will generate in the order of 17.1 inbound vehicle trips and 27.1 outbound vehicle trips between 3pm and 4pm.

With 0.7 trip per child in the PM peak hour, a 30-children child care centre generates 79.8 trips per hour (inbound and outbound). No staff will depart the site during these times, therefore the traffic generation in the PM peak hour will be in the order of 79.8 trips (39.9 inbound, 39.9 outbound).

5.2 Gap Assessment

A gap assessment has been undertaken for north and southbound traffic flow on Charles Street at the subject site to assess the availability of gaps for left and right turn movements from Albert Street.

The times assessed were 8:15am to 8:30am and 4:30pm – 4:45pm and were observed to be the busiest 15-minute period of the hour survey undertaken. These



periods are also centred within the designated peak periods noted in the RTA Guide which stipulates 7am – 9am as the AM peak period and 4pm to 6pm as the PM peak period.

Right turn movement into Albert Street:

SIDRA Intersection specifies that the required gap for a right turn movement from a Major road across 2 lanes to occur is 7 seconds, i.e. a 4.5 second gap and 2.5 second follow-up headway.

Gap assessment for the northbound lanes at the subject site was undertaken during the busiest 15-minute period within the AM and PM peak period. There were:

- 81 instances of gaps in northbound traffic flow of 7 seconds or more in the 15 minutes from 8:15am to 8:30am.
- 21 instances of gaps in northbound traffic flow of 7 seconds or more in the 15 minutes from 4:30pm to 4:45pm.

Right turn movement out of subject site:

SIDRA Intersection specifies that the required gap for a right turn movement from a Minor road (subject site) across 2 lanes (4-lane two-way) to occur is 11.0 seconds, i.e. a 7.0 second gap and 4.0 second follow-up headway.

Gap assessment for the north and southbound lanes at the subject site was undertaken during the busiest 15-minute period within the AM and PM peak period. There were:

- 1 instance of a gap in north and south bound traffic flow of 11 seconds or more in the 15 minutes from 8:15am to 8:30am.
- 3 instances of gaps in north and southbound traffic flow of 11 seconds or more in the 15 minutes from 4:30pm to 4:45pm.

Left turn movement out of subject site:

SIDRA Intersection specifies that the required gap for a left turn movement from a Minor road (subject site) across 1 lane to occur is 7.0 seconds, i.e. a 4.5 second gap and 2.5 second follow-up headway.

Gap assessment for the northbound lanes at the subject site was undertaken during the busiest 15-minute period within the AM and PM peak period. There were:

- 109 instances of gaps in northbound traffic flow of 7 seconds or more in the 15 minutes from 8:15am to 8:30am.



- 76 instances of gaps in northbound traffic flow of 7 seconds or more in the 15 minutes from 4:30pm to 4:45pm.

The patrolled school crossing prevents northbound vehicle travel on Charles Street for short periods of times. During these times the gaps being created are able to accommodate continuous flow of vehicles turning right into or left out of the Albert Street. Therefore, the full gap provision as detailed in SIDRA Intersection is not necessarily required for every individual vehicle accessing or exiting the site.

5.3 Traffic Impacts

Due to the congestion on Charles Street in the AM and PM peak periods reducing the available gaps for right turn movements, it is considered that traffic intending to travel south on Charles Street will do so via Barnet Street. Some child care centre traffic travelling south may initially opt to right turn from Albert Street into Charles Street, however considering the lack of available gaps and extensive delay turning right, it is considered that this movement will be minimal and quickly dissipate as time goes on with drivers opting to travel an alternative path to avoid the congestion.

Should a motorist decide to utilise the Albert Street/Charles Street intersection, the delay will be to that of the motorist and other motorists exiting Albert Street (for which there are not many). There will be no resulting delay to through traffic on Charles Street.

There are a number of alternative paths of travel for southbound motorists which provide access to Charles Street should it be required (with a maximum detour of 850m), to Graham Farmer Freeway, Mitchell Freeway or into the city. Refer Figure 9.

The alternative paths include (but are not limited to):

- Albert Street, Barnet Street, Bourke Street, Loftus Street, Vincent Street to Charles Street. Approximately 1.7km from the subject site to the intersection of Vincent Street and Charles Street, with all major intersections being traffic signal controlled.
- Albert Street, Barnet Street, Richmond Street, Morriston Street, Vincent Street to Charles Street. Approximately 1.5km from the subject site, with speed humps located on Morriston Street.
- Albert Street, Barnet Street, Richmond Street, Even Street, Emmerson Street to Charles Street. Approximately 1.5km to the intersection of Vincent Street and Charles Street, however the intersection of Emmerson Street and Charles Street has poor right turn gap availability and excessive delays.



- A traffic study undertaken by ML Traffic Engineers in 2013 for a residential development on Charles Street provided SIDRA analysis for the intersection of Emmerson Street and Charles Street in the AM peak period for existing traffic only at the time of the survey (i.e. with no traffic generation of the proposed development considered). The Level of Service (LOS) for movements from Emmerson Street were determined to be LOS F. As such, it can be assumed with some certainty that this alternative path will not be desirable. Refer Figure 8 taken from ML Traffic Engineers report A1313582W Traffic Report Charles 3a – November 2013.

MOVEMENT SUMMARY

Site: AM 0745 to 0845 Hypothetical

No Development

Emmerson Street and Charles Street, NorthPerth

Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Vehicles veh	Queue Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Charles Street											
1	L	7	0.0	0.222	7.4	LOS A	0.0	0.0	0.00	1.17	48.6
2	T	842	3.0	0.222	0.0	LOS A	0.0	0.0	0.00	0.00	60.0
Approach		849	3.0	0.222	0.1	NA	0.0	0.0	0.00	0.01	59.9
North: Charles Street											
8	T	1579	3.0	0.426	4.6	LOS A	9.5	68.0	0.48	0.00	51.0
9	R	16	0.0	0.426	17.1	LOS C	9.5	68.0	1.00	1.14	43.8
Approach		1595	3.0	0.426	4.7	NA	9.5	68.0	0.49	0.01	51.0
West: Emmerson Street											
10	L	11	0.0	1.000 ^a	316.6	LOS F	4.3	30.0	0.99	1.41	6.1
12	R	21	0.0	1.000 ^a	316.7	LOS F	4.3	30.0	0.99	1.28	6.0
Approach		32	0.0	1.000	316.7	LOS F	4.3	30.0	0.99	1.32	6.0
All Vehicles		2476	2.9	1.000	7.1	NA	9.5	68.0	0.33	0.03	48.9

Level of Service (LOS) Method: Delay (HCM 2000).

Vehicle movement LOS values are based on average delay per movement

Minor Road Approach LOS values are based on average delay for all vehicle movements.

Figure 8: 2013 Modelled Intersection Performance – Emmerson Street / Charles Street, under No Development Scenario.
ML Traffic Engineers Report A1313582W Traffic Report Charles 3a November 2013

Given the inability to turn right onto Charles Street from Albert Street and Emmerson Street without substantial delay, it is considered an accurate assumption that motorists will utilise an alternate path. Any motorist deciding to utilise the Albert Street/Charles Street intersection to turn right will likely experience significant delay, however there will be no resulting delay to traffic on Charles Street.

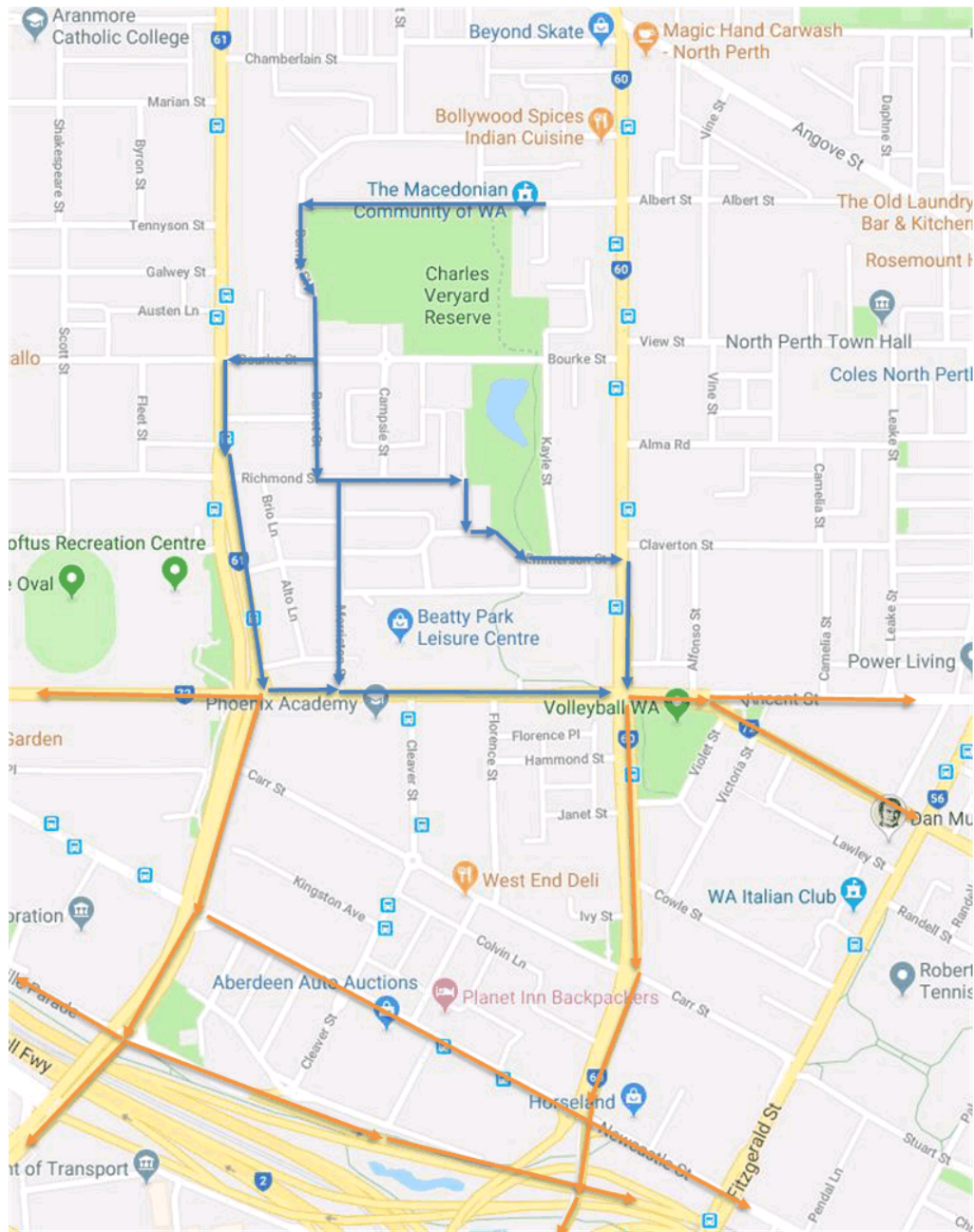


Figure 9: Alternative Paths of Travel for Southbound Traffic from the Subject Site

Traffic Impact Assessment – Proposed Child Care, 51 Albert Street, North Perth
A1915643W Traffic Impact Assessment 2.0

SL
 Page 16



Figures 10 and 11 demonstrate the expected traffic distribution based upon the existing traffic directional split during the peak periods, as well as the likely distribution to avoid congestion at the Charles Street intersection as discussed above.



Figure 10: Indicative Outbound Routes and Indicative AM Peak Outbound Volumes from the Site



Figure 11: Indicative Outbound Routes and Indicative PM Peak Outbound Volumes from the Site

With two lanes in both the northbound and southbound directions on Charles Street, traffic turning into the subject site will not cause undue delays to through traffic. In the peak AM period, which sees a significant volume of southbound traffic, there are 81 instances in which gaps are available to perform the right turning manoeuvre in the 15-minutes from 8:15am to 8:30am – equating to in the order of 324 gaps in the peak hour. This is more than sufficient to accommodate the maximum inbound vehicle trips of 45.6 to the subject site (this figure is the total inbound vehicle trips, unsplit for direction).



6. Conclusions

There are no traffic engineering reasons why a planning permit for the proposed child care centre at 51 Charles Street, North Perth, should be refused:

- Impact of the required car parking associated with the development can be readily accommodated in the rear car parking area, and on-street parking spaces within reasonable walking distance of the subject site.
- Signage will be installed within the rear car parking area along the southern building entrance to ensure availability of car parking spaces for use of the child care centre in peak drop off and collection times.
- Outbound traffic movements will be distributed within the surrounding road network depending on the destination. With minimal available gaps and extension delays in both the AM and PM peak period for right turn out traffic from Albert Street, it is reasonable to conclude that the number of right-turning vehicles from Albert Street to Charles Street will be very low with motorists instead opting to utilise an alternate route along Barnett Street and Bourke Street.
- With two lanes in both directions of Charles street and ample available gaps in northbound traffic in both the AM and PM peak periods, there will be no undue delays caused to straight through traffic as a result of motorists turning to Albert Street to access the subject site.

If you have any questions, please do not hesitate to contact me on 0406 473 681 or shayes@mltraffic.com.au.

Yours sincerely,

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

Sonja Hayes
Senior Traffic Engineer



APPENDIX A



SITE 0115

Quarter Hourly Volume

Charles St (H035)

2018/19

Monday to Friday

South of Scarborough Beach Rd (SLK 1.35)

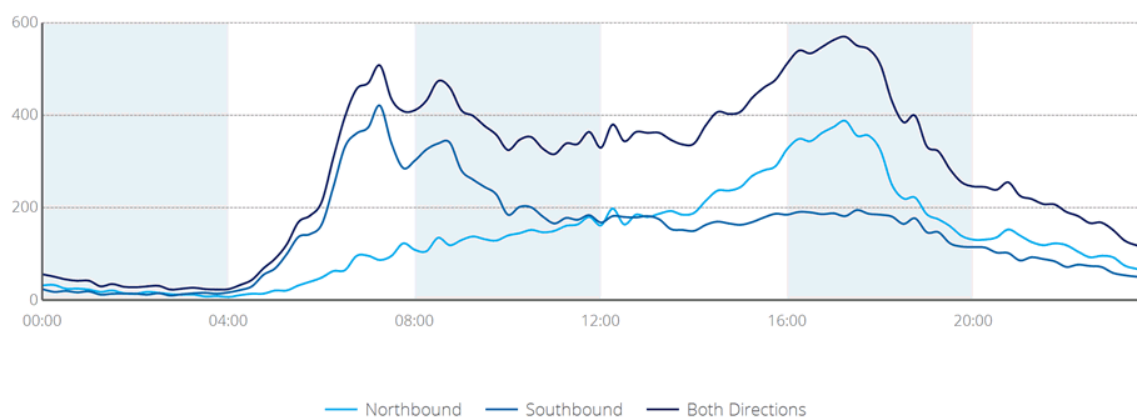
	All Vehicles											
	Northbound				Southbound				Both Directions			
	0	15	30	45	0	15	30	45	0	15	30	45
00:00	32	33	25	25	24	18	20	17	56	51	45	42
01:00	23	18	21	15	19	12	14	14	42	30	35	29
02:00	14	18	16	13	14	12	15	10	28	30	31	23
03:00	12	12	8	9	13	15	16	14	25	27	24	23
04:00	7	11	14	14	17	22	30	55	24	33	44	69
05:00	21	21	32	40	69	100	137	143	90	121	169	183
06:00	49	63	65	96	164	245	332	361	213	308	397	457
07:00	96	87	96	123	374	421	339	286	470	508	435	409
08:00	109	106	135	119	302	326	339	341	411	432	474	460
09:00	130	138	132	129	281	261	245	229	411	399	377	358
10:00	140	145	152	147	185	202	201	181	325	347	353	328
11:00	150	161	164	180	166	178	174	184	316	339	338	364
12:00	162	198	164	185	168	182	180	179	330	380	344	364
13:00	180	187	193	185	182	175	154	152	362	362	347	337
14:00	189	215	237	237	150	163	170	166	339	378	407	403
15:00	245	269	281	290	163	169	179	187	408	438	460	477
16:00	327	349	344	362	185	191	190	186	512	540	534	548
17:00	375	388	356	356	188	182	195	187	563	570	551	543
18:00	325	250	220	222	185	181	165	177	510	431	385	399
19:00	186	175	160	139	147	147	123	116	333	322	283	255
20:00	131	131	136	153	115	114	103	102	246	245	239	255
21:00	140	126	119	123	86	93	89	84	226	219	208	207
22:00	119	105	93	96	72	77	74	72	191	182	167	168
23:00	93	75	68	64	59	54	51	50	152	129	119	114



Peak Statistics

AM	TIME	11:45		07:15		07:15	
	VOL	180		421		508	
PM	TIME	17:15		17:30		17:15	
	VOL	388		195		570	

Volume





SITE 0115

Quarter Hourly Volume

Charles St (H035)

2018/19

Monday to Friday

South of Scarborough Beach Rd (SLK 1.35)

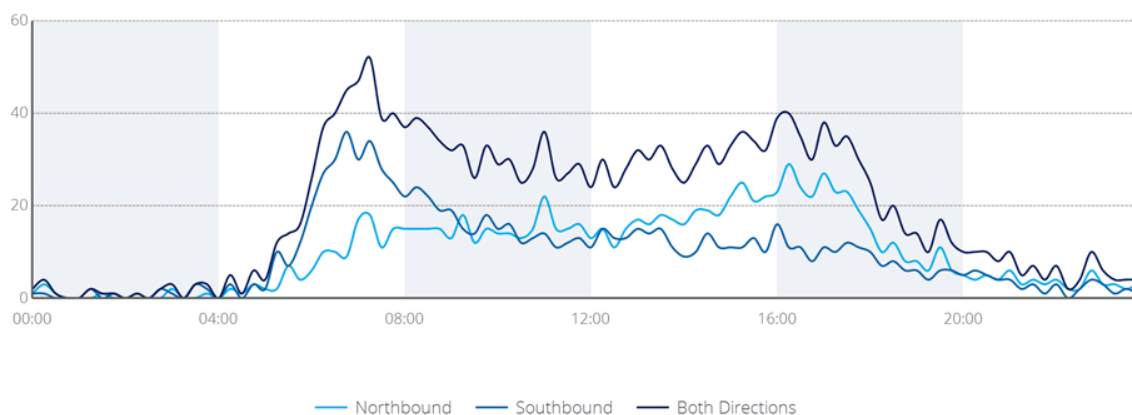
	Heavy Vehicles											
	Northbound				Southbound				Both Directions			
	0	15	30	45	0	15	30	45	0	15	30	45
00:00	1	3	1	0	1	1	0	0	2	4	1	0
01:00	0	0	1	0	0	2	0	1	0	2	1	1
02:00	0	0	0	0	0	1	0	2	0	1	0	2
03:00	2	0	0	1	1	0	3	2	3	0	3	3
04:00	0	2	1	3	0	3	0	3	0	5	1	6
05:00	2	2	7	4	2	10	7	12	4	12	14	16
06:00	6	10	10	9	20	27	30	36	26	37	40	45
07:00	17	18	11	15	30	34	28	25	47	52	39	40
08:00	15	15	15	15	22	24	22	19	37	39	37	34
09:00	13	18	12	15	19	15	14	18	32	33	26	33
10:00	14	14	13	15	15	16	12	13	29	30	25	28
11:00	22	15	15	16	14	11	12	13	36	26	27	29
12:00	13	15	11	15	11	15	13	13	24	30	24	28
13:00	17	16	18	17	15	14	15	11	32	30	33	28
14:00	16	19	19	18	9	10	14	11	25	29	33	29
15:00	22	25	21	22	11	11	13	10	33	36	34	32
16:00	23	29	24	22	16	11	11	8	39	40	35	30
17:00	27	23	23	19	11	10	12	11	38	33	35	30
18:00	15	10	12	8	10	7	8	6	25	17	20	14
19:00	8	6	11	6	6	4	6	6	14	10	17	12
20:00	5	4	5	4	5	6	5	4	10	10	10	8
21:00	6	3	4	3	4	2	3	1	10	5	7	4
22:00	4	2	2	6	3	0	2	4	7	2	4	10
23:00	3	3	2	3	3	1	2	1	6	4	4	4



Peak Statistics

AM	TIME	11:00		06:45		07:15	
	VOL	22		36		52	
PM	TIME	16:15		16:00		16:15	
	VOL	29		16		40	

Volume





SITE 0115

Quarter Hourly Volume

Charles St (H035)

2018/19
Monday to Sunday

South of Scarborough Beach Rd (SLK 1.35)

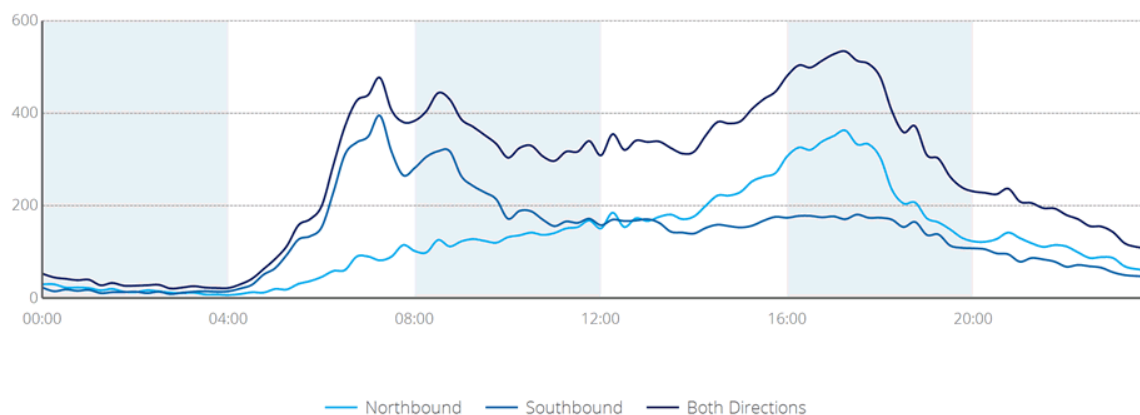
	All Vehicles											
	Northbound				Southbound				Both Directions			
	0	15	30	45	0	15	30	45	0	15	30	45
00:00	30	30	23	23	23	15	19	16	53	45	42	39
01:00	22	17	20	14	18	11	13	13	40	28	33	27
02:00	13	17	15	12	14	11	14	9	27	28	29	21
03:00	11	12	8	8	12	14	15	14	23	26	23	22
04:00	7	9	13	12	15	21	29	51	22	30	42	63
05:00	20	19	31	37	65	94	127	134	85	113	158	171
06:00	46	59	61	90	154	229	311	337	200	288	372	427
07:00	90	82	90	115	350	395	317	266	440	477	407	381
08:00	102	99	126	112	282	306	318	318	384	405	444	430
09:00	123	128	124	120	264	243	229	214	387	371	353	334
10:00	132	136	142	137	172	189	188	170	304	325	330	307
11:00	141	151	154	168	156	166	163	172	297	317	317	340
12:00	151	185	154	173	158	170	167	168	309	355	321	341
13:00	167	176	181	171	171	163	144	142	338	339	325	313
14:00	177	200	222	222	140	152	159	156	317	352	381	378
15:00	230	253	263	271	153	157	168	176	383	410	431	447
16:00	307	326	321	339	174	178	178	175	481	504	499	514
17:00	351	363	333	333	177	171	181	174	528	534	514	507
18:00	304	235	205	207	174	170	154	165	478	405	359	372
19:00	173	164	149	131	137	138	114	109	310	302	263	240
20:00	123	122	128	142	108	106	97	95	231	228	225	237
21:00	130	119	111	115	79	87	84	79	209	206	195	194
22:00	112	99	87	89	68	72	69	66	180	171	156	155
23:00	87	69	63	61	56	50	48	47	143	119	111	108



Peak Statistics

AM	TIME	11:45		07:15		07:15	
	VOL	168		395		477	
PM	TIME	17:15		17:30		17:15	
	VOL	363		181		534	

Volume





SITE 0115

Quarter Hourly Volume

Charles St (H035)

2018/19

Monday to Sunday

South of Scarborough Beach Rd (SLK 1.35)

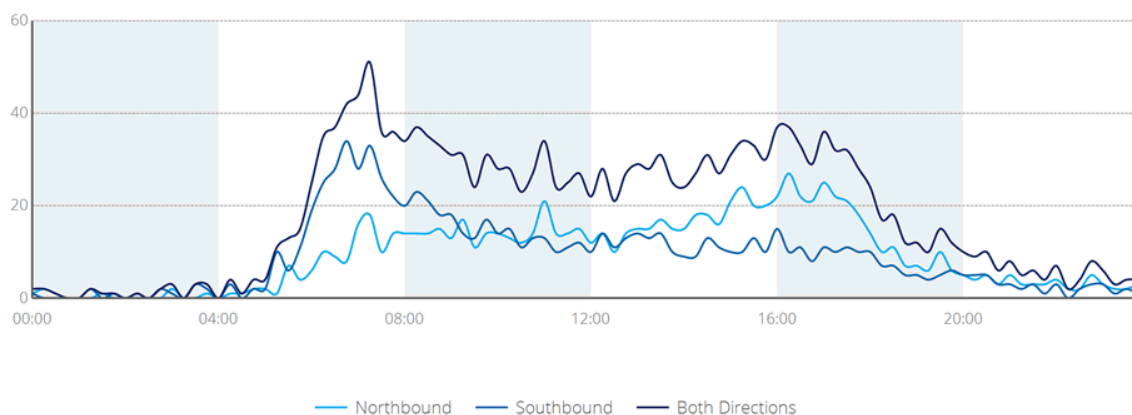
	Heavy Vehicles											
	Northbound				Southbound				Both Directions			
	0	15	30	45	0	15	30	45	0	15	30	45
00:00	1	2	1	0	1	0	0	0	2	2	1	0
01:00	0	0	1	0	0	2	0	1	0	2	1	1
02:00	0	0	0	0	0	1	0	2	0	1	0	2
03:00	2	0	0	1	1	0	3	2	3	0	3	3
04:00	0	1	1	2	0	3	0	2	0	4	1	4
05:00	2	1	7	4	2	10	6	11	4	11	13	15
06:00	6	10	9	8	19	25	28	34	25	35	37	42
07:00	16	18	10	14	28	33	26	22	44	51	36	36
08:00	14	14	14	15	20	23	21	18	34	37	35	33
09:00	13	17	11	14	18	14	13	17	31	31	24	31
10:00	14	13	12	14	14	15	11	13	28	28	23	27
11:00	21	14	14	15	13	10	11	12	34	24	25	27
12:00	12	14	10	14	10	14	11	13	22	28	21	27
13:00	15	15	17	15	14	13	14	10	29	28	31	25
14:00	15	18	18	16	9	9	13	11	24	27	31	27
15:00	21	24	20	20	10	10	13	10	31	34	33	30
16:00	22	27	22	21	15	10	11	8	37	37	33	29
17:00	25	22	21	18	11	10	11	10	36	32	32	28
18:00	14	10	11	7	10	7	7	5	24	17	18	12
19:00	7	6	10	6	5	4	5	6	12	10	15	12
20:00	5	4	5	3	5	5	5	3	10	9	10	6
21:00	5	3	3	3	3	2	3	1	8	5	6	4
22:00	4	2	2	5	3	0	2	3	7	2	4	8
23:00	3	2	2	3	3	1	2	1	6	3	4	4



Peak Statistics

AM	TIME	11:00		06:45		07:15	
	VOL	21		34		51	
PM	TIME	16:15		16:00		16:15	
	VOL	27		15		37	

Volume





APPENDIX B

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:	
Address:	
Phone:	
Email:	
Applicant Signature:	

Property Details	
Lot Number:	
Address:	

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:	
Total Number Short Term Bicycle Parking Spaces:	
Total Number Long Term Bicycle Parking Spaces:	
Total Number Other Bays:	

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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

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	
Bus	

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			
Off Street Parking			

Parking Management Strategies

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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.



A1915643W Council Response

28th July 2019

City of Vincent
PO Box 82
Leederville WA 6902
Email: mail@vincent.wa.gov.au

Dear Sir/Madam,

Response to Council– Proposed Child Care Centre, 51 Albert Street, North Perth

I refer to the letter dated 19th July 2019 regarding neighbour objections to the proposed development of the child care centre, for which several traffic related issues were raised. The following responses are in relation to each item raised:

1. Inadequate sample size – Queries if the time periods selected represent the peak traffic conditions in the area due to the varied uses in the area. For example, Charles Veryard Reserve is heavily used between 4pm and 8pm for sporting activities and consideration of local school pick up and drop off times.

Main Roads has undertaken surveys on Charles Street near the intersection of Albert Street utilising Automatic Tube Counters with the most recent surveys available having been undertaken in 2018/19. Refer Appendix A. The survey provides a full week of data and indicates that the peak weekday traffic periods on Charles Street are:

- AM: 11:30am – 12:30pm northbound, 6:45am to 7:45am southbound
- PM: 4:45pm – 5:45pm northbound, 4:15pm to 5:15pm southbound

The traffic surveys undertaken by ML Traffic Engineers for the Traffic Impact Assessment were undertaken during the below hours on Wednesday 5th June 2019:

- AM: 7:30am – 8:30am
- PM: 4:30pm to 5:30pm

The PM traffic survey undertaken by ML Traffic Engineers directly correlates with the timing of the peak traffic volumes of Charles Road as indicated by the Main Roads survey. Surveying until 8pm is not beneficial as the centre is proposing to close at 6:30pm.

The traffic volumes surveyed in the AM period relate to the peak drop off period of the child care centre while also taking into consideration the peak traffic volumes of Charles Street. The traffic volume on Charles Street between the hours of 6:45am and 7:45am was surveyed by Main Roads to be 1,495 vehicles per hour, with the traffic between hours of 7:30am to 8:30am surveyed to be 1,253 vehicles per hour. A reduction of 242 vehicles per hour or approximately 4 vehicles per minute (both directions).

IBM Building, Level 3, 1060 Hay Street, West Perth WA 6005

Telephone: 08 6467 7558
perth@mltraffic.com.au

Facsimile: 1300 739 523
www.mltraffic.com.au

ML Traffic Engineers Pty Ltd
ABN 69 148 048 257



The peak drop-off period for a child care centre is between 7:00am and 9:00am with a vehicle trip rate of 0.8 trips per child enrolled as per Table 3.6 of the NSW RTA Guide to Traffic Engineering Developments. Surveying traffic volumes prior to these times is not beneficial as the majority of the traffic generation of the subject site will occur after 7:00am.

The reported surveys were undertaken on a Wednesday. Google 'Popular Times' indicates that Tuesday and Thursday have the highest attendance at Charles Veryard Reserve, noting that the Google patronage profiling is based on GPS check in data and not 'actual' attendance figures. The Google data does however provide an indication of the activity in the area. The 'Popular Times' show that Wednesday has approximately 50% of the activity of that on a Tuesday or Thursday. Refer Figure 1.

The car parking occupancy surveys undertaken did not indicate significant access to the Reserve from Albert Street, with those present at the Reserve during the survey period predominantly accessing it via Barnet Street, and the car parking areas accessible from Campsie Street and Bourke Street.

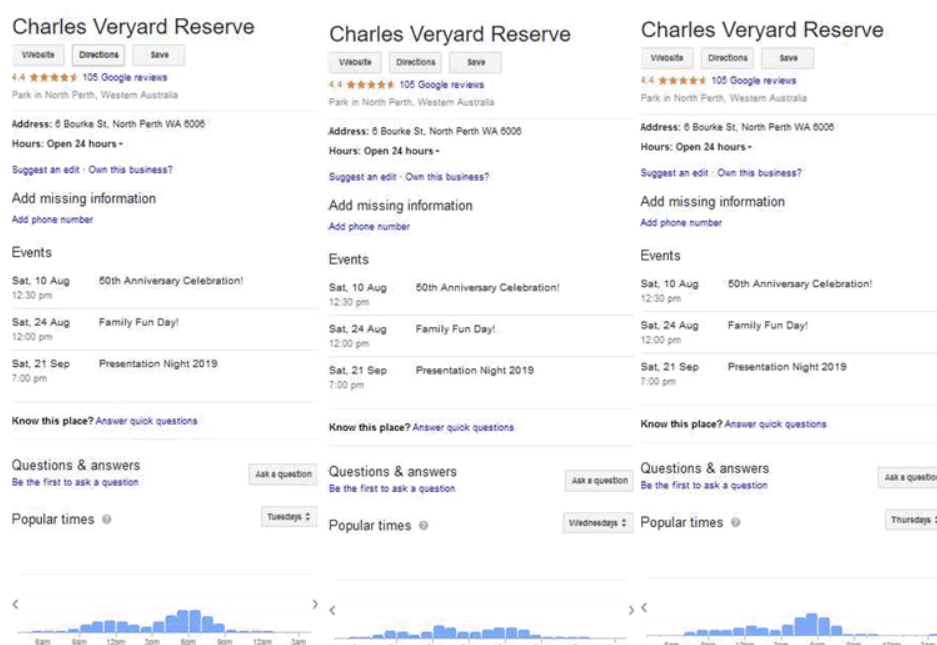


Figure 1: Google Profiling Charles Veryard Reserve – Tuesday, Wednesday, Thursday



2. Section 2.3 – ‘Peak Times’ appear based on major feeder roadways rather than local conditions in the area as recommended by the TIA Guidelines.

See Item 1 above.

3. Section 4 of the TIA Guidelines recommend two sets of time periods be used, one for the peak periods of the surrounding roads and one for peak periods for the development.

See Item 1 above. The peak hours of the proposed child care centre correlate to those of the surrounding road network.

4. Section 5.1 – the calculation excludes staff vehicles based on the assumption that staff will arrive outside of the peak times when the Management Plan indicated that some staff would be arriving during peak periods.

The NSW RTA Guide to Traffic Engineering Developments, on which the traffic generation rates used are based, provides traffic generation rates inclusive of the arrival and departure of staff. The vehicle trips of inbound and outbound staff are not calculated in addition to the rates provided but rather included within them,

Generally speaking, staff present during the morning sessions will be there prior to the opening times of the centre, similarly with the afternoon session, the staff will be present until after the centre is closed. The morning session staff will depart the centre in the early afternoon, prior to the PM peak pick up period.

5. Section 5.1 – the calculation excludes consideration of service provider vehicles.

Assuming this relates to delivery vehicles, it is proposed that all deliveries will occur outside of the peak drop off and pick up periods. As such, these vehicle trips have not been included in the calculations. Furthermore, as per Item 4 above, the rate provided in the Guide includes all vehicles trips occurring, not just those associated with the arrival and departure of the enrolled children.

6. Section 5.2 – the 15-minute sample size in the morning and afternoon is inadequate as it is unclear if this is the peak time. Additional and longer samples are required to provide a higher degree of certainty.

The periods of time assessed were:

- *AM: 8:15am – 8:30pm*
- *PM: 4:30pm to 4:45pm*

These time periods relate to the peak drop off and pick up periods of the centre, centred within the designated peak periods noted in the RTA Guide which stipulates 7am – 9am as the AM peak period and 4pm to 6pm as the PM peak period.

The 15-minute period focused on was the quarter hourly period within the hour surveyed for which the greatest number of vehicles was counted. Using the ‘busiest’ 15-minute period provides the worst-case scenario for gap availability.



7. Section 5.2 – query on whether SIDRA analysis is appropriate for a non-traffic-controlled intersection.

The gap assessment parameters contained within the SIDRA Intersection Guide – Input Guide are based upon the figures provided in Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, Table 3.4. The gap measurements required are based on the number of Major Road lanes required to be crossed from the Minor Road to complete the turning movement. Intersection control is not taken into consideration.

8. Section 5.3 – report makes unsupported suggestion that traffic intended to travel south from Albert Street onto Charles Street will use Barnett Street. It also claims Bourke Street has traffic signals which it does not.

SIDRA Analysis for the intersection of Albert Street and Charles Street has been undertaken for the PM peak period with the modelling done indicating a delay of nearly 4 minutes for and an existing Level of Service (LOS) F for the Albert Street western approach. Refer Figure 2.

MOVEMENT SUMMARY

Site: PM Existing

Albert Street/ Charles Street
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Charles Street South											
1	L2	6	0.0	0.409	6.5	LOS A	0.0	0.0	0.00	0.01	49.9
2	T1	1548	0.0	0.409	4.4	LOS A	8.7	60.9	0.49	0.01	43.7
3	R2	13	0.0	0.409	15.5	LOS C	8.7	60.9	1.00	0.02	38.7
Approach		1567	0.0	0.409	4.5	NA	8.7	60.9	0.49	0.01	43.7
East: Albert Street East											
4	L2	14	0.0	2.236	1838.8	LOS F	15.2	106.1	1.00	1.78	1.1
5	T1	1	0.0	2.236	1837.5	LOS F	15.2	106.1	1.00	1.78	1.1
6	R2	13	0.0	2.236	1839.0	LOS F	15.2	106.1	1.00	1.78	1.1
Approach		27	0.0	2.236	1838.8	LOS F	15.2	106.1	1.00	1.78	1.1
North: Charles Street North											
7	L2	8	0.0	0.206	6.4	LOS A	0.0	0.0	0.00	0.02	49.8
8	T1	771	0.0	0.206	14.8	LOS B	8.1	57.0	0.49	0.01	35.9
9	R2	2	0.0	0.206	36.7	LOS E	8.1	57.0	1.00	0.01	27.7
Approach		781	0.0	0.206	14.7	NA	8.1	57.0	0.49	0.01	35.9
West: Albert Street West											
10	L2	31	0.0	0.787	213.5	LOS F	2.9	20.4	0.96	1.23	8.1
11	T1	1	0.0	0.787	212.2	LOS F	2.9	20.4	0.96	1.23	8.1
12	R2	3	0.0	0.787	213.6	LOS F	2.9	20.4	0.96	1.23	8.1
Approach		35	0.0	0.787	213.4	LOS F	2.9	20.4	0.96	1.23	8.1
All Vehicles		2411	0.0	2.236	31.7	NA	15.2	106.1	0.50	0.05	27.8

Figure 2: Modelled Intersection Performance – Albert Street / Charles Street PM Peak Period 4:30pm to 5:30pm, under No Development Scenario.

Some child care centre traffic travelling south may initially opt to right turn from Albert Street into Charles Street, however considering the lack of available gaps and extensive delay turning right, it is considered that this movement will be minimal and quickly dissipate as time goes on with drivers opting to travel an alternative path to avoid the congestion. Should a



motorist decide to utilise the Albert Street/Charles Street intersection, the delay will be to that of the motorist and other motorists exiting Albert Street (for which there are not many). There will be no resulting delay to through traffic on Charles Street.

There are a number of alternative paths of travel for southbound motorists which provide access to Charles Street should it be required (with a maximum detour of 850m), to Graham Farmer Freeway, Mitchell Freeway or into the city. Refer Figure 4.

The alternative paths include (but are not limited to):

- Albert Street, Barnet Street, Bourke Street, Loftus Street, Vincent Street to Charles Street. Approximately 1.7km from the subject site to the intersection of Vincent Street and Charles Street, with all major intersections being traffic signal controlled.*
- Albert Street, Barnet Street, Richmond Street, Morrison Street, Vincent Street to Charles Street. Approximately 1.5km from the subject site, with speed humps located on Morrison Street.*
- Albert Street, Barnet Street, Richmond Street, Even Street, Emmerson Street to Charles Street. Approximately 1.5km to the intersection of Vincent Street and Charles Street, however the intersection of Emmerson Street and Charles Street has poor right turn gap availability and excessive delays.*

A traffic study undertaken by ML Traffic Engineers in 2013 for a residential development on Charles Street provided SIDRA analysis for the intersection of Emmerson Street and Charles Street in the AM peak period for existing traffic only at the time of the survey (i.e. with no traffic generation of the proposed development considered). The Level of Service (LOS) for movements from Emmerson Street were determined to be LOS F. As such, it can be assumed with some certainty that this alternative path will not be desirable. Refer Figure 3 taken from ML Traffic Engineers report A1313582W Traffic Report Charles 3a – November 2013.



MOVEMENT SUMMARY

Site: AM 0745 to 0845 Hypothetical

No Development

Emmerson Street and Charles Street, NorthPerth

Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Charles Street											
1	L	7	0.0	0.222	7.4	LOS A	0.0	0.0	0.00	1.17	48.6
2	T	842	3.0	0.222	0.0	LOS A	0.0	0.0	0.00	0.00	60.0
Approach		849	3.0	0.222	0.1	NA	0.0	0.0	0.00	0.01	59.9
North: Charles Street											
8	T	1579	3.0	0.426	4.6	LOS A	9.5	68.0	0.46	0.00	51.0
9	R	16	0.0	0.426	17.1	LOS C	9.5	68.0	1.00	1.14	43.8
Approach		1595	3.0	0.426	4.7	NA	9.5	68.0	0.49	0.01	51.0
West: Emmerson Street											
10	L	11	0.0	1.000 ^a	316.6	LOS F	4.3	30.0	0.99	1.41	6.1
12	R	21	0.0	1.000 ^a	316.7	LOS F	4.3	30.0	0.99	1.26	6.0
Approach		32	0.0	1.000	316.7	LOS F	4.3	30.0	0.99	1.32	6.0
All Vehicles		2476	2.9	1.000	7.1	NA	9.5	68.0	0.33	0.03	48.9

Level of Service (LOS) Method: Delay (HCM 2000).

Vehicle movement LOS values are based on average delay per movement

Minor Road Approach LOS values are based on average delay for all vehicle movements.

Figure 3: 2013 Modelled Intersection Performance – Emmerson Street / Charles Street, under No Development Scenario.

ML Traffic Engineers Report A1313582W Traffic Report Charles 3a November 2013

Given the inability to turn right onto Charles Street from Albert Street and Emmerson Street without substantial delay, it is considered an accurate assumption that motorists will utilise an alternate path. Any motorist deciding to utilise the Albert Street/Charles Street intersection to turn right will likely experience significant delay, however there will be no resulting delay to traffic on Charles Street.

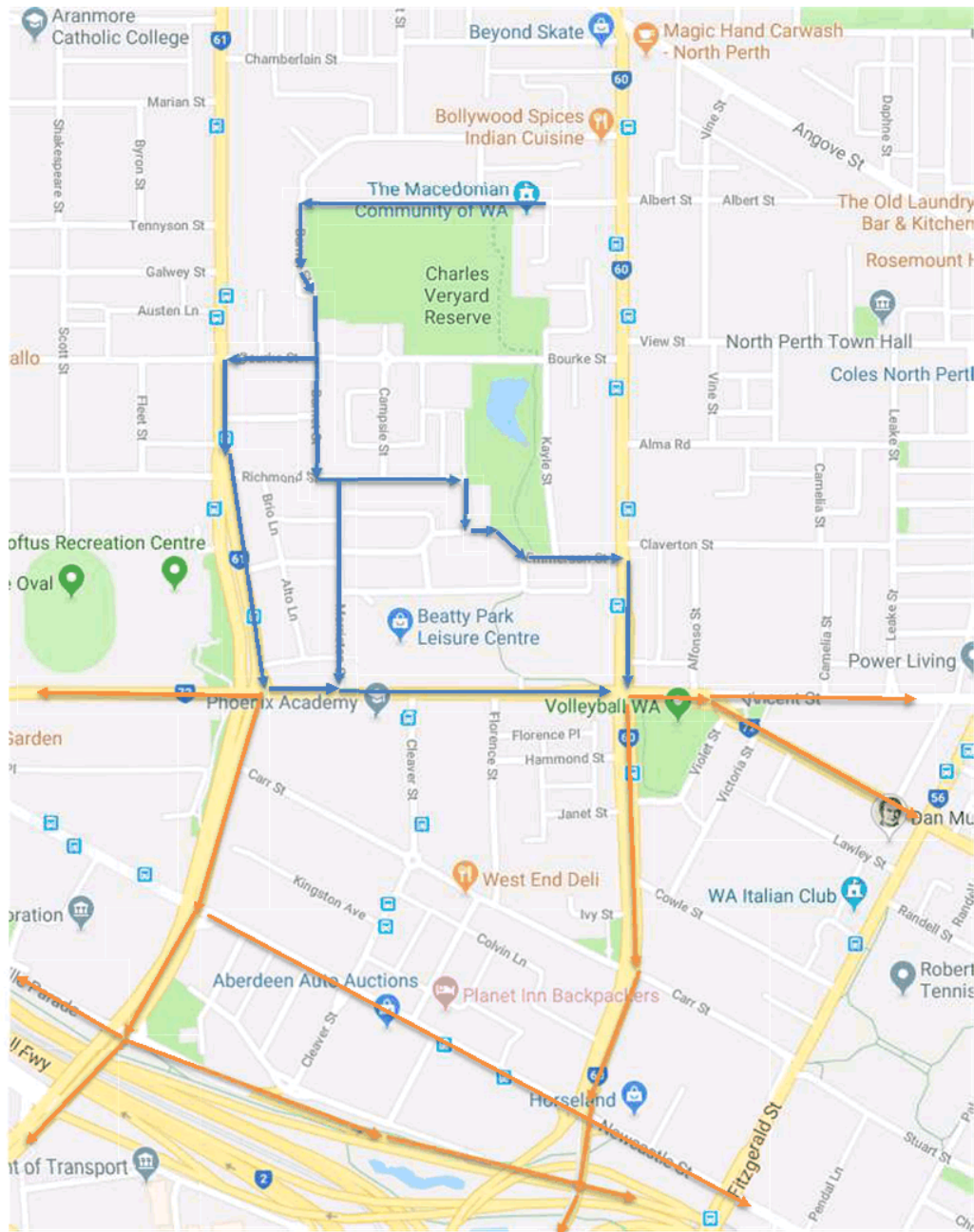


Figure 4: Alternative Paths of Travel for Southbound Traffic from the Subject Site

*Neighbour Objections - Proposed Child Care, 51 Albert Street, North Perth
A1915643W Council Response*

*SH
Page 7*



9. Section 5.3 – the traffic distribution map does not take into account Tay Place traffic.

The traffic distribution diagrams have been recreated to include vehicle movements at Tay Place. It is unlikely that these will be significant when considering the catchment area for which Tay Place provides the most direct access. Refer Figures 5 and 6.

10. Figure 5 – suggest zero (0) traffic flows from Albert Street right into Charles Street which is a direct route and therefore inaccurate.

As per Item 8 above, it is considered an accurate assumption that the vast majority of southbound travelling motorists exiting the subject site will do so via an alternative route to that of the Albert Street/Charles Street intersection. Traffic report A1313582W Traffic Report Charles 3a – November 2013 details the traffic distribution split for southbound traffic beyond Bourke Street. Figures 5 and 6 include updated traffic distribution taking into consideration Tay Place, and previously determined traffic distribution provided in the traffic report A1313582W Traffic Report Charles 3a – November 2013 (refer Appendix B for traffic distribution map).



Figure 5: Adjusted Traffic Distribution - Outbound Routes and Indicative AM Peak Hour Outbound Volumes from the Site



Figure 6: Adjusted Traffic Distribution - Indicative Outbound Routes and Indicative PM Peak Hour Outbound Volumes from the Site

11. Section 5.2 – the gap analysis doesn't take into account banking of traffic on Charles Street that occurs during peak interval which can block the intersection of Albert Street and Charles Street to turning traffic.

The gap analysis survey is done by measuring the time available between vehicles passing the intersection of Albert Street. Should banking occur that restricts the outbound movement from Albert Street, no gap would be noted as available. If a gap across the intersection (i.e. the queuing vehicle did not block the intersection) was created, this is considered to be an available gap – for right turning vehicles a simultaneous gap in both the northbound and southbound right-hand lane is required. The surveys undertaken did show that there is very limited gap availability for right turning vehicles, hence the conclusion that the delays caused will deter motorists from undertaking the right turn manoeuvre.

12. Section 6 – the conclusions reached are inaccurate due to errors, faulty assumptions and inadequate data and observations.

Responses to items 1 through 11 discuss the perceived inaccuracies, errors, faulty assumptions and inadequate data collection with the resulting outcomes remaining as per the prepared report with some adjustments to the traffic distribution having been made.



The additional objection comments include:

- There will be significant adverse vehicle traffic impact associated with the child care
Refer Traffic Impact Assessment and above comments.
- The proposal will increase the amount of traffic on an already busy Albert Street which is a rat run between Loftus and Charles Street.
There was some indication that Albert Street is used as a rat run for southbound vehicles in the AM peak period (turning right from Charles Street to Albert Street and on to Barnett Street), a total of 45 vehicles were counted in the AM peak hour and utilising this shortcut – less than one vehicle per minute. The development will not significantly increase the traffic volumes on Albert Street so far as to cause congestion.
- A traffic study must be undertaken and controls should be mandated including traffic calming measures, street signage and speed restrictions.
It is not considered appropriate to restrict speeds on Albert Street beyond the 50km/h speed limit already in place. A child care centre does not warrant the reduction in speed limit such as that of a school.
A child care centre does not require additional warning signage as children are not typically present on the footpaths and roads, with parents taking them from the centre to their vehicle and parking is provided away from the main thoroughfare. As the centre is utilising an existing intersection (not a driveway), no warning signage is suggested above and beyond what is already provided for the intersection.
Traffic calming devices could be considered should speed be an issue on Albert Street, it was not considered to be at the time of the survey - however this is purely based on observation of driver behaviour, vehicle speed surveys were not undertaken. Traffic calming devices come with a variety of issues for neighbourhoods such as vehicle deceleration and acceleration noise and should be considered carefully. Speed humps are already in place near the intersection of Charles Street.
- The proposal will exacerbate the traffic congestion issue at the intersection of Albert Street and Charles Street.
Refer to Traffic Impact Assessment and above comments 1 to 11.
- The development takes away public car parking spaces that are funded by the City of Vincent rate payers. The proposal does not contribute or return the cost of providing and maintaining the public car park to the City of Vincent rate payers.
The existing car parking area suggested for use of the centre is currently underutilised, or not used at all, during the required period of occupancy, as determined by the car parking occupancy surveys undertaken.



If you have any questions, please do not hesitate to contact me on 0406 473 681 or shayes@mltraffic.com.au.

Yours sincerely,

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

Sonja Hayes
Senior Traffic Engineer



APPENDIX A



SITE 0115

Quarter Hourly Volume

Charles St (H035)

2018/19

Monday to Friday

South of Scarborough Beach Rd (SLK 1.35)

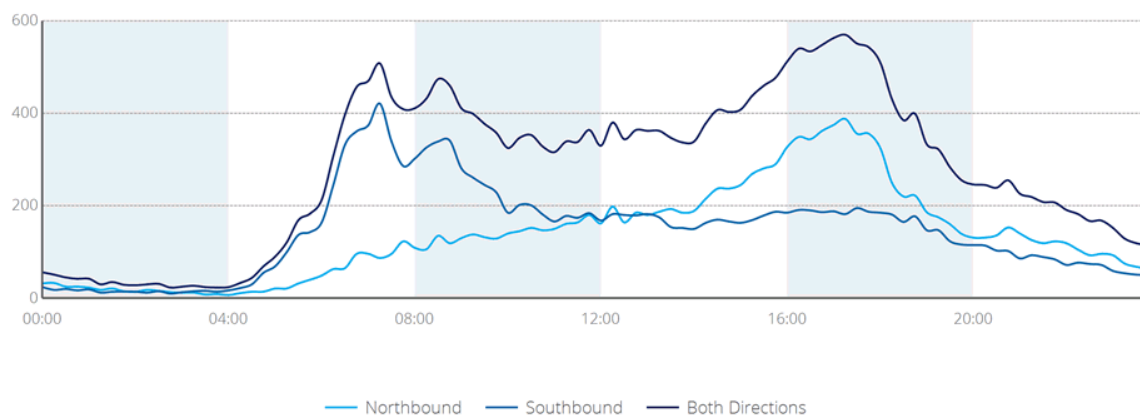
	All Vehicles											
	Northbound				Southbound				Both Directions			
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03:00	12	12	8	9	13	15	16	14	25	27	24	23
04:00	7	11	14	14	17	22	30	55	24	33	44	69
05:00	21	21	32	40	69	100	137	143	90	121	169	183
06:00	49	63	65	96	164	245	332	361	213	308	397	457
07:00	96	87	96	123	374	421	339	286	470	508	435	409
08:00	109	106	135	119	302	326	339	341	411	432	474	460
09:00	130	138	132	129	281	261	245	229	411	399	377	358
10:00	140	145	152	147	185	202	201	181	325	347	353	328
11:00	150	161	164	180	166	178	174	184	316	339	338	364
12:00	162	198	164	185	168	182	180	179	330	380	344	364
13:00	180	187	193	185	182	175	154	152	362	362	347	337
14:00	189	215	237	237	150	163	170	166	339	378	407	403
15:00	245	269	281	290	163	169	179	187	408	438	460	477
16:00	327	349	344	362	185	191	190	186	512	540	534	548
17:00	375	388	356	356	188	182	195	187	563	570	551	543
18:00	325	250	220	222	185	181	165	177	510	431	385	399
19:00	186	175	160	139	147	147	123	116	333	322	283	255
20:00	131	131	136	153	115	114	103	102	246	245	239	255
21:00	140	126	119	123	86	93	89	84	226	219	208	207
22:00	119	105	93	96	72	77	74	72	191	182	167	168
23:00	93	75	68	64	59	54	51	50	152	129	119	114



Peak Statistics

AM	TIME	11:45		07:15		07:15	
	VOL	180		421		508	
PM	TIME	17:15		17:30		17:15	
	VOL	388		195		570	

Volume





SITE 0115

Quarter Hourly Volume

Charles St (H035)

2018/19

Monday to Friday

South of Scarborough Beach Rd (SLK 1.35)

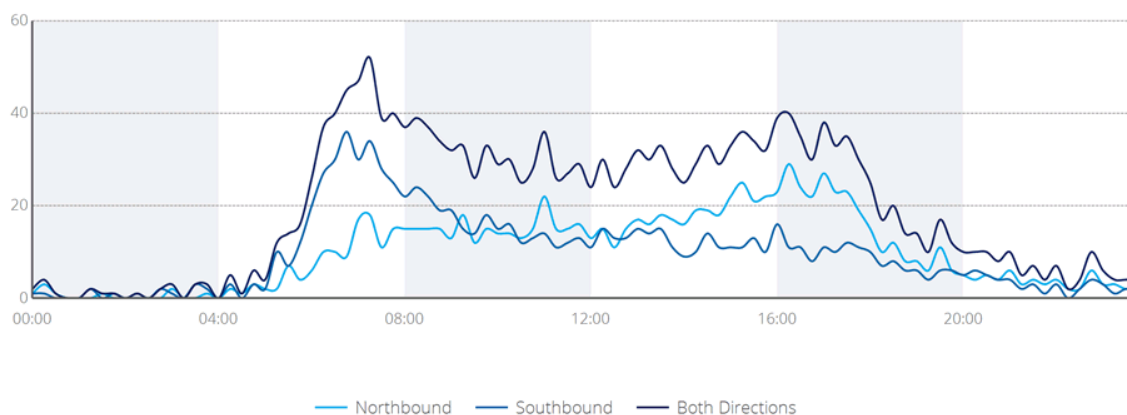
	Heavy Vehicles											
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02:00	0	0	0	0	0	1	0	2	0	1	0	2
03:00	2	0	0	1	1	0	3	2	3	0	3	3
04:00	0	2	1	3	0	3	0	3	0	5	1	6
05:00	2	2	7	4	2	10	7	12	4	12	14	16
06:00	6	10	10	9	20	27	30	36	26	37	40	45
07:00	17	18	11	15	30	34	28	25	47	52	39	40
08:00	15	15	15	15	22	24	22	19	37	39	37	34
09:00	13	18	12	15	19	15	14	18	32	33	26	33
10:00	14	14	13	15	15	16	12	13	29	30	25	28
11:00	22	15	15	16	14	11	12	13	36	26	27	29
12:00	13	15	11	15	11	15	13	13	24	30	24	28
13:00	17	16	18	17	15	14	15	11	32	30	33	28
14:00	16	19	19	18	9	10	14	11	25	29	33	29
15:00	22	25	21	22	11	11	13	10	33	36	34	32
16:00	23	29	24	22	16	11	11	8	39	40	35	30
17:00	27	23	23	19	11	10	12	11	38	33	35	30
18:00	15	10	12	8	10	7	8	6	25	17	20	14
19:00	8	6	11	6	6	4	6	6	14	10	17	12
20:00	5	4	5	4	5	6	5	4	10	10	10	8
21:00	6	3	4	3	4	2	3	1	10	5	7	4
22:00	4	2	2	6	3	0	2	4	7	2	4	10
23:00	3	3	2	3	3	1	2	1	6	4	4	4



Peak Statistics

AM	TIME	11:00		06:45		07:15	
	VOL	22		36		52	
PM	TIME	16:15		16:00		16:15	
	VOL	29		16		40	

Volume





SITE 0115

Quarter Hourly Volume

Charles St (H035)

2018/19

Monday to Sunday

South of Scarborough Beach Rd (SLK 1.35)

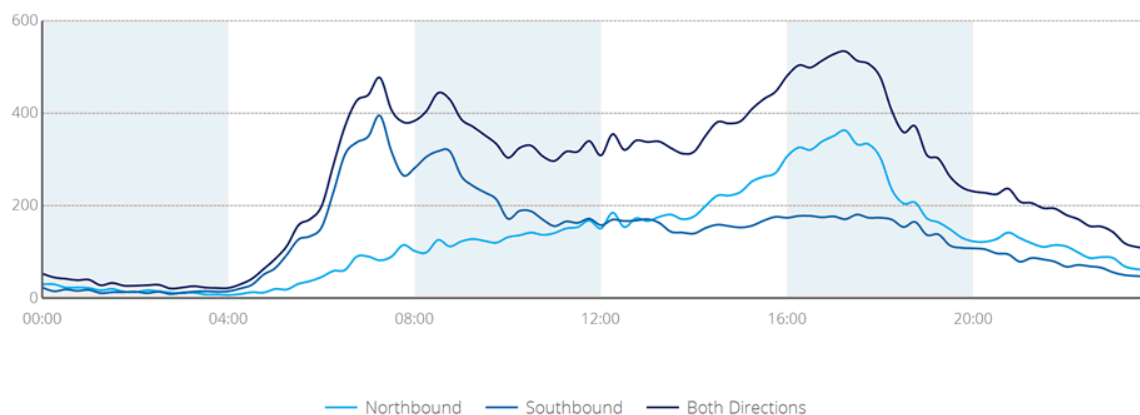
	All Vehicles											
	Northbound				Southbound				Both Directions			
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01:00	22	17	20	14	18	11	13	13	40	28	33	27
02:00	13	17	15	12	14	11	14	9	27	28	29	21
03:00	11	12	8	8	12	14	15	14	23	26	23	22
04:00	7	9	13	12	15	21	29	51	22	30	42	63
05:00	20	19	31	37	65	94	127	134	85	113	158	171
06:00	46	59	61	90	154	229	311	337	200	288	372	427
07:00	90	82	90	115	350	395	317	266	440	477	407	381
08:00	102	99	126	112	282	306	318	318	384	405	444	430
09:00	123	128	124	120	264	243	229	214	387	371	353	334
10:00	132	136	142	137	172	189	188	170	304	325	330	307
11:00	141	151	154	168	156	166	163	172	297	317	317	340
12:00	151	185	154	173	158	170	167	168	309	355	321	341
13:00	167	176	181	171	171	163	144	142	338	339	325	313
14:00	177	200	222	222	140	152	159	156	317	352	381	378
15:00	230	253	263	271	153	157	168	176	383	410	431	447
16:00	307	326	321	339	174	178	178	175	481	504	499	514
17:00	351	363	333	333	177	171	181	174	528	534	514	507
18:00	304	235	205	207	174	170	154	165	478	405	359	372
19:00	173	164	149	131	137	138	114	109	310	302	263	240
20:00	123	122	128	142	108	106	97	95	231	228	225	237
21:00	130	119	111	115	79	87	84	79	209	206	195	194
22:00	112	99	87	89	68	72	69	66	180	171	156	155
23:00	87	69	63	61	56	50	48	47	143	119	111	108



Peak Statistics

AM	TIME	11:45		07:15		07:15	
	VOL	168		395		477	
PM	TIME	17:15		17:30		17:15	
	VOL	363		181		534	

Volume





SITE 0115

Quarter Hourly Volume

Charles St (H035)

2018/19

Monday to Sunday

South of Scarborough Beach Rd (SLK 1.35)

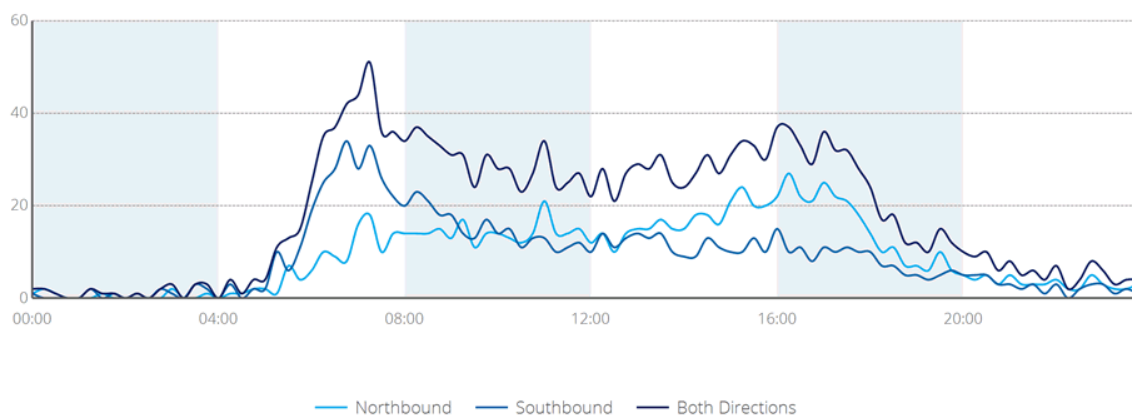
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	Northbound				Southbound				Both Directions			
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00:00	1	2	1	0	1	0	0	0	2	2	1	0
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02:00	0	0	0	0	0	1	0	2	0	1	0	2
03:00	2	0	0	1	1	0	3	2	3	0	3	3
04:00	0	1	1	2	0	3	0	2	0	4	1	4
05:00	2	1	7	4	2	10	6	11	4	11	13	15
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17:00	25	22	21	18	11	10	11	10	36	32	32	28
18:00	14	10	11	7	10	7	7	5	24	17	18	12
19:00	7	6	10	6	5	4	5	6	12	10	15	12
20:00	5	4	5	3	5	5	5	3	10	9	10	6
21:00	5	3	3	3	3	2	3	1	8	5	6	4
22:00	4	2	2	5	3	0	2	3	7	2	4	8
23:00	3	2	2	3	3	1	2	1	6	3	4	4



Peak Statistics

AM	TIME	11:00		06:45		07:15	
	VOL	21		34		51	
PM	TIME	16:15		16:00		16:15	
	VOL	27		15		37	

Volume





APPENDIX B



5.3 Traffic Impacts

The additional traffic during AM and PM peak hours, in the order of 36 two-way trips per hour will not adversely affect the operation of Bourke Street, Kayle Street, Charles Street, Emmerson Street and their associated intersections. Given the lengthy delays at the intersection of Emmerson Street and Charles Street (due to priority control), drivers have a number of alternative routes.

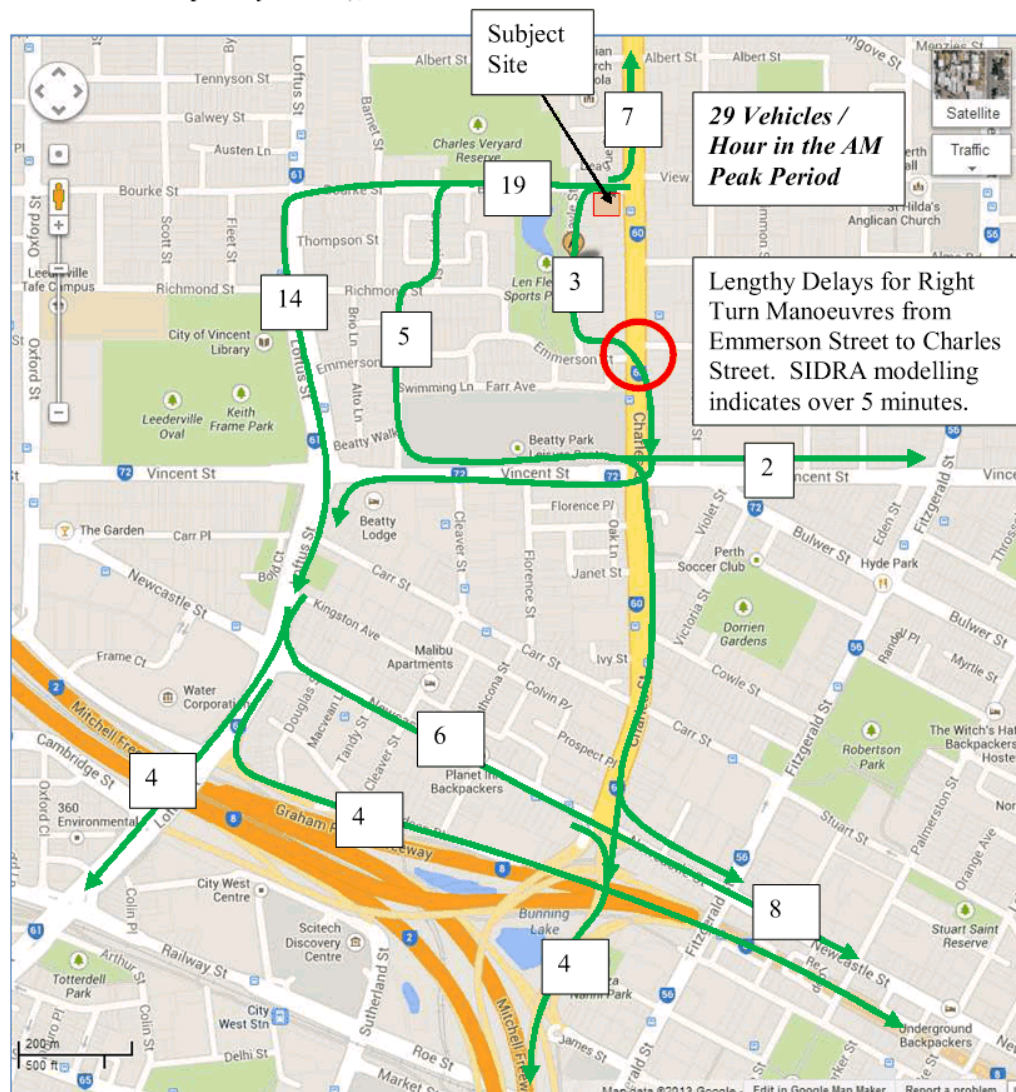


Figure 5: Indicative Outbound Routes and Indicative AM Peak Outbound Volumes from the Site



A1915643W Council Response 2

20th August 2019

City of Vincent
PO Box 82
Leederville WA 6902
Email: mail@vincent.wa.gov.au

Dear Sir/Madam,

Response to Council– Proposed Child care centre, 51 Albert Street, North Perth

I refer to the email dated 9th August 2019 regarding traffic and parking related concerns with the proposed development of the child care centre. The following responses are in relation to each item raised:

3. With regards to the proposed parking arrangement, please note the following:
- The parking area south of the site is a public parking area and bays cannot be used for exclusive use of the child care premises, nor can they be signposted as indicated in the parking management plan. Can the development plans and parking management plan please be updated accordingly.

The signs have been removed from the plans.

- While the City can consider temporary parking within the public bays (i.e. pick up and drop off), the City is not willing to support permanent parking within these public bays. The City recommends investigating a reciprocal parking arrangement (potentially with the Church across the road).

It is intended that a reciprocal parking agreement be created between the Church and the child care centre – owned by the same entity.

There are 14 spaces available for use within the Church site.

- A Peak Parking Demand Table of the subject site and proposed site to be used for reciprocal parking, demonstrating the parking demand will not unreasonably coincide.

The parking rates applicable to the Church as per Policy 7.7.1 are:

- *Place of Worship: 0.25 car parking spaces per persons*

The operation of the Church during weekdays only are as follows:

- *Funeral services, typically 1 every fortnight*
- *Funeral services vary between 20 to 100 people maximum*
- *Funerals generally commence at 10am, with an approximate hour duration. Some, approximately half, of those attending the funeral*

IBM Building, Level 3, 1060 Hay Street, West Perth WA 6005

Telephone: 08 6467 7558
perth@mltraffic.com.au

Facsimile: 1300 739 523
www.mltraffic.com.au

ML Traffic Engineers Pty Ltd
ABN 69 148 048 257



return in the afternoon for the wake, commencing between 12pm and 1pm. The wake typically lasts for two hours.

- No other events, weddings or christenings, occur on weekdays.*
- Only a priest is present on site outside of the funeral hours.*

With the maximum Church attendance of 100 people and a car parking rate of 0.25 spaces per person, there is a maximum car parking requirement of 25 spaces. Therefore, an existing shortfall of 11 spaces during large funeral services.

The Child care centre will have a maximum of 20 staff on-site at any one time. The car parking rate applicable to the child care centre requires that 0.25 car parking spaces be provided for the number of people of site. For the total occupancy of 134 people (114 children and 20 staff) this equates to a maximum car parking provision of 34 spaces, of which 5 car parking spaces relate to the staff number.

The above rate when applied to the staff only is considered to be low when discussed separately from the parking rate of the parents/visitors. A rate of between 0.6 and 0.8 has been applied to the staff element of parking, taking into consideration the availability of public transport and the surrounding urban areas for which the site is easily accessible by bicycle or walking.

The number of staff on site will vary throughout the day, dependant on the number of children on site. The following assumptions have been made in regard to the staff numbers on site during a weekday:

- 6:30am to 7:30am: 8 staff*
- 7:30am to 9:00am: 12 staff*
- 9:00am to 3:30pm: 20 staff*
- 3:30pm to 5:30pm: 10 staff*

Table 1 demonstrates the car parking demand on a weekday resulting from the operation of the child care centre in conjunction with a large (100 people) funeral.



	Maximum Weekday Car Parking Demand				
	AM Peak	Mid - Morning	Lunch	Mid - Afternoon	PM Peak
Church – Short Term	0	25	12	12	0
Church – Long Term	1	1	1	1	1
Child Care – Short Term*	18	0	0	5	13
Child Care Staff	10	16	16	10	8
Church Parking Provided	14	14	14	14	14
Shortfall All	15	28	15	14	8
Shortfall Long Term	0	3	3	0	0

*the total provision of 34 parking spaces minus the allocation to staff parking

Table 1: Peak Parking Demand of Church and Child care centre

Taking into consideration the use of the 14 Church car parking spaces, the maximum number of long-term car parking spaces required to be accommodated in public parking areas street is 3 spaces. All other parking associated with both the Church and child care centre is short-term.

There will be a maximum short-term overflow of up to 28 car parking spaces at any one time. As per Table 1, the overflow of short-term parking resulting from the funeral service occurs outside of the drop off and pick up parking demand hours of the child care centre.

With a minimum of 93 car parking unoccupied during the day (Refer Traffic Impact Assessment), of which 63 are contained within the rear car parking area, there is ample availability of unrestricted public car parking spaces to accommodate the overflow.

It should also be noted that the 93 unoccupied spaces are calculated with the southern side of Albert Street divided in terms of parallel parking bay lengths of 6m. However, it was observed that vehicles generally parked at 90 degrees to the roadway - essentially doubling the available spaces on the southern side of Albert Street from 16 to 32.



Funeral services are planned ahead of time. With the Church and the child care centre under the same entity, it is proposed that parking management is facilitated by the child care centre and the Church with prior notification given to centre staff that parking within the Church will not be available during days in which a funeral is taking place. Instruction will be given to park on the western most side of the rear car park area, or on Albert Street along Charles Veryard Reserve. Additionally, it is proposed 'FUNERAL PARKING ONLY' or similar signs be placed at the Church driveway entrance to further remind staff of the inability to park within the Church on that particular day.

The public parking spaces near to the site are unrestricted, with the vast majority vacant during the weekdays.

- The reciprocal parking arrangements are permanent and are secured by an easement, legal agreement, or other formal agreement to the satisfaction of the City.

An agreement will be drawn up between the Church and the centre, noting that the owner of both are one and the same.

- Demonstration that the parking demand in the immediate and long term can be satisfied.

Refer above, internal management of staff of the centre will be undertaken to ensure no parking occurs at the Church on days in which a funeral service will be held. Refer attached Parking Management Plan.

In addition to the above comments, the existing ground floor is licenced for a maximum of 540 people. This equates to some 135 car parking spaces (0.25 spaces per persons) which are currently all contained in public car parking spaces. With the reconfiguration of the ground floor into the child care centre, the requirement to provide 135 spaces will decrease to just 34 spaces (134 x 0.25).

If you have any questions, please do not hesitate to contact me on 0406 473 681 or shayes@mltraffic.com.au.

Yours sincerely,

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

Sonja Hayes
Senior Traffic Engineer



*Neighbour Objections - Proposed Child Care, 51 Albert Street, North Perth
A1915643W Council Response 2.1*

*SH
Page 5*

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:	Macedonian Community of WA Inc
Address:	51 Albert Street, North Perth, WA 6006
Phone:	C/O - Georgestan Homes P/L George Angelev - 08 9403 6824, 0413 602 446
Email:	c/o - georgestan9@arach.net.au
Applicant Signature:	

Property Details	
Lot Number:	Lot 192
Address:	51 Albert Street, North Perth, WA 6006

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:	34 required, 16 long term, 18 short term - 14 available through reciprocal parking agreement with Church
Total Number Short Term Bicycle Parking Spaces:	3 to be provided
Total Number Long Term Bicycle Parking Spaces:	6 to be provided
Total Number Other Bays:	2 ACROD spaces available on Macedonia Place

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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
Child Care Centre	Staff	Long Term (>3 hrs)	16	7	-
	Children/ Care Givers	Short Term (<15 min)	18	3	-

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	Leederville Train Station is approximately 1.4km (straight line) from the subject site. Station is accessible via bus services
Bus	Bus stops are located on Charles Street, approximately 180m from

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

	subject site for NBD travel and 320m from the subject site for SBD travel. Routes accessible: 384, 386, 387, 388, 389, 970, 990
Pedestrian	
Paths	Footpaths are available on both sides of Albert Street between the site and Charles Street, and on the northern side from the site to the west. Pedestrian path through Charles Veryard Reserve to the south
Facilities	
Cycling	
Paths	No dedicated on-road bicycle path. Off road path provided through Charles Veryard Reserve.
Facilities	-
Secure Bicycle Parking	Bicycle parking to be provided on site
Lockers	
Showers/Change Room	Showers provided on-site

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	65 - 1 ACROD	Within 150m of the subject site - including spaces on Macedonian Place - including 1 ACROD	Unrestricted
Off Street Parking	78 - 1 ACROD 14 - Church	Rear public car parking area - including 1 ACROD Church on-site car parking spaces	Unrestricted

Parking Management Strategies

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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.



Parking Management Plan

Child Care Centre - 51 Albert Street, North Perth

1. Responsible Parties

The management of the functionality of the car parking area for the child care centre and reciprocal use of the Church parking spaces lies with the owner and management of the Macedonian Community Centre and Church.

2. Car Parking Allocation Management

Child care centre staff will be informed of the reciprocal car park agreement in place with the church during employment induction, with instruction given that staff must first fully occupy the Church car park area before seeking parking availability in any other public parking areas.

The following details will be provided to staff:

- Staff are to park within the Church car park area at all times, unless fully occupied, at which time parking is to be sought from the far eastern car parking spaces within the public parking area on Macedonia Place, or alternatively on the southern side of Albert Street alongside Charles Veryard Reserve.
- Staff will be given prior notification of any funeral services planned to occur at the Church. During days in which funerals are scheduled, staff of the centre are required to occupy the car parking spaces on the far eastern car parking spaces within the public parking area on Macedonia Place, or alternatively on the southern side of Albert Street alongside Charles Veryard Reserve.
- On days in which a funeral service is scheduled, 'FUNERAL PARKING ONLY' signage will be provided at the Church entrance on Macedonia Place to further identify to centre staff that they are required to park elsewhere.
- Should it occur that a staff member parks within the Church area prior to the placement of the signs, notification will be given to the centre by a Church official that the vehicle requires relocation.

3. Parking Area Signage

No permanent signage or restrictions is proposed for within the public car park or Church car park.

IBM Building, Level 3, 1060 Hay Street, West Perth WA 6005

Telephone: 08 6467 7558
perth@mltraffic.com.au

Facsimile: 1300 739 523
www.mltraffic.com.au

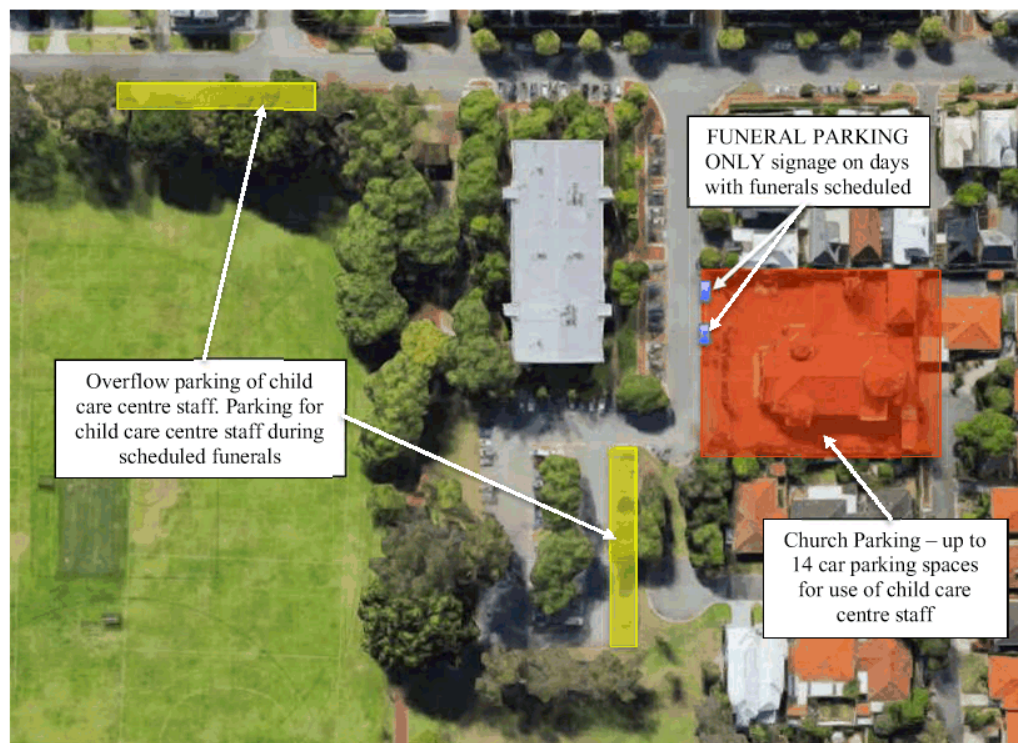
ML Traffic Engineers Pty Ltd
ABN 69 148 048 257



4. Alternative Transportation Modes

Information will be provided to staff during their employment induction of the location and availability of public transport, i.e. bus stop locations and routes accessible, connectivity to train stations.

Bicycle parking will be provided on-site to cater for the storage of up to 9 bicycles. There will be on-site end of trip facilities including a shower and storage area.



Car Parking Location Plan

Summary of Submissions:

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

Comments Received in Objection:	Administrations Comments:
<p><u>Traffic and Parking</u></p> <ul style="list-style-type: none"> • There will be a significant adverse vehicle traffic impact associated with the child care centre. • The proposal will increase the amount of traffic on an already busy Albert Street which is a 'rat run' between Loftus Street and Charles Street. • A traffic study must be undertaken and controls should be mandated including traffic calming measures, street signage and speed restrictions. • The proposal will exacerbate the traffic congestion issue at the intersection of Albert Street and Charles Street. • The development takes away public car parking spaces that are funded by the City of Vincent rate payers. The proposal does not contribute or return the cost of providing and maintaining the public carpark to City of Vincent ratepayers. 	<p>As per the WAPC traffic impact assessment guideline, the proposed development does not increase traffic on any road network greater than 100 vehicles per lane. As such, there is no significant impact on the surrounding road networks from a traffic volume perspective.</p> <p>The Club Premises was previously approved with nil parking on site. There is sufficient short term parking available within the vicinity of the site to accommodate the short term parking demand. Administration has recommended a parking license agreement between the applicant and the City for the long term parking demand, specifically for the staff of the Child Care Premises.</p>
<p><u>Traffic Report Deficiencies</u></p> <ul style="list-style-type: none"> • Inadequate sample size - Queries if the time periods selected represent the peak traffic conditions in the area due to the varied uses in the area. For example, Charles Veryard Reserve is heavily used between 4pm-8pm for sporting activities and consideration of local school pick up and drop off times. • Section 2.3 – 'Peak times' appear to be based on major feeder roadways rather than local conditions in the area as recommended by the TIA Guidelines. • Section 4 of the TIA Guidelines recommend two sets of time periods be used – one for peak periods of the surrounding roads and one for peak periods for the development. • Section 5.1 – the calculation excludes staff vehicles based on the assumption that staff will arrive outside of peak times when the Management Plan indicates that some staff would be arriving during peak times. • Section 5.1 – the calculation excludes consideration of service provider vehicles. • Section 5.2 – the 15 minute sample size in the morning and afternoon is inadequate as it is unclear if this is the peak time. Additional and longer samples are required to provide a higher degree of certainty. • Section 5.2 – query on whether the SIDRA analysis is appropriate for a non-traffic controlled intersection. • Section 5.3 – report makes unsupported suggestion that traffic intended to travel south from Albert Street onto Charles Street will use Barnet Street. It also claims Bourke Street has traffic signals when it in fact does not. 	<p>An amended Traffic Impact Assessment was provided by the applicant and is included as Attachment 6.</p> <p>The proposed development is bound by the Access streets such as Barnet street, Albert street and the Primary Distributor road Charles street. The Main roads traffic data indicates that the daily traffic volume of Charles street exceeds 25,000 vehicles per day. According to Google traffic survey the Southbound of Charles street experience moderate to heavy congestion between 7:30am to 8:30am and the Northbound direction of Charles street experience moderate congestion between 4:30pm to 5:30pm on weekdays.</p> <p>According to the SIDRA analysis, Albert street And Charles Street intersection encounters the level of service "F" without development. Based on Google survey and the SIDRA analysis confirms that there is limited opportunity to perform turning movements (right, Thru and Left) from Albert Street towards Charles Street.</p> <p>According to WAPC traffic impact assessment guideline, the AM peak hour range is 7:00am to 9:00am and the PM peak hour range is from 4:00pm to 6:00pm for developments. The proposed development operates from 6:30am to 6:30pm. Most of the development's peak hour traffic coincides with the Charles street peak hour (7:30am to 8:30am and 4:30pm to 5:30pm) traffic. Due to that, most of the development's traffic will utilize alternate routes to reach and depart the site.</p>

Page 1 of 2

Summary of Submissions:

Comments Received in Objection:	Administrations Comments:
<ul style="list-style-type: none"> Section 5.3 – the traffic distribution map does not take into account Tay Place traffic volumes. Figure 5 – suggest zero (0) traffic flows from Albert Street right into Charles Street which is a direct route and therefore inaccurate. Section 5.2 – the gap analysis doesn't take into account banking of traffic on Charles Street that occurs during peak interval which can block the intersection of Albert Street and Charles to turning traffic. Section 6 – the conclusion reached are inaccurate due to errors, faulty assumptions and inadequate data and observations. 	<p>The generation rates stated in the report are consistent with the RTA's Guide to Traffic Generating Development guideline and ITE's trip generation manual.</p> <p>The report only state about Out bound network traffic distribution but haven't mentioned about inbound network traffic distribution. An amended Traffic Impact Assessment is recommended to address this requirement.</p> <p>According to MRWA's Crash reporting, there were 9 crash incidents reported at the intersection of Albert Street and Charles Street between the years 2014 to 2018. There were no fatalities among the crashes.</p> <p>As per the WAPC traffic impact assessment guideline, the proposed development does not increase traffic on any road network greater than 100 vehicles/ lane. Due to that, there is no significant impact on the surrounding road networks from a traffic volume perspective.</p>
<p><u>Noise</u></p> <ul style="list-style-type: none"> The proposed hours of operation are not consistent with the Angove Street Child Care Centre hours, which are from 7:30am to 6:00pm. The Club Premises impacts the noise amenity of the surrounding residential properties. Entrance to the hall for all functions should be at the southern end of the building. The building does not comply with the noise regulations and has extended operating hours. 	<p>The deemed-to-comply operating hours are from 7:00am to 7:00pm Monday to Friday and 7:00am to 6:00pm on Saturday. The application proposes to operate 30 minutes earlier.</p> <p>The applicant's acoustic report provided by Sealhurst Acoustic Design and Engineering received on 18 April 2019 concludes that the Child Care Centre could be demonstrated to comply with the City's Policy No. 7.5.21 – Sound Attenuation and result in an acceptable acoustic outcome for the nearby community. The applicant's operations plan and development plan satisfy these requirements. Administration has also recommended relevant conditions so the recommendations are met and complied with thereafter.</p> <p>The entrance to the club premises will be via the entrance located adjacent to Albert Street. Users of the Club Premises are required to operate and comply with the <i>Environmental Protection (Noise Regulations) 1997</i>. The fence surrounding the premises will assist in the premises complying with these requirements. Should there be any concerns, please contact the City on 9273 6000.</p>
<p><u>Land Use</u></p> <ul style="list-style-type: none"> There are other Child Care Premises within close proximity. A new facility is unwarranted. Approval of the Child Care Centre would allow the premises to operate 7 days per week. 	<p>The proposed Child Care Premises and existing Club Premises are both a 'P' (permitted) land use on the subject site. The Child Care Premises' proximity to other similar facilities is not a valid planning consideration.</p>

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

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. No verge trees shall be **REMOVED**. The verge trees shall be **RETAINED** and **PROTECTED** from any damage including unauthorized pruning.
3. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to commencement of all building/development works, and shall be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond must be made in writing. This bond is non-transferable.
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. Permits are required for placement of any material within the road reserve.
5. In reference to Condition 2.5, the Traffic Impact Assessment is to address inbound traffic distribution and crash incidents reported.
6. In reference to Condition 2.7, visually permeable is defined as *"in reference to a wall, gate, door or fence that the vertical surface has continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area; continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or a surface offering equal or lesser obstruction to view; as viewed directly from the street"*.
7. The Child Care Centre shall operate in accordance with the City's Policy No. 7.5.3 – Education and Care Services.
8. The premises is to be provided with a suitable enclosure for the storage of Commercial and Council provided refuse receptacles, in accordance with the City of Vincent Health Local Law 2004. The bin store area should be provided with a tap connected to an adequate supply of water to facilitate cleaning and a smooth, impervious floor of not less than 75 millimetres thickness, evenly graded and adequately drained to a 100mm floor waste. It should also have smooth and impervious walls constructed of approved material not less than 1.5 metres in height.
9. Prior to the commencement of the construction/fit-out of the kitchen at the development, revised plans are required to be submitted for the City's Approval to demonstrate compliance with AS4674-2004 'Design, construction and fit-out of food premises'. This must include floor plans, cross sectional plans and/or specification sheets for all surface finishes, equipment and materials to be installed at the premises. Prior to first occupancy of the premises, the proprietor shall make application to the City's Health Services for the registration of the food premises in accordance with the *Food Act 2008* and associated Regulations. Mechanical ventilation to cooking appliances to be provided in accordance with AS1668.2-2012.
10. All mechanical devices/installations (i.e. roller doors, air conditioners, exhaust outlets, compressors etc.), to be located in a position that will not result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.

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












TRIM Ref: D19/127965

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

Authoriser: Joslin Colli, Coordinator Planning Services

Ward: South

Attachments:

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

RECOMMENDATION:

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

1. Amendment to Approved (Time Extension)

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

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

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

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

2. Car Parking and Accessways

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

1.1.3 Condition 7.4 is amended to read as follows

7.4 Landscape and Reticulation Plan

A detailed landscape and reticulation plan for the development site and adjoining road verge is to be lodged with and approved by the City prior to

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

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

All works shown in the plans as identified above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupation or use of the development and maintained thereafter to the satisfaction of the City.

1.1.4 Condition 8.8 is amended to read as follows:

8.8 **Bicycle Bays**

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

PURPOSE OF REPORT:

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

PROPOSAL:

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

BACKGROUND:

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

The subject site is bound by Cowle Street to the south, Dorrien Gardens Reserve to the north, a two-storey single house to the west and three-storey multiple dwellings to the east. The development site includes two lots, being No. 48 and No. 50 Cowle Street with a total development area of 4,007 square metres.

The subject site is zoned Residential R80 under the City's Local Planning Scheme No. 2 (LPS2) and is located in the Residential Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). No. 48 Cowle Street currently comprises of one single house which is on the City's Municipal Heritage

Inventory (MHI) as a Category B Management category. No. 50 is currently vacant. A location plan is included as **Attachment 1**.

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

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

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

DETAILS:

Detailed Assessment

The previous development application was assessed against the standards of the City's Residential Design Elements Policy and Part 6 of State Planning Policy 3.1: Residential Design Codes (Residential Design Codes). The previous development application was approved with departures to the plot ratio, height, street and lot boundary setbacks set out under Part 6 of State Planning Policy 3.1 Residential Design Codes.

Consideration of Element Objectives and Acceptable Outcomes

State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (Residential Design Codes Volume 2 - Apartments) came into effect on the 24 May 2019 and replaced State Planning Policy 3.1 Residential Design Codes. Residential Design Codes Volume 2 - Apartments includes Element Objectives and Acceptable Outcomes for each design element. Proposals are required to demonstrate that the design achieves the Element Objectives for each design element. While addressing the Acceptable Outcomes is likely to achieve the relevant Element Objectives, they are not a deemed-to-comply pathway and the proposal is still to be assessed against the relevant Element Objectives. Where Acceptable Outcomes are not met, proposals may still satisfy the Element Objective via alternative means or solutions.

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

Building Height	
Acceptable Outcome	Proposal
Built Form Policy Clause 5.6 Building Height	
C 5.6.1 Three storeys	Five storeys
Element Objectives	
Residential Design Codes Volume 2 Clause 2.2 Building Height and Built Form Policy Clause 5.6 Building Height	

<p>O 2.2.1 The height of the development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.</p>	
Street Setbacks	
Acceptable Outcome	Proposal
<p>Residential Design Codes Volume 2 Clause 2.3 Street Setbacks and Built Form Policy Clause 5.2 Street Setback</p> <p>A 2.3.1 4.8 metres</p>	<p>1.5 metres</p>
Side and Rear Setbacks	
Acceptable Outcome	Proposal
<p>Residential Design Codes Volume 2 Clause 2.4 Side and Rear Setbacks and Built Form Policy Clause 5.3 Lot Boundary Setbacks</p> <p>A 2.4.1 Side Setback: 3.0 metres A 2.4.1 Rear Setback: 3.0 metres</p> <p>A 2.4.1 Lot Boundary Wall Height Two storeys shall not exceed two-thirds the length of the boundary</p>	<p><u>Basement Level</u> North: 1.5 metres East: Nil West: Nil to 5.1 metres</p> <p><u>Ground Floor</u> North: 1.1 metres to 1.6 metres East: Nil West: Nil</p> <p><u>Level One</u> North: 1.1 metres to 2.9 metres East: Nil to 9.1 metres West: Nil to 14 metres</p> <p><u>Level Two</u> North: 2.3 metres to 3.9 metres East: Nil to 10.2 metres West: 1.3 metres to 15.2 metres</p> <p><u>Level 3</u> North: 2.1 metres to 3.95 metres East: Nil to 9.0 metres West: 1.3 metres to 15.2 metres</p> <p><u>Eastern Lot Boundary Wall</u> Five storeys Does not exceed two-thirds the length of the boundary</p> <p><u>Western Lot Boundary Wall</u> Four storeys Does not exceed two-thirds the length of the boundary</p>
Building Separation	
Acceptable Outcome	Proposal
<p>Residential Design Codes Volume 2 Clause 2.7 Building Separation</p> <p>A 2.7.1 Fourth Storey Within Site Boundary</p>	<p><u>Fourth Storey</u> Within Site Boundary</p>

<p>Setback between Habitable Rooms/Balconies: 12 metres</p> <p>Setback between Habitable Rooms and Non-Habitable Rooms: 7.5 metres</p> <p>Setback between Non-Habitable Rooms: 4.5 metres</p> <p>A 2.7.1 Fifth Storey <i>Within Site Boundary</i></p> <p>Setback between Habitable Rooms/Balconies: 12 metres</p> <p>Setback between Habitable Rooms and Non-Habitable Rooms: 7.5 metres</p> <p>Setback between Non-Habitable Rooms: 4.5 metres</p> <p><i>To Adjoining Property Boundaries</i></p> <p>Setback from habitable rooms/balconies to boundary: 9.0 metres</p>	<p>Setback between Habitable Rooms/Balconies: 5.3 metres</p> <p>Setback between Habitable Rooms and Non-Habitable Rooms: 5.3 metres</p> <p>Setback between Non-Habitable Rooms: 5.3 metres</p> <p>Fifth Storey <i>Within Site Boundary</i></p> <p>Setback between Habitable Rooms/Balconies: 5.3 metres</p> <p>Setback between Habitable Rooms and Non-Habitable Rooms: 5.3 metres</p> <p>Setback between Non-Habitable Rooms: 5.3 metres</p> <p><i>To Adjoining Property Boundaries</i></p> <p>Setback from habitable rooms/balconies to boundary: 3.8 metres</p>
Communal Open Space	
Element Objective	Proposal
<p>Residential Design Codes Volume 2 Clause 3.4 Communal Open Space</p> <p>O 3.4.1 Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.</p>	<p>Communal open space proposed within the central space between dwellings. There is no active recreational facilities, such as barbeque facilities.</p>
Visual Privacy	
Acceptable Outcome	Proposal
<p>Residential Design Codes Volume 2 Clause 3.5 Visual Privacy</p> <p>A 3.5.1 Setback of unenclosed private outdoor spaces: 6.0 metres</p>	<p><u>Unenclosed private outdoor spaces</u></p> <p>Apartment U2-107: Nil setback to eastern boundary</p> <p>Apartment U2-206: Nil setback to eastern boundary</p> <p>Apartment U2-306: Nil setback to eastern boundary</p>
Pedestrian Access and Entries	
Acceptable Outcome	Proposal
<p>Residential Design Codes Volume 2 Clause 3.7 Pedestrian Access and Entries</p> <p>A 3.7.2 Pedestrian entries are protected by the weather</p>	<p>No weather protection at pedestrian entries</p>
Car and Bicycle Parking	
Acceptable Outcome	Proposal
<p>Residential Design Codes Volume 2 Clause 3.9 Car and Bicycle Parking</p> <p>A 3.9.1 Residential Bicycle Parking Bays: 37 Visitor Bicycle Parking Bays: 8</p> <p>A 3.9.2 Motorcycle/Scooter Parking Bays: 9</p> <p>A 3.9.3 Residential Car Parking Bays: 66 Visitor Car Parking Bays: 9</p>	<p>Residential Bicycle Parking Bays: 25 Visitor Bicycle Parking Bays: 10</p> <p>Motorcycle/Scooter Parking Bays: Nil</p> <p>Residential Car Parking Bays: 80 Visitor Car Parking Bays: 10</p>
Solar and Daylight Access	
Acceptable Outcome	Proposal
<p>Residential Design Codes Volume 2 Clause 4.1 Solar and Daylight Access</p>	

A 4.1.1 (a) At least 70 percent of dwellings have living rooms and private open space obtain two hours of direct sunlight	67 percent (50 of 74) of dwellings have living rooms and balconies that receive at least two hours of direct sunlight
A 4.1.1 (b) Maximum of 15 percent receive no direct sunlight	21 percent (16 of 74) of dwellings receive no direct sunlight
Universal Design	
Acceptable Outcome	Proposal
Residential Design Codes Volume 2 Clause 4.9 Universal Design	
A 4.9.1 At least 5 percent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia)	Nil dwellings meet Silver or Platinum Level requirements as there is no disabled parking provided for the residents of the development and bathroom entrances are less than 1.2 metres wide.
Energy Efficiency	
Acceptable Outcome	Proposal
Residential Design Codes Volume 2 Clause 4.15 Energy Efficiency	
A 4.15.1 (a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice.	No details relating to an energy efficiency initiative within the development that exceeds minimum practice.
A 4.15.1 (b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.	No details relating to the NATHERS rating for apartments.
Water Management and Conservation	
Element Objectives	Proposal
Residential Design Codes Volume 2 Clause 4.16 Water Management and Conservation	
O 4.16.1 Minimise potable water consumption throughout the development.	No details relating to initiatives to minimise potable water consumption throughout the development.

An assessment of how the proposal meets the Element Objectives of the Residential Design Codes Volume 2 – Apartments is discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City's Policy No. 4.1.5 – Community Consultation for a period of 21 days from 7 August 2019 to 29 August 2019. The method of consultation being a sign on site, an advertisement in the local newspaper, 438 letters being distributed to all landowners and occupiers within 150 metre radius of the subject site (as shown in **Attachment 1**) and the proposal being published on the City's webpage.

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

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

A summary of submissions and Administrations response is included in **Attachment 8**. The summary of submissions and the applicant's response is included in **Attachment 9**.

Design Review Panel (DRP):

Referred to DRP: Yes

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

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

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

Following presentation at DRP, the applicant provided a landscape plan to address the above comments. The landscape plan can be found in **Attachment 7**.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.4 – Substantial Commencement of Development;
- Policy No. 7.5.23 – Construction Management Plan; and
- Policy No. 7.6.1 – Heritage Management Development Guidelines for Heritage and Adjacent Properties.

Planning and Development Act 2005

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

State Planning Policy 7.3 Residential Design Codes – Volume 2 Apartments

The Residential Design Codes Volume 2 provides comprehensive guidance for the development of multiple dwellings and mixed use development and focuses on improved design outcomes for apartments that are responsive and appropriate to the context and character of the site and locality. This is a performance based assessment and applicants are required to demonstrate that the design achieves the objectives of each design element as well as the overall objectives of the Residential Design Codes Volume 2.

Delegation to Determine Applications:

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

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

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

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

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

1. Changes to the Planning Framework

City of Vincent Local Planning Scheme No. 2

The previous applications for the subject site were assessed against the City's Town Planning Scheme No. 1, in which the subject site was zoned Residential with a density coding of R80, and associated State and local planning policies. The City's Local Planning Scheme No. 2 (LPS2) was approved by the Minister for Planning and was gazetted on 16 May 2018. LPS2 proposed no changes to the zoning or density coding of the subject site.

State Planning Policy 7.3 Residential Design Codes Volume 2 Apartments

The previous applications for development approval for the subject site were assessed against Part 6 of State Planning Policy 3.1 Residential Design Codes. On 24 May 2019, the Residential Design Codes Volume 2 were gazetted which replaced the previous Part 6.

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

2. Whether the proposal is likely to receive approval now

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

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

Building Height

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

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

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

Street Setback

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

- The development is broken into four buildings fronting Cowle Street, with two four-storey buildings, one two-storey building and an existing character house mitigating the impact of building bulk and scale when viewed at a pedestrian scale of the public realm;
- The proposed street setbacks are consistent with the retained dwelling at No. 48 Cowle Street;
- The development provides a clear transition between the public and private realms, with the inclusion of fencing surrounding the outdoor living areas and clearly delineated entrances for visitor vehicle and pedestrian access;
- There is adequate privacy measures including the street fence and location of courtyards and balconies, to ensure privacy from the public realm to the habitable spaces of dwellings;
- The location of outdoor living areas of the upper levels and the habitable internal spaces on the ground floor enables passive surveillance onto the public realm; and
- The application incorporates design elements, colours and materials including natural brown, facebrick, render and timber-look cladding and pitched roofs, and staggered boundary setbacks of the balconies and walls that reflect the existing characteristics of the street and maintain the existing established streetscape.

Side and Rear Setbacks, Building Separation and Visual Privacy

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

- The application provides a sympathetic, transitional relationship between the subject site and the western adjoining single dwelling with the two-storey building being located adjacent to this residential development;
- Building separation is proportionate with the height of the development, with taller buildings being located to the northern and eastern lot boundaries and having larger setbacks to lower density residential development on the adjoining western lot;
- The development responds to the multiple dwellings located at No. 28-44 Cowle Street, on the adjoining eastern lot, by proposing lot boundary walls abutting existing lot boundary walls;
- The proposal provides adequate landscaping opportunities, provision of deep soil areas and ability to provide high level landscape amenity, and private outdoor living spaces within setback areas, which mitigates the impact of building bulk on the street and adjoining properties and provides adequate residential amenity for future residents;
- The proposal has been designed to ensure adequate access to natural ventilation and sunlight, and ensures outdoor living areas and external services are located to reduce the impact of noise on adjacent properties within the subject site and to adjoining residential properties, providing adequate amenity protection to future residents;
- The orientation of private outdoor living areas minimises direct overlooking onto other private outdoor living areas within the development and on adjoining residential properties whilst allowing for passive surveillance over Cowle Street and Dorrien Gardens Reserve; and
- The setbacks proposed reflect the existing lot boundary setbacks and are consistent with the existing design characteristics of the streetscape, by incorporating pitched roofs and varying materials to mitigate the impact of building bulk when viewed from the street and adjoining lower density residential dwellings.

Tree Canopy and Deep Soil Areas and Landscape Design

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

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

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

Communal Open Space

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

- The development provides communal open space central to the development, with landscaping and seating infrastructure proposed;
- The proposed communal open space provides quality landscaping and enhances residential amenity to the subject site;
- The communal open space is located on the ground floor and has pathways that make it universally accessible, to provide amenity to all residents;

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

Pedestrian Access and Entries

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

Vehicle Access and Parking

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

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

Solar and Daylight Access

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

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

Universal Design

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

Energy Efficiency and Water Management and Conservation

The local housing objectives set out in the Built Form Policy relating to Environmentally Sustainable Design have not been approved by the Western Australian Planning Commission (WAPC), who have instead adopted a set of Element Objectives through the implementation of Residential Design Codes Volume 2 relating to energy efficiency and water management and conservation. The proposal satisfies the objectives relating to Elements 4.15 and 4.16 of Residential Design Codes Volume 2 for the following reasons:

- Water from small scale rain events is capable of being managed and contained onsite, which is also a requirement under the Building Code of Australia and would be required to be satisfied at the building permit application stage;
- All apartments are dual aspect, which ensure natural ventilation of apartments and the regulation of temperature and reduce the dependency on non-renewable energy; and
- The design of landscaping onsite assists in the management of stormwater and drainage onsite, and reduces the amount of potable water required to water landscape areas.

Heritage Management

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

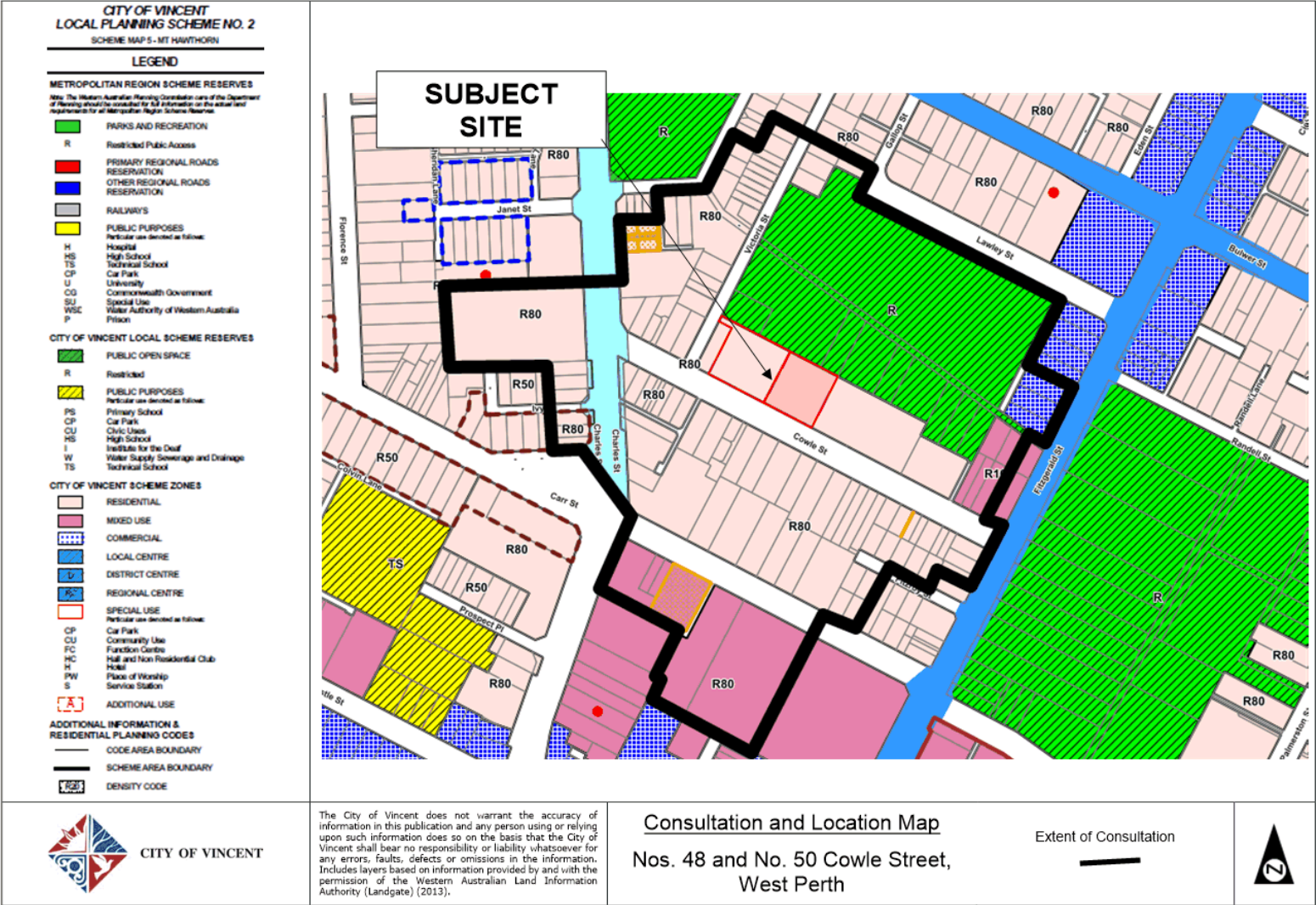
- The sole existing character home is proposed to be retained and used for residential purposes;
- The materials and colours proposed are compatible with the fabric of the existing dwelling, and do not obscure or alter the characteristics that contribute to the significance of the place; and
- A condition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

3. Extent applicant has implemented/pursued the development application

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

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

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







Government of Western Australia
Development Assessment Panels

Minutes of the Metro West Joint Development Assessment Panel

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

Attendance

DAP Members

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

Officers in Attendance

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

Local Government Minute Secretary

Ms Anita Radici (City of Vincent)

Applicants and Submitters

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

Members of the Public

10 members of the public.

1. Declaration of Opening

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

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

Ms Megan Bartle
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No. MWJDAP/123
8 February 2016

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

2. Apologies

Mr John Syme (Specialist Member).

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Nil.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil.

7. Deputations and Presentations

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

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

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

Ms Megan Bartle
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No. MWJDAP/123
8 February 2016

8. Form 1 – Responsible Authority Reports – DAP Application

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

REPORT RECOMMENDATION/PRIMARY MOTION

Moved by: Cr Topelberg

Seconded by: Cr Higham

That the Metro West JDAP resolves to:

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

1. Boundary Walls

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

2. Car Parking and Accessways

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

Ms Megan Bartle
Presiding Member, Metro West JDAP

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Development Assessment Panels

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3. External Fixtures

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

4. Car Parking Permits

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

5. Verge Trees

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

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

6.1 Percent for Public Art

Advise the City how the proposed development will comply with the City's Policy No. 7.5.13 – Public Art. A value of \$160,000 being the equivalent value of 1% of the estimated total cost of the development (\$16,000,000), is to be allocated towards the public art; and

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

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

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

7.1 Legal Agreement

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

Ms Megan Bartle
Presiding Member, Metro West JDAP

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7.2 Revised Plans showing:

7.2.1 Visual Privacy

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

7.3 Acoustic Report

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

7.4 Landscape and Reticulation Plan

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

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

7.5 Schedule of External Finishes

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

7.6 Construction Management Plan

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

7.7 Waste Management

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

Ms Megan Bartle
Presiding Member, Metro West JDAP

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Development Assessment Panels

Meeting No. MWJDAP/123
8 February 2016

7.8 Vehicle Entry Gate – Management Plan

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

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

8.1 Clothes Drying Facility

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

8.2 Car Parking

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

8.3 Stormwater

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

8.4 Public Art

With reference to Condition 6.1, should the applicant choose to provide public art, the approved public art work shall be installed and thereafter maintained by the owner/occupiers. All costs associated with this condition shall be borne by the applicant/owners;

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

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

8.6 Acoustic Report Certification

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

8.7 Landscape Plan and Verge Upgrade Plan

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

Ms Megan Bartle
Presiding Member, Metro West JDAP

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8.8 Bicycle Bays

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

8.9 Verge Tree

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

8.10 Visual Privacy

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

ADVICE NOTES:

1. With reference to Condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
2. With reference to Condition 2.5, the portion of the existing footpath traversing the proposed crossover must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths;
3. With reference to Condition 2.6, all new crossovers to the development site are subject to a separate application to be approved by the City;
4. A Road and Verge security bond for the sum of \$10,000 shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of a security bond shall be made in writing. The bond is non-transferable;
5. With reference to Condition 6.1, relating to Public Art the applicant has the following options:
 - 5.1 Option 1
Prior to the issue of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; or
 - 5.2 Option 2
Provide cash-in-lieu of an art project. Payment must be made prior to the submission of a Building Permit for the development or prior to the due date specified in the invoice issued by the City for the payment (whichever occurs first);

Ms Megan Bartle
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6. With reference to Condition 7.4, the City encourages landscaping methods and species selection which do not rely on reticulation;
7. With reference to Condition 7.1, all costs associated with this condition shall be borne by the applicant/owners of the land;
8. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City's Ranger Services Section. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
9. With reference to Condition 8.3, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
10. With reference to Condition 2.4, the booster cabinet is to be relocated or of a size that does not interfere with visual truncations; and
11. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process.

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

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

Nil.

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

Nil.

11. **Meeting Close**

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

Ms Megan Bartle
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No. 157
3 March 2017

Minutes of the Metro West Joint Development Assessment Panel

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

Attendance

DAP Members

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

Officers in attendance

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

Department of Planning Minute Secretary

Ms Dallas Downes

Applicant and Submitters

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

Members of the Public / Media

Nil

1. Declaration of Opening

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

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

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

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.157
3 March 2017

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

2. Apologies

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

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

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Nil

7. Deputations and presentations

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

8. Form 1 - Responsible Authority Reports – DAP Applications

Nil

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

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

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Matt Buckels

Seconded by: Mr Clayton Higham

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.157
3 March 2017

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

1. **Accept** the DAP Application reference DAP/15/00892 does not substantially change the development approval as detailed on the DAP Form 2 dated 15 December 2016 and is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/15/00892 to amend the development as annotated on the accompanying plans stamp dated 31 January 2017 under the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, to amend the approved plans for development approval granted on 8 February 2016 as outlined in **Attachment 5** subject to the following conditions:
 - 2.1 All conditions and advice notes detailed on the development approval granted on 8 February 2016 and included in **Attachment 4** continue to apply to this approval with the exception of Conditions 7.2.1 and 7.4 which are to be replaced to include the following:
 - "7.2 Revised Plans showing:
 - 7.2.1 The courtyards and balconies facing the north eastern and north western boundaries on all floors at any point within the cone of vision less than 6 metres from a neighbouring boundary shall be screened to the satisfaction of the City in accordance with the requirements of the Residential Design Codes;
 - 7.4 A detailed landscape and reticulation plan for the development site and adjoining road verge is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
 - 7.4.1 The location and type of existing and proposed trees and plants;
 - 7.4.2 A minimum of 16 mature trees (minimum 500 litres) are to be provided onsite;
 - 7.4.3 Areas to be irrigated or reticulated;
 - 7.4.4 The removal of redundant crossovers; and
 - 7.4.5 Deep Soil Zones;All works shown in the plans as identified above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupation or use of the development and maintained thereafter to the satisfaction of the City;" and
 - 2.2 Additional condition 9. is included on the development approval as follows:
 - "9 Prior to commencement of development the applicant shall provide a Dilapidation Report at the applicant's cost to the satisfaction of the City for the heritage listed property located at

Ms Megan Adair
Presiding Member, Metro West JDAP

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Development Assessment Panels

Meeting No. 157
3 March 2017

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

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

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

10. Appeals to the State Administrative Tribunal

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

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

11. General Business / Meeting Close

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

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

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.173
23 October 2017

Minutes of the Metro West Joint Development Assessment Panel

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

Attendance

DAP Members

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

Officers in attendance

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

Minute Secretary

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

Applicants and Submitters

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

Members of the Public / Media

Nil

1. Declaration of Opening

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

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

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.173
23 October 2017

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

2. Apologies

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

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

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Nil

7. Deputations and presentations

Nil

8. Form 1 - Responsible Authority Reports – DAP Application

Nil

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

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

REPORT RECOMMENDATION

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

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.173
23 October 2017

SEQUENTIAL MOTION

Moved by: Mr Fred Zuideveld

Seconded by: Mr Clayton Higham

That the Metro West JDAP resolves to:

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

1. Condition 12 be added as follows

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

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

SEQUENTIAL MOTION

Moved by: Mr Fred Zuideveld

Seconded by: Mr Clayton Higham

2. Condition 8.2.2 be deleted and replaced as follows;

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

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

AMENDING MOTION

Moved by: Mr Clayton Higham

Seconded by: Mr Fred Zuideveld

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

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

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No. 173
23 October 2017

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

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

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

AMENDING MOTION

Moved by: Cr Josh Topelberg

Seconded by: Mr Clayton Higham

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

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

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

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

SEQUENTIAL MOTION (as Amended)

2. Condition 8.2.2 be deleted and replaced as follows;

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

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

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

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

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.173
23 October 2017

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

REPORT RECOMMENDATION

Moved by: Cr Josh Topelberg

Seconded by: Mr Clayton Higham

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

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

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

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

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

Amended Conditions

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

Ms Megan Adair
Presiding Member, Metro West JDAP

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Government of Western Australia
Development Assessment Panels

Meeting No.173
23 October 2017

Amended Advice Note

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

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

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

10. Appeals to the State Administrative Tribunal

Nil

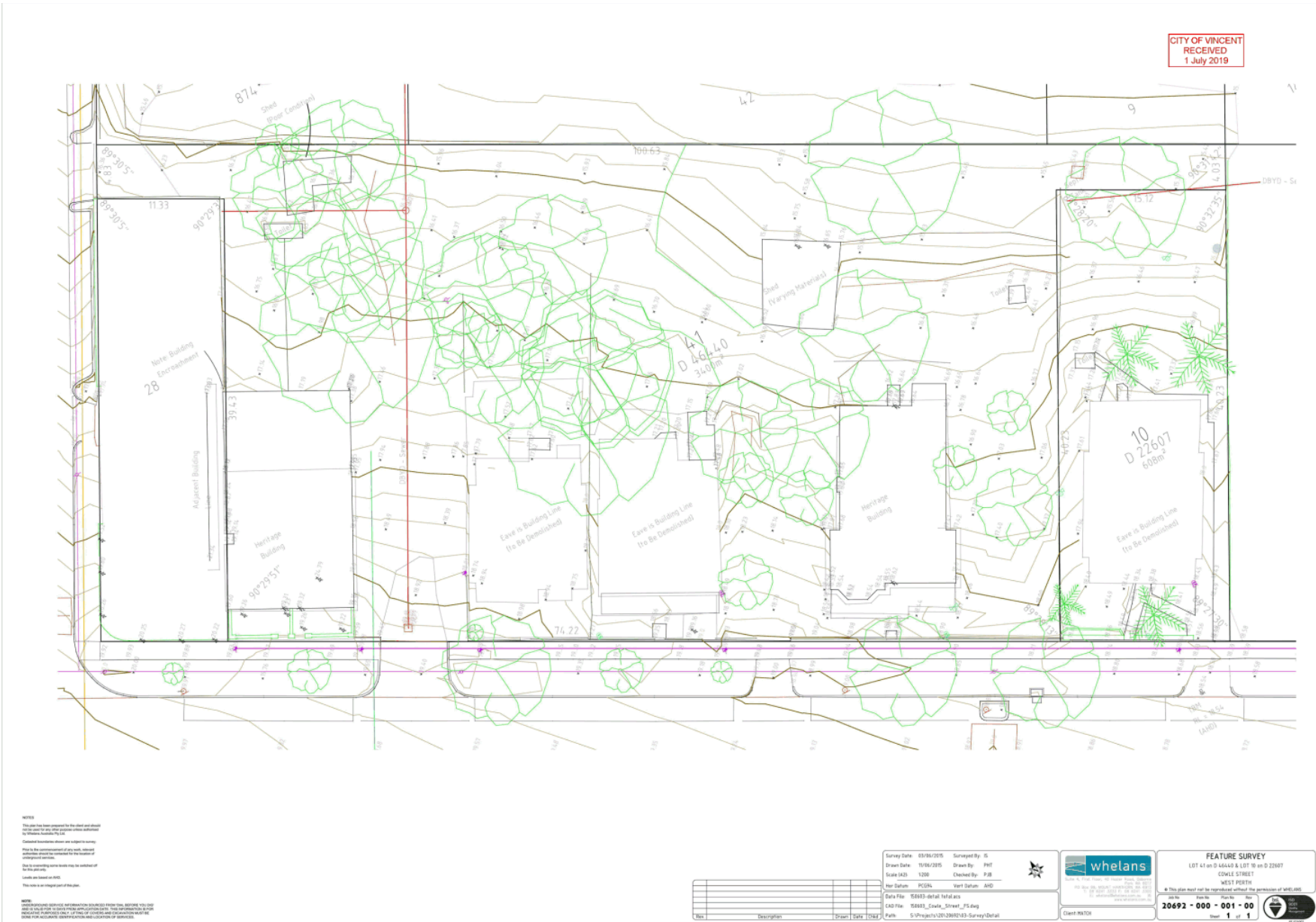
11. General Business / Meeting Close

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

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

Ms Megan Adair
Presiding Member, Metro West JDAP

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CAMERON
CHISHOLM
NICOL

CITY OF VINCENT
RECEIVED
1 July 2019



VIEW FROM WEST END OF COWLE STREET



PERSPECTIVE

P15008

Cowle Street

AMENDED DA 16/11/2015

M

DA-001

CITY OF VINCENT
RECEIVED
1 July 2019

CAMERON
CHISHOLM
NICOL



LOCATION PLAN



Cowle Street

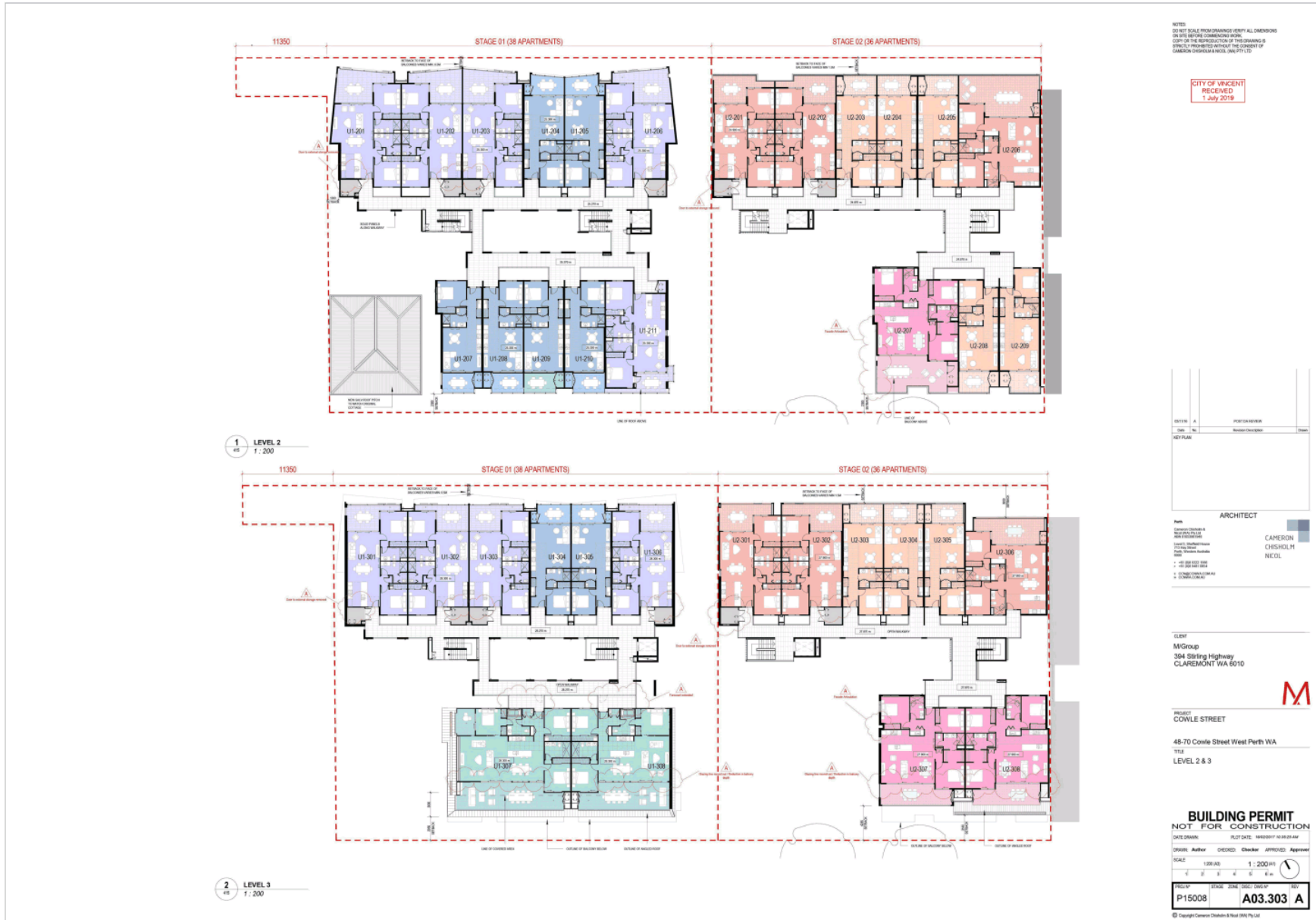
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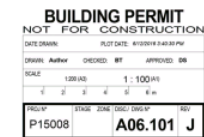
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09/09/2015

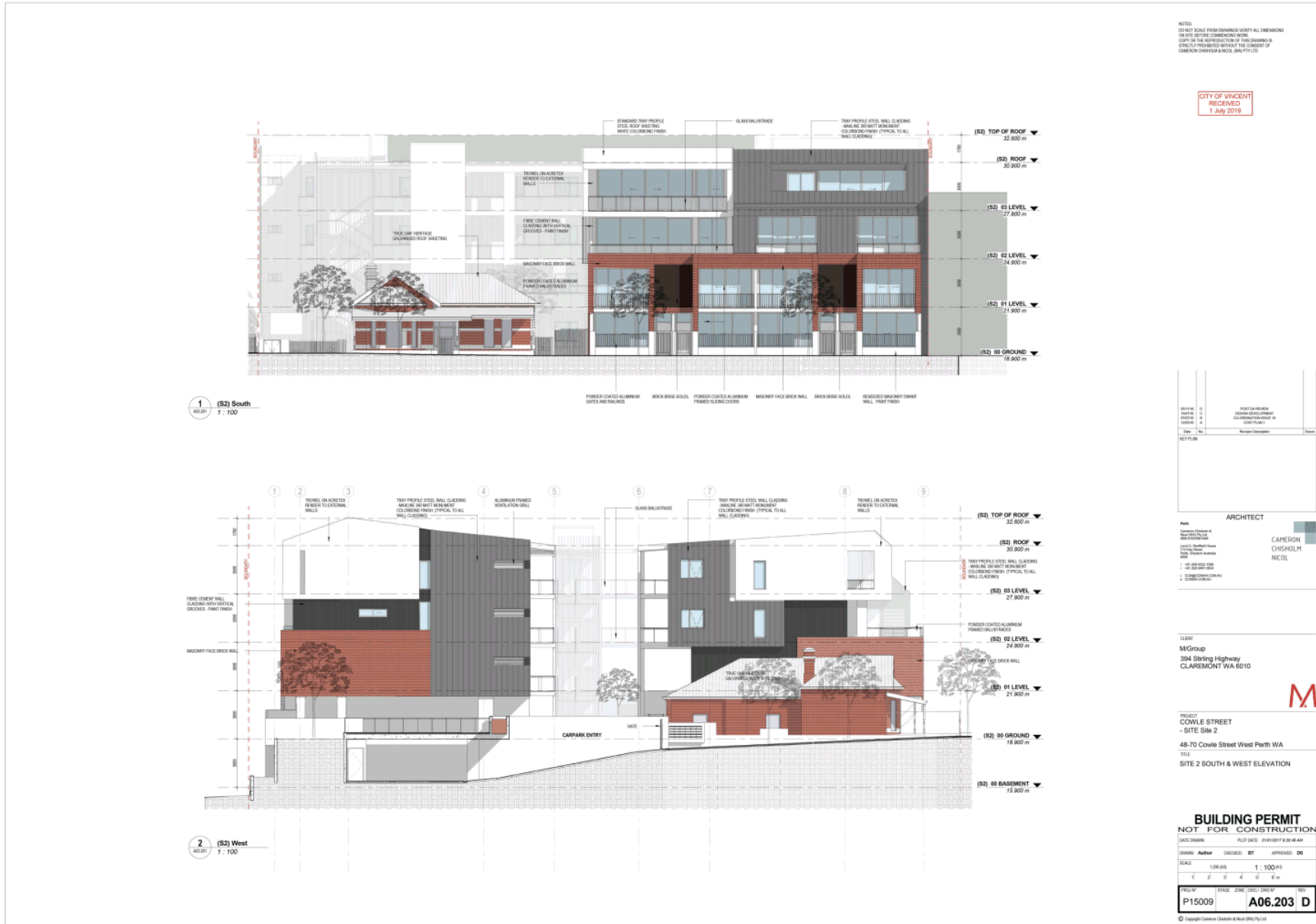




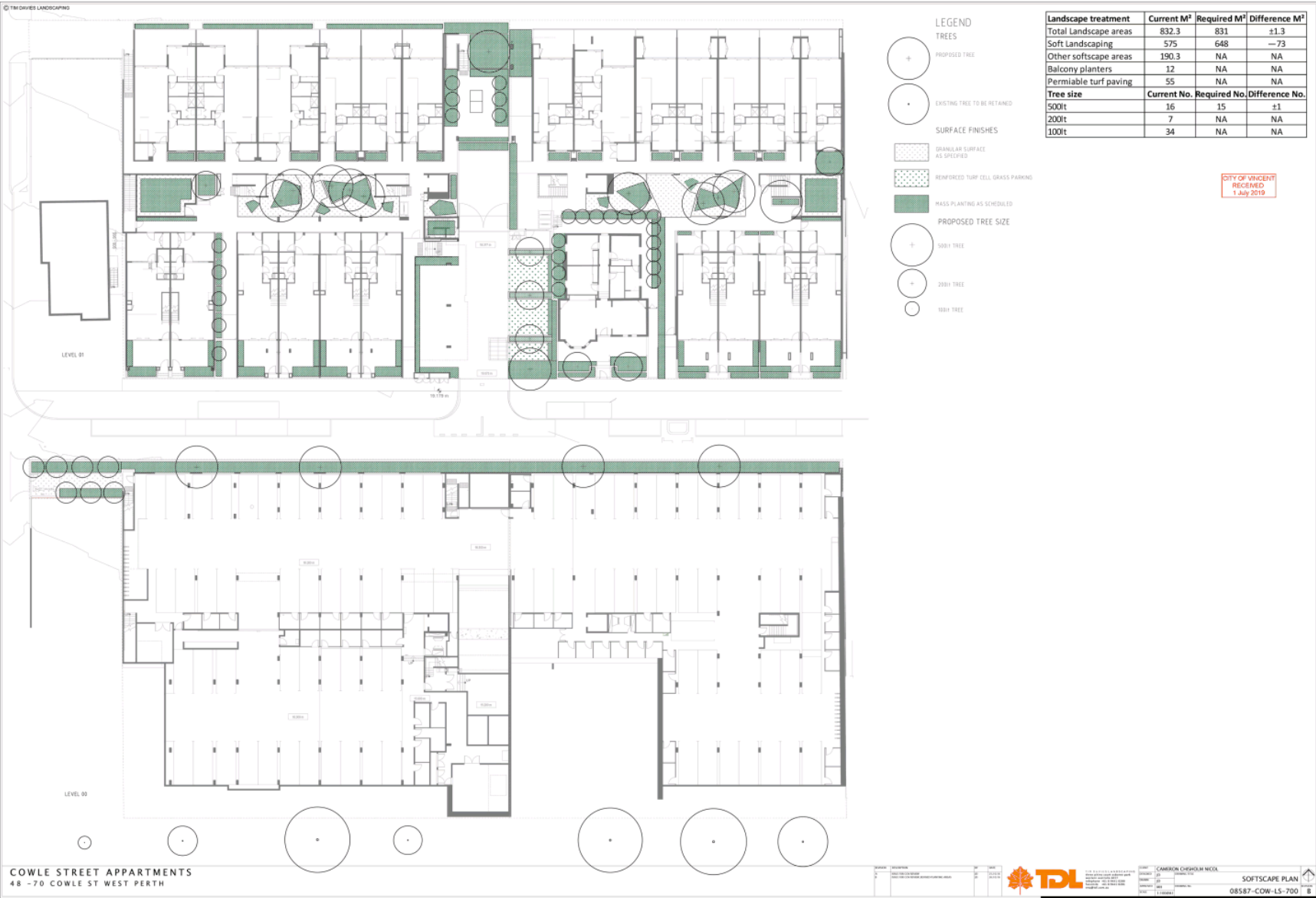


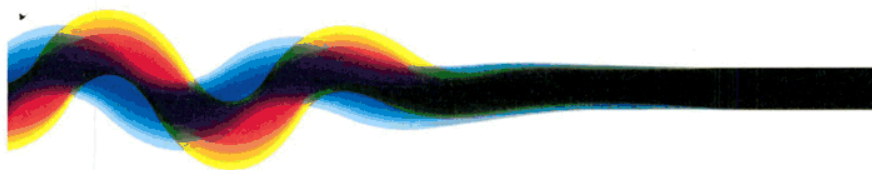












element.

Our Ref: 19-248
Your Ref: 5.2015.417.1

28 June 2019

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



Attention: John Corbellini – Executive Director, Planning and Place

Dear John,

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

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

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

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

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

Subject Site

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

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

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

Chief Executive Officer
City of Vincent

element.

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

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

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

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

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

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

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

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

Project Background

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

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

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

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

Proposed Extension of Time

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

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

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

Applicable Planning Framework

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

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

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

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

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

Planning Assessment

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

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

These matters are addressed below.

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

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

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

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

The implications of these changes are discussed below.

- LPS2

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

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

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

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

- Built Form Policy

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

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

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

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

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

- Design WA

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

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

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

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

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

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

1. Context and Character

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

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

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

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

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

2. Landscape Quality

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

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

3. Built Form and Scale

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

4. Functionality and Build Quality

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

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

5. Sustainability

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

6. Amenity

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

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

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

7. Legibility

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

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

8. Safety

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

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

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

9. Community

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

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

10. Aesthetics

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

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

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

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

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

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

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

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

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

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

Planning Assessment Summary

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

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

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

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

Conclusion

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

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

Yours sincerely
element



Daniel Lees
Principal - Planning

Encl.



		AUTHOR: JD	Q.A: TD	PROJECT #: 08587 - COW	COWLE STREET LANDSCAPE CONCEPT	SK01-A
				1300 @ A3		
		0	2m	5m		



NORTHERN PLANTER DETAIL PLAN



SKETCH ELEVATION AA



LOCATION PLAN

DESIGN INTENTIONS:

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



PRECEDENT IMAGERY



AUTHOR: JD

Q.A: TD

PROJECT #: 08587-COW

1:150 @ A3

0

2m

5m

15m

COWLE STREET
LANDSCAPE CONCEPT

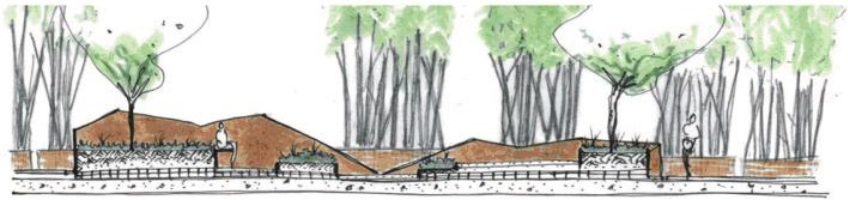
SK01-A



SOUTHERN PLANTER DETAIL PLAN

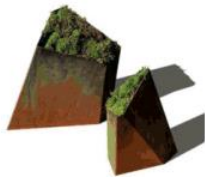


LOCATION PLAN



SKETCH SECTION BB

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



PRECEDENT IMAGERY



AUTHOR: JD Q.A: TD PROJECT #: 08587-COW/
1:150 @ A3
0 2m 5m 15m

COWLE STREET
LANDSCAPE CONCEPT

SK01-A



CENTRAL ENTRY & COMMUNAL AREA
DETAIL PLAN



PRECEDENT IMAGERY: TABLE TENNIS TABLE

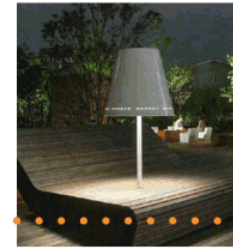
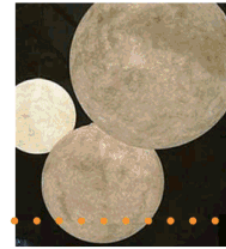
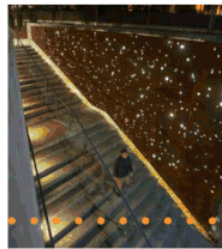


DESIGN INTENTIONS

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



LOCATION PLAN



PRECEDENT IMAGERY: FEATURE LIGHTING



PRECEDENT IMAGERY: STEEL ARBOR



AUTHOR: JD

Q.A: TD

PROJECT #: 08587-COW

1:150 @ A3



COWLE STREET
LANDSCAPE CONCEPT

SK01-A



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



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

Central Spine Planting		Northern Apartments	
Garden bed number	Garden bed area	Garden bed number	Garden bed area
CS NO. 1	25.26	NW NO. 1	3.44
CS NO. 2	45.97	NW NO. 2	3.45
CS NO. 3	13.73	NW NO. 3	3.45
CS NO. 4	13.17	NW NO. 4	3.1
CS NO. 5	8.72	NW NO. 5	3.1
CS NO. 6	32.07	NW NO. 6	3.4
CS NO. 7	47.44	NW NO. 7	3.3
CS NO. 8	5.55	NW NO. 8	3.45
CS NO. 9	8.52	NW NO. 9	3.09
CS NO. 10	37.76	NW NO. 10	3.09
CS NO. 11	8.42	NW NO. 11	3.09
CS NO. 12	3.44	NW NO. 12	3.09
CS NO. 13	5.01	NW NO. 13	3.09
Total M²	299.85	Total M²	39.05
Softscape estimate (75%)			

Heritage house areas		South West Walk Way	
Garden bed number	Garden bed area	Garden bed number	Garden bed area
HH NO. 1	5.33	SW NO. 1	4.83
HH NO. 2	5.54	SW NO. 2	2.4
HH NO. 3	16.14	SW NO. 3	2.4
HH NO. 4	14.25	SW NO. 4	9.63
Total M²	41.26	Total M²	19.26

Northern Apartments Balcony planting (600mm)		Street Front Garden Beds	
Garden bed number	Garden bed area	Garden bed number	Garden bed area
NB NO. 1	3.96	SF NO. 1	2.08
NB NO. 2	3.17	SF NO. 2	2.08
NB NO. 3	2.86	SF NO. 3	1.87
NB NO. 4	8.88	SF NO. 4	1.87
NB NO. 5	1.96	SF NO. 5	1.87
NB NO. 6	0.95	SF NO. 6	2.45
NB NO. 7	6.25	SF NO. 7	2.3
NB NO. 8	8.4	SF NO. 8	1.96
NB NO. 9	37.48	SF NO. 9	1.89
NB NO. 10		SF NO. 10	1.89
NB NO. 11		SF NO. 11	1.89
NB NO. 12		SF NO. 12	24.03
Total M²	77.48	Total M²	54.03

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

Communal Areas		Permeable Paving	
Garden bed number	Garden bed area	Garden bed number	Garden bed area
CA NO. 1	39.25	PP NO. 1	61.57
CA NO. 2	18.05	PP NO. 2	23.03
VP NO. 1	54.84	PP NO. 3	23.03
CP NO. 1	37.42	PP NO. 4	11.95
CP NO. 2	1.74	Total M²	129.58
CP NO. 3	2.71		
CP NO. 4	2.71		
Total M²	148.7		

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

AREA ALLOWANCES

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

SOFT LANDSCAPING:
ALL AREAS EXCLUDING PERMIABLE PAVING

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



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

COWLE STREET
LANDSCAPE CONCEPT

SK01-A

Summary of Submissions:

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

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

Summary of Submissions:

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

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

Summary of Submissions:

Comments Received in Objection:	Applicant Response
	The proposal also incorporates traditional roof forms at the Cowle Street frontage, to reflect those of surrounding buildings.
<u>Lot Boundary Setbacks</u> <ul style="list-style-type: none"> Greater setbacks will allow for more canopy cover to maintain a cooler environment, enhance wildlife and protect against sun damage. 	<p>The landscaping proposal includes the planting of 16 new 500 litre trees, as indicated on the approved landscaping plan, along with additional small (100 litre) and medium (200 litre) sized trees. This is considered to provide for more than sufficient canopy cover to meet Element Objective 3.3.2 of the R-Codes.</p> <p>The built form of the proposal (including setbacks) has also been assessed as responding appropriately to its surrounding context, as detailed above in response to the comments in relation to the proposed building height.</p>
<u>Parking</u> <ul style="list-style-type: none"> The amount of apartments will increase the number of cars and impact on parking facilities. The increase in traffic will impact the wellbeing of people who use active transport and impact on the safety of pedestrians and cyclists. There should be more parking for bicycles. 	<p>The amount of car and bicycle parking provided on-site has previously been assessed as adequate by the City.</p> <p>The traffic impacts of the proposal have also been previously assessed as acceptable by the City and are considered minimal in the context of the surrounding road network. An increase in traffic is an inevitable consequence of the Residential R80 zoning that applies to the subject site and surrounds.</p>

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

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.



Cowle St, West Perth - Multiple Dwelling Apartments

Sustainability Services
NCC Section J NatHERS Report
Cost Plan 1 Issue

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

Revision

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

Qualifications to this Report

The following qualifications apply to this report:

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

Disclaimer

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

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

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

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

REVISION

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Executive Summary

1. Executive Summary

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

Table 1: Average and minimum energy efficiency ratings

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

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

Table 2: Building fabric assumptions

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

EXECUTIVE SUMMARY | 0

Introduction

2. Introduction

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

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

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

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

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

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

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

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

(a) for reducing the heating or cooling loads—

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

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

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

2.1 Building Summary

The proposed development can be summarised as follows:

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

Total Residential Units – 74

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

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

Modelling Assumptions

3. Modelling Assumptions

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

Table 3: Building Fabric Assumptions

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

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

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

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

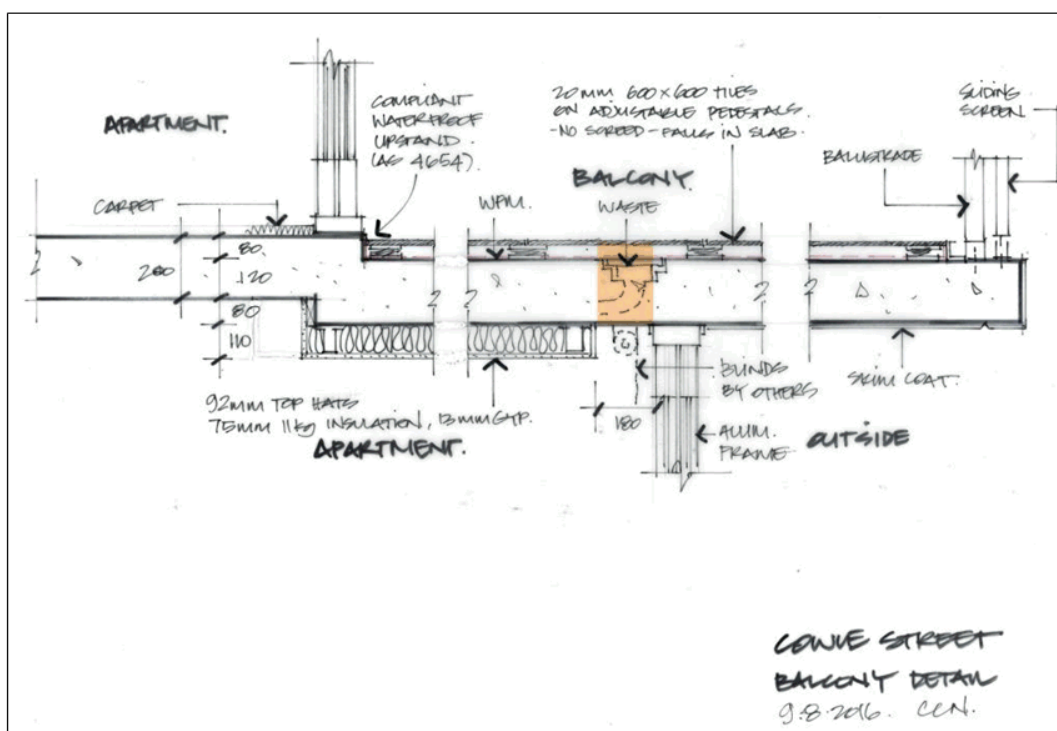
Modelling Assumptions

Reduced Balcony Insulation:

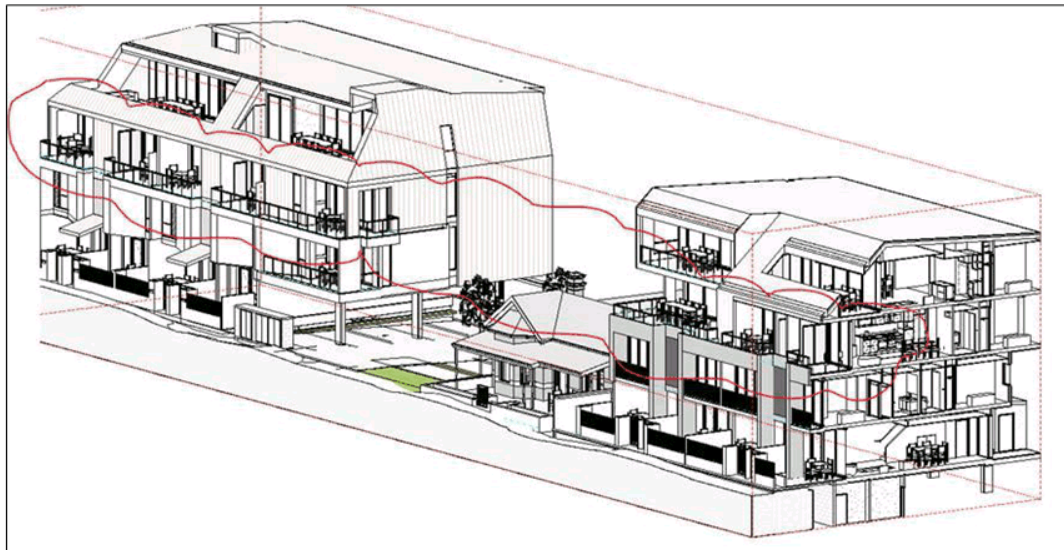
Please see mark-ups below that show a section of no insulation on a balcony for the full width of the sliding door (orange band). This reduction in insulation is required in order to keep the aluminum joinery running full height on the lower apartment.

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

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



Modelling Results



4. Modelling Results

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

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

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

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

Appendix A – Simulation Results

Appendix A – Simulation Results

Stage 1:

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

APPENDIX A – SIMULATION RESULTS

Appendix A – Simulation Results

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

Stage 2:

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

APPENDIX A – SIMULATION RESULTS

Appendix A – Simulation Results

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

APPENDIX A – SIMULATION RESULTS

Appendix A – Simulation Results

Apartment Naming:

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

APPENDIX A – SIMULATION RESULTS

Appendix A – Simulation Results

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

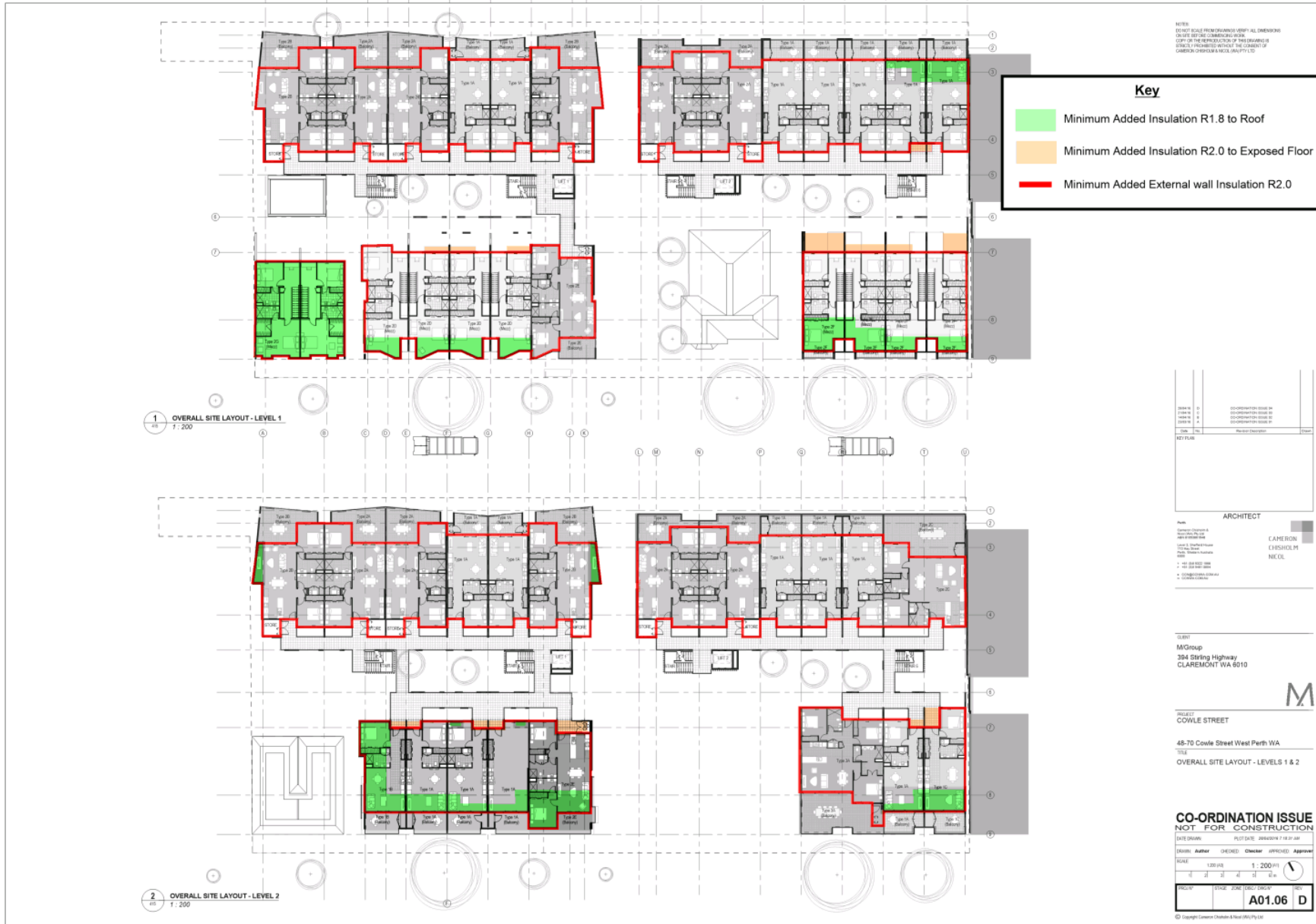
APPENDIX A – SIMULATION RESULTS

Appendix B - Insulation Mark-ups

Appendix B - Insulation Mark-ups

APPENDIX B - INSULATION MARK-UPS







Appendix C - Prescriptive Requirements

Appendix C - Prescriptive Requirements

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

Thermal construction general

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

Roof and Ceiling Construction

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

Appendix C - Prescriptive Requirements

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

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

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

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

Appendix D - Building Sealing

Appendix D - Building Sealing

Chimneys and flues

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

Roof lights

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

External windows and doors

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

Exhaust fans

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

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

Construction of roofs, walls and floors

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

APPENDIX D - BUILDING SEALING

Appendix D - Building Sealing

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

Evaporative coolers

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

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

9.3 NO. 2 (LOT: 74 D/P: 4576) BROOKMAN STREET, PERTH - CHANGE OF USE FROM SINGLE HOUSE TO UNLISTED USE (SHORT TERM DWELLING) AND SINGLE HOUSE








TRIM Ref: D19/133722

Author: Karsen Reynolds, Urban Planner

Authoriser: Jay Naidoo, Manager Development & Design

Ward: South

Attachments:

1. Consultation and Location Map [↓](#) 
2. Development Plans [↓](#) 
3. Management Plan, Code of Conduct and Guest Information [↓](#) 
4. Applicant Justification [↓](#) 
5. Summary of Submissions - Applicant's Response [↓](#) 
6. Summary of Submissions - Administration's Response [↓](#) 
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 Change of Use from Single House to Unlisted Use (Short Term Dwelling) and Single House at No. 2 (Lot: 74; D/P: 4576) Brookman Street, Perth, 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 is for a 'Short Term Dwelling' which, as defined in the City's Policy No. 7.4.5 – Temporary Accommodation

“means the provision of temporary accommodation, lodging or boarding within a residential dwelling for a maximum of six (6) persons, inclusive of the keeper if they reside at the dwelling, for a continuous period of less than six (6) months within any twelve month period”;

- 1.2 The Short Term Dwelling shall operate in accordance with the Management Plan dated 20 September 2019, to the satisfaction of the City;
- 1.3 The Code of Conduct and Guest Information contained in the approved Management Plan shall be provided to guests of the Short Term Dwelling at the time of check-in and displayed in a prominent location within the entrance area of the dwelling, to the satisfaction of the City;

2. Car Parking

- 2.1 Prior to the commencement of use, one residential parking permit shall be made available to guests at all times and be maintained to the satisfaction of the City;
- 2.2 Prior to the commencement of use, an amended Guest Information Sheet shall be submitted addressing all residential parking permit conditions and permitted parking locations, to the satisfaction of the City;

3. Operation of Use

- 3.1 The Short Term Dwelling use shall operate for no more than six months within a 12 month period. The Single House use shall operate for the remainder of the 12 month period, to the satisfaction of the City; and

- 3.2 The applicant shall notify the City in writing confirming the dates that the site has been used for the purpose of Short Term Dwelling every three months once the use commences; and

4. Time Limited Approval

This approval is granted for a term of 24 months from the date the use commences.

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from Single House to Unlisted Use (Short Term Dwelling) and Single House at No. 2 Brookman Street, Perth (subject site).

PROPOSAL:

The application seeks approval to change the use of the Single House to Unlisted Use (Short Term Dwelling) and Single House. The entire dwelling is proposed to be used to accommodate guests on a short term basis for three to six months of a year while the owner would remain the sole occupant for the remaining months of the year. The owner does not propose to reside at the premises while accommodating guests. The development plans are included as **Attachment 2**.

The application proposes a maximum of four guests be accommodated at the premises at any one time. The proposal does not involve any structural modifications to the existing dwelling as part of this development application. Parking for the site is available from an existing double garage as accessed from Wellman Street as well as three residential parking permits applicable to the site.

The City's Policy No. 7.4.5 – Temporary Accommodation requires a Management Plan and Code of Conduct to be submitted as part of all applications for Short Term Accommodation. These were provided by the applicant and are included in **Attachment 3**. The Management Plan confirms a maximum of four guests are permitted at any one time and details procedures including complaint management, parking management, noise management, security and code of conduct for guests.

The applicant has also provided a guest information letter to be displayed within the premises that provides contact details, parking requirements and safety instructions. The guest information letter is included in **Attachment 3**.

BACKGROUND:

Landowner:	Robert Piper
Applicant:	Robert Piper
Date of Application:	24 June 2019
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R25
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Unlisted Use (Short Term Dwelling)
Lot Area:	453m ²
Right of Way (ROW):	Not applicable
Heritage List:	Yes

The subject site is zoned Residential R25 under the City of Vincent Local Planning Scheme No. 2 (LPS2). The subject site is bound by Brookman Street to the north-west, Forbes Street to the south-west, Wellman Street to the south-east and an existing single house development to the north-east of the subject site.

The adjoining land to the north and north-west of the subject site is zoned Residential R25 under LPS2 and consists generally of single storey single houses. The adjoining land to the east and south of the subject site is zoned District Centre under LPS2 and consists of commercial development. A location plan is included as **Attachment 1**.

The subject site accommodates a single storey single dwelling and is located within the Brookman and Moir Street Development Guideline Area. The subject site and adjoining properties located at Nos. 2 – 28 and

Nos. 1 – 32 Brookman Street, Perth are registered on the City's Municipal Heritage Inventory and Heritage List as Management Category A. The Brookman and Moir Streets area is described as a place of cultural significance as an almost-complete heritage precinct of late 19th century residential buildings in Federation Queen Anne style.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the City's Policy No. 7.4.5 – Temporary Accommodation (Temporary Accommodation Policy), Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy), Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Non-Residential Parking Policy) and Planning and Building Policy Manual – Appendix No. 6 Brookman and Moir Streets Development Guidelines (Brookman and Moir Street Development Guidelines). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Parking & Access	✓	
Management Plan		✓
Heritage Management	✓	

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2 (LPS2) "P" Use	Unlisted Use (Short Term Dwelling)
Management Plan	
Deemed-to-Comply Standard	Proposal
Policy No. 7.4.5 – Temporary Accommodation A Management Plan detailing how the Short Term Dwelling would be managed.	A Management Plan is provided as Attachment 3 .

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 21 days from 25 June 2019 to 16 July 2019. The method of consultation included a sign being placed on site, a notice being placed in the local newspaper, and 90 letters being mailed to all the owners and occupiers of the properties adjoining the subject site and within the Brookman and Moir Street Development Guideline Area in accordance with the City's Delegations Register, as shown in **Attachment 1**.

During the community consultation, the City received a total of 15 submissions; 14 objecting to the proposal and one submission in support of the proposal. The submissions received in objection raised the following concerns:

- The use of the property being inconsistent with the amenity and heritage values of the Brookman and Moir Street Development Guideline area;
- The land use is not compatible with the adjoining residential development;

- Car parking, specifically relating to an increased reliance of on-street car parking;
- Increased noise as a result of the proposal; and
- The management of the proposed use.

The applicant sought to respond to neighbour submissions through an amended management plan provided in **Attachment 3**, and also provided a written response to the summary of submissions as included in **Attachment 5**. A summary of submissions and Administration's response is provided in **Attachment 6**.

Department of Planning, Lands and Heritage (DPLH)

The application was referred to the DPLH for its advice as the subject site is a State Heritage Registered Place. Comments received from the Heritage Council advised that the proposed change of use would not have a negative impact on the cultural significance of the place and is supported by the Heritage Council.

Design Review Panel (DRP):

Referred to DRP: No

The application did not require referral to the DRP given there is no external works proposed as part of this proposal.

LEGAL/POLICY:

- *Local Government Act 1995*;
- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 Residential Design Codes of Western Australia – Volume 1;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.4.5 – Temporary Accommodation;
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties;
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements;
- Planning and Building Policy Manual - Appendix No. 6 Brookman and Moir Streets Development Guidelines;
- Local Government Property Local Law; and
- Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013.

Planning and Development Act 2005

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

Local Planning Scheme No. 2

The proposal is an Unlisted Use because it is not specifically identified in the land use table in LPS2 and could not reasonably be determined as falling within the interpretation of one of the listed uses in LPS2. In accordance with Clause 18(4) where a use class is not specifically referred to in the zoning table, the City is to:

- determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*
- determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*
- determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.*

In considering the appropriateness of the proposed land use, Council shall have regard to the objectives of the Residential zone under LPS2 which are as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

Delegation to Determine Applications:

The matter is being referred to Council in accordance with the City's Delegations Register as the development application proposes a land use that is not listed in Table 1 of Policy No. 7.7.1 - Non-Residential Development Parking Requirements and received more than five objections during the community consultation period.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Land Use

The proposed use is considered to meet the objectives of the Residential zone for the following reasons:

- The proposed short term dwelling is for the purpose of human habitation and represents development which operates in a similar manner to a residential dwelling. The proposed short term dwelling would be limited to four guests at any one time. This number of guests would be consistent with the number of people that could be accommodated within a three-bedroom residential dwelling. As such, the proposal would not increase the intensity of the use of the subject site.
- As detailed within the City's Temporary Accommodation Policy, the City of Vincent is situated in close proximity to the Perth Central Business District, public transport networks, tourist attractions and education facilities, and as such, is well located for the provision of temporary accommodation. The use of dwellings for short stay accommodation within inner city suburbs, such as Perth, would offer a

different type of residential accommodation that is becoming common practice and could be reasonably expected.

- The objectives of the Residential zone require development to be compatible with established areas. The character of the immediate locality includes both commercial and residential activities, and the amenity of the subject and surrounding sites are reflective of this. Residential development is located to the north and west of the subject site. Development to the south and west of the subject site includes commercial development on land zoned District Centre under the City's LPS 2. The amenity of surrounding residential properties in close proximity to the subject site would be reflective of being in close proximity to the adjacent District Centre zone which includes a car yard, restaurants and shops, and associated traffic, parking, noise and odours generated from such non-residential land uses. As such, the proposed short term dwelling use is considered to be compatible with the existing character of the locality.
- In terms of amenity impacts to adjoining residential properties as a result of the short term accommodation, it is noted that the outdoor living area of the subject site is located to the south of the dwelling, facing the adjoining commercial land uses opposed to the adjoining residential land uses. The outdoor area of the immediate northern neighbour No. 4 Brookman Street, is located to the north of their respective site. A car parking area separates their outdoor area from the subject site. Sufficient distance is provided between the subject sites outdoor area and the adjoining northern properties outdoor area and living spaces to alleviate any adverse amenity impacts. The outdoor area of the adjoining western property at No. 1 Brookman Street, North Perth (across Brookman Street) is located to their rear of the respective site. Sufficient distance is provided between the subject sites outdoor area and the adjoining western properties outdoor area and living spaces to alleviate any adverse amenity impacts. As such, the increased activity to the development site, particularly to the outdoor areas, would not adversely impact the amenity of the immediately adjacent residential properties.
- Through the consultation period concerns were raised relating to impacts on the amenity of the locality. The applicant's management plan for the proposed Short Term Dwelling outlines how incidents and complaints, such as noise and antisocial behaviour would be managed. The management plan states that guests are not permitted to host parties or other social events and that noise levels shall be reduced between the hours of 9:00pm and 8:00am. It is acknowledged that the issue of noise is largely dependent on individual behaviour that may lead to potential impacts on the surrounding residents. The Management Plan and Code of Conduct proposes to implement terms of stay that would deter adverse offsite impacts, such as noise, to surrounding properties. At the time of booking, prospective guests would be vetted for suitability by the owner or property manager. The management plan also implements a minimum night stay of three nights. The contact details of the host would be provided to adjoining residents, providing opportunity for incidents to be dealt with promptly and appropriately. The Management Plan identifies that any incidents would be dealt with by the Property Manager within one hour of a complaint. The property manager also has the right to terminate the booking at their discretion. In the event the proposed Short Term Dwelling is not operating in accordance with the management plan and is found to be causing a nuisance, it would be open to the City to undertake formal compliance action.
- In terms of property maintenance, the owner would reside at the dwelling for approximately six to months of the year and would maintain the property during this time. The property manager would also be responsible for maintaining the property when the short term accommodation is in use.
- The location of the subject site is appropriate for the proposed short term accommodation. Appropriate management of the short term accommodation would allow the use to operate without adverse impacts on the amenity of the surrounding residential area and would be compatible with its setting.

Temporary Accommodation Management Plan

The applicant has provided a Management Plan and a Code of Conduct for the proposed use, as included in **Attachment 3**. The Management Plan addresses procedures for compliant management, parking management, noise control and security for guests and residents. The Management Plan and Code of Conduct are considered to satisfy the requirements set out in the Temporary Accommodation Policy.

The short term accommodation is limited to four guests at any one time. The proposed number of guests is consistent with the number of people that would typically be accommodated within a three-bedroom residential dwelling and the proposal is not considered to increase the intensity of the use of the subject site.

The minimum night stay for each booking of the short stay accommodation is three nights. At the time of booking prospective guests would be vetted for suitability by answers on an application form, in telephone conversation or on the internet by the owner or property manager. The property manager would personally meet and run through the Code of Conduct requirements with all guests upon arrival. These conditions of

booking would reduce the potential for parties, social events and associated disturbance to adjoining properties from occurring.

The landowner proposes to supply the contact details of the property manager to the immediate adjoining properties. This would ensure the adjoining properties can have direct contact with the property manager in the event there are any concerns with guests of the property. In addition, the Code of Conduct provided as **Attachment 3**, identifies the following requirements:

- No parties or events are to be held at the property;
- Noise levels shall be reduced from 9:00pm to 8:00am; and
- The property manager has the right to terminate the booking at the property manager's discretion.

A condition of approval is recommended requiring the Code of Contact to be provided to guests and to be displayed within the premises, and for the Management Plan to be complied with at all times. If the conditions of approval are not adhered to, it would be open to the City to undertake formal compliance action.

Time Limited Approval

The short term dwelling use could be operated without generating nuisance detrimental to the amenity of the surrounding residential area through the implementation of the management plan and code of conduct proposed by the applicant. The use is supported on this basis. The proposal is reliant on the application of the management arrangements to address matters such as noise and parking availability. The applicant initially proposed to operate the short term accommodation for six months of a year, however amended this to three months following community consultation. Administration is satisfied that the management plan would appropriately address operational requirements and six months is acceptable.

Administration recommends that the term of the approval should be limited to a period of 24 months. Within the 24 month period the short term accommodation use would be able to operate for a total of 12 months, being a maximum of six months per year. This would allow the applicant to demonstrate that the use can be managed successfully and provides an opportunity to monitor its operation so that the management procedure can be reviewed. It would then be available to the applicant to re-apply for development approval to continue to operate after the expiration of the 24 month period. Any such application would be advertised to the surrounding owners and occupants before being determined.

Parking

A number of submissions were received objecting to the proposal and raising concerns regarding car parking and impact on the availability of on-street parking bays. There are two car parking bays on site within the existing double garage as accessed from Wellman Street. The property has been issued three residential permits for use in Parking Permit Zone 7.

Parking permits are issued under City's *Local Government Property Local Law* (Local Law) prepared under the overarching *Local Government Act 1995*. In accordance with the Local Law, the existing residential parking permits applicable to the site are not required to be changed to commercial permits as a result of the change of use to Short Term Dwelling. This is because the property would not be used solely for commercial purposes. A condition of approval is recommended that requires an amended Guest Information Sheet, contained within the Management Plan, to be submitted prior to the commencement of the use that provides a process of providing and retrieving parking permits from guests, and to ensure that guests are aware of the City's Conditions Governing Residential Permits.

The applicant's Management Plan confirms the two on-site bays would be used for the parking of the owner's vehicles throughout the year and that one residential parking permit would be made available for the use of guests. The additional two residential parking permits issued to the site could be used by the Property Manager and cleaning services. The application does not propose to increase the intensity of the site and one parking permit is considered acceptable given one bay is required for a Single House in this location, in accordance with State Planning Policy 7.3 Residential Design Codes of Western Australia – Volume 1. Guests would be required to comply with the parking requirements set out by the City's Conditions Governing Residential Permits, which would be monitored by the City's Rangers accordingly.

The property manager would utilise one parking permit for visits to the site. The property manager would visit the site for checking-in and checking-out guests, for maintenance and cleaning.

The subject site is also within close proximity to a variety of public transport networks. Specifically, the site is approximately a 10 minute walk from Perth train station, is within 400 metres (approximately a 5 minute walk) from the Perth City Free Transit Zone (which provides free public transport within the City Centre) and is surrounded by bicycle networks which offer alternative means of transport to the property. For these reasons, the property is well serviced by alternative methods of transportation and provides opportunity for guests to be less reliant on motor vehicles.

In support of the above, the proposed parking arrangement is sufficient to accommodate parking requirements of the short term dwelling occupants.

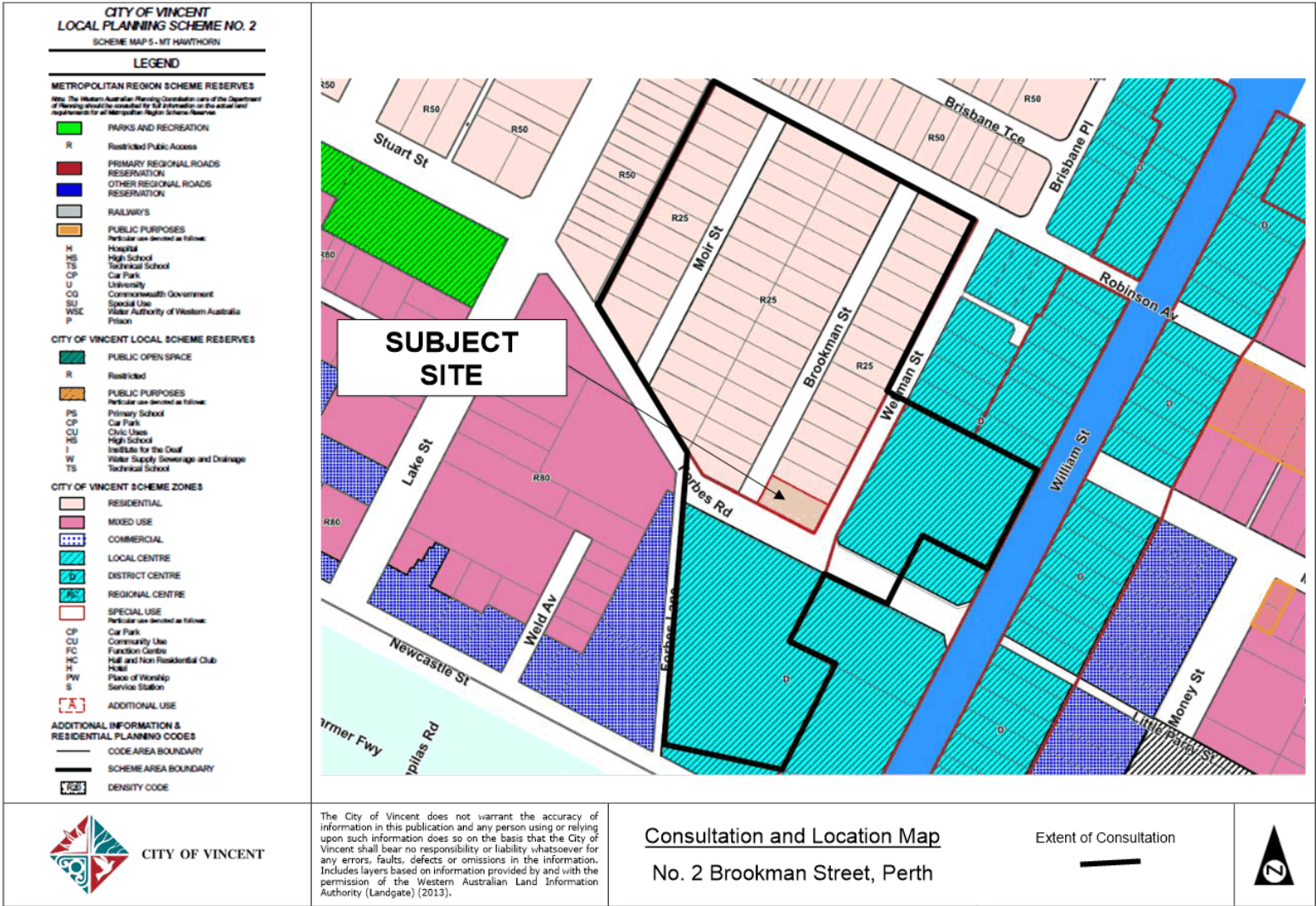
Heritage Management

The subject site is identified as Heritage Management Category A and forms part of the Brookman and Moir Streets heritage precinct. The associated Brookman and Moir Street Development Guidelines and the Heritage Management Policy provide strict requirements relating to physical works, but do not provide any requirements in relation to change of uses. This development application does not propose any external works to the heritage listed property. The development would have no visual impact on the heritage significance of the subject site or the streetscape, and the heritage fabric of the building would not be changed. Given this application involves a change of use only, the Brookman and Moir Street Development Guidelines and Heritage Management Policy are not applicable.

The *Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013* (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site. In accordance with Article 1.11 of the Burra Charter, a 'compatible use' means a use which respects the cultural significance of a place, being such a use that involves minimal or no impact on the cultural significance of the place. The proposed use is for the purpose of human habitation and represents development that operates in a similar manner to a residential dwelling. The proposal would be a compatible use with the existing residential dwelling and would not adversely impact the cultural significance of the place.

In accordance with Article 15.2 of the Burra Charter, the change of use to short term dwelling could also be reversed back to a single house in the future if circumstances permit without any adverse impact to the cultural significance of the place.

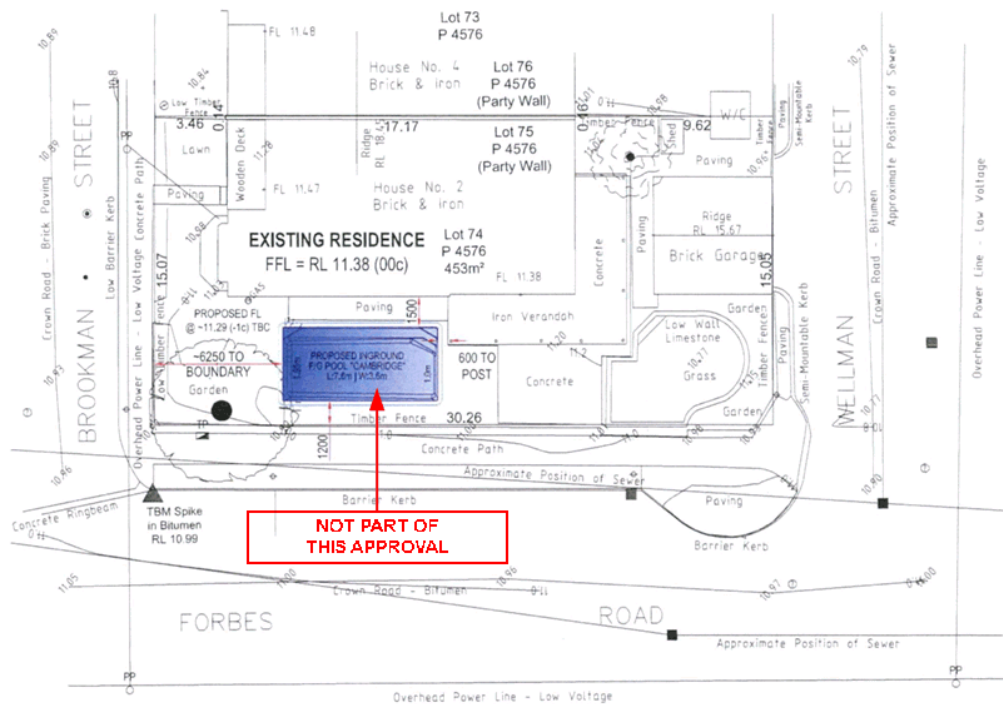
In relation to the subject sites State Heritage listing, comments received from the Heritage Council advised that the proposed change of use would not have a negative impact on the cultural significance of the place and is supported by the Heritage Council.





SITE PLAN

28 ORION RD, JANDAKOT WA 6164 | T: 9258 5000 | F: 9258 5500
 E: sales@sapphirepools.com.au | W: www.sapphirepools.com.au
 A DIVISION OF AQUATIC LEISURE TECHNOLOGIES PTY LTD ABN: 23 006 905 888



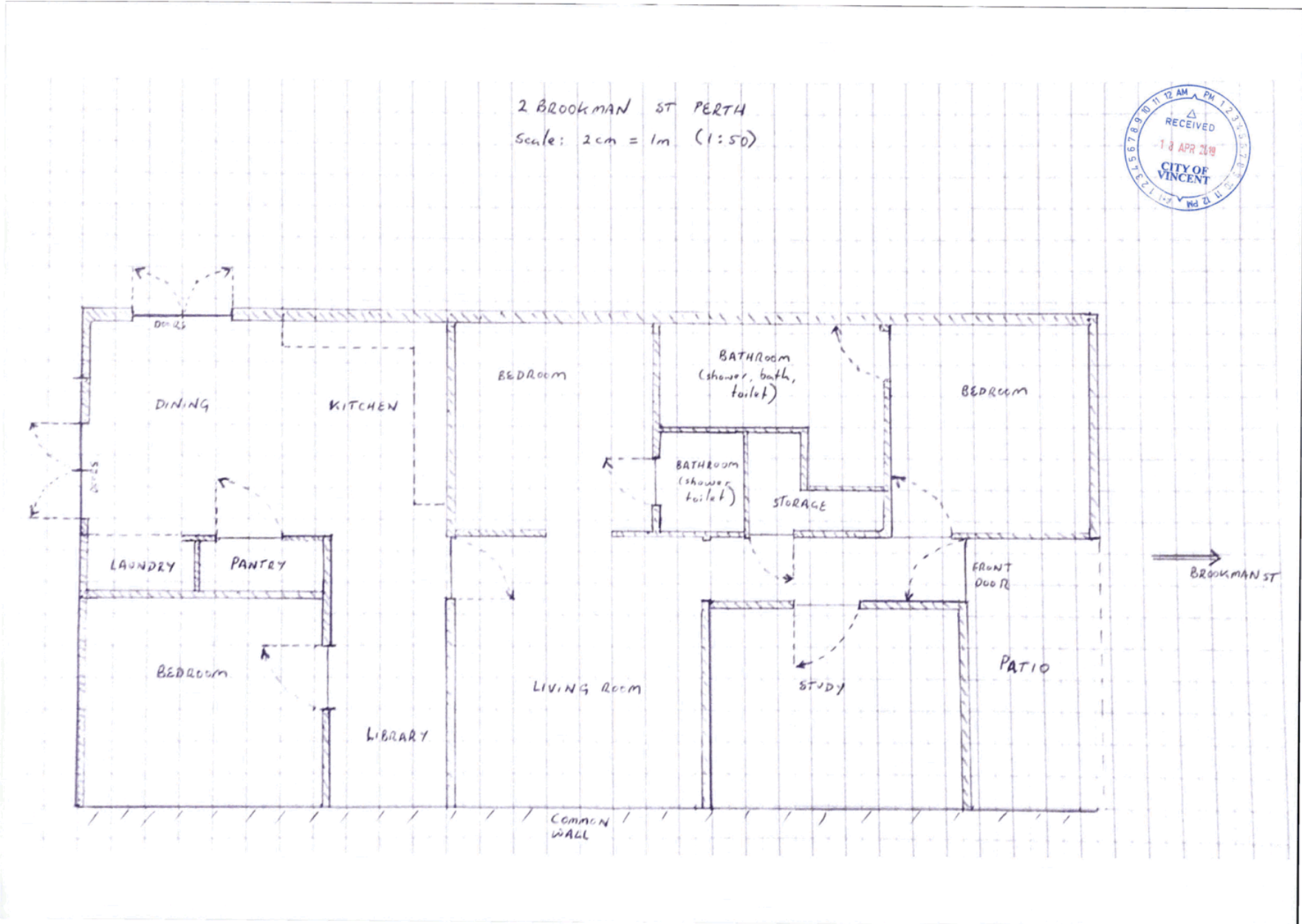
CLIENT'S SIGNATURE

[Signature]

AMENDED SITE PLAN

DATE: 23-04-2018
 DETAILS UPDATED

NAME: Robert Piper	DRAWN BY: BC / IP	LOT NO: 74	DATE: 05-04-2018
ADDRESS: 2 Brookman ST, NORTHBRIDGE WA 6003	POOL TYPE: FIBREGLOSS	DATUM: \oplus	SCALE: 1:200
	INSTALL DATE:	SOIL TYPE: SAND (TBC)	REF: S49655





Management Plan

Short term accommodation - 2 Brookman St Perth

Proposal.

2 Brookman St Perth (Northbridge) is a semi-detached green title property with only one adjacent residential neighbour. Properties to the rear and southern side are commercial. Mr Robert Piper is the sole owner and occupier of the property. This proposal is to let the property for occasional short term rental via Airbnb. It is envisaged that such rentals would comprise less than three months of the year in total, and the owner will remain the sole occupant for the remainder of the year. Bookings will be subject to a minimum three-night stay.

Oversight.

The owner is committed to the highest standard of management of short-term guest stays. In addition to the other provisions of this management plan, guests will be vetted via their Airbnb account to ensure that they have a history of positive feedback from previous short-term stays. Furthermore, a property manager will be appointed by the owner to manage short-term rentals during the owner's absence. This individual has extensive relevant experience in real estate and event management, and will provide a dedicated high standard of oversight. The property manager will personally meet guests personally on arrival at the property, will run through the Code of Conduct with them, alert them to potential sensitivities regarding noise (particularly for the neighbour with an adjoining wall), and reinforce the expectation that they will be respectful of the neighbourhood.

Car Parking

Provision will be made for the guest to use one (1) of the available resident permits to park on Brookman St. Parking requirements are set out in the Guest Information (attached). The permit will be provided by the property manager on arrival, and must be returned along with keys at the end of the stay.

Control of noise and other disturbances

Expectations are set out in the guest Code of Conduct (attached), which specifically addresses noise and antisocial behaviour. A maximum of 4 individuals will be allowed to reside at the property at any given time during short-term rental. Parties and similar social events are prohibited.

Complaints management procedures

Contact details for the property manager will be made available to the City of Vincent. Any complaints received will be attended to by the property manager immediately they are advised. The contact details of the host and property manager will be provided to the immediately adjoining



residents, providing opportunity for incidents to be dealt with appropriately and quickly. The property manager lives locally and will typically be able to attend to any issues within an hour.

A code of conduct has been prepared (attached). This will be provided to short-term residents at the time of booking, displayed prominently on the premises.

Breaches of the code of conduct will be dealt with immediately by the property manager, and may result in guests being required to immediately vacate the premises.

Security of guests, residents and visitors.

Physical security at the property includes:

- Secure 1.8m boundary fencing
- Locked gates to the side and rear of the property
- Locks on external doors
- Sensor-activated lighting at all entry points
- Emergency services contacts are provided in "Guest Information" (attached)
- Fire extinguisher and first aid kit are provided

Control of anti-social behaviour

A code of conduct has been prepared (attached). This will be provided to short-term residents at the time of booking, displayed prominently on the premises.



Code of Conduct

Short term accommodation - 2 Brookman St Perth

1. The maximum number of overnight guests is limited to 4 people.
2. The property is not to be used by guests to host parties or other social events.
3. Guests are expected to be considerate of neighbours. This includes:
 - a. Respecting neighbours' privacy
 - b. Refraining from antisocial behaviour
 - c. Keeping noise within acceptable level. Amplified music shall be reduced from 9pm – 8am
4. Guests are required to adhere to local parking restrictions. A visitor permit for a single vehicle will be provided for parking in Brookman St. Parking must be on road, not on verges or footpath. The permit will be provide by the property manager on arrival, and must be returned along with keys at the end of the stay.
5. The owner reserves the right to terminate the booking at the owner's discretion



Guest Information

Short term accommodation - 2 Brookman St Perth

Host Contact

Please contact your host if you have any queries during your stay:

[Details will be provided to guests City of Vincent but have been removed for the application period, during which this is a public document]

Emergency Contacts

Phone **000** for fire, ambulance, or police.

The closest hospital is Royal Perth 197 Wellington St, Perth WA 6000 Phone: (08) 9224 2244

Safety.

Fire extinguisher and first aid kit are located in the kitchen pantry.

Parking

A visitor parking permit is provided for a single vehicle for the duration of your stay. Parking is restricted to Brookman St only. Cars must be parked on the road and not on the verge or footpath.

Climate control

Heating and cooling are provided by a ducted split-system. The primary controller is located on the kitchen wall next to the refrigerator. Operating instructions are included in the "Operating Instructions" folder.

Proposal for Short Term AirBnB Accommodation**2 Brookman St*****Justification.***

This proposal is for short term AirBnB accommodation during short periods when the owner and sole occupant of this residential property is travelling for personal reasons or business. This will be for a maximum cumulative period of 3 months in any year (and probably considerably less).

While the small amount of income from this would be useful towards the demanding and continuous maintenance costs of the property, the primary reason for this application is security. Northbridge is a fascinating and vibrant area to live in, but does come with attendant security considerations. Due to the location of this property adjacent to both Forbes St and Wellman St, it is exposed to security issues that are not experienced by neighbours elsewhere in this precinct, or not to the same extent. Examples include:

- A perennial battle with graffiti on my fences on Forbes and Wellman Streets, rear garage door, rubbish bins, and any other exposed external surface;
- Night-time intrusions on several occasions over the last two years into both my front and back yards to commit acts of vandalism and theft;
- Theft of items from my rear enclosed garage;
- Rubbish and other items frequently thrown over my fence on Forbes St into my front and back yards. Cleaning this up is a routine Sunday morning activity. On one occasion this included a shopping trolley.
- Occasional (but regular) antisocial behaviour on Forbes St which experiences a lot of pedestrian activity, particularly on weekend nights. It seems to be used as a thoroughfare between William and Lake Streets, and also draws people in because of the paid public parking adjacent to the residential precinct. On one occasion I had to call the police at approximately 1 AM on a Saturday night/Sunday morning to break up a lengthy, violent brawl on Forbes St adjacent to my property, involving more than twenty people.

These examples are not exceptions but are the norm. Given this context, I am uncomfortable leaving the property unoccupied when I am away. AirBnB provides the opportunity to have carefully screened and selected guests, required to comply with a strict code of conduct, and managed in my absence by someone who is highly competent and diligent. It is my firm judgement that this is in the best interests of the property, and a far lower risk than leaving it unoccupied. As the owner (with the most to lose) and occupant exposed to and familiar with these ongoing security issues I am, with respect, in the best position to make this judgement call.

I must emphasise that this is my home, and represents a lifetime of hard work. Buying and caring for one of these properties is not a commercial investment, it is an act of love and commitment. I am far more motivated than any of my neighbours or those who have objected to this proposal, to ensure the wellbeing of my home and property.

Overarching comments:

1. This application has received 14 submissions with objections. Due to my location, I only actually have three residential neighbours who could possibly be affected by this proposal: i.e., Numbers 1, 3, and 4 Brookman St. My closest neighbour to the South is City Toyota, and to the East the rear of commercial shops and restaurants on Wellman St. I am unaware of whether any of my three neighbours submitted objections, but it is evident that at least 11 of the 14 submissions are from people who could not be personally affected. Their concerns, as unaffected parties, should not outweigh my rights to the full and free enjoyment of my home and property.
2. Some of the objections relate to "heritage". This is simply not a heritage issue, a point confirmed by the Heritage Council which reviewed and endorsed this proposal. I believe "heritage" is being used by some as a pretext to intervene in a way that would probably not be considered appropriate in other residential settings. It must be stressed that this is my home, not a museum. The requirements on homeowners are clearly set out in the excellent Brookman and Moir Streets Development Guidelines, which were developed in consultation with the community. These guidelines are specific and detailed, and provide homebuyers in this precinct confidence in the full knowledge of the obligations that they are committing to. The Guidelines do not provide for further limitations on the usage of these properties to be imposed at the whim of the Council or neighbours. This would create intolerable uncertainty for existing and would-be homeowners in this precinct and would be highly detrimental in the long term. Without people like me who are prepared to invest their life savings in the purchase and ongoing maintenance of these properties, they will fall into decline. I urge the Council to avoid such uncertainty, respect the Guidelines, and assess this proposal on its merits as it would in any residential district in the City of Vincent.

Comments Received in Objection:	Applicant Comment:
<p><u>Land Use</u></p> <ul style="list-style-type: none"> • Short term accommodation is not compatible or complementary with the adjoining residential development. Concerns the street will turn into a commercial precinct; • The use is contrary to objectives of the Residential Zone under the City's Local Planning Scheme No.2; 	<ul style="list-style-type: none"> • The proposal is for one residence, not for the whole precinct. Furthermore this is not a commercial exercise (please refer to the submitted justification). Short-term accommodation is allowed for in <u>residential</u> properties in the City's planning regulations. • There is nothing in the objectives of the Residential Zone under the City's Local Planning Scheme No.2 that precludes short-term accommodation in residential properties. Nor am I aware of any policy of the council that bans short-term accommodation in residential areas.

<ul style="list-style-type: none"> • The use will have a detrimental impact on the existing residential amenity of the immediate low-density residential heritage area; • The change of use would disrupt the social fabric of the street and change its character irrevocably; • Approval of this change of use application will set a negative precedence for this area, that will have detrimental and disruptive consequences; • There is already ample short term accommodation in this area to cater for different types of domestic and international tourists/travellers; • Sense of community is strong in this area. The use will make the community less safe, less connected and very disruptive. The use will not further strengthen the community; and • Council should follow precedence that it is already set in not supporting short stay accommodation in this area. 	<ul style="list-style-type: none"> • This is a statement that could apply to most residential areas of the city. The City has not as a matter of policy banned short-term accommodation in residential areas to my knowledge. Also, this is not a heritage issue (please refer to overarching comments above) • This is just an opinion, not a fact. And I disagree. • Any submission should be assessed on its individual merits. If the City wished to set limits on the number or density of short-term accommodation instances in any residential precinct, this would be a matter of policy that should be addressed outside of any individual application, and should only be imposed after City-wide community consultation. • The objector has presented no data to support this claim, nor is it relevant to this proposal. If they are correct then they need not be concerned about this proposal as travellers will avail themselves of other accommodation and I will have no guests. • Having lived here for over two years I am yet to see any evidence of this strong sense of community in my immediate vicinity. I have however encountered a very small clique of highly opinionated residents who frequently offer unsolicited advice and opinions on various matters to me and to other residents in the street, both verbally and via occasional anonymous letters. Far from engendering a strong sense of community, I have found this behaviour to be intrusive, disrespectful and quite toxic. Fortunately it is a very small minority who are not representative of local residents in general. This proposal will in fact help assure the safety of the property and precinct (please refer to the submitted justification). • The application for AirBnB that was rejected in Moir St is not in any way analogous to this application. As I understand it, the Moir St application was from an absentee landlord (resident in Spain), for full time AirBnB, in a house surrounded on all sides by neighbours. I
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	<p>am an owner-occupier seeking approval for short term accommodation for a minor proportion of the year, in a location with only three residential neighbours. I ask that this application be assessed individually and on its merits.</p>
<p><u>Management Plan</u></p> <ul style="list-style-type: none"> • The Code of Conduct specifies that any complaint will be dealt within '24 hours'. This gives no respite or protection to adjacent residents. 24 hours is too long of a time to wait for a complaint to be resolved. The time should be changed to 20 minutes maximum; • The management plan is poorly defined with no enforcement mechanisms relating to noise, complaints or arbitration; • It is considered that the owner should reside on site to ensure good code of conduct; • It is unclear if owner occupancy is proposed or if the owner will never be on site while the short term accommodation is operating. This needs to be better defined; and • It is unclear how the Code of Conduct will actually be enforced. 	<ul style="list-style-type: none"> • The period of 24 hours was intended as a maximum timeframe for complete resolution of any concerns. I acknowledge the objection, and have amended to Management Plan to state "Any complaints received will be attended to by the property manager immediately they are advised". • The enforcement mechanisms have been clearly defined in the Management Plan. The designated property manager will attend to any complaints immediately, and will require guests to immediately vacate the property in egregious instances. It is important to note that with short term accommodation the property owner and property manager have far greater rights and remedies than are available under long term tenancy agreements, including rights of immediate entry and eviction. • This is not possible, nor is it required under the City's regulations for short-term accommodation on residential properties. The property will only be made available to guests in instances when the owner is travelling for work or personal reasons (refer to the submitted justification). • The owner will not be resident while short term accommodation is operating. • The Management Plan specifies that the Code of Conduct will be enforced by a designated property manager appointed by the owner.
<p><u>Parking and Access</u></p> <ul style="list-style-type: none"> • Parking for guests needs to be provided on site; 	<ul style="list-style-type: none"> • This is not required by any of the City's policies or regulations.

<ul style="list-style-type: none"> • Residential parking permits should not be provided for this commercial use; • Parking in the area is already congested. The proposed use will only add to the existing problem; and • The change of use will increase traffic to the area 	<ul style="list-style-type: none"> • The City has confirmed that this is not a commercial activity and that residential parking permits will remain available for this purpose. I have however restricted guests to the use of only 1 of the 3 parking permits available to me, as a gesture of goodwill. • Parking in this area is congested, but it is factually incorrect to claim that the situation will be made worse by this proposal. This is a four bedroom two bathroom house, and I have limited allowed guests to a maximum of 4, well below the property's capacity. It is relevant to note that for the first two years that I owned this property I rented it under a long-term lease arrangement to four young people, who owned several vehicles and made use of the residential parking permits. If this was not a cause for concern to my neighbours, it is difficult to see why the current proposal would be. • No evidence has been given to support the claim, and it is my view that it is factually incorrect. Please see previous comment.
<p><u>Noise</u></p> <ul style="list-style-type: none"> • There is not sufficient noise barrier between the subject site and adjoining properties, particularly as the site shares a party wall; • The applicants Code of Conduct does not sufficiently address noise. Keeping noise within 'acceptable levels' is too ambiguous; • Council should have a service for neighbours to lodge complaints; • The old dwellings do not shield sound well. Party walls do not restrict noise, and therefore the impact on the adjoining property will be extreme. Short term tenants will not have this knowledge and therefore will not take this into account during their stay; and 	<ul style="list-style-type: none"> • I disagree with this assessment. I have one neighbour with a shared party wall, and my neighbours do have house guests and parties on occasion. Although some noise is heard on occasion, I find the solid double brick wall to be very effective in attenuating this to acceptable levels and have found no cause for complaint. • It is not practical or reasonable to impose a decibel limit or install noise monitoring equipment. The objector does not suggest any alternative remedy. • This is a matter for the Council to attend to and is beyond my power to address. • I disagree with this assessment of the effectiveness of the party wall in sound mitigation (see point above). However I acknowledge this concern and add the following commitment to the Management Plan: "The property manager will personally meet guests on arrival, will run through the Code of Conduct with them, alert them to potential sensitivities regarding noise (particularly for the neighbour with an adjoining wall), and reinforce the expectation that they will

<ul style="list-style-type: none"> Concerns the property will attract anti-social behaviour and significant noise at all times of the day and night. 	<p>be respectful of the neighbourhood”.</p> <ul style="list-style-type: none"> There is no legitimate basis for this concern and it is an unreasonable assumption. The Management Plan limits guests to 4 individuals who will be carefully vetted and selected, and requires their compliance to a Code of Conduct that prohibits parties and requires noise to be kept to acceptable levels.
<p><u>Heritage</u></p> <ul style="list-style-type: none"> Turning the house into a short term accommodation will have a detrimental effect on the heritage significance of the house; The use will significantly degrade the condition of the house as short term tenants will not appropriate care for it; The proposal does not support the preservation of the Brookman Street and Moir Street heritage (built heritage and social heritage); The locality is an extremely unique heritage area that is a lively community. Short term tenants do not engage with the local community; and 	<p>Please refer to my “overarching comments” above which are relevant to all of the below objections. This is simply not a heritage issue.</p> <ul style="list-style-type: none"> There is no evidence for this statement. On the contrary, it is my judgement that this proposal is in the best interests of the property and precinct (refer to submitted justification). As the owner and resident of this property I have far greater concern for its wellbeing than the objector. In addition to the reasons stated in my “justification” (please reference), having AirBnB guests when I am absent from my home will afford the opportunity to have a paid cleaner and gardener to maintain the property in my absence. I can find no reference in the Brookman Street and Moir Streets Development Guidelines to “social” heritage. These are design guidelines and do not attempt any form of social engineering. Insofar as this small amount of additional income will help defray the significant cost of ongoing maintenance and improvement of this property, it in fact does support the preservation of the Brookman Street and Moir Street heritage. This is not a heritage issue, but I accept that community aspects are important. There is no reason to assume that short term residents will not engage positively with the community. After all, the vibrancy of this community and its surrounds would surely be a major motivation for guests choosing to stay at this location.

<ul style="list-style-type: none">• The Brookman and Moir Street Design Guidelines themselves explain that the precincts value to the local community is derived through the continued use of the buildings as residential accommodation	<ul style="list-style-type: none">• Short term accommodation is allowed as a permissible use of <u>residential</u> properties under the City's regulations. This proposal is not inconsistent with the Brookman and Moir Street Design Guidelines.
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Summary of Submissions:

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

Comments Received in Objection:	Applicant Comment:
<p><u>Land Use</u></p> <ul style="list-style-type: none"> • Short term accommodation is not compatible or complementary with the adjoining residential development. Concerns the street will turn into a commercial precinct; • The use will have a detrimental impact on the existing residential amenity of the immediate low-density residential heritage area; • The change of use would disrupt the social fabric of the street and change its character irrevocably; • Approval of this change of use application will set a negative precedence for this area, that will have detrimental and disruptive consequences; • There is already ample short term accommodation in this area to cater for different types of domestic and international tourists/travellers; • Sense of community is strong in this area. The use will make the community less safe, less connected and very disruptive. The use will not further strengthen the community; and • The use is contrary to objectives of the Residential Zone under the City's Local Planning Scheme No.2; 	<p>The proposal, being for short term accommodation, is for the purpose of human habitation and represents development that operates in a similar manner to a residential dwelling. The development is compatible with the surrounding residential development within the local area.</p> <p>The character of the immediate locality includes both commercial and residential activities. The amenity of surrounding residential properties in close proximity to the subject site would be reflective of being in close proximity to the adjacent District Centre zone which includes a car yard, restaurants and shops, and associated traffic, parking, noise and odours generated from such non-residential land uses. As such, the proposed short term dwelling use is considered to be compatible with the existing character of the locality.</p> <p>The subject site is situated in close proximity to the Perth Central Business District, public transport networks, tourist attractions and education facilities, and as such, is well located for the provision of temporary accommodation. The use of dwellings for short stay accommodation within inner city suburbs, such as Perth, is becoming common practice and can be reasonably expected.</p> <p>As part of the application a Management Plan and Code of Conduct has been provided for the City's consideration. These documents outline how the short term dwelling will be managed. It is considered the requirements of the management plans will minimise adverse impacts on the amenity of adjoining properties, specifically in relation to noise, guest behaviour, security and parking management. The requirements of the management plans are to be strictly adhered to.</p> <p>In addition to the above, owner is required to provide contact details of the owner and property manager to adjoining neighbours to ensure they can be contacted if necessary.</p> <p>For the reasons provided with the report, the application satisfies the objectives of the Residential Zone under the City's LPS2 and the Temporary Accommodation Policy.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p><u>Management Plan</u></p> <ul style="list-style-type: none"> The Code of Conduct specifies that any complaint will be dealt within '24 hours'. This gives no respite or protection to adjacent residents. 24 hours is too long of a time to wait for a complaint to be resolved. The time should be changed to 20 minutes maximum; The management plan is poorly defined with no enforcement mechanisms relating to noise, complaints or arbitration; It is considered that the owner should reside on site to ensure good code of conduct; It is unclear if owner occupancy is proposed or if the owner will never be on site while the short term accommodation is operating. This needs to be better defined; and It is unclear how the Code of Conduct will actually be enforced. 	<p>Following the community consultation period, the applicant submitted an amended Management Plan and Code of Conduct. The amended Code of Conduct details that the contact details of the property manager will be provided to the immediate adjoining property. Furthermore, the property manager will attend the property within one hour of any complaint. It is considered this is an acceptable period of time and it is noted that the property manager lives locally.</p> <p>The amended Management Plan details that the property manager has the right to terminate the booking at their discretion if the Code of Conduct is breached.</p> <p>The Management Plan appropriately details that the owner will not reside on site while the short term accommodation is operating.</p> <p>At the time of booking prospective guests would be vetted for suitability by answers on an application form, in telephone conversation or on the internet by the owner or property manager.</p> <p>In the event the proposed Short Term Dwelling is not operating in accordance with the management plan and is found to be causing a nuisance, it would be open to the City to undertake formal compliance action.</p>
<p><u>Parking and Access</u></p> <ul style="list-style-type: none"> Parking for guests needs to be provided on site; Residential parking permits should not be provided for this commercial use; Parking in the area is already congested. The proposed use will only add to the existing problem; and The change of use will increase traffic to the area. 	<p>In accordance with the Management Plan, one parking permit will be available to guests of the dwelling. The requirements for parking permit use will be provided to all guests. As such, this will operate the same as a long-term tenant.</p> <p>The short term accommodation is limited to four guests at any one time. The proposed number of guests is consistent with the number of people that would typically be accommodated within a three-bedroom residential dwelling and the proposal is not considered to increase the intensity of the use of the subject site and additional bays are not considered to be required.</p> <p>In addition to the above, the subject site is within close proximity to the public transport network thereby providing other options of transportation.</p> <p>It is considered the management plan adequately addresses the City's concerns relating to parking of vehicles associated with the site and is therefore recommended for approval.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p><u>Noise</u></p> <ul style="list-style-type: none"> There is not sufficient noise barrier between the subject site and adjoining properties, particularly as the site shares a party wall; The applicants Code of Conduct does not sufficiently address noise. Keeping noise within 'acceptable levels' is too ambiguous; Council should have a service for neighbours to lodge complaints; The old dwellings do not shield sound well. Party walls do not restrict noise, and therefore the impact on the adjoining property will be extreme. Short term tenants will not have this knowledge and therefore will not take this into account during their stay; and Concerns the property will attract anti-social behaviour and significant noise at all times of the day and night. 	<p>As part of the application, a Management Plan and Code of Conduct were submitted for the City's assessment. These documents outline how the short term dwelling will be managed. It is considered the requirements of the management plans will minimise adverse impacts on the amenity of adjoining properties, specifically in relation to noise and guest behaviour. The requirements of the management plans are to be strictly adhered to.</p> <p>The Code of Conduct advises guests that amplified music shall be reduced between 9:00pm and 8:00am and that social events and parties are prohibited.</p> <p>In addition to the above, owner is required to provide contact details of the owner and property manager to adjoining neighbours to ensure they can be contacted if necessary. The property manager has the right to terminate the booking at their discretion if the Code of Conduct is breached.</p> <p>The primary outdoor living area of the site is located to the south of the dwelling and faces Forbes Street rather than an adjoining property. The dwelling itself will provide an appropriate buffer between the outdoor living area and the adjoining properties, subsequently reducing any adverse noise impacts.</p> <p>In the event the proposed Short Term Dwelling is not operating in accordance with the management plan and is found to be causing a nuisance, it would be open to the City to undertake formal compliance action.</p>
<p><u>Heritage</u></p> <ul style="list-style-type: none"> Turning the house into a short term accommodation will have a detrimental effect on the heritage significance of the house; The use will significantly degrade the condition of the house as short term tenants will not appropriate care for it; The proposal does not support the preservation of the Brookman Street and Moir Street heritage (built heritage and social heritage); The locality is an extremely unique heritage area that is a lively community. Short term tenants do not engage with the local community; and The Brookman and Moir Street Design Guidelines themselves explain that the precincts value to the local community is derived through the continued use of the buildings as residential accommodation. 	<p>The subject site falls within the Brookman and Moir Street heritage precinct. This development application does not propose any external works to the heritage listed property. The development will have no visual impact on the heritage significance of the subject site or the streetscape and the heritage fabric of the building will not be changed. Given this application involves a change of use only, the Brookman and Moir Street Guidelines and Heritage Management Policy are not applicable.</p> <p>The short term accommodation use is only proposed to operate for three months of the year, with the owner residing at the site for the remainder of the year. It is considered the upkeep of the property will therefore be maintained. It is the owners responsibility to ensure the upkeep of the property.</p> <p>The short term dwelling will operate similar to the use of a single house (i.e. for human habitation) and will therefore have no adverse impact on the heritage values or appearance of the streetscape.</p> <p>Comments received from the Heritage Council advised that the proposed change of use is supported by the Heritage Council.</p>

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

Determination Advice Notes:

1. This approval relates to a change of use from Single House to Unlisted Use (Short Term Dwelling) and shall operate in accordance with the definition of Short Term Dwelling as defined in the City's Policy No. 7.4.5 as the following:

'Short Term Dwelling means the provision of temporary accommodation, lodging or boarding within a residential dwelling for a maximum of six (6) persons, inclusive of the keeper if they reside at the dwelling, for a continuous period of less than six (6) months within any twelve month period.'
2. A separate application for approval will be required for any proposed change or addition of a different category of Temporary Accommodation under the City's Policy No. 7.4.5 to that approved under this approval.
3. This is a development approval issued under the City of Vincent Town 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.
4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
5. 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.
6. The applicant and owner are advised that the Governing Conditions of Residential Parking Permits shall be provided to all guests at check-in. Further information please contact the City's Rangers and Community Safety team.

9.4 NO. 396-398 (LOT: 1; D/P: 1976) FITZGERALD STREET, NORTH PERTH - PROPOSED CHANGE OF USE FROM OFFICE TO UNLISTED USE (CAT HOTEL)











TRIM Ref: D19/107197

Author: Clair Morrison, Urban Planner

Authoriser: Jay Naidoo, Manager Development & Design

Ward: South

Attachments:

1. Consultation and Location Map [↓](#) 
2. Development Plans [↓](#) 
3. Written Submission dated 19 August 2019 [↓](#) 
4. Parking Management Plan dated 21 June 2019 [↓](#) 
5. Acoustic Report dated 21 June 2019 [↓](#) 
6. Cat Enclosure Details [↓](#) 
7. Floor Waste and Odour Management [↓](#) 
8. Summary of Submissions - Administration's Response [↓](#) 
9. Summary of Submissions - Applicant's Response [↓](#) 
10. 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 Office to Unlisted Use (Cat Hotel) at No. 396 – 398 (Lot: 1; D/P: 1976) Fitzgerald Street, North Perth, in accordance with the plans shown in Attachment 2 and the written submission in Attachment 3, subject to the following conditions, with the associated advice notes in Attachment 10:

1. Use of Premises

- 1.1 The premises shall be used for the purposes of the care and boarding of cats as detailed in the Furbaby Retreat Luxury Cat Hotel Council Submission for Change of Use stamped 19 August 2019;
- 1.2 A maximum of 36 cats shall be on the subject site at any one time; and
- 1.3 The hours of drop-off and pick-up shall be limited to between:
 - 1.3.1 7:30am to 6:00pm Monday to Friday;
 - 1.3.2 8:00am to 5:00pm Saturday; and
 - 1.3.3 10:00am to 5:00pm Sunday;

2. Car Parking, Access and Bicycle Facilities

- 2.1 Five car parking bays shall be provided onsite. The parking bays are not to be used for storage purposes or the like to the satisfaction of the City;
- 2.2 The car parking and access areas shall be sealed, drained, paved and marked in accordance with the approved plans and is to comply with the requirements of AS2890.1 prior to occupation or use of the development and thereafter to the satisfaction of the City; and
- 2.3 A minimum of two bicycle bays shall be provided onsite. The bicycle bays shall be designed in accordance with AS2890.3 and installed prior to occupation or use of the development to the satisfaction of the City;

3. Parking Management Plan

The approved Parking Management Plan dated 21 June 2019 shall be implemented, and the development shall thereafter be carried out in accordance with the approved Parking Management Plan to the satisfaction of the City;

4. Operational Management

Use of the premises shall be carried out in accordance with the Furbaby Retreat Luxury Cat Hotel Council Submission for Change of Use stamped 19 August 2019;

5. Acoustic Report

All recommended measures in the Acoustic Report submitted as part of this development application dated June 2019 shall be undertaken in accordance with the report to the City's satisfaction prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

6. Waste Management

6.1 A Waste Management Plan must be submitted to and approved by the City prior to the occupation or use of the development. The plan must include the following details to the satisfaction and specification of the City:

6.1.1 The location of bin storage areas and bin collection areas;

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

6.1.3 Details on 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

6.1.4 Frequency of bin collections, including the City service and private collection; and

6.2 The Waste Management Plan as described and approved in Condition 6.1 must be implemented at all times to the satisfaction of the City;

7. External Fixtures

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

8. Active Frontage

8.1 Doors and windows and adjacent floor areas fronting Fitzgerald Street shall maintain an active and interactive relationship with this street; and

8.2 Darkened obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.

PURPOSE OF REPORT:

To consider an application for development approval for a Change of Use from Office to Unlisted Use (Cat Hotel) at No. 396-398 Fitzgerald Street, North Perth (the subject site).

PROPOSAL:

The application proposes a Cat Hotel with a maximum capacity of 36 cats at any one time at the subject site. The Cat Hotel is proposed to offer boarding facilities for cats for short and long term periods, with a minimum stay of two nights intended, and would include all activities associated with this such as feeding and playing to occur within the building. The applicant anticipates that the Cat Hotel would generally operate at 70 percent capacity, being approximately 25 cats, and only reach maximum capacity during peak periods. Peak periods are generally during the Easter and Christmas festive periods. There would be a maximum of four employees on the subject site at any one time. There are two rooms within the tenancy that are not proposed to accommodate cats as part of this application. The applicant has indicated that there may be potential to increase the number of cats accommodated within these rooms onsite in the future. This would be subject to a separate application. The proposal does not involve any external modification to the building.

The applicant has proposed the following as part of the operation of the use:

Accommodation Types

The proposed Cat Hotel includes three types of cat accommodation suites being:

- 20 Standard Suites with one cat per suite;
- Five five-Star Suites with up to two cats per suite; and
- Two Penthouse Suites with up to three cats per suite.

The five-star suites and penthouse suites would be larger than the standard suites. The cat accommodation suites would be designed and built in accordance with standards set out in relevant codes of practice. This is set out below and is contained in the Furbaby Retreat Luxury Cat Hotel Council Submission for Change of Use stamped 19 August 2019 in **Attachment 3**.

- Cats must be housed individually, except compatible cats from the same household with written permission from the cats' owner;
- The minimum size for short-term boarding must be at least 1 square metre and a minimum height of 900 millimetres;
- Cats boarded for longer than two weeks must be in accommodation at least:
 - 1.5 square metres and a minimum height of 900 millimetres; or
 - Walk-in module with a minimum floor area of 0.8 square metres, minimum width of 900 millimetres and a minimum height of 1.8 metres, and contain at least two levels including raised sleeping quarters;
- For each additional cat an additional 1.0 square metre is required; and
- Each cat must have an individual sleeping area, food bowl and litter tray;

Operating Hours

The applicant proposes the following drop-off and pick-up times:

- Monday to Friday: 7:30am to 11:00 am and 2:30pm and 6:00pm;
- Saturday: 8:00am to 11:00am and 2:00pm to 5:00pm; and
- Sunday: 11:00am to 2:00pm.

Car Parking and Bicycle Parking

There are five marked car parking bays located onsite for the exclusive use of the proposed Cat Hotel that are accessible from the ROW to the rear, off Alma Road. Two of these bays would be available for staff and three bays available for customers. There are three hour on-street public parking bays available on Alma Road and one hour on-street public parking bays available on Fitzgerald Street excluding 6:30am to 9:00am Monday to Friday.

There are two short-term bicycle bays in the Fitzgerald Street verge in front of nearby tenancies Nos. 392 and 386 Fitzgerald Street within approximately 10 metres and 25 metres respectively from of the subject site. The applicant is also proposing the addition of two bicycle bays onsite located external to the building adjacent to the store facing Alma Street.

Drop-Off and Pick-Up

The Cat Hotel would require bookings to be made through an online portal, at which time visitors are required to confirm the dates their cats would attend the facility and times for drop-off and pick-up. Each booking would be scheduled to ensure only one cat or cats from the same household are dropped off at any one time. The allocated time for check in is 15 minutes per cat or cats from the same household which would allow for a staggered drop-off and pick-up of cats at the facility, and would reduce the number of visitors to the site at any one time.

Floor plans of the proposal are included in **Attachment 2**. The applicant has provided a written submission within the development application that sets out the operation and details of the use and that is included in **Attachment 3**. The applicant has also submitted a Parking Management Plan, Acoustic Report, Waste Management Plan and Odour Management details which are contained in **Attachment 4, Attachment 5, Attachment 6** and **Attachment 7** respectively.

BACKGROUND:

Landowner:	Volga Pty Ltd and Margaret Jane Vandenberg
Applicant:	Scribe Design Group
Date of Application:	21 May 2019
Zoning:	MRS: Urban LPS2: Zone: District Centre R Code: R-AC3
Built Form Area:	Town Centre
Existing Land Use:	Office
Proposed Use Class:	Unlisted Use (Cat Hotel)
Lot Area:	393m ²
Right of Way (ROW):	Yes, the ROW is on the eastern side of the subject site and is 5.0 metres in width. The ROW is owned by the City of Vincent and the subject site has access rights.
Heritage List:	No

The subject site is located at No. 396-398 Fitzgerald Street, North Perth, on the corner of Fitzgerald Street and Alma Road. A location plan is included in **Attachment 1**. The site is bound by Alma Road to the north, a ROW to the east, commercial buildings to the south and Fitzgerald Street to the west. Across the ROW to the rear of the property and along Alma Road to the east are residential dwellings, being a mix of single houses and grouped dwellings.

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

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), and the City's Policy No. 7.1.1 – Built Form and Policy No. 7.7.1 – Non-Residential Development Parking Requirements. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

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

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2	
'P' Use	Unlisted Use (Cat Hotel)
Car and Bicycle Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 Non-Residential Development Parking Requirements	
No minimum car or bicycle parking requirements specified for unlisted use	Five car parking bays Two bicycle parking bays

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 21 days commencing on 5 July 2019 and concluding on 26 July 2019. Community consultation was undertaken by means of a sign onsite, newspaper advertisement, notice of the proposal being published on the City's website, and written notification to landowners and occupiers of adjoining properties as shown in **Attachment 1**, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

The City received three submissions, comprising two objections and one submission expressing concerns with the proposal. The summary of the concerns raised during the community consultation period are outlined below:

- The proposal may result in customers using surrounding private parking;
- The increase in traffic to the site would result in parking pressure on Fitzgerald Street and Alma Road;
- The waste management and implications of odour on adjoining residential properties;
- The amount of noise generated onsite and impact the noise would have on adjoining residential properties; and
- Risk to public health.

A summary of submissions received and Administration's response to these is included in **Attachment 8**. The applicant's response to the summary of submissions is included in **Attachment 9**.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.2 – Signs and Advertising;
- Policy No. 7.5.21 – Sound Attenuation; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

Planning and Development Act 2005

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

Local Planning Scheme No. 2

The proposed land use is not specifically identified in the land use table in LPS2 and could not reasonably be determined as falling within the interpretation of one of the listed uses in LPS2. The proposal is considered as an Unlisted Use in accordance with Clause 18(4) which states:

The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –

- (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*
- (b) determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*
- (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.*

Council is required to consider if the use is consistent with the objectives of the District Centre zone. LPS2 includes the following objectives for the District Centre zone:

- *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.*
- *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.*

Delegation to Determine Applications:

The matter is being referred to Council in accordance with the City's Delegations Register as the development application proposes a land use that is not listed in Table 1 of Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:Land Use

The application proposes a Cat Hotel for the purpose of short-term boarding for a maximum of 36 cats at any one time. Activities onsite include boarding and general day-to-day care of cats including playing, resting and feeding. Other operations onsite associated with the use include cleaning of accommodation suites, exercising of cats and administration work that are detailed further in the applicant's written submission contained in **Attachment 3**.

Administration received objections relating to:

- The location of the proposal in relation to surrounding residential properties due to the implications of noise, waste disposal and public health; and
- How the business would operate, specifically, the absence of facilities for employees to stay overnight.

The proposed Cat Hotel is considered to satisfy the objectives of the District Centre zone and is appropriate for the subject site for the following reasons:

- The proposal provides a new type of service for the locality and would provide additional employment opportunities within the community;
- The site is located along an established transit corridor and commercial area, which is highly accessible by vehicle and other modes of transport;
- The proposal maintains an interactive relationship with the street, with the public administration areas, cat play areas and cat accommodation suites located to the front of the subject site with glazing onto the street;
- The amount of noise emitted from the proposed land use would be minimal and complies with the requirements of the Environmental Protection (Noise) Regulations 1997. This is discussed in further below;
- The proposed waste management strategy includes sustainable methods of waste disposal and utilises sustainable practices, such as using recyclable cat litter product that is natural and chemical free; and
- The proposed land use is of an intensity and nature that is appropriate for the subject site. A condition of approval is recommended that the use operate in accordance with the Furbaby Retreat Luxury Cat Hotel Council Submission for Change of Use dated 19 August 2019 contained in **Attachment 3**.

Car Parking and Bicycle Parking

In accordance with the City's Non-Residential Development Parking Requirements Policy where a use is not listed, parking requirements are to be determined by the City on a site specific Parking Management Plan. The applicant has provided a Parking Management Plan which is included in **Attachment 4**.

Administration received objections in relation to the impact of parking on the surrounding residential area and adjoining businesses parking facilities during the community consultation period.

The proposed parking arrangements for the Cat Hotel is appropriate for the following reasons:

- There would be one cat or family of cats being dropped off at any one time. This would be managed through a specific drop off time being allocated to each guest to minimise crossover between guests. Each guest would be allocated 15 minutes for drop off. This would reduce the amount of traffic and vehicle movements to and from the site, as well as demand for customer car parking at any one time;
- During pick-up and drop-off periods when customers would be attending the site, there would be a maximum of three employees onsite to check in guests and manage enquiries. These employees would have access to two staff parking bays available onsite and alternative modes of transport available to access the site;

- There are three customer parking bays available onsite for pick-up and drop-off;
- Before and after pick-up and drop-off periods when customers would not be in attendance at the site, there would be a maximum of four employees onsite at any one time who would be cleaning, caring for feeding guests. These employees would have access to the two staff parking bays, as well as the three customer parking bays available onsite;
- In addition to staff parking onsite, employees would also have the flexibility to use alternative modes of transport available to access the site. This includes access via bicycle with two bicycle parking spaces proposed onsite and four bicycle parking spaces within 25 metres in the verge of Fitzgerald Street, or the high frequency bus route along Fitzgerald Street located approximately 100 metres north of the site; and
- There are 13 on-street car parking bays located adjacent to the site along both sides of Fitzgerald Street and two on-street car parking bays directly across the property along Alma Road.

Noise

The applicant submitted an acoustic report prepared by a qualified acoustic consultant, Herring Storer Acoustics dated June 2019 in support of the proposed use. The acoustic report is included as **Attachment 3**. The acoustic report assesses noise generated from the proposed use, being from cats and mechanical services, and its impact on the nearest residential property being within 15 metres from the subject site.

Administration received objections during community consultation relating to the impact of noise from the cats boarding onsite.

The proposed use would not result in an adverse impact on the use and amenity of the surrounding area in relation to noise, given:

- The noise levels generated from the premises would comply with the relevant assigned noise levels under the *Environmental Protection (Noise) Regulations 1997*;
- The noise emissions associated with cats within the premises would be inaudible external to the building. The acoustic consultant has advised that this is because a cat 'meowing' is comparable to the noise level of a normal conversation between people and even if more cats were to 'meow' at the same time, the fabric of the building being constructed of concrete and brick would attenuate and contain any noise emissions associated with cats to within the building itself;
- Cats from different households would not be socialising with each other, as this is a major stress-point for cats. This eliminates any risk of cats fighting or aggressively making noises;
- The noise emissions from mechanical services, specifically ventilation fans, would be compliant with required noise levels; and
- The cat accommodation suites and playing areas are located in enclosed rooms at the front of the subject site, and the administration areas and storage spaces where there is less noise emissions are located to the rear of the tenancy.

Operational Management

Concerns were raised during community consultation regarding the health and wellbeing of cats, particularly overnight where there are no staff members to supervise cats.

Appropriate measures as set out in the applicant's operational plan contained **Attachment 3** are proposed to put in place to address the health and wellbeing of cats, and to protect the health of the public for the following reasons:

- A vaccination certificate is required for all cats boarding at the subject site before admission to demonstrate proof of vaccination against feline infectious disease;
- The business is proposed to partner with a minimum of two local veterinary practices, including an emergency vet hospital for care to any cats that may fall ill while their stay at the premises. The applicant has confirmed that preliminary discussions have occurred with North Perth Vet Centre and Perth Vet Emergency. It would be unlikely that cats would fall seriously ill overnight when left unattended. In the event this may occur, treatment would be available from qualified veterinarians at any stage. Should any cat fall ill, they would be removed from the subject site and relocated to their regular veterinary clinic or one of the veterinary partners for treatment, and the accommodation suite would undergo thorough cleaning and disinfecting to eliminate the risk of disease spreading; and
- Hygiene practices would reduce the risk of health issues by cleaning suites with veterinary grade disinfectant between visits, mopping floors daily, removing waste from litter trays daily, washing all

bedding, toys, blankets and food and water bowls, and separating cats into individual suites. Employees would have access to veterinary grade hand sanitiser and soap for regular washing of hands, and would be required to wear personal protective equipment including gloves and aprons for activities that involve the handling of cats, cat litter or food.

Waste Management

The applicant has submitted a waste management plan to outline how waste would be managed and removed from the site. This is included in the applicant's written submission in **Attachment 3**.

There would be three types of waste generated from the use, being cat waste, general waste and recycling. The following methods of waste management is proposed and is appropriate:

- The use of sustainable and recyclable cat litter products;
- Vacuum sealing of cat waste to eliminate bacterial growth and odours, and stored in a receptacle in the bin store until private waste collection. Private waste collection would occur twice a week for cat waste;
- The business is intended to operate in a sustainable manner. The general operation of the business is intended to be a paperless work environment, with bookings being made via an online portal. Unavoidable waste such as that from packaging would be recycled where possible. The recycling waste receptacle and general waste receptacle would be collected by the City's Waste Services;
- Utilising the City's Waste Services for general waste; and
- All waste is proposed to be located within a lockable bin store area.

Odour

The applicant has provided details relating to the management of odour, which is included in **Attachment 7**. Each cat enclosure is individually connected to an exhaust duct above the ceiling to dissipate the air across the roof of the building. This system is expected to dissipate air across the roof at least 6 metres from any air intake, meaning there would be no odour or cross contamination issues as a result of the use.

The proposed odour management is acceptable for the following reasons:

- The vacuum sealing of cat waste for private collection eliminates bacterial growth and odour to surrounding areas and residential properties;
- The enclosed lockable bin storage would mitigate the impact of odour on surrounding residential and commercial land uses; and
- The method of cleaning out cat accommodation suites reduces the risk of disease, spread of pest and odour.

Operating Hours

The applicant has proposed the following operating hours for drop-off and pick-up of cats as part of the application:

- Monday to Friday: 7:30am to 11:00am and 2:30pm and 6:00pm;
- Saturday: 8:00am to 11:00am and 2:00pm to 5:00pm; and
- Sunday: 11:00am to 2:00pm.

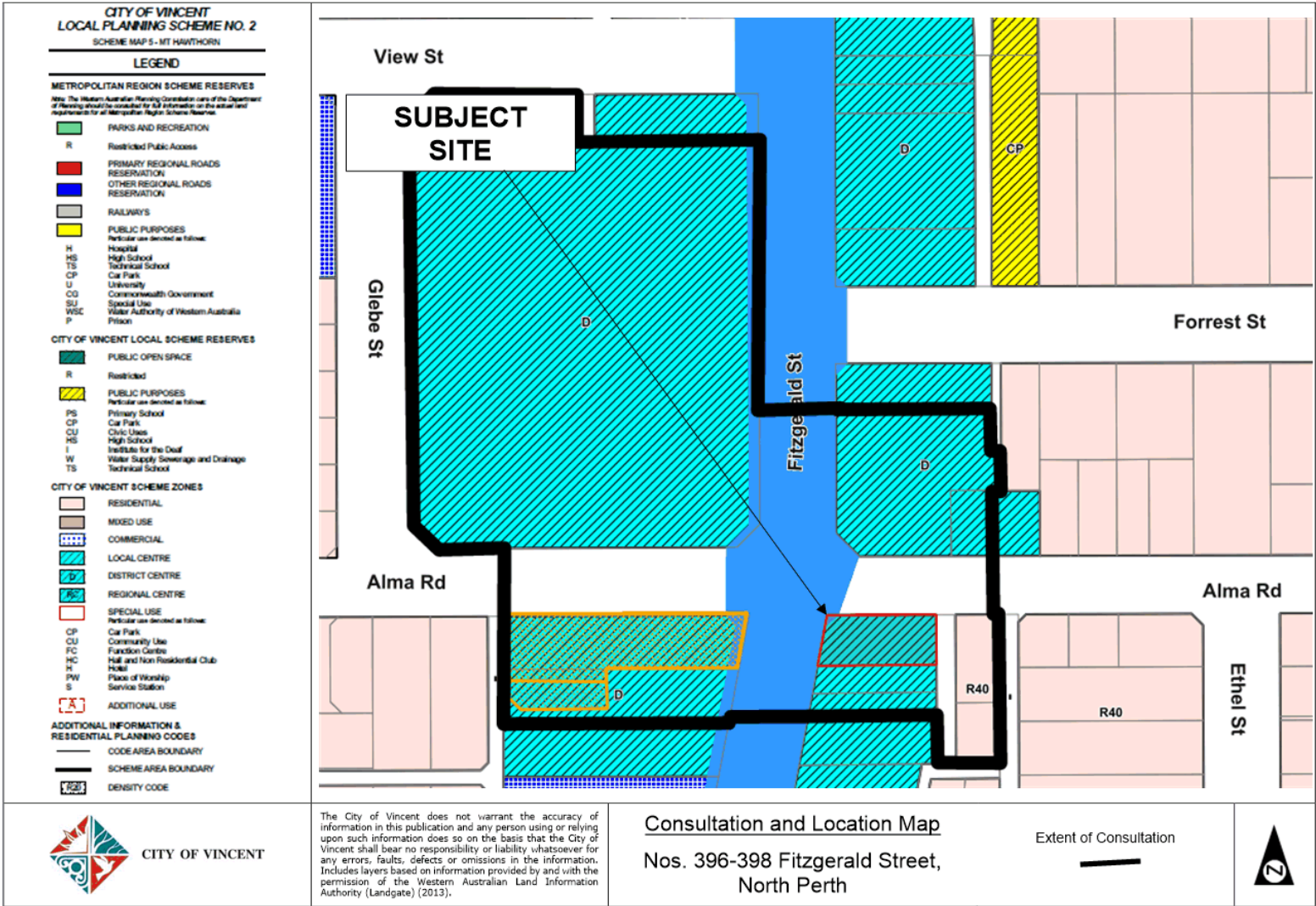
Administration supports the following operating hours as discussed with and confirmed by the applicant as being preferable:

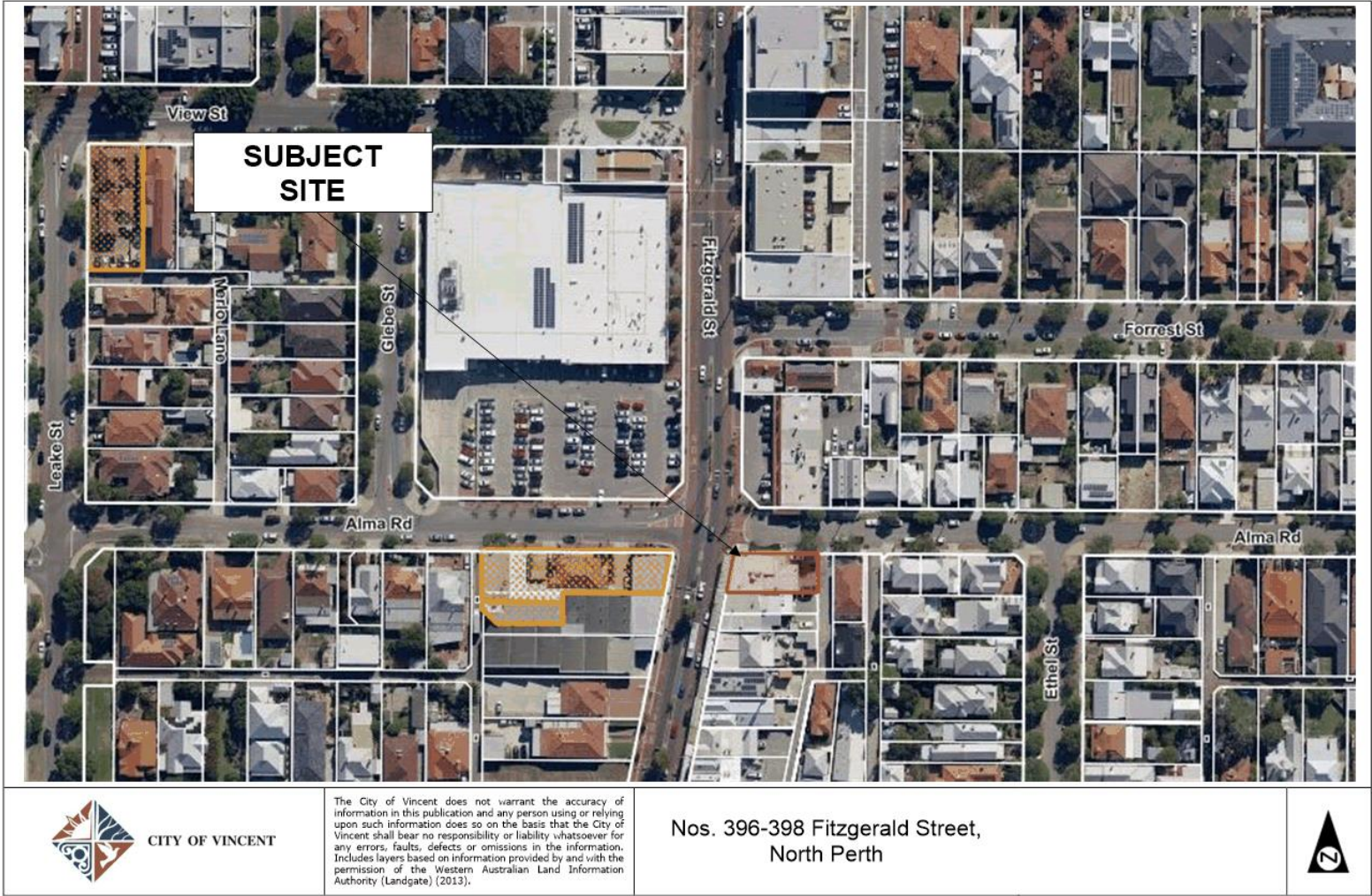
- Monday to Friday: 7:30am to 6:00pm;
- Saturday: 8:00am to 5:00pm; and
- Sunday: 10:00am to 5:00pm.

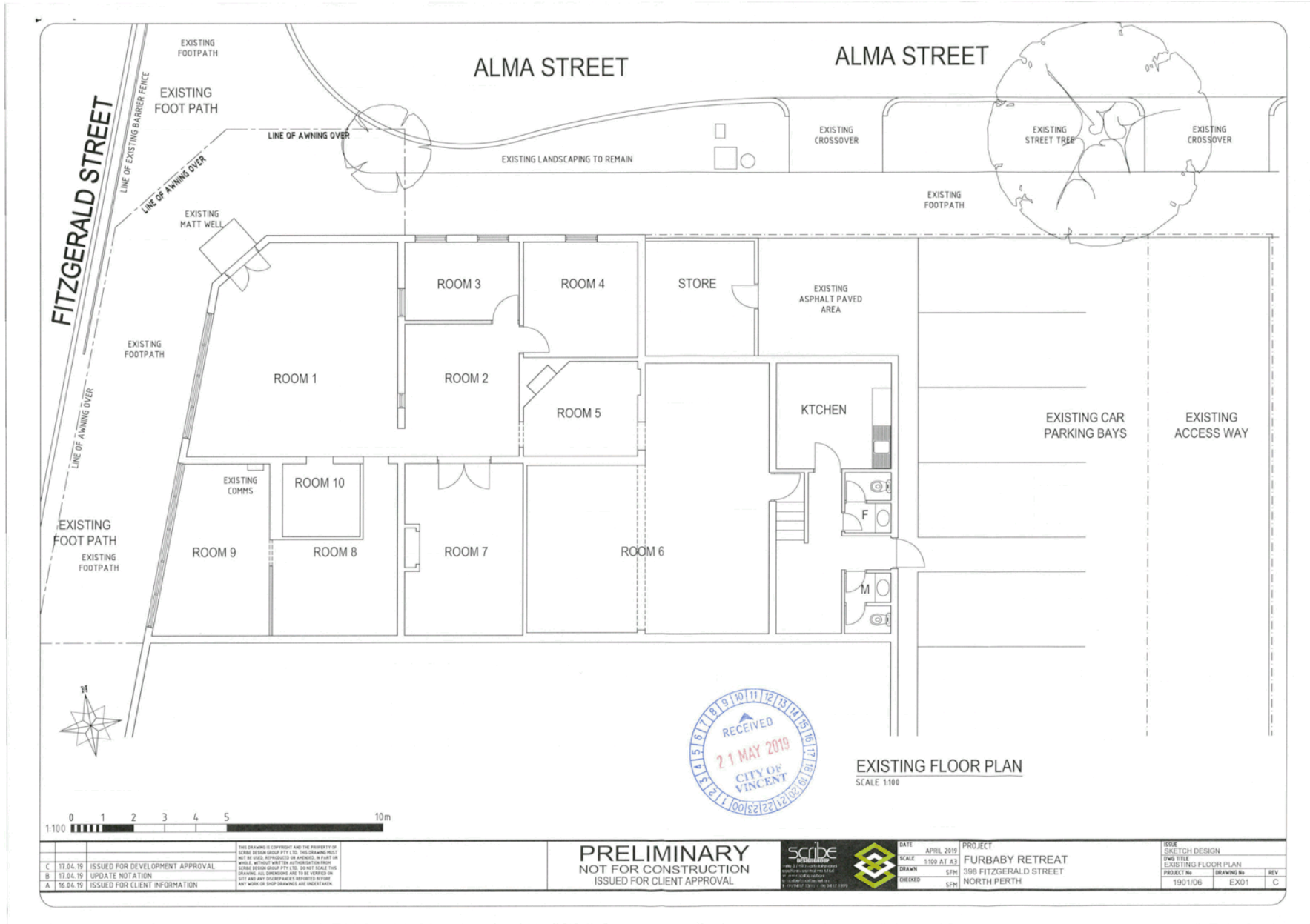
These revised operating hours are considered to be less restrictive and more flexible to support the business operation, and is considered to be appropriate in a District Centre zone that would not result in detrimental amenity impacts to nearby residential properties.

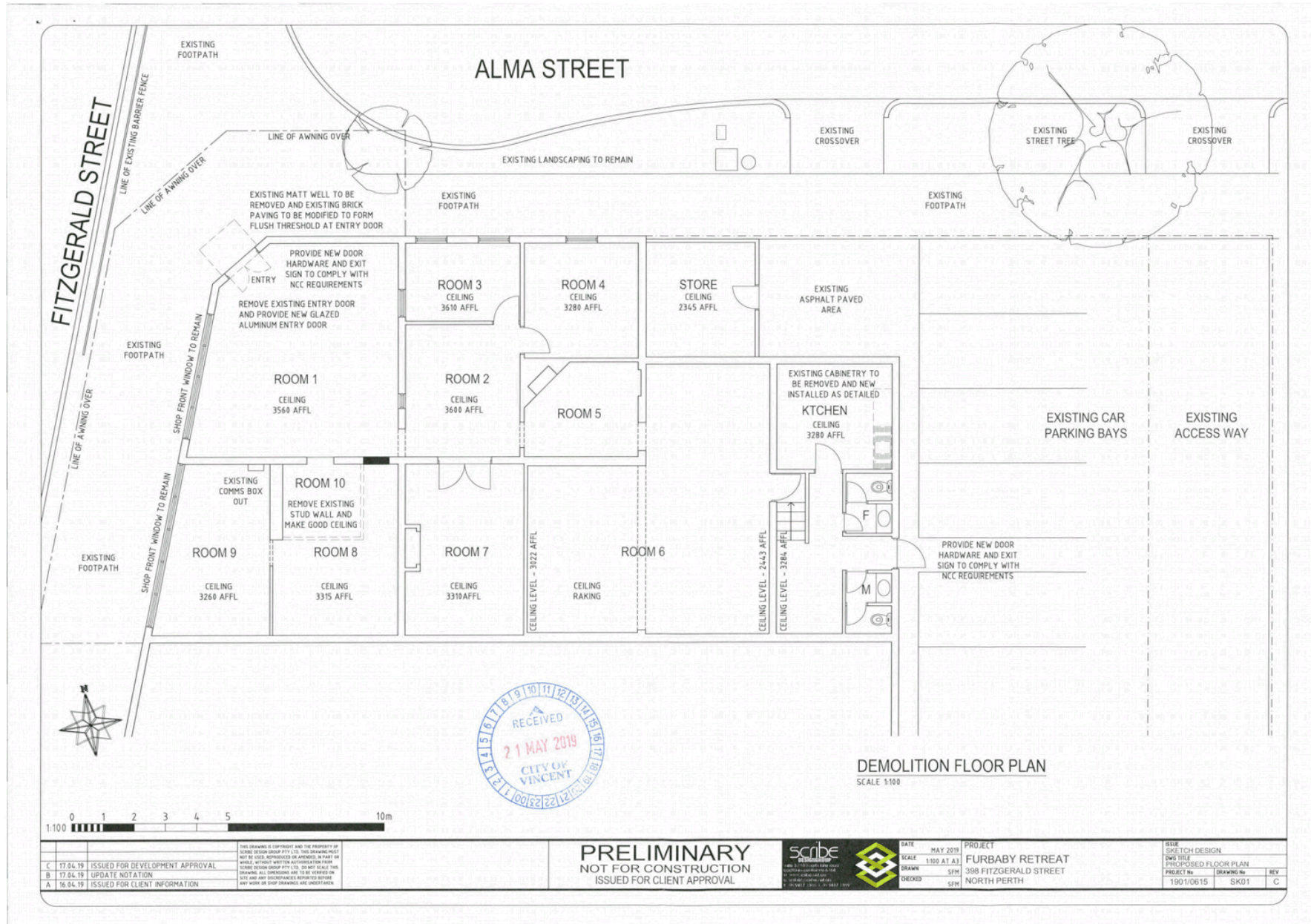
Signage

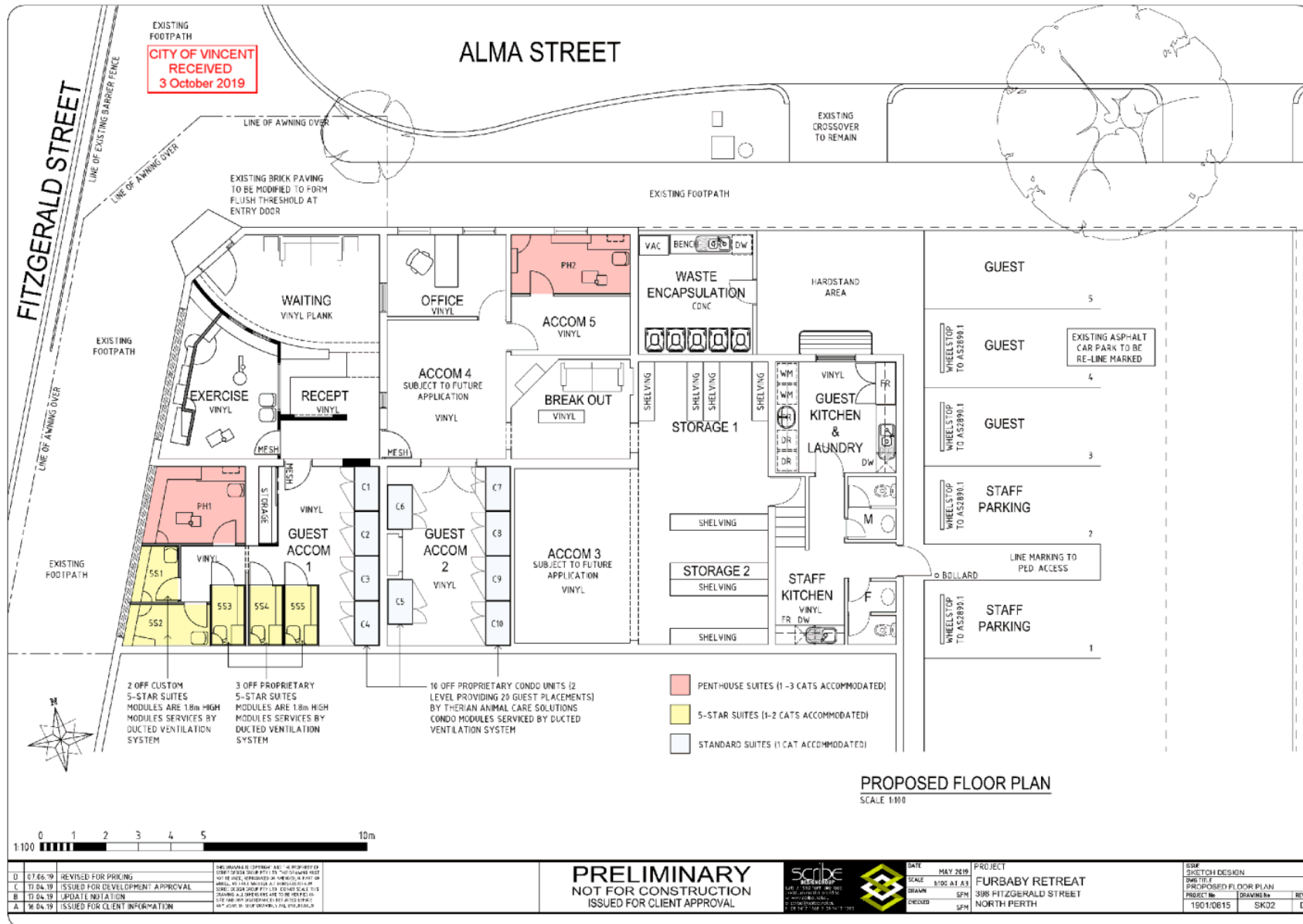
The applicant has not indicated any signage for the Cat Hotel as part of the application. An advice note of approval has been recommended that all signage meet the relevant provisions of City Policy No. 7.5.2 – Signs and Advertising, otherwise a development application would be required to be submitted.













CITY OF VINCENT
RECEIVED
19 August 2019

FURBABY RETREAT

LUXURY CAT HOTEL

City of Vincent Council Submission
for change of use of
396 – 398 Fitzgerald St, North Perth
to
“Luxury Cat Hotel”



Prepared on behalf of: Hershey Pty Ltd trading as Furbaby Retreat

ABN: 32 618 448 712

Dated: 17 May 2019



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Overview of Furbaby Retreat

Furbaby Retreat will be owned and operated by Jessica Hay. Originally from Sydney, Jessica has made Perth her home and is excited at the opportunity to contribute to the local community as a small business owner. A cat owner for 17 years, Jessica was inspired to start Furbaby Retreat after moving to Perth with her elderly furbaby Hershey, and having a number of different cat boarding experiences that left Hershey (and Jessica) stressed and his health at risk. Her vision is that cat owners in Perth never have to think twice about going away again, and that furbaby's and their owners are given the individual care and respect that they deserve.

Jessica has been working as a Consumer Insights and Strategy professional for the last 16 years, where the core focus of her role has been to support business' in developing brands, products and experiences aligned to customer needs and the customer experience. In addition, Jessica volunteers on a part-time basis at Cat Haven, and is currently completing a Certificate II in Animal Studies with Applied Vocational Training (AVT), an education facility run by vets and vet nurses in WA specifically supporting those wishing to gain qualifications in the animal and pet care industry.




Alignment with City of Vincent vision

Furbaby Retreat's vision aligns closely with the City of Vincent 'Vision for the future of Vincent', as outlined in the City of Vincent 2018-2028 10 year Strategic Community Plan (SCP) which was endorsed on 16 October 2018:

In 2028, the City of Vincent is a leafy and vibrant 24 hour city which is synonymous with quality design and sustainability. Its diverse population is supported in their innovative endeavours by a Council that says YES



As stated in its SCP, the City of Vincent and its Mayor, Emma Cole strive to make Vincent a very special place to be, with a desire for a sustainable future, a passion for coming together to celebrate who we are, and a progressive approach to new ideas and innovation. Furbaby Retreat wholeheartedly supports this vision, with particular focus on:

 Connected Community	 Thriving Places	 Sensitive Design
<p>Furbaby Retreat is about the end-to-end 'luxury hotel' experience, which starts at check-in at the hotel's reception area.</p> <p>The intent is that the hotel will hero work by local artists as part of its reception design – of course, the subject will be furbaby related!</p> <p>There is also potential to partner with local artists and/or galleries and hang artist work for sale.</p>	<p>One of the Vincent's 'outcomes to work towards' is to "encourage innovation in business, social enterprise and imaginative uses of space, both public and private"</p> <p>Furbaby Retreat will be the first of its kind in inner Perth, a trailblazer in the cat boarding industry, with a focus on innovation, quality, authenticity and imagination .</p>	<p>One of the reasons why Jessica is so excited about 396-398 Fitzgerald st as the location for Furbaby Retreat is the 100+ year façade of the building.</p> <p>The design of Furbaby Retreat will be focused on retaining the existing character of the building, creating a modern and liveable internal space designed specifically with cats in mind and ensuring that any branding or signage fit in with the integrity of the building and the surrounding environment.</p> <p>Further, Furbaby Retreat aims to have an innovative waste management strategy with the focus on minimising the impact on surrounding community, sustainability and health.</p>

The Vincent SCP also notes that the City of Vincent has significantly more renters vs. average of greater Perth (40.9% of Vincent's population are currently renting), and the fastest growing age group is 25-34 years. According to Furbaby Retreat's market and desktop research¹:

- 28% of Western Australians own at least one cat.² Of these, 23% are 25-34 years of age; 70% of this market have said they would be likely to use a cat hotel like Furbaby Retreat;

¹ Bespoke market research was conducted in April 2017 with n=310 Western Australians. The sample is representative of the WA population.

² Animal Medicines Australia 'Pet Ownership in Australia 2016'



- 82% of millennials see their pets as their children or as the first step towards starting a family³. And according to AMA's 'Pet Ownership in Australia' report, the main role of the cat in the household is as a 'member of the family' (64%).
- 40% of 25-34year old cat owners in WA have a household income \$100,000 or more, and the average cat-owning household spends an average of \$1,480 per year per cat, with this number continuing to increase year on year.
- Cat owners are increasingly focusing on health and wellness, and are much more aware of their cat's age and condition-specific needs and therefore are seeking much more specialised and indulgent services that focus on the wellbeing of their cat.⁴

With these statistics in mind, we believe Furbaby Retreat will provide a much-needed service for the City of Vincent community and discerning Cat owners.

Supporting Animal Welfare

Currently a volunteer at Cat Haven, Jessica is passionate about the welfare of animals, and in particular cats. As such, part of Jessica's vision for Furbaby Retreat is to keep the welfare of the animal's front and centre of everything the business does.

- Although there are currently no regulations for the operation of boarding establishments in place in WA, the property will be designed and operated in line with the Victorian 'Code of Practice for the Operation of Boarding Establishments' (attached).
 - Multiple other codes have been used as reference including 'PIAA Standards & guidelines for best practice boarding facilities/establishments & doggy day care centres', 'NSW Animal Welfare Code of Practice No5 – dogs and cats in animal boarding establishments', 'Veterinary Surgeons board of South Australia code of practice for the operation of boarding establishments' and 'Australian Capital Territory Animal Welfare (Animal Boarding Establishments) Code of Practice 2008'.⁵
 - Furthermore, it is the intent of Furbaby Retreat to champion introduction of a relevant code of practice in Western Australia in due course
- To support animal welfare in Western Australia, 5% of all sales⁶ will be donated to various animal welfare organisations within Western Australia, for example Cat Haven and RSPCA. Donations will be made on a quarterly basis.
- As there are no proposed on-site veterinary facilities at Furbaby Retreat, the business will partner with local veterinary practices. In line with the Victorian Code of Practice for the Operation of Boarding Establishments, "the manager of the facility must have a written agreement with sufficient veterinarians to be on call for the treatment of animals". A minimum of two is proposed, including an emergency vet hospital (preliminary discussions have been made with North Perth Vet Centre and Perth Vet Emergency). If approved, Furbaby Retreat will formalise these

³ JWT Intelligence brief

⁴ Euromonitor International

⁵ References for all codes of practice can be found in the Appendix

⁶ Donations will be made quarterly to a selection of pet welfare organisations, to be determined



Partnerships and be happy to provide any documentation to the City of Vincent once this has occurred.



Proudly WA

In addition to a focus on animal welfare, Jessica is keen to become an active member of her local community and supporting other small businesses owned and operated within Western Australia. Furbaby Retreat will prioritise and hero other small business owners within City of Vincent and more broadly, in WA. For example:

- Become an active member of the City of Vincent business community and local community via small business and community groups
- Engage local artists for artwork to be displayed on the premises
- Partner with local providers and manufacturers of animal products used within the business (e.g. Raw Meow*)
- Support local businesses within the same commercial vicinity through cross-promotion and advocacy

We note that the City's Community Group Directory has been a good reference source in undertaking preliminary investigation into the connectivity and diversity within the community and Furbaby Retreat looks forward to being an active member and part of the City of Vincent Community.



Furbaby Retreat Operations

Furbaby Retreat will be operating as a luxury cat hotel (otherwise known as a cat boarding facility). The focus of the business is the health and wellbeing of the cats in our care, and as such the core objective of the hotel design is to minimise stress and anxiety in our guests and provide enriching personalised care. Furbaby Retreat's operational plan is centred around this objective, and is aligned to relevant codes of practice in Australia.⁷

Cat accommodation

All accommodation used within Furbaby Retreat will be designed, constructed, serviced and maintained in a way that ensures the good health and well-being of the cats whilst preventing escape of the cat or injury to any cat or human.

There will be three levels of accommodation offered at Furbaby Retreat:

- Standard Suites (Cat Condo) – for a single cat
- 5-Star Suites – Premium accommodation providing a range of passive and active use areas (1-2 Cats)
- Penthouse Suites – Luxury accommodation providing a range of passive and active use areas and a window to the street. (1 – 3 cats).

Furbaby Retreat have undertaken extensive research and investigation into the facilities and accommodation of cats both locally and internationally and have identified proprietary accommodation modules designed in compliance with national and international code of practices to ensure the stimulation, health and welfare of the cats. All accommodation will be easy to maintain and clean, durable and non-toxic to cats. The use of proprietary accommodation modules or 'Cat Condo's' will ensure temperature, humidity and ventilation will be managed according to relevant Codes of Practice. Where proprietary modules are not used, Penthouse and 5-Star Suites, the accommodation will be designed and built in accordance with relevant Codes of Practice, as per the summary below:

- Cats must be housed singly, except compatible cats from the same household with written permission from the cats owner.
- The minimum size for short-term boarding (up to 2 weeks) must have a floor area of at least 1m² and a minimum height of 900mm (one cat only)
- Cats boarded for longer than 2 weeks must have accommodation that meets the following criteria:
 - Minimum floor area of 1.5m² and a minimum height of 900mm (one cat) OR
 - Walk-in module with minimum floor area of 0.8m², minimum width of 900mm and a minimum height of 1.8m (one cat). The module must contain at least two levels including raised sleeping quarters. Higher levels must be connected to the floor by means of a ramp, pole or steps.

⁷ There is currently no code of practice for cat boarding facilities in WA as the industry is unregulated in this state. For more information regarding the Codes referenced in the design of Furbaby Retreat please refer to Appendix A.



- o For each additional cat an additional 1m² floor space is required. Each cat must have an individual sleeping area, food bowl and litter tray.

Furbaby Retreat will be partnering with Therian for the design and manufacture of its cat accommodation (<https://therian.com.au/>). Therian are Australia's only animal industry architecture experts and have over 30 years of diverse industry experience. This has led to them having a broad understanding of the specialised requirements needed for construction projects within the Animal Care Industry having been involved in 200+ animal boarding projects across Australia. In WA, Therian accommodation is used in the following vet clinics and boarding facilities:

- Cat Haven in Shenton Park
- Perth Cat Hospital
- Cats in the City by Vetwest
- Julie's Boarding Kennels and Cattery in Malaga
- Midwest Vet Centre
- RSPCA WA in Malaga

Cat Suites

Furbaby Retreat will have 27 cat suites in total available to guests, including:

- 20x 'standard suites' suitable for one cat only and based on the Therian Cat Condo Model 6 (as shown below):



- 5x '5-Star suites', suitable for 2 cats of the same household. Design, size and dimensions will be in accordance with relevant codes of practice as outlined earlier.
- 2x 'Penthouse suites', suitable for multiple cats. Design, size and dimensions will be in accordance with relevant codes of practice as outlined earlier.



While there are currently no cat hotels like this in Perth, below are some examples of similar concepts in the Eastern states:

<https://www.catsmeow.com.au/cat-holiday-accomodation>

<https://catutopia.com.au/suites/>

<http://www.purrcathotel.com.au/>

<https://www.hotelforcats.com.au/rooms-suites/>

<https://divinecreatures.com.au/cat-accommodation/>

<http://bongbongvet.com.au/luxury-cat-hotel/guest-accommodation/introduction/>

At peak capacity the maximum number of Cats that will be able to be accommodated at Furbaby Retreat is 36 cats. However, we would like to clarify this number for the City and the anticipated likelihood that Furbaby Retreat will reach this capacity. The peak capacity is based on the total number of available guest suites, being:

20 x "Standard Suites"	1 cat per suite	20 Cats Total
5 x "5-Star Suites"	Up to 2 cats per Suite	10 Cats Total
2 x "Penthouse Suites"	Up to 3 Cats per Suite	6 Cats Total
	Maximum Capacity	36 Cats Total

Based on Furbaby Retreat's research and business plan, it is anticipated that Furbaby Retreat will generally operate at 70% capacity, being 25 cats. The nomination of a 70% capacity makes allowance for variation in drop-off and pick-up times, the demographic of cat owners anticipated to utilise Furbaby Retreat for their Furbaby's, the requirement for cleaning and preparation of the suites between guests, and predicted demand during the year.

The nomination of 36 cats addresses the indicated peak guest demand for suites at Furbaby Retreat, which will coincide with dominant holiday periods within the calendar year. These peak periods of demand occur at Christmas and Easter with a suggested peak duration of 14 days at Christmas and 10 days at Easter.

Business Development

As outlined above, the proposed development of Furbaby Retreat has not been undertaken lightly or without acknowledgement that the proposed 'use' within a shared commercial and residential area is one that poses some interesting issues for the City, not least of which is the possible implication and impacts on the surrounding businesses and residential uses.

This forms an interesting paradox between providing a facility that wants to provide a loving, caring, stimulating, safe, hygienic facility close to their owners residence or workplace and an understanding that City has a responsibility to provide facilities and 'uses' within urban environments that minimise potential for nuisance or adverse impact on the amenity of the area.



We strongly believe that the proposed development, with the outlined protocols and procedures in place and operational strategy, will achieve both the requirement for a service that cat owners are desperate for and address the concerns of the Council in relation to nuisance or adverse impact to provide a benchmark project that embraces diversity in business and reflects the objectives of the City's Strategic Community Plan.

As a pet owner who had to travel regularly with work, and intimately knowing the emotional issues associated with being separated from their furbaby and the stress experienced over not knowing how your pet is settling in or dealing with not being in their safe, comfortable, home environment, Furbaby Retreat want to provide a luxury hotel experience that minimises this and keeps them close to the known environment.

Furbaby Retreat humbly request the opportunity to follow their passion to provide a supportive and safe environment for Furbaby's and their owners and to embrace the ethos and vision that the City of Vincent has for their city and community.

Ventilation and temperature control

All cat suites will have integrated ventilation to ensure alignment with relevant Codes of Practice, including:

- An air exchange rate of 8-12 changes per hour to prevent build-up of foul odours
- Ventilation devices must distribute fresh air evenly to all of the boarding areas
- Temperature must be maintained in the range of 15-27°C
- Air recirculation units incorporating effective air cleaning and filtration to ensure the removal of infectious organisms and chemicals

With regards to the ventilation system, each Therian Cat Condo is connected together with 150mm diameter header pipework, which connects to a 150mm diameter in-line fan. The details of this fan can be located here: <https://www.fantech.com.au/FanData.aspx?&RangelD=18&Pid=TD-500/150>.

The fan extracts air from each of the Therian Cat Condos, and places it outside via either a wall mounted louvre or a roof mounted roof cowl. The air flow rate is so low that the smells/airborne organisms have already dissipated before the air is dispelled into the external environment.

Cleaning and hygiene process

It is essential that all accommodation is kept clean and hygienically maintained and a strict cleaning process and policy will be in place, developed from Jessica's experience volunteering at the Cat Haven since November 2018 and undertaking her Certificate II in Animal Studies. This includes:

- After a cat is checked-out of the hotel, all cat suites will be thoroughly cleaned with veterinary grade disinfectant, F10. This disinfectant is commonly used in veterinary hospitals and animal care facilities as it is non-toxic to animals or humans;
- After being cleaned, each suite will be soaked in F10 for a minimum period of 20 minutes. This allows for the suite to be fully disinfected and kill any micro-organisms that were not killed as part of the cleaning process;



- All bedding, toys, and blankets will be washed in a washing machine at a minimum of 71°C⁸ with a suitable and non-toxic washing detergent;
- All bowls will be washed in a dishwasher at a minimum of 71°C with a suitable and non-toxic washing detergent;
- All litter trays will be washed in a separate dishwasher at a minimum temperature of 71°C with a suitable and non-toxic washing detergent.
 - Litter will be emptied twice a day
- All floors will be cleaned at the end of each day via the following process:
 - Swept or vacuumed (if there are cats in accommodation then a vacuum cleaner will not be used to minimise stress on the animals)
 - Mopped with F10 disinfectant and left to dry
- Veterinary grade hand sanitizer will be fixed on the walls throughout the facility, within easy reach of staff, in particular in the cat accommodation areas. Before handling each cat it will be a requirement that staff sanitize their hands so as to avoid transfer of any disease
- Veterinary grade soap dispensers will also be provided in any wet areas and strict health protocols in place for staff to carefully wash and sanitize their hands after handling any cats, kitty litter, or food.
- PPE will be worn by staff at all times in any areas that involve handling cats, cat litter or cat food e.g. apron and gloves.

This thorough cleaning process will ensure that the facility is hygienically maintained and any risk of spread of disease is limited.

Operating hours

Cats rely on routine in their day to day lives, and changing that routine (e.g. by taking a cat to a boarding facility) can cause stress and anxiety. Further, most cats will take at least 2-3 days to settle in – some much longer. Because of this high sensitivity to stress in cats, the following policies will be put in place at Furbaby Retreat:

- Furbaby Retreat will provide short- and long-term accommodation only, with a minimum stay of 2 nights;
- As much as possible, each cat or family of cats will be checked in individually. To support this, as part of the booking process a specific check-in time will be allocated to each guest ensuring there is no cross-over between guests;
- Each guest will be allocated 15 minutes for check-in which allows time for the guests' owner to be involved in the whole check-in process, including taking their cat to their allocated room, helping to them settle in and one last cuddle before saying goodbye.

In order to support these policies, and minimise impact on the surrounding environment, Furbaby Retreat will have very specific pick-up and drop-off times:

Monday – Friday

⁸ A temperature of at least 71°C for a minimum of 25 minutes is commonly recommended for hot-water washing to destroy microorganisms.



7.30am – 11.00am (14x 15-minute intervals)

2.30pm – 6.00pm (14x 15-minute intervals)

Saturday

8.00am – 11.00am (12x 15-minute intervals)

2.00pm – 5.00pm (12x 15-minute intervals)

Sunday

11.00am – 2.00pm (12x 15-minute intervals)

Furbaby Retreat's market research⁹ tells us that cat owners would use a cat hotel for a range of different reasons and a range of length of stays, including:

- Long holidays – more than 1 week (76%)
- Short holidays – up to 1 week (46%)
- Weekends away (14%)
- Business trip (6%).

As each cat will have a different length of stay, even if the hotel is at full capacity at any one time it is extremely unlikely that ALL cats will either be checking-in or checking-out at the same time on the same day, therefore we are comfortable that the above operating hours will allow us to maintain a staggered pick-up and drop-off strategy and minimise the stress on the cats.

Pick-up and drop-off outside of these hours will be considered on a case by case basis and allowed only on the proviso that it will not impact the surrounding environment.

Staffing strategy

Furbaby Retreat's staffing strategy will be managed on an as-needs basis, utilising casual and flexible staffing arrangements to fit with the need. However, the maximum number of staff required in the hotel is outlined below:

Pick-up and drop off periods

During pick-up and drop-off periods a maximum of 2x staff (in addition to owner & manager Jessica) will be required to:

- greet clients picking-up or dropping-off. This allows for any crossover of clients in the pick-up and drop-off process to be attended to individually
- Manage any customer enquiries, and attend to guests already housed
- As owner & manager, Jessica will be available to greet and check-in guests, manage customer enquiries and attend to guests already housed as required

Before and after pick-up and drop-off periods

⁹ Market research was conducted in April 2017 with n=310 Western Australians. The sample is representative of the WA population.



Before and after pick-up and drop-off periods a maximum of 3x staff (in addition to owner & manager Jessica) will be required for cleaning, feeding and watering of guests:

- Cleaning, feeding and watering of current guests will take place prior to pick-up and drop-off in the morning and after pick-up and drop-off in the afternoon. Based on Jessica's experience volunteering at the cat haven 2x people can feed, clean and water 35x units (including units with multiple cats) and clean the 'shed' in ~2.5 hours. Therefore, it is estimated that 3x staff can adequately clean, feed and water a maximum of 27x suites and clean up afterwards in 1.5 hours.
 - Based on this, cleaning, feeding and watering of guests will take place between 6.00am - 7.30am in the morning and between 6.00pm - 7.30pm in the evening

After pick-up and before drop-off periods

During the day, after pick-up and before drop-off periods, a maximum of 2x staff (in addition to owner & manager Jessica) will be required for the following tasks:

- Guest enrichment, which includes plenty of cuddles and play time for each guest;
- Cleaning and disinfecting any empty suites;
- Cleaning the facility as required;
- Managing any customer enquiries or bookings.



Parking and traffic strategy

It is important to Furbaby Retreat that the business operations have minimal impact on the surrounding environment, and customers have adequate facilities as required. The following parking strategy has been developed with this in mind.

Parking

The property at 396-398 Fitzgerald St, North Perth has 5 individual car parks allocated at the back of the facility (refer enclosed plans for location and arrangement).

As outlined above, the use of scheduled drop-off and collection times for guests will enable Furbaby Retreat to operate efficiently and provide an optimum experience and personalised service for clientele and guests. The scheduling of operations within the hotel additionally facilitates staff and customer parking arrangements whereby activities associated with the feeding, maintenance and cleaning of the cats/facility, that require higher staffing rates, will occur prior to, and post, guest pick-up and drop-off times.

It is proposed that:

6:00am to 7:30am –

- All five car parking bays available for staff. It is proposed that 4 staff will be required on site during this time and therefore the five bays on site will be adequate resulting a 1 bay surplus on site. However, in keeping with the City of Vincent's strategic community plan, in particular its 'Accessible City' pillar, Furbaby Retreat will be encouraging all staff to utilise Vincent's pedestrian and cyclist networks as well as the available transport networks to travel to and from work.

7:30am to 6pm -

- 3x carparks are allocated to customers. With a staggered pick-up and drop-off strategy it is estimated that a maximum of 2x customer carparks will be required at any one time, however this allows for additional parking as needed.
- 2x carparks are allocated to staff. As noted, Furbaby Retreat will be encouraging all staff to utilise Vincent's pedestrian and cyclist networks as well as the available transport networks to travel to and from work.

6:00pm to 7:30pm –

- All five car parking bays available for staff. It is proposed that 3 staff will be required on site during this time and therefore the five bays on site will be adequate, resulting in a 2 bays surplus on site.

In addition to the 5x allocated carparks there is:



- An additional 2 parallel parking bays directly across the street on Alma Rd, and additional street parking to the east.
- Fitzgerald Street provides 8 parallel street parking bays after 9am (clearway from 6:30am to 9am) on the eastern side of Fitzgerald street for vehicles heading south toward the City.

Access and Traffic Management

Furbaby Retreat is located at 396-398 Fitzgerald Street, North Perth. The site is currently developed with a commercial brick and metal roofed commercial building. The building is part of a small group that all have a zero lot setback to Fitzgerald Street where a generous paved footpath provides separation between the street and the building line.

The property shares a bitumenised carpark at the rear of the property where 5 car bays are located. Access to the carpark is via Alma Road, which terminates in a cul-de-sac at the Fitzgerald Street intersection. An additional two parallel parking bays (3H time limited) are available directly across the road.

The site is bounded by Fitzgerald Street to west, Alma Street to the north, a right of way and residential properties to the East and commercial properties to the South.

Existing Road Network

Fitzgerald Street is a 4-lane road and is designated as a "Distributor A" road by Mainroads WA. Traffic volumes on Fitzgerald Street is noted as 30,335 (2016/17).

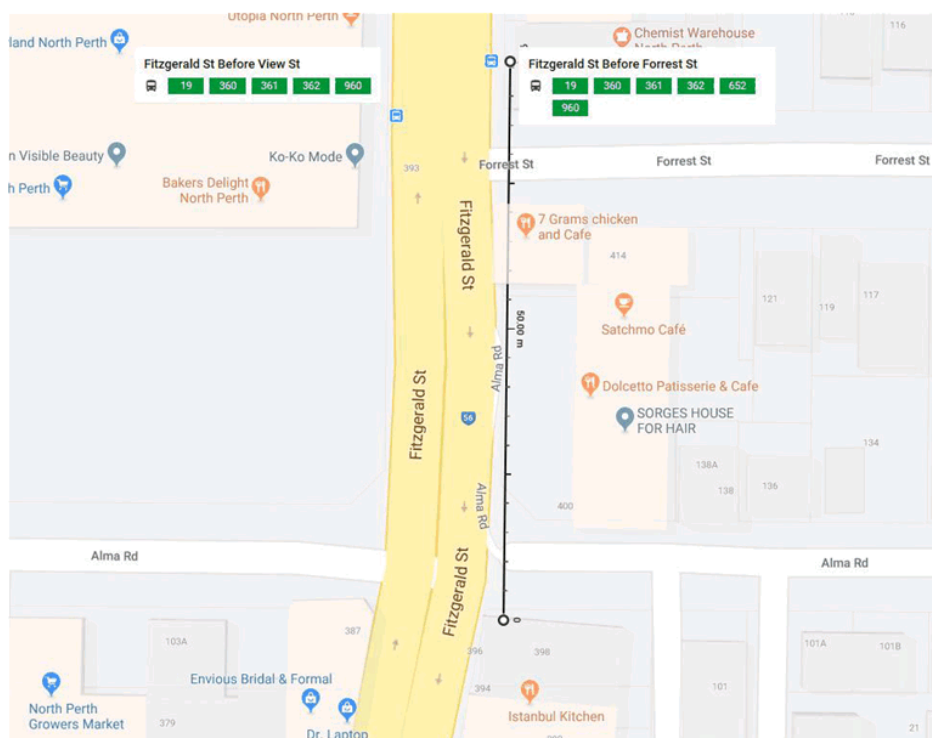
Alma Street is a 2-lane road and is designated as an "Access Road" by Mainroads WA. There is no volume data for Alma Street.





Public Transport

Fitzgerald Street is serviced by 6 Transperth Bus Routes (19, 360, 361, 362, 652, 960) with bus timetables indicating that there is a bus passing the premises every 5 minutes throughout the day. The nearest bus stop is located approximate 95m north of the site, which equates to approximately a 1 to 1.5 minute walk.



Bicycle parking

It is unlikely that visitors will cycle to or from the residence to Furbaby Retreat due to the requirement, and physical size of a cat 'carry' however we acknowledge that many cat lovers are conscientious of their water and carbon footprint and therefore endeavour to use alternate methods of transport where possible. To this end, we are proposing the provision of a bike rack suitable for the secure storage of 2 bikes on site. This will provide suitable bicycle parking for both clientele and staff. The bike rack will be located external of the building adjacent the storage area facing Alma Street.



Waste Management Strategy

The main waste to be managed by Furbaby Retreat include:

- Cat waste, including faeces, urine. This is collected along with cat litter each morning and night;
- Recyclable waste (e.g. office paper, cardboard packaging etc);
- Standard everyday waste.

Furbaby Retreats strategy for each of these waste items is outlined below:

Cat waste

Due to the potential health threat that cat waste can pose to humans (for example, toxoplasmosis), cat litter and cat waste cannot be recycled like other animal waste products. Therefore, it is essential to manage this waste in the most appropriate way to reduce any risk of health impacts as a priority. With this in mind, Furbaby Retreat's strategy for managing cat waste is as follows:

- Despite cat waste not being recyclable, Furbaby Retreat wants to maintain a sustainable business and plans to use a recyclable and sustainable cat litter product such as 'Fussy Cat' attapulgitte litter. Attapulgitte is mined here in Western Australia, is 100% natural and chemical free, is recyclable and earth friendly.
- Furbaby Retreat propose to use a commercial vacuum packaging machine for all cat waste products. A vacuum packaging machine uses suction to remove oxygen (and therefore eliminating bacterial growth) and other potential contaminants before applying a heat seal. The machine places items in a plastic package film, surgically syphons out all air and then seals the opening with heat sealing. Each package can then be disposed of in a standard waste receptacle. By vacuum packaging all cat waste products we believe we will:
 - Prevent unpleasant odours from building up
 - Reduce the likelihood of zoonotic diseases (diseases which can be passed from animals to humans)
 - Minimise the risk of pest outbreak
 - Reduce environmental contamination of toxic products
 - Prevent problems with vermin and pests e.g. rats, flies
 - Maintain a healthy environment for both staff, customers and animals
 - Support sustainability by using biodegradable vacuum bags
- The commercial vacuum packaging machine and all waste will be stored in an external lockable storeroom at the rear of the property until pre-organised waste collection days.



Recyclable Waste

Furbaby Retreat is committed to operating in a sustainable and efficient way. We will have separate recycling waste receptacles and will dispose of any recyclable waste as part of Vincent's standard waste management calendar.



Standard everyday waste

The amount of general waste generated by the Furbaby Retreat is anticipated to be negligible, with administration and bookings being undertaken via a client portal making the general operation of the administration of the Retreat paperless. As outlined above, Furbaby Retreat is committed to developing and operating a sustainable and mindful business and is implementing systems and procedures to ensure that this is achieved.

Although the administration of the Retreat will be carefully managed as a paperless environment, Furbaby Retreat acknowledge that due to packaging and the nature of the facility there will be general and recyclable waste generated by the operation and general activity undertaken within the premises. From Jessica's experience with the Cat Haven, the 'general' waste developed by the Retreat will be slightly greater than that of a small household (4 people) and would be able to be accommodated, in part, by the City's rubbish collection service. Rubbish collection would be augmented with a private waste management service attending the site weekly to collect general waste which will be coordinated with the collection of the bio-waste outlined above. By alternating collection twice a week between a private rubbish collection company and the City of Vincent it is envisaged that there will be no waste management issues.

Waste Collection

Furbaby Retreat proposes two special waste collection days per week, to be on days so as to not clash with the City of Vincent's standard waste collection. We intend to partner with an established waste management firm in WA such as:

- Suez (<https://www.suez.com.au/en-au>)
- Veolia (<https://www.veolia.com/anz/>)
- Cleartech Waste Management (<https://www.clear-tech.com.au/>)

Furbaby Retreat will work with its waste management partner to develop a waste collection program that is efficient, sustainable, and responsible.

Waste will be stored in the external lockable storeroom to prevent and brought out for collection at the nominated times agreed with the waste collection company.



Appendix A – Codes of Practice

1. Code of Practice for the Operation of Boarding Establishments, Victoria:
<http://agriculture.vic.gov.au/pets/domestic-animal-businesses/boarding-establishments>
2. Australian Capital Territory Animal Welfare (Animal Boarding Establishments) Code of Practice 2008: <https://ablis.business.gov.au/service/act/code-of-practice-for-animal-boarding-establishments/36198>
3. NSW Animal Welfare Code of Practice No 5 – Dogs and cats in animal boarding establishments: <https://www.dpi.nsw.gov.au/animals-and-livestock/animal-welfare/general/welfare-of-dogs/aw-code-5>
4. Veterinary Surgeons Board of South Australia Code of Practice for the operation of boarding establishments: <http://www.vsbbsa.org.au/boarding.pdf>
5. Pet Industry Association (PIAA) Standards & Guidelines for best practice boarding facilities/establishments & doggy day care centres: <https://piaa.net.au/wp-content/uploads/2016/03/SG-Boarding-and-Doggy-Day-Care-June-2016.pdf>

FURBABY RETREAT
398 Fitzgerald Street, North Perth

CITY OF VINCENT
PARKING MANAGEMENT PLAN

As nominated under the City's Policy No 7.7.1 "Non-Residential Development Parking Requirements" we are pleased to provide the City with this Parking Management Plan addressing the items outlined in the abovementioned policy.

We note that the City's Policy 7.7.1 outlines the following objectives:

1. "To support a shift toward more active sustainable transport modes that will reduce the dependence on single person private vehicle trips.
2. To ensure that parking facilities do not prejudice the environmental and amenity objectives of the City's Local Planning Scheme.
3. To ensure appropriate parking and access is provided in non-residential development to meet the needs of its users."

We acknowledge that the Application presented to the City is for a" USE NOT LISTED" under Table 1 of the Local Planning Scheme and therefore we propose the following information and Parking Management Plan to address the objectives and show compliance with Clauses 2, 3 & 4 of the policy. As outlined under the policy, we request the City 'exercise judgement in consideration of the merits of the application' and acknowledgement of the applications compliance with the objectives of the policy and "one or more of the following requirements":

1.2.1 "The development provides adequate parking and/or transport infrastructure to service the needs of its users."

1.2.2 "Alternative public car parking, bicycle parking and/or end of trip facilities are already provided and is available and accessible to meet the demands of the development during the hours of operation, for the life of the development;"

1.2.3 "Reciprocal car parking, bicycle parking and/or end of trip facilities are provided in accordance with Clause 5;"

1.2.4 "Alternative transport modes are convenient and adequate enough to meet the demand of the development during the hours of operation;"

1.2.5 "Cash-in-lieu of parking is provided in accordance with Clause 6;"

1.2.6 "An alternative arrangement is agreed in writing between the applicant and the City, through an approved Parking Management Plan."

In compliance with the Policy we intend to show that the proposed development complies with the objectives of Policy 7.7.1, as outlined above, and points 1.2.1, 1.2.4 and 1.2.6 outlined above.

The proposed Development Application relates to the fit-out of an existing tenancy for the purpose of creating a luxury cat hotel.

As outlined in our application we would like to confirm the following:

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21 June 2019

FURBABY RETREAT
398 Fitzgerald Street, North Perth

CITY OF VINCENT
PARKING MANAGEMENT PLAN

Operating hours

Cats rely on routine in their day to day lives, and changing that routine (e.g. by taking a cat to a boarding facility) can cause stress and anxiety. Further, most cats will take at least 2-3 days to settle in – some much longer. Because of this high sensitivity to stress in cats, the following policies will be put in place at Furbaby Retreat:

- Furbaby Retreat will provide short- and long-term accommodation only, with a minimum stay of 2 nights;
- As much as possible, each cat or family of cats will be checked in individually. To support this, as part of the booking process a specific check-in time will be allocated to each guest ensuring there is no cross-over between guests;
- Each guest will be allocated 15 minutes for check-in which allows time for the guests' owner to be involved in the whole check-in process, including taking their cat to their allocated room, helping to them settle in and one last cuddle before saying goodbye.

In order to support these policies, and minimise impact on the surrounding environment, Furbaby Retreat will have very specific pick-up and drop-off times:

Monday – Friday

7.30am – 11.00am (14x 15-minute intervals)

2.30pm – 6.00pm (14x 15-minute intervals)

Saturday

8.00am – 11.00am (12x 15-minute intervals)

2.00pm – 5.00pm (12x 15-minute intervals)

Sunday

11.00am – 2.00pm (12x 15-minute intervals)

Staffing strategy

Furbaby Retreat's staffing strategy will be managed on an as-needs basis, utilising casual and flexible staffing arrangements to fit with the need. However, the maximum number of staff required in the hotel is outlined below:

Pick-up and drop off periods

During pick-up and drop-off periods a maximum of 2x staff (in addition to owner & manager Jessica) will be required to:

- greet clients picking-up or dropping-off. This allows for any crossover of clients in the pick-up and drop-off process to be attended to individually
- Manage any customer enquiries, and attend to guests already housed
- As owner & manager, Jessica will be available to greet and check-in guests, manage customer enquiries and attend to guests already housed as required

Before and after pick-up and drop-off periods

Before and after pick-up and drop-off periods a maximum of 3x staff (in addition to owner & manager Jessica) will be required for cleaning, feeding and watering of guests:

- Cleaning, feeding and watering of current guests will take place prior to pick-up and drop-off in the morning and after pick-up and drop-off in the afternoon. Based on Jessica's experience volunteering at the cat haven 2x people can feed, clean and water 35x units (including units with multiple cats) and clean the 'shed' in ~2.5 hours. Therefore, it is estimated that 3x staff can adequately clean, feed and water a maximum of 27x suites and clean up afterwards in 1.5 hours. o Based on this, cleaning, feeding and watering of guests will take place between 6.00am – 7.30am in the morning and between 6.00pm -7.30pm in the evening

FURBABY RETREAT
398 Fitzgerald Street, North Perth

CITY OF VINCENT
PARKING MANAGEMENT PLAN

After pick-up and before drop-off periods

During the day, after pick-up and before drop-off periods, a maximum of 2x staff (in addition to owner & manager Jessica) will be required for the following tasks:

- Guest enrichment, which includes plenty of cuddles and play time for each guest;
- Cleaning and disinfecting any empty suites;
- Cleaning the facility as required;
- Managing any customer enquiries or bookings.

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21 June 2019

Parking

The property at 396-398 Fitzgerald St, North Perth has 5 individual car parks allocated at the back of the facility (refer enclosed plans for location and arrangement).

As outlined above, the use of scheduled drop-off and collection times for guests will enable Furbaby Retreat to operate efficiently and provide an optimum experience and personalised service for clientele and guests. The scheduling of operations within the hotel additionally facilitates staff and customer parking arrangements whereby activities associated with the feeding, maintenance and cleaning of the cats/facility, that require higher staffing rates, will occur prior to, and post, guest pick-up and drop-off times.

It is proposed that:

6:00am to 7:30am –

- All five car parking bays available for staff. It is proposed that 4 staff will be required on site during this time and therefore the five bays on site will be adequate resulting a 1 bay surplus on site. However, in keeping with the City of Vincent's strategic community plan, in particular its 'Accessible City' pillar, Furbaby Retreat will be encouraging all staff to utilise Vincent's pedestrian and cyclist networks as well as the available transport networks to travel to and from work.

7:30am to 6pm -

- 3x carparks are allocated to customers. With a staggered pick-up and drop-off strategy it is estimated that a maximum of 2x customer carparks will be required at any one time, however this allows for additional parking as needed.
- 2x carparks are allocated to staff. As noted, Furbaby Retreat will be encouraging all staff to utilise Vincent's pedestrian networks as well as the available public transport networks to travel to and from work.

6:00pm to 7:30pm –

- All five car parking bays available for staff. It is proposed that 3 staff will be required on site during this time and therefore the five bays on site will be adequate, resulting in a 2 bays surplus on site.

In addition to the 5 off allocated carparks there is:

- An additional 2 parallel parking bays directly across the street on Alma Rd, and additional street parking to the east.
- Fitzgerald Street provides 9 parallel street parking bays after 9am (clearway from 6:30am to 9am) on the eastern side of Fitzgerald street for vehicles heading south toward the City. And, an additional 4 parallel bays on the western side of Fitzgerald street, for vehicles heading North away from the City.

FURBABY RETREAT
398 Fitzgerald Street, North Perth

CITY OF VINCENT
PARKING MANAGEMENT PLAN

Access and Traffic Management

Furbaby Retreat is located at 396-398 Fitzgerald Street, North Perth. The site is currently developed with a commercial brick and metal roofed commercial building. The building is part of a small group that all have a zero lot setback to Fitzgerald Street where a generous paved footpath provides separation between the street and the building line.

The property shares a bituminised carpark at the rear of the property where 5 car bays are located. Access to the carpark is via Alma Road, which terminates in a cul-de-sac at the Fitzgerald Street intersection. An additional two parallel parking bays (3H time limited) are available directly across the road.

We have provided the above information in the table format nominated under Appendix 2 of the Policy as follows, for your review and approval:

Owner/Applicant Details	
Name:	Scribe Design Group
Address:	PO Box 3503 Success WA 6964
Contact Person:	Steven Markham
Phone:	9417 1388
Email:	smarkham@scribegroup.com.au
Signature:	

Property Details	
Lot Number:	1
Address:	398 Fitzgerald Street North Perth WA

Parking Allocation	
Total Number Car Parking Spaces:	5
Total Number of Short Term Bicycle Parking Spaces:	2 (Existing Fitzgerald Street)
Total Number of Long Term Bicycle Parking Spaces:	2 (on Site adjacent external store)
Total Number Other Bays	1

FURBABY RETREAT
398 Fitzgerald Street, North Perth

CITY OF VINCENT
PARKING MANAGEMENT PLAN

Development Type	Development Users	Parking Allocation			
		Type/Duration	No. Car Spaces	No. Bicycle Spaces	No. Other Spaces
Luxury Cat Hotel	Staff (6-7:30am)	Employee	1		
	Staff (6-7:30am)	Casual	3		
	Staff (7:30am – 6pm)	Employee	2	2	
	Staff (7:30am – 6pm)	Casual	1 (>3 hrs)		
	Staff (6pm -7:30pm)	Employee	1		
	Staff (6pm -7:30pm)	Casual	2		
	Clientele	Scheduled Times (15 min)	3		
	Other	Service (10 min)			1

Please refer to "Allocation of Parking Bays" below for additional information.

Alternative Transport

Transport Option	Type & Level of Service
Public Transport	
Train	Approx. 4350m from proposed development – 65min walk – we do not see the train as a viable option for accessing the development.
Bus	There are bus stops 95m to the north of the proposed development. Fitzgerald is a 'high' frequency bus route and is serviced by 6 bus routes and has designated bus lanes for peak hour commuters.. See below.
Pedestrian	
Paths	Fitzgerald Street has footpaths both side. Alma Road – footpath on southern side for length of Alma Road - interconnected
Facilities	Toilets and Staff areas.
Cycling	
Paths	No formal bike paths in the vicinity of the development. Road networks and footpaths could be utilised – but not encouraged due to clientele having cat carrier or similar.
Facilities	Existing toilets only.
Secure Bicycle Parking	2 on site – City provided bike u-rails located outside 394 Fitzgerald St, and 386 Fitzgerald Street..

FURBABY RETREAT
398 Fitzgerald Street, North Perth

CITY OF VINCENT
PARKING MANAGEMENT PLAN

Lockers	Staff lockers provided within premises.
Change Rooms	Nil

Bus: Fitzgerald Street is serviced by 6 Transperth Bus Routes (19, 360, 361, 362, 652, 960) with bus timetables indicating that there is a bus passing the premises every 5 minutes throughout the day. The nearest bus stop is located approximate 95m north of the site, which equates to approximately a 1 to 1.5 minute walk.

Pedestrian: There is a good network of interconnected footpaths along Fitzgerald Street and extending into adjacent local roads and suburbs.

Public Parking

Type	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	2	Alma Road	3P
	9	Fitzgerald St (West)	Clearway (6:30-9am)
	4	Fitzgerald St (East)	Clearway (4:15-6pm)
Off Street Parking	5	Rear of Development	Nil

The bays nominated above are public bays available to the development. We note that Alma Road has an additional 12 bays further east of the development.

Responsible Person

The operation and management of Furbaby Retreat, Luxury Cat Hotel will be undertaken by Ms Jessica Hay, Founder and Manager. As the owner of the business, Jessica is committed to the success and efficient operation of Furbaby Retreat and will be directly responsible for management of parking arrangements and the enforcement of the parking management plan.

Jessica's experience in customer care and service has played an integral part in the development of her management strategy. This is particularly critical to her understanding of stress on cats and her desire to implement, and maintain, systems that minimise the stress not only on clientel and their cats but also on the surrounding businesses and residences. By enforcing the strict scheduling of appointments for clients this will ensure the availability of parking spaces, minimise traffic flow on neighbourhood streets, provide adequate time for cats to be checked-in and their personal requirements attended to.

Allocation of Parking Bays

Please refer to our drawing SK02 showing the location of the Staff and Guest parking bays associated with this application.

FURBABY RETREAT
398 Fitzgerald Street, North Perth

CITY OF VINCENT
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We note that during normal hours of operation the 3 guest bays will be available to clients dropping off or picking up their cats. We note that clients must make appointments for the drop-off/pick-up of their 'Furbaby' as there are personal items, medical requirements, bedding, special items etc, that need to be conveyed and suitably managed/understood by staff. This is an area where Jessica is especially focused in order to minimise stress on the owners and their 'Furbaby' when placed in her care.

Outside of normal hours of operation, where we note there will be a requirement for additional staff, guest bays will be available for the staff's use.

As part of the 'information pack' provided to prospective clients details of how best to access the provided car parking bays at the rear of the property will be provided and the website will provide additional information and maps to make the process of drop-off and pick-up as smooth as possible and have minimal impact on the amenity of the neighbourhood.

As outlined under the policy we believe the abovementioned proposed development addresses the following policy requirements as follows:

1.2.1 "The development provides adequate parking and/or transport infrastructure to service the needs of its users."

The property at 396-398 Fitzgerald St, North Perth has 5 individual car parks allocated at the back of the facility (refer enclosed plans for location and arrangement).

The development will utilise a scheduling system for drop-off and collection times for guests to enable Furbaby Retreat to operate efficiently and provide an optimum experience and personalised service for clientele and guests. The scheduling of operations within the hotel additionally facilitates staff and customer parking arrangements whereby activities associated with the feeding, maintenance and cleaning of the cats/facility, that require higher staffing rates, will occur prior to, and post, guest pick-up and drop-off times.

It is proposed that:

6:00am to 7:30am –

- All five car parking bays available for staff.

7:30am to 6pm –

- 3x carparks are allocated to customers.
- 2x carparks are allocated to staff.

6:00pm to 7:30pm –

- All five car parking bays available for staff.

•

In addition to the 5 off allocated carparks there is:

- An additional 2 parallel parking bays directly across the street on Alma Rd, and additional street parking to the east.
- Fitzgerald Street provides 9 parallel street parking bays after 9am (clearway from 6:30am to 9am) on the eastern side of Fitzgerald street for vehicles heading south toward the City. And, an additional 4 parallel bays on the western side of Fitzgerald street, for vehicles heading North away from the City.

We also note the high frequency bus routes that operate along Fitzgerald Street and the opportunity this provides for staff and/or clientele to utilise public transport as a preferred way to come Furbaby Retreat.

FURBABY RETREAT
398 Fitzgerald Street, North Perth

CITY OF VINCENT
PARKING MANAGEMENT PLAN

1.2.4 "Alternative transport modes are convenient and adequate enough to meet the demand of the development during the hours of operation;"

The proximity of the development to Fitzgerald Street and the high frequency Bus Routes that operate along it provide an excellent opportunity for clientele, and staff, to utilise Buses to travel to and from the proposed development. We additionally note the significant interconnected footpath/pedestrian network around North Perth and the surrounding suburbs. It is anticipated that the nature of the casual work required at Furbaby Retreat will be suitable for a local community member to undertake providing easy and direct access to work.

1.2.6 "An alternative arrangement is agreed in writing between the applicant and the City, through an approved Parking Management Plan."

We are pleased to provide this document to the City of Vincent with the view to gaining approval for the Parking Management Plan proposed as part of the development.

We trust the above information adequately addresses the requirements nominated under the City's Policy 7.7.1 for Non-Residential Development Parking Requirements however if additional information is required we ask that you contact Steven Markham at Scribe Design Group on 9417 1388 or via email at smarkham@scribegroup.com.au or Jessica Hay at jessica@furbabyretreat.com.au to provide additional clarification.

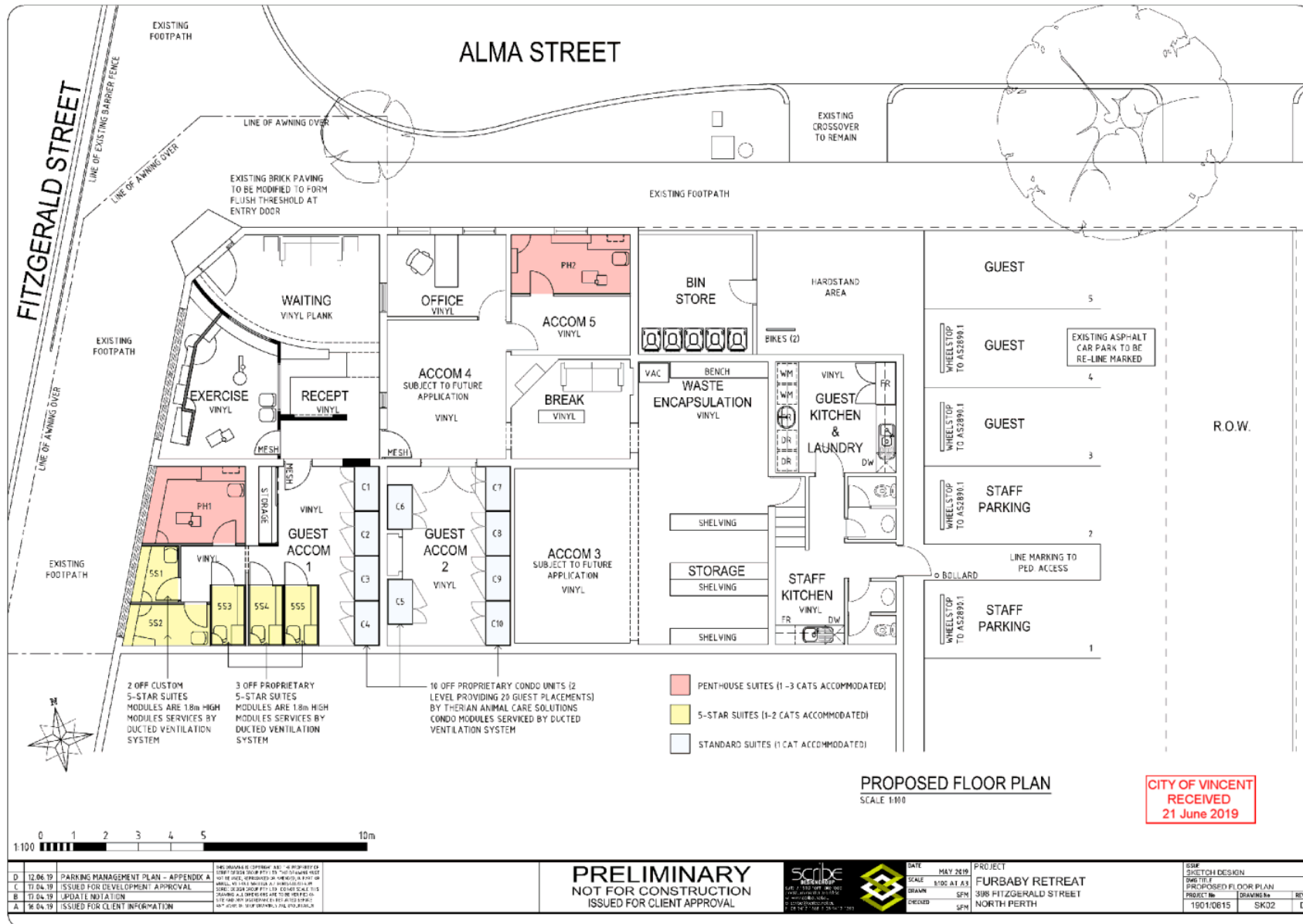
CITY OF VINCENT
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21 June 2019

FURBABY RETREAT
398 Fitzgerald Street, North Perth

CITY OF VINCENT
PARKING MANAGEMENT PLAN

Appendix A – Site Plan SK02

CITY OF VINCENT
RECEIVED
21 June 2019





SCRIBE DESIGN GROUP

FURBABY RETREAT
398 FITZGERALD STREET
NORTH PERTH

ENVIRONMENTAL ACOUSTIC ASSESSMENT

JUNE 2019

OUR REFERENCE: 24479-2-19168



Herring Storer Acoustics

DOCUMENT CONTROL PAGE

ENVIRONMENTAL ACOUSTIC ASSESSMENT

FURBABY RETREAT

NORTH PERTH

Job No: 19168

Document Reference: 24479-2-19168

FOR

HERSHEY PTY LTD

c/o

SCRIBE DESIGN GROUP

DOCUMENT INFORMATION				
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Herring Storer Acoustics

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3.1	Environmental Protection (Noise) Regulations 1997	1
4.	MECHANICAL PLANT	4
5.	CALCULATIONS	4
6.	ASSESSMENT	4

APPENDICES

A	DEVELOPMENT PLANS
B	MECHANICAL PLANT DRAWINGS

Herring Storer Acoustics
Our ref: 24479-2-19168

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1. INTRODUCTION

Herring Storer Acoustics were commissioned by Hershey Pty Ltd on behalf of Scribe Design Group, to undertake an acoustic assessment of noise emissions associated with the proposed cat hotel development at 398 Fitzgerald Street, North Perth.

The objective of this study was to assess noise emissions from mechanical services at the noise sensitive premises surrounding the proposed site for compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997*.

This is to address the requirements of the Town of Vincent Sound Attenuation Policy, and accompany the development application submission.

The site plan is attached in Appendix A.

2. SUMMARY

Noise levels associated with the proposed mechanical plant have been calculated to comply with the relevant assigned noise levels stipulated by the *Environmental Protection (Noise) Regulations 1997* at all times, hence in compliance with the Town of Vincent Sound Attenuation Policy.

It is noted that our assessment is considered conservative, as all fans that are proposed to be installed have been assumed to be operating at maximum speed. It is understood that a speed controller is to be installed for each fan, hence, the actual noise impact of the fans are considered highly likely to be lower than what is indicated in this report.

It is noted that the façade of the building is such that noise emissions associated with cats, within the development, will be inaudible external to the building.

3. CRITERIA

3.1 ENVIRONMENTAL PROTECTION (NOISE) REGULATIONS 1997

The *Environmental Protection (Noise) Regulations 1997* stipulate the allowable noise levels at any noise sensitive premises from other premises. The allowable noise level is determined by the calculation of an influencing factor, which is added to the baseline criteria set out in Table 1 of the Regulations. The baseline assigned noise levels are listed in Table 3.1.

TABLE 3.1 – ASSIGNED NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises within 15 metres of a dwelling (Highly Sensitive Areas)	0700 - 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35 + IF	45 + IF	55 + IF

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

Herring Storer Acoustics
Our ref: 24479-2-19168

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

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

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

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

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

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

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

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

TABLE 3.2 – ADJUSTMENTS FOR ANNOYING CHARACTERISTICS

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

The following locations have been determined to require an assessment of noise level emissions.

Herring Storer Acoustics
Our ref: 24479-2-19168

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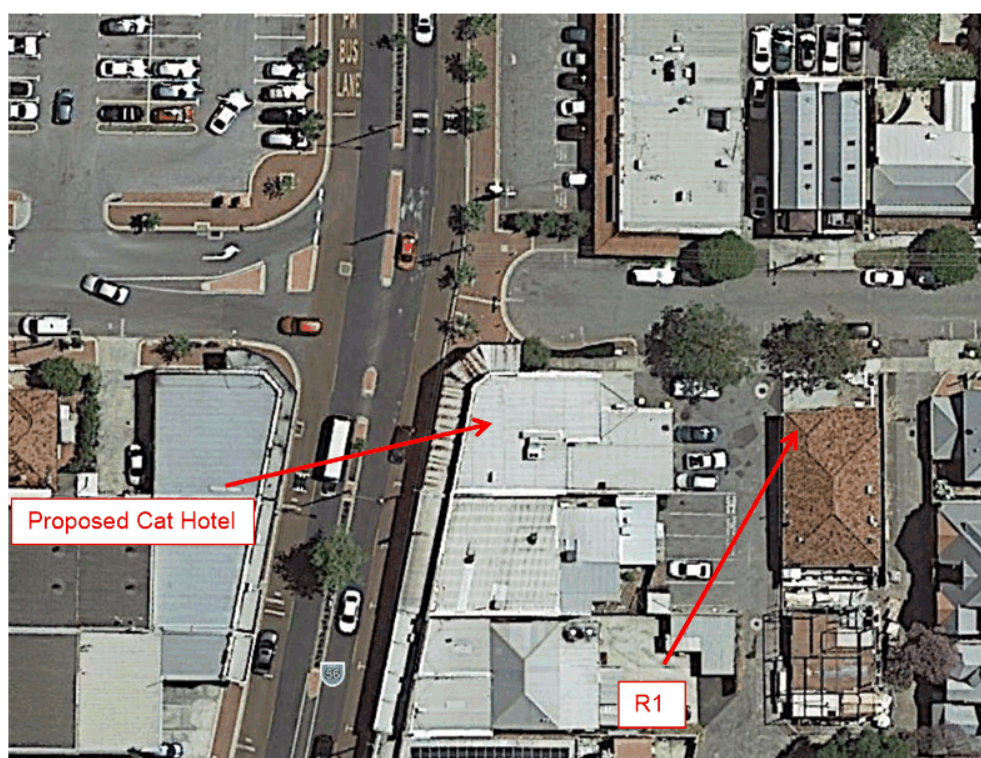


FIGURE 3.1 – RECEIVER POINTS

The influencing factor at the identified noise sensitive premises has been estimated as follows :

Major Road within the inner circle;

Fitzgerald Street + 6 dB

Commercial Premises within the inner circle;

30 % + 1.5dB

Commercial Premises within the outer circle;

10 % + 0.5 dB

Hence, the influencing factor is estimated at 8 dB.

Based on the above influencing factor, the assigned outdoor noise levels are listed in Table 3.3.

Table 3.3 - Assigned Outdoor Noise Level For R1 to R4

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises	0700 - 1900 hours Monday to Saturday (Day)	53	63	73
	0900 - 1900 hours Sunday and Public Holidays (Sundays)	48	58	73
	1900 - 2200 hours all days (Evening)	48	58	63
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	43	53	63

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

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4. MECHANICAL PLANT

Mechanical plant details have been based on provided information attached in Appendix B as provided by the client.

The equipment is understood to consist of 4 fans, operating on a speed controller, with a maximum noise output of 44 dB(A) at 1m distance.

5. CALCULATIONS

Noise levels attributable to the proposed fans were calculated at the nearest identified noise sensitive premise ("R1").

The calculated noise level was 31 dB(A) at R1.

6. ASSESSMENT

Given the location and the nature and level of the calculated noise emissions, noise received at the neighbouring residences are unlikely to be tonal. However, to be conservative, the +5 dB(A) penalty has been added to the assessable noise level. Therefore, Table 6.1 lists the applicable adjustments for tonality.

TABLE 6.1 – APPLICABLE ADJUSTMENTS FOR ANNOYING CHARACTERISTICS, dB(A)

TABLE 0.1 – APPLICABLE ADJUSTMENTS FOR ANNOYING CHARACTERISTICS, dB(A)					
Noise Emission	Calculated Noise Level, dB(A)	Applicable Adjustments To Measured Noise Levels, dB(A)			Assessable Noise Level, dB(A)
		Where Noise Emission Is NOT Music			
		Where tonality is present	Where modulation is present	Where impulsiveness is present	
Proposed ventilation fans	31	+ 5	-	-	36

Hence, the assessable noise levels compared to the relevant criteria are listed below in Table 6.2.

TABLE 6.2 – ASSESSMENT OF PROPOSED FANS NOISE IMPACT

Noise Emission	Assessable Noise Level, dB(A)	Assigned Noise Level, L _{A10} dB		Exceedance to Assigned Noise Level
		Time of Day	L _{A10} dB	
Proposed ventilation fans	36	Day	53	COMPLIES
		Sundays and Public Holidays	48	COMPLIES
		Evening	48	COMPLIES
		Night	43	COMPLIES

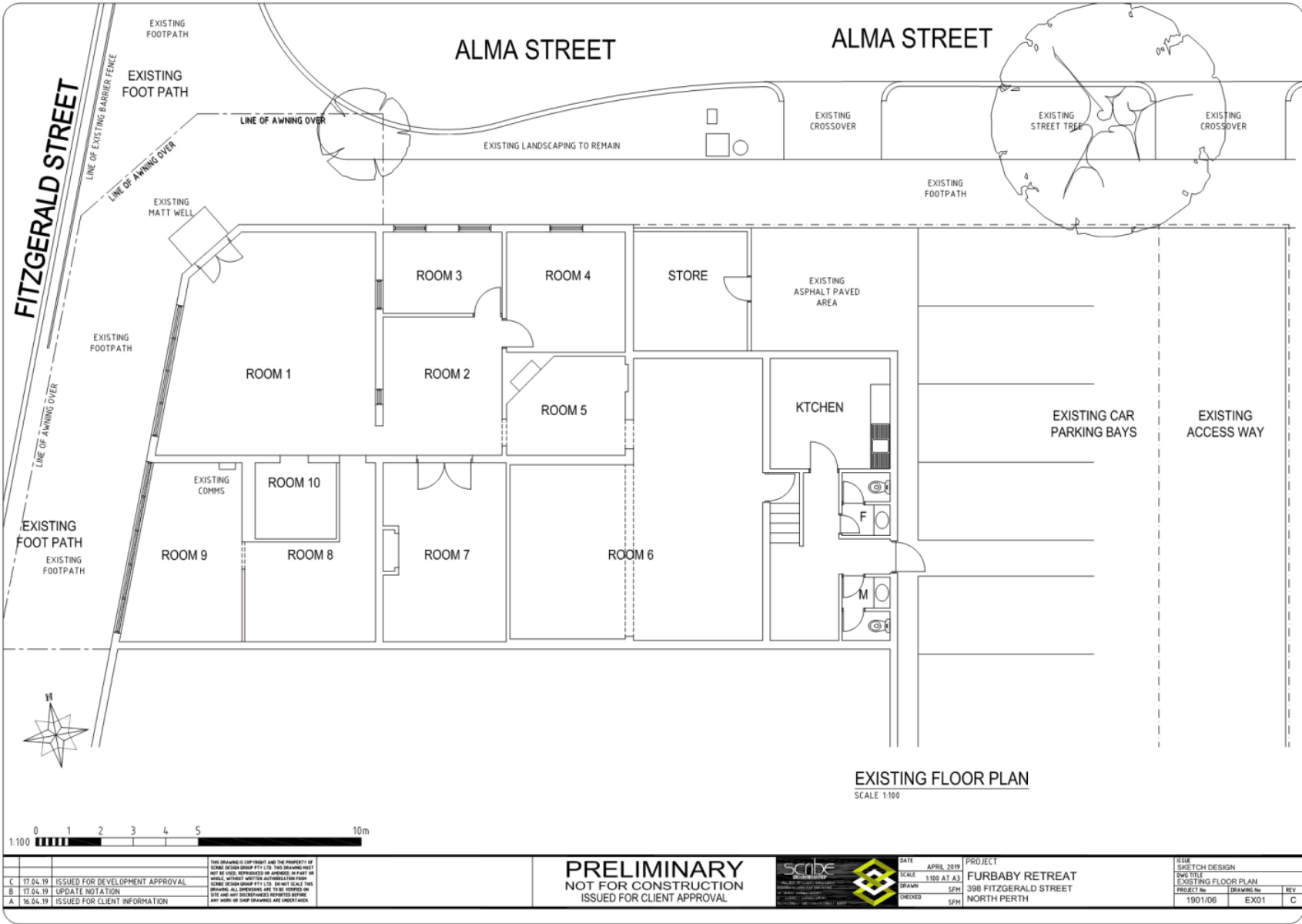
As can be seen from the above table, noise levels attributable to the proposed fans are calculated to be compliant with the applicable assigned noise levels at all times.

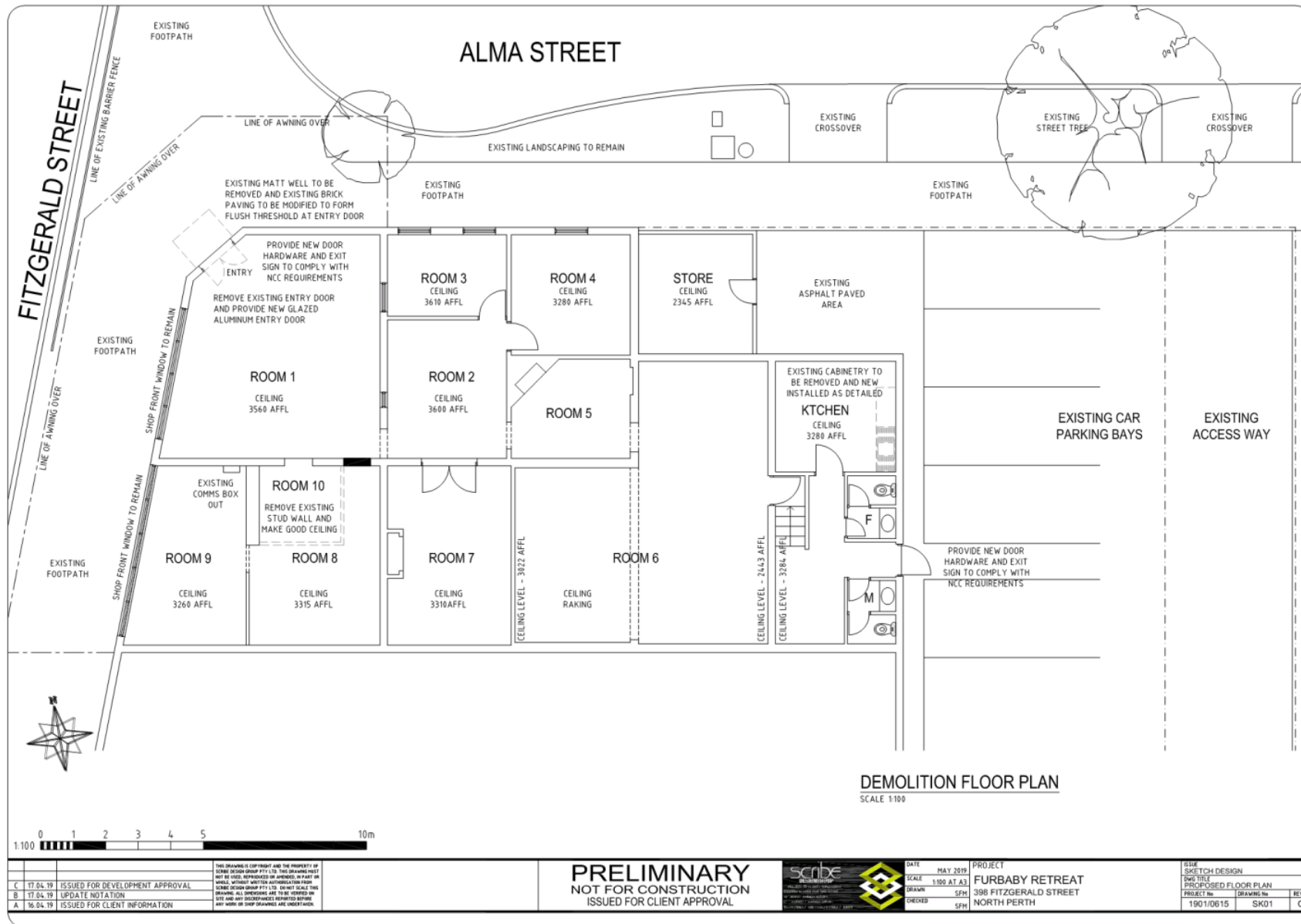
It is noted that the above assessment assumes that all of the proposed fans are operating at maximum speed.

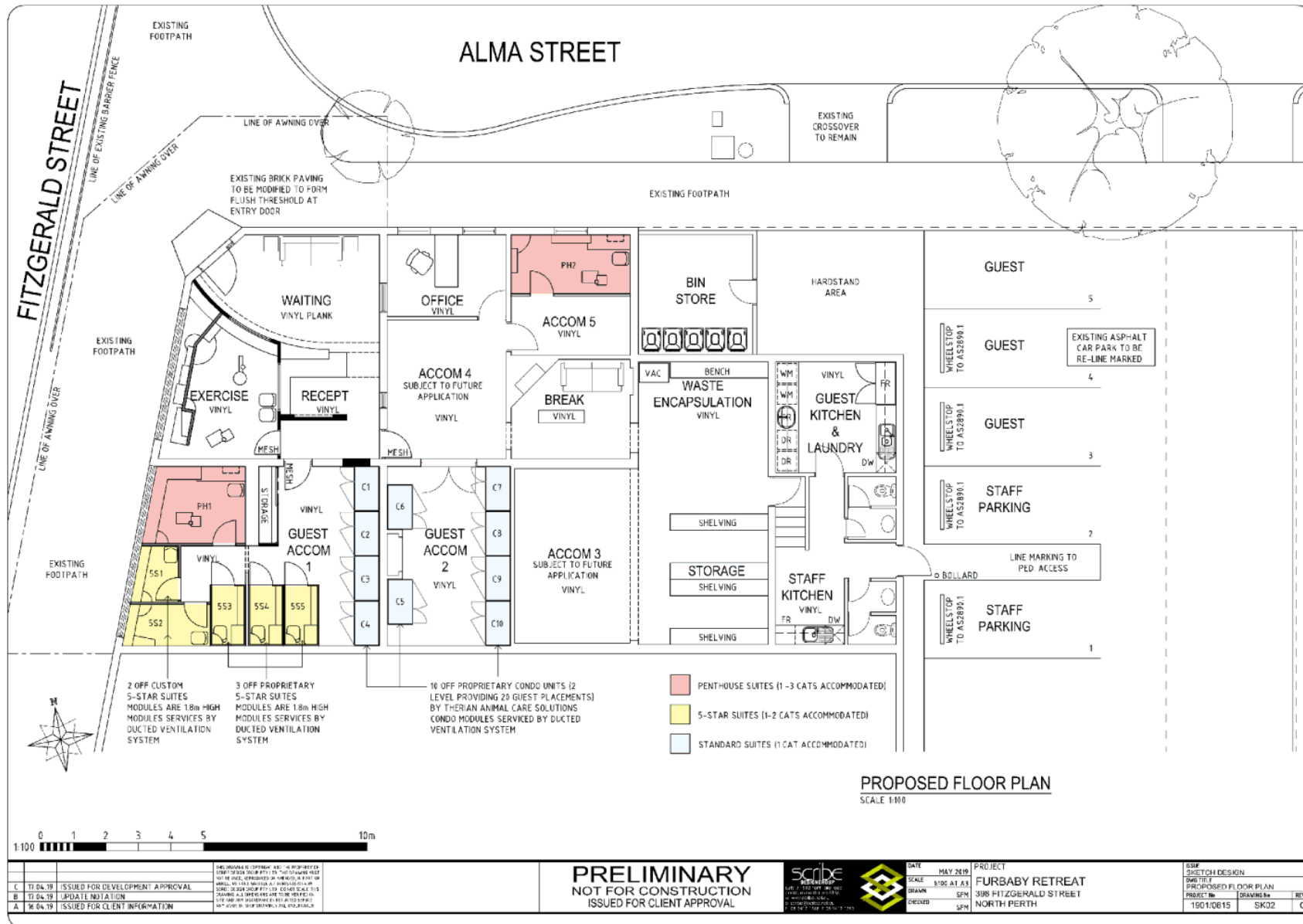
A speed controller is understood to be installed for each of the fans, hence, the actual speed (and therefore noise emission) associated with the fans are highly likely to actually be lower than that calculated.

APPENDIX A

DEVELOPMENT PLANS

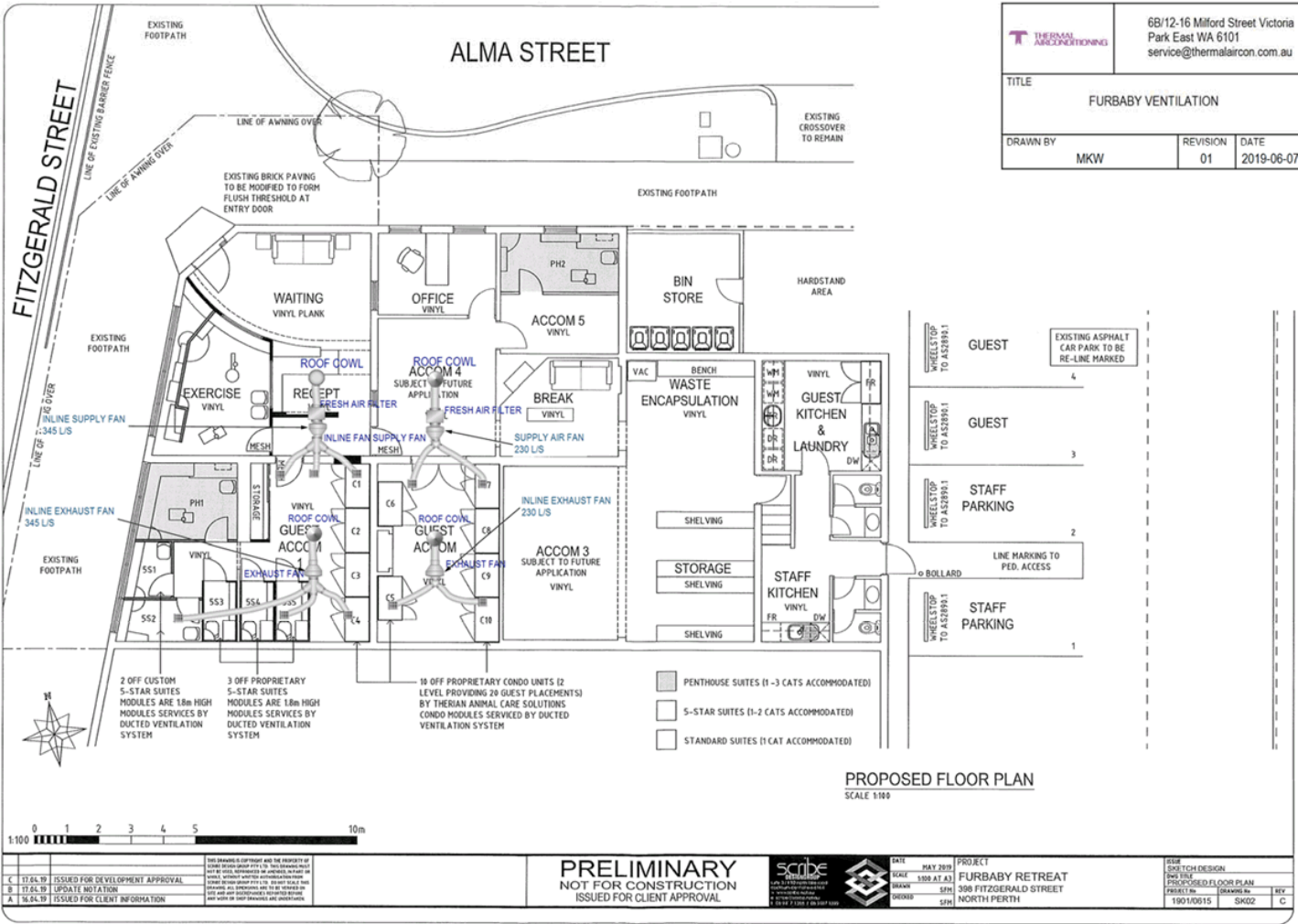






APPENDIX B

MECHANICAL PLANT DRAWINGS



Proposal for FURBABY RETREAT

INNOVATION SOLUTIONS
 CONSULTATION PLANNING PERMITS
 SPACE PLANNING WASTE MANAGEMENT
CONCEPT DESIGN SERVICES
 SITE ASSESSMENT **DESIGN**
 AUTHORITY APPROVALS BUSINESS MAPPING RECEPTION
MORE THAN BEFORE
 REFURBISHMENT **CONSTRUCT**
 SURGICAL EQUIPMENT PROJECT MANAGEMENT
PRODUCT SITE MANAGEMENT
 ANIMAL HOUSING TOWN PLANNING
 FITOUT CAGING EXPANSION
 CABINETRY BUILDER SELECTION
 TENDERING



15 May 2019

**Furbaby Retreat**

398 Fitzgerald Street
North Perth WA 6006

Attention: Jessica Hay - jessica@furbabyretreat.com.au

Thank you for the opportunity to provide you with a quote for 10 Therian Cat Condos and 5 Walk-in Cat Runs specifically designed for Furbaby Retreat. During our close collaboration with you, we have tailored a solution to match your needs. All of the products have been chosen for the benefits that they will produce for Furbaby Retreat to ensure your purchase meets your goals.

We have the industry experience and breadth of knowledge to concentrate on products that improve staff efficiencies and address the specific issues of animal care and management. The fact that our management team is constantly travelling Australia and overseas means that we are able to provide you with products at the forefront of design and functionality, and a great return on your investment. We only use products that meet our strict quality guidelines; one of the great benefits of travelling so much is that we are able to see what works and what doesn't!!

Please call our office if there are any modifications that you would like to be made to this proposal. To proceed with the order, simply fill in the attached form and email or fax it back to us.

We are here to help and look forward to working with you.

With regards

Gavin Biggs
Chief Executive Officer



You now have more choice than ever before...



Products for every room in your facility

- A Reception
- B Examination Room
- C Treatment Room
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- H Cat Housing
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- J Canine Rehabilitation
- K Cleaning Equipment
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Your trusted partner in Animal Facility Design....

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“ *What we appreciate most about working with Gavin and the Therian team is their wealth of experience and professionalism at all times to ensure that together as a team we deliver.* **”**

Our approach is a collaborative one. We are here to help you and with a 100% Council Planning Approval rate Australia wide we ensure the hassle is taken out of designing and constructing your new or refurbished facility.

By being involved in projects Australia wide, we are able to provide comprehensive support through every stage.

Feasibility Analysis

To renovate, extend or build new? We can evaluate the cost/benefit for you and help make the right decisions for your business.

Site Analysis

We will assess potential sites and rate the best options for your business or perform an in-depth analysis of your proposed site to ensure it will meet your present and future requirements.

Business Mapping

We will map your business movements to evaluate your needs, assess future growth potential and best staff flow movements.

Authority Approvals

We will develop floor plans, site plan and elevations including specialist engineering documentation for submission to obtain Planning Approval by the local authorities. We then manage the approval process with council through to a successful planning permit.

Detailed Design

After receiving planning approval, we develop architectural drawings, detailed material and installation specifications for all architectural systems. We retain, co-ordinate and direct engineers for the design of air conditioning, plumbing, electrical power & lighting and structural engineering systems.

Construction Phase

Next, we request builders to tender the construction of your project. We work with you to choose the successful builder. From here, our expert team is on site to make sure that your needs are being looked after and your project is completed on time and on budget with any issues that arise being resolved in a prompt and diligent manner.

“ *Gavin Biggs and the Therian team have created, designed and delivered an outstanding, unique, state-of-the-art veterinary facility* **”**



Figure1. Proposed Floor plans

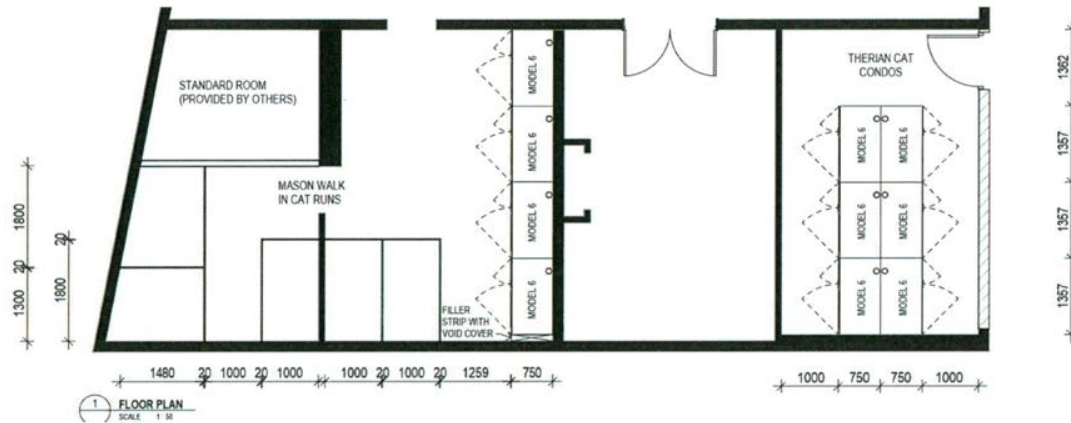


Figure 2. Example Walk-in Cat Run



Figure 3. Example Model 6 Therian Cat Condo





Proposal

Walk-In Cat Enclosure Room

5 x Mason Walk In Cat Runs

Mason Product Description

Qty	Description
3	Premium Wilson Art Isolation Panels with Glass 1829mm high x 1800mm long with 19mm wide Aluminium frame, Glass top section 609mm high, Premium Wilson Art middle section 610mm high and Premium Wilson Art lower section 610mm high
3	Sani-Slope "T" Floor Seal with Silvis Seal 1800mm long
1	Premium Wilson Art Isolation Panel with Glass 1829mm high x 1480mm long with 19mm wide aluminium frame, glass top section 609mm high, Premium Wilson Art middle section 610mm high and Premium Wilson Art lower section 610mm high
1	Sani-Slope "T" Floor Seal with Silvis Seal 1480mm long
3	Stainless Steel Gate Unit with Glass 1880mm high x 1000mm wide, full height tempered glass with Stainless Steel two-way latch with bottom frame
1	Stainless Steel Stall Front with Glass 1880mm high x 1300mm wide, 807mm door with full height tempered glass, Stainless Steel two-way latch and bottom frame
1	Stainless Steel Stall Front with Glass 1880mm high x 1800mm wide, 807mm door, full height tempered glass, Stainless Steel two-way latch and bottom frame
3	Premium Wilson Art Isolation Panels 1000mm high x 381mm long, 19mm wide aluminium frame, for use as solid division panel. (Cat Shelves)
3	Premium Wilson Art Isolation Panels 1000mm high x 279mm long with 19mm wide aluminium frame, for use as solid division panel. (Cat Shelves)
1	Premium Wilson Art Isolation Panel 1300mm high x 381mm long with 19mm wide aluminium frame, for use as solid division panel, Premium Wilson Art 1300mm high, with one side to be tapered (Cat Shelves)
1	Premium Wilson Art Isolation Panel 1800mm high x 381mm long with 19mm wide aluminium frame, for use as solid division panel, with one side to be tapered (Cat Shelves)
1	Premium Wilson Art Isolation Panel 1300mm high x 279mm long with 19mm wide aluminium frame, for use as solid division panel, Premium Wilson Art 1300mm high, with one side to be tapered (Cat Shelves)
1	Premium Wilson Art Isolation Panel 1800mm high x 279mm long with 19mm wide aluminium frame, for use as solid division panel, Premium Wilson Art 1800mm high, with one side to be tapered (Cat Shelves)
10	Cat Ramps 914mm long x 102mm wide, aluminium frame with bone grid
3	Stainless Steel Mesh Top Cover 1000mm high x 1800mm long
1	Stainless Steel Mesh Top Cover 1480mm high x 1300mm long, one side to be tapered
1	Stainless Steel Mesh Top Cover 1480mm high x 1800mm long, one side to be tapered
Installation of Mason Cat Enclosures only on site by Therian installers	
Included	



Cat Condo Room

10 x Model 6 Therian Cat Condos

Therian Cat Condo Product Description

Qty	Description	
10	Model 6 Cat Condos with Tempered Glass Doors	
1	Ventilation System installed by Therian	
	Installation of Therian Cat Condo equipment only on site by Therian installers	Included

Total Price:

To manufacture, supply and install the products listed above **\$73,730.00** plus GST

Our price above includes manufacture, supply and installation only of the complete system, including materials, freight and duty, and excludes GST.

This price is inclusive of total freight costs and is relevant to the total number of products listed. Any variance in the number of items ordered to that of the products listed in each option, may affect the individual pricing of each product. Please request a new proposal should the number of items required change, or the project is required to be installed in stages.

The price is based on the currency exchange rate of **USD\$0.67** cents to the Australian dollar. The price of the USA manufactured products component will be adjusted at the time of settlement.

Payment Terms:

Standard Therian contracts for products require a **25%** deposit, payable within **14** days of signing a contract (Quotation Acceptance). A further **25%** is to be paid **14** days in advance of the scheduled shipping date from our manufacturer's factory. The final **50%** is payable prior to delivery to site, or upon completion of the installation (if applicable). All payments will be made electronically into our nominated bank account.

Proposal Validity:

This proposal remains firm until **15th June 2019**

Excluded Items:

The following items have been excluded from this proposal:

- Any works associated with the existing or new walls, floors or building – we have assumed that this work will be completed prior to the Mason/Therian equipment arriving on site.
- Builder's works in connection with the products being supplied by Therian, including any penetrations through walls or ceilings for the Therian Cat Condo ventilation exit point, which are the responsibility of the client. Please give



consideration to where the exhaust ventilation point should be (e.g. through roof or wall, or access into existing exhaust system).

- Electrical works in connection with the relocation of, or provision of, electrical outlet for ventilation exhaust fan. A single GPO is required for the ventilation fan.
- Removal of any fixtures, fittings, wall trims, or GPO's where condos are to be located. The area must be clear and ready for installation.
- Storage of equipment prior to installation, or if unable to take delivery.
- It will be the responsibility of the client to take delivery of the products made by a courier selected by Therian, either by a single delivery or in lots. Delivery will be to a street address to be supplied by the client only.
- We have allowed for the installation of both the Mason Walk In Cat Runs and Therian Cat Condos to be completed at the same time. No allowance has been made for separate installations or additional trips.
- We have allowed to carry out our fitout works in a clear and uninterrupted manner. Should our installation crews be interrupted or held up by the builders or others on the site, we will bill to your account our waiting time on day rates with associated timesheets.

Delivery:

At this time, we are estimating 12-14 weeks manufacturing time and 60 days for delivery after receiving your confirmed order. Lead-times are subject to change according to our production workload. Please call us to verify the current lead-time when placing your order. We will arrange for the Mason and Therian equipment to arrive at a similar time.

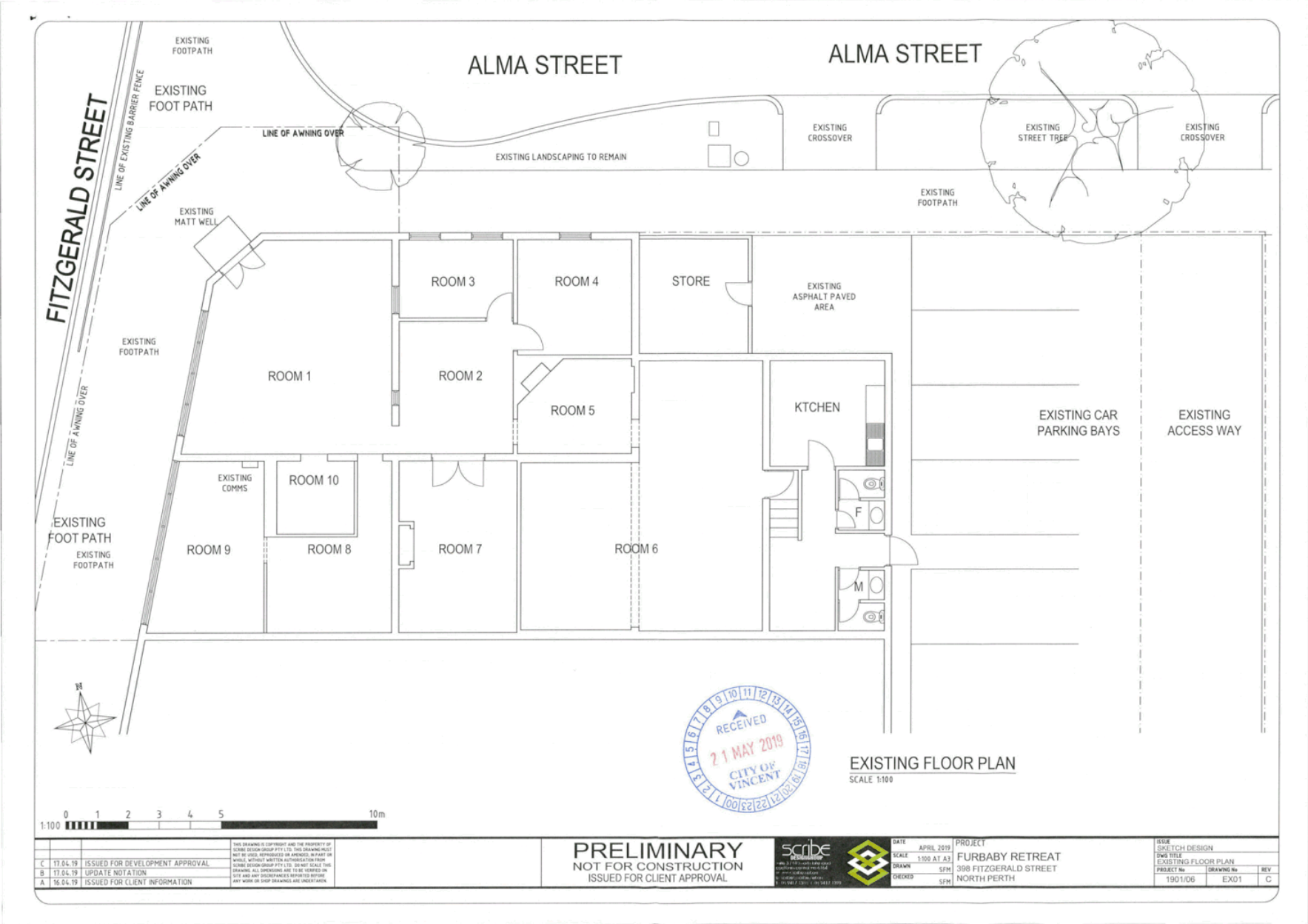
Therian has allowed for Therian and Mason product to be delivered separately. This project will require the Mason product to be shipped in 1 x Crate measuring 2133mm long x 2133mm High x 1169mm wide and weighing 860kgs, with the Therian Cat Condos arriving in 1 x 20' Container. Please advise Therian if the client is unable to take delivery of a 20' Container to site.

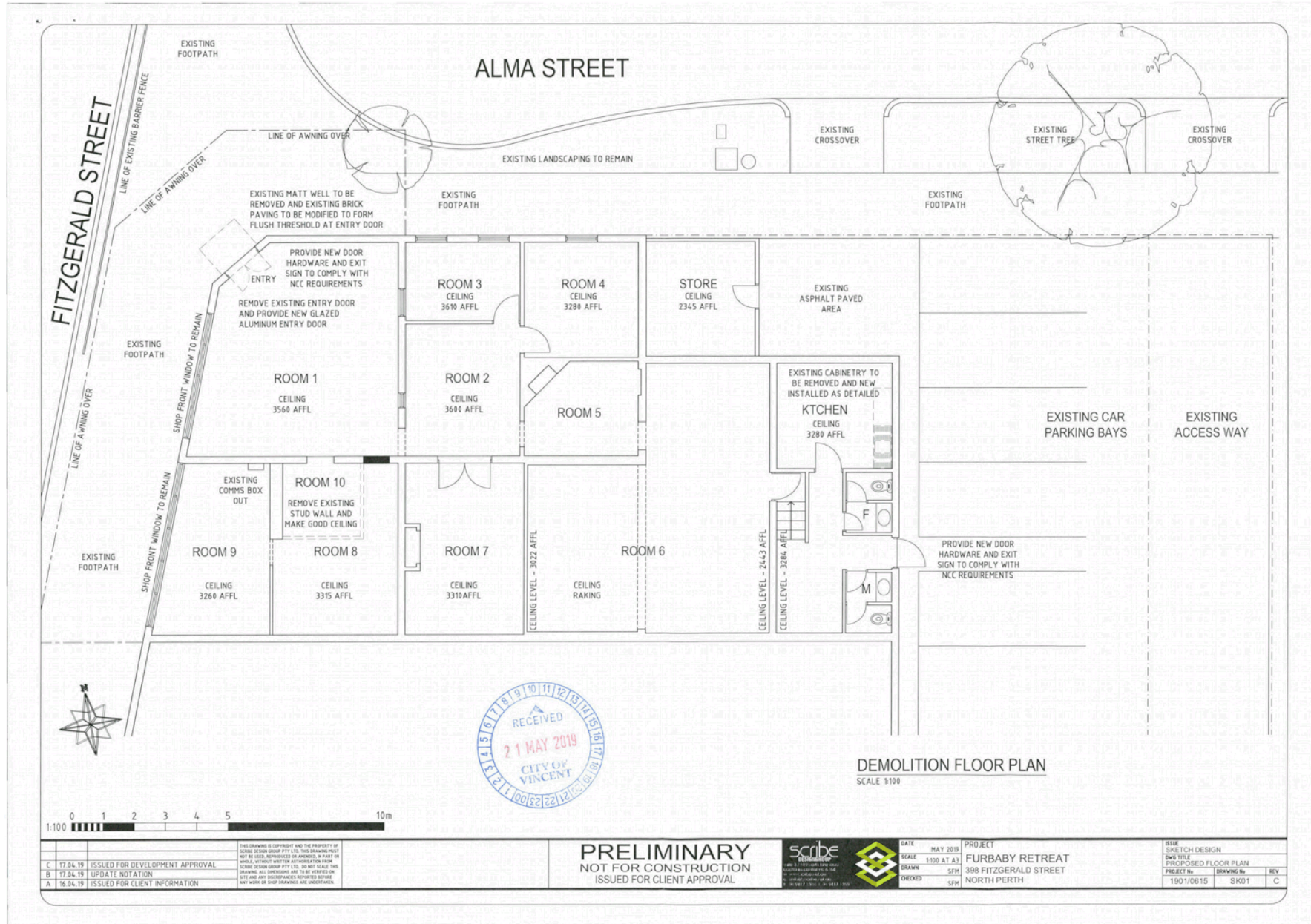
Therian will provide the client with regular updates on the estimated and actual delivery date. Title, risk of loss and damage arising from any cause pass to the client upon delivery at the client's nominated address.

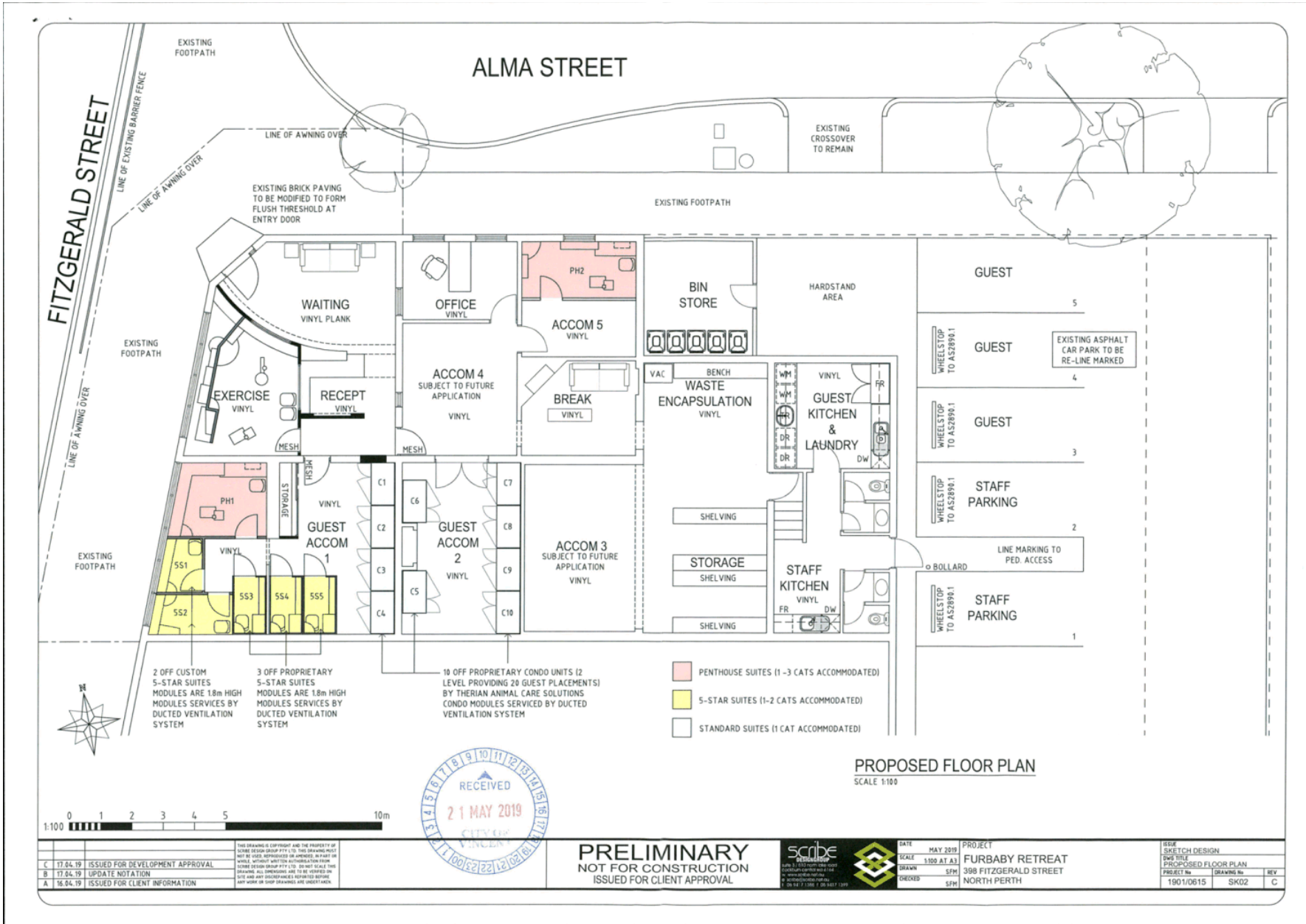
Fumigation:

Australian Biosecurity has introduced seasonal import measures to manage the risk of Brown marmorated stink bug (BMSB) during the high-risk season. This season applies for anything leaving the USA, between 1st September 2019 to 30th April 2020. Whilst Therian will endeavour to include the charge in your proposal should we believe the dispatch of your order from the US will fall into this time, if this fee is not included in the original proposal and the Fumigation is applied, the client will be on-charged the associated Fumigation fees which will be added to the Final Invoice.









**Therian Pty Ltd**

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Ashmore QLD 4214 Australia
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Email: info@therian.com.au
Web: www.therian.com.au

19 August 2019

City of Vincent

PO Box 82
Leederville WA 6902

Development Application/Serial Number: 5.2019.188.1.
LOT: 1 D/P: 1976, No. 396-398 FITZGERALD STREET NORTH PERTH
Certificate of Title Volume 1487, folio 250

At the request of the applicant, please find below comments in relation to proposed odour emanating from this facility along with our expert opinion in relation to the requirement for a floor waste in each cat accommodation area.

Odour

Each cat accommodation room has a mixture of cat condos, which are connected individually to a central exhaust duct 150mm in diameter, and cat runs, which will be connected via exhaust grilles in the ceiling, to an exhaust duct above ceiling which will have an in-line exhaust fan. The exhaust fan in each cat accommodation room will operate at approximately 80 litres/second exhausting air from each room and cat condo. These exhaust air fans will each be connected to a roof mounted mushroom head cowl which will dissipate the air across the roof of the building. As each fan (2 in total exhausting from cat accommodation rooms) are operating at a very low flow rate and dissipated across the roof of the building at least 6 metres from any air intake, there will not be any odour and cross contamination issues.

Floor waste in Cat Accommodation rooms

We have received information via the applicant that Council has requested floor wastes be installed in Cat Accommodation rooms so that rooms can be hosed and disinfected. We would strongly recommend that hosing and floor wastes not be installed into cat accommodation areas for two main reasons. Firstly, floor wastes breed bacteria and cats are highly susceptible to air borne diseases. Having floor wastes will increase the chances of cats catching a disease. In addition to this, cats should not be exposed to water which will be present from the hosing. Secondly, hosing of cat accommodation units (cat condos and walk in runs) is not acceptable as it will damage the accommodation units as they are designed to only be mopped out with a veterinary grade disinfectant. It is industry practice for all cat accommodation areas that hosing using water is not employed as the risk to disease and other health issues for cats increases dramatically due to their immune system being susceptible to upper respiratory diseases. It is because of this that we do not recommend floor wastes in cat accommodation rooms and that vacuum and mopping with disinfectant only be employed.

Should you have any questions relating to this advice, please contact the undersigned.

Regards,

Gavin Biggs
Chief Executive Officer
Therian Pty Ltd

Therian Pty Ltd
ABN: 82 107 418 262

Summary of Submissions:

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

Comments Received Expressing Concern	Administration Response:
<p><u>Parking</u></p> <ul style="list-style-type: none"> • The private parking at businesses surrounding the site will be compromised. • The application indicates there is rear parking for their staff and limited street parking on Fitzgerald Street. However, there is no parking on Fitzgerald Street from 6:30am - 9am for customer parking. • The application also indicates there is time limited street parking on Douglas Street and Drummond Place. However, there is none in North Perth. 	<p>There are five proposed car parking bays located on-site, three would be available for customers during pick-up and drop-off operating hours, and two available for staff. There is proposed to be a maximum of three employees on-site at any one time during drop-off and pick-up operating hours. Pick-up and drop-off hours have been revised to be between:</p> <ul style="list-style-type: none"> • Monday to Friday: 7:30am to 6:00pm; • Saturday: 8:00am to 5:00pm; and • Sunday: 10:00am to 5:00pm. <p>There are also 15 on-street public car parking bays located on Fitzgerald Street and Alma Road within close proximity to the subject site.</p> <p>The site is located within 100 metres of a high frequency bus stop which can be accessed by employees. There are two bicycle bays proposed on-site and four bicycle bays in the adjacent Fitzgerald Street verge within 25 metres of the site.</p> <p>There would be one cat or family of cats being dropped-off at any one time, managed through an online booking system where each guest is allocated a specific 15 minute drop-off time. This would reduce the demand for customer car parking at any one time and would reasonably result in up to two visitors attending the site at any time.</p> <p>The intensity of the use is appropriate in relation to the amount of traffic generated and would not adversely impact parking on surrounding properties. The proposed use provides adequate on-site parking to cater for demand and alternate modes of transport are also available to the site. A condition of approval has been recommended for the premises to operate in accordance with the parking management plan and operational plan submitted.</p>

Summary of Submissions:

Comments Received in Objection:	Administration Response:
<p><u>Odour and Waste</u></p> <p>Concerns relating to waste disposal and management, and odour drift to surrounding residential lots.</p>	<p>The proposed management of cat waste is to vacuum seal the waste prior to disposal in a receptacle. This would eliminate odour from the waste. The receptacle would be located in the fully enclosed bin store prior to being collected twice weekly by private waste collection. This would mitigate the risk of odour drift to surrounding residential properties. A condition of approval has been recommended for a detailed waste management plan to be prepared and approved by the City prior to the Cat Hotel use commencing.</p>
<p><u>Health</u></p> <ul style="list-style-type: none"> Concerns relating to public health, particularly if a cat develops an infectious disease overnight, or when no staff are on the premises. This development would be more suitable if it were located further away from residential properties and allowed the cats more space and fresh air. The application doesn't include a room at this facility for a staff member to remain on site over night to watch over the animals and respond to an emergency situation, for example cats which develop an infectious disease and/or require prompt first aid. 	<p>A vaccination certificate is required for all cats boarding at the subject site before admission to demonstrate proof of vaccination against feline infectious disease. The business is proposed to partner with a minimum of two local veterinary practices, including an emergency vet hospital for care to any cats that may fall ill while their stay at the premises. This means that in the unlikely event that cats would fall ill overnight when left unattended, treatment would be available from qualified veterinarians and the ill cat removed from the site. The accommodation suite would also then undergo thorough cleaning and disinfecting to eliminate the risk of disease spreading. A condition of approval has been recommended for the Cat Hotel to function in accordance with the operational management plan submitted.</p> <p>Each cat enclosure would be individually fitted with a ventilation exhaust system, temperature and humidity control to prevent build-up of any odours, and the distribution of fresh air to all boarding areas.</p>
<p><u>Noise</u></p> <p>Noise associated with the operation of the business, including noise from staff and visitors, ventilation fans (which will be always operational) and the cats boarding at the facility overnight, which, as the proposal outlines, can cause them stress and anxiety is inappropriate for the location.</p>	<p>The applicant submitted an acoustic report prepared by a qualified acoustic consultant. The report indicates that the noise generated from the proposed use would comply with the required noise levels as per the <i>Environmental Protection (Noise) Regulations 1997</i> as measured at the nearest adjacent residential property. This includes noise from the ventilation fans, as well as the cats themselves which would be inaudible external to the building. Cats from different households would not be socialising with each other in the Cat Hotel, as this is a major stress-point for cats. This would further reduce noise by eliminating any potential for noise generated from cats fighting. The proposed use and noise that would be emitted is appropriate for a site within a District Centre zone setting located adjacent to residential properties.</p>

Summary of Submissions:

Comments Received in Objection:	Administration Response:
<p><u>Parking</u></p> <ul style="list-style-type: none">• There are already car parking issues on Alma Road, due to customers of the facility.• It suggests that public transport is a suitable way for customers to access the cat hotel but fails to identify that no animals – bar approved assistance dogs - are allowed on Perth public transport.• Concerns there will be difficulty for customers to drop-off or pick-up their animals by car, with clearways on Fitzgerald St during peak hour and many of the proposed location's car bays being used by staff.• The proposal will put pressure on parking on Alma and Raglan roads as well as Ethel Street.	<p>Refer Administration's response regarding parking above.</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 Expressing Concern:	Applicant Response:
<p><u>Parking</u></p> <ul style="list-style-type: none"> The private parking at businesses surrounding the site will be compromised; The application indicates there is rear parking for their staff and limited street parking on Fitzgerald Street. However, there is no parking on Fitzgerald Street from 6:30am - 9am for customer parking; The application also indicates there is time limited street parking on Douglas Street and Drummond Place. However, there is none in North Perth. 	<ul style="list-style-type: none"> The property at 396-398 Fitzgerald St, North Perth has 5 individual car parks allocated at the back of the facility. The use of scheduled drop-off and collection times for guests facilitates staff and customer parking arrangements whereby activities associated with the feeding, maintenance and cleaning of the cats/facility, that require higher staffing rates, will occur prior to, and post, guest pick-up and drop-off times. We are confident that there is ample parking for guests and staff at the property and minimal overflow parking will be required in surrounding streets. <ul style="list-style-type: none"> Please refer to the document '190819_Furbaby Retreat_CoV_submission_FINAL' for more information regarding the parking strategy for Furbaby Retreat. There is no reference in the application for Furbaby Retreat regarding parking on Douglas Street and Drummond Place
Comments Received in Objection:	Applicant Response:
<p><u>Odour and Waste</u></p> <ul style="list-style-type: none"> Concerns relating to waste disposal and management and odour drift to surrounding residential lots; 	<ul style="list-style-type: none"> Each cat accommodation room has a mixture of cat condos, which are connected individually to a central exhaust duct 150mm in diameter, and cat runs, which will be connected via exhaust grilles in the ceiling, to an exhaust duct above ceiling which will have an in-line exhaust fan. The exhaust fan in each cat accommodation room will operate at approximately 80 litres/second exhausting air from each room and cat condo. These exhaust air fans will each be connected to a roof mounted mushroom head cowl which will dissipate the air across the roof of the building. As each fan (2 in total exhausting from cat accommodation rooms) are operating at a very low flow rate and dissipated across the roof of the building at least 6 metres from any air intake, there will not be any odour and cross contamination issues. In addition, Furbaby Retreat propose to use a commercial vacuum packaging machine for all cat waste products. A vacuum packaging machine uses suction to remove oxygen (and therefore eliminating bacterial growth) and other potential contaminants before applying a heat seal. The machine places items in a plastic package film, surgically syphons out all air and then seals the opening with heat sealing. Each package can then be disposed of in a standard waste receptacle. Cat litter trays will be cleaned twice a day, in the morning and evening.

Page 1 of 4

Summary of Submissions:

Comments Received in Objection:	Applicant Response:
	<ul style="list-style-type: none"> Furbaby Retreat believe that the ventilation within the cat accommodation and the proposed waste management strategy will adequately manage any potential odour drift within and without the facility. Please refer to the document '190819_Furbaby Retreat_CoV_submission_FINAL' for more information regarding the parking strategy for Furbaby Retreat.
<p><u>Health</u></p> <ul style="list-style-type: none"> Concerns related to public health, particularly if a cat develops an infectious disease overnight, or when no staff are on the premises; This development would be more suitable if it were located further away from residential properties and allowed the cats more space and fresh air; The application doesn't include a room at this facility for a staff member to remain on site over night to watch over the animals and respond to an emergency situation, for example cats which develop an infectious disease and/or require prompt first aid. 	<ul style="list-style-type: none"> As there are no proposed on-site veterinary facilities at Furbaby Retreat, the business will partner with local veterinary practices. A minimum of two is proposed, including an emergency vet hospital (preliminary discussions have been made with North Perth Vet Centre and Perth Vet Emergency). If approved, Furbaby Retreat will formalise these Partnerships and be happy to provide any documentation to the City of Vincent once this has occurred. All cats will have to have proof of vaccination against feline infectious enteritis and feline respiratory disease; A current vaccination certificate (ie certifying that vaccination was done within the preceding 12 months and that the "due date" for the next vaccination has not been passed) must be produced for each cat before admission. If any cat does develop an infectious disease while in the care of Furbaby Retreat, appropriate steps will be taken which include: <ul style="list-style-type: none"> The cat will be removed to either their usual vet clinic or one of the veterinary partners of Furbaby Retreat for isolation and treatment The accommodation where the cat was staying will undergo immediate and thorough cleaning and disinfecting with F10 to remove any possibility of transfer of the disease. In addition, the staff cleaning the area will wear appropriate PPE throughout the cleaning process. It is not proven that cat boarding facilities with outdoor areas are better for a cats health. In fact, facilities which have cats in outdoor runs in proximity with each other are at a higher risk of transferring and catching diseases and therefore their health is more at risk. The accommodation at Furbaby Retreat has been specifically designed to reduce any health risk for the cats, which includes the individual ventilation system and easy to clean surfaces. In addition to the individual cat accommodation areas, Furbaby Retreat will also have a cat play area in the facility. Each cat will have

Page 2 of 4

Summary of Submissions:

Comments Received in Objection:	Applicant Response:
	<p>individual time (group time if they are of the same family and staying together) in the play area to play, climb, scratch and have cuddles which is a core part of the enrichment program at Furbaby Retreat.</p> <ul style="list-style-type: none"> While there is no 'bedroom' as such for staff to stay overnight, the staff break room will be furnished with a sofa which can pull out into a bed. If there is any requirement for staff to stay overnight for any reason they will stay here. However, as mentioned, if any cat presents with symptoms that suggest they may have an infectious disease the cat will be taken to an appropriate vet clinic for care and isolation.
<p><u>Noise</u></p> <ul style="list-style-type: none"> Noise associated with the operation of the business, including noise from staff and visitors, ventilation fans (which will be always operational) and the cats boarding at the facility overnight, which, as the proposal outlines, can cause them stress and anxiety is inappropriate for the location; 	<ul style="list-style-type: none"> An acoustic report has been conducted on the property and it has been noted that neither noise from the ventilation fans or noise from the cats staying at the hotel will be audible external to the building and will comply with the Environmental Protection Regulations at all times. Any noise from staff or visitors will be minimal and as there will be relatively low numbers of staff and/or visitors at any one time we expect this noise to be at a much lower level than surrounding businesses or the previous real-estate office that occupied the building. Please refer to the document "Acoustic Report_updated_090819" for more information regarding the potential impact of noise.
<p><u>Parking</u></p> <ul style="list-style-type: none"> There are already car parking issues on Alma Road, due to customers of the facility; It suggests that public transport is a suitable way for customers to access the cat hotel but fails to identify that no animals - bar approved assistance dogs - are allowed on Perth public transport; Concerns there will be difficulty for customers to drop off or pick up their animals by car, with clearways on Fitzgerald St during peak hour and many of the proposed location's car bays being used by staff; The proposal will put pressure on parking on Alma and Raglan roads as well as Ethel St. 	<ul style="list-style-type: none"> The facility has been vacant for ~18 months therefore there cannot be any current parking issues due to customers of the facility. The application noted that there are public transport options, however while not stated overtly, these would be more likely used for staff to travel to and from the facility each day rather than customers. We believe that the parking allocation is more than adequate for customers without having adverse effects on surrounding streets. The property at 396-398 Fitzgerald St, North Perth has 5 individual car parks allocated at the back of the facility. The use of scheduled drop-off and collection times for guests facilitates staff and customer parking arrangements whereby activities associated with the feeding, maintenance and cleaning of the cats/facility, that require higher staffing rates, will occur prior to, and post, guest pick-up and drop-off times. We are confident that there is ample parking for guests and

Summary of Submissions:

Comments Received in Objection:	Applicant Response:
	<p>staff at the property and minimal overflow parking will be required in surrounding streets.</p> <ul style="list-style-type: none">○ Please refer to the document '190819_Furbaby Retreat_CoV_submission_FINAL' for more information regarding the parking strategy for Furbaby Retreat.

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

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising is subject to a separate Development Application and Building Permit application, being submitted and approved prior to the erection of the signage.
3. Noise emanating from the premises is to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
4. The applicant is advised that reasonable measures are to be implemented to educate and encourage staff of alternative means of transport to the site including public transport, cycling and walking.
5. Where 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.
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.

9.5 NO. 9 (LOT: 22; D/P: 6645) BAKER AVENUE, PERTH - PROPOSED CHANGE OF USE FROM SINGLE HOUSE TO SINGLE HOUSE AND UNLISTED USE (MUSIC STUDIO)











TRIM Ref: D19/130769

Author: Dan McCluggage, Urban Planner

Authoriser: Jay Naidoo, Manager Development & Design

Ward: South

Attachments:

1. Location and Consultation Plan [↓](#) 
2. Development Plans [↓](#) 
3. Applicant's Amended Proposal Description dated 24 September 2019 [↓](#) 
4. Applicant's Written Justification dated 9 May 2019 [↓](#) 
5. Acoustic Report [↓](#) 
6. Parking Management Plan [↓](#) 
7. Applicant's Patron Exit-Entry Plan dated 24 September 2019 [↓](#) 
8. Summary of Submissions - Administration's Response [↓](#) 
9. Summary of Submissions - Applicant's Response [↓](#) 
10. 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 Change of Use from Single House to Single House and Unlisted Use (Music Studio) at No. 9 (Lot: 22; D/P: 6645) Baker Avenue, Perth, in accordance with the plans in Attachment 2, subject to the following conditions, with the associated advice notes in Attachment 10:

1. Time Limited Approval

This approval is granted for a period of six (6) months from the date that the first musical performance event is held;

2. Use of Premises

2.1 No more than six (6) musical performance events shall be held for the duration of this approval, with no more than one (1) musical performance event being held in any given calendar month;

2.2 Each musical performance event shall consist of a maximum of four (4) sessions which shall run for a maximum of three (3) hours each and shall not be held outside of the following hours:

- Friday 7:00pm -10:00pm;
- Saturday 2:00pm –10:00pm;
- Sunday 2:00pm – 5:00pm; and
- Sunday 2:00pm – 10:00pm only when the following Monday is a public holiday;

2.3 All four (4) sessions associated with a musical performance event shall be held over the course of one weekend, including the preceding Friday night;

2.4 Two (2) events shall have a maximum of 100 persons in attendance at any given time, two (2) events shall have a maximum of 80 persons in attendance at any given time and two (2) events shall have a maximum of 60 persons in attendance at any given time; and

- 2.5 Outside of dedicated musical performance events, the premises shall operate between the hours of 7:00am and 7:00pm Monday to Sunday and shall be used for music related activities including, but not limited too:

- Sound and film recording;
- Educational sessions;
- Masterclasses;
- Conferences and meetings; and
- Community events;

3. Venue Management Plan

- 3.1 Prior to the commencement or use of the development, a Venue Management Plan to the satisfaction of the City shall be submitted to and approved by the City. The Venue Management Plan shall detail how the development will operate, including, patron numbers, management of patrons before and after attendance at events, and shall address noise to the satisfaction of the City. The Venue Management Plan shall include, but not be limited to management strategies for the following:

- Patron exit and entry from the venue being from Baker Street only;
- No use of Astone Lane for patrons, deliveries, loading or unloading of equipment;
- Exit from the building to Astone Lane is to occur in emergencies only;
- Patron behaviour inside and outside the venue;
- Crowd control measures before and after events;
- An emergency response plan;
- Deliveries, loading and unloading of equipment;
- Location of toilets;
- Waste management and rubbish disposal;
- Parking management, with patrons being directed to use the Brisbane Street public carpark, public transport and rideshare transport modes rather than the Baker Street parking bays; and
- Identify drop-off and pick-up locations for taxis and similar services, with no drop-off and pick-up to be from Baker Avenue;

- 3.2 The use of the premises shall be carried out in accordance with the approved Venue Management Plan outlined in Condition 3.1 or any Plan approved by the City thereafter and all requirements of the Venue Management Plan shall be implemented to the satisfaction of the City;

4. Acoustic Report

All recommended measures in the acoustic report produced by Lloyd George Acoustics and dated 7 June 2019 shall be undertaken in accordance with the report to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

5. General

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 Conditions continues whilst the approved development exists.

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from Single House to Single House and Unlisted Use (Music Studio) at No. 9 Baker Avenue, Perth (the subject site).

PROPOSAL:

The application proposes that the residential music studio, located at the rear of the subject site, be used for private and public music concert events. The proposed operation of the music studio is multi-faceted and the applicant has advised that if the venue was heavily limited with regard to specific operating days and times then this would drastically reduce the viability of the concept.

Based on the applicant's written submission, the operation of the proposed music studio would consist of four key functions which are detailed below:

1. The Concert Club:

- The concert club would be the primary commercial function of the venue;
- As per the applicant's submission, the aim is to *"establish a localised Community Concert Club, offering local and wider community members a chance to experience quality music performances in an intimate setting"*;
- Live performances would be held at the venue for a ticketed audience with a maximum capacity of 100 persons (including performers and staff). The applicant has advised that the number of patrons would realistically be between 60-80 for most events;
- There would be a maximum of 4 staff members on-site during events (excluding the property owner);
- There would be a maximum of 12 events per year (one per month);
- Each event would consist of a maximum of 4 sessions. The applicant has advised that the number of sessions may be less than 4 dependant on factors such as the type of performance, costs, availability of artists and other internal project dates within the studio. The applicant has advised that the flexibility of 1-4 sessions is required to make the Concert Club viable;
- Each session would run for a maximum of 3 hours and would typically operate within the following time slots:
 - Friday evening (7:00pm – 10:00pm);
 - Saturday matinee (2:00pm – 5:00pm);
 - Saturday evening (7:00pm – 10:00pm);
 - Sunday afternoon (2:00pm – 5:00pm or 6:00pm – 9:00pm);The applicant has advised that variations to the above session format may occur dependant on artist availability, clashes with external weekend events in the area and the applicant proposes that weeknight sessions would occur in these instances however, these would not be common;
- The venue would not be open to the public and patrons would be required to become members of the 'Concert Club' and purchase event tickets prior to attending (door ticket purchases would not be permitted);
- Food and alcohol would not be provided from the subject premises; and
- There are three on-site parking spaces but customers driving to the venue would be advised to utilise the Brisbane Street public carpark and walk to the venue across Birdwood Square;

2. Non-Concert Club Events:

- The application proposes that there would be other non-Concert Club events which would be smaller, more intimate events. Some possible events that the applicant has put forward are:
 - Educational collaborations (e.g. masterclasses and other educational offerings);
 - Intimate conferences and meetings;
 - Local community events such as Senior Citizens Morning Melodies and other community arts ideas;
 - Community Art Exhibitions and other similar small gatherings; and
 - Small acoustic performances in an intimate setting; and
- There would be a maximum of 23 non-Concert Club events per year and the event structure would be the same as outlined above for the Concert Club events (a maximum of four sessions with a run time of three hours). The applicant's submission does not state a maximum number of attendees for these events but has stated that they would be smaller and less involved than the Concert Club events;

3. General Business

- Outside of scheduled events it is proposed that the venue would be used for small scale commercial activities from time to time such as sound and film recording projects. These activities would occur anytime within normal business hours (9:00am – 5:00pm) and would involve collaborations between 1-4 persons; and

4. Personal Use

- The venue would continue to be utilised for the personal use of the property owner in conjunction with the use of the Single House. The personal use of the venue by the property owner does not require planning approval.

The applicant has indicated that the activities associated with sound and film recordings (general business) and private use would make up approximately 90 percent of the music studio use. The remaining 10 percent of the music studio use would be associated with the Concert Club and non-Concert-Club events.

Plans of the proposal are included in **Attachment 2**. The applicant's full proposal description, the applicant's supporting justification, an acoustic report prepared by Lloyd George Acoustics, the applicant's Parking Management Plan, and the applicant's Patron Exit-Entry Plan are included as **Attachment 3, Attachment 4, Attachment 5, Attachment 6** and **Attachment 7** respectively.

BACKGROUND:

Landowner:	Nunzio Mondia
Applicant:	Nunzio Mondia
Date of Application:	9 May 2019
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Unlisted Use (Music Studio)
Lot Area:	675m ²
Right of Way (ROW):	4.0 metres
Heritage List:	Yes – Management Category B

The subject site is zoned Residential R50 under the City's Local Planning Scheme No. 2 (LPS2) and is within the Residential built form area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). The subject site is bound by Baker Avenue to the south east, Astone Lane to the north west and Single Houses to the north east and south west. A location plan is included as **Attachment 1**. The subject site is affected by Clause 32(1) of LPS2 which does not permit multiple dwellings.

The properties immediately surrounding the subject site are predominantly low density residential development and are also zoned Residential R50. The subject site is within close proximity to properties zoned Mixed Use R80 under LPS2 along Brisbane Street and as close as approximately 10 metres to the south west. The subject site is located directly opposite the Birdwood Square reserve. Beyond Birdwood Square reserve approximately 130 metres away is Beaufort Street with Commercial zoned properties, including the Brisbane Hotel approximately 160 metres away from the subject site. Approximately 480 metres to the east from the subject site is HBF Park.

No's. 1 to 19 Baker Avenue, inclusive of the subject site, are included on the City's Municipal Heritage Inventory (MHI) and are identified as Management Category B in accordance with the City's Policy No. 7.6.1 – Heritage Management - Development Guidelines for Heritage and Adjacent Properties (Heritage Policy). The statement of significance identifies that these 10 properties have *"aesthetic significance as a cohesive row of dwellings exhibiting characteristics of the Inter-war bungalow style of architecture"*.

Existing Development and Compliance History

The existing Single House on the subject site is estimated to have been constructed from 1928 onwards as per the heritage record. On 28 January 2016, the City approved alterations and additions to the Single House which consisted of a two storey rear addition. As per the applicant's justification, this space is currently used as a private studio for the property owner's personal use.

Following the construction of the rear addition, the City received an enquiry in relation to the development. The City investigated the matter and noted the as-constructed building was inconsistent with the development approval. The applicant subsequently submitted a retrospective development application to rectify the inconsistencies, and the application was approved by the City on 25 May 2018.

In January 2019, the City received a further enquiry in relation to the development advising that the door abutting Astone Lane was opening outwards into the laneway rather than inwards into the site and that the site was operating as a commercial recording studio. The City investigated the matter and noted that the door was required to open inwards. On 21 May 2019 the applicant responded to this issue by sealing the door to the City's satisfaction. In regards to the use of the premises, the applicant has submitted the subject development application seeking the necessary development approval.

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City's LPS2, Built Form Policy and 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		✓
Parking & Access		✓
Heritage Management	✓	

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2 (LPS2)	
'P' Use	Unlisted Use (Music Studio)
Car and Bicycle Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements	
No prescribed car or bicycle parking requirements for unlisted use under the City's Policy No. 7.7.1 – Non-Residential Parking Requirement, with parking to be determined by the City based on a site specific Parking Management Plan.	The application does not propose any on-site car parking for the use, and is supported by a 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:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 21 days from 26 July to 16 August 2019. The method of consultation included a sign on site, an advertisement in the local newspaper, publication of the proposal on the City's website and 34 letters mailed to all owners and occupiers of the properties surrounding the site (as shown in **Attachment 1**), in accordance with the City's Policy No. 4.1.5 – Community Consultation.

At the conclusion of the advertising period the City received 120 submissions, of which 93 were in support of and 27 objected to the proposal. The submissions received during the advertising period where addresses of the submitters were provided are summarised with their relative locations in the table below. 41 submissions of support did not include addresses:

Submissions received	Within 100 metres of subject site	More than 100 metres from subject site	No address details provided	Total Submissions
Support	0	52	41	93 (77.5%)
Object	24	3	0	27 (22.5%)

The submissions received in objection raised the following concerns:

- The scale and intensity of the use is not suitable in the residential area;
- Inadequacy of car parking for patrons and an increase in local traffic congestion as a result of patrons utilising ride share services;
- Increase in noise both from the premises itself as well as those coming to and leaving from the venue; and
- Concerns with the appearance of the existing rear addition.

A summary of the submissions received and Administration's response to these is included as **Attachment 8**. The applicant's response to the summary of submissions is included as **Attachment 9**.

Following the conclusion of the community consultation period, the applicant submitted a document with 172 additional signatures in support of the proposal on 25 September 2019. This additional support is noted but has not been included in the table above as it was not received directly from the property owners and occupiers during the advertising period and it has resulted in some property owners and occupiers both supporting and objecting to the proposal. At the time of preparing this report, the applicant has advised that there are 320 signatures of support for the proposal.

The list of signatures in support of the proposal provided by the applicant states that the majority of Baker Avenue homes support the proposal. Administration has not received direct correspondence from any of the objectors requesting to withdraw their objection to the proposal.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy;
- Policy No. 7.5.21 – Sound Attenuation;
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

Planning and Development Act 2005

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

Local Planning Scheme No. 2

The proposed land use is not specifically identified in the land use table in LPS2 and could not reasonably be determined as falling within the interpretation of one of the listed uses in LPS2. The proposal is considered as an Unlisted Use, in accordance with Clause 18(4) which states:

The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –

- determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*
- determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*

- (c) *determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.*

Council is required to consider if the use is consistent with the objectives of the Residential zone under LPS2 which are as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

Delegation to Determine Applications:

The application is being presented to Council for determination in accordance with the City's Delegations Register as the land use is not listed in Table 1 of Policy No. 7.7.1 – Non-Residential Development Parking Requirements and received more than five objections during the community consultation period.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Land Use

The applicant has provided written justification for the proposed music studio land use within the Residential zone which is included in **Attachment 4** and is summarised below:

- The venue has been purpose-built to one of the most desired room ratio dimensions with regard to acoustic performance and an acoustic report has been submitted with the application which outlines that the venue would be able to comply with the noise regulations during performances;
- The music studio would allow the community to experience live performances within the City of Vincent, would contribute to the City's vision of becoming the 'Arts Capital of Perth' and would support local professionals working/training within the industry;

- The music studio would attract local, national and international talent from the arts industry to the City of Vincent;
- The music studio would support local businesses as concert performances would encourage the wider community to visit the Vincent area, including Beaufort Street;
- The music studio would align with the goals outlined in the City's Arts Development Action Plan 2018-2020;
- The music studio would not have a negative impact on the existing residential amenity with regard to parking and traffic as concert events would be held outside peak hour traffic times and would be well supported by public parking and transport options available within close proximity to the site; and
- This facility is ideally located in the centre of an established entertainment precinct with all the necessary infrastructure available and the area already caters for some of the largest and most frequented concert venues, educational institutions and festival events in Perth.

The City received submissions during the community consultation period in objection to the proposed land use on the basis that it would not be appropriate for a large scale commercial music studio to be located within the Residential zone. This is because it would disrupt the residential amenity of the locality and promote the encroachment of non-residential land uses into the Residential zone.

In considering the nature of the use proposed, there is merit for such a use in this location as outlined below.

- The location of the subject site would be suitable for a commercial activity of this nature given its location in relation to the following non-residential areas which would already generate a level of ambient noise and activity:
 - The site is located 130 metres from Beaufort Street which is an established commercial transit corridor as well as a high frequency bus route;
 - The site is located across the road from Birdwood Square reserve which plays host to a range of large scale events each year including BeauVine Festival with an attendance of approximately 20,000 people over three days, Pride Fair Day with an attendance of approximately 5,000 people and Perth International Jazz Festival which will run for the first time this year from 8-10 November with an estimated attendance of 5,000 people; and
 - The site is located in close proximity to a Mixed Use area along Brisbane Street that accommodates a range of non-residential land uses;
- The building has been purpose-built to a high standard which can effectively contain noise. The amount of noise emitted from within the music studio building would comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* as demonstrated through the acoustic report included in **Attachment 5** and confirmed by the City's Environment Health Officers. The applicant has also provided a Patrons Exit-Entry Plan which would be used to manage the impacts of noise and disturbance that may be generated by pedestrian access and egress from the site. The Patron Exit-Entry Plan is included as **Attachment 7**;
- Car parking located offsite would be adequate to service the proposed use given the site is well-located in proximity to the Brisbane Street public car park and alternative public transport options available to the site. The site is well accessed from these areas by footpaths;
- The outdoor living area for the adjoining property to the south west, No. 7 Baker Avenue, is located in the front setback area and adjacent to the driveway of the subject site which would be used as the access point for events. The outdoor living area being located in the front setback area would also mean that it would already be subject to noise and disturbance generated from Baker Avenue, Birdwood Square reserve and Beaufort Street. The driveway and the outdoor living area are separated by dense landscaping and vegetation on the boundary of No. 7 Baker Avenue that extends higher than the existing boundary fence, and which provides additional screening and would assist to mitigate the impacts of pedestrian access and egress from the site. The remaining portion of the driveway abuts the side setback area of No. 7 Baker Avenue and is separated by an existing Colourbond dividing fence that is approximately 2 metres high; and
- The primary outdoor living area for the adjoining property to the north east, No. 11 Baker Avenue, is located in the northern corner of the site, away from the pedestrian entry point for the proposed venue.

Notwithstanding the above, Administration has concerns in relation to the scale, intensity and frequency of events proposed in this location as set out below.

- The applicant proposes to operate a high intensity commercial use by virtue of scale and frequency. This includes 12 Concert-Club events per year, or one event per month, with up to 100 attendees at any one time. Each event includes up to four separate three hour sessions. This equates to 48 sessions for performances that would occur on-site per year. The sessions would typically occur between 7.00-

10.00pm on Fridays, 2.00-5.00pm on Saturdays, 7.00-10.00pm on Saturdays, and either 2.00-5.00pm or 6.00-9.00pm on Sundays however, the applicant is seeking the flexibility to program these events and sessions on any day of the week to include week nights, depending on performers' availability and demand. In addition, the applicant is also seeking approval to accommodate 23 other events that are non-Concert Club events that would be related to a community and/or educational nature. This would total a maximum of 71 separate events and sessions in the course of a year. Administration cannot be satisfied that the commercial use in a residential setting if it were to be operated at the proposed scale, intensity and frequency would not have an unreasonable amenity impact for the adjoining residential properties;

- The immediate context of the site is that it is located within a residential area and directly abutting residential properties to either side. The site, as well as the adjoining residential properties, face Birdwood Square reserve and are serviced by a local road to the front of the property that terminates in a cul de sac. Although there is existing ambient noise from the site's proximity to nearby areas that generate noise, the scale and intensity of the proposed land use would be significantly greater than anything that currently operates within the Residential zone along Baker Avenue. Based on the 24 objections received during the community consultation period from people located within 100 metres from the subject site, it indicates that the proposal exceeds that which would be generally expected within this residential setting;
- There is the potential for amenity impacts to surrounding residents from up to 100 patrons leaving the site as late 10pm;
- The parking demand generated by the proposed use would be significantly greater than that for adjoining existing single house residential properties in the area with the possibility that attendees to the premises may seek to park along or be dropped off on Baker Avenue. This would increase additional traffic to the street and demand for on street parking; and
- The planning framework identifies the site and the immediate surrounding properties as Residential R50 under LPS2 and a Residential built form area under the City's Built Form Policy. There are no impending changes to this and the future of this area is intended to remain as residential in nature.

There is a reduced level of amenity for this residential area given its proximity to activity and impacts from adjacent commercial uses and traffic corridors, and it is well located to accommodate a non-residential use of an appropriate scale. The proposed use would be appropriate for the site if the scale were to be reduced, and conducted in a manner that does not unreasonably impact the amenity of the immediate residential area.

Administration has raised these concerns regarding the scale and frequency of the proposed music venue events with the applicant. Administration is of the view that reducing the maximum number of attendees for events in the venue, and reducing the number of events (and associated sessions) and limiting these to the weekend would improve the compatibility of the proposed use with the surrounding residential developments. Also, limiting the term of approval to allow for a season of events would give the applicant an opportunity to demonstrate that the use could be operated and managed successfully, and would provide the City with an opportunity to monitor its operation to inform the effectiveness of the management plan. Administration suggested this to the applicant and the applicant has verbally confirmed that they would be in agreement with the following terms:

- A time limited approval of six months;
- A maximum of one event per month (being a total of six events for the duration of the time limited approval), each limited to four associated sessions permitted to be held on Friday evenings, Saturday daytime, Saturday evening and Sunday daytime; and
- A maximum capacity of 60 people for two events, 80 people for two events and 100 people for two events. This maximum capacity of people is inclusive of staff, performers and patrons.

These terms of the approval would facilitate the commencement of the use while ensuring it is conducted with a reduced scale and frequency for a trial period. This would reduce the potential for any detrimental off-site impacts in order to ensure it would be compatible within its setting. It would then be available to the applicant to re-apply for development approval to continue to operate the use at the same or increased intensity after the expiration of the six months period. Any such application would be advertised to the surrounding landowners and occupants before being determined.

Car Parking

In accordance with the City's Non-Residential Development Parking Requirements Policy where a use is not listed under Table 1, the requirements are to be determined by the City by a site specific management plan.

The applicant has provided a Parking Management Plan (PMP) in support of the proposal, which is included in **Attachment 6** and outlines the following:

- The subject site currently has three onsite parking spaces, one of these is required for the existing Single House and a further two can be accommodated on the existing driveway. Four vehicles can also be accommodated on the verge area, which results in a total of seven parking spaces being available on or directly adjacent to the subject site;
- It is expected that approximately 20 percent of 'Concert Club' performance attendees would utilise private transport services such as Uber, OLA and Taxis;
- Club members would be encouraged to ride share to and from the venue, to utilise the Brisbane Street public carpark and they would be discouraged from using the 2 hour parking facilities on Baker Avenue for events with a duration exceeding 2 hours;
- For short performances less than two hours, patrons would be able to park within the on-street bays provided along Baker Avenue, which has a two hour limit;
- It is projected that Concert Club events would result in 20 vehicles coming to the area based on the proposed maximum capacity of 100 persons which could be accommodated by existing parking facilities in the surrounding area;
- Offsite parking is available within the public carpark located on Beaufort Street (the Brisbane Street public carpark), which has 214 bays available that sit empty most of the day. It is anticipated that between 60 and 80 members would attend a performance, and members would be required to share vehicle transport. This would require 20-25 parking spaces;
- There are public bus transport options within close proximity to the venue (50 to 100 metres) on Beaufort Street and Brisbane Street;
- It is anticipated that a number of Concert Club members would likely walk from the site to one of the local bars such as the Brisbane Hotel following the conclusion of the event which would alleviate traffic impacts around the subject site;
- It is anticipated that approximately 20 percent of patrons would utilise Uber's and taxi's (approximately 16 people), 5 percent of patrons would utilise public transport (approximately four people) and 25 percent of patrons would walk to the premises (approximately 16 people); and
- Given that the number of events would be less than 10 percent of the year, the impact on parking is minimal.

The City received submissions during the consultation period which raised concerns in relation to increased parking and traffic congestion along Baker Avenue on event days and the potential for residential parking spaces to be used to benefit a commercial operation at the expense of local residents.

The existing Single House on site is proposed to remain and requires one on site car parking space in accordance with the deemed-to-comply standard of the R Codes. In considering the acceptability of the proposed land use in relation to car parking, the following is noted:

- There are three on site car parking spaces. One of these spaces (within the garage) would continue to be used for the purposes of the existing Single House and the other two spaces would be available for 'Concert Club' members attending events;
- It is noted that Baker Avenue includes 34 constructed on-street parking spaces, however these spaces are subject to a 2 hour time limit and would not be suitable for use by 'Concert Club' members during 3 hour events. It is noted that the PMP states that Concert Club members would be discouraged from using the Baker Avenue parking facilities for events exceeding 2 hours in length;
- The site is located within 150 metres of the Brisbane Street public car park which has a total of 214 car parking spaces. The City's parking data survey undertaken between 9:00am and 8:00pm on Saturday 1 December 2018 indicates that the Brisbane Street public carpark did not exceed 21 percent of maximum capacity on this day, which would have resulted in 169 parking bays being available for use. There are constructed footpaths for the entire distance between the Brisbane Street public carpark and the subject site as well as traffic lights to allow for safe crossing of Beaufort Street; and
- The subject site is well serviced by accessible public transport options with bus stops located on Beaufort Street 130 metres to the east and Brisbane Street 55 metres to the south. These bus stops operate services on Saturdays and Sundays before and after the proposed event times which connect the site to a range of destinations including Elizabeth Quay, Morley Bus Station and Mirrabooka Bus Station. The bus stops on Beaufort Street are high frequency bus routes on weekdays as per the definition provided in the R Codes. The subject site is located approximately 980 metres from Perth Train Station and approximately 1.1 kilometres from East Perth Train Station.

Based on the above it is considered that the subject site is well serviced by both off street parking and accessible public transport options and that the proposed music studio would not result in an unreasonable impact in regard to parking and traffic.

Noise

In accordance with the City's Policy No, 7.5.21 – Sound Attenuation (Sound Policy) the applicant submitted an acoustic report prepared by Lloyd George Acoustics, and included as **Attachment 5**. The acoustic report identified the following:

- Performance testing as part of the preparation of the acoustic report involved the performance of continuous heavily amplified music at a volume anticipated to be greater than the music intended to be played from the premises, at 1:30am;
- The nearest noise receivers are located at No. 7 and No. 11 Baker Avenue, and No. 8 Lane Street, all of which are residential properties;
- During the testing, the noise emissions are not audible as music from the premises, and was found to be impulsive as per the *Environmental Protection (Noise) Regulations 1997* definition. The testing did not find any tonality in the noise emissions; and
- The noise emissions would comply with the *Environmental Protection (Noise) Regulations 1997* requirements and would be unlikely to be audible from the nearest noise received subject to:
 - Noise levels not being any greater than those tested;
 - Bass sounds being kept to a minimum as much as practicable; and
 - External doors and windows being kept closed as much as practicable.

The City has reviewed the acoustic report and considers that it is acceptable and that noise emanating from within the music studio premises would not result in an unreasonable impact in regard to noise.

Built Form

Heritage

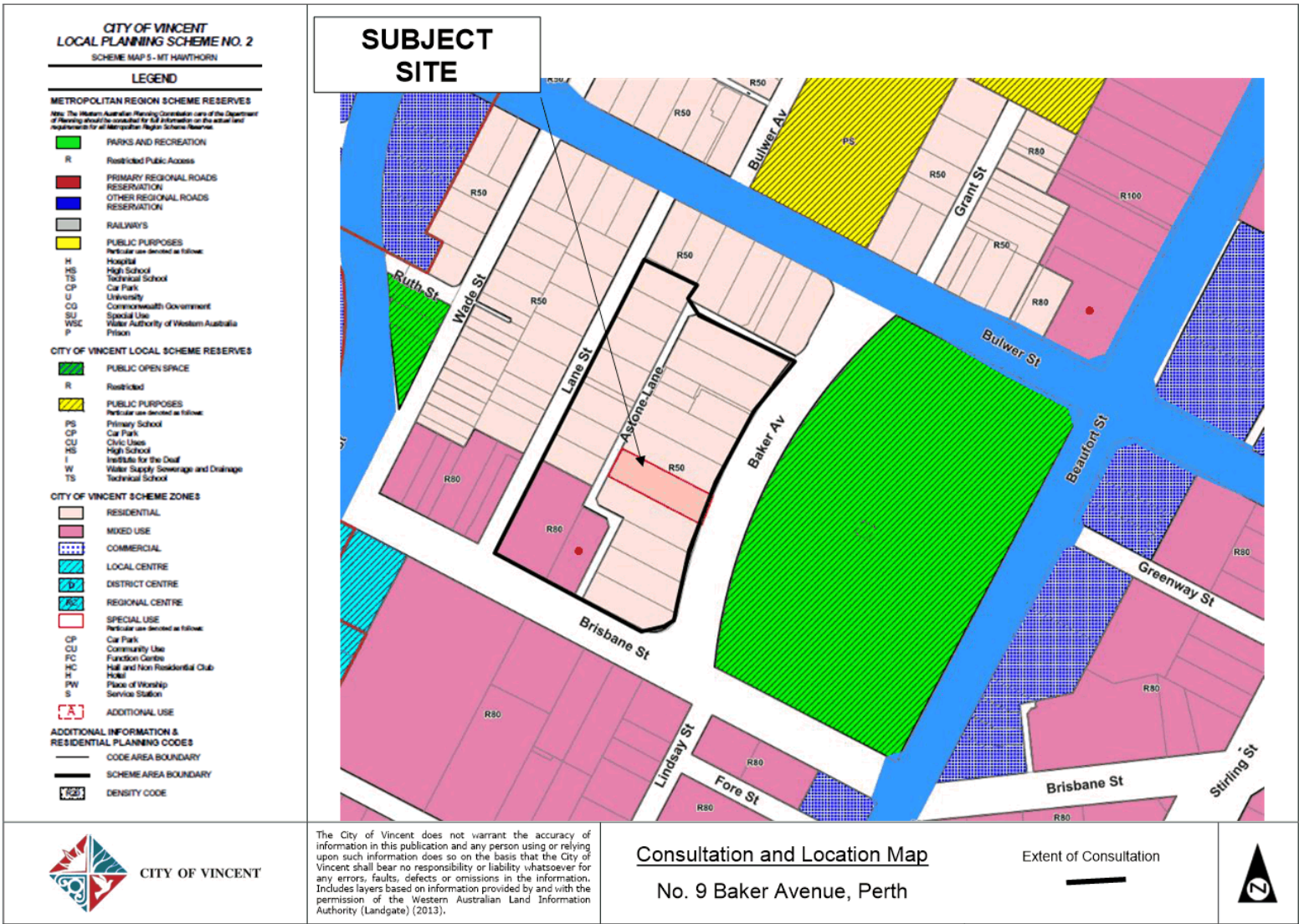
The City received submissions during the public consultation period raising concerns in relation to the existing two storey addition not being consistent with heritage principles and values.

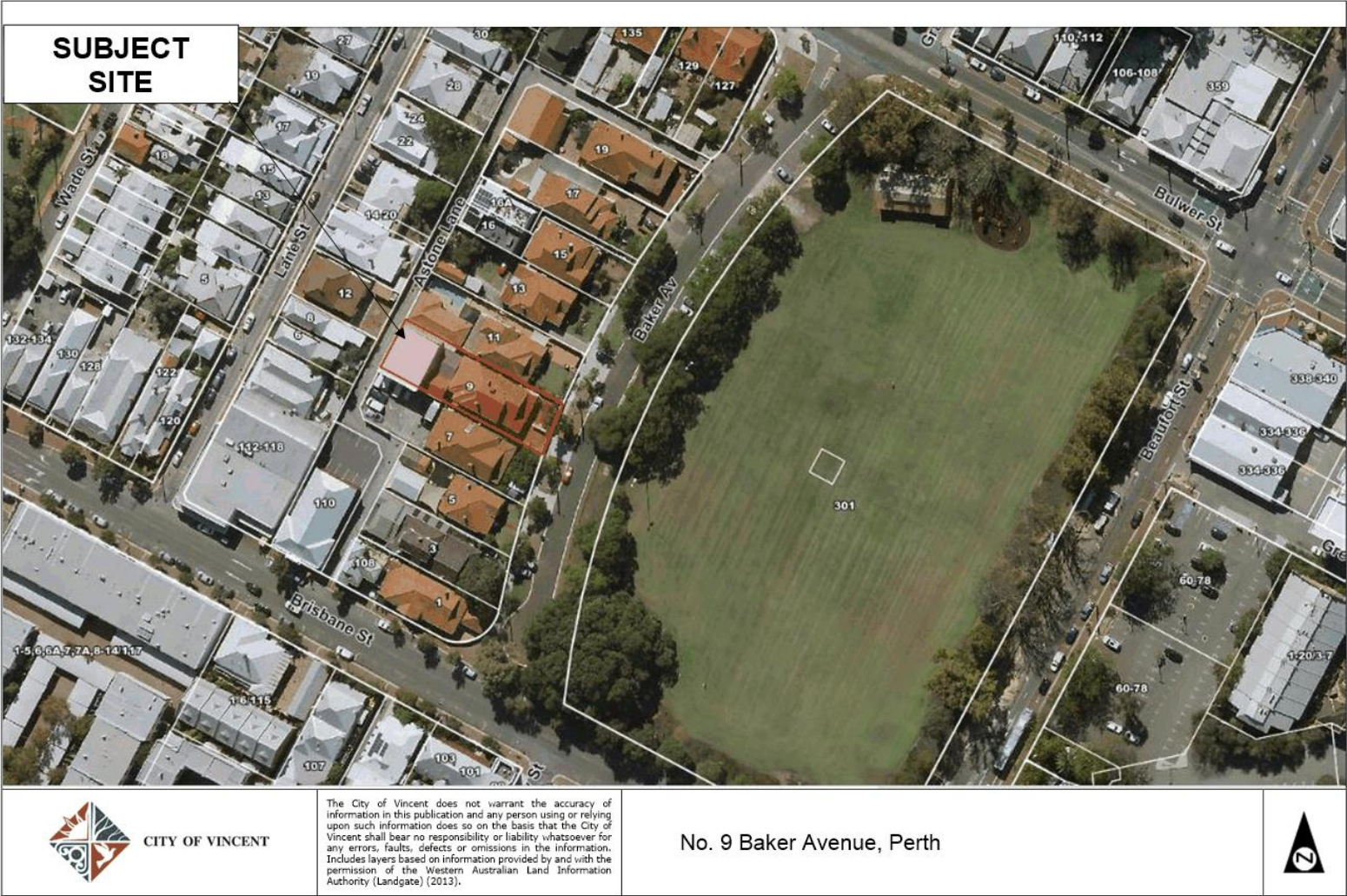
The subject site is listed as Management Category B (conservation recommended) under the City's Municipal Heritage Inventory in accordance with the City's Heritage Policy. A Heritage Impact Statement (HIS) during the assessment of the previously approved development application to assess the impact of the rear addition on the cultural heritage value of the existing traditional dwelling. The HIS concluded that the proposed works would not have an adverse impact on the heritage listed building on the subject site because the works did not require any alteration to the original layout and fabric of the Single House and would be located to the rear of the site.

In relation to the current application, given that the building itself has been previously approved by the City and the external appearance of this building is not proposed to be altered, the proposed change of use would have an adverse impact on the subject site's heritage value.

Other Legislation

Should the application be approved by Council, the applicant would need to seek approval for a Public Building prior to commencing the use. The Public Building application would be assessed for compliance against the Building Code of Australia and *Health (Public Building) Regulations 1992* and includes requirements such as emergency exits, toilet facilities and maximum occupancy. The applicant may also require a Building Permit in relation to any internal works, which would also be required to be approved and an occupancy permit obtained prior to commencing the use. The applicant has been made aware of the other necessary requirements that would need to be met should the change of use application be approved. The applicant has advised that preliminary discussions with a building surveyor have taken place and that these discussions will be progressed should the development application receive approval.





NOTES

Builder to clarify and verify with Metamorphica for unclear or insufficient details. Under no circumstances will this office take responsibility for assumptions.

Should the documents contain any discrepancy or inconsistency, then the Detailed drawings and Drawings to take precedence over the Specification.

Use written dimensions only. Do not scale these drawings. Check for discrepancies all figured dimensions prior to commencement of works.

Builder and all subcontractors to verify all existing conditions, relevant levels and dimensions on site prior to commencement of any works or prefabrication.

All materials & methods of constructions shall comply with relevant A.S., B.C.A. codes and local council by-laws.

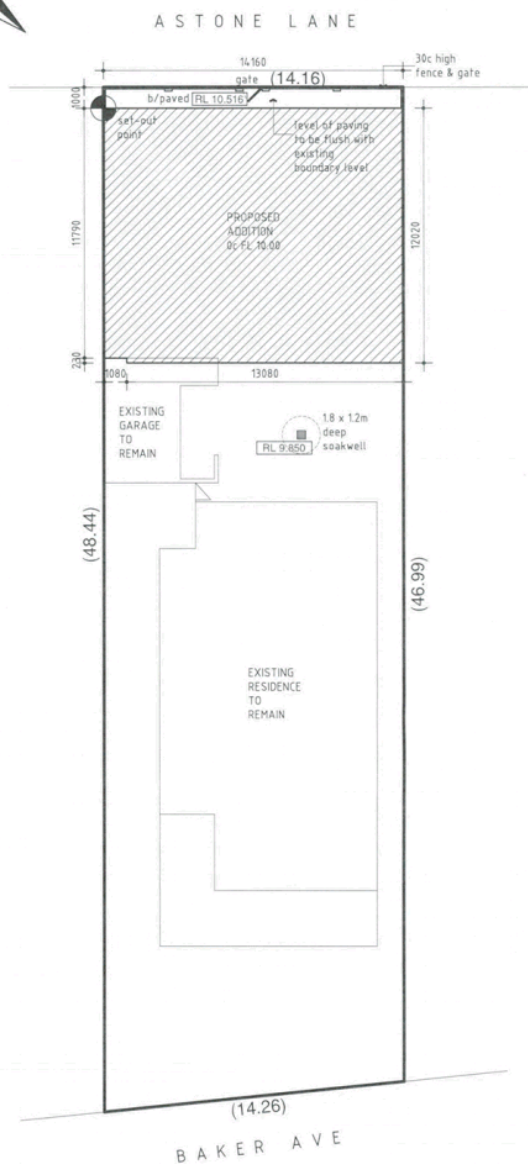
Soakwell locations & pvc pipe connections shown as a guide only & to be confirmed by contractor on site prior to construction.

Supply and install 'Kordon' termite & moisture resistant treatment (unless otherwise approved) to comply with AS3660.1 and manufacturer's specifications.

Refer to Structural Engineers drawings for all footings, slabs, suspended concrete, structural steel work and retaining wall details.

Electrician to supply & install approved hard wired smoke alarms in accordance with AS 3786.

Electrician to supply & install mechanical ventilation to required wet areas in accordance with AS1668.2. ALL vents to be ducted outside.



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PROJECT :
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE :
SITE PLAN

DATE	REV	REVISION NOTES	DATE : MAY 15
13-01-16	01	Rear setback & stairs changes	SCALE : 1:200
03-03-16	02	BA submission drawing	DRAWN : SUJ
			JOB NO : 15-1577
			DWG NO : 100

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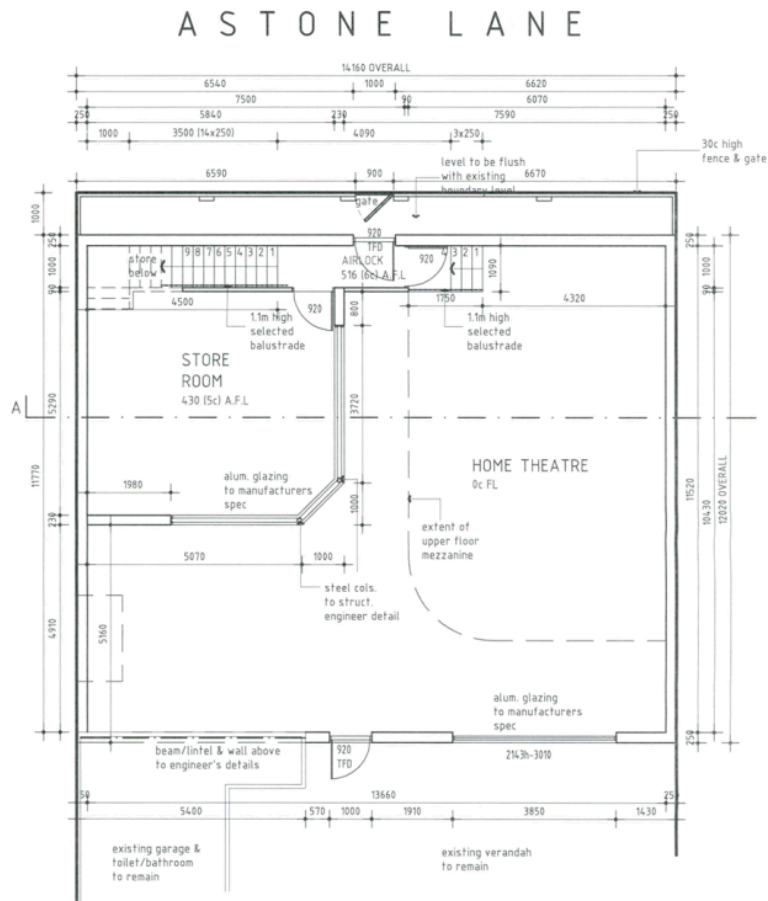
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Notes

1. The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing 7 Baker Ave and 11 Baker Ave, in a good and clean condition. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City

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

3. All external fixtures shall be designed integrally with the development and shall not be visually obtrusive from Baker Ave, Astone Lane and neighbouring properties. External fixtures are such things as TV antennas, radio and other antennas, satellite dishes, external hot water heaters, air cond and the like



GROUND FLOOR PLAN

SCALE 1:100



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phica**

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architecture + interiors

PROJECT :
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE : GROUND FLOOR PLAN

DATE	REV	REVISION NOTES	DATE : MAY 15
13-01-16	01	Rear setback & stairs changes	SCALE : 1:100
03-03-16	02	BA submission drawing	DRAWN : SUJ
			JOB NO :
			15-1577
			DWG NO :
			101

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Use written dimensions only. Do not scale these drawings.
Check for discrepancies all figured dimensions prior to
commencement of works.

Builder and all subcontractors to verify all existing conditions, relevant levels and dimensions on site prior to commencement of any works or prefabrication.

All materials & methods of constructions shall comply with relevant A.S., B.C.A. codes and local council by-laws.

Soakwell locations & pvc pipe connections shown as a guide only & to be confirmed by contractor on site prior to construction.

Supply and install 'Kordon' termite & moisture resistant treatment (unless otherwise approved) to comply with AS3660.1 and manufacturer's specifications.

Refer to Structural Engineers drawings for all footings, slabs, suspended concrete, structural steel work and retaining wall details.

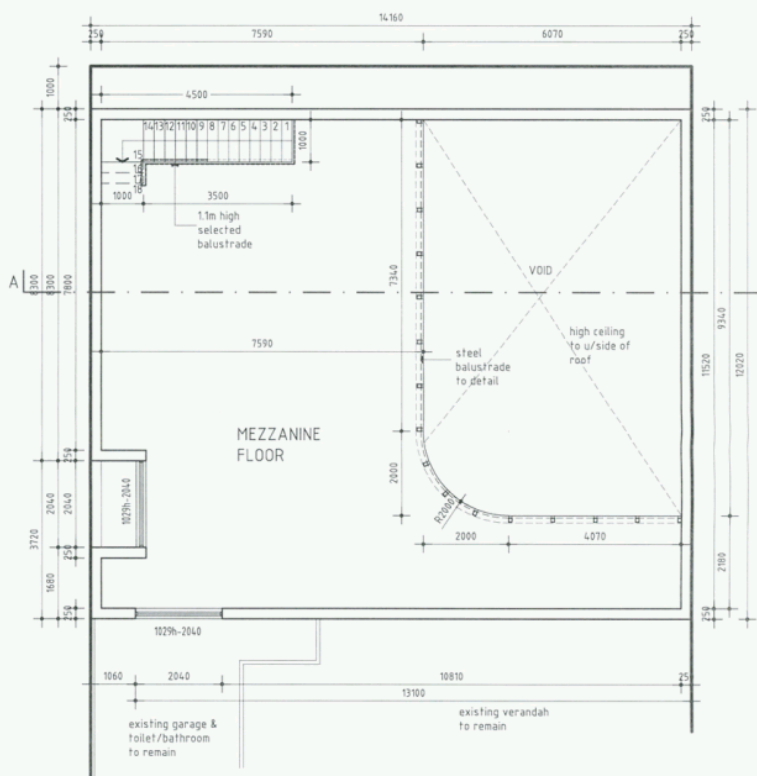
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1. The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing 7 Baker Ave and 11 Baker Ave, in a good and clean condition. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City

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

3. All external fixtures shall be designed integrally with the development and shall not be visually obtrusive from Baker Ave, Astone Lane and neighbouring properties. External fixtures are such things as TV antennas, radio and other antennas, satellite dishes, external hot water heaters, air cond and the like.



MEZZANINE FLOOR PLAN
SCALE 1:100

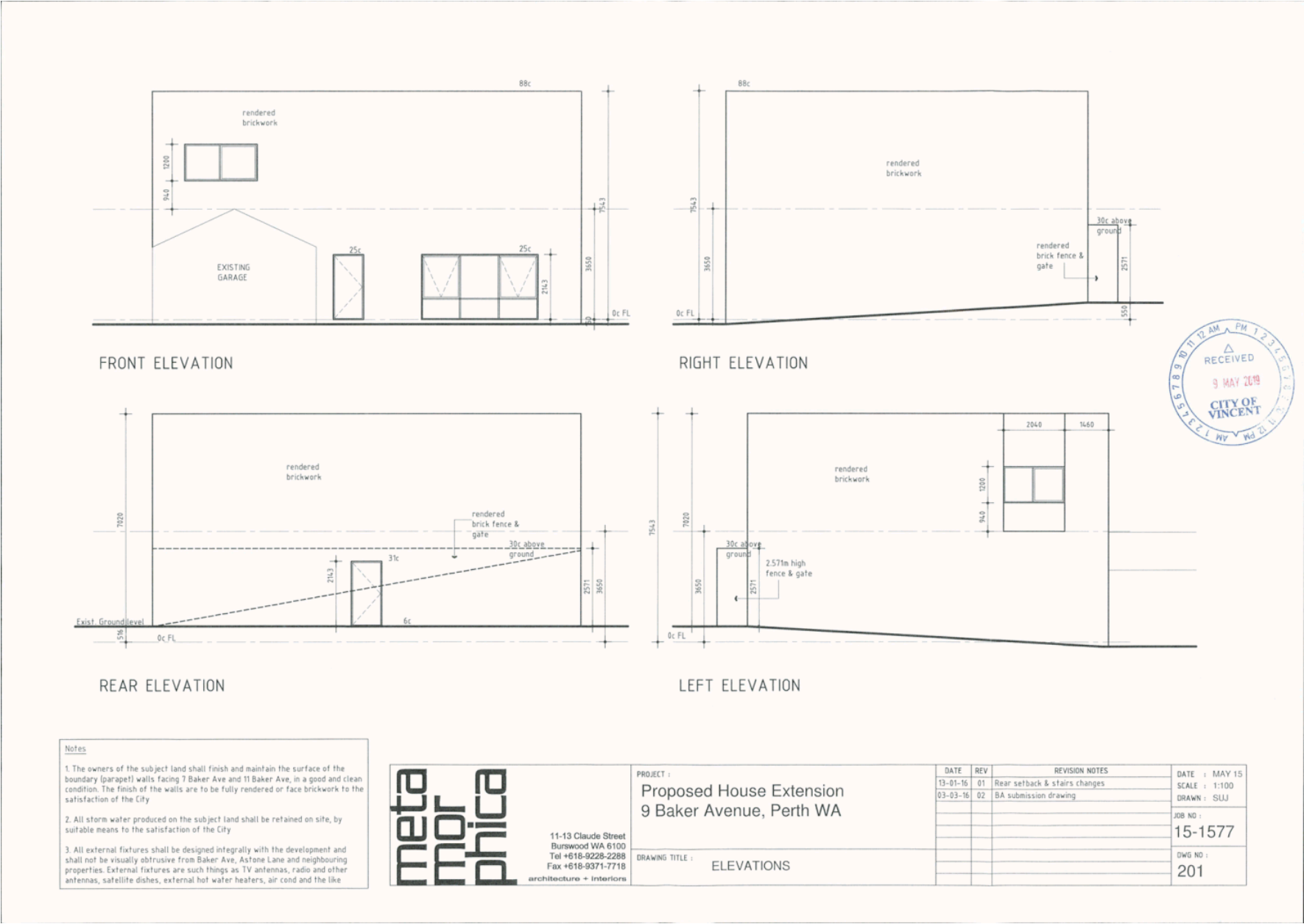
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11-13 Claude Street
Burswood WA 6100
Tel +618-9228-2288
Fax +618-9371-7718
architecture + interiors

PROJECT :
Proposed House Extension
9 Baker Avenue, Perth WA

DRAWING TITLE : UPPER FLOOR PLAN

DATE	REV	REVISION NOTES	DATE	MAY 15
13-01-16	01	Rear setback & stairs changes	SCALE :	1:100
03-03-16	02	BA submission drawing	DRAWN :	SUJ
06-01-17	03	Upper Floor balustrade changes	JOB NO :	15-1577
			DWG NO :	102



Proposal Details

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Further Information Required For Planning Application – 9 Baker Avenue**Definitions:**

- The Concert Club (community club) invites the members of the public into the music studio facility for a maximum of 12 x Events per year
- 1 x Event per Month
- The structure of each event may vary slightly. The type of performance, costs, availability of artist/s and other internal project dates within the studio will all be influencing factors.
- Each 'Performance' point will engage the public (members of the concert club) and be conducted within a 2-3 hour timeframe. For our reference a 'performance point' is referred to as a session. Similar to events across the road at Birdwood Square, an event usually involves multiple performance sessions within that event (e.g. BeauVine Festival which has a one week setup, all day concert/activity sessions and then a one week pack-up period)
- The Studio facility is properly equipped with the necessary sound, lighting and larger instruments, therefore subtracting the need for large trucks, bump in/out times and huge and expensive setup times like in 'pop-up' setup situations which have minimum/no resources to begin with. Birdwood Square does not even have toilets facilities and is advertised on our council website as a commercial viability for all types of events! Our session turnaround times are tight and precise because of the permanent, intimate studio space setup. In addition, we present no noise pollution as performances are self-contained within an enclosed structurally sound proofed structure.
- We require the flexibility of 1-4 sessions per event to make the Concert Club viable.
- The efficient setup and packup points will only happen at the one point in time: at the beginning and at the end of the event. 1 or 2 or 3 or 4 sessions within that event will have no extra impact on setup/packup times/movement.
- Setup/packup will mostly occur within the property line, from the internal garage. Most of the concert setup activity will occur within the enclosure of the venue.



- Sessions typically operate in the following slots and order of engagement, as these are the popular time slots usually preferred by the public:
 - 1 x Saturday evening session (7-10pm)
 - 1 x Friday evening (7-10pm)
 - 1 x Saturday Matinee (2-5pm)
 - Sunday afternoon or early evening (2-5pm or 6-9pm)
- Variations from the above session format:
 - If artist/s only available in Perth during weeknights only.
 - If a coinciding weekend community event indicates that a weeknight/s e.g. Thursday evening or Wednesday would be better programming to ensure less clashing of events in the same area.
 - Local restaurants/bars welcome any event which encourages the public to venture out on quiet weeknights.
- Please note that flexibility in programming events on any day of the week will be essential for the community concert club to succeed.
- The 10% (35 Events – 12 x public entry Concert Club Events Only = 23 Events). The **remaining 23 Events are closed Events** and not open to the public.
- The 23 non-concert Club Events may include;
 - Educational collaborations e.g. masterclasses and other educational offerings
 - Intimate conferences/meetings
 - City of Vincent Arts Initiatives (local community events) such as Senior Citizens Morning Melodies and other community arts ideas
 - Community Art Exhibitions and other similar small gatherings
- The above non-public Events will be small/intimate, less involved than the Concert Club events. They usually will have their own teams and coordinators to run the events.
- Sound and Film recordings and private use (my leisure) will make up the remaining 90% of the studio use. This part is not open to the public and usually will involve collaborations between 1-4 persons only as per in the last 20-plus years of operation.
- The 10% Event usage times will vary but will involve a 2-3 hour time (afternoon) or Evenings (No event will surpass 10pm).

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- 90% Studio usage (not open to public/no Events) will be operational during the usual weekday working hours (9-5pm). Occasionally with private clients and for my personal compositional, creative works (non-commercial).
- In all other times, the studio will be active only for my personal private use /leisure only.
- The official noise report concludes that there is no evidence of any tonal transmission from studio to outside environment and supports music up to 85db from 10pm until 7am on any given day. The studio is fully compliant with the set council regulations for noise transmission levels.
- The (10%) concert club usage Statistics;
 - 35 events x 4 performance sessions = 140 open to public sessions per year.
 - 140 sessions x 3 hours (max. public engagement time) = 420 hours
 - 365 days (year) x 24 hours = 8,760 hours per year.
 - Performance sessions of 420 hours = $420/8760 \times 100 = 4.79\%$ of the year.
 - Therefore **4 x sessions** (Concert Club + non-public 23 events) is still well within the required 10% time for any event.
 - If we had only **1 x Session Event** (all year), the public engagement (hours 2-3 hours maximum) = **1.19% of the year**. This percentage certainly has no impact to the area resources or neighbours esp. when compared to the ongoing people flow, ambient noise and events occurring daily in the immediate surroundings in and around the park square.
 - Activation of the concert club will not be economically viable run at this very low frequency rate: 1 x session per month with a small audience.
- It is too difficult to predict concert nights, artists etc. Each event will be unique and sessions within the event will be determined closer to the time of the event. The total 10% allowance will use 4.79% (if concert club = 4 x sessions per Event) and still leave a 5.21% buffer within that allowance for the other 24 non-public events.



- Usage stats: Events - Public vs Private:
 - Concert Club (12 Events):
 - Max. hours: 12 events x 4 sessions = 48 sessions x 3 hours = 144hrs
 - Non-public private (23 Events):
 - Max. Hours: 23 events x 4 sessions = 92 sessions x 3 hours = 276hrs
 - Concert Club (35%) vs Non-public private events (65%)
- All Events are actually 'private' because all persons attending Concert Club events will be required to become a member of the concert club.
- An interesting side question for council: If I organise a non-commercial private party at home (residential) and invite 100plus guests – how would this situation differ from an occasional non-commercial (not-for-profit) free event?
- Neighbours regularly (in all areas) can conduct similar large size, ongoing party gatherings that extend activity well into the early morning hours. Unlike the studio application, these parties are usually outdoors, music is loud and uncontrolled, no parking management plan, crowd is free to enter the event and exit the event at any time, no formal staff guiding the guests and most have alcohol and food at their events. Personally, I support the above, but it is fair to consider this context when assessing this studio application which takes into consideration:
 - Restricted hours, parking management plan, toilets, emergency, disabled access, parking management plan, staff, noise reports, entry/exit points, insurances etc.
 - The studio is only requesting for 35 intimate events within a year.
 - 65% (23 events) are not open to the public.
 - The concert club (35% - 12 events) public will be required to become a member.
 - Overwhelming community demand for this facility and concert club.
- Nunzio Mondia will be the only full time (on-site) Staff member (living as a resident at 9 Baker Avenue and Studio director/co-ordinator). Casual staff members (1-4) will only be required on-site in the leadup and performance points. Some concerts will have a single performer only (eg pianist) with very minimal needs and others travel with professional crew who will assist on the night of the event.



- Most of the administrative roles will be via correspondence and not required at the studio site. The 1-4 casual staff ratio will vary and be determined by the performance type and anticipated audience numbers. Staff requirement numbers are easily determined as all tickets are all pre-sold, therefore able to anticipate our audience numbers. No ticket sales will be available at the door.
- The site has 2 fully functional toilets immediately outside the main entrance. A plan for the catering of the proposed numbers and disabled regulations has already been discussed and accepted at the onsite meetings with the City of Vincent and WA Health Department officials earlier this year. This compliance requirement will be actioned once Planning approval has been granted.
- We do not wish to create a situation where restrictions are so limiting that the club concept fails due to unnecessary council limitations.

Please consider:

- Less sessions: concert – ticket price will be higher to cover costs, making the space less accessible to the local community.
- An artist in demand by community – a missed opportunity if only 60-80 persons only get to see the limited one session. This is not an economically viable situation and restricts community access.
- We need to factor in flexibility to cater for community demand – therefore making available up to 4 sessions for each event. This is normal with most professional events promotions – where the promoter will slowly release an extra 2nd, 3rd show etc. based on community demand.
- Each event will be usually focused within a clustered (week) timeframe in the month and not as scattered dates throughout the month. Scattered dates are highly unusual and not economically viable given the small audience numbers limitation and that the studio facility is used for other activities: non-public events, private use (90% of the year).
- The venue specifically targets high quality artists who may be visiting Perth for much larger community events. We aim to attract them to this unique, intimate music setting within Vincent during their Perth stay. These touring artists quite often begin or end their Australian tours in Perth and frequently have their larger stadium event during the week (NIB concert events are not always on the weekend!), rostering popular weekends/ non-working days for

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larger city communities such as in Melbourne and Sydney. It is limiting to this project to have any restriction particular days in the week. This would certainly limit our access to passing touring artists.

- Please consider (10% concert club) against the existing context in and around the park square:
 - No. 7 Baker Avenue operates a carpark for trucks and vans every day, with trucks retiring late into the evening.
 - Masonic Community Hall on Astone Lane (operates all days/hours)
 - The Indigenous Catholic Community Centre (5 days a week) No.5 Baker Avenue.
 - Brisbane Hotel (licensed and loud music and open beer garden) operates all days until late into evening.
 - NIB stadium operates evenings and schedules concerts/sports events without consultation to community on any evening. Loud with levels beyond legal limits.
 - Birdwood Square: invites all members of the public to use the square for all types of private and/or commercial events. This can be on any day and can operate from early morning into the evening times. These events can have many sessions within one single day of operation.
 - The neighbouring restaurants operate during the weeknights and weekends. Most struggle to attract clients during the weeknights. The concert club operating occasionally on weekdays will help our local business community! (Please see signature support document)
 - **Community Support is overwhelming! We currently have over 250 supporting submission letters and signatures.** The negative rallying parties provided misinformation to the local community and in their final submissions to council during the open public period, August 2019. I have since rectified this misinformation and negative rallying. Some Baker Avenue neighbours felt that the approach was invasive and aggressive. I request that these negative comments (some irrelevant to this application) and letters be excluded from the application process.
 - Baker Avenue residents were happy to sign in support of the application and have (similar to myself) an acceptance of the area/street that it is becoming more active and with ever increasing ambient noise levels and people traffic. The individual/s who are not able to accommodate/want these changes, should seriously consider re-allocating, as the growing commercial surrounds and community demand for local activation will continue to intensify esp. in this (Perth 6000) part of Vincent.



- Neighbours have (asking re: sound transmitting from studio) reinforced the fact that there has been no evidence of any music or sound transmission from the studio extension (to their home) and feel that the concert club is a great idea for the local community.
- **80% of the Baker Avenue residents are in support of the studio facility and the concert club.** Please see the highlighted Baker Avenue resident signatures and comments recently collected for the support signature document.



STUDIO VENUE

APPLICATION RATIONALE

Supporting Arts and Culture in the City of Vincent

This application for council support follows growing requests from the wider community to have this facility made public. Featuring a stunning Fazioli Grand Piano and amazing acoustics, this space will significantly value-add to the 'Imagine Vincent' vision of becoming the Arts Capital of Western Australia.

Nunzio Mondia
nunziomondia@gmail.com



CONTENTS

- 1 Studio Venue Proposal (1 – 8)
- 2 Studio Application vs Local Planning Strategy (Appendix 1)
- 3 Imagine Vincent: Community Feedback (Appendix 2)
- 4 Imagine Vincent: Responses/Implications (Appendix 3)
- 5 Built Form Area: Location and Zoning Map (Appendix 4)



Sharing the floor with the artists



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Studio Venue Proposal

Background

Nunzio Mondia (*BEd, Post Grad DipEd, MEd*)

- Producer – Musician – Composer – Arranger – Educator
- Staff member: **University of Western Australia**
Examiner and curriculum advisor: **Australian Music Examination Board**
Member MAGA: **Music Arranger's Guild of Australia**

Experience

- Pianist, Musical Director, Arranger, Music Supervisor
- **Shirley Bassey (UK), Thelma Houston (USA), Demis Roussos (Greece), Ray Charles (USA), Monty Python's Eric Idle (UK), Hank B Marvin (The Shadows) (UK), Hugh Jackman (Australia), The St Petersburg Ballet Company (Russia), The Western Australian Symphony Orchestra, The Western Australian Ballet Company.**

Born in Perth, Western Australia, Nunzio has lived in the Vincent precinct from an early age. He originally lived in Brisbane Street (late 1960s) he moved with his family to Lake Street in the 1970s/80s and finally to Baker Avenue, where he has lived for more than 20 years.

His passion for music and preferred inner-city Vincent lifestyle lead to the recent transformation of the ailing backyard into a private music studio. This transformation now features stunning Western Australian themed visuals and amazing acoustics.

The careful planning and extensive research vested into this project is now attracting the attention of colleagues, high profile international artists and the wider community. Most recently, world renowned Australian guitarist, Tommy Emmanuel who recently performed at the Perth Concert Hall.

The acoustic design of this space is not possible in many facilities, due to the fact that many are not 'purpose-built' to proper acoustic dimensions and therefore lack the essential room height, width and length ratios. This facility was built to one of the most desired set of room ratio dimensions.

The studio centrepiece is a stunning Fazioli grand piano, one of the most highly regarded instruments in the world. Opportunities for budding musicians and audiences to experience a Fazioli (and other similar quality instruments) in a quality environment, is limited, especially within Australia.

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The possibility of extending this experience to music lovers within our local community presents a wonderful opportunity to the City of Vincent and will value-add to the vision of becoming a prominent Arts precinct.

Many international creatives live and work within our local area, they too, could become invaluable resources to Vincent's Arts development concept. If supported by the City of Vincent, this space could further develop into a networking hub, a collaborative work centre for local creatives.

The space is currently a private studio for Nunzio's personal use only. Artists and community individuals who have seen this space continue to lobby for this resource to be shared with the wider community.

Recent requests from the Perth International Jazz Festival (Jazz) and Musica Viva Australia (Classical) agencies, to have this facility available for visiting artist programmes, prompted for this application to be initiated. Activation of this facility would be a major win for the City of Vincent community. Inclusion into these artist programmes will encourage international artists to regularly visit our Vincent community (and local schools) and not just visit Perth for the famous quokka selfie!

APPENDIX 1

Studio Application vs Local Planning Strategy



CentreStage concert club

share the floor with the artist



Planning Vision 2024:

Every Possible Convenience, Indifference to the Ordinary

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Studio Application vs No. 4 Local Planning Strategy (Vincent)

Greater council support and flexibility will be necessary to reach the 2024 Vision Target:

3.1 The Vision: Perth - Every Possible Convenience, Indifference to the Ordinary

In 2024, Perth is a spectacular inner-city community, a highly sought after place to live with beautiful parks and wetlands, a location that offers every possible convenience. As a place with depth of character and indifference to the ordinary, some of the most exceptional and imaginative things happen in Perth. Our town centre is the civic, cultural and business heart of the community, a global village and marketplace, true to Perth's rich heritage and culture. **With its bustling and enticing atmosphere, artistic and cultural activity flourishes here. A rich mix of people – artists, students and new migrants alike – creates the essence of our community.** People from all walks of life are valued and respected here and everything about Perth is people-orientated. The community knows how to work together nurturing and celebrating those special qualities that give Perth its distinctive personality.

Perth - Town Centre - Recommendations General

- **Ensure interest, amenity and convenience are, and will continue to be provided** by proximity to the Northbridge entertainment area and easy access to retail and economic activity in the Central Business District; and
- **Improve tourism in the area**, particularly in relation to the diverse culture that exists, through methods such as interpretative signage on heritage buildings and places of interest and guided tours, together with encouraging short term tourist accommodation in the Centre.

Land Use

- Retain the town centre's rich character and heritage links, whilst embracing the very best of modern design;
- Promote land uses that maximise the opportunities afforded by the area's proximity to the Perth Central Business District, major public transport routes, road networks and gateway to the City of Vincent;
- **Establish and support new business and residential growth in the area;**
- **Develop vacant and underutilised properties** appropriate for redevelopment; and.
- Provide for the demand for high-quality, inner-city residential and office buildings.

RESPONSE:

This Concert Club concept is in line with the above recommendations (Vision Target) by providing a new amenity, generating community interest, improving tourism, stimulating new, fresh business/growth, developing vacant and underutilised properties and contributing to council Employment Self Containment (ESC) goals.

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3.1 The Vision (continued)

Built Form

- Provide direction to design and construct development that is reflective of the areas rich diversity, whilst repositioning and **rejuvenating the area as a bustling Town Centre**;
- Give consideration to maximum building heights along William Street in view of the unique topography and uninterrupted vista to the Perth Central Business District;
- Encourage design responses to those places which have been identified as having cultural heritage value ;
- Provide detailed building responses for those lots currently vacant along William Street;
- **Maximise opportunities for redevelopment of undercapitalised/underdeveloped properties**;
- Encourage the principles of transit-oriented development (TOD), sustainability and 'green building' techniques;
- **Create premier examples of robust building forms of good quality and design**, catering to a variety of uses within a unique inner-urban environment;
- Build on the sense of place evidenced by the area's history and cultural diversity; and
- Ensure the provision of awnings, along William Street in any new or redeveloped property. Access
- To provide car parking requirements which are cognisant of the unique nature and range of uses existing and those attracted to the area.

RESPONSE:

This project is in line with the above: helping to rejuvenate the area as a bustling Town Centre, developing an under-capitalised property and creating a robust building form of good quality and design. The uniquely Western Australian visually theme and specifically calculated acoustics makes this space an invaluable resource (and exclusive) to the Vincent area.

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5.2 Demand Assessment for Future Employment and Self Containment Targets

5.2.1 Employment Self-Containment

- Employment Self-Containment (ESC) is a measure of how many people live and work in the same area. The table below shows ESC for the City of Vincent by occupation type.
- Only 57% of the resident workforce has jobs in Perth City, or in the City of Vincent or in the one of the other Central Metro LGA's. Comparative figures for other Central Metro LGA's are: City of Subiaco 71%; City of Nedlands 70%; Town of Claremont 69%; Town of Cottesloe 67%. This would suggest that there is opportunity to increase the ESC in the City of Vincent.
- The purpose of striving for a higher ESC is to attempt to minimise time taken for people to reach work and to promote less reliance on the use of motorised transport. It is difficult for a local government to have any direct control over ESC, but it can influence ESS by **actively encouraging and promoting a diverse range of employment opportunities within the area which could satisfy the employment needs of its residents**. By creating these opportunities, any take-up of jobs by local residents would flow on to increased ESC levels.

RESPONSE:

- This venue proposal contributes towards the above strategy of increasing ESC levels.
- Promoting 'Work, live and play' within the Vincent community.
- The Concert Club concept will guide and encourage the local community to network with their neighbours, support local businesses, encourage walking (no cars) to concert club events (physical activity).

5.2.2 Age Profile and Occupations

The following table shows that 20-24 year olds are likely to decrease from 11.8% of the workforce in 2011 to 10% in 2031. This will be offset by an increase in the proportion of 55 to 74 year olds from 11% to 12%. This will have an effect on the types of jobs which the resident workforce will require.

As there will be proportionally fewer 20 to 24 year olds by 2031, and more 55 to 64 year olds, the data suggests that there will probably be more demand for occupations in the Managerial and Professional categories in the future for residents of the City. Another way of looking at this is to see what occupations the 30-39 year olds are doing now (in 25 years' time they will be the 55 to 64 year olds).

RESPONSE:

- Increase in professional/cultured aging population. They will be seeking more localised Arts/Culture events, close to home. This is already evident in the 2017 Imagine Vincent Feedback document. (See Appendix 2 & 3)
- Concert Club/Local Venue resource responds directly to this growing public demand.

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5.2 Demand Assessment for Future Employment and Self Containment Targets (continued)

City of Vincent - Jobs Required by 2031 to Maintain 100% ESS

There are more factors to consider than just ESS and ESC. For example, **if the City were to position itself in terms of character as a hub for unique arts & crafts, then it may attract jobs which cannot be entirely filled by local residents, such as creative artists, jewellery makers etc.** These professions may also not be large in numbers, but may be of strategic importance for the future character of the City, and will also have the advantage of potentially attracting more tourists to the area and indirectly benefiting other industries.

RESPONSE: The Arts vehicle can attract overseas tourists and the wider WA community to the area. The venue/Concert Club concept (exclusive to Vincent) will see high profile artists performing regularly at this facility. With the council's support, this initiative will help attract more tourists and the wider community to the City of Vincent.

5.4.2 Investment Opportunities: Availability of Commercial Land

The City of Vincent is responding to the above trends by:

- **Promoting investment of niche businesses, including retail, office and hospitality** in each of the City's five (5) Town Centres through investing in streetscapes, provisions in the Town Planning Scheme No.2 and facilitating business promotion and business networks;
- **Increasing Employment Self Containment (ESC) in the City by encouraging and promoting a range of employment opportunities within the area which satisfy the employment needs of the local resident workforce;**
- Promoting the growth of professional workers to match the forecast demand by residents for at least 3,849 new jobs for professionals by 2031;
- **Encouraging niche art and craft businesses**, such as creative artists and jewellery makers, to reinforce the unique character and heritage of the City's Town Centres, in turn assisting in attracting more tourists to the City;
- **Implementing 'reciprocal parking arrangements' or 'parking benefit districts' to allow for sharing of car parking resources between different users, including both residents and business operators;** and
- Examine options to better utilise and rationalise land vested and owned by the City for economic purposes.

RESPONSE:

No 5, 7 and 9 Baker Avenue are examples of the above ideas in action. Our proposal supports: Niche business, increasing ESC, assisting with attracting more tourists to the area, implementation of Reciprocal Parking arrangements/encouraging less vehicles to the area.

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7.1.5 Tourist Attractors to the City of Vincent

Whilst no specific recorded data is available on the tourist attractors to the City, local knowledge indicates that some of the key attractors include the following:

- Hyde Park - Hyde Park is a well established park bounded by Vincent, Glendower, Throssell and William Streets. It is reserved Parks and Recreation under the Metropolitan Region Scheme.
- Wetland Heritage Trail - a pedestrian and cycle path linking many of the City's parks and points of interest while following the existing and former wetlands.
- Retail activity and shopping opportunity - the well known Oxford Street cafe strip in Leederville and along Beaufort Street, Mount Lawley are tourist attractors.
- Night Life - the City has a number of hotels/small bars/night clubs that attract visitors to the area include the Leederville Hotel, Niche Bar, Double Lucky, Fibber McGee's, Manor and Kitsch in Leederville; the Paddington Ale House and the Cabin in Mount Hawthorn; the Queens Hotel and Flying Scotsman in Mount Lawley; the Brisbane Hotel, Luxe and the Ellington Jazz Club in Perth.
- Sporting facilities – the City has a number of sporting facilities, which also attract tourists/visitors to the area including NIB Stadium (Perth Oval), Beatty Park Leisure Centre and Robertson Park Tennis Centre.
- Festivals – the City holds Festivals in some of its Commercial Centres, as a celebration of Vincent's cafe culture.

RESPONSE:

'Whilst no specific recorded data is available on the tourist attractors to the City..'

This opening statement reflects the limited interest and results of our past councils in relation to 'Tourism Attractors'.

- The above "Tourist Attractors" are mostly retail outlets and drinking establishments with restricted operating hours. There is certainly room and the demand (see Appendix 2/3) to have a Concert Club and venue strategy activated in this tired entertainment area.
- The Concert Club concept is different to all other Night Life concepts mentioned above. The existing 'City Night Life' businesses focus on food and alcohol. In contrast, the concert club/venue concept focuses on the promotion of the Arts through concert performances and bringing local community together through music at the proposed centrally - located Baker Avenue music venue.
- Tourists will be attracted to the area if given the opportunity to experience high profile artists in a fresh, new intimate studio setting, which is exclusive to the City of Vincent.

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8.2 Recreational Facilities

As can be seen from the figures 8.1 - 8.4 the City has a diverse group of parks and reserves to cater for both active and passive pursuits. In addition to these park style reserves, other major recreational facilities owned by the City are:

- ☐ **Beatty Park Leisure Centre** - located at No. 220 Vincent Street, North Perth. Owned and operated by the City, the facility includes three pools, a gym, sauna, crèche, office rooms, a retail shop and café.

The Centre does not only cater for the City residents but has a catchment area attracting participants from throughout Perth and Western Australia.

- **Loftus Community Centre** – located at No. 99 Loftus Street, Leederville. The Building is owned by the City but is leased out to a not-for-profit community group. The Centre runs and facilitates a number of regular activities and programs throughout the year, for people of different ages and cultures.
- **Loftus Recreation Facility**– located at No. 99 Loftus Street, Leederville. Loftus Recreation Centre is a multipurpose sporting and fitness facility hosting a Health Club, Group Fitness Studio, Cycling and a range of team sporting competitions (including Basketball; netball; and volleyball; indoor and outdoor soccer). The Building is owned by the City but the facility is management independently.

RESPONSE:

- No Arts and Culture centres and no small/medium sized concert venues.
- 'Imagine Vincent' feedback (see Appendix 2/3) indicates an overwhelming public demand for more Arts and concert events. The City currently only offers the Loftus Centre/Beatty Park – both sports venues.
- In 2019, the City of Vincent is yet to provide a community-based Arts venue within the city's boundaries.
- This proposed venue would certainly be a catalyst in helping to fill the current void. The venue setup and detailing can be a great asset to Vincent on how to setup a professional Arts venue for the City in the future.

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8.2 Recreational Facilities (continued)

Another highly utilised resource is the community's use of public streets and footpaths for recreation particularly walking, running and cycling. **Although less formal than the traditional concept of recreational facilities**, these are vital elements of the recreation network.

- Public streets and footpaths are NOT proper Recreational Facilities.

9.2 Forecast changes and Adequacy of Existing Facilities

Senior Services

The population projections detailed in Part 5 of this chapter illustrate an increase of 1,800 persons over 65 in the City of Vincent by 2031 and for life expectancy to continue to increase.

RESPONSE:

- The Concert Club would provide ongoing social interaction for our seniors. The venue could provide ongoing monthly "Morning Melodies" concerts. Seniors would be encouraged to walk to the venue. Currently, Vincent has no venue in place for such events.

10.4 Local Planning Strategy

Although the City does not generally support spot re-zonings, **the land which are located either immediately adjoining or adjacent should be supported as a 'transition zone' to create a natural buffer between the higher and lower zone.** Generally, a 'Residential / Commercial' zone would be supported, with a density allocation that represents an appropriate built form and land use transition.

RESPONSE:

Neighbouring Baker Avenue Properties have been operating mixed Residential and commercial mode for many years:

- 9 Baker Avenue – Residential / Private home studio (back area) - Longer block size
- 7 Baker Avenue – Residential / Car Parking area (Back area) - Longer block size
- 5 Baker Avenue – Catholic Indigenous Centre (entire site) - Shorter block size
- 3 Baker Avenue – residential / teaching studio for many years - Shorter block size
- 1 Baker Avenue – Residential/subdivided with main entrance frontage facing Brisbane Street - R80 zoned main street. Baker Ave is garage entrance only
- Masonic Hall – Cnr Brisbane Street and Astone Lane – public gathering area

These properties in real terms, are a 'mixed' type use and support the "No 4 Local Planning Strategy" that states: **adjoining or adjacent should be supported** and define as a Transitional Zone to create a natural buffer between higher and lower zones. The action of allowing for Transitional Zones is of course, subject to the protection of our heritage homes (fronts) on Baker Avenue.

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10.4.1 Zoning

Planning for additional dwelling growth through infill development is based on **identifying redevelopment opportunities and increased densities in appropriate locations** such as within close proximity to:

- high-frequency public transport routes and nodes such as rail stations and bus interchanges;
- identified areas of future rapid transit infrastructure;
- urban corridors and main streets;
- retail and employment centres;
- educational institutions; and,
- other community and recreational facilities or public open space and foreshores.

Accordingly, **it is not proposed to blanket up code whole suburbs within the City, as such an approach could potentially create a greater incentive to demolish existing original residential housing stock that is valued by the community and contributes to the City's sense of place.** Rather it is proposed to provide opportunity for greater redevelopment in accordance with the above rationale. This will ensure the preservation and/or reinforcement of image and identity of the City's Residential Streetscapes whilst addressing future housing growth.

RESPONSE:

- The 9 Baker Avenue extension is an existing, completed and council approved building.
- This initiative fully supports the preservation of heritage homes facing Baker Avenue.
- The proposed venue (house extension) is detached from the heritage home and is ideally located in the previously, under-utilised in-fill back section of the site.
- The location satisfies the above zoning redevelopment criteria.

APPENDIX 2

IMAGINE VINCENT 2017

Summary of Community Responses



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Imagine Vincent – Community Feedback

The following are quotes from the 2017 Imagine Vincent community responses available on the City of Vincent Website: <https://imagine.vincent.wa.gov.au/26833/documents/85210>

1. How can we maximise the benefits of population growth and improve our environment?

- I think the best way would be to continue to try and connect and empower people by getting them involved in the local community. The more people involved and who care and who feel responsible, the more likely the improvements to our environment.
- More street closure for community activities (as occurred in Leederville this year)
- More people mean more interests. Continue to promote the Arts with Exhibitions
- More parks/ public areas for entertainment e.g. parks, festivals and awards.
- Promote development of entertainment and night life attractions.
- Maintaining the local public area - local parks, community centre, local art studio
- More people mean more interests. Continue to promote the Arts with Exhibitions and Awards.
- Have more community events
- Community Cultural Events
- Promote development of entertainment and night life attractions.
- Reduce car parking fees in main areas (such as Beaufort Street and Oxford Street). Allow more alfresco dining and other small restaurants/cafes to open. Larger places like Little Creatures or other Micro Breweries opening will bring lots of people to the area. Improve the traffic flow around popular areas as well.

2. How can we be the leader in helping people get around in an active, safe and sustainable way?

- Utilizing parks and the surrounds to promote creativity through the Arts programs and getting those Arts studio involved through donating works through fund raising which in turn raises local profiles and allows community to experience the outdoors with various forms of entertainment.
- By creating pedestrian only areas within the retail district to encourage people to walk and get out into the open. Include well lit walk ways between areas, creating a network of retail and entertainment & creative districts. With greater distance more public transport between suburbs is needed to make access easier. Rather than having to catch a bus or train from a suburb to the city & back out to the next suburb, having inter suburb transport would be a great benefit.

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3. What do you love about Vincent? How can we celebrate and promote our uniqueness?

- Its arts culture. Make Vincent WA's arts capital! Approach this in a holistic manner and ensure all levels of council support this goal by allocating significant resources and staffing to achieve this. Vincent already has significant artistic talent within its boundaries is ideally suited to achieving this goal which can bring significant economic benefits as well as social benefits. Generate a sustainable arts based economy which will attract people to visit, work and live in Vincent.
- Arts and culture. There are not many art precincts in Perth, and I would love to see Vincent in becoming the Arts Capital of Perth. By promoting local artists and studios, it will help promote Vincent's uniqueness as the central hub for arts and culture.
- A sense that the city of Vincent cares about its residents and making it and life within Vincent great. I love the services, community events, offers and support. Some example Native plant sales, community events, summer music festivals, support for local business the fact there are general community events and also more specific events for people with specific interests. Continuing to have these things will continue to build the community and sense of community, many of these things are also unique to the city of Vincent. I Also love being able to walk around with interesting things to do and see, balancing between shops, parks and the environment. I enjoy that there are a lot of parks in the area
- I love te eclectic vibe and quirkiness of our our area. There is such a creative vibe in the area with everything from art, music & food. We need to use these quirks as part of our character and push these characteristics in our marketing.
- Street festivals more often; more music performances
- Sponser a local composer
- to compose a symphonic piece for a local symphony orchestra (like the metropolitan symphony orchestra) that they would perform the piece in a free public event for families, to expose the wider public to orchestral music.
- -Love art, cafes, shops, festivals, free water stations, more music
- Music/ jazz venues. Utilise WAPPA talent. local, live, music
- Vibrant culture (music/ arts)
- Establish Fairs, fundraising activities and get the community involved in providing local musicians, artists and their works on display. Art contests, cooking contests
- Arts funding that links local artists with local schools for residencies that explore local issues e.g. heritage, ecology etc.
- More activation/ engagement on the street. Evenings/ markets/ farmers markets/ live music/ fairs
- More street art, live music events, markets, fresh food markets
- Keep arts connections

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- Pop-ups are only good for garnering interest in the arts- not sustainable. Annual events have compounding attendance.
- Government needs more communication with the arts industry
- Engage arts community on design matters. Think Joondoolup engaging with people for art and design input.
- Vincent local art exhibition cancelled. Want it back. Is good for emerging artists. Big lift in confidence and opportunities for exposure.
- Participatory arts programs

4. How can we support and facilitate our local businesses/ enterprises/ services and stay flexible to change?

- Greater flexibility in usage of business spaces, mixing things up and not restricting the type of business mix.
- Stop being so reactive to the complaints of a few nay-saying residents. If we are truly progressive we should promote small business having a crack to build the community into something better. I know of a couple of suburban cafes and restaurants that have had a really tough time operating due to stupid restrictions put on them by the Vincent council. These examples are both in Mount Lawley and Mount Hawthorn.
- Extended operating hours, alfresco cafes, mixed use spaces like co-working/art/studio/café
- Lower the council rates that businesses pay, or implement a bracketing for council rates, i.e. if the business is earning <XX amount per month, they only pay a minimum amount. So this way, they can still try to cope their business up, and we won't see much business opening and closing down in a matter of months in a year. From my previous suggestion on having an id, residents can get a discount from businesses within the community, this way giving more chance for consumers to buy often since the prices for them are quite affordable
- fast approval processes flexible opening hours
- I would like to see more local business, rather than large conglomerates. Am not sure how to do this? Maybe the precinct hubs can help. Have a support network for all stages of business, start up, to operate during changing conditions, to wind up.
- As stated in previous statement the same method applied above - forming buinss precinct groups and listening to the needs of the local businesses.
- Free (timed) parking in car parks near retail areas.
- Flexible zoning and use of shared/ public facilities and spaces for local businesses e.g. one business was an area during the day and another at night or shops can use public spaces to expand their floorspace at times.
- Greater flexibility in usage of business spaces, mixing things up and not restricting the type of business mix.

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- Easier parking and pedestrian access to the City of Vincent Cafes. Shops, art and craft studios and classes. Together with the promotion of local businesses and the arts classes
- Promote in a targeted marketing way in and out of the City of Vincent. Identify the direction Vincent is going eg. Art, green credentials, social inclusion

5. How can the design of our neighbourhoods encourage a greater sense of community?

- Music live at local parks- not just Hyde Park
- Pop-up markets; food trucks; summer concerts; busking; live music; movie night
- Green spaces, dog park stuff and summer concerts. Live music. Movie night. Food.
- Flexible zoning to allow for different housing models e.g. medium density, shared title, common areas. No requirements for parking bays etc. look into nightingale model and some of the great stuff they're doing.
- Promote events and groups within the community people can support. Local markets, sporting teams etc.
- Places to better get to know our neighbors
- Community hubs like a town square where people can come and hang out, interact - concerts, activities, repair cafes. Pedestrian or bike only areas which encourage people to slow down and be outside of a closed car - encourages connections. Dog parks. Communal living and shared resources - sharing things like sewing machines, lawn mowers within a street. Street compost hubs and community gardens.
- More open spaces that are not dominated by team sports every weekend and most evenings of every week, all year round.
- Encourage opportunities for social events (too much red-tape)
- Through art and nature. City of Vincent has got some nice local parks, unique local businesses and a local art studio.
- Community spaces for people to interact - free of commerce i.e. not just shops. The park and al fresco spaces on Oxford St are a good example.
- Commercial/ residential combined.
- Community cultural events
- Parks/ Community events
- No advertising hoardings. Stop allowing billboards in public parks (e.g. It is disgusting that Menzies Park has four advertising hoardings above the community hall). Remove billboard/hoardings from bus-stops and public phone boxes. Our streets should be attractive. Look to Japan where public structures (even wastewater grates) are artistically designed to create beauty not just deliver function. We need to focus on ART and ARCHITECTURE, not advertising. Our public spaces are PUBLICly owned by ratepayers and having them privatised by advertising firms will erode the value of our public streetscapes.

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- Create a fund to support people to hold street parties or other kinds of events in their local area, and give them some resources and support to do this. Rather than the 'Beaufort Street Festival' with 20,000 people, encourage the 'Forrest Street Festival' for just the 100 people who live in the adjoining streets. Requirements around public liability insurance and traffic management for closing roads make arranging these events harder than they need to be. Last Christmas we had a street party in Chelmsford but ended up just having it on a smaller scale in someones backyard because closing the street was going to be too hard.
- Pop-up markets; food trucks; summer concerts; busking; live music; mocie night
- Create public ammenities to encourage community participation. e.g. community vegetable gardens, chess groups, mixed mend womens vocational sheds, food appreciation groups etc
- Clever design of buildings. Public facilities with public art, recreation areas. Somewhere to sit and absorb the surroundings.

6. How can we help build connections across our diverse community of people?

- Use the arts as a vehicle to generate community involvement across a diverse section of the community. Bring the annual Vincent art award / exhibition back. Support a diverse range of creative pursuits through 'guerrilla arts' programs not only established artists but anyone creative within the community.
- Building connections across our diverse community of people has proven to be very effective, especially amongst the older generations, when Vincent Council has arranged bus trips to the hills and not too distant day trips - there is where people mix and share their experiences and stories of their lives, thus building strong and lasting connections. It is vital that such trips be re started - so many people have been very disappointed and feel Vincent Council has abandoned them, If Council does want to build such connections - this situation must be addressed.
- meeting spaces and places for the community
- Introduce people to new environments by having collaborations between sectors
- Supporting and promoting cultural festivals
- Engage with community groups to create events for all e.g. ethnic, religious, children and youth, arts, sports
- Outdoor music in local parks
- Through art and nature
- By setting Vincent as the lead in arts and culture, people from all walks of life with common interest will naturally be connected with one another.
- Promote clubs, activities and community events. More community events. Create "open stages" at our annual township festivals so that the focus is celebrating the creativity and artistic talent of the people in our community, not the businesses in the area or the chain stalls that blow-in for the occasion. Whereas, the Mt Hawthorn

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festival had a mobile phone case vendor stall, which kind of left me feeling that the event was not for local people anymore. Create more publicly owned land in busy public spaces to support local people (e.g, I love the small band/performance stage built alongside Beaufort Street).

- More multi-cultural events in public spaces, workshops, etc.
- Culture festivals and harmony days not only in schools but in the community have public space for appreciation of the arts and sports flying foxes at parks
- A wider range of community events.
- Encourage opportunities for people to come together through community initiatives and programs.
- festivals meeting places cultural meetings places for people to perform and show talent
- More multi-cultural events in public spaces, workshops, etc.
- By setting Vincent as the lead in arts and culture, people from all walks of life with common interest will naturally be connected with one another.
- Building a sense of community through the arts (serious and recreational artists)
- **Vincent could be the arts mecca of perth with easy transport and vicinity to Perth for tourists and general population alike**
- Through more arts initiatives - art groups, exhibitions, art classes, art studios
- Community arts events and support for community groups involved in arts, sports, social and health
- Culture festivals; Harmony Day
- Have a public space where people can go to connect
- Local Parks and art community centre will be a great place to start
- To have more meetings and advertising the city - art exhibition
- Making sure that there are sufficient venues offering activities, especially the arts - painting, sculpture, papier mache etc as well as drama and music.
- Music- Have live concert bands play once a week to bring people together
- Outdoor music in local parksc
- More music outdoors- make it alive!
- Live music (diverse)
- Festivals/ events that connect people: food
- Building a sense of community through the arts (serious and recreational artists)
- Diverse music
- Community arts events and support for community groups involved in arts, sports, social and health
- Through more arts initiatives - art groups, exhibitions, art classes, art studios
- **Vincent could be the arts mecca of perth with easy transport and vicinity to Perth for tourists and general population alike**

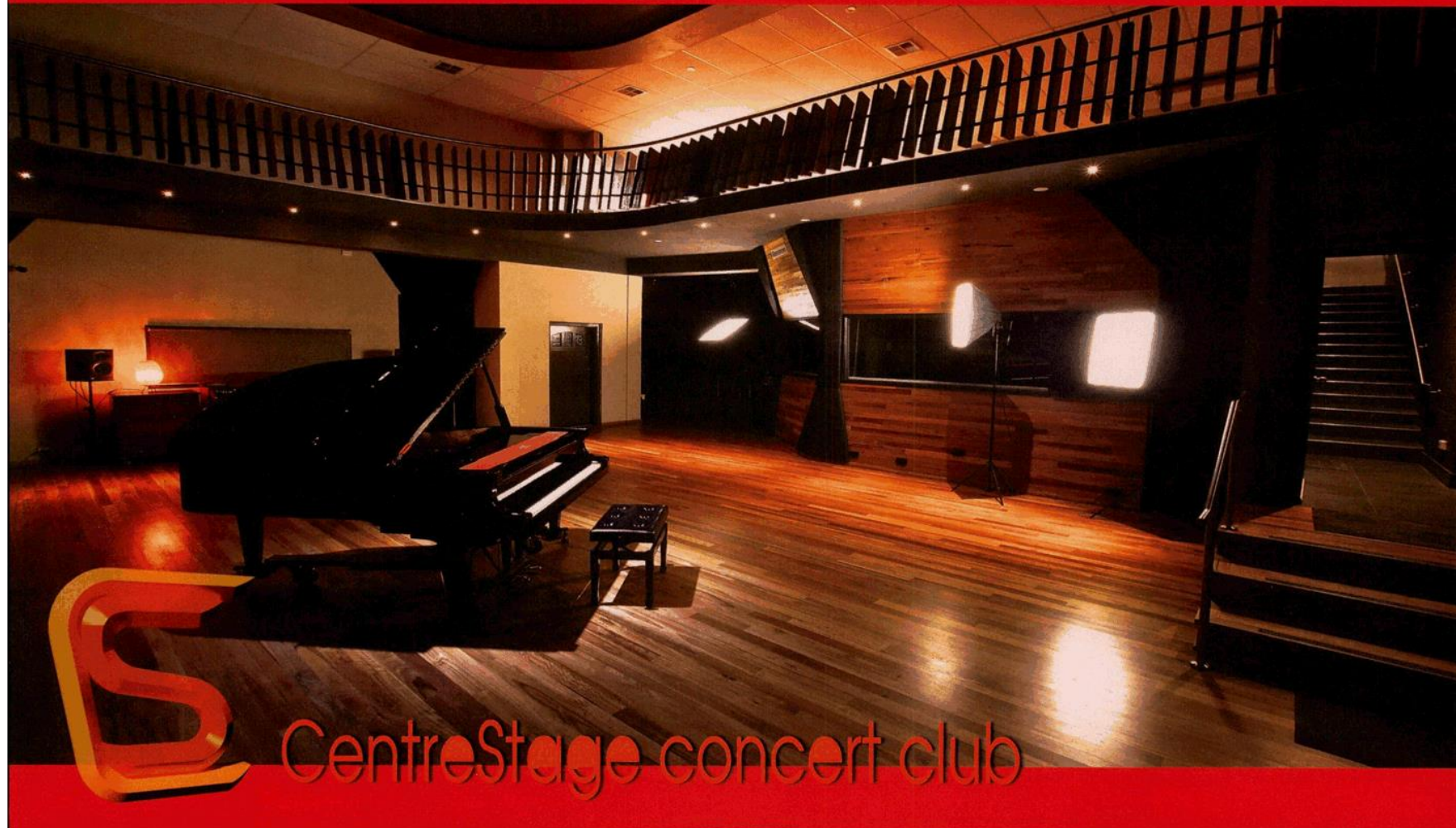
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7. How could we work together to create welcoming places and spaces for everyone?

- Increase of cultural spaces for people to express themselves- theatre, arts, music. Hubs to engage together.
- Community arts competitions. Like Crochet, sculpture, painting and craft competitions for amateurs. Language sharing and exchange programs
- Promote open musical rehearsal spaces - either on public land or in pubs/restaurants during non-peak times. Build on excellent parks with more interactive facilities (eg fixed ping-pong tables, large scale chess, boules, crochet. Promote discounts for insurance where people can demonstrate they know their neighbours (and otherwise encourage getting to know neighbours). Encourage street parties (eg develop free street party pack with discounts from local businesses and streamlined occasional liquor licences). Encourage early engagement with new neighbours/entrants into the suburb. Create community vegetable gardens and collective workshops for interests typical of both men (mens sheds, car workshops) and women to encourage people getting together and also to enable people living in high density who don't have space for a shed.
- Informal art/ work spaces that can exhibit local and international works, be used by the public for exhibitions or events also as studios and workplaces e.g. Claisebrook Design Centre, The Goods Shed. Cheap accessible and draws people to the site. Tie in with street furniture and surrounds.
- Making sure that there are sufficient venues offering activities, especially the arts - painting, sculpture, papier mache etc as well as drama and music.
- More live music EVERYWHERE!
- More education and celebration of the value of diversity in our community. Invest in projects that provide the greatest good for the majority, rather than the minority

APPENDIX 3

IMAGINE VINCENT: Responses vs Proposed Venue Implications



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Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
1. How can we maximise the benefits of population growth and improve the environment?	<ul style="list-style-type: none"> Empower people by getting them involved in the local community. Continue to promote the Arts. More community events. Community Cultural Events. Promote development of entertainment and night life attractions. 	<ul style="list-style-type: none"> Empower the increasing people population to get involved in community especially through Arts and Cultural events. 	<ul style="list-style-type: none"> The concert club would provide a localised arts centre dedicated to: <ol style="list-style-type: none"> 1) Empowering local creatives to engage with local community. 2) Promoting and delivering Arts events at local community level.
2. How can we be the leader in helping people get around in an active, safe and sustainable way?	<ul style="list-style-type: none"> Utilize parks and the surrounds to promote creativity through the Arts programs. Encourage people to walk and get out into the open. Create a network of retail and entertainment & creative districts. 	<ul style="list-style-type: none"> Encourage locals to participate in the local community. This can be facilitated through the better utilisation of parks and making available regular arts events. 	<ul style="list-style-type: none"> The development of a community Concert Club to provide ongoing entertainment and a meeting hub (venue) for our locals. Birdwood Square (park) for larger concert events and the studio facility (opposite the park) for more intimate concert events. A pleasant & safe way for neighbours to interact.
3. What do you love about Vincent? How can we celebrate and promote our uniqueness?	<ul style="list-style-type: none"> Its arts culture. Make Vincent WA's arts capital! Vincent already has significant artistic talent within its boundaries is ideally suited to achieving this goal which can bring significant economic benefits as well as social benefits. Generate a sustainable Arts based economy which attracts people to visit, work and live in Vincent. Support for local business the fact there are general community events. Build the community and sense of community. There is such a creative vibe in the area with everything from art, music & food. We need to use these quirks as part of our character and push these characteristics in our marketing. More music performances. Sponsor a local composer. More music. 	<ul style="list-style-type: none"> Vincent's uniqueness includes art, music and food, an expanding inner-city entertainment precinct. We can celebrate its uniqueness by promoting: <ol style="list-style-type: none"> 1) Arts and music events. 2) Engaging local creatives. 3) More intimate music venues. 4) More live music performances. 5) The arts community. 6) A sustainable Arts based economy which will attract 	<ul style="list-style-type: none"> The studio facility would value-add to the expansion of Vincent's arts sector, providing a much needed small, intimate venue for hosting localised, quality entertainment. This facility will certainly support and contribute to celebrating and promoting Vincent through the arts. <ol style="list-style-type: none"> 1) Hosting regular arts and music events. 2) Securing the services of high-level creatives. 3) Developing into an exclusive Vincent music venue which will be available to the public. 4) Provides for intimate 'live' music performances.

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Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>What do you love about Vincent? How can we celebrate and promote our uniqueness?</p> <p>(Question 3 continued)</p>	<ul style="list-style-type: none"> • Music/ jazz venues. • Vibrant culture (music/ arts). • Live music events. • Keep arts connections. • Annual events have compounding attendance. • Engage arts community. • Participatory arts programs. 	<p>people to visit, work and live in Vincent.</p> <p>7) Vincent as WA's Arts capital!</p>	<p>5) Concert Club to encourage local artists and community members to come together.</p> <p>6) The Studio becomes a creative networking hub for locals to meet and work, attracting international artists to the City of Vincent.</p> <p>7) The venue and concert club concept will significantly support Vincent in becoming WA's leader in the 'Arts and Culture' sector.</p>
<p>4. How can we support and facilitate our local businesses/ enterprises/ services and stay flexible to change?</p>	<ul style="list-style-type: none"> • Greater flexibility in usage of business spaces, mixing things up and not restricting the type of business mix. • Stop being so reactive to the complaints of a few nay-saying residents. If we are truly progressive, we should promote small business having a crack to build the community into something better. • Extended operating hours, alfresco cafes, mixed use spaces like co-working/art/studio/café. • I would like to see more local business, rather than large conglomerates. Am not sure how to do this? Maybe the precinct hubs can help. • Flexible zoning and use of shared/ public facilities and spaces for local businesses e.g. one business was an area during the day and another at night or shops can use public spaces to expand their floorspace at times. • Greater flexibility in usage of business spaces, mixing things up and not restricting the type of business mix. • Easier parking and pedestrian access to the City of Vincent Cafes. Shops, art and craft studios. 	<ul style="list-style-type: none"> • Requires Vincent s to become increasingly more flexible in helping local business activate in order to build a more cohesive community. • Allow for flexible zoning and make better use of shared facilities and spaces. • Flexible parking and better pedestrian access to local resources, discourage the use of vehicles and promote walking and the use of our public transport systems. • Support more local businesses rather than large, outside companies. • Promote Vincent through deliberate marketing and 	<p>Supporting the activation of this studio facility will add significantly to the Vincent vision of becoming Arts capital of WA. Council flexibility will be needed:</p> <p>Vincent will need to consider a possible zoning change and flexibility with regards to parking requirements.</p> <p>In return, community 'value-adding' will include:</p> <ol style="list-style-type: none"> 1) Providing a new music resource for the promotion of arts and culture – unique to Vincent. 2) Establishing a new music and arts club for Vincent locals and the wider community to enjoy. 3) Encouraging locals to walk and be part of inner community offerings.

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Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>How can we support and facilitate our local businesses/ enterprises/ services and stay flexible to change?</p> <p>(Question 4 continued)</p>	<ul style="list-style-type: none"> Promote in a targeted marketing way in and out of the City of Vincent. Identify the direction Vincent is going e.g. Art, green credentials, social inclusion. 	<p>implementation strategies. 'Make Vincent the Arts capital of WA'</p>	<ol style="list-style-type: none"> Bringing the wider community to the area. Attracting high profile artists exclusively to Vincent.
<p>5. How can the design of our neighbourhoods encourage a greater sense of community?</p>	<ul style="list-style-type: none"> Music live at local parks- not just Hyde Park. summer concerts. Live music. Flexible zoning to allow for different housing models e.g. medium density, shared title, common areas. No requirements for parking bays etc. look into nightingale model and some of the great stuff they're doing. Promote events and groups within the community people can support. Clever design of buildings. Public facilities with public art, recreation areas. 	<ul style="list-style-type: none"> Bring the community together via music events. Support clever building designs, especially when facilities benefit the wider community. Introduce flexible zoning and relax parking requirements. 	<p>Birdwood Square (Park) is suitable for larger music concerts. This facility has never been utilised for high quality music concerts, which in turn, bring high profile international artists to the area. These artists can initially be attracted to the Vincent community through the studio facility and the developing concert club. The exposure of such events would put The City of Vincent in front of neighbouring precincts and will certainly gain the attention of the international community via current social media and 'live streaming' technologies.</p>
<p>6. How can we help build connections across our diverse community of people?</p>	<ul style="list-style-type: none"> Use the arts as a vehicle to generate community involvement across a diverse section of the community. Building connections across our diverse community of people has proven to be very effective, especially amongst the older generations, when Vincent Council has arranged bus trips to the hills and not too distant day trips - there is where people mix and share their experiences and stories of their lives, thus building strong and lasting connections meeting spaces and places for the community. Supporting and promoting cultural festivals. 	<ol style="list-style-type: none"> Use Arts/music as a vehicle Create and allow for more meeting spaces or places for the community. Promote social inclusion. Make available more intimate personalised venues. 	<p>Council support for the establishment of this facility as a public venue and the development of a community concert club directly aligns with the community feedback: solutions for building connections across our diverse community</p> <ul style="list-style-type: none"> Adding of a new high-quality venue resource to the City of Vincent. Creating a new meeting place specifically targeting Arts and Culture within Vincent. Engaging with community groups to create events for all.

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Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>How can we help build connections across our diverse community of people?</p> <p>(Question 6 continued)</p>	<ul style="list-style-type: none"> Engage with community groups to create events for all e.g. ethnic, religious, children and youth, arts, sports. Outdoor music in local parks. Through art and nature. Promote clubs, activities and community events. More community events. Create "open stages" at our annual township festivals so that the focus is celebrating the creativity and artistic talent of the people in our community, not the businesses in the area or the chain stalls that blow-in for the occasion. More multi-cultural events in public spaces, workshops, etc. Culture festivals and harmony days not only in schools but in the community, have public space for appreciation of the arts. A wider range of community events. Encourage opportunities for people to come together through community initiatives and programs. Festival meeting places, cultural meetings places for people to perform and show talent . By setting Vincent as the lead in arts and culture, people from all walks of life with common interest will naturally be connected with one another. Building a sense of community through the arts (serious and recreational artists). Through more arts initiatives - art groups, exhibitions, art classes, art studios. 	<ol style="list-style-type: none"> Promote 'people connection' through the development of local music clubs and activities. Produce community arts events and support community groups involved in the arts. Make sure that there are sufficient venues offering activities, especially the arts. Support festival meeting places and cultural hubs for people to perform and display their talent. Set Vincent as the leader in arts by creating a place where people from all walks of life, with common interests will naturally be connected with one another. 	<ul style="list-style-type: none"> Activating outdoor music in local parks e.g. Birdwood Square. Helping to shape Vincent into a leader for the arts, by attracting quality artists to this new facility and sharing regular 'live' music events with the community. Meeting Places: New intimate studio venue More Festivals: Birdwood Square Park events Community coming together: Concert Club

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Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>How can we help build connections across our diverse community of people?</p> <p>(Question 6 continued)</p>	<ul style="list-style-type: none"> Community arts events and support for community groups involved in arts. Have a public space where people can go to connect. Local Parks and art community centre will be a great place to start. Making sure that there are sufficient venues offering activities, especially the arts. Music- Have live concert bands play once a week to bring people together. More music outdoors- make it alive! Live music (diverse) Building a sense of community through the arts (serious and recreational artists) Community arts events and support for community groups involved in arts. Through more arts initiatives - art groups, exhibitions, art classes, art studios. Vincent could be the arts mecca of Perth with easy transport and vicinity to Perth for tourists and general population alike. 		<ul style="list-style-type: none"> Meeting Places: New intimate studio venue More Festivals: Birdwood Square Park events Community coming together: Concert Club

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Imagine Vincent: QUESTIONS	Community Response Summary	Interpretation of Community Response	Concert Club and Birdwood Square Implications/Benefits
<p>7. How could we work together to create welcoming places and spaces for everyone?</p>	<ul style="list-style-type: none"> • Increase of cultural spaces for people to express themselves- theatre, arts, music. Hubs to engage together. • Community arts competitions. • Promote open musical rehearsal spaces - either on public land or in pubs/restaurants during non-peak times. • Informal art/ work spaces that can exhibit local and international works, be used by the public for exhibitions or events also as studios and workplaces e.g. Claisebrook Design Centre, The Goods Shed. • Making sure that there are sufficient venues offering activities, especially the arts. • More live music EVERYWHERE! • More education and celebration of the value of diversity in our community. Invest in projects that provide the greatest good for the majority, rather than the minority. 	<ul style="list-style-type: none"> • Create welcoming spaces through music and art. • Open opportunities for local community to experience artists at work. • Have central hubs for locals to come together and engage. • Support "More live music EVERYWHERE! " 	<ul style="list-style-type: none"> • The Concert Club will be a vehicle for bringing locals together via regular live concerts. • The venue will provide a professional and acoustically designed meeting place where artists and local audiences can interact regularly. Similar to the Fringe Festival concert format (short performances, intimate settings).

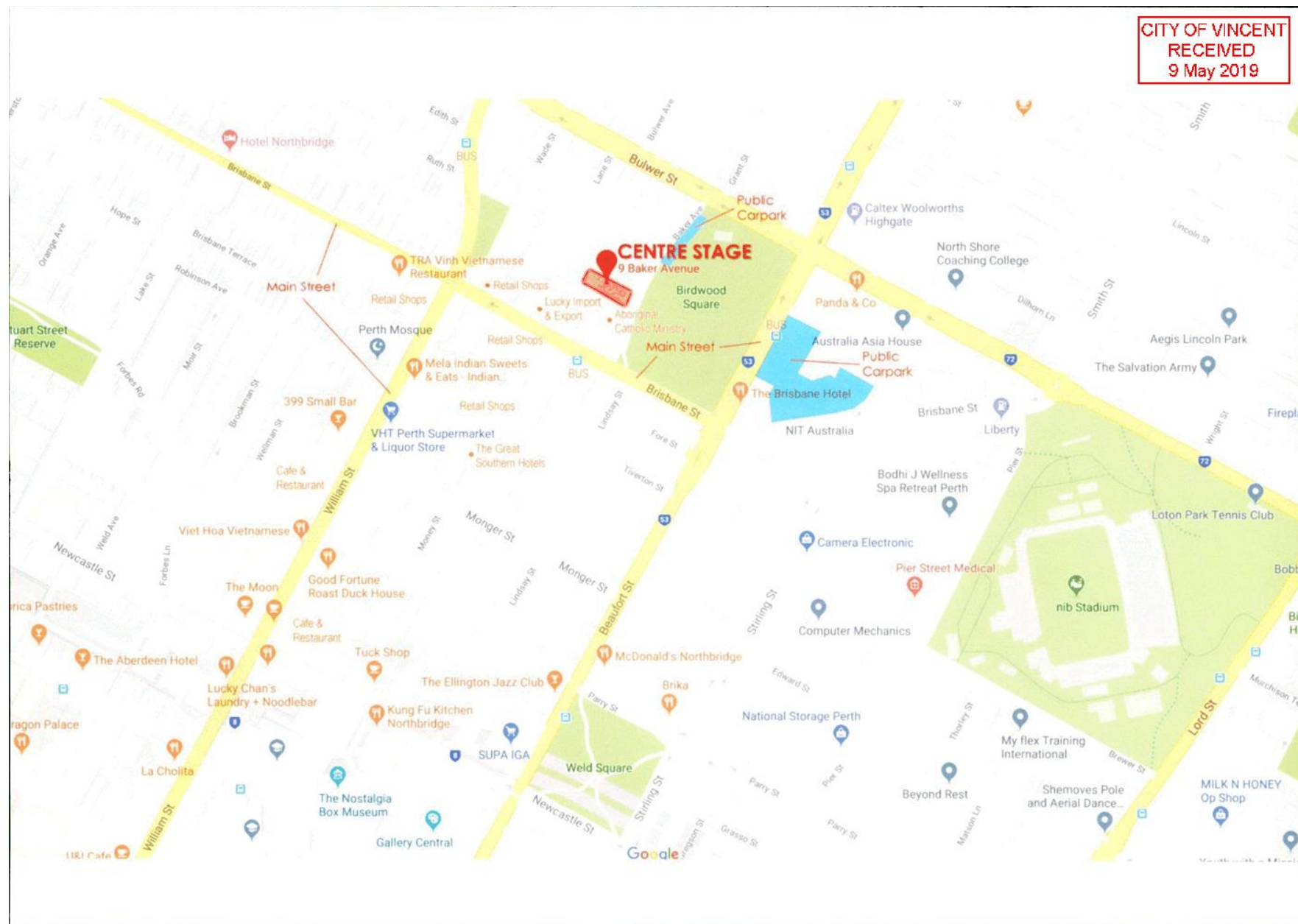
APPENDIX 4

ZONING AND LOCATION MAPS



CentreStage Concert Club

Building a sense of community through the Arts



Built Form Area:

Proposed venue site is adjacent to Mixed Use Area on the corner of Brisbane Street and Astone Lane.



Currently R50 zone adjacent to R80 mixed use zone

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11.3 Public Transport

11.3.1 Bus Routes

The City is well serviced by numerous bus routes that radiate out of the Central Business District into the northern suburbs of Perth. The high frequency bus routes mostly travel on the main arterial roads within the City. This network provides an ideal opportunity for increased residential development along these major roads as per the Urban Corridor principle of *Directions 2031*. Such development would capitalise on access to and maximise use of public transport along the corridors, and also contribute to the viability of nearby activity centres.

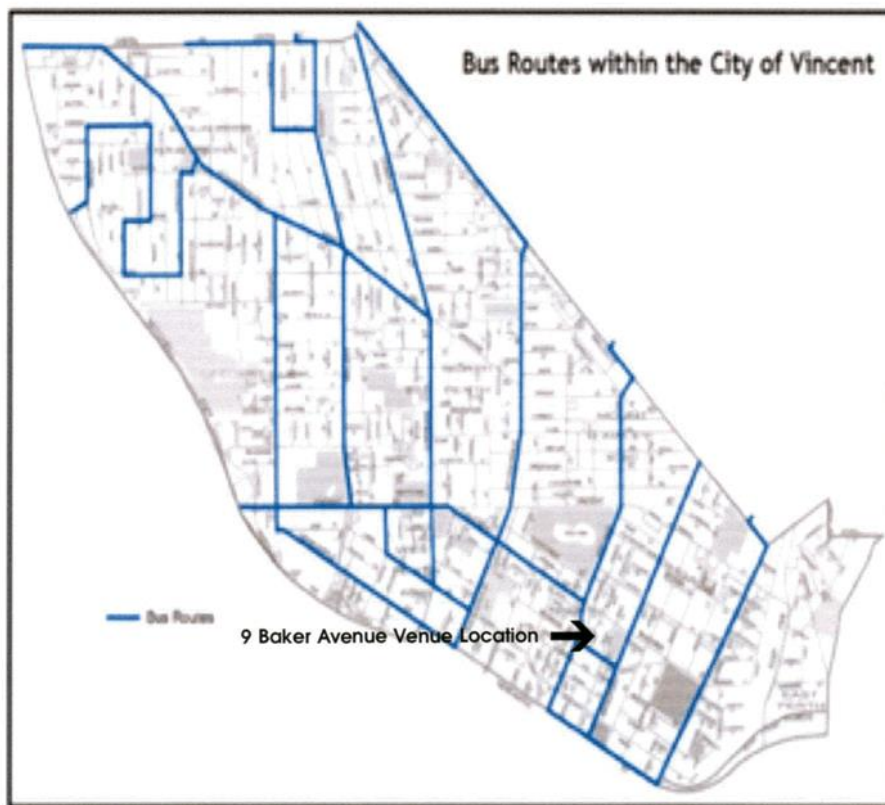


Figure 25 - Bus Routes within the City of Vincent



Music Studio Application – Community Support

9 Baker Avenue Perth 6000

Dear Community Members

I thank you for your time and consideration for my music studio application to council. The studio build has taken a long period of hard work and much research to achieve this state-of-the-art facility within the City of Vincent. It is now catching the attention of international artists and the wider community and will be an asset for the City of Vincent in the near future.

You are welcome to visit my home to experience the studio and ask questions to clarification any concerns you may have with regards to the Concert Club component of the studio or any other parts.

I have gone through all proper council processes and will continue to conduct myself in a transparent manner unlike other individuals who prefer to rally community support to stop good works through negative, incorrect information.

The reason for approaching you personally (*which was never my intention as I prefer for processes to be delivered via our local council's guidance*) is to help clarify and correct the spread of misinformation to neighbours, as this is creating unwarranted neighbour concern, it unfairly impacts my application and more concerning, it promotes me, the applicant, as a person of poor character and judgement which I find strongly offensive.



The Facts:

1 The studio project is supported widely by reputable agencies such as: UWA, ScreenWest, WAAPA, The Australian Biome Project, Government officials, Beaufort Street Group, International Artists such as Tommy Emmanuel, Film industry directors and production personnel, educators, sound engineers, musicians, actors and all local businesses approached directly to date. We have now officially over 100 letters and/or signatures of support.

2 The economic benefits for our underperforming precinct would be greatly appreciated by all concerned. The spin-off for yourself as a land holder will be an increase in the value of your property. The development of my property will 'value-add' to the area by boosting the local economy through increased community participation through the arts. Please see the attached highlighted document on the value of arts and culture to people and society.

3 Most modern studios around Australia are now incorporating intimate 'live' concert events as part of their studio agenda. These audio/visual recordings are now the new norm for Youtube and other essential online platforms. This is one of the intended areas of focus with our community Concert Club.

4 The following are current examples of this trend in Australia.

- 4MBS Classic FM studio: recording studio and 'live' concert venue (60 person venue)
- Adelaide Auditorium: performance, recording, launches, seminars, workshops. (252 person venue)
- Big Music Studios – Sydney: recording Studio and live music venue for up to 100 seated guests or 150 standing guests.
- Sydney Opera House Music Studio: Live venue(280 person venue)
- ABC SouthBank Centre: for live music and other media events.
- Stage 5 Docklands Studio: Live audiences for Australia's Got Talent.

5 The Concert Club will not be providing alcohol or foods and will have a strict and professional management plan for members of the public attending concert sessions. See the included 'Patrons Entry/Exit Plan'

6 Concerts events are by invite – only or pre-ticket sales (private).

7 Events will run within a 2-3 hour time slot with a end time of 10pm.



8 The venue under council regulations allows for up to 50 persons upstairs and up-to-50 persons downstairs. These number are inclusive of production, artists and staff.

7 The Concert Club will aim to provide a maximum of 12 events per calendar year. Each event may involve from 1 to 4 sessions within that period.

8 All patrons will be guided to use the public carpark next to the Brisbane hotel or Uber into Brisbane street or use the nearby public transport.

9 We anticipate 60 -80 guest as the realistic number of guests.

10 Official noise reports indicate no noise transmission during testing. The City of Vincent Health Department is satisfied with the proposed compliance plans.



Patrons Entry-Exit Plan

- Patrons enter through the main front gate and are directed by a staff member to use the walk way which leads to the pre entry area of the Music Studio. This prevents queues from forming on Baker Avenue.
 - Online ticket purchases are then checked at the Music Studio entrance point and patrons then enter into the Concert Club. A staff member will be available inside should patrons require seating assistance. Please note that there will be no door ticket purchases at any of the events. All tickets must be purchased prior to the concert event via our official website. This will avoid any cash held at the premises, extra staff to manage cash sales, entry delays due to ticket purchases at the gate.
 - Main front gate is now closed after guests have entered the Concert Club. We anticipate that a 20 minute timeframe will be necessary for the checking of tickets and guiding patrons to their seats.
 - Guests are now all seated inside the venue.
 - A pre-concert announcement will now be delivered stating location of bathrooms/disabled toilet/fire exits/first aid. Patrons will be reminded to leave the venue in a respectable and timely manner. Concert club doors close and House lights dimmed - Concert lighting switched on.
-
- Concert event takes place.
 - Concert concludes- house lights back on.
Exit doors opened/Main front gate opened.
 - A Staff member will direct Patrons to the walkway exit leading towards the main gate in an orderly and quiet manner.
 - Patrons will be monitored to ensure a smooth and seamless exit from the concert venue. Staff will be briefed to ensure that all leaving patrons do not congregate at the front gate area and that they continue to move towards their transport options or into surrounding bars, cafes and restaurants. Reminder signs will be appropriately displayed at strategic points.
 - Staff checks are conducted to ensure that all patrons have fully vacated the premises and bathroom facilities.
 - Main front gate is now officially closed to the public.

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15 Sep 2019

[illegible]



Lloyd George Acoustics

PO Box 717
Hillarys WA 6923
T: 9401 7770 F: 9300 4199
E: ben@lgacoustics.com.au W: www.lgacoustics.com.au

07 June 2019

Nunzio Mondia
Centre Stage Promotions
9 Baker Avenue
Perth WA 6000

Nunzio:

Introduction

This letter provides an assessment of noise emissions from the Centre Stage Concert Club in Perth, located at 9 Baker Avenue, based on measurements undertaken on 04 June 2019. The venue has an indoor performance area which is intended to hold small acoustic performances for up to a 100 people audience. It is our understanding that Centre Stage management wants to ensure noise emissions are controlled at all times.

The purpose of this assessment is to establish a relationship between noise levels from amplified music inside the venue and measured L_{A10} noise levels at the nearest noise sensitive receivers' façades. The nearest noise sensitive receivers are:

- 7 Baker Avenue (1-storey residential house adjacent to No.9);
- 8 Lane Street (1-storey residential house separated from No.9 by Astone Lane); and
- 11 Baker Avenue (1-storey residential house adjacent to No.9).

Conclusion

Noise emitted from music inside the Centre Stage Concert Club's performance area is unlikely to be audible at the subject receivers provided the three following conditions are fulfilled:

1. Noise levels inside the venue are kept at values no more than indicated in *Table 4*; and
2. Low frequency (bass) sound is kept to a minimum as much as practicable; and
3. External doors and windows are kept closed as much as practicable.

Noise Criteria

Noise criteria at the nearest noise sensitive receivers have been determined in accordance with the *Environmental Protection (Noise) Regulations 1997* (the Noise Regulations). The Noise Regulations provide baseline assigned levels that are then increased depending on a receiver's surroundings. That is, if there are major roads or industrial areas, the allowable level is higher than in a purely rural area. The baseline assigned levels after 10pm (most critical time) are 35 dB L_{A10} , 45 dB L_{A1} and 55 dB L_{Amax} .

Within 100 metres of the residences are Brisbane Street, Baker Avenue, Astone Lane and Lane St. They are considered minor roads (traffic volumes less than 6,000 vehicles per day - based on MRWA traffic data ref.LM00141 02/2019 and LM00142 also 02/2019) by the Noise Regulations.

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Within 450 metres lie Beaufort Street, Bulwer St and Williams Street which are considered secondary roads (traffic volumes between 6,000 and 15,000 vehicles per day based on MRWA traffic data ref.0605.2015, 0642.2016 and LM00142) rather than major roads. As such, none of these roads increases the baseline assigned noise levels. Some of the surrounding land is zoned commercial - estimated 100,000m² within 450 metres; 0m² within 100m - which increases the allowable noise level and in this case, has been determined to be an additional 0.8 dB (rounded to 1 dB).

Table 1 shows the assigned noise levels applicable at the receiving locations.

Table 1 Assigned Noise Levels

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 (Day)	46	56	66
	0900 to 1900 hours Sunday and public holidays (Sunday)	41	51	66
	1900 to 2200 hours all days (Evening)	41	51	56
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	36	46	56
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80

Which criterion is applicable depends on how long a noise is present. For instance, noise present for more than 10% of the time is assessed against the L_{A10}. Noise presents for more than 1% of the time but less than 10% of the time is assessed against the L_{A1}. In this case, music is expected to be present for more than 10% of the maximum permitted representative assessment period of 4 hours and therefore the L_{A10} parameter will dictate compliance or otherwise.

During the noise measurement, the noise was not audible as music at noise receivers - however it was found to be impulsive by definition of the Noise Regulations. As per regulation 7, a +10 dB penalty would be applicable. This +10 dB penalty attributable to impulsiveness has been taken into account when determining the indoor noise level limits for the venue (see Table 4).

Had the noise been tonal, a +5 dB penalty would have been applicable. Had it been both tonal and impulsive, a +15 dB penalty would have been applicable.

During the test, assessed noise levels were not determined to be tonal at the receivers nor audible as music.

Noise Measurements

Noise data was recorded on 04 June 2019 between 01:05am and 01:45am. The following instrumentation was used:

- The sound level meter used was a Brüel and Kjær type 2250 (S/N: 3011946) with a type 4189 microphone, setup to record L_{A10} noise levels at locations 2 and 3 at 1.4 m above local ground level. The microphone was fitted with an approved wind shield.

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- Noise measurements were also carried out inside the venue at the centre of the room (location 1) with a type 1 Rion NA28 sound level meter (S/N: 1807003).
- Both sound level meters were field calibrated before and after the survey using an approved type 1 Brüel and Kjær 4231 calibrator (S/N: 2588648) and no drift above 0.5 dB was detected.

Shown in *Figure 1* are the general locations of the sound level meters. The venue's performance area is double height with high level windows facing South, noting measurements were undertaken on the ground floor.

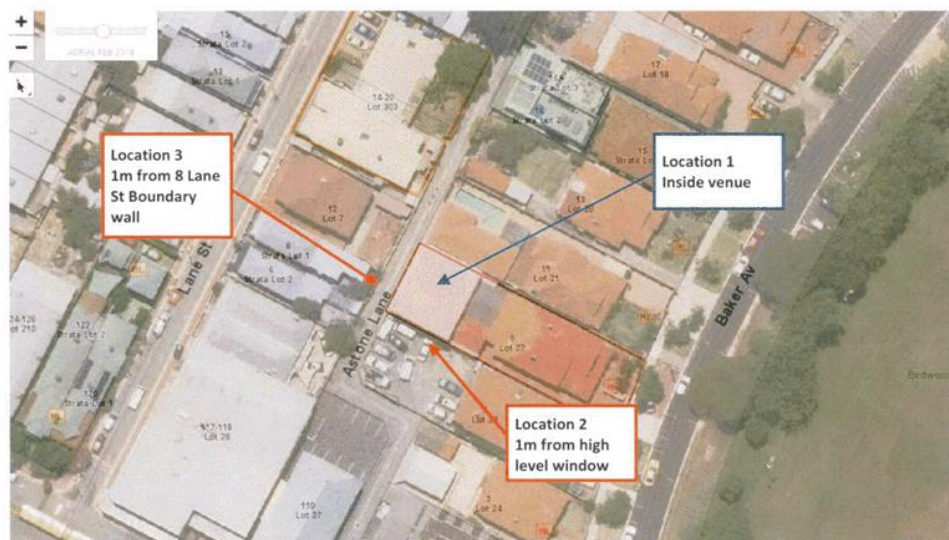


Figure 1 Sound Level Meter Locations

Measurement Summary

No tonality was audible or measurable at Location 2 and 3 and the noise levels measured on the night from amplified music and drum kit (deemed to be a worst case scenario) are summarised in *Table 2*. Noise levels have been extrapolated to the windows of the nearest receivers, which were not accessible on the day. Noise levels were deliberately set to a much higher level than a typical acoustic event, in order to overcome background noise levels at measurement locations.

Table 2 Noise Measurement Assessment Summary, dB(A)

Measured Inside Venue			Measured Outside Venue				
Location	L _{Ceq}	L _{Aeq}	Loc.	L _{A1}	L _{A10}	L _{Apk}	L _{Amax}
1	90.4	82.9	2	40.7	39.0	56.1	40.9
1	88.4	85.0	3	38.0	37.5	52.9	38.0

Noise measurements outside the venue have been extrapolated, accounting for distance to the façade:

- 11 metres between location 2 and No.8 Lane Street façade,
- 11 metres between location 3 and 7 Baker Street,
- 8 metres between nearest venue window and No.11 Baker Avenue façade.

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The results are presented in Table 3.

Table 3 Noise Assessment Summary, dB(A)

Extrapolated Noise Level at Receivers			
Location	L _{A1}	L _{A10}	L _{Amax}
8 Lane Street	25.9	24.2	26.1
7 Baker Avenue	23.1	22.7	23.1
11 Baker Avenue	28.7	26.9	28.8

The least difference in levels between inside the venue and at the receivers is $L_{Ceq(inside)} - L_{A10(extrapolated)} = 53.5$ dB and $L_{Aeq(inside)} - L_{A10(extrapolated)} = 48.0$, taking into account the +10 dB penalty attributable to impulsiveness.

Based on this relationship between outdoor L_{A10} and indoor $L_{Aeq,1min}$ and $L_{Ceq,1min}$, it is assessed that the assigned noise levels will not be exceeded if the noise within the venue is contained within the limits listed in Table 4.

Table 4 Noise limits, dB(A)

Noise Limit	Inside Venue	
	L _{Ceq}	L _{Aeq}
Day - 07.00 to 19.00 hrs Monday to Saturday	99	94
Evening - 19.00 to 22.00 hrs All days	94	89
Night - 22.00 to 07.00 hours all days	89	84

We trust this information is acceptable and should you have any queries, please do not hesitate to contact me.

Regards,



Benjamin Hillion

Music Studio: Acoustic Report

[Supporting Arts and Culture in Vincent]

[Nunzio Mondia]
[Centrestage Music Studio]
[9 Baker Avenue]
[Perth Western Australia 6000]

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17 JUN 2019

CTN Ref: _____
REC No: _____



[To Whom It May Concern],

[10th June 2019]

Further to your request for an Acoustic report, we have completed all necessary performance testing and have a final report prepared for council consideration. Lloyd George Acoustics were employed to conduct the field testing and then prepare a final report. Please see the attached report document.

Testing focused on the most important concern - noise transmission from inside the studio environment to the external noise receivers, with particular attention on noise impact to the immediate surroundings. Extreme testing included measuring noise transmission performance of continuously played (looped), heavily amplified pop music which included the following elements: drums, electric bass, electric guitars and electronically synthesized sounds (wide frequency spectrum) with live drums (hit hard) playing at the same time. The result was a continuous internal decibal reading of 88.4 - 90.4 db range. Tests were conducted at 1.30am on Tuesday 4th June. This extreme volume is for testing purposes only and does not reflect the intended volumes, which are much lower in intensity.

In conclusion, the performance results were very pleasing, demonstrating that noise emitted from inside the intended centrestage concert club performance area is unlikely to be audible at the receivers immediately outside the venue walls. The extreme volume testing clearly demonstrated that noise was neither audible or tonal at the outside noise receiver positions (see formal report document).

The facility contextual considerations

(Refer back to the prepared 'Studio Venue Application Rationale' booklet for more details):

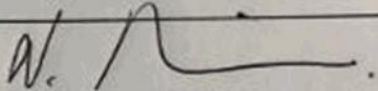
Phone: 0414 647 599
E-mail: nunziomondia@gmail.com

Centrestage Promotions Pty Ltd

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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:	Nunzio Mondia
Address:	9 Baker Avenue Perth WA 6000
Phone:	0414 647 599
Email:	nunziomondia@gmail.com
Applicant Signature:	

Property Details	
Lot Number:	22
Address:	9 Baker Avenue Perth WA 6000

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:	2 internal spaces (inside property line)
Total Number Short Term Bicycle Parking Spaces:	2 x bicycle spaces in an enclosed area. Private, non-viewable from public street, away from car driveway, 24 hour surveillance with 2 x camera positions, security entry/exit (with swipe electronic keycard only)
Total Number Long Term Bicycle Parking Spaces:	N/A all visitors to house, studio, concert club events will only

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	stay for 2-3 hour periods only. Concert club events are formal and in the evening - highly unlikely that formally dressed concert visitors will ride their bike to the event!!
Total Number Other Bays:	4 x extra bays. 2 x car bays on driveway (used most of the time for usual daily activity) and 2 x verge (most house visitors along baker Avenue use the verge and/or driveway for most of their 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
Residential	1 x resident (same for 20+ years) Nunzio Mondia	1 x residential required only Studio Owner and	1 fully enclosed garage parking	2	5 internal/verge/driveway/ and 3 visitor passes

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		only full time studio staff membe r			
non-residentia l (as per above 90% of calender year) accept for concert club (10% of year) PLs read the 'music parking management plan' prepared separately	staff	1	1	2	5 internal/ verge/ driveway/ and 3 visitor passes
	Musician/Visitors 1- 4 usually	1-3 hours	1	2	5 internal/ verge/ driveway/ and 3 visitor passes

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	

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Train	main city station less than 1km from venue
Bus	main bus routes surrounding venue: Brisbane + Beaufort + Bulwer streets Minutes walking distance
Pedestrian	
Paths	inner city pathways, upgraded recently in the the last 10 years
Facilities	Public Park across from Baker avenue: easy access to venue crossing the park from main bus route on Beaufort street.
Cycling	
Paths	Recently upgraded in the area eg Bulwer street
Facilities	Recently upgraded in the area eg Bulwer street and new trial 40 zone for bike friendly ambience.
Secure Bicycle Parking	2 x secure parking bays within property line - with 24 camera security and electronic card swipe entry/exit points only.
Lockers	N/A to our situation, but for any emergencies studio owner / operator can use his home 9 Baker Avenue house facilities.
Showers/Change Room	N/A to our situation, but for any emergencies studio owner / operator can use his home 9 Baker Avenue house facilities.

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	25+ bays on Baker Avenue	Baker Avenue	2 hour limit (will work for our concerts which will mostly run within 2 hour period.

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Off Street Parking	214 (?) vincent Public carpark facility adjacent to the Brisbane hotel opposite the venue. Much unrestricted parking esp after 6pm when concert club event will be held.	Beaufort Street adjacent to the Brisbane hotel. Parking along Brisbane and Bulwer streets.	Ticketed Parking and free street parking after 6pm.
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Parking Management Strategies

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

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

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

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

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Music Studio: Parking Management Plan

9 Baker Avenue Perth 6000

Re: City's Policy 7.7.1 Non-Residential parking Requirements

The change of Use application for 9 Baker Avenue is a unique context and has functioned and continues to function as a residential home (home at front of property) and as a private music studio at the extended back portion of the property.

Residential Home/Music Studio:

1 x resident Nunzio Mondia (living here for 20+ years) 1 vehicle only (on-site garage parking)

Promoting Live – Work – Play in the City of Vincent.

- Car usage minimal.
- Promoting living-working-playing within community therefore contributing towards raising ESC levels within Perth area.
- Nunzio is the studio manager/only staff member.
- Other assistants are usually administrators and work from their own home environments via computer/internet i.e. reducing travel time/congestions.
- Colleagues/visitors to the studio are usually very small in numbers (1-4) and stay time is less than 1-3 hours.
- Most high level visitors are usually from interstate or overseas. These visitors do not have vehicles, they usually enjoy a walk up to the studio from their hotel accommodation. Most accommodation is located in the Perth CBD/Northbridge area. Many usually engage Uber transport services. Nunzio occasionally transports studio artists to/from studio.
- Many visitors use the public transport system. Bus/train into city and walk/bus to Baker Avenue. The centrally located position encourages individuals to utilise our public transportation services.
- Baker Avenue boasts more than 25 bays (2-hour parking). These bays are rarely occupied at the 100% capacity rate.

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- The 3 x internal parking areas (includes an enclosed garage area) and residential parking permits have proven to be more than adequate resources for meeting the demands of the above 9 Baker Avenue Residential/Studio requirements. This work/live/play process has been ongoing for many years and has had no impact on our local parking facilities.
- In addition to the internal parking areas, Nunzio invested in the widening of the driveway when Vincent council upgraded the footpaths along Baker Avenue. This widening generously accommodates 2 x vehicles.
- The 9 Baker Avenue verge can also accommodate an additional 2 x vehicles. These extra options are rarely required but provide a useful overflow area. This verge usage is adopted by most Baker Avenue residents and adds significantly to the reduction of parking congestion.
- In complete contrast, Lane street (behind Baker Avenue) parking congestion is at an all-time high and the off-street back-of-home parking option available from Astone Lane (for Lane street residents) is yet to be properly utilised.
- The 7 x bays off-street parking potential (resources which do exist and have already been utilised for many years – similar with most other Baker Avenue residents) merits consideration/credit towards the Concert Club part of this application.
- In addition to the 7 x off-street parking options, we also have available the usual residential parking permit allowances for 9 Baker Avenue.
- Vincent Public Carpark 214 x bays opposite the venue on Beaufort street. This carpark sits empty most days. This will be the main parking resource promoted to all visitors.

Music Studio: Community Concert Club Venue (10% of the Year)

- Please consider that this concept was initiated following wider community interest, 2017 Imagine Vincent Document feedback significant request for community based. Hence why the prescribed 'Unlisted Use' application category.
- The community concert club would allow members of the public to visit this venue (by joining our exclusive concert club) for 35 possible x concert days in one calendar year.
- A concert day is not an all-day event. Members of the public will only come to the venue at the specified concert start time: usually within a restricted 2 hour time frame: 12.5% (@ 3 hours max.) of any concert day.
- $35 \text{ days} \times 24 \text{ hours} = 840 \text{ hours} \times 12.5\% \text{ (3-hour visit)} = 105 \text{ hours (1.19\% of the entire calendar year)}$

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- 1.19% of the entire year will have no impact on our local area public parking resources when comparing against the thousands visiting NIB for sports and music events on a regular basis, hundreds visiting the Brisbane Hotel weekly, and many more visiting surrounding restaurants and Wine bars. Our expected numbers will be under 100 in total. On concert nights, we anticipate 60 – 80 concert club members, plus performers (numbers can vary – usually 1 to 4 performers), plus assisting staff (2), production personal (2). Total numbers are capped at 100.
- Club members will be instructed to share vehicle transportation (estimated 50%) usually in groups of 2's. Based on 80 x members = 40 persons (20 – 25 vehicles). Members will be encouraged to utilise the Vincent public carpark opposite the venue on Beaufort Street adjacent to the Brisbane hotel (discouraged to use the available parking facilities on Baker Avenue).
- For short duration concerts (under 2 hours), attendees using Baker Avenue will not be staying in the Baker Avenue Bays for a long time period, due to the 2 hour parking time limit.
- Persons will be in the venue at the same time, leave the venue at the same time and most will walk away from the venue to the main parking area on the opposite side of Birdwood Square.
- Some members will use:
 - Uber/Taxi transport into the city/back home. (approx. 20%)
16 x persons.
 - Public Bus transport system (approx. 5%)
4 x persons. Bus stops conveniently located on Beaufort and Brisbane street.
 - Locals walking to venue. (approx. 25%)
16 x persons.

Our projections estimate that 20 vehicles will come into the area for the concert evenings. These vehicle numbers and more can easily be accommodated at the Vincent public carpark opposite the venue (within 500 Metres of the venue) and the parking bays on Brisbane Street.

We intend to promote and provide incentives (to locals) so to positively shift the above statistics towards more localised member basis (walking to venue) and using public transport and Uber/Taxi services.

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In any case, less than 2% usage for concert club activity in a full calendar year is insignificant, especially when weighing up any minimal impact implications against significant demand, as indicated in the Imagine Vincent 2017 document, which reports for more recreational services (Performing Arts/music) to be available within the community. Currently, Vincent does not have a Performing Arts Centre available within Vincent boundaries.

In addition to the above parking management plan, please refer back to the Studio Venue Application Rationale booklet (included) for more details. I anticipate that Parking department will cross reference and work closely with other departments to help activate this much needed, community arts initiative.

Kind regards,

Nunzio Mondia
9 Baker Avenue

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24 Sep 2019

Patrons Entry-Exit Plan

- Patrons enter through the main front gate and are directed by a staff member to use the walk way which leads to the pre entry area of the Music Studio. This prevents queues from forming on Baker Avenue.
- Online ticket purchases are then checked at the Music Studio entrance point and patrons then enter into the Concert Club. A staff member will be available inside should patrons require seating assistance. Please note that there will be no door ticket purchases at any of the events. All tickets must be purchased prior to the concert event via our official website. This will avoid any cash held at the premises, extra staff to manage cash sales, entry delays due to ticket purchases at the gate.
- Main front gate is now closed after guests have entered the Concert Club. We anticipate that a 20 minute timeframe will be necessary for the checking of tickets and guiding patrons to their seats.
- Guests are now all seated inside the venue.
- A pre-concert announcement will now be delivered stating location of bathrooms/disabled toilet/fire exits/first aid. Patrons will be reminded to leave the venue in a respectable and timely manner. Concert club doors close and House lights dimmed - Concert lighting switched on.
- Concert event takes place.
- Concert concludes- house lights back on.
Exit doors opened/Main front gate opened.
- A Staff member will direct Patrons to the walkway exit leading towards the main gate in an orderly and quiet manner.
- Patrons will be monitored to ensure a smooth and seamless exit from the concert venue. Staff will be briefed to ensure that all leaving patrons do not congregate at the front gate area and that they continue to move towards their transport options or into surrounding bars, cafes and restaurants. Reminder signs will be appropriately displayed at strategic points.
- Staff checks are conducted to ensure that all patrons have fully vacated the premises and bathroom facilities.
- Main front gate is now officially closed to the public.

Summary of Submissions:

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

Comments Received in Support:	Officer Technical Comment:
<ul style="list-style-type: none"> • The development will re-vitalise Beaufort Street and other struggling areas within the precinct. • The development is unique and can increase cultural activity in the existing area. • Addition of development will help fill the void of a performing arts centre and promote culture and tradition. • The developments will benefit the students who participate in the music program from near surrounding schools, allowing access to professional educational possibilities for supporting tertiary educational studies such as those of Abmusic Aboriginal Corporation and UWA performance exams. • Opportunity for public both from within and outside the City of Vincent community to perform and attend small musical concerts. • The development has the potential to bring greater business opportunities to shop owners nearby including cafes, restaurants and retail facilities along Beaufort Street and William Street as it will bring new people. • The development will increase employment in the area providing a much-needed, albeit modest, increase in employment self-containment for the City. • This facility has easy access for all residents of Perth, being situated in a central location and with different modes of transport available (vehicular access and train line). 	<p>Comment in support noted.</p>
Comments Received in Objection:	Officer Technical Comment:
<p><u>General Comments</u></p> <ul style="list-style-type: none"> • Will the development require food to be served before or during the performance? If so do modifications need to be made for cooking, cool room and cleaning facilities? Will commercial waste removal need to be catered for or additional bins to be provided in order for rubbish disposal? • As there are no proposal for an addition of extra toilet/bathroom facilities to accommodate the proposed 100 people in the extension. Where/How will waste from 100 attendees be dealt with? If applicant is using the existing facilities, how would existing sewerage infrastructures of a normal residential place be affected, and will this affect the neighbouring properties sewerage infrastructures? 	<ul style="list-style-type: none"> • The applicant has advised that there would be no food or drinks allowed within or supplied at the venue. As a result there would be no requirement for commercial cooking facilities to be provided. A condition is recommended for a venue management plan to be provided which would cover this matter. • Should the application be approved, the applicant would need to demonstrate compliance with the Building Codes of Australia (BCA) in respect to toilet facilities. This is not anticipated to impact on the capacity of existing infrastructure. A condition is recommended for a venue management plan to be provided which covers the waste management and the location of toilet facilities.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none"> Will the development include a fire and emergency response plan? If so, how does this impact surrounding neighbours? It is noted that emergency services vehicles cannot access Astone Lane due to its shape. Has a report from the Fire Brigade and relevant Safety Authorities been asked for and received regarding accessibility and use? The proposed use is most accurately described as a large-scale live concert venue, as it is proposed to cater for a crowd of up to 100 people. This is a hugely inappropriate use to contemplate locating in an established residential area. 	<ul style="list-style-type: none"> The applicant has advised that a fire and emergency response plan would be prepared should the application be approved, which would include Birdwood Square as an evacuation point, and the ability for the driveway and nearby fire hydrant to be used. A condition is recommended for a Venue Management Plan to be submitted for approval by the City which includes an emergency response plan. The planning framework does not require an assessment from the Department of Fire and Emergency Services for the proposal. The proposal has been assessed against the objectives of the Residential zone under the City's Local Planning Scheme No. 2 (LPS2). It is recognised that the proposed use would have benefits for the broader locality, and would be appropriate for the site if the scale were to be reduced and conducted in a manner that does not unreasonably impact the amenity of the immediate residential area. It is recommended that the application be approved for a six month period at a reduced scale and frequency.
<p><u>Anti-social behaviour</u></p> <ul style="list-style-type: none"> Is there a proposal for liquor consumption within the new development? If so, will the applicant obtain a liquor licence in order to serve alcohol to patrons, and will this have an adverse effect on community safety, particularly to neighbours and the streetscape? Will there be adequate lighting in the current streetscape to accommodate for the safety of patrons leaving after the show during the night? If so, how will lighting be managed and but will be the impact to neighbouring properties and the streetscape? 	<ul style="list-style-type: none"> The development does not propose the selling of alcohol. As noted previously, a condition is recommended for a venue management plan to be provided which would cover this matter. There is no change to the existing street lighting provided by the City along Baker Avenue, which provides sufficient lighting for safe pedestrian movement without impacting negatively on surrounding properties.
<p><u>Vehicle Access</u></p> <ul style="list-style-type: none"> As there are no current proposed plan for the utilisation of the shared Astone Lane. What is the intention of the rear access door to the venue? Is it emergency exit only or does the applicant intend to load/unload equipment into the venue via the back lane? Concerns for the existing door on the rear of the property that opens outwards rather than inwards and therefore can have an adverse effect for incoming cars if opened. 	<ul style="list-style-type: none"> The applicant has advised that the rear access door is intended to be used as an emergency exit only, with equipment being delivered by the existing driveway. A condition would be recommended for a venue management plan to be provided which covers deliveries, unloading and loading of equipment, being from the Baker Avenue driveway rather than Astone Lane. The City has previously investigated the opening of the door and the door was required to be sealed shut. It is noted that in order to meet the requirements of the Building Code of Australia (BCA), any door would need to open externally to assist in exiting the venue in an emergency. The applicant would be required to make any necessary changes to the rear door to resolve this issue should the application be approved so that it does not open into the public realm.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Car Parking</u></p> <ul style="list-style-type: none"> The development will negatively impact on on-street parking along Baker Avenue as a result of visitors, especially during the night and on weekends. Concerned that no additional car parking bays have been proposed for the addition of 100 visitors and existing street car parking bays is not sufficient to cater for the needs of both the residents and visitors. The increase in parking along the streetscape will not allow current residents who rely on street parking to park their vehicles upon entering during a performance. 	<ul style="list-style-type: none"> The applicant has prepared a Parking Management Plan (PMP) which discourages the use of the existing 34 parking bays along Baker Avenue. It is also noted that these bays have a two hour time limit and would not be suitable for the use by patrons as performances are typically three hours long. As outlined in the report, there is sufficient parking in the locality, including the Brisbane Street public carpark (approximately 150 metres from the subject site) and access to public transport including high frequency bus routes and train stations to service the proposal without the need for greater onsite car parking.
<p><u>Building Design</u></p> <ul style="list-style-type: none"> Adjoining neighbours are concerned that the development interferes with the neighbour properties skyline. Concerned about the colours and materials of the development are not being consistent with the locality and streetscape. Concerns that the extension will impact the character reputation of the streetscape. Concerned that the extension will not fit in with the overall streetscape and heritage aspect of existing dwelling. Questions if the remaining properties within Baker Avenue that could receive approval for a similar extension or building as to that approved on the subject site. Questions if the Department of Planning, lands and Heritage (DPLH) support the existing external brickwork finish on the heritage listed property. 	<ul style="list-style-type: none"> The subject application does not propose any modifications to the existing building which received development approval from the City originally in 2016, and then subsequently amended in 2018. In this regard the height, colours and materials, and impact on the streetscape are not the subject of this proposal. In assessing this development application at the time, it was determined that the building was acceptable with regard to the planning framework, including the City's Policies No. 7.1.1 – Built Form (Built Form Policy) and No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Policy). Any development application received for any of the properties along Baker Avenue would be assessed on their merits and in accordance with the applicable planning framework, including the Built Form Policy and Heritage Policy. The subject property is included on the City's Municipal Heritage Inventory, and is not included on the State Heritage List. As such the development application for the existing building did not require referral to the Department of Planning Lands and Heritage (DPLH) in respect to the heritage aspect.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Traffic</u></p> <ul style="list-style-type: none"> The development will increase traffic generation in the area and cause traffic congestion and traffic conflicts along Baker Ave and surrounding neighbours along Astone Lane and Lane Street as no bays have been proposed by the applicant. Alternatively, if 100 Ubers arrive to the cul-de-sac, what is the traffic management plan for those in the street? 	<ul style="list-style-type: none"> As outlined in the report and in the 'Car Parking' heading above, there is sufficient parking in the locality and access to public transport to cater for the proposal without greater onsite parking being provided. The use of these parking/transport methods would not result in an unreasonable traffic impact along Baker Avenue, Astone Lane or Lane Street as these are located away from the subject site. It is acknowledged that patrons accessing the premises via Uber's and taxi's would result in an increase of traffic along Baker Avenue, greater than what would be expected by a residential development. Should the application be approved, a condition is recommended for a venue management plan which identifies taxi drop-off and pick-up locations, with these not being located along Baker Avenue to ensure that any impact on surrounding properties as a result of traffic is minimised.
<p><u>Noise</u></p> <ul style="list-style-type: none"> There will be an increase of noise with the size of the development which will impact on adjoining properties as it would exceed the amount expected in a residential zone. Although the applicant's noise measurements for music from within the venue are probably correct and in-line with measurement guidelines. The noise plan does not address people and traffic movements outside of the venue, caterers cleaning up, chairs being moved/stacked, waste being disposed into bins. What is the policy and plan around noise outside of the venue? Queries if double or triple glazing will be proposed to prevent future residents complaining about noise. What is the management plan for concerts running past schedule? Is there a proposed noise management plan for the addition of 100 vehicles (including Ubers and taxi's) after the performance and how will it affect neighbouring properties? 	<ul style="list-style-type: none"> The applicant submitted an acoustic report with the application in accordance with the City's Policy No. 7.5.21 – Sound Attenuation (Sound Policy). The acoustic identifies that the premises has been appropriately attenuated so that noise emissions would comply with the <i>Environmental Protection (Noise) Regulations 1997</i>. Administration notes that noise generate from pedestrian access and egress from the premises by patrons is not captured in the acoustic report and would have the potential to exceed the amount typically expected within a residential setting. The applicant has submitted a patron exit-entry plan with the application to address this matter and if the application were to be approved, a condition would be recommended for a venue management plan to be provided which includes the patron exit-entry plan. Vehicle noise from public roads is not covered by the <i>Environmental Protection (Noise) Regulations 1997</i>. Should the application be approved, a condition would be recommended for an amended PMP to be provided which identifies pick up and drop off locations for Uber's and taxi's away from Baker Avenue, to ensure that any impact as a result of vehicle noise on surrounding properties is minimised.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Public Building Requirements</u></p> <p>Queries related to other legislative requirements including:</p> <ul style="list-style-type: none"> • Fire extinguisher and sprinkler requirements; • Suitability of rear door for emergency exit of 100 patrons; • If the internal and external doors are fire rated and fitted with emergency handles; • If emergency exits signs are provided; and • Provision of 100 chairs could present a fire hazard. 	<p>Should the application be approved, the applicant would need to seek approval as a Public Building and obtain an occupancy permit and these would be assessed against the BCA and <i>Health (Public Building) Regulations 1992</i>, including fire requirements. The City has advised the applicant of these requirements accordingly. The applicant has advised that preliminary discussions with a building surveyor have taken place and that these discussions will be progressed further should the planning application receive approval.</p>
<p><u>Other</u></p> <ul style="list-style-type: none"> • A commercial use within a residential zone will devalue house prices surrounding the development. • What is the public liability insurance guidelines and cost? • The development would set an undesirable precedent if approved. • The owner has other properties within the City of Vincent and City of Perth, and there is no reason to change the Residential zoning along Baker Avenue. 	<ul style="list-style-type: none"> • Property values are not a valid planning consideration. • Public liability insurance is a matter for the applicant to determine if it is required, and the City is not party to this. • Any future applications within the locality would be assessed on their own merits and in accordance with the applicable planning framework. • The development application seeks approval for a change of use for the subject site, and does not seek to change the Residential zoning of the property. The number of other properties that the applicant may own is not a relevant planning consideration when assessing the appropriateness of the proposal.

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

Summary of Submissions:

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

Comments Received in Support:	Applicant Comment:
<ul style="list-style-type: none"> • The development will re-vitalise Beaufort Street and other struggling areas within the precinct. • The development is unique and can increase cultural activity in the existing area. • Addition of development will help fill the void of a performing arts centre and promote culture and tradition. • The developments will benefit the students who participate in the music program from near surrounding schools, allowing access to professional educational possibilities for supporting tertiary educational studies such as those of Abmusic Aboriginal Corporation and UWA performance exams. • Opportunity for public both from within and outside the City of Vincent community to perform and attend small musical concerts. • The development has the potential to bring greater business opportunities to shop owners nearby including cafes, restaurants and retail facilities along Beaufort Street and William Street as it will bring new people • The development will increase employment in the area providing a much-needed, albeit modest, increase in employment self-containment for the City • This facility has easy access for all residents of Perth, being situated in a central location and with different modes of transport available (vehicular access and train line). 	<p>Yes agreed. Community comments are in line with WA Government policy, City of Vincent objectives for positive activation and stimulating community participation within the precinct. Most importantly, responses amplify the wider community expectations as per the 2017 Imagine Vincent survey. WAAPA has recently proposed relocating into the inner-city for the obvious benefits of all concerned.</p> <p>Our public transport systems are readily available around the square and have successfully catered for ongoing activities around and within the square. Baker Avenue is uniquely situated as part of this HUB with (Birdwood) the Square being the central location point. Members of the public are invited to enjoy the parkland and activities within the immediate surround (The Hub) bring high volume of people traffic and activity to and from:</p> <ul style="list-style-type: none"> • Brisbane Hotel; • Local gyms; • A variety of sports events in the park; • A variety of music events in the park; • Festivals : Beauvine and Pride Fest; • Source Cafe (regular customers); • The Vincent carpark (to frequent local businesses or walk into CBD area); • Indigenous Community Centre (Baker Avenue - 45 years); • Local schools utilising park for carnivals and ongoing sports events; and • People flow should be encouraged into this unique square. What a great opportunity to show-off our heritage homes on Baker Avenue! The Concert Club will give invited guests the opportunity for a close-up and personal experience.
Comments Received in Objection:	Applicant Comment:
<p>General Comments</p> <ul style="list-style-type: none"> • Will the development require food to be served before or during the performance? If so do modifications need to be made for cooking, cool room and cleaning facilities? Will commercial waste removal need to be catered for or additional bins to be provided in order for rubbish disposal? • As there are no proposal for an addition of extra toilet/bathroom facilities to accommodate the proposed 100 people in the extension. Where/How will waste from 100 attendees be dealt with? If applicant is using the existing facilities, how would existing sewerage infrastructures of a normal residential place be affected, and will this affect the neighbouring properties sewerage infrastructures? 	<ul style="list-style-type: none"> • No foods or alcohol available at the venue. Light snacks/refreshments may be possible. Patrons will be encouraged to eat and socialise at neighbouring facilities after the event. No waste removal required. We expect that the infrastructure provided for the original Baker Avenue R80 mixed use zoning was able to cater for extra persons prior to recent zone changes and that the infrastructure still exists and is in use. • No effect to the neighbouring property's sewerage infrastructures. • The property has 2 toilet facilities and a 3rd disabled transportable unisex toilet to be provided where necessary as per the Health department regulations for 100 max person venues. On-site meeting with the WA and

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Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> Will the development include a fire and emergency response plan? If so, how does this impact surrounding neighbours? It is noted that emergency services vehicles cannot access Astone Lane due to its shape. Has a report from the Fire Brigade and relevant Safety Authorities been asked for and received regarding accessibility and use? The proposed use is most accurately described as a large-scale live concert venue, as it is proposed to cater for a crowd of up to 100 people. This is a hugely inappropriate use to contemplate locating in an established residential area. 	<p>Vincent Health Department officials have guided and approved this proposed plan.</p> <ul style="list-style-type: none"> Yes, this is part of the compliance requirements post planning approval. No impact on Neighbours. We have a fantastic open public park frontage as a highly efficient emergency evacuation point and a main fire hydrant point is on Baker Avenue positioned metres from the proposed venue. The fire hose length from this point is more than ample to cater for most situations and was clearly demonstrated a few years ago when unmanaged, overgrown grass at No. 7 Baker Avenue (back area near Astone Lane) caught fire and travelled into neighbouring No. 9 Baker Avenue property, caused by the explosion of an old decommissioned car in the No. 7 carpark. The old car caught on fire and exploded. Fire staff utilised my driveway as main route to the Astone Lane area. It proved to be the most accessible and widest route available from Baker Avenue. NIB Stadium = 18,000 plus sports and music events (Large). Astor Concert Venue = 800 plus patrons (medium) The Ellington = 180-250 (small). Baker Ave Music Studio Venue = 60-80 (intimate) Venue staff (2-4), production(1-4), performers (1-8). The Venue is not open to the public on a 'walk-in' basis, pre-bookings are essential and/or Invite - only basis. Mostly a professional, educated, mature audience. Baker AVENUE is the main entrance to the public park area (the square) which allows for the gathering of 100's of people 24/7 all year around!! The park is metres from the venue entrance!!
<p>Anti-Social behaviour</p> <ul style="list-style-type: none"> Is there a proposal for liquor consumption within the new development? If so, will the applicant obtain a liquor licence in order to serve alcohol to patrons, and will this have an adverse effect on community safety, particularly to neighbours and the streetscape? Will there be adequate lighting in the current streetscape to accommodate for the safety of patrons leaving after the show during the night? If so, how will lighting be managed and but will be the impact to neighbouring properties and the streetscape? 	<ul style="list-style-type: none"> None - as no food or drinks will be allowed into the venue or supplied at the venue, therefore no need for extra bin facilities. Any additional bins on the premises can be disposed at the local recycling facilities. No plans for a liquor license. No food or liquor will be sold at the venue or allowed to be brought onto the site. No adverse effects to neighbours. The Brisbane hotel with hundreds of patrons frequenting the area regularly would be the closest of concerns. As a long standing resident and 'observer', the Brisbane hotel has proven to be of no concern to our streetscape/residents. Most events will run within a 2-3 hour turn around period with patrons being inside the enclosed venue for 95% of the time. Patrons can enjoy foods/drinks at the many neighbouring cafes, bars, restaurants and hotels such as the Brisbane or The Queens on Beaufort street. Yes, auto-sensor lights and pathway lights have already been installed along the driveway. Care was taken to ensure that the overhead lights focused down onto the ground within the property to avoid shining into the neighbouring property. There is no impact on streetscape or on other properties
<p>Vehicle Access</p> <ul style="list-style-type: none"> As there are no current proposed plan for the utilisation of the shared 	<p>Emergency exit point only for the 50 or less patrons exiting in an emergency</p>

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Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<p>Astone Lane. What is the intention of the rear access door to the venue? Is it emergency exit only or does the applicant intend to load/unload equipment into the venue via the back lane?</p> <ul style="list-style-type: none"> Concerns for the existing door on the rear of the property that opens outwards rather than inwards and therefore can have an adverse effect for incoming cars if opened. 	<p>from the upstairs area (as discussed and agreed on site earlier this year with WA and Vincent Health Department representatives). Most deliveries and load in/out will enter from the existing driveway on Baker Avenue.</p> <p>Once planning approval is granted, the back door will be modified and made compliant in accordance to Emergency Exit regulations as discussed earlier this year with the WA and Vincent Health departments.</p> <p>The reality of this context is that Astone Lane has very little vehicle and foot traffic. Lane street residents park vehicles on Lane street and Baker Avenue residents park vehicles inside their property lines from Baker Ave or on Baker Avenue verges/driveways.</p> <p>In any case, history indicates that even with such non-compliant existing doors and roller doors, there is no recorded evidence of any such incidences on Astone Lane. It is therefore fair to conclude that 'doors-opening-out' have no adverse effect for incoming cars. If anything, it is more useful having doors open out in case of a fire emergency, which is more likely due to the lack of grass and property management in the laneway and neighbouring properties. Property owners should be encouraged to be more vigilant.</p>
<p>Car Parking</p> <ul style="list-style-type: none"> The development will negatively impact on on-street parking along Baker Avenue as a result of visitors, especially during the night and on weekends. Concerned that no additional car parking bays have been proposed for the addition of 100 visitors and existing street car parking bays is not sufficient to cater for the needs of both the residents and visitors. The increase in parking along the streetscape will not allow current residents who rely on street parking to park their vehicles upon entering during a performance. 	<p>No negative impact on Baker Avenue parking. Concerts are mainly scheduled during non-working hours. Please see the already submitted Parking Management Plan which aims to encourage visitors to share transportation, Uber into city, use the neighbouring public car park and conveniently located public transport systems. Please consider that the concert club (10%) objective is to encourage local community participation (in line with scheme principals of encouraging containment within an area) therefore we endeavour to attract more localised visitors who will walk to the venue. Please note that the studio only requires 1 parking bay (existing garage) and music project visitors park within the property boundary or the double driveway or 9 Baker Avenue verge. This arrangement has worked successfully for more than 20 years and has had absolutely no impact on visitors or neighbours. The above will continue to be the pattern for 90% of the calendar year (non-concert club working times). Concert Club (10% of year - 1 weekend in each month - 12 events) will certainly have a much less impact on any parking facilities when considering it's 100 impact against larger, ongoing scaled events such as Brisbane Hotel (1000plus person flow), Nib stadium (18,000plus flow) and Park events such as BeauVine Festival (10,000Plus flow across 2 days). As a long term resident on Baker Ave, I confirm that the Concert Club will have no additional impact.</p>
<p>Building Design</p> <ul style="list-style-type: none"> Adjoining neighbours are concerned that the development interferes with the neighbour properties skyline. Concerned about the colours and materials of the development are not being consistent with the locality and streetscape. 	<ul style="list-style-type: none"> Neighbour concerns (similar to my own as a long term resident) has nothing to do with this zoning change application. These issues from 1-2 neighbours have already been discussed and resolved in the past with proper transparent council processes. Their opinions are irrelevant to this

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Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> Concerns that the extension will impact the character reputation of the streetscape. Concerned that the extension will not fit in with the overall streetscape and heritage aspect of existing dwelling. Questions if the remaining properties within Baker Avenue that could receive approval for a similar extension or building as to that approved on the subject site. Questions if the Department of Planning, lands and Heritage (DPLH) support the existing external brickwork finish on the heritage listed property. 	<p>current zoning application.</p> <ul style="list-style-type: none"> In my view, I have invested much money and time to improve and value - add to the area. It has been established by the city that the extension has NO VISUAL IMPACT on the heritage aspects of Baker Avenue homes. The extension is barely visible from Baker Avenue. Not Applicable/ irrelevant to this current application. I have already been through a previous application to have the extension assessed and finally approved by council. In any case, the extension has no heritage impact on the Baker Avenue properties. The extension is barely visible from Baker Avenue, earthy tone brickwork flows well with no.11 Baker Avenue rear extension colours.
<p>Traffic</p> <ul style="list-style-type: none"> The development will increase traffic generation in the area and cause traffic congestion and traffic conflicts along Baker Ave and surrounding neighbours along Astone Lane and Lane Street as no bays have been proposed by the applicant. Alternatively, if 100 Ubers arrive to the cul-de-sac, what is the traffic management plan for those in the street? 	<p>No difference to the impact on Baker Avenue residence during NIB stadium events! Patrons will be advised of the following:</p> <ul style="list-style-type: none"> Utilise Vincent Public carpark (200plus bays available) adjacent to Brisbane Hotel; Utilise Brisbane Street (area predominantly normal business hours operations - which are closed at the time of events) for parking and Uber drop-offs (similar to anyone visiting Brisbane Hotel, NIB concerts, sports events etc.) Brisbane Street will soon have works to restore it back to a 2-way street! Another added benefit for enhancing access/departures from our venue located metres away; Encourage use of public transport which is available on both Brisbane, Bulwer and Beaufort Street; and Parking/transport info will be downloadable with online ticket purchases direct from our website.
<p>Noise</p> <ul style="list-style-type: none"> There will be an increase of noise with the size of the development which will impact on adjoining properties as it would exceed the amount expected in a residential zone. Although the applicant's noise measurements for music from within the venue are probably correct and in-line with measurement guidelines. The noise plan does not address people and traffic movements outside of the venue, caterers cleaning up, chairs being moved/stacked, waste being disposed into bins. What is the policy and plan around noise outside of the venue? Queries if double or triple glazing will be proposed to prevent future residents complaining about noise. What is the management plan for concerts running past schedule? Is there a proposed noise management plan for the addition of 100 vehicles (including Ubers and taxi's) after the performance and how will it 	<p>The expectations of noise in a residential zone are already at an all-time high within the Baker Avenue and Birdwood square. The ambient levels are illegal on a regular basis during:</p> <ul style="list-style-type: none"> NIB Stadium events; BeauVine Festival; Pride Festival events; All regular sports events in the park; Increased dramatically from when major bus routing was reallocated from William Street to Beaufort street; and Brisbane Hotel beer garden patrons and music on a regular basis. <p>This is one of the many rationales to why Baker Avenue's unique positioning cannot be listed (should not have been changed from R80 to R50 zoning) as residential! Not now or in the future as activity in the area will only continue to increase!</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
affect neighbouring properties?	<p>I have worked with the above challenges, accepting that this is the context that I have decided to live in for past 25 year and invested much time and effort to ensure that noise transmission would not be an issue (see noise report). People flow in and out of venue will be guided by a professional management plan as per any other venue. Consider following:</p> <ul style="list-style-type: none"> • Guests are invite-only and to be present no more than 20 minutes before concert commencement; • Guests flow through immediately into venue and seated; • Signs on pathway exit/entry points, crowd facilitators, post-concert announcement will remind leaving guests of neighbour considerations etc.; and • Exiting/dispersion of guests will occur within a 15 minute window.
<p>Public Building Requirements</p> <ul style="list-style-type: none"> • Queries related to other legislative requirements including: <ul style="list-style-type: none"> - Fire extinguisher and sprinkler requirements; - Suitability of rear door for emergency exit of 100 patrons; - If the internal and external doors are fire rated and fitted with emergency handles; - If emergency exits signs are provided; and - Provision of 100 chairs could present a fire hazard. 	<p>The above concerns are all part of making the application compliant once planning approval has been granted. I have already had many meetings with the WA and Vincent Health departments and experienced building surveyors early this year and have agreed strategies ready to be activated following this planning approval stage.</p>
<p>Other</p> <ul style="list-style-type: none"> • A commercial use within a residential zone will devalue house prices surrounding the development. • What is the public liability insurance guidelines and cost? • The development would set an undesirable precedent if approved. • The owner has other properties within the City of Vincent and City of Perth, and there is no reason to change the Residential zoning along Baker Avenue. 	<p>Totally irrelevant to my application and should not have been presented to other members of the public. This is a total invasion of my privacy and was created during the public commenting period.</p>

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

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. Noise emanating from the premises is to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
3. Where 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. Prior to the commencement of the use, the applicant shall contact the City to advise the date on which the first event will be held.
6. Prior to commencement of the use of the development, the applicant shall make application to the City's Health Services for the assessment of the public building and maximum accommodation numbers. "Public building" as defined in Section 173 of the *Health (Miscellaneous Provisions) Act 1911* (as amended) it is necessary to make application for a Certificate of Approval – Maximum Accommodation Notice from the City's Health Services before commencing use of the building as a "public building". The premises shall be constructed in accordance with the requirements of the *Health (Public Buildings) Regulations 1992*.
7. All mechanical devices/installations (i.e. roller doors, air conditioners, exhaust outlets, pool pumps, compressors etc.), to be located in a position that will not result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997*.
8. A separate development application would need to be lodged by the applicant/owner of the site at least 90 days prior to the expiration date of this approval to afford the applicant/owner the best opportunity for continued operation of the use between applications, subject to further approval being granted by the City.
9. The maximum capacity of the venue outlined in Condition 2 may be further limited, subject to assessment under the provisions of the *Health (Miscellaneous Provisions) Act 1911* (as amended) and *Health (Public Buildings) Regulations 1992*. In accordance with this legislation, the maximum capacity of the venue may also differ for each individual event, based on the nature of the event being held, such as a conference event compared to an entertainment event.

9.6 2019/20 COMMUNITY SPORTING AND RECREATION FACILITIES FUND SMALL GRANTS APPLICATION - WOODVILLE RESERVE MASTER PLAN

TRIM Ref: D19/144096
Author: Wayne Grimes, Senior Community Projects Officer
Authoriser: Jordan Koroveshi, A/Manager Policy & Place
Attachments: Nil

RECOMMENDATION:

That Council ENDORSES the Community Sporting and Recreation Facilities Fund Small Grants submission to the Department of Local Government, Sport and Cultural Industries for \$25,000 towards the Woodville Reserve Master Plan.

PURPOSE OF REPORT:

To consider endorsement of a \$25,000 funding submission to the Department of Local Government, Sport and Cultural Industries Community (DLGSC) Sporting and Recreation Facilities Fund (CSRFF) Small Grants Round for the Woodville Reserve Master Plan.

BACKGROUND:

Local Government Authorities and not-for-profit sport/recreation organisations are eligible to apply for CSRFF grants aimed towards increasing participation through the development of sustainable, good quality, well-designed and well-utilised facilities. The DLGSC offers small grant funding twice annually in March and August.

The CSRFF Small Grants allow eligible clubs, groups and local government authorities to apply for grant funding to assist with smaller projects that have a total cost of \$300,000 or less. Any applications for the current CSRFF Small Grants needed to be submitted to the relevant Local Government Authority in August 2019 for assessment and Council approval.

The applications are then assessed by DLGSC and rated as either:

- A. Well planned and needed by municipality
- B. Well planned and needed by applicant
- C. Needed by municipality, more planning required
- D. Needed by applicant, more planning required
- E. Idea has merit, more planning work needed
- F. Not recommended.

Successful/unsuccessful applicants are then notified by DLGSC in November 2019.

The City generally coordinates these applications between our community groups, sporting clubs and our own submission to ensure that there is no duplication in applications. No submissions were received from external community members or groups this round. However, the City has submitted its Woodville Reserve Master Plan project for the current CSRFF Small Grants Round to the DLGSC.

DETAILS:

Given the district significance of Woodville Reserve, inclusion of the Master Plan in the City's Corporate Business Plan 2018/19 – 2021/22 and inclusion on the City's Public Open Space Strategy, this project was assessed by the City as "Category A – well planned and needed by municipality" using the CSRFF Guidelines and key principles. The DLGSC now requires Council endorsement of the grant submission.

The City's submission to the DLGSC included the following information:

The Woodville Reserve Master Plan is to provide an integrated and coordinated plan for the development of Woodville Reserve. Woodville Reserve precinct is separated into four main areas being a:

- Tennis Club;
- Bowls Club;
- Community Recreation area (with Men's Shed and community garden); and
- Active reserve and sports pavilion.

The Master Plan will take into consideration the long-term objectives for the space, upgrade, replacement or new construction of facilities, playing surfaces and other community facilities.

The objectives of this project are:

- To develop a vision for Woodville Reserve that meets the needs of current sporting groups and to allow for the changing needs and diverse future user groups;
- To prepare a Master Plan for the future development/redevelopment of Woodville Reserve;
- To provide detailed information to assist Council in making informed decisions on the future development of Woodville Reserve and to enable sound forward capital & operational/maintenance planning;
- Develop a detailed assessment of the proposed facility Master Plan including;
 - Site concept plan;
 - Facilities cost plan;
 - Project delivery; and
 - Implementation staging plan.

Project Needs Assessment

Woodville Reserve is a multipurpose sporting and community precinct. The area is currently used by North Perth Tennis Club, North Perth Bowls Club, North Perth United Soccer Club, Vincent Men's Shed, North Perth Community Garden and other smaller community/recreation groups. The North Perth United Soccer Club is wanting to expand their use of the reserve, but due to the poor pitch conditions and no floodlights they have very limited access. The sporting and community facilities at Woodville Reserve have developed incrementally over time. They are well patronised but spatially disconnected. The poor physical relationships between them has inhibited the building of strong relationships between the community groups. The facilities are ageing and the time has presented itself to review the site and develop a plan for Woodville Reserve. The Master Plan will also explore the development prospects for Woodville Reserve and all its associated facilities.

The Master Plan will provide Council with a coordinated and strategic approach for this important community asset including a prioritised implementation plan based upon existing and future facility development opportunities.

CONSULTATION/ADVERTISING:

The City has consulted with the North Perth Tennis Club, North Perth Bowls Club, North Perth United Soccer Club, Vincent Men's Shed and the North Perth Community Garden regarding the future of Woodville Reserve. Preparation of the Master Plan will include extensive engagement with a range of key stakeholders and the broader community through a project specific Stakeholder Engagement Plan.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

Low: It is considered low risk for Council to endorse a grant application for the Woodville Reserve Master Plan.

STRATEGIC IMPLICATIONS:

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

Enhanced Environment

Our parks and reserves are maintained, enhanced and well utilised.

Connected Community

Our community facilities and spaces are well known and well used.

Thriving Places

Our physical assets are efficiently and effectively managed and maintained.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The 2019/20 operating budget includes an amount of \$70,000 to prepare the Woodville Reserve Master Plan. This grant would contribute \$25,000 towards this funding and result in that amount of savings to the City of Vincent.

COMMENTS:

Preparation of the Woodville Reserve Master Plan is an eligible project that has been included within the City's Corporate Business Plan 2018/19 – 2020/21. This CSRFF Small Grants application seeks funding support from the DLGSC given the district significance of Woodville Reserve and its key role over many decades in accommodating sport and recreation activities.






9.7	OPTUS STADIUM - SUBMISSION ON PROPOSED REGULATION 19B VENUE APPROVAL
------------	---

TRIM Ref: D19/136176

Author: Prue Reddingius, Co-ordinator Environmental Health

Authoriser: Mark Fallows, Manager Regulatory Services

Attachments:

1. City of Vincent Submission; Optus Stadium Regulation 19B Venue Approval [↓](#) 
2. Optus Stadium Community Survey Report 2017 – Patterson Research Group [↓](#) 
3. Sound Level Modelling Maps (merged) - Optus Stadium Regulation 19B [↓](#) 
4. Optus Stadium Draft Venue Approval and Conditions [↓](#) 
5. Map of City of Vincent occupiers > 1 kilometre of Optus Stadium [↓](#) 

RECOMMENDATION:

That Council:

1. **ENDORSES** the City's submission on the Optus Stadium Draft Venue Approval and Conditions included as Attachment 1 in accordance with Regulation 19B of the *Environmental Protection (Noise) Regulations 1997*; and
2. **NOTES** that Administration will forward the submission included as Attachment 1 to the Town of Victoria Park.

PURPOSE OF REPORT:

To consider the City's submission on the Optus Stadium draft venue approval and conditions.

BACKGROUND:

Regulation 19B of the *Environmental Protection (Noise) Regulations 1997* (the Regulations) allows for major venues such as Optus Stadium to be approved to hold sporting, cultural or entertainment events ('notifiable events') on a regular basis throughout the year. The occupier of a venue may apply for approval to host a specific number and type of notifiable events. A venue approval will allow noise emissions from certain events to exceed the assigned noise levels stipulated in the Regulations, on the provision these events are carried out in accordance with the conditions of approval. It is intended that a venue approval provides certainty to the venue occupier as to their tenure and operations, as well as certainty to the community as to what they can expect in the management of noise from the venue.

Optus Stadium is located in the Town of Victoria Park (the Town) and the Town has received an application from the venue occupier of the Stadium for a Regulation 19B venue approval. The application included the requested number of notifiable events, a community survey report by Patterson Research Group and noise modelling for different event types and proposed configurations.

The community survey was distributed to residents who live within a 2 kilometre radius of Optus Stadium. As specified with the report, *"In July – August 2017, a total of 566 residents took part in the survey. 461 were by means of a self-completion online survey, and 105 were by telephone follow-up to households which had not completed an online survey"*. The survey sought responses in respect to the level of 'acceptability' of the likes of finish times (weekdays vs weekends), New Year's Eve events, the number of events, the type of events and more generally how respondents felt towards 'open air events'.

A summary of the major points have been extracted from the community survey report and are provided below:

- Section 2.5.1 – With regard to the types of events at the stadium, *"the survey found that 85% would accept six music concerts per annum, 20% would accept six car or motor bike events, and 17% would accept six monster truck events per annum."*

- Section 4.3.1 – With respect to an 11:00pm finish time for Sunday to Thursday evenings (i.e. evenings that precede a normal work day) *almost eight in ten (79%) of respondents find the 11pm finish time to be acceptable*”.
- Section 4.3.2 – “*almost all nine out of ten respondents (88%) find an 11pm finish for weekend concerts to be acceptable*”.
- Section 4.5 – In respect to the number of ‘open air concerts’ they would accept in a 12 month period the report details that *(72%) would accept 10 or more open air events such as concerts per annum in the new Perth Stadium. Seventy-two per cent would accept 10, 77% would accept 8, 85% would accept 6, and 92% 3 events per annum.*

A copy of the community survey report is included as **Attachment 2**.

The application for venue approval was supported by sound modelling maps which show the predicted sound levels that may be received at surrounding properties as a result of notifiable events at the venue. The maps show sound modelling for various stage configurations and types of events at the venue. The sound modelling maps are included as **Attachment 3**. As can be seen in the maps, properties in Vincent will receive sound level in excess of the assigned levels stipulated in the Regulations when notifiable events occur at the venue. The Town has concluded that based on the noise modelling, the west stage configuration has the least impact on the community and is the preferred stage location.

The Town has reviewed the application and has compiled a draft venue approval in accordance with the Regulations which specifies that the approval must set out the following:

- the period of which the venue approval is valid
- the maximum number and type of notifiable events
- the start and finish times of notifiable events
- the maximum duration of a notifiable event
- the maximum allowable noise level of a notifiable event
- the manner in which occupiers affected by noise from a notifiable event at the venue are to be notified of the event
- a complaint procedure
- the manner in which community consultation is to be conducted by the applicant for approval of the venue (i.e. public consultation to inform an application for a venue approval or renewal of a venue approval to the local government).

The draft venue approval is provided in **Attachment 4**. In summary, the approval provides as follows:

- The venue approval will be valid for 3 years.
- Sound level limits have been set at the mixing desk for notifiable events and will vary depending on various stage, and speaker configurations.
- For entertainment special events there are three single stage configurations:
 - West end with direction of noise to the east
 - North end with direction of noise to the south; and
 - Centre of grounds with noise in all directions around the stage.
- A noise management plan is required to be submitted for each event.
- Events are required to have an acoustic consultant on site at all times to monitor noise and respond to complaints.
- Written notification to affected occupiers is required for each event (apart from sporting events). The notification letter must include the complaints number and event details such as date and start and finish times.
- A complaints line is to be set-up and all complaints are to be documented, with this reported to the Town post event.
- A full report of the noise monitoring is required to be submitted to the Town seven days after an event.

For the purposes of consultation, the Town has summarised the draft approval and provided the following Table of ‘allowable types of events for Optus Stadium’:

Event types

The below table summarises the allowable type of events for Optus Stadium.

Type of event	Description/example	Subtype	Duration	Start/finish time	Maximum number of events in 12 months
Entertainment special events	Large scale concerts generally with major international touring acts such as Ed Sheeran and Taylor Swift	Major*	8 hours	10am/11pm any day (except New Year's Eve events which will finish no later than 1am)	10 (including with motor sport events)
		Medium	6 hours		
		Minor	5 hours		*Maximum of 2 major events
Motor sport events	Events with noisy vehicles such as monster truck shows	N/A	6 hours or 3 hours if there are 2 shows on one day	10am/10pm any day	2
Sporting events	National and international sporting competitions such as AFL, rugby, soccer and cricket	N/A	10 hours	8am/11pm any day	65

In accordance with Regulation 19B(8)(iv) of the Regulations, before making a decision in respect to the application for venue approval, the CEO (of the Town of Victoria Park) must give each local government in which noise emissions received from the venue are likely to fail to comply with the standard prescribed under the Regulations reasonable opportunity to make a submission on whether or not the venue should be approved. As the sound level modelling provided in **Attachment 3** indicates, properties within the City are likely to receive noise emissions in excess of the assigned levels stipulated in the Regulations as a result of notifiable events at the venue, and as such the City (as the Local Government) has been provided the opportunity to make a submission.

The Regulations also prescribe that the CEO of the Town must provide the occupier of any noise sensitive premises within 1 kilometre of the venue, the same opportunity to make a submission. The image below shows the radius captured.



Image extracted from Town of Victoria Park IntraMaps system, 24 September 2019

The 1 kilometre radius does not capture any noise sensitive premises in the City. In the interest of best practice, the Town sought feedback from the City's Administration on expanding the radius to occupiers outside the 1 kilometre. In return, the City provided the Town a map and accompanying details of those properties where it was desired for the radius be extended to. This map is shown in **Attachment 5**. The Town confirmed these properties have been provided the opportunity to make a submission on the venue approval.

The Town of Victoria Park is the decision making authority in respect of the venue approval. The Town is also responsible for managing, monitoring and enforcing the conditions of venue approval.

DETAILS:

Administration have reviewed the draft conditions of approval. The level of detail provided indicates the Town will be able to effectively manage, monitor and enforce the noise management requirements around each notifiable event. In considering the impact the venue approval will have on the City's occupiers and what is in place as per conditions of approval to manage noise, the following is noted:

1. The finish time for entertainment special events shall not be later than 11:00pm (except new year's eve) which is in line with the results of the community survey report, distributed to all residents within a 2 kilometre radius of the Stadium;
2. The Town has concluded that based on the noise modelling, the west stage configuration has the least impact on the community and is the preferred stage location. Condition 25 of the attached draft venue approval references that for Entertainment Special Events, the stage and sound system configuration shall be configured on the west of the stadium pitch at the venue. Based on the noise modelling provided in the application, this preferred stage configuration also has the least impact on residents within the City of Vincent;
3. An acoustic consultant is required to be engaged for the purpose of monitoring sound levels during an entertainment special event, with a report provided to the Town post event demonstrating compliance with the venue approval (relating to sound levels);
 1. In support of the venue approval, the City would request the Town consider an extra condition with respect to monitoring of sound levels, to capture sound system testing and rehearsals, not just performances (as currently written) at the event;
4. A complaint response service will be provided by the applicant and attended to at all times during a notifiable, event including sound system tests and rehearsals. This will be available to any person (including Vincent occupiers) who wishes to lodge a complaint. A report detailing the complaints received will be required to be submitted to the Town post each event for consideration; and
5. Notification to affected occupiers of the date/s, start and finish times for an entertainment special event or motor sport event shall be publicised by the applicant not later than seven days prior to the date of said event. This will be done:
 - (a) on the Optus Stadium and website;
 - (b) by means of a flyer or email distributed to all occupiers (including commercial premises) affected by noise emissions as specified in the notice to ancillary conditions for the event; and
 - (c) by email to the Chief Executive Officer of City of Perth, City of Belmont, City of Bayswater and City of Vincent.

In support of the venue approval, the City would request that the Town include a condition on the 'notice to ancillary conditions' for an entertainment special event or motor sport event to include notification of occupiers expected to receive sound levels in excess of 60dB(A).

It is recommended the City make a submission in support of the venue being approved under Regulation 19B, subject to the draft conditions of approval contained with **Attachment 1**. This submission contains proposed amendments to the venue approval which are described in dot points 3 and 5 of the discussion in this report.

CONSULTATION/ADVERTISING:

The Town of Victoria Park is required to seek comment on the application and draft conditions of approval, in accordance with Regulation 19B(8) before making a decision. The City of Vincent is not the decision making authority in respect to this application and is not responsible for consultation.

LEGAL/POLICY:

This matter is to be considered in accordance with the *Environmental Protection (Noise) Regulations 1997* (the Regulations).

Regulation 19(B)(8)(a)(iv) of the Regulations states as follows:

- (8) *Before making a decision under sub-regulation (7) the CEO —*
 - (a) *must give the following a reasonable opportunity to make a submission on whether or not the venue should be approved or the amendment should be made —*

- (iv) *the local government of each district in which noise emissions received from the venue are likely to fail to comply with the standard prescribed under regulation 7.*

This matter is referred to Council, acting as the Local Government of the City of Vincent. There is not a delegation in place for the CEO of the City of Vincent to consider this matter.

RISK MANAGEMENT IMPLICATIONS:

Low: It is low risk for the City to support the draft conditions of approval for Optus Stadium. The Town of Victoria Park is the decision making authority and enforcement agency in respect to the approval.

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:

Administration recommends that the City make a submission in support of the venue being approved under Regulation 19B, subject to the draft conditions of approval and proposed amendments contained within **Attachment 1**.

As WA's premier entertainment and sports venue, the Venue Approval will provide certainty to the venue occupier as to their tenure and operations, as well as confidence to the community as to what they can expect in the management of noise from the venue.

ENQUIRIES TO: Prue Reddingius
Coordinator Environmental Health, 9273 6512
OUR REF: SC3124

16 October 2019

Anthony Vuleta
Chief Executive Officer
Town of Victoria Park
Locked Bag 437
VICTORIA PARK WA 6979

Dear Mr Vuleta

**CITY OF VINCENT SUBMISSION – OPTUS STADIUM, PROPOSED VENUE APPROVAL,
REGULATION 19B ENVIRONMENTAL PROTECTION (NOISE) REGULATIONS 1997**

Thank you for the opportunity to make a submission on the proposed venue approval for Optus Stadium, under Regulation 19B of the *Environmental Protection (Noise) Regulations 1997*.

Following consideration at the City's Ordinary Meeting of Council on 15 October 2019, I am pleased to advise the City supports the proposed venue approval. This support is subject to the draft conditions of approval accompanying your referral, with consideration to the amendments as listed below:

Under the heading '*Monitoring and compliance reporting of sound levels at NOTIFIABLE EVENTS*' –

- Include within condition 8 that monitoring of sound levels should also occur during sound checks and rehearsals, not just performances.

Under the heading '*Notice of affected occupiers*', most notably with respect to Condition 17 (ii) and the '*Notice to ancillary conditions*' –

- That 'occupiers' include occupiers of premises in the City of Vincent set to receive sound levels in excess of 60dB(A).

Should you have any queries, please contact Manager Regulatory Services Mark Fallows on 9273 6509 or via email: mail@vincent.wa.gov.au.

Yours sincerely

David MacLennan
CHIEF EXECUTIVE OFFICER



Perth Stadium Nearby Resident Survey 2017

PREPARED FOR:	Perth Stadium
CLIENT CONTACT:	Dorian Hughes
PATTERSON CONTACT:	Keith Patterson
DATE:	17/08/2017

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ISO 20252: Market, Opinion and Social Research

Patterson Research Group operates using systems that have been developed in compliance with the ISO 20252 Standard for Market, Opinion and Social Research.

In accordance with our Quality Assurance System, this report has been reviewed and approved by:

Name:	Keith Patterson
Position:	Principal, Patterson Research Group
Date:	17/08/2017
Document Version:	FINAL



Perth Stadium Nearby Resident Survey
August 2017

2

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1.0. Introduction

The management of Perth Stadium (VenuesWest) commissioned Patterson Research Group, as an independent research consultancy, to complete a reliable community survey among residents who live within a 2 kilometre radius of Perth Stadium as the area affected by noise emanating from events that may be held in Perth Stadium.

The main aims of the research were to investigate the level of the affected resident angst about noise events and to probe the number of events that most residents would find to be acceptable, over a 12 month period.

In July – August 2017, a total of 566 residents took part in the survey. 461 were by means of a self-completion online survey, and 105 were by telephone follow-up to households which had not completed an online survey.

The search of residences within the affected area produced a “population” of 6935 residential mail boxes, residences, which equates to an adult population of approximately 11,000 (using an average 1.6 adults per household).

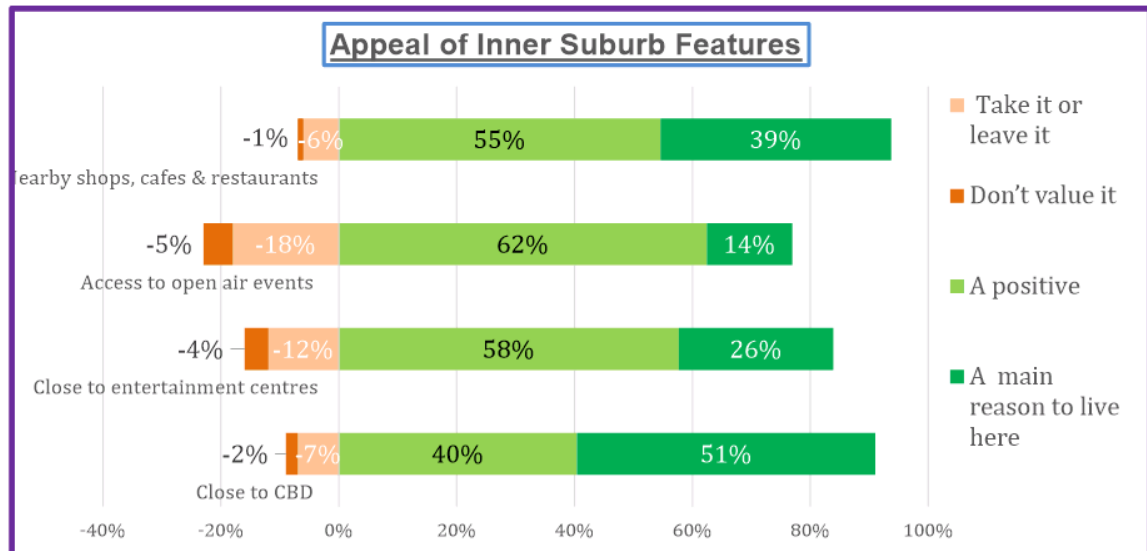
The sample of 566 provides a theoretical survey error of +/- 4.1% at the 95% confidence level for populations of that scale, which is sufficient for reliable statistical analysis. The reader should refer to Section 3 for full details of the research approach and sampling procedure.



2.0. Executive Summary

2.1 Cafés / Restaurants The Main Appeal If Inner Suburb Lifestyle

The data showed that the major appeal of living in an inner city suburb was the “nearby shops cafes, and restaurants”. Note also that 76% rate “access to open air events” as at least a positive aspect of living where they do,



2.2 Crime And Traffic Issues Main Negatives Of Inner Suburb Living

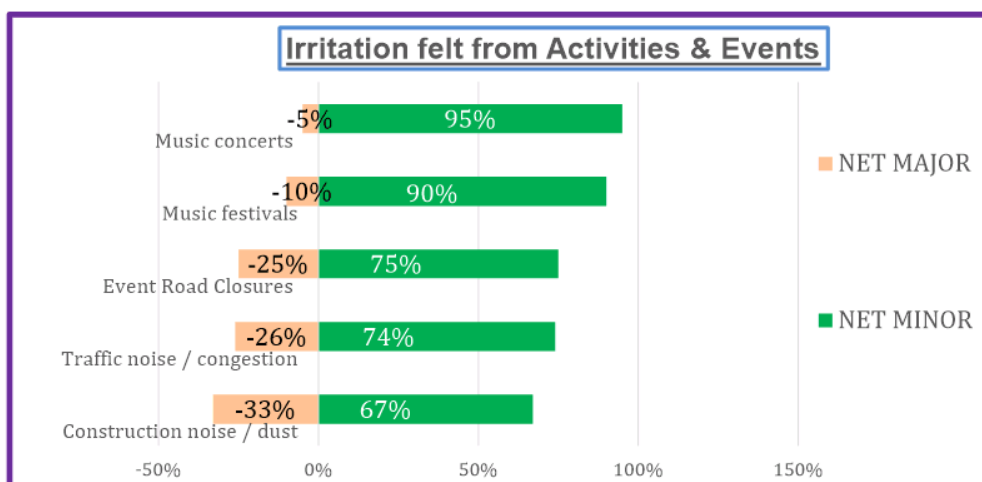
Whilst almost one in four (23%) could not think of any negatives about living in their locality, when asked (in an unprompted question) to nominate anything that was a negative or concern to them, the major focus was on crime (16%) traffic issues (13%) and anti-social behaviour (12%). We have highlighted the references to noise or other issues relating to entertainment venues. They are at quite low levels.

Column %	NET	Vic Park	Maylands	East Perth
No/None/No major negatives	23%	21%	30%	19%
Crime/theft/violence in the area	16%	24%	8%	5%
Too much traffic congestion/speeding on the roads nearby	13%	11%	16%	15%
Anti-social behaviour and alcohol or drug-related problems	12%	10%	15%	11%
Excessive noise from traffic/public transport services	11%	9%	9%	18%
Not enough parking in the area	11%	13%	5%	14%
Excessive noise from ent. venues (Including new Stadium)	5%	6%	4%	4%
Excessive crowding /congestion from major festivals and events	2%	2%	1%	1%
Excessive crowding and congestion from major sporting events	1%	1%	1%	2%
Column n	566	250	191	125

2.3 Traffic Noise and congestion the main Drawback of Inner City Living

When asked to rate the impact of several potential negative aspects of inner suburban living, we found a focus on construction noise and dust (33% rated this as a major issue) traffic congestion (26%) and even road closures (25%).

Only 10% rated music festivals and 5% music concerts as at least quite irritating.

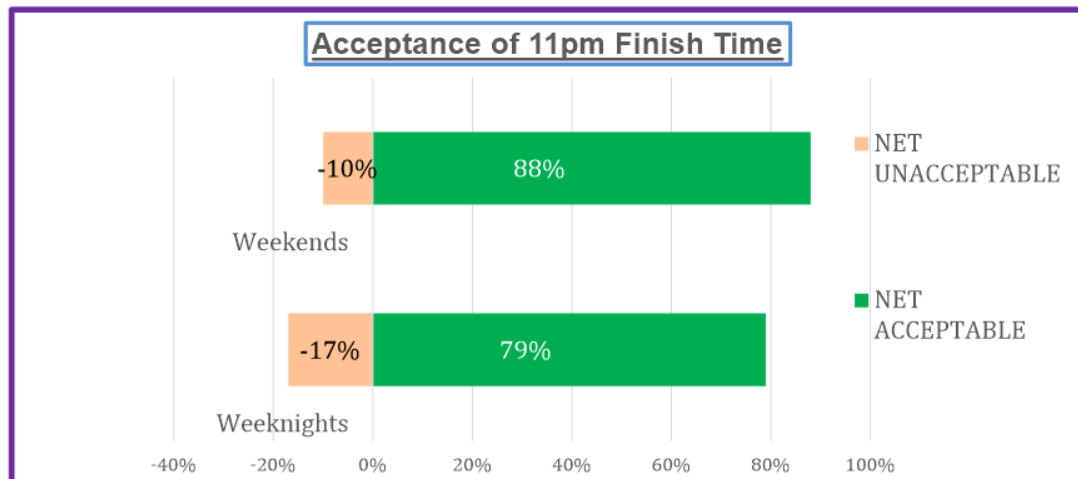


See section 4.2.3 for details.

2.4 11Pm Finish Time Acceptable to Most.

Respondents were asked to indicate how acceptable it was that events at Perth Stadium would finish at 11pm on weeknights and on weekends.

The graph below shows the proportions accepting and rejecting the 11pm finish time for weeknights and weekends.



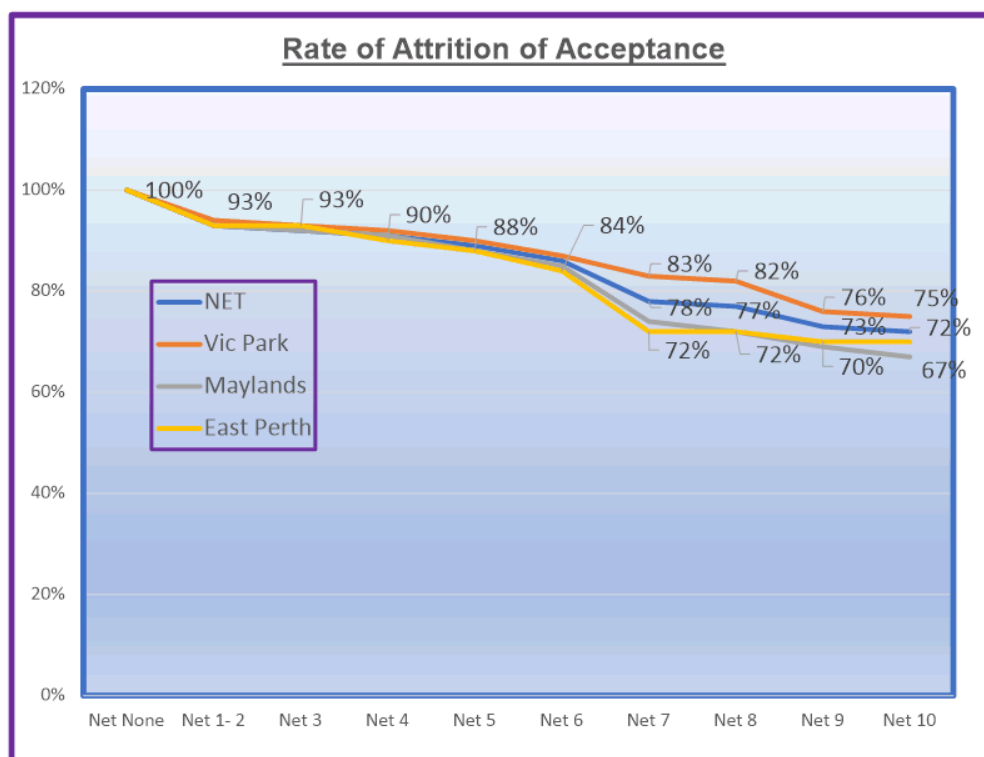
The proposed 11 pm finish time is acceptable for 88% of respondents on weekends, and 79% on weekdays. See sections 4.3.1 and 4.3.2 for details.

2.5 Acceptable Event Frequency

Before any indication of the event format was specified, overall, ninety-three per cent of respondents will accept up to three evening open air events at Perth Stadium per annum. In fact the data showed that 84% would accept six events. For details see section 4.5. There was some attrition of acceptance as suggested frequency increased, and this is graphed below.

The graph shows that 93% will accept three events per annum, and the level of acceptance falls to 84% for six events and 72% for ten (the NET sample data shown as the blue line below).

Proportions accepting number of outdoor events at Perth Stadium per annum



There is little difference in the number of events that would be acceptable to residents from the three precincts, though the Maylands sample (grey line) has the lowest acceptance (67%) of ten events.

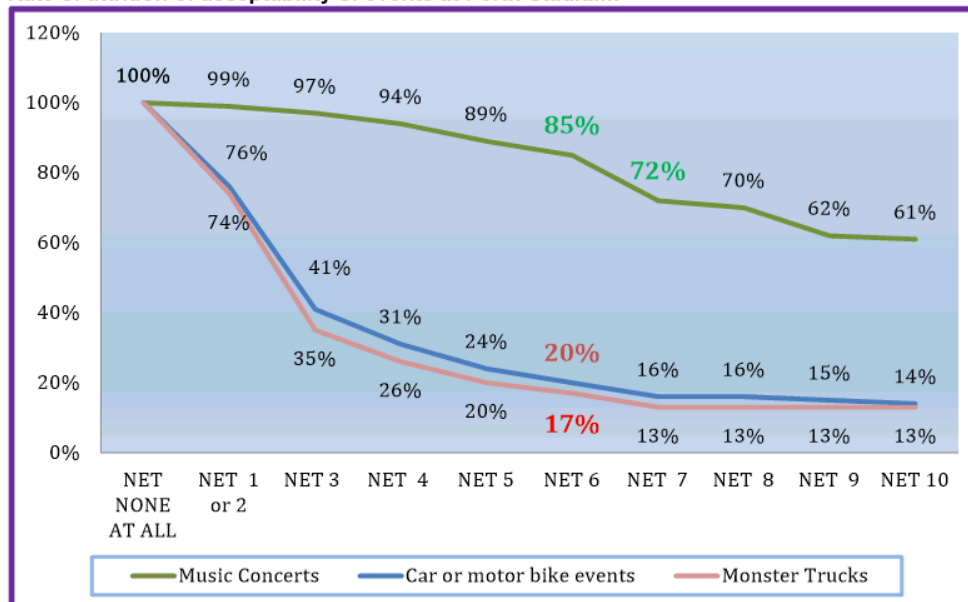
Of course the style of event also has an effect on the level of acceptance. Once the event styles and formats were canvassed, the level of support for events other than a music concert was eroded somewhat.

2.5.1 Event Format has an Effect on Acceptable Frequency

The survey found varying levels of acceptability of various event formats.

The graph below shows the varying rates of acceptability of events of different formats as the number of events per annum was progressively increased. For details see section 4.5.1.

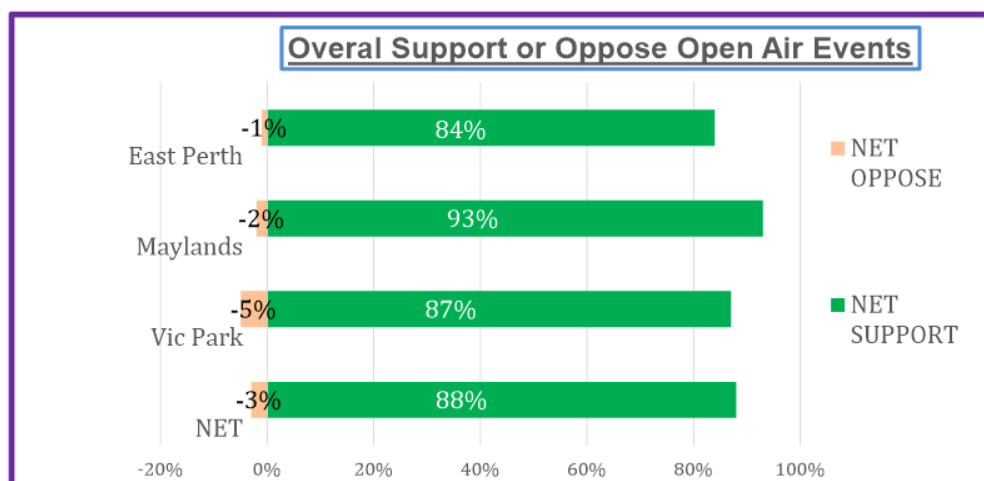
Rate of attrition of acceptability of events at Perth Stadium.



The survey found that 85% would accept six music concerts per annum, 20% would accept six car or motor bike events, and 17% would accept six monster truck events per annum.

2.5 Very Positive Attitude Towards Open Air Events Generally

The survey found that almost nine out of ten residents (88%) in the survey support open air events. Just three per cent opposed these events, with the remainder neither supporting nor opposing.



2.6 Survey Overview

Whilst there will doubtless be some residents who will oppose any open-air events held at Perth Stadium, the great majority of resident survey participants from the designated area react positively to the notion of such events. As the graph above shows, there is widespread general support for open-air events. Moreover, when specifically queried about open-air events such as concerts to be held at Perth Stadium, eighty-four per cent (84%) indicated that they would accept six such events over the course of the year, - indeed, 72% would accept ten.

The number of events that are acceptable varies according to the event format. If all events were single evening concerts, slightly more than eight out of ten (85%) would accept up to six such events per annum. The number of acceptable events falls dramatically for car/motorbike or monster truck style events. In our assessment, these types of events should be limited to a maximum of one or two over the 12 month period.

In our assessment, a program of up to six single evening concerts, (85% acceptance), and one car or motor bike event (76% acceptance), would be acceptable to the great majority of residents living within a 2km radius of the stadium.

An important factor that affects these very high levels of support is the event finish time of 11pm. However, a New Year's Eve concert would be allowed greater latitude, with 92% of respondents regarding a 12.30 finish time as acceptable for New Year's Eve. Some two thirds (68%) of residents indicated they would be interested in attending a New Year's Eve concert at Perth Stadium.

3.0 Research Approach

3.1 Research Objectives

The research objective was to establish the level of community acceptance of open air events that may be held at Perth Stadium.

3.2 Research Method

The specified area has a very high incidence of “mobile only” households. Only 34% of households taking part in the survey had a landline that is used for voice communication. The significance of this is that mobile phone numbers are unable to be tied to a specific geographic area, which means that a simple landline based phone survey of the target area would have disenfranchised approximately 66% of residents. The online component was of particular importance in securing representation from residents aged 18 – 39 years. Just 18% of this cohort reported access to a voice enabled landline.

To ensure the best possible representation of the residents from the target area, a hybrid research program was designed.

This entailed distributing an invitation to residents within the designated area to take part in an online survey about the amenity of living in or close to Perth Stadium. The letter of invitation is included in Appendix A of this report.

Of the 4500 households to which the invitation was extended, some 461 completed the survey online. It was recognised that whilst the regulation of noise events is an issue for the Town of Victoria Park, the proximity of some sectors of East Perth and the Maylands peninsular raised their relevance for consideration in the survey process.

Accordingly, some 950 survey invitations were delivered into the East Perth precinct shown in the accompanying map, (between the stadium and the straight line to the left of the stadium) and 1950 were delivered into the Maylands peninsular, leaving 2066 to be delivered into the parts of Burswood, Victoria Park and Lathlain that lay within the 2km radius.



The online sample was supplemented with a random dial phone survey of the phone numbers that could be located within the target area. That exercise resulted in a further 105 completed interviews, to provide the total 566 private residents who live within the nominated area. That sample provides a survey error of +/- 4% for the total survey area.

The survey was designed to provide 250 respondents from Victoria Park sector, which comprised of 3635 residences (survey error of approximately +/-6%). It generated 191 respondents from the Maylands sector (+/- 7%), which comprised of 1950 residences, and 125 from the 1350 East Perth residences (+/- 9%) within the survey area.

The fieldwork was carried out by Thinkfield from their dedicated telephone room based in Leederville WA.

All interviewers were fully briefed as to the nature of the project and the questionnaire-specific instructions prior to commencing data collection.

The online survey took place from July 26 to August 6 2017. The phone survey follow-up commenced on August 7 and continued until August 11th.

Post data collection, the data was weighted according to the latest census data available from the Australian Bureau of Statistics (ABS) to ensure that the sample profile most closely represents the true profile of the target area, in terms of age and gender.

The table below shows the age and gender profile of the final sample and that for the three survey precincts according to the most recent ABS profile for the sample area, and the weights that were required to balance the survey sample to exactly reflect the population profile of the sample area. It is interesting to note the extent to which the 2 km radius around Perth Stadium is overweight on residents aged under 40 years. The typical proportion for the greater Perth area is approximately 43% in the 18 – 39 age bracket. The survey area had 53% in this age bracket, reflecting the above average proportion of younger residents.

	Raw Sample		Target ABS Profile	Required Weight
	Count	%		
Victoria Park, Male, Under 40	40	7%	15%	2.1
Victoria Park, Male, Over 40	84	15%	13%	0.87
Victoria Park, Female, under 40...	51	9%	13%	1.4
Victoria Park, Female, Over 40	75	13%	12%	0.92
SUB TOTAL Victoria Park Sector	250	44%	53%	1.2
East Perth, Male, Under 40	17	3%	6%	2
East Perth, Male, Over 40	48	8%	4%	2
East Perth, Female, Under 40	16	3%	6%	2
East Perth, Female, Over 40	44	8%	3%	0.38
SUB TOTAL East Perth Sector	125	22%	19%	0.86
Maylands, Male, Under 40	32	6%	8%	1.3
Maylands, Male, Over 40	63	11%	7%	0.63
Maylands, Female, Under 40	35	6%	8%	1.3
Maylands, Female, Over 40	61	11%	6%	0.55
SUB TOTAL Maylands Sector	190	34%	29%	0.85
	566	100%		

The weights factors in the final column in the above show the extent of weighting required to align the sample with the age gender and place of residence profile of the total sample area. The three precincts had similar age and gender profiles, but different populations. The weighted sample corrects the relative over or under sampling of each precinct..

The phone survey component was carried out by Thinkfield from their dedicated telephone room in Leederville. All calls were made using dedicated Computer Assisted Telephone Interviewing software. All interviewers were personally briefed as to the nature of the project and the questionnaire-specific instructions prior to commencing data collection.

3.3 Questionnaire

The invitation letter and questionnaire used for the research was designed by Patterson Research Group personnel, in consultation with key personnel from VenuesWest. A copy of the final questionnaire, as used for the data collection, has been provided in Appendix A.

3.3.1 Limitations

The only practical limitation to the usage of the survey data is the limitation on interpretation based on the confidence interval for the sample size of 566 respondents as a representation of the approximate 11,000 adult population. The default confidence level is 95%. Significant differences in the data from one subset to another are highlighted in the report based on the 95% confidence level.

3.3.2 Survey Precision

The sample of 566 provides a theoretical survey error of +/- 4.1% at the 95% confidence level. The survey results have quoted sample sizes in each of the tables and figures to provide a guide on the accuracy or the reliability of the data. Survey accuracy is a function of both the sample size and the distance that the survey results are from 50% (broadly, the further a survey estimate is from 50%, the more accurate it will be). Hence, while the exact confidence limits will vary according to the survey result itself, some broad tolerance limit guidelines have been quoted to provide a guide as to the accuracy of the survey results.

The grid below shows the variation in survey error for the sample size and population size for this survey, as the survey estimates move away from 50/50.

Figure 3.3.2.: Survey Precision Table

	SURVEY PRECISION at 95% level of confidence	
	Sample of 566	Population of 11000
50/50	± 4.1%	
60/40	± 3.9%	
70/30	± 3.7%	
80/20	± 3.2%	
90/10	± 2.4%	



3.4 Data Processing and Analysis

Following data collection, responses to open ended questions were coded (the process by which similar responses are assigned a numerical code) to allow for quantitative analysis. A proportion of all coded data was verified to ensure quality throughout the data processing stage.

Post data collection, the data was weighted according to the latest census data available from the Australian Bureau of Statistics (ABS). Patterson Research Group routinely weights data to ensure that the sample profile most closely represents the true profile of the WA community, in terms of age and gender. The weighting was on three dimensions. Each of the three sectors was weighted to reflect the age and gender profile of the sector, and this was overlaid with the proportional representation of each of the three sectors in terms of the total population of each sector. The extent of weighting is shown under section 4.1 overleaf.

The final data set was analysed using the Q suite of survey analysis software, the result of which are quantitative data tables. The data tables form the basis of this report and have been included in Appendix B.



4.0 Detailed Findings

4.1 Sample Profile

The sample profile of the area is shown below. The total sample unweighted is compared with the ABS census profile to which the same was weighted. It shows weighting was within reasonable limits (for more detail over the sample profile see section 3.2 ("Research Method").

	Raw Sample		Target ABS Profile	Required Weight
	Count	%		
Victoria Park, Male, Under 40	40	7%	15%	2.1
Victoria Park, Male, Over 40	84	15%	13%	0.87
Victoria Park, Female, under 40...	51	9%	13%	1.4
Victoria Park, Female, Over 40	75	13%	12%	0.92
SUB TOTAL Victoria Park Sector	250	44%	53%	1.2
East Perth, Male, Under 40	17	3%	6%	2
East Perth, Male, Over 40	48	8%	4%	2
East Perth, Female, Under 40	16	3%	6%	2
East Perth, Female, Over 40	44	8%	3%	0.38
SUB TOTAL East Perth Sector	125	22%	19%	0.86
Maylands, Male, Under 40	32	6%	8%	1.3
Maylands, Male, Over 40	63	11%	7%	0.63
Maylands, Female, Under 40	35	6%	8%	1.3
Maylands, Female, Over 40	61	11%	6%	0.55
SUB TOTAL Maylands Sector	190	34%	29%	0.85
	566	100%		

4.1.1 Relationship with Perth Stadium

The extent to which residents are affected by noise from Perth Stadium would be directly related to the distance and “line of site” status with respect to the Stadium. Some 25% of the sample reported that they live with a clear view of the Stadium, 22% reported a partially obstructed view, and 53% had no direct line of site view of the stadium.

The relationship varied for the three sectors, as shown in the table below. The Victoria Park sample had the highest proportion of respondents with a direct line of sight to the stadium (33%), and the Maylands sample the least.

Column %	NET	Victoria Park	Maylands	East Perth
Yes a clear view	25%	33%	11%	22%
Yes a partly obstructed view	22%	19%	21%	33%
No view of Perth Stadium from my property	53%	48%	68%	45%
NET	100%	100%	100%	100%
Column n	566	250	191	125

4.2 Inner City Living

A series of questions was asked about the attractions and drawbacks of living so close to Perth Stadium.

4.2.1 Extent to which attributes are valued.

Respondents were asked to indicate the extent to which they valued a range of aspects of life in the inner city.

The question asked was:

"How much do you value the following attributes of being so near the City and/or Burswood Peninsula?"

The range of response categories provided to rate the aspects was:

- It's one of the main reasons I choose to be here
- It's a positive
- I could take it or leave it
- I don't value it

The responses are shown in the table below:

Column %	Close to the CBD for work/shopping	Close to entertainment centres in the CBD or Burswood (Crown)	Easy access to open air events	Neighbourhood shops, cafes and restaurants nearby
I don't value it	2%	4%	5%	1%
I could take it or leave it	7%	12%	18%	6%
It's a positive	40%	58%	62%	55%
It's one of the main reasons I choose to be here	51%	26%	14%	39%
NET	100%	100%	100%	100%
NET POSITIVE	91%	84%	77%	94%
Column n	566	566	566	566

*Minor Rounding errors may cause the percentage figures to not total 100% exactly.

As may be seen from the above, each of these aspects is regarded as a positive feature of life so close to the CBD of Perth. The proximity of restaurants and cafes is the major appeal, closely followed by the access to the CBD of Perth, and being close to entertainment centres. Note also that slightly more than three out of four (77%) rated the "easy access to open air events" as at least a positive aspect of life in the inner-city area.

The Net positive responses for each of the three survey sectors is shown below:

Column %	Close to the CBD for work/shopping	Close to entertainment centres in the CBD or Burswood (Crown)	Easy access to open air events	Neighbourhood shops, cafes and restaurants nearby
NET Positive TOTAL SAMPLE	91%	84%	77%	94%
Victoria Park	89%	87%	77%	92%
Maylands	95%	82%	80%	96%
East Perth	91%	79%	70%	96%

There is little difference in the attitudes of the residents from each of the three sectors. The most attractive feature for all of them is the proximity of neighbourhood shops café and restaurants, though this is closely followed by the appeal of being so close to the CBD for work or shopping opportunities.

Note the strong appeal of the entertainment precincts, and the high appeal of the easy access to open air events in nearby venues.

Respondents were also invited to nominate any other positive aspects or attractions of inner or nearby city living. The resultant comments have been coded into the categories shown in the table overleaf.

Unprompted range of other attractive aspects of inner city living.*

Column %	NET	Vic Park	Maylands	East Perth
Close proximity to the River and river-based activities	27%	20%	39%	28%
Close proximity to major public transport options (e.g. train/bus stations)	25%	21%	22%	38%
Close proximity to open spaces/parks/different nature attractions	22%	19%	28%	21%
Access to bike paths, walkways and outdoor leisure activities	18%	12%	26%	22%
Friendly, supportive and respectful community and culture	18%	19%	22%	10%
Peace and quiet and relaxing environment	17%	16%	18%	19%
Close proximity/access to major freeways and highways	13%	16%	7%	13%
Close proximity to the city/CBD	12%	11%	9%	17%
Easy/close access to range of shops/food outlets	9%	8%	11%	6%
Easy access to crucial public services/ day-to-day services	8%	7%	9%	5%
Enjoyable views and scenery	8%	12%	2%	5%
Safety and security for both individual and family	6%	5%	8%	6%
Easy access to reach the Airport	7%	10%	4%	5%
Easy access to major festival and entertainment attractions	6%	9%	4%	2%
Easy access/close proximity to major sporting grounds and events	5%	7%	3%	5%
Enjoyable atmosphere and character/lifestyle of the region	4%	3%	2%	7%
Close proximity/easy access to work	4%	5%	2%	2%
Unique design/character/architecture of buildings	3%	3%	5%	0%
Overall area clean and tidy and well-maintained	3%	4%	2%	4%
No issues with excess traffic or noise	2%	1%	2%	4%
Proximity to good quality education (schools, universities etc.)	2%	2%	1%	0%
Good pricing and value of houses in the region	1%	2%	0%	0%
Close to family members and close friends	1%	1%	0%	0%
Good councils and planning group efforts	1%	1%	0%	0%
Other (Specify)	6%	8%	4%	5%
Nothing specific/No other major reasons	2%	3%	2%	0%
NET	230%	225%	232%	224%
Column n	566	250	191	125

*Multiple Response to this question, so the totals add beyond 100%.

The easy access to the river foreshore, public transport, parkland and open spaces in the city area are also highly valued, as are cycle and walk paths, a sense of safety and proximity to shops.

4.2.2 Negative Issues

Respondents were afforded the opportunity to nominate any negative issues about their inner-city lifestyles with an open-ended question:

"Can you list any negatives about living / working in your neighbourhood?"

The results have been coded into categories below:

Unprompted range of negatives about living in the neighbourhood.*

Column %	NET	Vic Park	Maylands	East Perth
No/None/No major negatives	23%	21%	30%	19%
Crime/theft/violence in the area	16%	24%	8%	5%
Too much traffic congestion/speeding on the roads nearby	13%	11%	16%	15%
Anti-social behaviour and alcohol or drug-related problems	12%	10%	15%	11%
Excessive noise from traffic/public transport services	11%	9%	9%	18%
Not enough parking in the area	11%	13%	5%	14%
Lack of good groceries/food shopping	6%	8%	2%	6%
Excessive noise from roadworks and building development	5%	7%	1%	4%
Excessive noise from ent. venues (Including new Stadium)	5%	6%	4%	4%
Quality of housing and general infrastructure is poor	5%	5%	6%	1%
General living areas too congested /over-populated	3%	4%	3%	1%
Concerns with homelessness/street-begging	3%	1%	6%	4%
Lack of good restaurants/bars/social venues	3%	3%	2%	3%
Excessive crowding /congestion from major festivals and events	2%	2%	1%	1%
Littering/pollution/ negative environmental impact	2%	2%	2%	0%
Parking too expensive	2%	0%	0%	8%
Illegal parking / damage to property from illegal vehicle activity	2%	3%	3%	0%
Council performance is poor with maintenance and planning	2%	2%	2%	2%
Excessive development ruining scenery and atmosphere	2%	2%	2%	1%
Noise from Airport/Planes flying overhead	1%	2%	0%	0%
Lack of retail shopping outlets close by	1%	0%	0%	2%
Excessive crowding and congestion from major sporting events	1%	1%	1%	2%
Too far from / difficult access to work/school/training institutes	1%	0%	1%	2%
Too difficult to access activities on opposite side of river	1%	1%	1%	0%
Public transport is not easy to access/ is unreliable	1%	1%	3%	0%
Lack of crucial services such as GPs, Dentists, Banks, Post Offices, Medical specialists etc.	1%	0%	1%	0%
Internet and NBN and mobile reception/connection issues	1%	1%	2%	2%
Other	5%	4%	6%	8%
NET	141%	143%	132%	133%
Column n	566	250	191	125

*Multiple Response to this question, so the totals add beyond 100%.

Almost one in four (23%) could think of no negatives. The main issues being crime road congestion and anti-social behaviour.

In this context there were a few comments that may relate to issues associated with the new stadium. They are highlighted in yellow in the above table.

Some of the congestion and construction issues could also be related to the stadium.

4.2.3 Comparative Rating Of Potential Inconveniences

In an endeavour to put a range of possible irritations to residents into some perspective, respondents were asked to assess the extent to which a range of issues was an inconvenience to them. The question asked was:

"Compared to the outer suburbs of Perth, living close to the city centre has many advantages, but can also have some drawbacks. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you?"

The results are shown in the table below:

Assessed level of irritation from various sources*

Column %	Construction noise or dust	Traffic noise / congestion	Road Closures for events	Music festivals (multiple evenings)	Music concerts (over a single evening)
Hardly Noticed	31%	36%	36%	71%	73%
A minor irritation	36%	37%	38%	19%	22%
Quite irritating	19%	14%	15%	6%	3%
A major irritation	14%	13%	10%	4%	2%
NET	100%	100%	100%	100%	100%
SUMMARY					
NET MAJOR	33%	26%	25%	10%	5%
NET MINOR	67%	74%	75%	90%	95%
Column n	566	566	566	566	566

*Minor Rounding errors may cause the summary percentage figures to not add up exactly.

No specific source of the noise was specified. Note from the table that only 5% rate the level of irritation from single evening concerts as "quite" (3%) or a "major" (2%) irritation.

Just 10% rate the irritation caused by music festivals as a "quite" (6%) or "major" (4%) irritation, and 90% rating the irritation from music festivals as being minor (71% hardly notice, 19% Minor irritation). These events are materially less of an irritation than "construction noise and dust" (33% at least "quite" an irritation), "road closures for events" (25%), or "traffic noise and congestion" (26%).

The table below shows the extent to which these issues are a NET Major Irritation (either Quite or a Major Irritation) to residents in the three survey sectors.

The extent of irritation caused by activities and events is illustrated in the table below. The figures show the NET MAJOR (either Quite or Major irritation) proportions for the total sample and the three sectors of Victoria Park, Maylands and East Perth.

	Construction	Traffic Noise	Road Closures	Music Festivals	Music Concerts
Column %	NET MAJOR	NET MAJOR	NET MAJOR	NET MAJOR	NET MAJOR
NET (n=566)	33%	26%	25%	10%	5%
Vic Park (n=250)	44%	26%	31%	11%	7%
Maylands (n=190)	11%	24%	13%	9%	3%
East Perth (n=125)	34%	31%	28%	9%	3%

The construction issues are evidently more of an irritation to the Victoria Park sample than the other precincts, though East Perth also shows heightened angst compared to Maylands residents.

Music festivals and concerts emerge as major issues for relatively small proportions of each precinct.

4.3 Acceptable Finish Time

The acceptability of the proposed Perth Stadium policy of 11pm finish time was tested for both weeknights and weekends, and for single evening and multiple evening events.

4.3.1 Weeknights

The actual nights tested were Sunday through to Thursday, as they preceded a normal working day (i.e. Monday to Friday). The actual question posed was:

*In consideration of its neighbours, Perth Stadium proposes to have a universal policy of all evening events closing by 11pm. How acceptable to you is it for Perth Stadium to hold concerts and similar events **to finish at 11pm on Sunday to Thursday** (i.e. prior to a normal work day)? (we will ask about acceptable frequency of events in a following question)*

The results in the table below show a very high acceptance of the 11pm finish time for Sunday to Thursday evenings (i.e. evenings that precede a normal work day).

		Location		
Column %	NET	Vic Park	Maylands	East Perth
Totally acceptable to me	45%	47%	44%	43%
Quite acceptable to me	34%	35%	35%	30%
Quite unacceptable	11%	9%	11%	15%
Totally unacceptable	7%	7%	7%	6%
Don't Know	3%	2%	3%	5%
NET	100%	100%	100%	100%
SUMMARY				
NET ACCEPTABLE	79%	82%	79%	73%
NET UNACCEPTABLE	17%	16%	18%	21%
Column n	566	250	191	125

*Minor Rounding errors may cause the percentage figures to not total 100% exactly.

The table shows almost eight in ten (79%) of respondents find the 11pm finish time to be acceptable. This level of acceptance is almost uniform across the three survey precincts.

Just 7% overall rate this finish time as being totally unacceptable.

4.3.2 Weekends?

The acceptability of the 1pm finish time for weekend evenings (actually Friday or Saturday evenings only) are shown in the table below. The exact question asked was:

*"And how about weekends – Friday and Saturday nights? How acceptable to you is it for the Perth Stadium to hold concerts and similar events **to finish at 11pm** on Friday or Saturday night. (we will ask about acceptable frequency of events in a following question)"*

		Location		
Column %	NET	Vic Park	Maylands	East Perth
Totally acceptable to me	60%	60%	61%	58%
Quite acceptable to me	29%	27%	28%	34%
Quite unacceptable to me	4%	5%	4%	4%
Totally unacceptable to me	5%	6%	5%	3%
Don't Know	2%	2%	3%	1%
NET	100%	100%	100%	100%
SUMMARY				
NET ACCEPTABLE	88%	87%	89%	92%
NET UNACCEPTABLE	10%	11%	9%	7%
Column n	566	250	191	125

*Minor Rounding errors may cause the percentage figures to not total 100% exactly.

Note that almost all nine out of ten respondents (88%) find an 11pm finish for weekend concerts to be acceptable. Just 5% rate this finish time as being totally unacceptable. There is very little difference in response across the three survey precincts, though it is probable that the East Perth precinct has a SLIGHTLY greater acceptance of this finish time than do the Victoria Park respondents.

4.4 Special “One off” Events

Respondents were asked about special events such as New Year’s Eve concert and Australia day events. It appears that New Year’s Eve is given a licence to finish beyond midnight.

4.4.1 Likelihood of Attending New Year’s Eve Concert.

Respondents were asked how likely it was that they would attend a New Year’s Eve concert at Perth Stadium. The question asked is repeated below and the responses are shown in the accompanying table.

Q “It is not possible this year, but in future Perth Stadium may hold a New Year’s Eve concert. How interested would you be in attending a New Year’s Eve concert at Perth Stadium?”

		Location		
%	NET	Vic Park	Maylands	East Perth
Very interested	31%	35%	26%	27%
Quite interested	37%	37%	38%	35%
Not very interested	18%	16%	21%	20%
Not interested at all	11%	11%	11%	9%
Don't Know	3%	1%	4%	10%
NET	100%	100%	100%	100%
SUMMARY				
NET High Interest	68%	72%	64%	62%
NET Low Interest	29%	27%	32%	29%
Column n	566	250	191	125

Overall approximately two thirds of respondents indicated that they were at least “quite interested” (31% Very Interested”, 37% “Quite Interested”) in attending a New Year’s Eve concert at Perth Stadium.

As may be anticipate the level of interest is age related – 77% of the 18 – 39 age bracket expressed an interest in the notion of a new year’s eve concert, compared to 57% of those aged 40 + years. Given that the three precincts have similar age profiles (53% 55% & 62% of the Victoria Park, Maylands and East Perth precincts respectively are aged 18 – 39 years) it seems that the difference in propensity to attend is affected by ease of access.

4.4.2 Acceptable Finish Time for New Year's Concert.

The survey investigated the prospect that a New Year's Eve concert may represent a special case for later night finish time with the question:

"Regardless of whether you personally would be interested in a New Year's Concert at Perth Stadium, what time do you think would be reasonable for a New Year's concert at Perth Stadium to finish?"

The results are shown in the table below.

		Location		
Column %	NET	Vic Park	Maylands	East Perth
Before 11:00pm	3%	4%	1%	5%
11:00pm	1%	1%	1%	1%
11.30pm	1%	1%	1%	0%
12.00am	3%	4%	2%	3%
12.30am	21%	20%	20%	26%
1am	43%	39%	53%	41%
After 1 am	27%	31%	23%	24%
NET	100%	100%	100%	100%
SUMMARY				
NET 12.30 am or later	92%	90%	95%	91%
NET 1 am or later	71%	70%	76%	65%
Column n	566	250	191	125

As may be seen in the above table, slightly more than nine in ten (92%) would accept a finish time of 12.30 am, and 71% would accept a 1am finish. It is possible that the Maylands sample has a slightly more lenient attitude on this issue than the other precincts, but the difference is minor.

4.4.3 Australia Day Event

The notion of extending the “special one-off event” status to a late night close for an Australia Day concert was tested with the following question:

And what about other one-off events such as an Australia Day Concert?

Column %	NET	Location		
		Maylands	East Vic Park	East Perth
Before 11:00pm	18%	14%	19%	23%
11:00pm	29%	29%	28%	34%
11.30pm	6%	7%	6%	3%
12.00am	20%	24%	18%	19%
12.30am	6%	5%	6%	4%
1am	12%	13%	12%	10%
After 1 am	9%	7%	11%	8%
NET	100%	100%	100%	100%
SUMMARY				
NET 11 pm or later	82%	86%	81%	77%
NET 12 Midnight or later	46%	50%	46%	40%
NET 12.30 am or later	27%	26%	29%	22%
Column n	566	191	250	125

It appears from the above that the 92% acceptance of the New Year's Eve concert extending to a 12.30 am closing time is not applied to the notion of an Australia Day Concert. It is possible that this reversal of attitude (reflected in the fall in the 12.30 or later acceptance of just 27%) is affected by the poor behaviour of crowds attending the skyworks show in recent years.

The closing time would have to be before 11pm to achieve the effective nine out of ten acceptance level awarded to the New Year's Eve concert 12.30 am closing time.

4.5 Acceptable Number of Events

Respondents were asked to indicate the number of open air concerts they would accept in Perth Stadium over a 12-month period.

The actual question put to respondents was:

*Apart from New Year's Eve, **Perth Stadium will have a blanket policy of events concluding at 11:00pm**, regardless of the day of week. Given this condition, and **setting aside the type of event for the moment**, (the next question allows you to comment on the type of event) can you indicate how many evening outdoor concerts and the like in total do you feel it would be reasonable to hold at Perth Stadium over 12 months.*

The results are shown in the table below:

		Location		
Column %	NET	Vic Park	Maylands	East Perth
NONE AT ALL	2%	4%	0%	0%
1 – 2	1%	1%	1%	0%
3	1%	1%	1%	3%
4	2%	2%	3%	2%
5	3%	3%	3%	4%
6	8%	4%	11%	12%
7	1%	1%	2%	0%
8	4%	6%	3%	2%
9	1%	1%	2%	0%
10	17%	20%	13%	13%
More than 10	55%	55%	54%	57%
Don't Know	5%	3%	8%	7%
NET	100%	100%	100%	100%
SUMMARY				
NET 3 OR MORE	92%	93%	91%	92%
NET 6 OR MORE	85%	87%	85%	83%
NET 8 OR MORE	77%	81%	72%	71%
NET 10 OR MORE	72%	75%	67%	70%
Column n	566	250	191	125

*Minor Rounding errors may cause the percentage figures to not total 100% exactly.

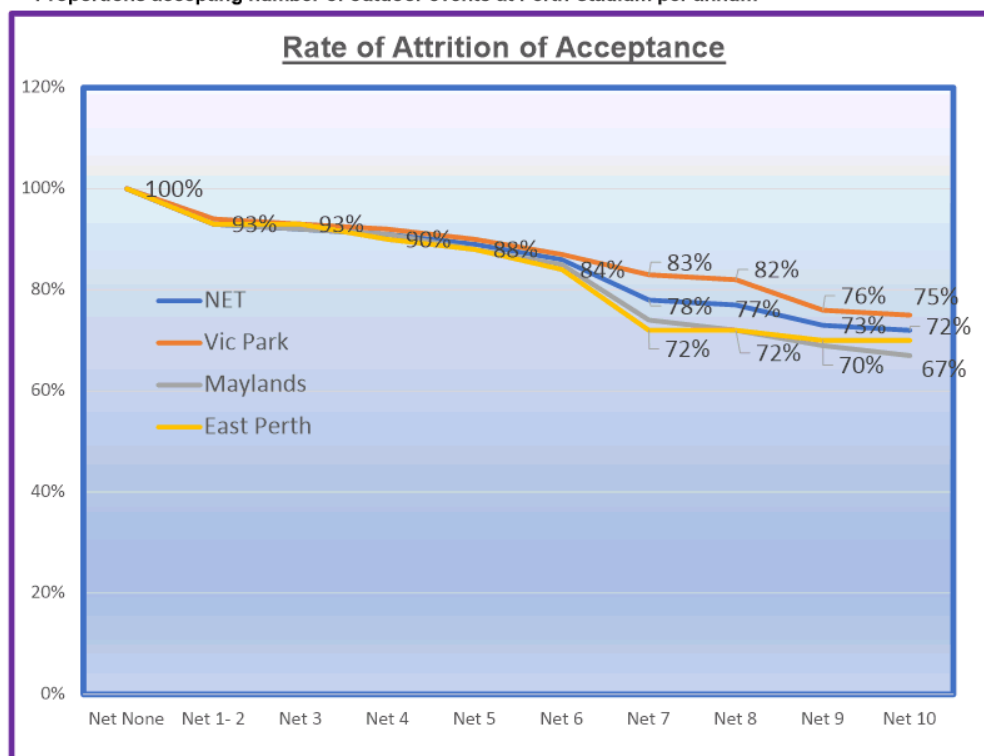
The results are quite definitive. Two seven in ten (72%) would accept 10 or more open air events such as concerts per annum in the new Perth Stadium. Seventy-two per cent would accept 10, 77% would accept 8, 85% would accept 6, and 92% 3 events per annum.

There appears to be less acceptance of 8 or more events amongst the residents from the East Perth and Maylands precincts, but at the frequency of 3 events per annum there is no difference.

The rate of attrition of acceptance for progressively more events is shown in the graph below.

The graph shows the rate at which the level of community acceptance diminishes as the number of open air events at Perth Stadium increases. 100% would accept no events at all. 93% would accept up 1 – 2 events, 88% 5 events, 84% 6 events, and so on, until at 10 events per annum we find 72% overall still in acceptance of the number of events per annum, though the figure for Maylands is slightly lower at 67%.

Proportions accepting number of outdoor events at Perth Stadium per annum



Given the blanket 11pm finish time (except for New Year's Eve), the data is clearly in support of a program of 6 or even more open-air events such as concerts per annum at Perth Stadium.

4.5.1 Number Of Event Styles Accepted Per Annum

The above section shows that the notion of 6 or even more events per annum is clearly acceptable to a great majority of residents, whether they reside in the Victoria Park, Maylands or East Perth sectors of the 2-km radius around the Perth Stadium.

To investigate further, the survey sought to establish the level of support for varying numbers of events of different styles. This was measured with the following question, complete with the clarification of the question intent:

What types of events are acceptable to you? If the Perth Stadium policy of concluding events at 11:00pm **was strictly enforced**, how many of each of the following event categories would you find acceptable over the next 12 months?

*Can you please indicate how many of the (NUMBER FROM Q10) would be acceptable for Perth Stadium could be of the type listed below over a 12 month period? **NB THESE ARE NOT CUMULATIVE. WE ARE SEEKING THE MAX NUMBER OF EACH TYPE YOU WOULD ACCEPT OVER 12 MONTHS IF ALL EVENTS WERE OF THAT TYPE. FOR EXAMPLE, YOU MAY HAVE NOMINATED 8 EVENTS OVER THE YEAR, BUT ONLY ACCEPT 2 CAR OR MOTORBIKE EVENTS, OR 8 CONCERTS.***

The results are shown in the table below. All respondents would accept zero events of all types. The level of acceptance falls progressively for each event type until at the rate of 10 events per annum, **NB These figure are NOT cumulative**. They represent the acceptability of the number of events per annum if all events were of a particular type

Column %	Single Stage Music Concerts	Monster Trucks	Car or motor bike events
NONE AT ALL	2%	26%	23%
1-2	2%	39%	35%
Three	3%	9%	10%
Four	5%	6%	7%
Five	4%	3%	4%
Six	13%	4%	4%
Seven	2%	0%	0%
Eight	8%	0%	1%
Nine	1%	0%	1%
Ten	61%	13%	14%
NET	100%	100%	100%
SUMMARY			
NET THREE OR MORE	96%	35%	42%
NET SIX OR MORE	84%	18%	19%
NET EIGHT OR MORE	70%	13%	15%
Column n	566	566	566

*Minor Rounding errors may cause the percentage figures to not total 100% exactly.

There is a clear difference in the acceptance of concerts vs events such as monster trucks or motor bike events.

The table below shows the progressive rate of attrition of acceptability, from zero events (100% acceptance) up to 10 events per annum of each type of event.

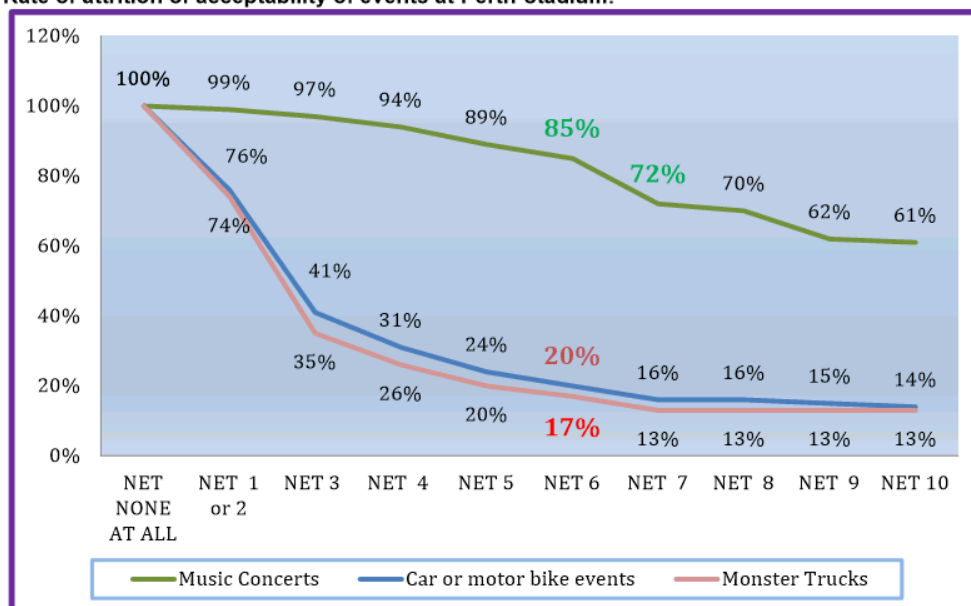
The total sample would accept zero events. 97% would to three music events, 41% would accept three car or motor bike events, as would 35% accept 3 monster truck events.

	Single Stage Music Concerts	Monster Trucks	Car or motor bike events
NET None at all	100%	100%	100%
NET Up to 1 or 2	99%	74%	76%
NET Up to 3	97%	35%	41%
NET Up to 4	94%	26%	31%
NET Up to 5	89%	20%	24%
NET Up to 6	85%	17%	20%
NET Up to 7	72%	13%	16%
NET Up to 8	70%	13%	16%
NET Up to 9	62%	13%	15%
NET 10	61%	13%	14%

This data has been graphed overleaf to show the different attrition rates of acceptance.

The graph shows the level of acceptance of the indicated number of events over the course of a 12-month period.

Rate of attrition of acceptability of events at Perth Stadium.



There is a dramatic difference in the rate of attrition of the acceptance levels for the different event styles. Seven music concerts per annum would be acceptable to 72% of residents; slightly over eight in ten (85%) will accept 6 such events per annum.

For comparison just 20% would accept 6 car or motor bike events per annum, and 17% would accept 6 monster truck events.

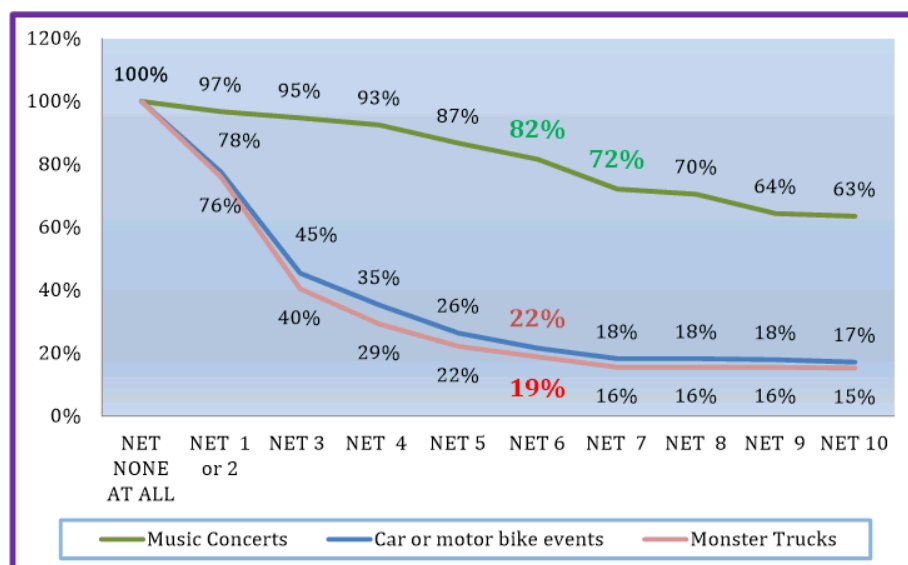
The level of acceptance is consistent for the three sectors of the survey area. The graphs for the three separate areas are shown overleaf.

4.5.1.1 Victoria Park Assessment

The rates of attrition for the Victoria Park sector are shown in the table and graph below:

Victoria Park Attrition Rate of Acceptance

	Single Stage Music Concerts	Monster Trucks	Car or motor bike events
NET None at all	100%	100%	100%
NET Up to 1 or 2	97%	76%	78%
NET Up to 3	95%	40%	45%
NET Up to 4	93%	29%	35%
NET Up to 5	87%	22%	26%
NET Up to 6	82%	19%	18%
NET Up to 7	72%	16%	18%
NET Up to 8	70%	16%	18%
NET Up to 9	64%	16%	18%
NET 10	63%	15%	17%



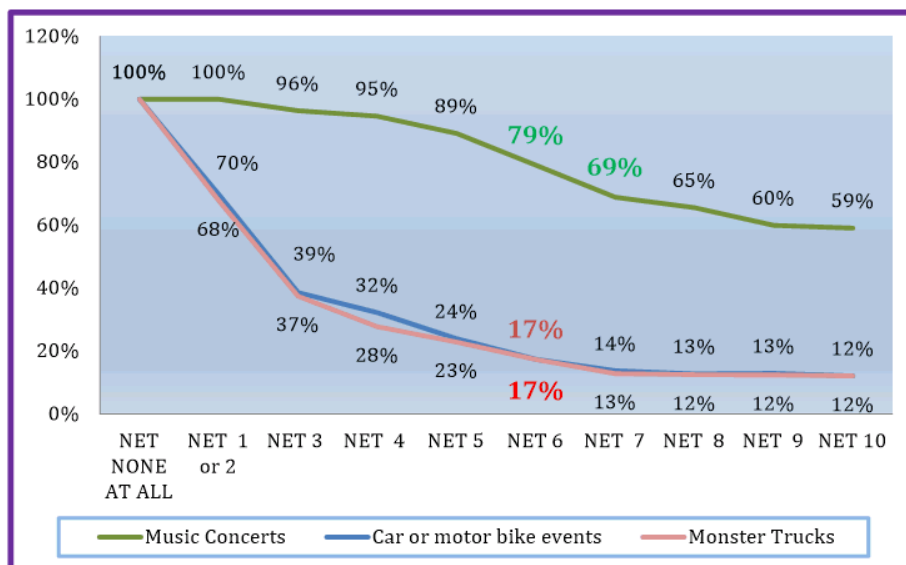
The data for Victoria Park is based on the sample of 250 residents within the 2 km survey perimeter. It shows a very similar rate of attrition as did the total sample. 72% would accept 7 concerts, 82% would accept six. These figures fall appreciably for the other event categories.

4.5.1.2 Maylands Assessment

The rates of attrition for the Maylands sector are shown in the table and graph below:

Maylands Attrition Rate of Acceptance

	Single Stage Music Concerts	Monster Trucks	Car or motor bike events
NET None at all	100%	100%	100%
NET Up to 1 or 2	100%	68%	70%
NET Up to 3	96%	37%	39%
NET Up to 4	95%	28%	32%
NET Up to 5	89%	23%	24%
NET Up to 6	79%	17%	17%
NET Up to 7	69%	13%	14%
NET Up to 8	65%	12%	13%
NET Up to 9	60%	12%	13%
NET 10	59%	12%	12%



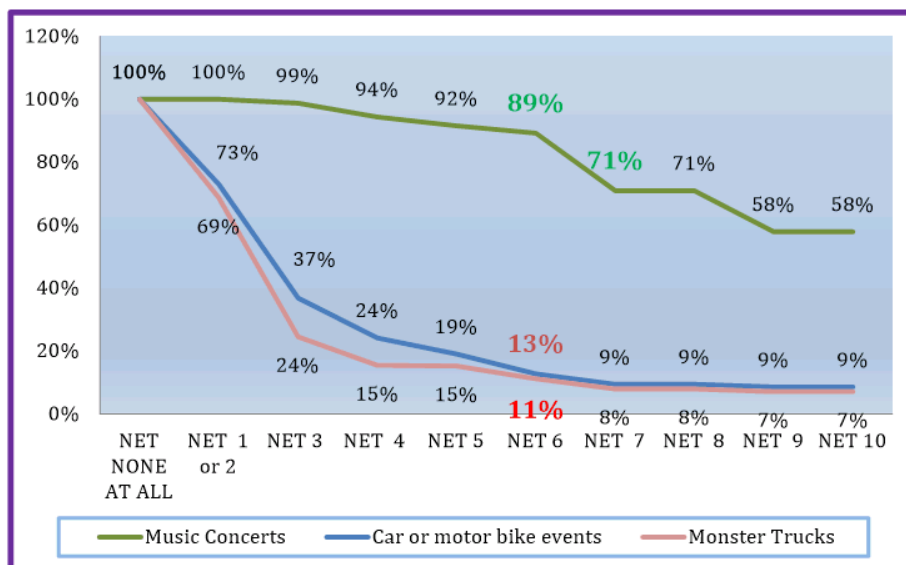
The data for Maylands is based on the sample of 191 residents within the 2-km survey perimeter. It shows a very similar rate of attrition as did the total sample. 69% would accept 7 concerts, 79% would accept six. These figures fall appreciably for the other event categories.

4.5.1.3 East Perth Assessment

The rates of attrition for the East Perth sector are shown in the table and graph below:

East Perth Attrition Rate of Acceptance

	Single Stage Music Concerts	Monster Trucks	Car or motor bike events
NET None at all	100%	100%	100%
NET Up to 1 or 2	100%	69%	73%
NET Up to 3	99%	24%	37%
NET Up to 4	94%	15%	24%
NET Up to 5	92%	15%	19%
NET Up to 6	89%	11%	13%
NET Up to 7	71%	8%	9%
NET Up to 8	71%	8%	9%
NET Up to 9	58%	7%	9%
NET 10	58%	7%	9%



The data for East Perth is based on the sample of 125 residents within the 2 km survey perimeter. It shows a very similar rate of attrition as did the total sample. 71% would accept 7 concerts, 89% would accept six. These figures fall appreciably for the other event categories.



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4.6 Attitudes Towards Open Air Events.

The general community sentiment towards the notion of outdoor events in the city was probed with the following question:

How generally do you feel about open air events? Some people regard them as adding vibrancy to life in a city like Perth, others feel they are an unwanted intrusion. As a general principle do you support or oppose open air events?

The table below shows the response pattern to this question, revealing solid community support for open air events.

Level of support for open air events

		Location		
Column %	NET	Vic Park	Maylands	East Perth
Definitely support	58%	59%	57%	54%
Tend to support	31%	28%	36%	30%
Neither support or oppose	8%	7%	5%	13%
Tend to oppose	2%	3%	2%	0%
Definitely Oppose	1%	2%	1%	1%
Don't Know	1%	0%	0%	2%
NET	100%	100%	100%	100%
SUMMARY				
NET SUPPORT	88%	87%	93%	84%
NET OPPOSE	3%	5%	2%	1%
Column n	566	250	191	125

*Minor Rounding errors may cause the Net and summary percentage figures to not add up exactly.

The sentiment is clearly in favour of open air events. 88% at least tend to support such events, whilst just 3% at least tend to oppose them.

There is very little difference in these results for the three survey precincts.



Appendix A



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The Invitation Letter



PERTH STADIUM NEARBY RESIDENT AMENITY SURVEY

Dear Resident,

You could win an Apple iPad Air2 or smartphone in the **PERTH INNER SUBURB RESIDENT AMENITY SURVEY**.

Opening in early 2018, Perth Stadium will be a world class major sporting and entertainment venue hosting AFL, cricket, rugby league and union, soccer and concerts, adding to the vibrancy of Perth.

This is your invitation to take part in a brief survey to help Perth Stadium understand nearby residents' wishes, balancing the development of a more vibrant Perth community with the potential for inconvenience that can be caused by open air events that may be held at Perth Stadium.

To take part simply scan the QR code below or go to this web page:

<https://www.marketresearch.com.au/survey/perthstadium> and enter the unique access code you will find in the bottom right hand corner of this page.

NB Keep this invitation handy for the access code.

It will only take a few minutes for you to be part of the amenity survey. The online survey closes at midnight **Sunday August 6 2017**. The prize winner will be contacted directly and announced on the www.marketresearch.com.au winners' page by **August 16**. If you do not have access to the internet or would prefer to take part by phone or normal mail, ring Patterson Research on 93642322 and leave your name, the survey access code and your phone number, or address if you wish to take part by mail.

Yours sincerely,

A handwritten signature in black ink, appearing to read "C Loftus-Hills".

Chris Loftus-Hills
(General Manager – Events and Operations)
Perth Stadium



Your survey access code is _____



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The Questionnaire

Thank you for sparing a few minutes to tell us about living near Perth Stadium.

The survey is being conducted by Patterson Research Group for Perth Stadium Operator, VenuesLive WA. It is about the amenity of living in Perth's inner suburbs, close to the Perth Stadium, and the positive or negative aspects of open air style ticketed events such as music concerts that may be held at the Stadium.

Please note that Federal Privacy laws protect the anonymity of your responses. The research reports aggregate findings only. Your identity will not be linked to your responses. **This is guaranteed by Federal Privacy laws.**

If you have any concerns or questions please contact Keith Patterson (of Patterson Research Group) on 9364 2322 or via email keith@marketresearch.com.au

Enter your unique access code to access the survey here (_____)



Q1 Can you firstly tell us if you can see the Perth Stadium from your residence?

Yes a clear view	1
Yes a partly obstructed view	2
No view of PERTH Stadium from my property	3



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Q2 How much do you value the following attributes of living near to the City and/or Burswood Peninsula?

(RANDOM ROTATION)	I don't value it	I could take it or leave it	It's a positive	It's one of the main reasons I choose to be here
Being close to the CBD for work/shopping	1	2	3	4
Being close to entertainment centres in the CBD or Burswood (Crown)	1	2	3	4
Having easy access to open air events held in nearby open spaces	1	2	3	4
Having neighbourhood shops, cafes and restaurants nearby	1	2	3	4

Q3a. What else do you value about your immediate neighbourhood?

Q3b. Can you list any negatives about living in your neighbourhood?

Q4. Compared to the outer suburbs of Perth, living close to the city centre has many advantages, but can also have some drawbacks. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you?

Event type (RANDOM ROTATION)	Hardly Noticed	A minor irritation	Quite irritating	A major irritation
Construction noise or dust	1	2	3	4
Traffic noise / congestion	1	2	3	4
Road Closures for events	1	2	3	4
Music festivals (held over multiple evenings)	1	2	3	4
Music concerts (over a single evening)	1	2	3	4

Q5. In consideration of its neighbours, Perth Stadium proposes to have a universal policy of all evening events closing by 11:00pm. How acceptable to you is it for Perth Stadium to hold concerts and similar events **to finish at 11:00pm on Sunday to Thursday** (i.e. prior to a normal work day)? (We will ask about the acceptable frequency of such events in a later question)

Events that finish at 11:00pm on Sunday to Thursday evenings are:

	Q5	Q6
Totally unacceptable to me	1	1
Quite unacceptable to me	2	2
Quite acceptable to me	3	3
Totally acceptable to me	4	4
Don't Know	5	5

Q6 And how about weekends – Friday and Saturday nights? How acceptable to you is it for Perth Stadium to hold concerts and similar events **to finish at 11:00pm** on Friday or Saturday night We will ask about the acceptable frequency of such events in a later question

Events that finish at 11:00pm on Friday or Saturday evenings are: (CODE RESPONSE IN GRID ABOVE)

Q7 It is not possible this year, but in future Perth Stadium may hold a New Year's Eve concert. How interested would you be in attending a New Year's Eve concert at Perth Stadium?

Very Interested	1
Quite Interested	2
Not very interested	3
Not interested at all	4
Don't Know	90

Q8. Regardless of whether you personally would be interested in a New Year's Concert at Perth Stadium, what time do you think would be reasonable for a New Year's concert at Perth Stadium to finish?

	Q8	Q8a
Before 11:00pm	1	1
11:00pm	2	2
11.30pm	3	3
12.00am	4	4
12.30am	5	5
1am	6	6
After 1 am	7	7

Q8a And what about other one-off events such as an Australia Day Concert? (CODE ABOVE)



Q9 Apart from new year's eve, **Perth Stadium will have a blanket policy of events concluding at 11:00pm**, regardless of the day of week. Given this condition, and **setting aside the type of event for the moment**, (the next question allows you to comment on the type of event) can you indicate how many evening outdoor concerts and the like in total do you feel it would be reasonable to hold at Perth Stadium over 12 months.

NONE AT ALL	1
1 – 2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
More than 10	11
Don't Know	99

Q10 What types of events are acceptable to you? If the Perth Stadium policy of concluding events at 11:00pm **was strictly enforced**, how many of each of the following event categories s would you find acceptable over the next 12 months?

Can you please indicate how many of the (NUMBER FROM Q10) events you would accept for Perth Stadium could be of the type listed below over a 12 month period? **NB THESE ARE NOT CUMULATIVE. WE ARE SEEKING THE MAX NUMBER OF EACH TYPE YOU WOULD ACCEPT OVER 12 MONTHS IF ALL EVENTS WERE OF THAT TYPE. FOR EXAMPLE, YOU MAY HAVE NOMINATED 8 EVENTS OVER THE YEAR, BUT ONLY ACCEPT 2 CAR OR MOTORBIKE EVENTS, OR 8 CONCERTS.**

RANDOM ROTATE	NONE AT ALL	1-2	Three	Four	Five	Six	Seven	Eight	Nine	Ten
Music Concerts (single stage events)	1	2	3	4	5	6	7	8	9	10
Monster Trucks	1	2	3	4	5	6	7	8	9	10
Car or motor bike events	1	2	3	4	5	6	7	8	9	10



Q11. How generally do you feel about open air events? Some people regard them as adding vibrancy to life in a city like Perth, others feel they are an unwanted intrusion. As a general principle do you support or oppose open air events?

Definitely support	1
Tend to support	2
Neither support or oppose	3
Tend to oppose	4
Definitely Oppose	5
Don't Know	90

Thanks very much for your input. To help us make sure we have a good cross section of residents can you please indicate:

D1 Are you male or female?

Male	1
Female	2

D2 What age group are you in?

Up to 25 yrs.	1
26 – 39 yrs.	2
40 – 54 yrs.	3
55+ yrs.	4

D3 What suburb do you live in?

Burswood	1
East Perth	2
Maylands	3
Mt Lawley	4
Perth	5
Victoria Park	6
Lathlain	7

D4 Which of the following forms of phone contact do you have? _____ MR

Mobile phone	1
Home land line (incl NBN) for internet with no phone service	2
Home landline (incl NBN) that is used for internet AND phone calls	3
Home landline (incl NBN) for phone calls only	4
OTHER (SPECIFY)	5

D5 To make sure we can contact you again if you are the winner of the iPad AIR or smartphone, can you please record your best phone contact number?

CLOSE:

Thank you for completing the survey. Your feedback is greatly appreciated. Remember, under Federal Privacy laws, your responses to this survey are confidential and your individual responses will not be identified. If you have any questions or concerns please contact Keith Patterson on 93642322 or via email keith@marketresearch.com.au



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Appendix B

Data Tables



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<u>Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Road Closures for events by Main Demographic Banner</u>
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Q11. Generally, how do you feel about open air events? by Main Demographic Banner
D4. Which of the following forms of phone contact do you have? - Coded by Main Demographic Banner

Survey**Completion**

Type - Coded	%	n
ONLINE	81%↑	461
CATI	19%↓	105
NET	100%↑	566
Column n	566	

Figure 1. Survey Completion Type - Coded

Total sample; Unweighted; base n = 566

Multiple comparison correction: False Discovery Rate (FDR) (p = 0.05)

D4. Which of the following forms of phone contact do you have? - Coded		Survey Completion Type - Coded		
		ONLINE	CATI	NET
Mobile phone	% within column	97%	95%	96%
	n	441	99	540
Home land line (incl NBN) for internet with no phone service	% within column	23%	21%	23%
	n	92	16	108
Home landline (incl NBN) that is used for internet AND phone calls	% within column	28%↓	45%↑	32%
	n	161	53	214
Home landline (incl NBN) for phone calls only	% within column	2%↓	7%↑	3%
	n	14	11	25
Other (Please specify)	% within column	0%	0%	0%
	n	3	0	3
NET	% within column	100%	100%	100%
	n	461	105	566
NET voice landline	% within column	30%↓	51%↑	34%
	n	174	63	237
Column n		461	105	566

Figure 2. D4. Which of the following forms of phone contact do you have? - Coded by Survey Completion Type - Coded

Total sample; Weight: Weight; base n = 566; effective sample size = 488 (86%)

Multiple comparison correction: False Discovery Rate (FDR) (p = 0.05)

Sample Profile		
	%	n
Gender		
Male	50%	284
Female	50%	282
Age Group		
18-39 Years	34%↓	191
40 Years+	66%↑	375
NET	100%↑	566
Column n	566	

Figure 3. Sample Profile (Unweighted)

Total sample; Unweighted; base n = 566

Multiple comparison correction: False Discovery Rate (FDR) ($p = 0.05$)

Sample Profile		
	%	n
Gender		
Male	52%	284
Female	48%	282
Age Group		
18-39 Years	55%+	191
40 Years+	45%+	375
NET	100%↑	566
Column n	566	

Figure 4. Sample Profile (Weighted)

Total sample; Weight: Weight; base n = 566; effective sample size = 448 (79%)

Multiple comparison correction: False Discovery Rate (FDR) ($p = 0.05$)

		Main Demographic Banner										
		Location				Gender		Age Group		Orientation		
			Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
Main Demographic Banner		NET										
NET	% within column	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n	566	250	191	125	284	282	191	375	142	124	300
Location												
Vic Park	% within column	44%	100%↑	0%↓	0%↓	44%	45%	48%	42%	63%↑	32%+	40%
	n	250	250	0	0	124	126	91	159	90	40	120
Maylands	% within column	34%	0%↓	100%↑	0%↓	33%	34%	35%	33%	15%↓	34%	43%↑
	n	191	0	191	0	95	96	67	124	21	42	128
East Perth	% within column	22%	0%↓	0%↓	100%↑	23%	21%	17%	25%	22%	34%↑	17%+
	n	125	0	0	125	65	60	33	92	31	42	52
Gender												
Male	% within column	50%	50%	50%	52%	100%↑	0%↓	47%	52%	53%	52%	48%
	n	284	124	95	65	284	0	89	195	75	65	144
Female	% within column	50%	50%	50%	48%	0%↓	100%↑	53%	48%	47%	48%	52%
	n	282	126	96	60	0	282	102	180	67	59	156
Age Group												
18-39 Years	% within column	34%	36%	35%	26%	31%	36%	100%↑	0%↓	25%+	36%	37%
	n	191	91	67	33	89	102	191	0	36	45	110
40+ Years	% within column	66%	64%	65%	74%	69%	64%	0%↓	100%↑	75%+	64%	63%
	n	375	159	124	92	195	180	0	375	106	79	190
Orientation												
Clear Stadium View	% within column	25%	36%↑	11%↓	25%	26%	24%	19%+	28%+	100%↑	0%↓	0%↓
	n	142	90	21	31	75	67	36	106	142	0	0
Partial Stadium View	% within column	22%	16%+	22%	34%↑	23%	21%	24%	21%	0%↓	100%↑	0%↓
	n	124	40	42	42	65	59	45	79	0	124	0
No Stadium View	% within column	53%	48%	67%↑	42%+	51%	55%	58%	51%	0%↓	0%↓	100%↑
	n	300	120	128	52	144	156	110	190	0	0	300
Column n		566	250	191	125	284	282	191	375	142	124	300

Figure 5. Main Demographic Banner by Main Demographic Banner

Total sample; Unweighted; base n = 566

Multiple comparison correction: False Discovery Rate (FDR) (p = 0.05)

		Main Demographic Banner										
		Location				Gender		Age Group		Orientation		
			Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
Main Demographic Banner		NET										
NET	% within column	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n	566	250	191	125	284	282	191	375	142	124	300
Location												
Vic Park	% within column	53%	100%↑	0%↓	0%↓	53%	52%	50%	55%	70%↑	45%	48%
	n	250	250	0	0	124	126	91	159	90	40	120
Maylands	% within column	28%	0%↓	100%↑	0%↓	28%	29%	28%	28%	13%↓	27%	36%↑
	n	191	0	191	0	95	96	67	124	21	42	128
East Perth	% within column	19%	0%↓	0%↓	100%↑	19%	19%	21%	16%	17%	29%↑	16%
	n	125	0	0	125	65	60	33	92	31	42	52
Gender												
Male	% within column	52%	52%	51%	53%	100%↑	0%↓	52%	52%	52%	57%	50%
	n	284	124	95	65	284	0	89	195	75	65	144
Female	% within column	48%	48%	49%	47%	0%↓	100%↑	48%	48%	48%	43%	50%
	n	282	126	96	60	0	282	102	180	67	59	156
Age Group												
18-39 Years	% within column	55%	53%	55%	62%	55%	56%	100%↑	0%↓	44%↑	63%	58%
	n	191	91	67	33	89	102	191	0	36	45	110
40+ Years	% within column	45%	47%	45%	38%	45%	44%	0%↓	100%↑	56%↑	37%	42%
	n	375	159	124	92	195	180	0	375	106	79	190
Orientation												
Clear Stadium View	% within column	25%	33%↑	11%↓	22%	25%	24%	19%↑	31%↑	100%↑	0%↓	0%↓
	n	142	90	21	31	75	67	36	106	142	0	0
Partial Stadium View	% within column	22%	19%	21%	33%↑	24%	20%	25%	19%	0%↓	100%↑	0%↓
	n	124	40	42	42	65	59	45	79	0	124	0
No Stadium View	% within column	53%	48%	68%↑	45%	51%	56%	56%	50%	0%↓	0%↓	100%↑
	n	300	120	128	52	144	156	110	190	0	0	300
Column n		566	250	191	125	284	282	191	375	142	124	300

Figure 6. Main Demographic Banner by Main Demographic Banner
 Total sample; Weight: Weight; base n = 566; effective sample size = 446 (79%)
 Multiple comparison correction: False Discovery Rate (FDR) (p = 0.05)

Q1. Can you firstly tell us if you can see the Perth Stadium from your residence?	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
		Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	NET	%	%	%	%	%	%	%	%	%	%
Yes a clear view	25%	33%↑	11%↓	22%	25%	24%	19%↓	31%↑	100%↑	0%↓	0%↓
Yes a partly obstructed view	22%	19%	21%	33%↑	24%	20%	25%	19%	0%↓	100%↑	0%↓
No view of Perth Stadium from my property	53%	48%	68%↑	45%	51%	56%	56%	50%	0%↓	0%↓	100%↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 7. Q1. Can you firstly tell us if you can see the Perth Stadium from your residence? by Main Demographic Banner

Total sample; Weight: Weight; base n = 566; effective sample size = 446 (79%)

Multiple comparison correction: False Discovery Rate (FDR) (p = 0.

Q2. How much do you value the following attributes of living near to the City and/or Burswood Peninsula?				
	Being close to	entertainment centres in the CBD for work/shopping	Having easy access to open air events held in nearby spaces	Having neighbouring shops, cafes and restaurants nearby
	%	%	%	%
I don't value it	2%	4%	5%↑	1%↓
I could take it or leave it	7%↓	12%	18%↑	6%↓
It's a positive	40%↓	58%	62%↑	55%
It's one of the main reasons I choose to be here	51%↑	26%↓	14%↓	39%↑
NET	100%	100%	100%	100%
NET POSITIVE	91%↑	84%	77%↓	94%↑
Column n	566	566	566	566

Figure 8. Q2. How much do you value the following attributes of living near to the City and/or Burswood Peninsula?

Total sample; Weight: Weight; base n = 566; effective sample size = 446 (79%)

Multiple comparison correction: False Discovery Rate (FDR) (p = 0.05)

Q2a. How much do you value the following attributes of living near to the City and/or Burswood Peninsula? - Being close to the CBD for work/shopping	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
I don't value it	2%	2%	1%	1%	1%	2%	0%	3%	2%	2%	1%
I could take it or leave it	7%	9%	4%	9%	6%	9%	6%	10%	11%	6%	6%
It's a positive	40%	43%	44%	30%	41%	40%	36%	46%	36%	37%	44%
It's one of the main reasons I choose to be here	51%	46%	51%	61%	52%	49%	58%+	42%+	51%	54%	49%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET POSITIVE	91%	89%	95%	91%	93%	89%	94%	88%	87%	92%	93%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 9. Q2a. How much do you value the following attributes of living near to the City and/or Burswood Peninsula? - Being close to the CBD for work/shopping by Main Demographic Banner
Total sample; Weight; base n = 566; effective sample size = 455 (80%)

Q2a. How much do you value the following attributes of living near to the City and/or Burswood Peninsula? - Being close to entertainment centres in the CBD or Burswood (Crown)	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
I don't value it	4%	4%	1%	6%	4%	3%	4%	3%	3%	6%	3%
I could take it or leave it	12%	9%	17%	15%	14%	11%	11%	14%	13%	11%	13%
It's a positive	58%	60%	56%	54%	55%	60%	53%	63%	55%	53%	61%
It's one of the main reasons I choose to be here	26%	27%	26%	25%	27%	25%	32% ⁺	19% ⁺	29%	30%	23%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET POSITIVE	84%	87%	82%	79%	82%	85%	85%	82%	84%	83%	84%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 10. Q2a. How much do you value the following attributes of living near to the City and/or Burswood Peninsula? - Being close to entertainment centres in the CBD or Burswood (Crown) by Main Demographic Banner

Total sample; Weight: Weight; base n = 566; effect

Q2a. How much do you value the following attributes of living near to the City and/or Burswood Peninsula? - Having easy access to open air events held in nearby open spaces	Main Demographic Banner										
	Location			Gender		Age Group			Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
I don't value it	5%	6%	2%	5%	5%	4%	2%	8%	6%	6%	3%
I could take it or leave it	18%	17%	17%	25%	18%	19%	17%	20%	23%	18%	17%
It's a positive	62%	63%	65%	57%	64%	61%	66%	58%	51%	60%	69%
It's one of the main reasons I choose to be here	14%	14%	15%	14%	14%	16%	15%	14%	20%	17%	11%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET POSITIVE	77%	77%	80%	70%	77%	77%	81%	72%	71%	76%	80%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 11. Q2a. How much do you value the following attributes of living near to the City and/or Burswood Peninsula? - Having easy access to open air events held in nearby open spaces by Main Demographic Banner
Total sample; Weight: Weight; base n = 566; effective

Q2a. How much do you value the following attributes of living near to the City and/or Burswood Peninsula? - Having neighbourhood shops, cafes and restaurants nearby	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
I don't value it	1%	1%	0%	0%	0%	1%	0%	1%	2%+	0%	0%
I could take it or leave it	6%	7%	4%	4%	7%	4%	6%	6%	6%	4%	6%
It's a positive	55%	59%	47%	53%	51%	59%	48%+	63%+	52%	59%	54%
It's one of the main reasons I choose to be here	39%	33%+	49%+	43%	41%	37%	46%+	30%+	40%	37%	39%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET POSITIVE	94%	92%	96%	96%	92%	96%	94%	94%	92%	96%	94%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 12. Q2a. How much do you value the following attributes of living near to the City and/or Burswood Peninsula? - Having neighbourhood shops, cafes and restaurants nearby by Main Demographic Banner
Total sample; Weight; base n = 566; effective sample

Q3A. What else do you value about your immediate neighbourhood? - Coded	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Close proximity to the River and river-based activities	27%	20%*	39%+	28%	26%	28%	28%	26%	24%	28%	28%
Close proximity to major public transport options (e.g. train/bus stations)	25%	21%	22%	38%	20%	30%	26%	23%	20%	27%	26%
Close proximity to open spaces/parks/different nature attractions	22%	19%	28%	21%	20%	23%	21%	22%	25%	21%	20%
Access to bikepaths, walkways and outdoor leisure activities	18%	12%	26%	22%	16%	20%	17%	19%	18%	19%	17%
Friendly, supportive and respectful community and culture	18%	19%	22%	10%	15%	22%	17%	19%	12%	23%	19%
Peace and quiet and relaxing environment	17%	16%	18%	19%	20%	14%	16%	19%	17%	23%	14%
Close proximity/access to major roads such as freeways and highways	13%	16%	7%	13%	12%	13%	12%	13%	12%	10%	14%
Close proximity to the city/CBD	12%	11%	9%	17%	10%	13%	11%	12%	8%	16%	11%
Easy/close access to range of shops/food outlets	9%	8%	11%	6%	6%	11%	9%	8%	8%	4%	11%
Easy access to crucial public services/ day-to-day services	8%	7%	9%	5%	9%	6%	5%	10%	5%	9%	8%
Enjoyable views and scenery	8%	12%+	2%	5%	9%	6%	6%	10%	22%†	8%	1%↓
Safety and security for both individual and family	6%	5%	8%	6%	7%	6%	5%	7%	6%	8%	5%
Easy access to reach the Airport	7%	10%	4%	5%	7%	7%	8%	6%	9%	8%	6%
Easy access to major festival and entertainment attractions	6%	9%	4%	2%	5%	8%	6%	7%	9%	5%	5%
Easy access/close proximity to major sporting grounds and events	5%	7%	3%	5%	5%	6%	4%	7%	8%	4%	5%
Enjoyable atmosphere and character/lifestyle of the region	4%	3%	2%	7%	4%	3%	3%	4%	4%	2%	4%
Close proximity/easy access to work	4%	5%	2%	2%	4%	3%	4%	3%	5%	3%	3%
Unique design/character/ architecture of buildings	3%	3%	5%	0%	3%	3%	3%	3%	1%	4%	4%
Overall area clean and tidy and well-maintained	3%	4%	2%	4%	5%	1%	4%	2%	2%	7%	2%
No issues with excess traffic or noise	2%	1%	2%	4%	3%	1%	2%	2%	1%	2%	2%
Proximity to good quality education (schools, universities etc.)	2%	2%	1%	0%	1%	2%	1%	2%	2%	2%	2%
Good pricing and value of houses in the region	1%	2%	0%	0%	2%	0%	0%	2%	2%	0%	1%
Close to family members and close friends	1%	1%	0%	0%	0%	2%	0%	1%	2%	0%	0%
Good councils and planning group efforts	1%	1%	0%	0%	0%	1%	0%	1%	0%	0%	1%
Ease of access to free parking	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%
Other (Specify)	6%	8%	4%	5%	6%	7%	7%	5%	10%	8%	4%
Nothing specific/No other major reasons	2%	3%	2%	0%	2%	1%	2%	2%	1%	1%	2%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 13. Q3A. What else do you value about your immediate neighbourhood? - Coded by Main Demographic
Banner

Total sample; Weight: Weight; base n = 566; effective sample size = 461 (81%)

Multiple comparison correction: False Discovery Rate (FDR) ($p = 0.05$)



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Q38. Can you list any negatives about living in your neighbourhood? - Coded	Main Demographic Banner												
	Location			Gender			Age Group						
	NET	Uc	Mayle-	East	Female	18-24	25-34	35-44	45-54	55-64	65+	Don't know	
	%	%	%	%	%	%	%	%	%	%	%	%	
No/None/No major negatives	28%	21%	30%	19%	26%	24%	24%	22%	27%	19%	20%		
Crime/Threat/Violence in the area	16%	20%	8%	5%	20%	27%	18%	12%	12%	14%	10%		
Too much traffic/congestion/slowing on the roads nearby	14%	11%	16%	10%	12%	10%	12%	17%	7%	12%	17%		
Anti social/behaviour and alcohol or drug related problems	12%	10%	15%	11%	8%	10%	12%	11%	11%	18%	10%		
Excessive noise from traffic/public transport services	11%	9%	9%	10%	10%	12%	14%	6%	7%	12%	12%		
Not enough parking in the area	11%	13%	5%	14%	9%	12%	10%	12%	11%	12%	10%		
Lack of good groceries/food shopping	8%	8%	2%	6%	8%	6%	6%	6%	10%	7%	4%		
Excessive noise from roadworks and building development	5%	7%	1%	4%	4%	6%	4%	6%	14%	4%	1%		
Excessive noise from entertainment venues major events (including the new Stadium)	5%	6%	4%	4%	2%	7%	4%	6%	10%	3%	3%		
Quality of housing and general infrastructure is poor	5%	5%	4%	1%	3%	3%	3%	3%	1%	4%	7%		
General living areas too congested and crowded/over populated	3%	4%	3%	1%	4%	3%	3%	3%	0%	6%	3%		
Concerns with homelessness/street begging	3%	1%	0%	4%	2%	2%	4%	2%	1%	5%	4%		
Lack of good restaurants/bars/social venues	3%	3%	2%	3%	3%	3%	3%	3%	2%	5%	2%		
Excessive crowding and congestion from major festivals and entertainment events	3%	2%	1%	1%	1%	2%	0%	3%	3%	0%	1%		
Littering/Refuse/ negative environmental impact	2%	2%	2%	0%	1%	2%	2%	2%	2%	4%	1%		
Parking too expensive	2%	0%	0%	0%	1%	0%	2%	1%	1%	2%	1%		
Issues with illegal parking and damage to property from illegal vehicle activity	2%	3%	3%	0%	2%	3%	2%	3%	4%	3%	2%		
Council performance is poor with maintenance and planning	2%	2%	2%	2%	2%	2%	2%	3%	1%	1%	0%		
Excessive development taking scenery and atmosphere	2%	2%	2%	1%	1%	2%	0%	4%	4%	0%	2%		
Noise from Airport/Planes flying overhead	1%	2%	0%	0%	1%	1%	1%	1%	0%	0%	2%		
Lack of retail shopping nearby close by	1%	0%	0%	2%	1%	0%	2%	1%	1%	0%	1%		
Excessive crowding and congestion from too many major sporting events	1%	1%	1%	2%	0%	2%	2%	1%	1%	0%	1%		
Distance from work/school/training facilities is too far/ too difficult	1%	0%	1%	2%	1%	1%	1%	0%	0%	0%	1%		
Too difficult to access activities/venues further North and South of the river	1%	1%	1%	0%	0%	1%	0%	1%	0%	0%	1%		
Public transport is not easy to access/unsuitable	1%	1%	0%	0%	1%	2%	0%	3%	3%	1%	1%		
Lack of retail services such as GP's, Dentists, Banks, Post Office, Medical specialists etc.	1%	0%	1%	0%	0%	1%	1%	0%	1%	0%	0%		
Internet and NBN and mobile reception/connection issues	1%	1%	2%	2%	2%	0%	2%	3%	1%	1%	2%		
Council and other rates and fees too high	1%	1%	1%	2%	1%	2%	2%	1%	0%	0%	2%		
Lowering of land and housing prices/wages	1%	1%	1%	0%	1%	0%	0%	1%	1%	0%	1%		
Streets and overall area too dirty/untidy/not well maintained	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%		
Too much traffic/congestion on the roads nearby	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Lack of social community activities/facilities/ neighbour environment	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%		
Mosquito bites and stings	0%	0%	1%	0%	1%	0%	0%	0%	0%	0%	0%		
Other (Specify)	3%	2%	4%	0%	2%	1%	3%	3%	2%	4%	2%		
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Column n	966	250	191	121	281	282	191	371	142	124	300		

Figure 14. Q3B. Can you list any negatives about living in your neighbourhood? - Coded by Main Demographic Banner

Total sample; Weight: Weight; base n = 566; effective sample size = 461 (81%)

Multiple comparison correction: False Discovery Rate (FDR) (p = 0.05)

Q4. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you?					
	Constr- uction noise or dust	Traffic noise / conges- tion	Road Closu- res for events	Music festi- vals (h- eld ov- er multi- ple eveni- ngs)	Music conce- rts (ov- er a single eveni- ng)
	%	%	%	%	%
Hardly Noticed	31%↓	36%↓	36%↓	71%↑	73%↑
A minor irritation	36%↑	37%↑	38%↑	19%↓	22%↓
Quite irritating	19%↑	14%	15%↑	6%↓	3%↓
A major irritation	14%↑	13%↑	10%	4%↓	2%↓
NET	100%	100%	100%	100%	100%
NET MAJOR	33%↑	26%↑	25%↑	10%↓	5%↓
NET MINOR	67%↓	74%↓	75%↓	90%↑	95%↑
Column n	566	566	566	566	566

Figure 15. Q4. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you?

Total sample; Weight: Weight; base n = 566; effective sample size = 450 (79%)

Multiple comparison correction: False Discovery Ra

Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Construction noise or dust	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Hardly Noticed	31%	20%↓	50%↑	31%	32%	30%	30%	33%	16%↓	22%	42%↑
A minor irritation	36%	36%	38%	35%	40%	32%	40%	31%	38%	35%	36%
Quite irritating	19%	24%↑	9%↓	20%	17%	22%	22%	16%	22%	26%	15%
A major irritation	14%	20%↑	2%↓	14%	11%	16%	9%↓	20%↑	25%↑	17%	7%↓
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET MAJOR	33%	44%↑	11%↓	34%	28%	38%	30%	36%	46%↑	43%	23%↓
NET MINOR	67%	56%↓	89%↑	66%	72%	62%	70%	64%	54%↓	57%	77%↑
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 16. Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Construction noise or dust by Main Demographic Banner
Total sample; Weight; base n = 566; effective sample size = 446

Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Traffic noise / congestion	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Hardly Noticed	36%	34%	39%	37%	39%	33%	36%	36%	43%	37%	32%
A minor irritation	37%	39%	37%	32%	38%	37%	39%	35%	29%	37%	41%
Quite irritating	14%	11%	15%	17%	12%	15%	12%	15%	14%	10%	15%
A major irritation	13%	15%	8%	14%	11%	15%	12%	14%	14%	15%	11%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET MAJOR	26%	26%	24%	31%	23%	30%	24%	29%	28%	25%	26%
NET MINOR	74%	74%	76%	69%	77%	70%	76%	71%	72%	75%	74%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 17. Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Traffic noise / congestion by Main Demographic Banner
Total sample; Weight: Weight; base n = 566; effective sample size = 448

Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Road Closures for events	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Hardly Noticed	36%	33%	44%	35%	38%	35%	39%	33%	28%	26%	44%↑
A minor irritation	38%	36%	43%	36%	42%	34%	37%	40%	39%	39%	38%
Quite irritating	15%	19%	9%	13%	11%	20%	17%	13%	19%	24%	10%↓
A major irritation	10%	12%	4%↓	15%	9%	11%	7%	14%	14%	12%	8%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET MAJOR	25%	31%	13%↓	28%	20%	31%	24%	27%	32%	36%	18%↓
NET MINOR	75%	69%	87%↑	72%	80%	69%	76%	73%	68%	64%	82%↑
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 18. Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Road Closures for events by Main Demographic Banner
 Total sample; Weight: Weight; base n = 566; effective sample size = 444 (

Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Music festivals (held over multiple evenings)	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Hardly Noticed	71%	70%	76%	65%	72%	70%	80%↑	60%↓	59%↓	70%	76%↓
A minor irritation	19%	19%	15%	25%	18%	20%	17%	22%	23%	20%	17%
Quite irritating	6%	6%	6%	6%	5%	7%	2%↓	11%↑	6%	7%	6%
A major irritation	4%	5%	3%	3%	4%	4%	1%↓	8%↑	12%↑	3%	1%↓
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET MAJOR	10%	11%	9%	9%	10%	11%	4%↓	18%↑	18%↑	10%	7%↓
NET MINOR	90%	89%	91%	91%	90%	89%	96%↑	82%↓	82%↓	90%	93%↑
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 19. Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Music festivals (held over multiple evenings) by Main Demographic Banner
Total sample; Weight: Weight; base n = 566; effective

Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Music concerts (over a single evening)	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Hardly Noticed	73%	72%	77%	69%	76%	70%	79%↑	66%↓	67%	74%	75%
A minor irritation	22%	21%	20%	28%	20%	23%	20%	24%	20%	21%	23%
Quite irritating	3%	5%	3%	1%	2%↓	5%↑	1%↓	6%↑	8%↑	3%	2%↓
A major irritation	2%	2%	1%	2%	2%	2%	0%↓	4%↑	5%↑	2%	0%↓
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET MAJOR	5%	7%	3%	3%	3%	7%	1%↓	10%↑	13%↑	5%	2%↓
NET MINOR	95%	93%	97%	97%	97%	93%	99%↑	90%↓	87%↓	95%	98%↑
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 20. Q4a. Can you indicate to what extent you have found the following aspects of living near the city to be an irritation to you? - Music concerts (over a single evening) by Main Demographic Banner
Total sample; Weight: Weight; base n = 566; effective sample

Q5. How acceptable to you is it for Perth Stadium to hold concerts and similar events to finish at 11:00pm on Sunday to Thursday?	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Totally acceptable to me	45%	47%	44%	43%	46%	44%	54%↑	35%↓	30%↓	44%	52%↑
Quite acceptable to me	34%	35%	35%	30%	36%	33%	31%	38%	41%	30%	33%
Quite unacceptable to me	11%	9%	11%	15%	10%	11%	7%	15%	14%	9%	9%
Totally unacceptable to me	7%	7%	7%	6%	6%	8%	4%	10%	12%	9%	4%↓
Don't Know	3%	2%	3%	5%	3%	4%	4%	3%	3%	7%	2%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET HIGH ACCEPTANCE	79%	82%	79%	73%	82%	77%	85%↑	73%↓	71%	75%	85%↑
NET LOW ACCEPTANCE	17%	16%	18%	21%	16%	19%	12%↓	24%↑	26%↑	18%	13%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 21. Q5. How acceptable to you is it for Perth Stadium to hold concerts and similar events to finish at 11:00pm on Sunday to Thursday? by Main Demographic Banner
 Total sample; Weight: Weight; base n = 566; effective sample size = 467 (83%)
 Multiple comparison

Q6. And for weekends – Friday and Saturday nights- How acceptable to you is it for Perth Stadium to hold concerts and similar events to finish at 11:00pm on Friday or Saturday night?	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Totally acceptable to me	60%	60%	61%	58%	60%	60%	72%↑	45%↓	42%↓	59%	68%↑
Quite acceptable to me	29%	27%	28%	34%	29%	28%	22%↓	37%↑	38%	31%	24%↓
Quite unacceptable to me	4%	5%	4%	4%	5%	4%	2%↓	8%↑	8%	3%	3%
Totally unacceptable to me	5%	6%	5%	3%	4%	6%	3%	7%	11%↑	4%	3%
Don't Know	2%	2%	3%	1%	2%	2%	2%	2%	1%	4%	2%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET HIGH ACCEPTANCE	88%	87%	89%	92%	89%	88%	94%↑	82%↓	80%↓	90%	92%
NET LOW ACCEPTANCE	10%	11%	9%	7%	9%	10%	5%↓	15%↑	19%↑	7%	6%↓
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 22. Q6. And for weekends – Friday and Saturday nights- How acceptable to you is it for Perth Stadium to hold concerts and similar events to finish at 11:00pm on Friday or Saturday night? by Main Demographic Banner
 Total sample; Weight: Weight; base n = 566;

Q7. It is not possible this year, but in future Perth Stadium may hold a New Year's Eve concert. How interested would you be in attending a New Year's Eve concert at Perth Stadium?	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Very interested	31%	35%	26%	27%	31%	31%	36% ⁺	24% ⁺	40%	30%	27%
Quite interested	37%	37%	38%	35%	40%	34%	40%	32%	32%	40%	38%
Not very interested	18%	16%	21%	20%	18%	19%	15%	22%	14%	18%	20%
Not interested at all	11%	11%	11%	9%	9%	13%	5% [↓]	18% [↑]	12%	8%	11%
Don't Know	3%	1% ⁺	4%	10% ⁺	3%	4%	4%	3%	1%	4%	4%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET HIGH INTEREST	68%	72%	64%	62%	71%	65%	77% [↑]	57% [↓]	72%	69%	65%
NET LOW INTEREST	29%	27%	32%	29%	27%	31%	20% [↓]	40% [↑]	26%	27%	31%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 23. Q7. It is not possible this year, but in future Perth Stadium may hold a New Year's Eve concert. How interested would you be in attending a New Year's Eve concert at Perth Stadium? by Main Demographic Banner

Total sample; Weight: Weight; base n = 566; e

Q8.Regardless of whether you personally would be interested in a New Year's Concert at Perth Stadium, what time do you think would be reasonable for a New Year's concert at Perth Stadium to finish?	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Before 11:00pm	3%	4%	1%	5%	2%	5%	2%	4%	6%	3%	2%
11:00pm	1%	1%	1%	1%	1%	1%	0%	2%	2%	0%	1%
11.30pm	1%	1%	1%	0%	0%	1%	0%	1%	1%	1%	1%
12.00am	3%	4%	2%	3%	2%	5%	3%	4%	5%	5%	2%
12.30am	21%	20%	20%	26%	18%	24%	15% ⁺	28% ⁺	24%	24%	18%
1am	43%	39%	53%	41%	42%	45%	39%	49%	42%	40%	45%
After 1 am	27%	31%	23%	24%	36% ⁺	18% ⁺	40% ⁺	12% ⁺	20%	27%	31%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET 12.30 am or later	92%	90%	95%	91%	96% ⁺	88% ⁺	94%	89%	87%	91%	94%
NET 1 am or later	71%	70%	76%	65%	78% ⁺	63% ⁺	79% ⁺	61% ⁺	62%	67%	76%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 24. Q8.Regardless of whether you personally would be interested in a New Year's Concert at Perth Stadium, what time do you think would be reasonable for a New Year's concert at Perth Stadium to finish? by Main Demographic Banner
Total sample; Weight: Weight

Q8a. And what about other one-off events such as an Australia Day Concert?	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
		Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	NET	%	%	%	%	%	%	%	%	%	%
Before 11:00pm	18%	19%	14%	23%	16%	21%	12%↓	26%↑	27%↑	18%	14%
11:00pm	29%	28%	29%	34%	31%	28%	24%↓	37%↑	33%	35%	25%
11.30pm	6%	6%	7%	3%	2%↓	10%↑	6%	6%	5%	5%	7%
12.00am	20%	18%	24%	19%	22%	18%	22%	17%	19%	18%	21%
12.30am	6%	6%	5%	4%	4%	7%	7%	4%	4%	4%	7%
1am	12%	12%	13%	10%	13%	10%	15%	8%	6%	12%	14%
After 1 am	9%	11%	7%	8%	12%	6%	14%↑	3%↓	7%	8%	11%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET 11 pm or later	82%	81%	86%	77%	84%	79%	88%↑	74%↓	73%↓	82%	86%
NET 12 Midnight or later	46%	46%	50%	40%	51%	41%	58%↑	31%↓	36%	42%	53%↑
NET 12.30 am or later	27%	29%	26%	22%	30%	23%	36%↑	15%↓	17%	23%	32%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 25. Q8a. And what about other one-off events such as an Australia Day Concert? by Main Demographic Banner

Total sample; Weight: Weight; base n = 566; effective sample size = 438 (77%)

Multiple comparison correction: False Discovery Rate (FDR) (p = 0.05)

Q9. Can you indicate how many evening outdoor concerts and the like in total do you feel it would be reasonable to hold at Perth Stadium over 12 months?	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
	NET	Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
NONE AT ALL	2%	4%↑	0%	0%	2%	2%	0%↓	4%↑	5%↑	2%	1%
1 – 2	1%	1%	1%	0%	1%	1%	0%	2%	0%	1%	1%
3	1%	1%	1%	3%	1%	2%	1%	2%	2%	3%	1%
4	2%	2%	3%	2%	1%↓	4%↑	1%	4%	2%	4%	2%
5	3%	3%	3%	4%	1%↓	5%↑	3%	4%	6%	0%	3%
6	8%	4%	11%	12%	10%	6%	7%	9%	7%	9%	8%
7	1%	1%	2%	0%	0%	2%	1%	1%	2%	1%	1%
8	4%	6%	3%	2%	4%	5%	4%	5%	7%	5%	3%
9	1%	1%	2%	0%	0%	1%	1%	1%	1%	0%	1%
10	17%	20%	13%	13%	20%	14%	15%	19%	15%	13%	19%
More than 10	55%	55%	54%	57%	58%	51%	63%↑	45%↓	48%	54%	58%
Don't Know	5%	3%	8%	7%	2%↓	8%↑	5%	5%	6%	8%	3%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET 3 OR MORE	92%	93%	91%	92%	95%	90%	95%	89%	89%	89%	95%
NET 6 OR MORE	85%	87%	85%	83%	92%↑	78%↓	90%↑	80%↓	79%	82%	90%↑
NET 8 OR MORE	77%	81%	72%	71%	82%↑	71%↓	82%↑	70%↓	71%	72%	81%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 26. Q9. Can you indicate how many evening outdoor concerts and the like in total do you feel it would be reasonable to hold at Perth Stadium over 12 months? by Main Demographic Banner
Total sample; Weight; base n = 566; effective sample size = 486 (

Q10.What types of events are acceptable to you? If the Perth Stadium policy of concluding events at 11:00pm was strictly enforced, how many of each of the following event categories would you find acceptable over the next 12 months?			
	Music Concerts (single stage events)	Monster Trucks	Car or motor bike events
	%	%	%
NONE AT ALL	2%↓	26%↑	23%↑
1-2	2%↓	39%↑	35%↑
Three	3%↓	9%	10%↓
Four	5%	6%	7%
Five	4%	3%	4%
Six	13%↑	4%*	4%*
Seven	2%*	0%	0%*
Eight	8%↑	0%↓	1%*
Nine	1%	0%	1%
Ten	61%↑	13%↓	14%↓
NET	100%	100%	100%
NET THREE OR MORE	96%↑	35%↓	42%↓
NET SIX OR MORE	84%↑	18%↓	19%↓
NET EIGHT OR MORE	70%↑	13%↓	15%↓
Column n	566	566	566

Figure 27. Q10.What types of events are acceptable to you? If the Perth Stadium policy of concluding events at 11:00pm was strictly enforced, how many of each of the following event categories would you find acceptable over the next 12 months?
Total sample; Wei

Q10.What types of events are acceptable to you? If the Perth Stadium policy of concluding events at 11:00pm was strictly enforced, how many of each of the following event categories would you find acceptable over the next 12 months?			
	Music Concerts (single stage events)	Monster Trucks	Car or motor bike events
	%	%	%
NONE AT ALL	3%↓	24%↑	22%*
1-2	2%↓	36%↑	32%↑
Three	2%↓	11%	10%
Four	6%	7%	9%
Five	5%	3%	5%
Six	9%*	3%	3%
Seven	2%*	0%	0%
Eight	6%↑	0%	0%*
Nine	1%	0%	1%
Ten	63%↑	15%↓	17%↓
NET	100%	100%	100%
NET THREE OR MORE	95%↑	40%↓	45%↓
NET SIX OR MORE	82%↑	19%↓	22%↓
NET EIGHT OR MORE	70%↑	16%↓	18%↓
Column n	250	250	250

Figure 28. Q10.What types of events are acceptable to you? If the Perth Stadium policy of concluding events at 11:00pm was strictly enforced, how many of each of the following event categories would you find acceptable

over the next 12 months?
Filter: D3 E. Vic

Q10.What types of events are acceptable to you? If the Perth Stadium policy of concluding events at 11:00pm was strictly enforced, how many of each of the following event categories would you find acceptable over the next 12 months?			
	Music Concerts (single stage events)	Monster Trucks	Car or motor bike events
	%	%	%
NONE AT ALL	0%↓	31%↑	27%
1-2	1%↓	44%↑	36%
Three	4%	9%	13%
Four	3%	1%	6%
Five	2%	3%	4%
Six	18%↑	4%	5%
Seven	0%	0%	0%
Eight	13%↑	1%↓	1%↓
Nine	0%	0%	0%
Ten	58%↑	7%↓	9%↓
NET	100%	100%	100%
NET THREE OR MORE	99%↑	24%↓	37%↓
NET SIX OR MORE	89%↑	12%↓	14%↓
NET EIGHT OR MORE	71%↑	8%↓	9%↓
Column n	125	125	125

Figure 29. Q10.What types of events are acceptable to you? If the Perth Stadium policy of concluding events at 11:00pm was strictly enforced, how many of each of the following event categories would you find acceptable over the next 12 months?
Filter: D3 East P

Q10. What types of events are acceptable to you? If the Perth Stadium policy of concluding events at 11:00pm was strictly enforced, how many of each of the following event categories would you find acceptable over the next 12 months?			
	Music Concerts (single stage events)	Monster Trucks	Car or motor bike events
	%	%	%
NONE AT ALL	0%↓	26%↑	23%↑
1-2	4%↓	42%↑	39%↑
Three	2%↑	6%	9%
Four	6%	6%	5%
Five	5%	1%	4%
Six	14%↑	5%	5%
Seven	2%	1%	0%
Eight	8%↑	0%↑	1%
Nine	0%	0%	0%
Ten	59%↑	12%↓	12%↓
NET	100%	100%	100%
NET THREE OR MORE	96%↑	32%↓	38%↓
NET SIX OR MORE	84%↑	19%↓	19%↓
NET EIGHT OR MORE	67%↑	13%↓	14%↓
Column n	191	191	191

Figure 30. Q10. What types of events are acceptable to you? If the Perth Stadium policy of concluding events at 11:00pm was strictly enforced, how many of each of the following event categories would you find acceptable over the next 12 months?
Filter: D3 Maylan

Main Demographic Banner											
Q11. Generally, how do you feel about open air events?	Location				Gender		Age Group		Orientation		
		Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	%	%	%	%	%	%	%	%	%	%	%
Definitely support	58%	59%	57%	54%	58%	57%	66%↑	47%↓	55%	59%	58%
Tend to support	31%	28%	36%	30%	30%	31%	29%	33%	30%	28%	32%
Neither support or oppose	8%	7%	5%	13%	8%	7%	3%↑	13%↑	9%	7%	7%
Tend to oppose	2%	3%	2%	0%	2%	2%	1%	3%	1%	3%	2%
Definitely Oppose	1%	2%	1%	1%	1%	2%	0%↑	3%↑	3%	2%	0%
Don't Know	1%	0%	0%	2%	0%	1%	1%	0%	1%	1%	0%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET SUPPORT	88%	87%	93%	84%	89%	88%	95%↑	80%↓	85%	87%	90%
NET OPPOSE	3%	5%	2%	1%	3%	4%	1%↑	7%↑	4%	5%	2%
Column n	566	250	191	125	284	282	191	375	142	124	300

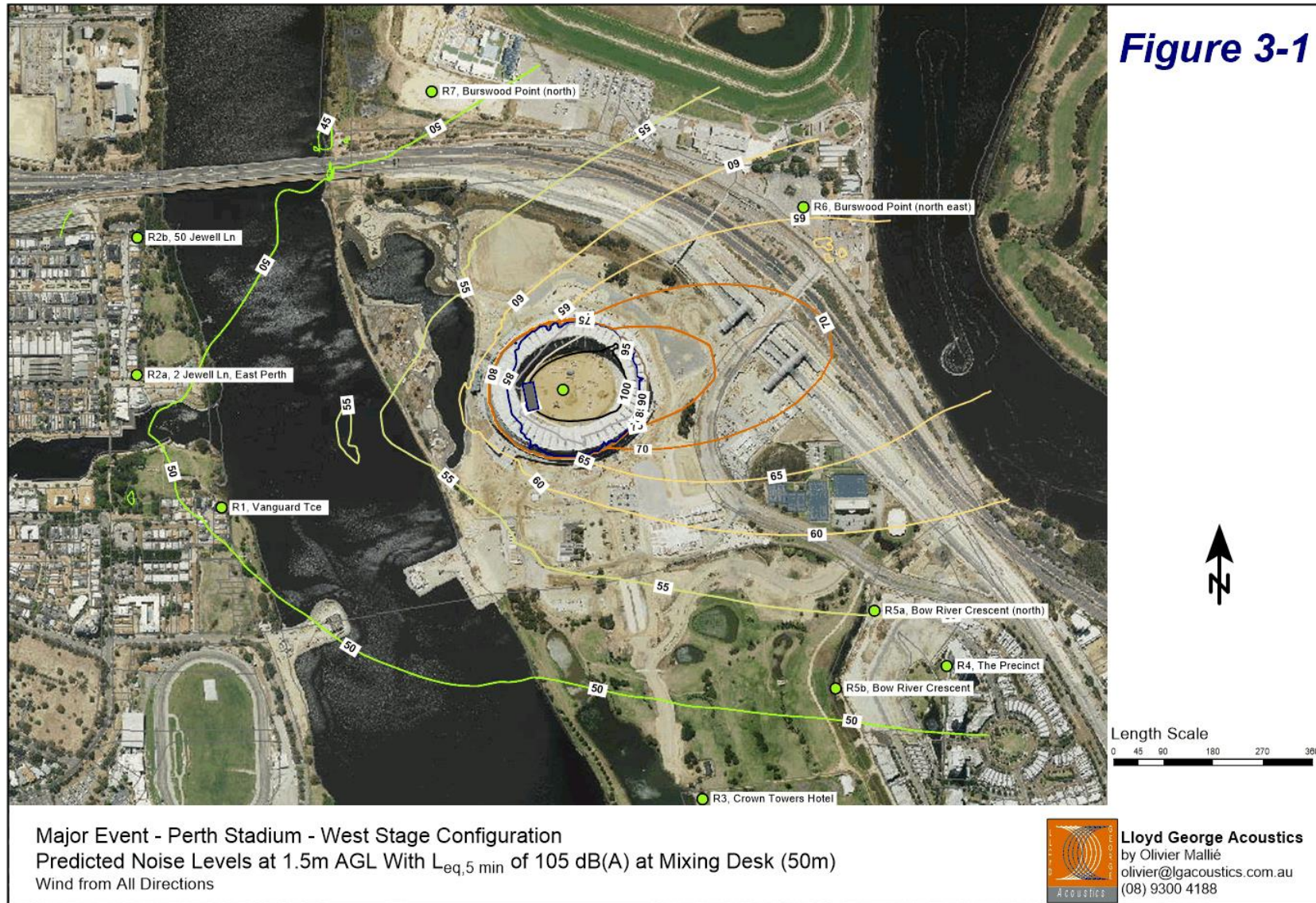
Figure 31. Q11. Generally, how do you feel about open air events? by Main Demographic Banner
Total sample; Weight: Weight; base n = 566; effective sample size = 486 (86%)
Multiple comparison correction: False Discovery Rate (FDR) (p = 0.05)

D4. Which of the following forms of phone contact do you have? - Coded	Main Demographic Banner										
	Location				Gender		Age Group		Orientation		
		Vic Park	Maylands	East Perth	Male	Female	18-39 Years	40+ Years	Clear Stadium View	Partial Stadium View	No Stadium View
	NET	%	%	%	%	%	%	%	%	%	%
Mobile phone	96%	95%	96%	99%	97%	96%	99%↑	93%↑	96%	98%	96%
Home land line (incl NBN) for internet with no phone service	23%	27%	20%	16%	27%	18%	29%↑	15%↑	24%	20%	23%
Home landline (incl NBN) that is used for internet AND phone calls	32%	29%	30%	40%	30%	33%	18%↓	48%↑	33%	30%	32%
Home landline (incl NBN) for phone calls only	3%	3%	4%	2%	2%	4%	0%↓	6%↑	2%	2%	4%
Other (Please specify)	0%	0%	1%	0%	0%	0%	0%	1%	1%	0%	0%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NET voice landline	34%	32%	33%	42%	32%	36%	18%↓	54%↑	34%	32%	35%
Column n	566	250	191	125	284	282	191	375	142	124	300

Figure 32. D4. Which of the following forms of phone contact do you have? - Coded by Main Demographic Banner

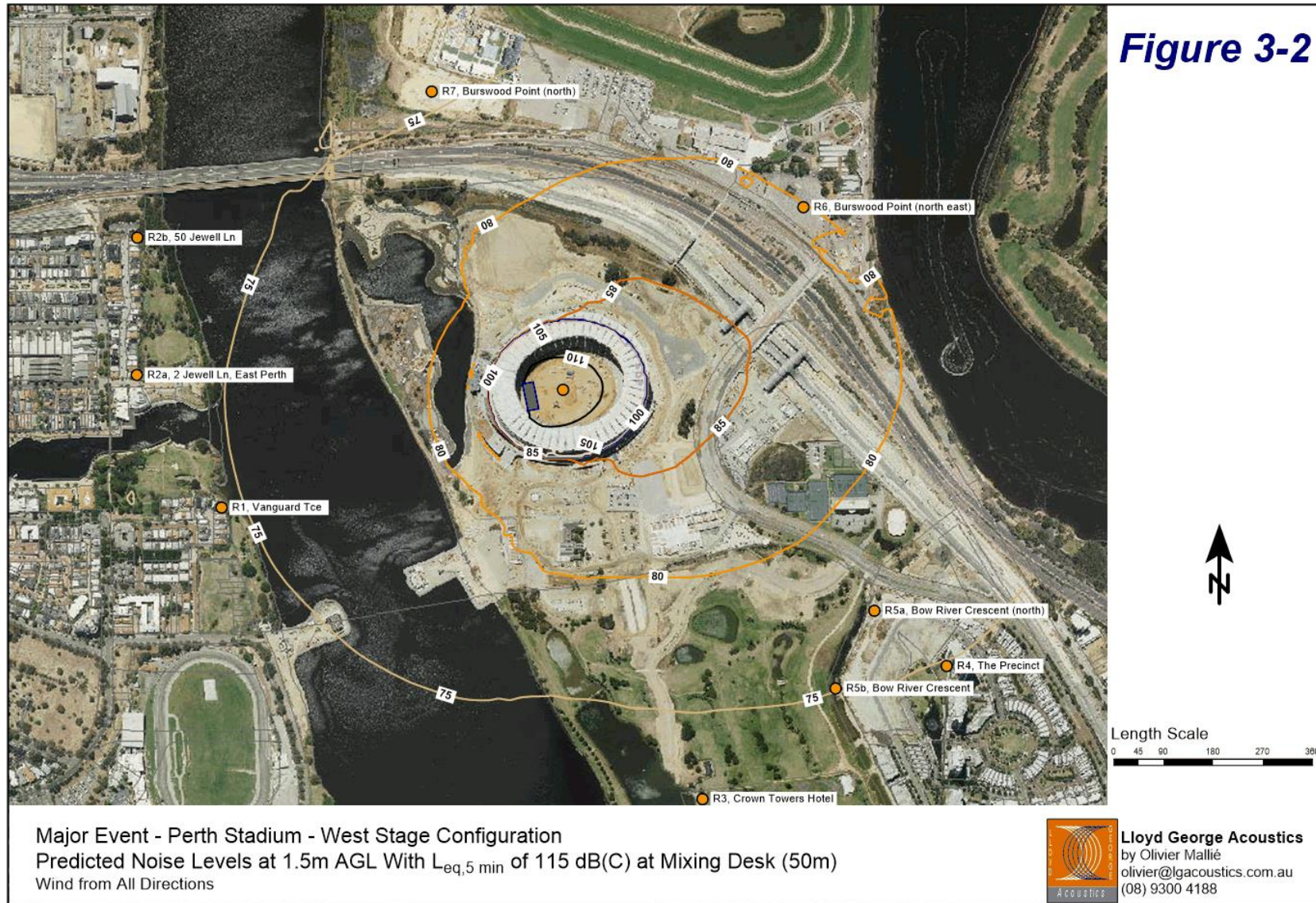
Total sample; Weight: Weight; base n = 566; effective sample size = 504 (89%)

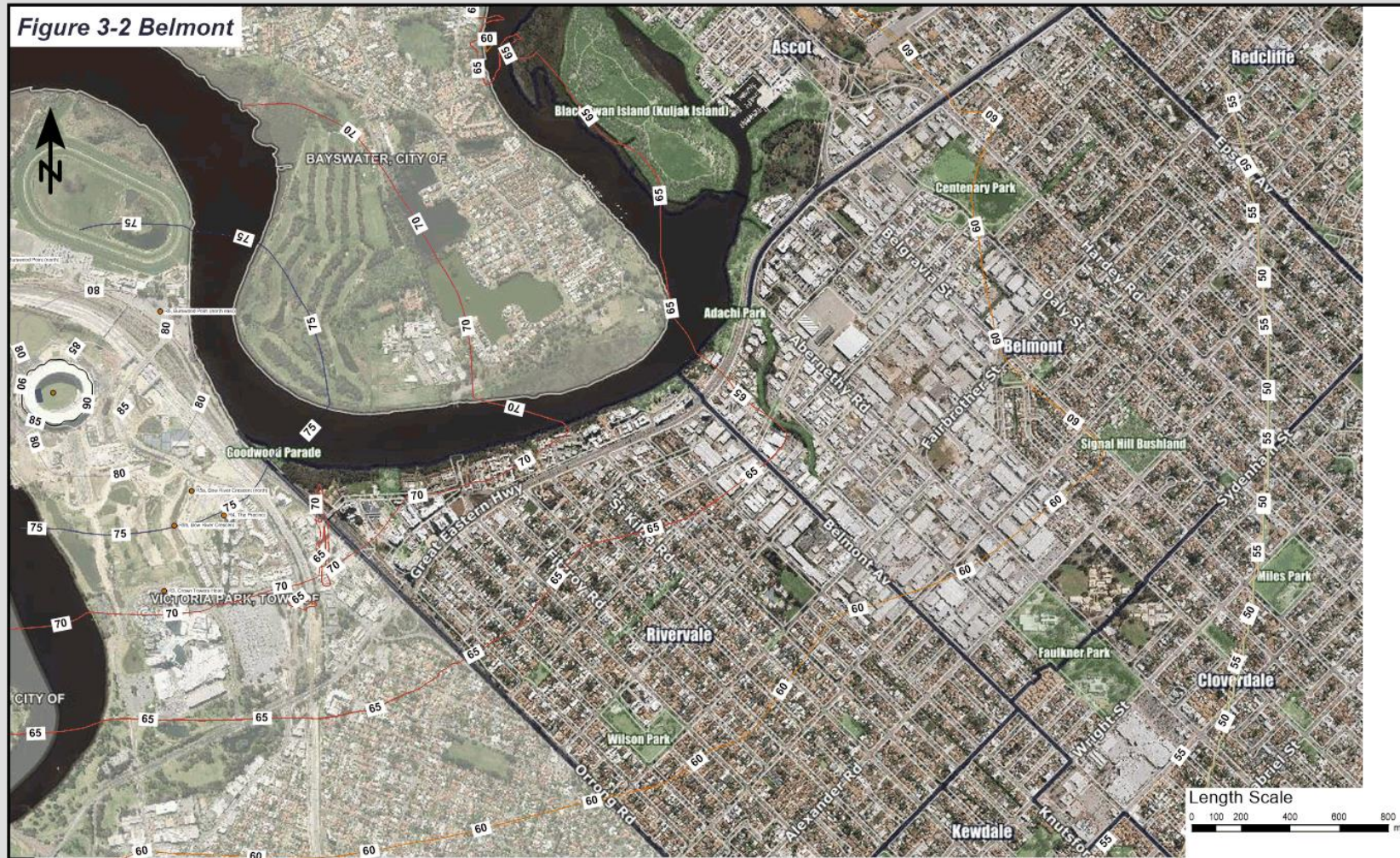
Multiple comparison correction: False Discovery Rate (FDR) (p = 0.05)









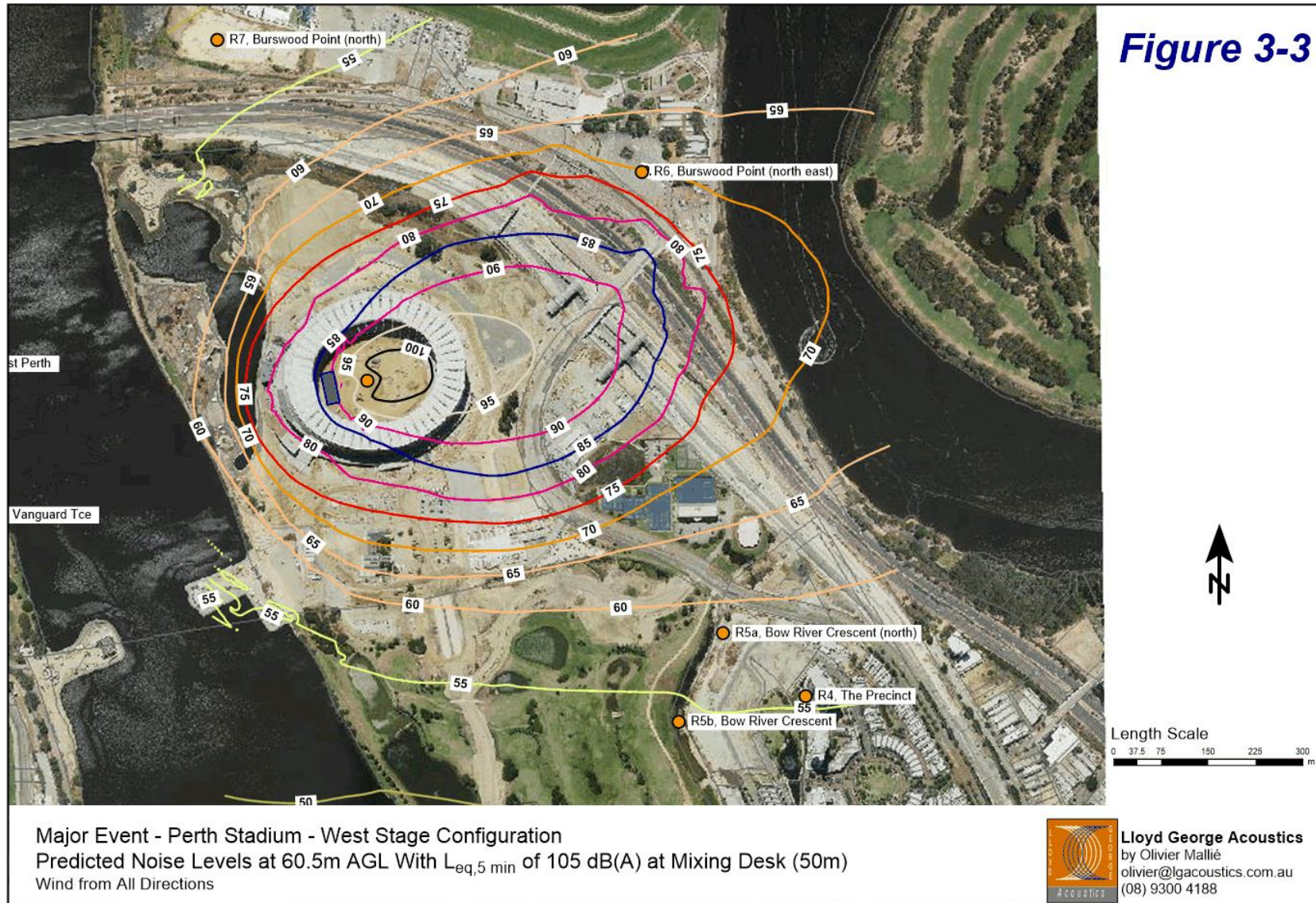


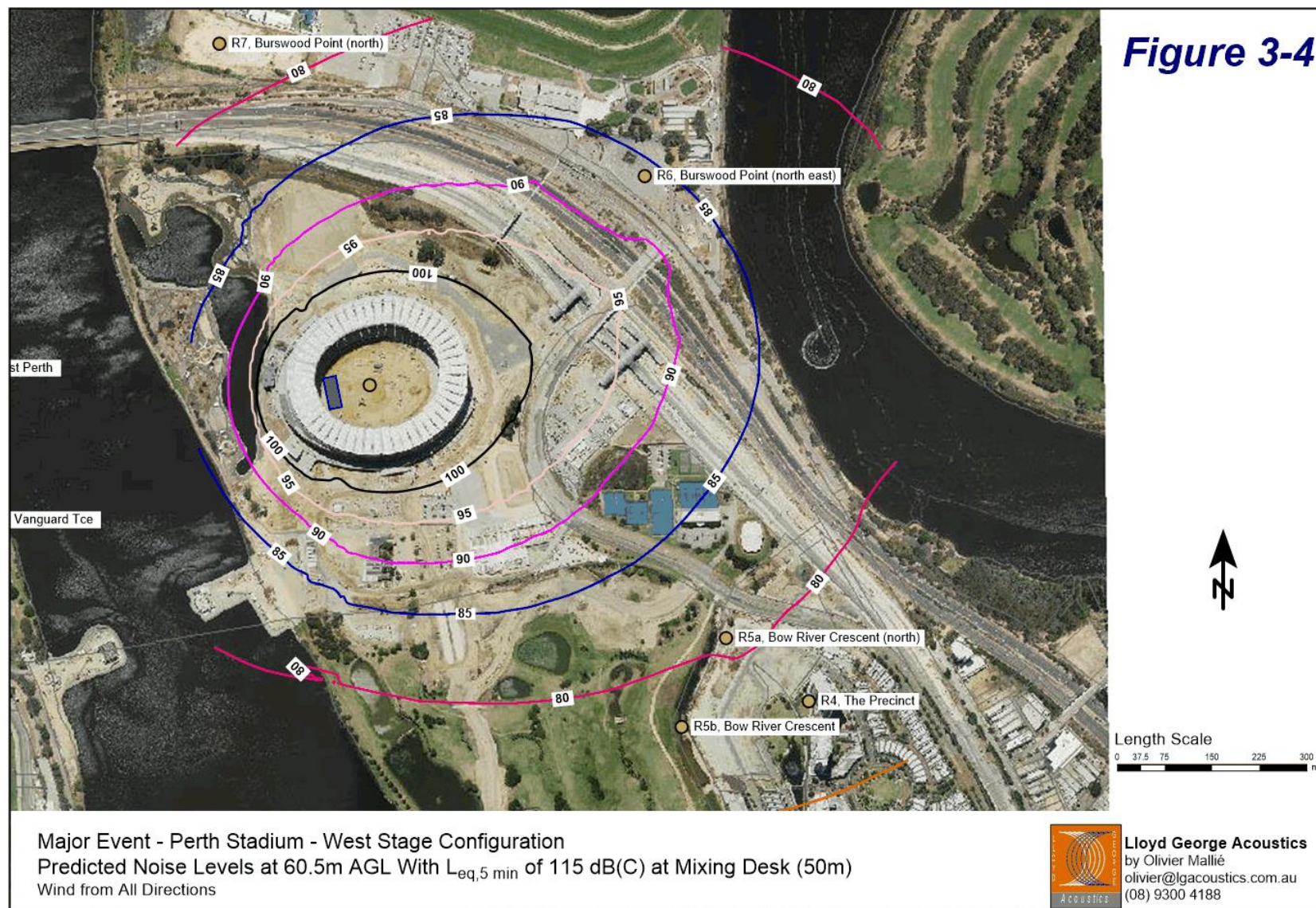
Major Event - Perth Stadium - West Stage Configuration
 Predicted Noise Levels at 1.5m AGL With $L_{eq,5 \text{ min}}$ of 115 dB(C) at Mixing Desk (50m)
 Wind from All Directions



Lloyd George Acoustics
 by Olivier Mallié
 olivier@lgacoustics.com.au
 (08) 9300 4188









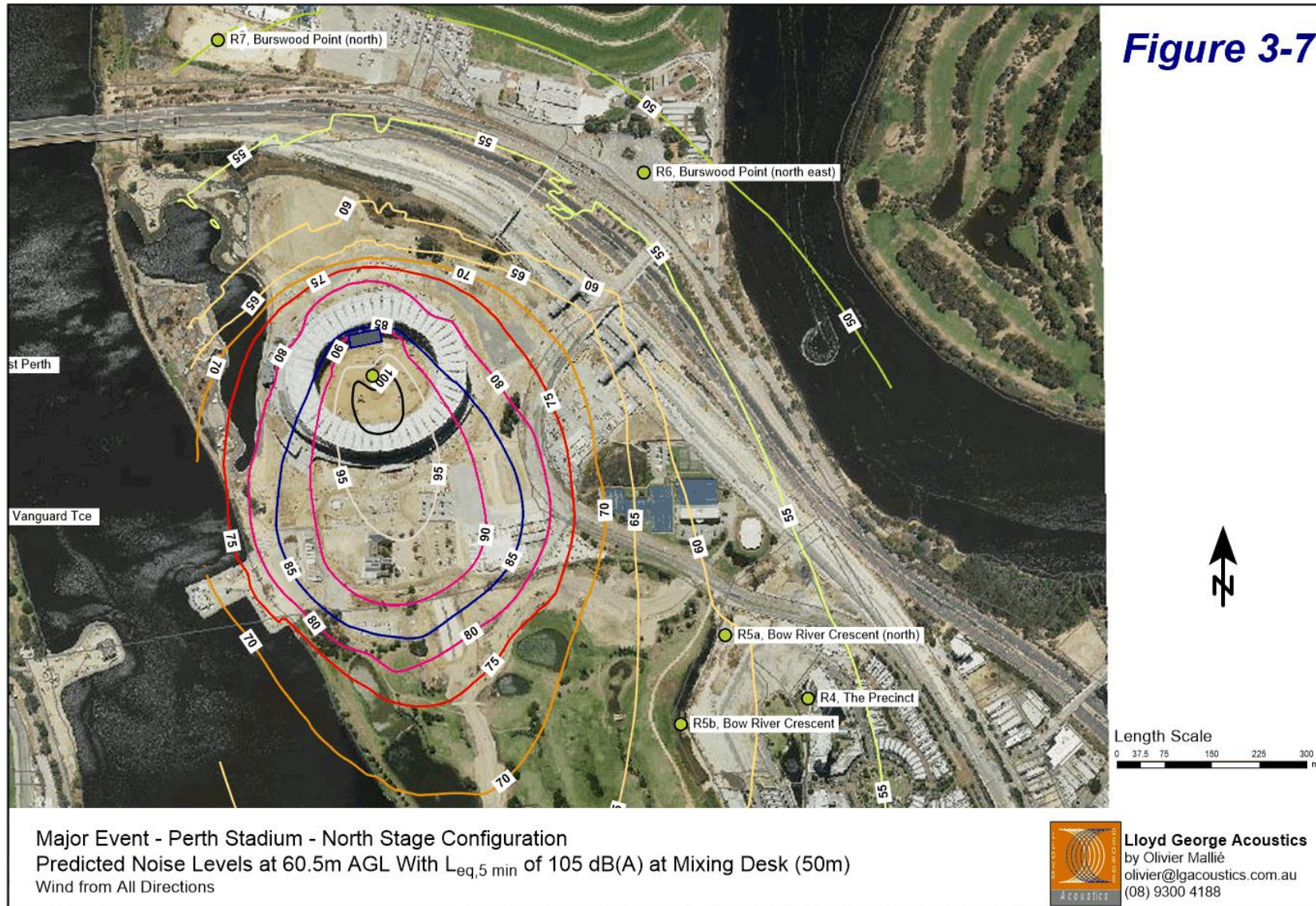


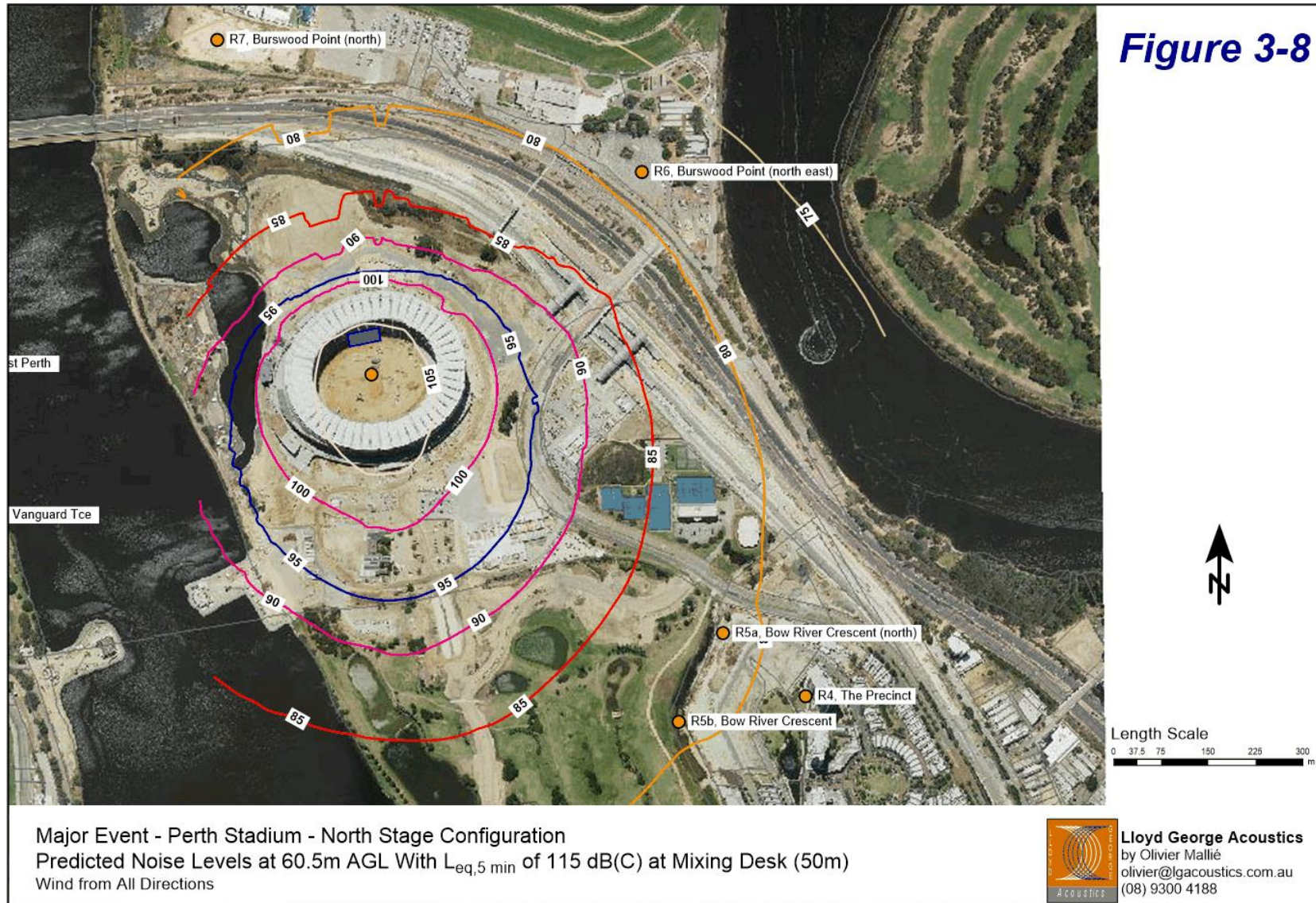




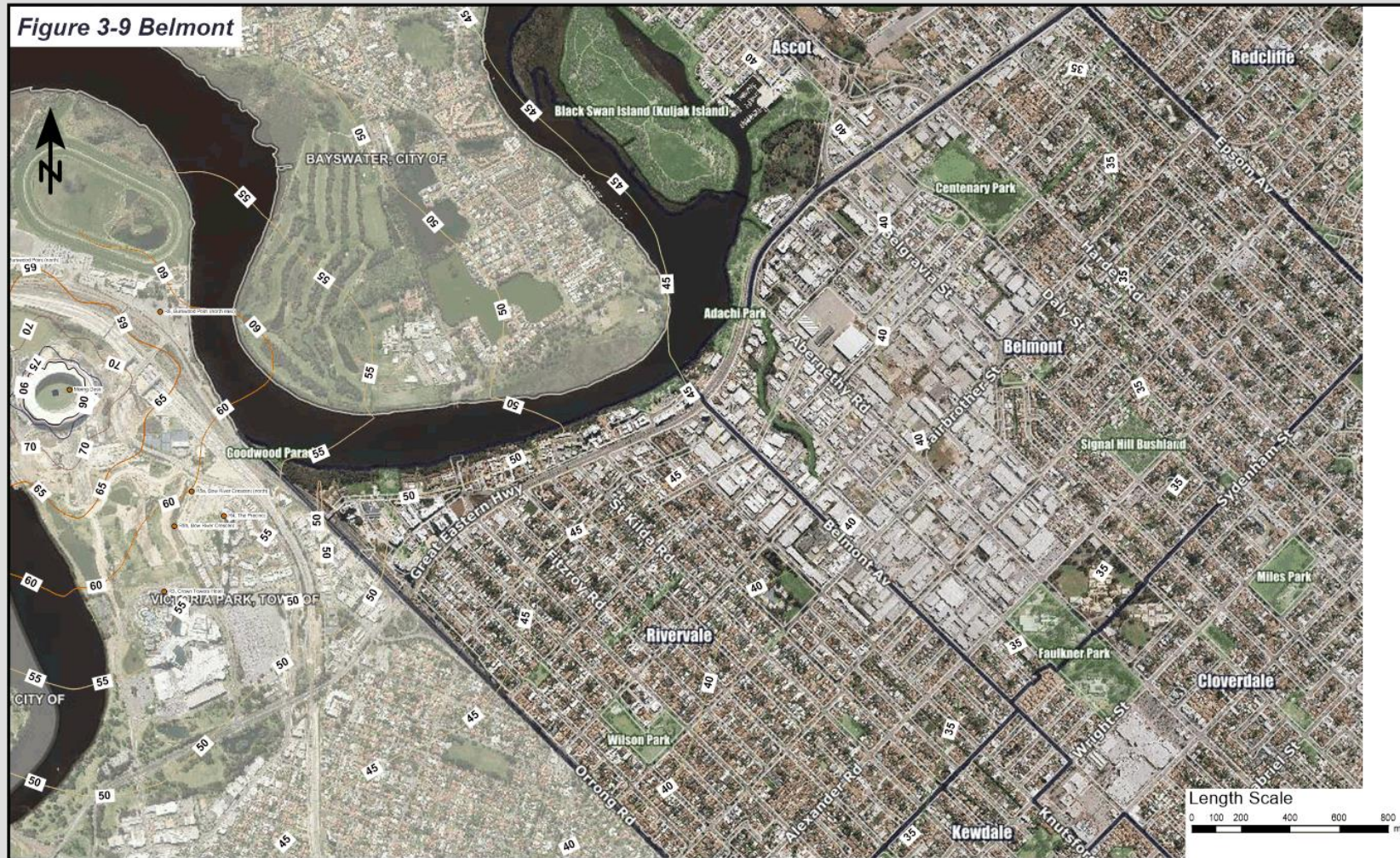










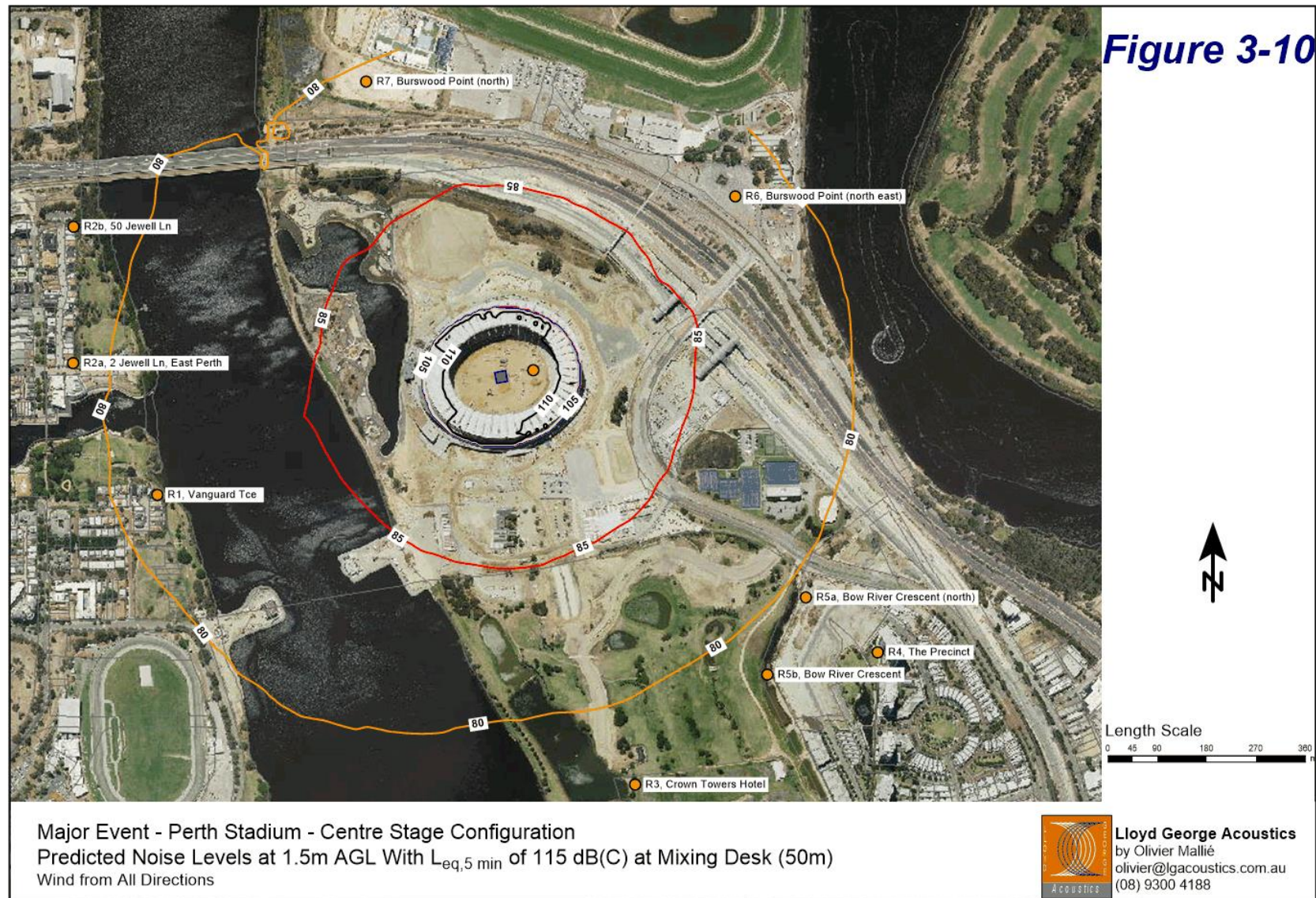


Major Event - Perth Stadium - Centre Stage Configuration
 Predicted Noise Levels at 1.5m AGL With $L_{eq,5 \text{ min}}$ of 105 dB(A) at Mixing Desk (50m)
 Wind from All Directions



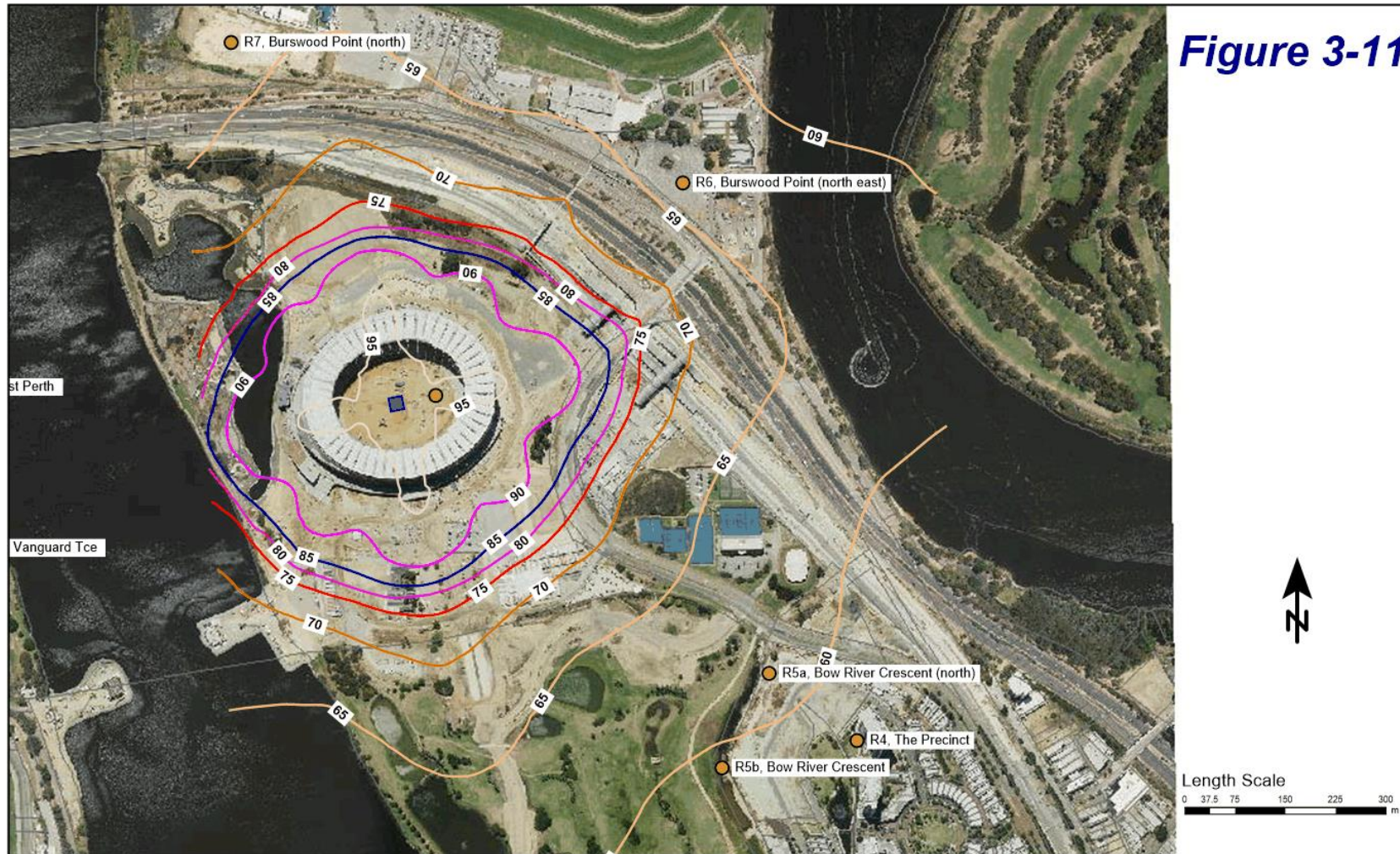
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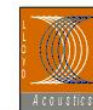




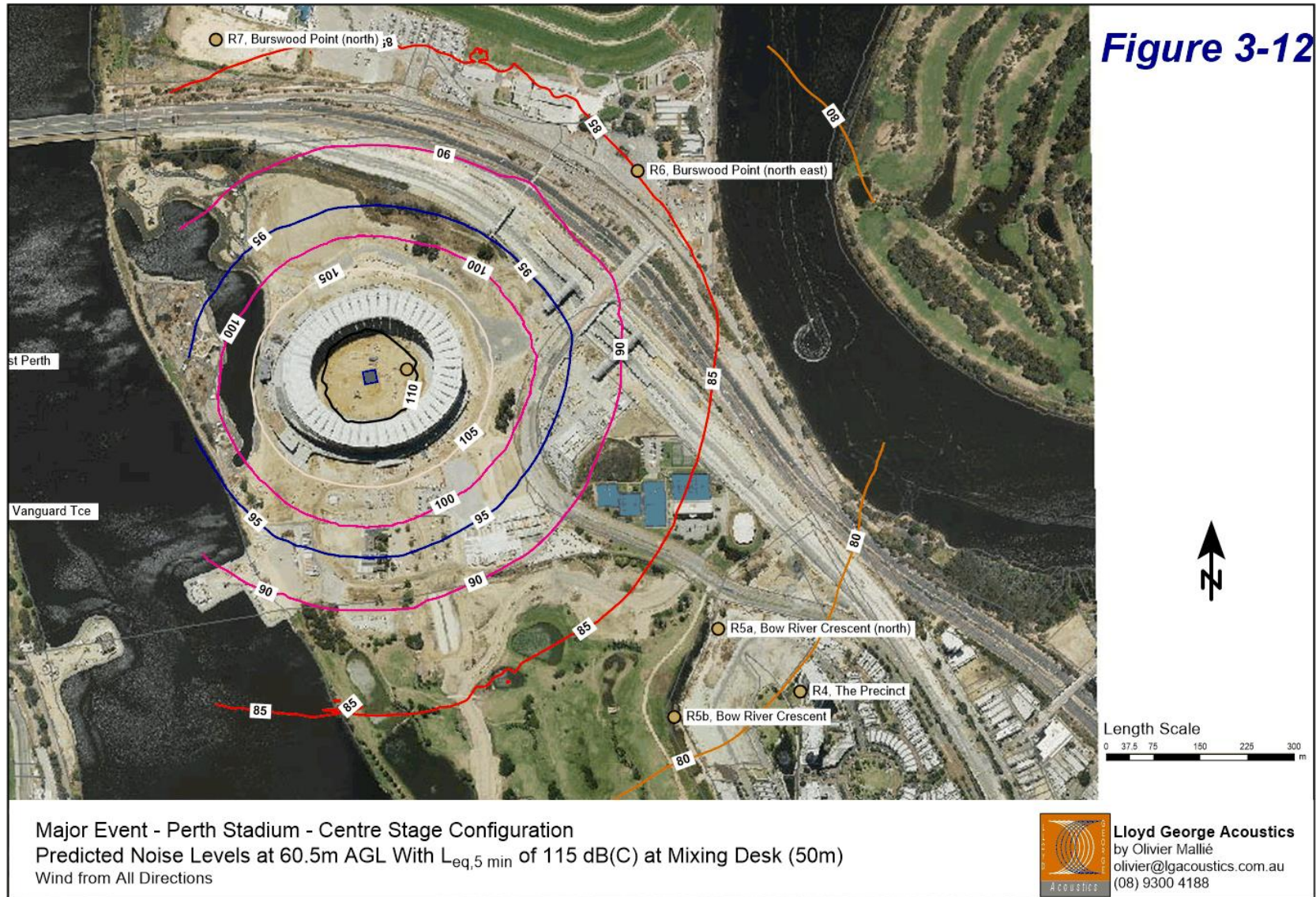




Major Event - Perth Stadium - Centre Stage Configuration
 Predicted Noise Levels at 60.5m AGL With $L_{eq,5 \text{ min}}$ of 105 dB(A) at Mixing Desk (50m)
 Wind from All Directions

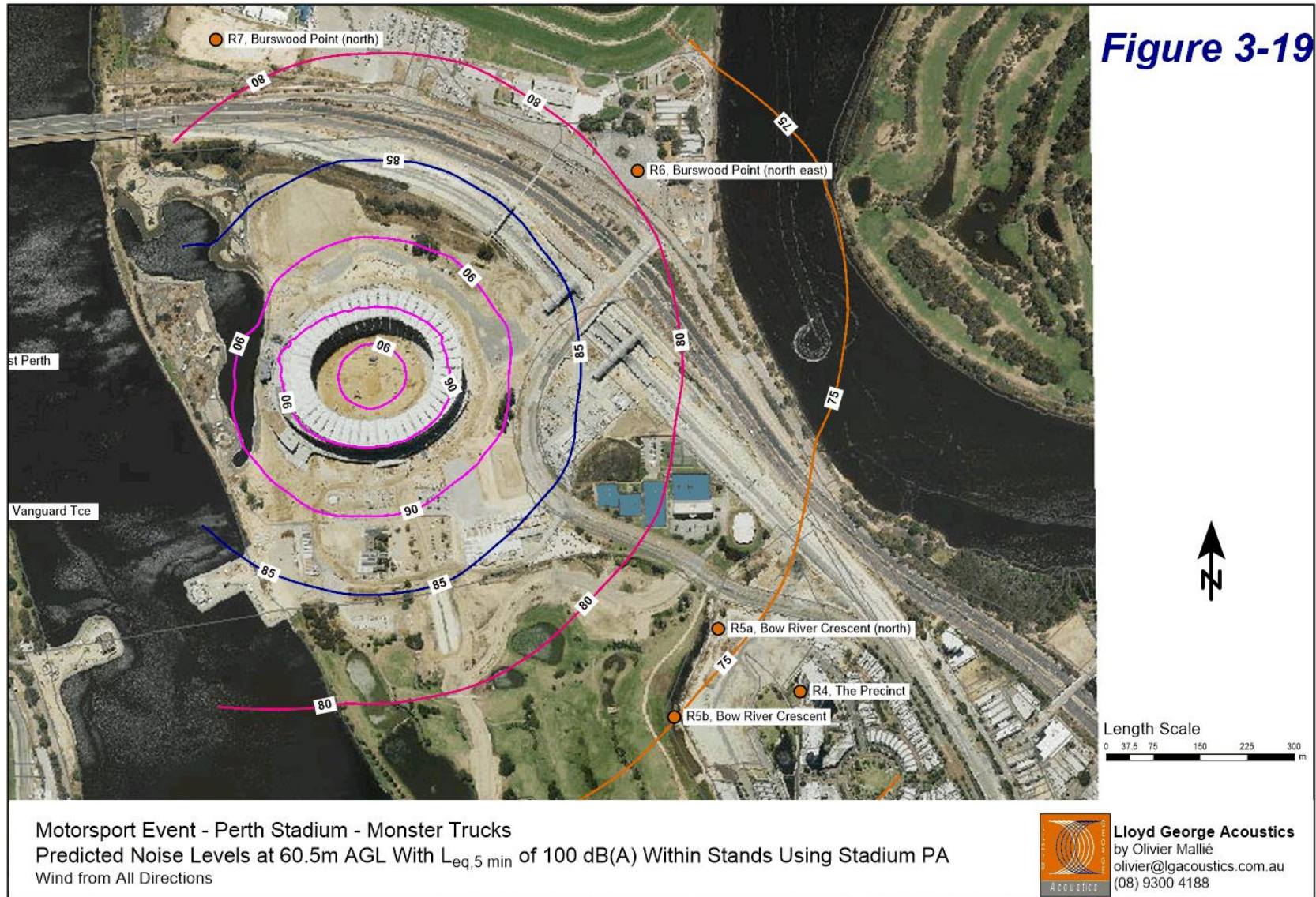


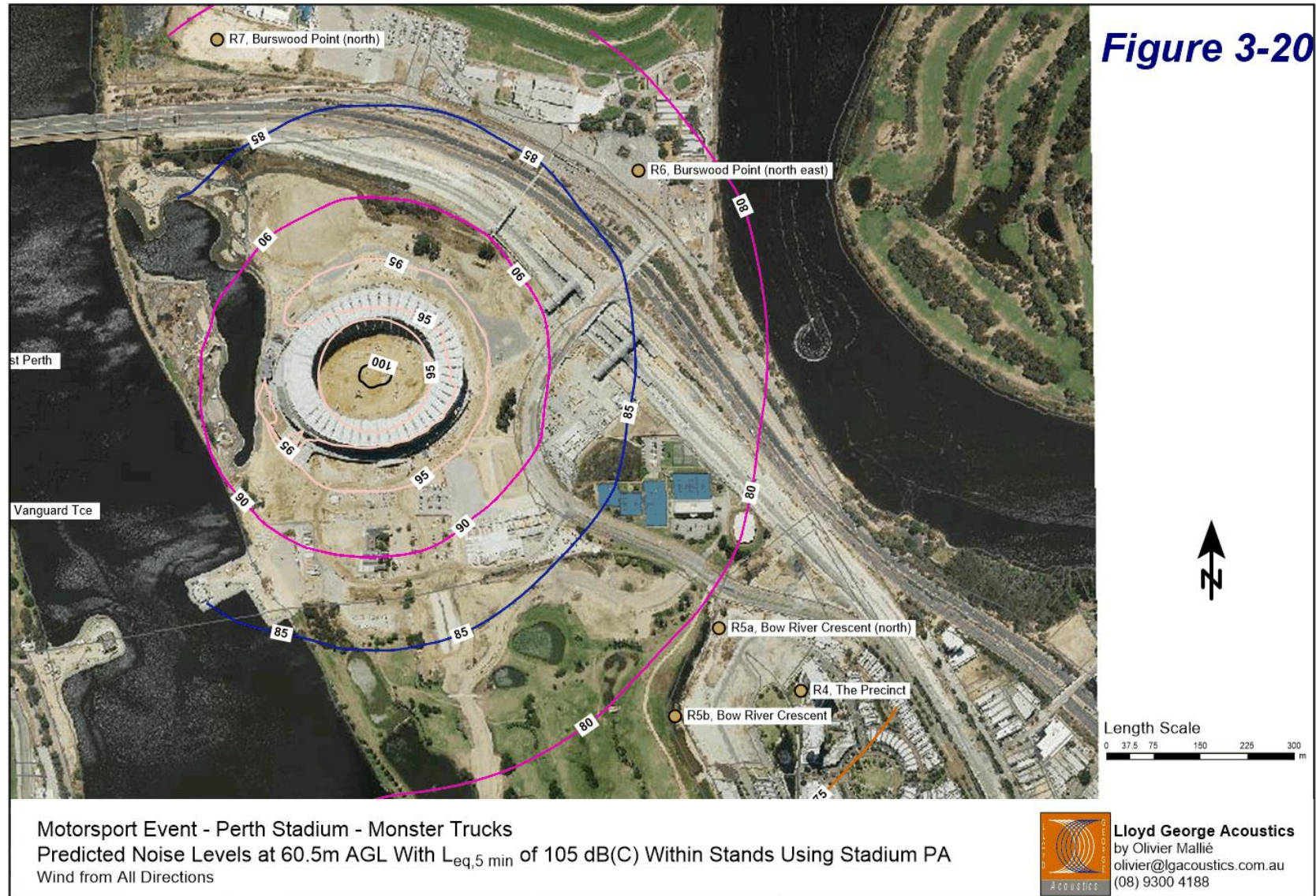
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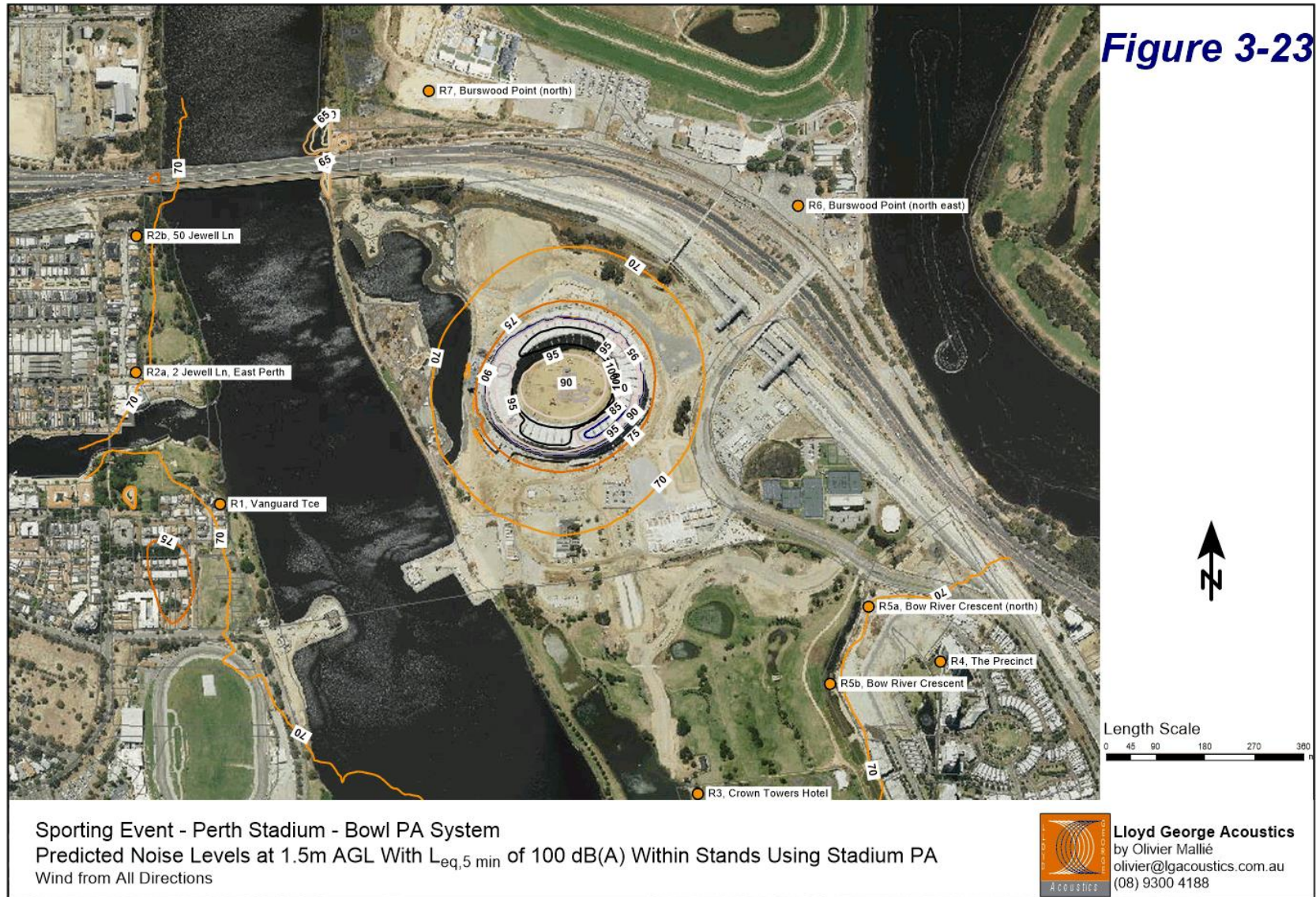


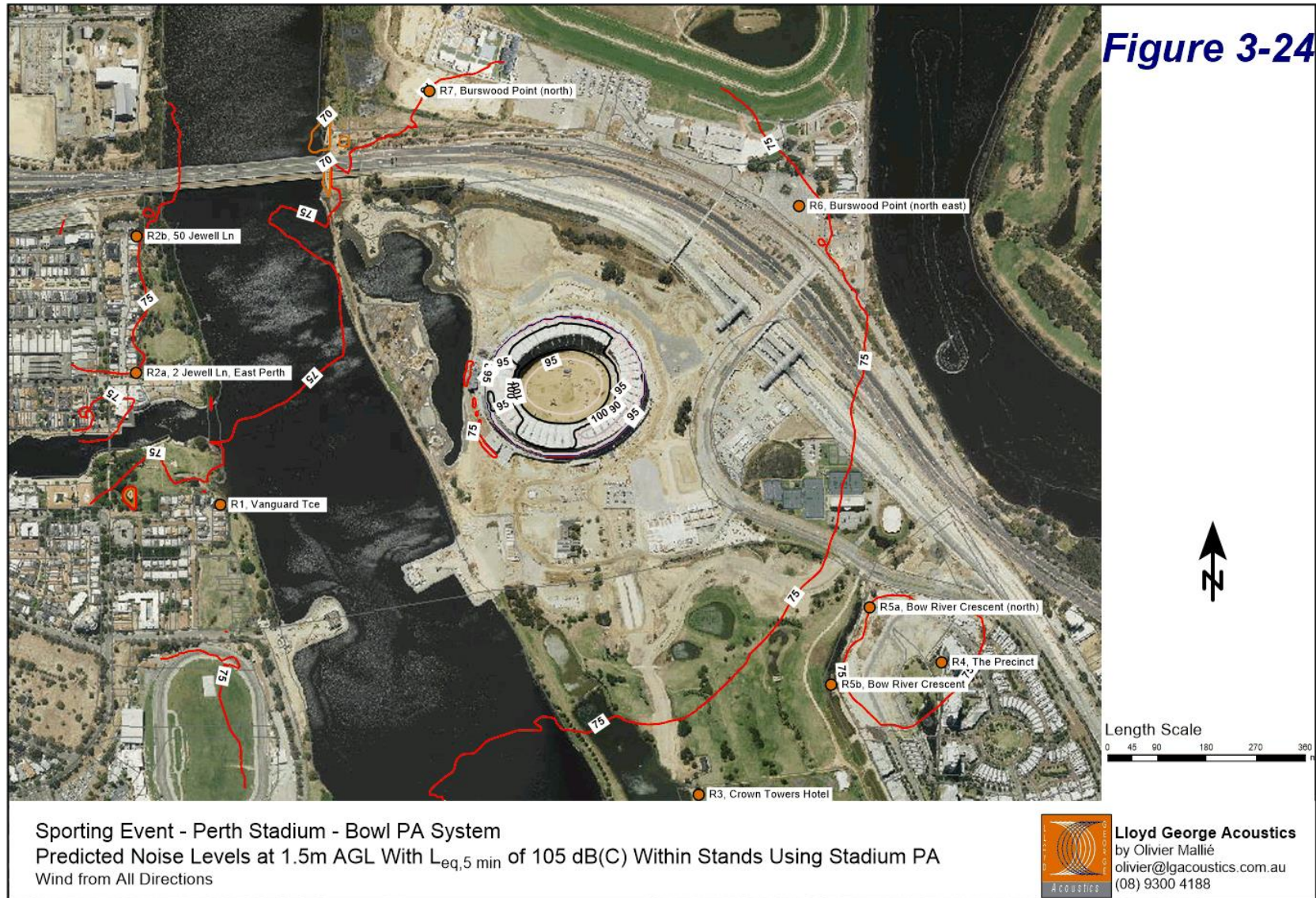


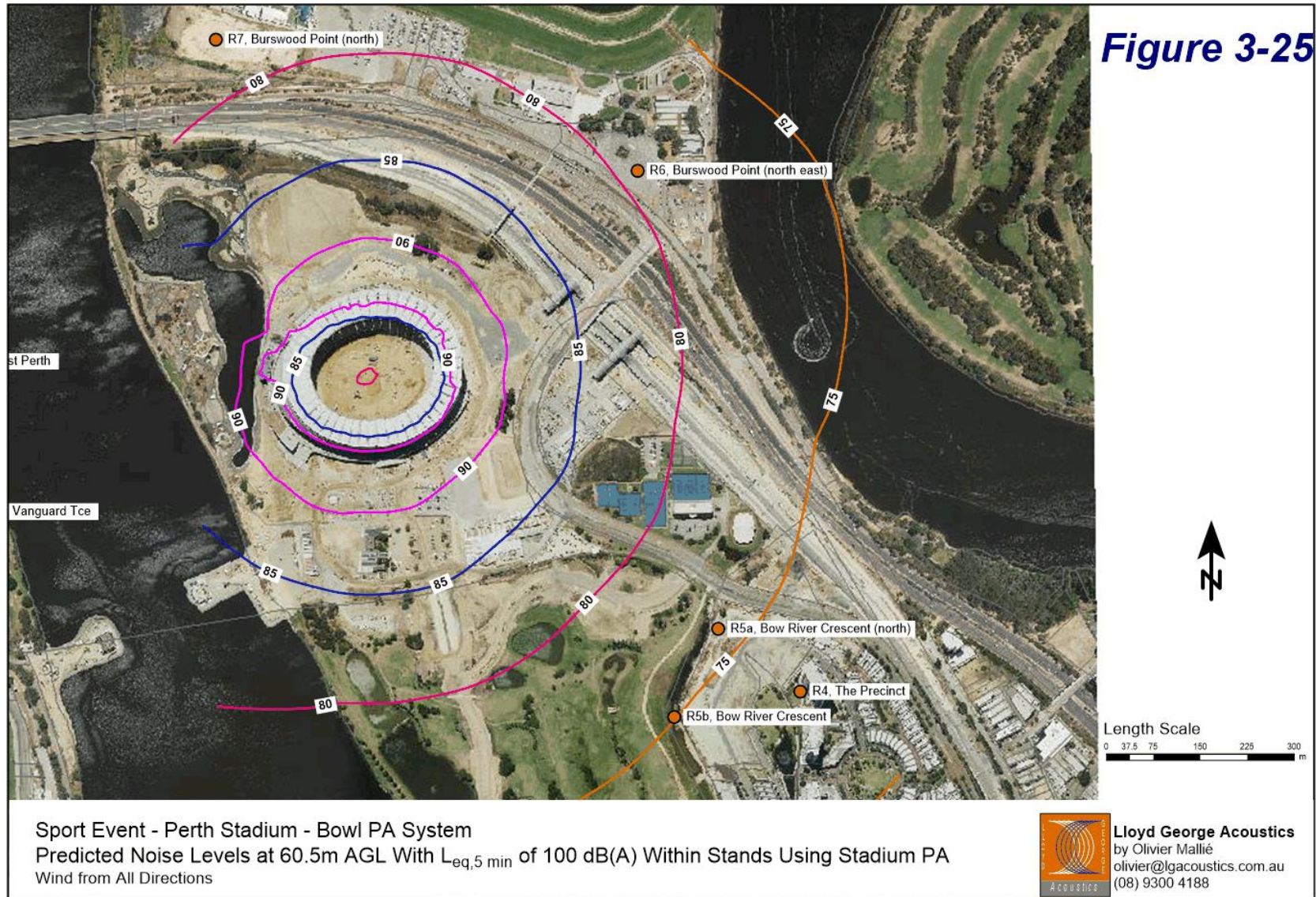
















TOWN OF
VICTORIA PARK

Environmental Protection (Noise) Regulations 1997

**REGULATION 19B
NOTICE OF VENUE APPROVAL – OPTUS STADIUM**

1. WHEREAS I AM SATISFIED THAT:

- a) VenuesLive Management Services (WA) Pty Ltd as agent for the Western Australian Sports Centre Trust trading as VenuesWest ('the APPLICANT') is the occupier of the venue known as Optus Stadium, (located at 333 Victoria Park Drive, Burswood WA 6100) ('the VENUE');
- b) the APPLICANT has applied for a venue approval in accordance with regulation 19B(2) of the *Environmental Protection (Noise) Regulations 1997* ('the REGULATIONS');
- c) the VENUE is a venue at which a number of Notifiable Events may be held for the purposes of regulation 19B(1) of the REGULATIONS;
- d) the persons specified in regulation 19B(8) of the REGULATIONS have been given a reasonable opportunity to make a submission on whether or not the VENUE should be approved,

NOW I HEREBY APPROVE the VENUE, subject to the conditions contained in the Schedules to this approval, for the purposes of regulation 19B of the REGULATIONS ('VENUE APPROVAL'). This approval contains four (4) Schedules.

2. The VENUE APPROVAL has effect for a period of thirty six (36) months from the date of publication in the *Western Australian Government Gazette*.
3. The following conditions in Schedule 1 to this approval are HEREBY DESIGNATED AS ANCILLARY CONDITIONS for the purposes of regulation 19C of the REGULATIONS:
 - i. CONDITIONS 13, 14, 15 and 16 (Complaint response service);
 - ii. CONDITIONS 17 and 18 (Notification to affected occupiers); and
 - iii. CONDITIONS 19, 20 and 21 (Community consultation).

Dated the XXX

Anthony Vuleta
Chief Executive Officer
Town of Victoria Park

(Person delegated under section 20 of the *Environmental Protection Act 1986*)

Encl. Schedules 1-4

*Environmental Protection (Noise) Regulations 1997***REGULATION 19B****SCHEDULE 1 – CONDITIONS OF APPROVAL**

This schedule comprises nine (9) pages.

In this schedule –

acoustic consultant means an acoustic consultant firm who is a member of the Association of Australasian Acoustical Consultants (AAAC); or an acoustic consultant whose qualification and experience qualifies them for the membership grade of a Member or Fellow of the Australian Acoustical Society (AAS);

CEO means the Chief Executive Officer of the Town of Victoria Park;

condition/s means a condition of the VENUE APPROVAL contained within this Schedule;

entertainment special event/s means a NOTIFIABLE EVENT that is a major event, medium event or minor event that utilises a dedicated stage and stage sound system brought to the VENUE for the event and meets the requirements of CONDITIONS 3, 4, 5, 23, 24, 25 and 26;

inspector means an inspector as defined by the *Environmental Protection Act 1986*;

major event means an ENTERTAINMENT SPECIAL EVENT that meets the requirements of CONDITIONS 27, 29, 30, 31 and 32;

medium event means an ENTERTAINMENT SPECIAL EVENT that meets the requirements of CONDITIONS 27, 33, 34 and 35;

minor event means an ENTERTAINMENT SPECIAL EVENT that meets the requirements of CONDITIONS 28, 36, 37 and 38;

motor sport event/s means a NOTIFIABLE EVENT and is an activity involving the use of motorised vehicles for entertainment of attendees at the VENUE that meets the requirements of CONDITIONS 3, 4, 39, 40, 41, 42, 43 and 44;

notice of ancillary conditions means a notice issued under regulation 19D(5) of the REGULATIONS;

notifiable event/s means a notifiable event as defined by regulation 19B(1) of the REGULATIONS;

PA means public address system permanently installed at the venue;

performance(s) means an activity at a NOTIFIABLE EVENT that is likely to result in the emission of noise in contravention of the standard prescribed under regulation 7 of the REGULATIONS;

regulations means the *Environmental Protection (Noise) Regulations 1997*;

sporting event/s means a NOTIFIABLE EVENT that includes an activity involving physical exertion and skill in which an individual or team competes against another or others for entertainment of attendees at the VENUE and that meets the requirements of CONDITIONS 45, 46, 47, 48 and 49;

stage sound system means a dedicated public address system brought to the VENUE for an ENTERTAINMENT SPECIAL EVENT;

unexpected incident means an incident, resulting in a substantial disruption to an event, the occurrence of which is beyond the immediate control of The APPLICANT and/or a person who holds a NOTIFIABLE EVENT at the VENUE. This means an accident or emergency, a breakdown of essential plant or equipment or the like; which directly results in the delay of a performance;

venue means Optus Stadium, located at 333 Victoria Park Drive, Burswood WA 6100 and delineated by the red line in Schedule 2; and

venue approval means an approval issued under regulation 19B of the *Environmental Protection (Noise) Regulations 1997* to The APPLICANT as occupiers of Optus Stadium.

NOTE: CONDITIONS denoted * have been designated in this schedule as ANCILLARY CONDITIONS for the purposes of regulation 19C of the *Environmental Protection (Noise) Regulations 1997*.

The VENUE APPROVAL is subject to the following CONDITIONS –

Sound system testing and rehearsals

1. The sound system tests and rehearsals shall be held –
 - (i) over not more than two (2) days, prior or on the day of a NOTIFIABLE EVENT;
 - (ii) only between 9:00am and 9:00pm; and
 - (iii) for a duration not exceeding three (3) hours on each day.

Unexpected incident

2. The finish time specified in CONDITIONS 23, 24, 39 and 45 may be extended to not later than thirty (30) minutes past the required finish time on the day of a NOTIFIABLE EVENT, provided that –
 - (i) it is not reasonable and practicable to comply with the finish time because an UNEXPECTED INCIDENT occurs during a NOTIFIABLE EVENT;
 - (ii) the Principal Environmental Health Officer from the Town of Victoria Park is advised of the UNEXPECTED INCIDENT as soon as is practicable, after the APPLICANT becomes aware of the occurrence of an UNEXPECTED INCIDENT but no later than twenty-four (24) hours after the incident; and
 - (iii) the CEO is notified in writing of the circumstances surrounding the UNEXPECTED INCIDENT by no later than forty-eight (48) hours after a NOTIFIABLE EVENT.

Maximum number of NOTIFIABLE EVENTS

3. No more than a combined total of ten (10) NOTIFIABLE EVENTS that are ENTERTAINMENT SPECIAL EVENTS or MOTOR SPORT EVENTS are to be held in any consecutive twelve (12) month period.
4. No more than a combined total of four (4) NOTIFIABLE EVENTS that are ENTERTAINMENT SPECIAL EVENTS or MOTOR SPORT EVENTS are to be held in any consecutive thirty (30) day period.

5. Each day of a multiple day ENTERTAINMENT SPECIAL EVENT is considered to be one (1) NOTIFIABLE EVENT for the purpose of CONDITION 3 and CONDITION 4.

Control of sound levels at NOTIFIABLE EVENTS

6. The APPLICANT shall engage an ACOUSTIC CONSULTANT for the purposes of monitoring sound levels during an ENTERTAINMENT SPECIAL EVENT.
7. The APPLICANT shall provide the names and contact telephone numbers of two (2) persons – one (1) person representing the ACOUSTIC CONSULTANT for ENTERTAINMENT SPECIAL EVENTS and one (1) person representing the APPLICANT – who shall be present, in control of sound levels and contactable during the NOTIFIABLE EVENT to the Town of Victoria Park. The names and contact telephone numbers of those persons shall be provided to the CEO no later than 5.00pm, three (3) days prior to the NOTIFIABLE EVENT.

Monitoring and compliance reporting of sound levels of NOTIFIABLE EVENTS

8. For the purpose of CONDITIONS 31, 34 and 37 monitoring of sound levels at an ENTERTAINMENT SPECIAL EVENT shall be undertaken at the mixing desk.
9. Monitoring of sound levels shall commence 5 minutes prior to the start of an ENTERTAINMENT SPECIAL EVENT and shall continue uninterrupted until 5 minutes after the completion of an ENTERTAINMENT SPECIAL EVENT.
10. Monitoring of sound levels for an ENTERTAINMENT SPECIAL EVENT shall be carried out using monitoring equipment that complies with regulation 22 of the REGULATIONS.
11. For the purposes of CONDITIONS 31, 34, 37, 44, 48 and 49 sound levels readings shall be taken to the nearest whole decibel, and shall be taken to have exceeded the sound levels referred to in CONDITIONS 31, 34, 37, 44, 48 and 49 if those levels are exceeded by more than 1dB.
12. For an ENTERTAINMENT SPECIAL EVENT, the APPLICANT is to provide a detailed report, prepared by an ACOUSTIC CONSULTANT referred to under CONDITION 6, including but not limited to –
 - (i) the noise monitoring methodology used including measurement location, measurement duration, instrumentation details and pre and post calibration;
 - (ii) the full results of the monitoring required by CONDITION 8, specifically –
 - (a) a table of monitoring results including the maximum sound levels;
 - (b) the number of exceedances, as a measure of compliance with CONDITIONS 32, 35 and 40; and
 - (c) the logged data in a graphical format, including practice, rehearsals and sound system tests,
 - (iii) the full results of any additional monitoring required by the NOTICE OF ANCILLARY CONDITIONS;
 - (iv) a report referred to under CONDITION 16 of any complaints received by the APPLICANT;
 - (v) copies of calibration certificates for all monitoring equipment utilised; and

- (vi) a statement as to whether or not the ENTERTAINMENT SPECIAL EVENT complied with the VENUE APPROVAL.

The report shall be delivered to the CEO by not later than ten (10) days after an ENTERTAINMENT SPECIAL EVENT.

Complaint response service

13. * The APPLICANT shall provide a complaint response service for persons who wish to lodge complaints regarding noise from activities associated with a NOTIFIABLE EVENT including sound system tests and rehearsals.
14. * The complaint response service shall comprise a telephone service with at least two (2) lines that can always be answered in person by an operator. An answering machine response is not acceptable.
15. * The complaint response service shall be attended at all times during a NOTIFIABLE EVENT.
16. * The APPLICANT or the person making notification of a NOTIFIABLE EVENT shall compile a report detailing all calls received by the complaint response service. The report should contain the caller's full name, address, telephone number (where those details are provided by the caller) the specific nature of the complaint and date and time of the call.

Notification to affected occupiers

17. * Notice of the date/s, start and finish times for an ENTERTAINMENT SPECIAL EVENT or MOTOR SPORT EVENT, the establishment of the complaint response service, its telephone number(s) and the times of operation, shall be publicised by The APPLICANT, not later than seven (7) days prior to the date of an ENTERTAINMENT SPECIAL EVENT or MOTOR SPORT EVENT -
- (i) on the Optus Stadium and website;
 - (ii) by means of a flyer or email distributed to all occupiers (including commercial premises) affected by noise emissions as specified in the NOTICE TO ANCILLARY CONDITIONS for the event; and
 - (iii) by email to the Chief Executive Officer of City of Perth, City of Belmont, City of Bayswater and City of Vincent.
18. * Notice of a SPORTING EVENT, the establishment of the complaint response service, its telephone number(s) and the times of operation, shall be publicised by The APPLICANT or the person making notification of an event, not later than seven (7) days prior to the SPORTING EVENT (or start of the season) on the Optus Stadium and website.

Community consultation

19. * The APPLICANT is to conduct a community survey to assess community attitudes to NOTIFIABLE EVENTS, not less than twelve (12) months after the commencement of the VENUE APPROVAL, and not more than four (4) months prior to expiry of the VENUE APPROVAL. The survey is to be undertaken by a reputable survey agency.
20. * The survey respondents shall be contacted and shall be based on telephone or written contact with a representative sample of all occupiers within two (2) kilometres of the VENUE.

21. * A report on the survey is to be forwarded to the CEO by not later than 5.00pm three (3) months prior to the expiry of the VENUE APPROVAL.

Noise management plan for an ENTERTAINMENT SPECIAL EVENT or MOTOR SPORT EVENT

22. The APPLICANT shall submit a detailed noise management plan to the CEO no less than seven (7) days prior to an ENTERTAINMENT SPECIAL EVENT or MOTOR SPORT EVENT. The noise management plan shall include but is not limited to the following:

- (i) a list of scheduled times for PERFORMANCES at an ENTERTAINMENT SPECIAL EVENT or MOTOR SPORT EVENT;
- (ii) an infrastructure construction and dismantling schedule for an ENTERTAINMENT SPECIAL EVENT or MOTOR SPORT EVENT;
- (iii) a procedure on how the APPLICANT intends to manage the ENTERTAINMENT SPECIAL EVENT or MOTOR SPORT EVENT to comply with the sound levels limits specified in CONDITIONS 31, 34, 37 and 44;
- (iv) arrangements for the monitoring of sound levels in accordance with CONDITIONS 8, 9, 10, 11 and 12;
- (v) the procedure for the ACOUSTIC CONSULTANT referred to in CONDITION 6 to communicate the monitored sound levels with the APPLICANT and with the Town of Victoria Park's INSPECTORS while the ENTERTAINMENT SPECIAL EVENT is underway;
- (vi) the procedures for dealing with exceedances of the sound level limits specified in CONDITIONS 31, 34 and 37 while and ENTERTAINMENT SPECIAL EVENT is underway;
- (vii) the procedures for dealing with noise related complaints made to the complaint response service required by CONDITION 13;
- (viii) the VENUE configuration for –
 - (a) ENTERTAINMENT SPECIAL EVENTS in accordance with –
 - 1. CONDITION 25 or CONDITION 26; and
 - 2. CONDITION 27 or CONDITION 28, or
 - (b) MOTOR SPORT EVENTS,in a scaled and labelled plan to the satisfaction of the Town of Victoria Park;
- (ix) the arrangements for minimising noise disturbances by patrons within the VENUE following the ENTERTAINMENT SPECIAL EVENT or MOTOR SPORT EVENT.

ENTERTAINMENT SPECIAL EVENTS

Start and finish times of ENTERTAINMENT SPECIAL EVENTS

23. Subject to CONDITION 2, the start time for PERFORMANCES at any ENTERTAINMENT SPECIAL EVENT shall not be earlier than 10.00am and the finish time shall not be later than 11.00pm on the same day, excluding events which start on New Year's Eve (31 December) and end on New Year's Day (1 January).

24. Subject to CONDITION 2, the finish time for PERFORMANCES at any ENTERTAINMENT SPECIAL EVENT which start on New Year's Eve (31 December) and end on New Year's Day (1 January) shall be no later than 1.00am.

VENUE configuration for ENTERTAINMENT SPECIAL EVENTS

25. Subject to CONDITION 26, an ENTERTAINMENT SPECIAL EVENT shall be configured with a stage and stage sound system located on the west of the stadium pitch as shown in Figure 1 of Schedule 3.
26. An ENTERTAINMENT SPECIAL EVENT may be configured with a stage and stage sound system located on the north or centre of the stadium pitch as shown in Figures 1 and 3 of Schedule 3, so long as the notice of the NOTIFIABLE EVENT required in accordance with regulation 19D(1) for the ENTERTAINMENT SPECIAL EVENT includes a justification for the configuration to the satisfaction of the Town of Victoria Park.
27. A MAJOR EVENT or MEDIUM EVENT shall include a mixing desk located either –
- (i) not more than fifty (50) metres in front of the stage sound system's primary loudspeaker banks; or
 - (ii) between fifty-one (51) and sixty (60) metres in front of the stage sound system's primary loudspeaker banks; or
 - (iii) between sixty-one (61) and seventy (70) meters in front of the stage sound system's primary loudspeaker banks,
- with reference to the sound level limits referred to in CONDITIONS 31 and, 34.
28. A MINOR EVENT shall include a mixing desk located not more than twenty-five (25) metres in front of the stage sound system's primary loudspeaker banks.

MAJOR EVENT

Maximum number of MAJOR EVENTS

29. No more than two (2) MAJOR EVENTS are to be held in any consecutive twelve (12) month period.

Maximum duration of MAJOR EVENTS

30. Subject to CONDITION 2, the duration for PERFORMANCES at a MAJOR EVENT shall not exceed eight (8) continuous hours.

Sound level limits of MAJOR EVENTS

31. Subject to CONDITION 32, the sound level received at a mixing desk resulting from PERFORMANCES at a MAJOR EVENT, shall not exceed –
- (i) for mixing desks location in accordance with CONDITION 27(i) –
 - $L_{Aeq, 5min}$ level of 105 dB; and
 - $L_{Ceq, 5min}$ level of 115 dB, or
 - (ii) for mixing desks located in accordance with CONDITION 27(ii) –

$L_{Aeq, 5min}$ level of 104 dB; and

$L_{Ceq, 5min}$ level of 114 dB, or

(iii) for mixing desks located in accordance with CONDITION 27(iii) –

$L_{Aeq, 5min}$ level of 103 dB; and

$L_{Ceq, 5min}$ level of 113 dB,

where $L_{Aeq, 5min}$ and $L_{Ceq, 5min}$ are average values taken over 5 minutes, whose level contains the same energy as the fluctuating noise during that period.

32. The sound level limits specified in CONDITION 31 may be exceeded by not more than:

(i) 5% of the duration of the event (rounded to the nearest $L_{eq, 5min}$);

(ii) one (1) exceedance per hour; and

(iii) than 3dB(A) and 3dB(C) at any time during a MAJOR EVENT.

MEDIUM EVENT

Maximum duration of MEDIUM EVENTS

33. Subject to CONDITION 2, the duration for PERFORMANCES at a MEDIUM EVENT shall not exceed six (6) continuous hours.

Sound level limits of MEDIUM EVENTS

34. Subject to CONDITION 35, the sound level received at a mixing desk resulting from PERFORMANCES at a MEDIUM EVENT, shall not exceed –

(i) for mixing desks location in accordance with CONDITION 27(i) –

$L_{Aeq, 5min}$ level of 105 dB; and

$L_{Ceq, 5min}$ level of 115 dB, or

(ii) for mixing desks located in accordance with CONDITION 27(ii) –

$L_{Aeq, 5min}$ level of 104 dB; and

$L_{Ceq, 5min}$ level of 114 dB, or

(iii) for mixing desks located in accordance with CONDITION 27(iii) –

$L_{Aeq, 5min}$ level of 103 dB; and

$L_{Ceq, 5min}$ level of 113 dB,

where $L_{Aeq, 5min}$ and $L_{Ceq, 5min}$ are average values taken over 5 minutes, whose level contains the same energy as the fluctuating noise during that period.

35. The sound level limits specified in CONDITION 34 may be exceeded by not more than:

(i) 5% of the duration of the event (rounded to the nearest $L_{eq, 5min}$);

(ii) one (1) exceedance per hour; and

(iii) 3dB(A) and 3dB(C) at any time during a MEDIUM EVENT.

MINOR EVENT**Maximum duration of MINOR EVENTS**

36. Subject to CONDITION 2, the duration for PERFORMANCES at a MINOR EVENT shall not exceed five (5) continuous hours.

Sound level limits of MINOR EVENTS

37. Subject to CONDITION 38, the sound level received at a mixing desk located 25 metres in front of the stage resulting from PERFORMANCES at a MINOR EVENT, shall not exceed:

$L_{Aeq, 5min}$ level of 105 dB; and

$L_{Ceq, 5min}$ level of 115 dB,

where $L_{Aeq, 5min}$ and $L_{Ceq, 5min}$ are average values taken over 5 minutes, whose level contains the same energy as the fluctuating noise during that period.

38. The sound level limits specified in CONDITION 37 may be exceeded by not more than –

- (i) 5% of the duration of the event (rounded to the nearest $L_{eq, 5min}$);
- (ii) one (1) exceedance per hour; and
- (iii) 3dB(A) and 3dB(C) at any time during a MAJOR EVENT.

MOTOR SPORT EVENTS**Start and finish times of MOTOR SPORT EVENTS**

39. Subject to CONDITION 2, the start time for PERFORMANCES at any MOTOR SPORT EVENT shall not be earlier than 10.00am and the finish time shall not be later than 10.00pm on the same day.

Maximum number of MOTOR SPORT EVENTS

40. No more than two (2) MOTOR SPORT EVENTS are to be held in any consecutive twelve (12) month period.

41. No more than two (2) MOTOR SPORT EVENTS are to be held on the same day.

Maximum duration of MOTOR SPORT EVENTS

42. Subject to CONDITION 43, the duration of PERFORMANCES at a MOTOR SPORT EVENT shall not exceed six (6) continuous hours.

43. Where two (2) MOTOR SPORT EVENTS are held on the same day, the duration of PERFORMANCES at a MOTOR SPORT EVENT shall not exceed three (3) continuous hours.

Sound level limits of MOTOR SPORT EVENTS

44. The sound level received at any of the noise monitoring locations specified in Schedule 4 resulting from the PA at a MOTOR SPORT EVENT, shall not exceed –

$L_{Aeq, 1min}$ level of 100 dB; and

$L_{Ceq, 1min}$ level of 105 dB,

where $L_{Aeq, 1min}$ and $L_{Ceq, 1min}$ are average values taken over 1 minute, whose level contains the same energy as the fluctuating noise during that period.

SPORTING EVENT**Start and finish times of SPORTING EVENTS**

45. The start time for PERFORMANCES at a SPORTING EVENT shall not be earlier than 8.00am and the finish time for PERFORMANCES at a SPORTING EVENT shall not be later than 11.00pm on the same day.

Maximum number of SPORTING EVENTS

46. No more than sixty-five (65) SPORTING EVENTS are to be held in any consecutive twelve (12) month period.

Maximum duration of SPORTING EVENTS

47. The duration for PERFORMANCES at a SPORTING EVENT shall not exceed ten (10) continuous hours.

Sound level limits of SPORTING EVENTS

48. The sound level received at any of the noise monitoring locations specified in Schedule 4 VENUE resulting from the PA and/or music associated with SPORTING EVENTS, shall not exceed –

$L_{Aeq, 1min}$ level of 100 dB; and

$L_{Ceq, 1min}$ level of 105 dB,

where $L_{Aeq, 1min}$ and $L_{Ceq, 1min}$ are average values taken over 1 minute, whose level contains the same energy as the fluctuating noise during that period.

49. The sound level received at any of the noise monitoring locations specified in Schedule 4 resulting from the siren associated with SPORTING EVENTS, shall not exceed –

L_{ASmax} level of 100 dB.

END OF SCHEDULE 1

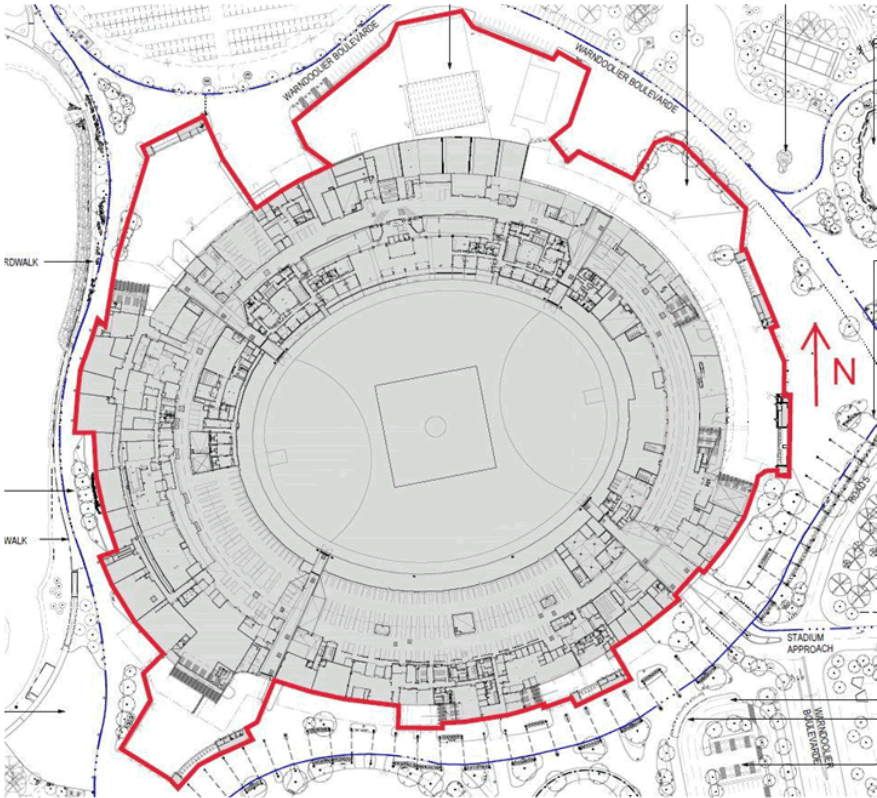
Dated the XXX

Environmental Protection (Noise) Regulations 1997

**REGULATION 19B
SCHEDULE 2 – VENUE BOUNDARY**

This schedule comprises one (1) page.

FIGURE 1

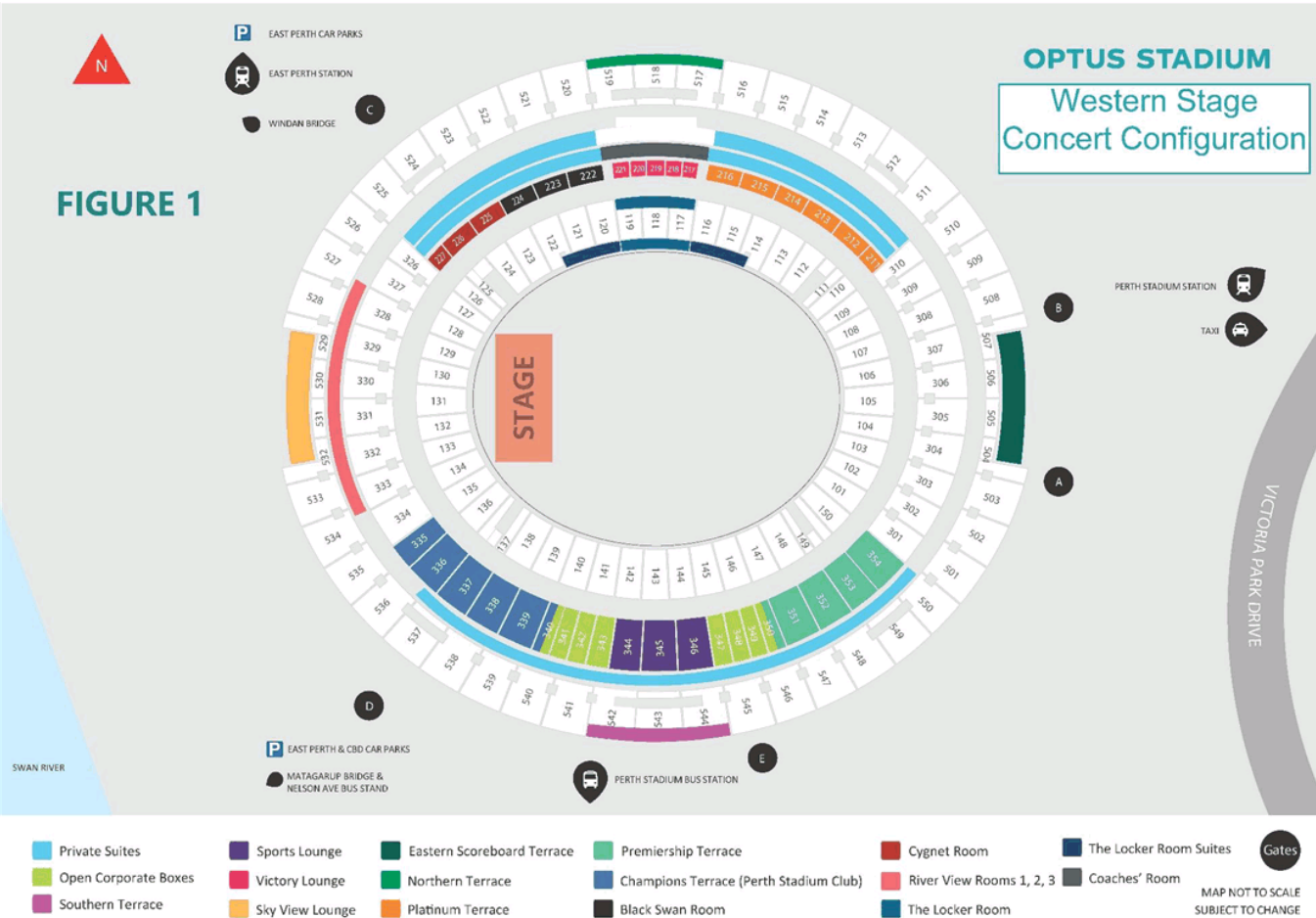


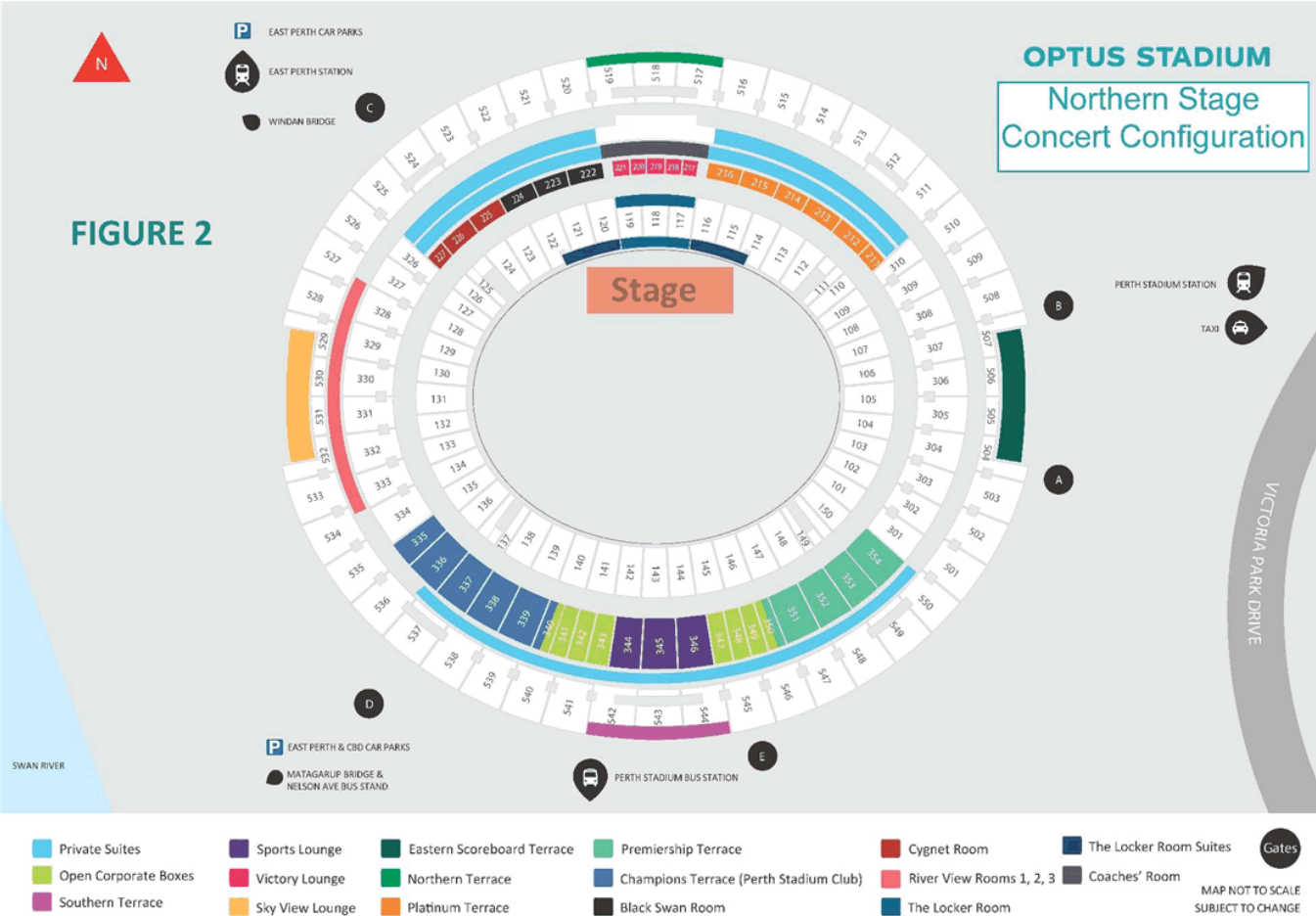


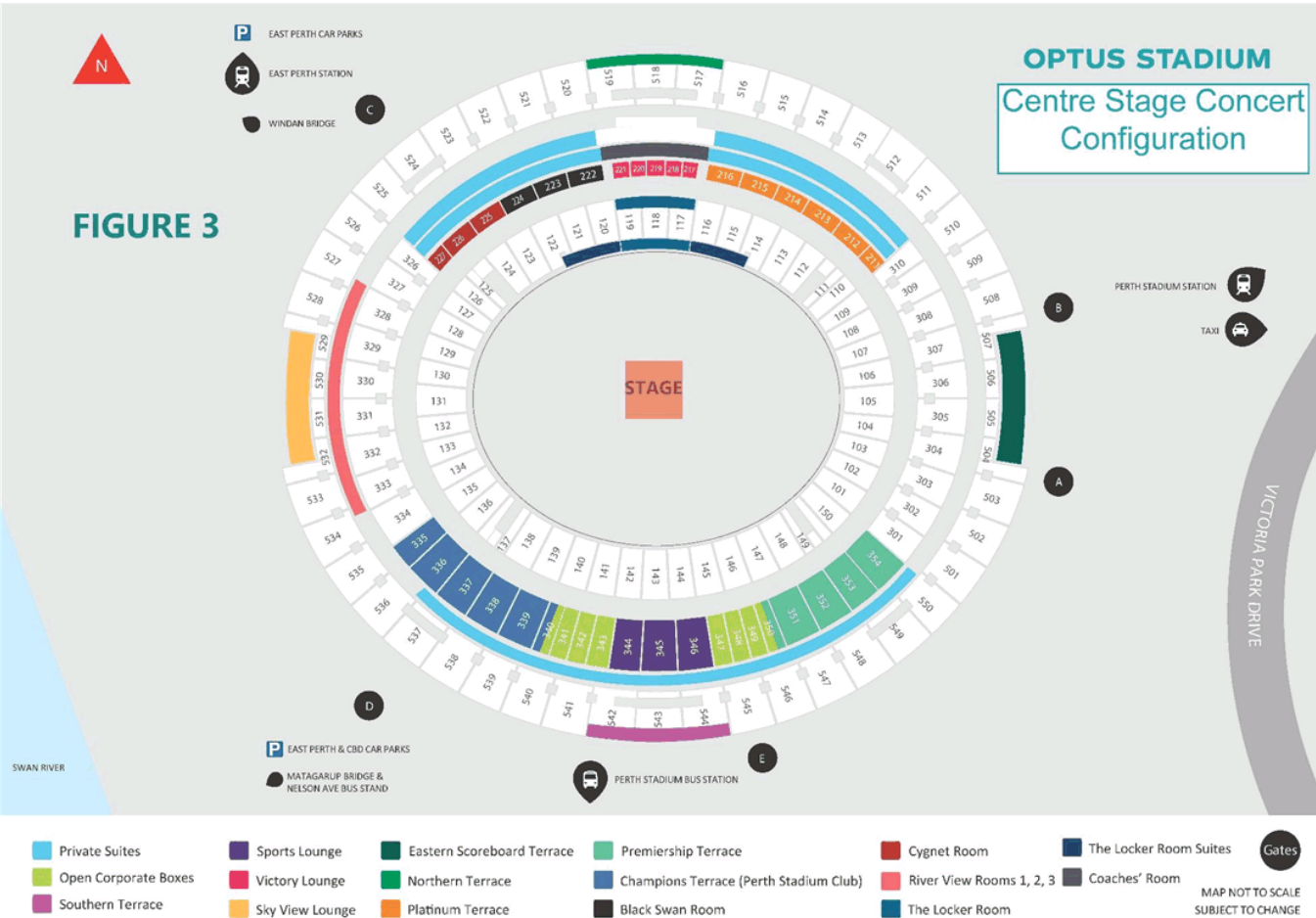
Environmental Protection (Noise) Regulations 1997

REGULATION 19B
SCHEDULE 3 – EVENT CONFIGURATIONS

This schedule comprises four (4) pages.





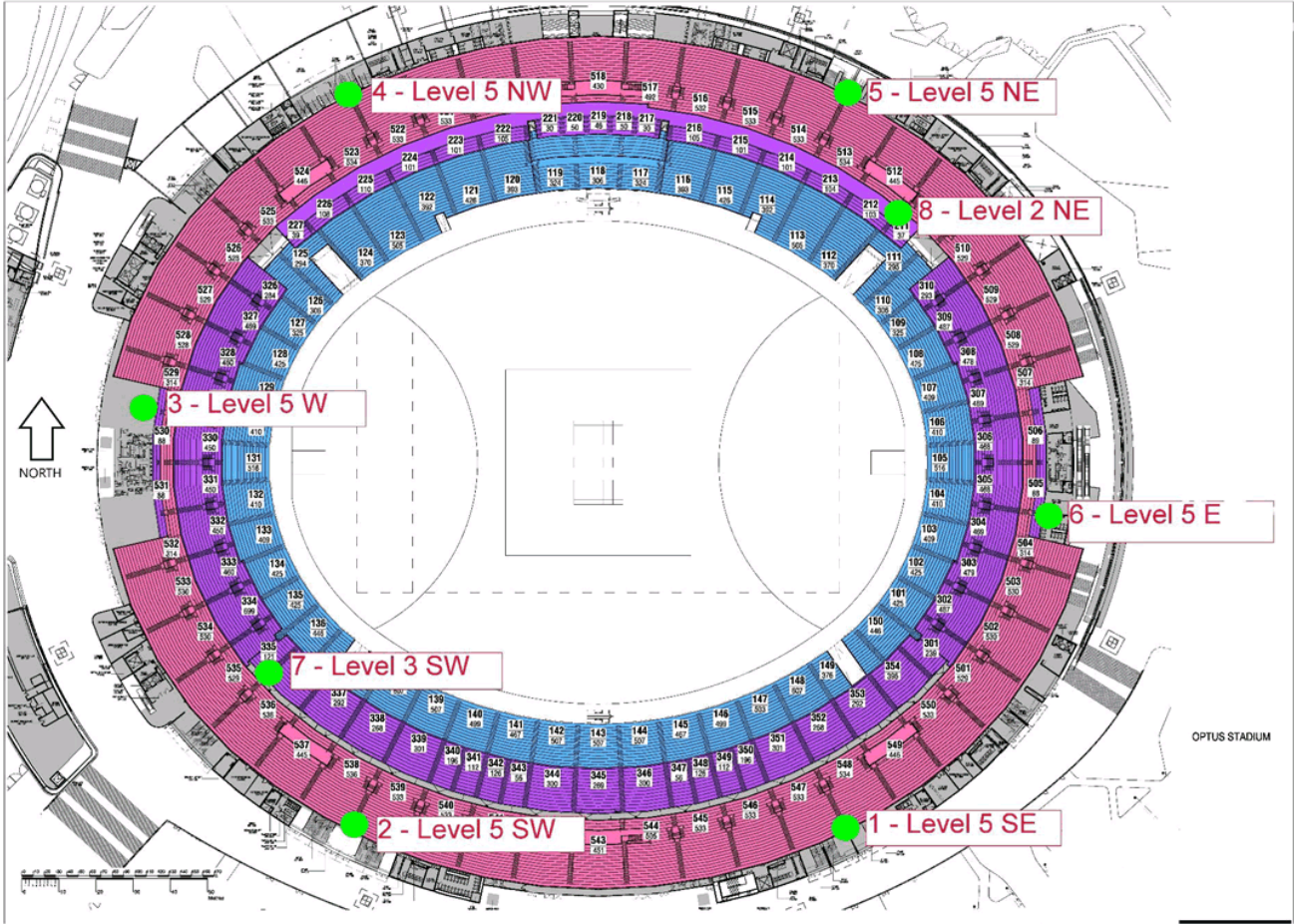


Environmental Protection (Noise) Regulations 1997

**REGULATION 19B
SCHEDULE 4 – NOISE MONITORING LOCATIONS
FOR MOTOR SPORT EVENTS AND SPORTING EVENTS**

This schedule comprises two (2) pages.





Map of City of Vincent occupiers >1km of Optus Stadium



10 INFRASTRUCTURE AND ENVIRONMENT

Nil

11 COMMUNITY AND BUSINESS SERVICES**11.1 WA TREASURY CORPORATION LOCAL GOVERNMENT MASTER LENDING AGREEMENT**

TRIM Ref: D19/143544

Author: Vanisha Govender, Manager Financial Services

Authoriser: John Corbellini, A/Executive Director Community and Business Services

Attachments: 1. State Liaison Department Treasury and Finance Master Lending Agreement [!\[\]\(be65cd9c9a0036856c6f7048e4ab05b7_img.jpg\) !\[\]\(a41ff796c34a2dd7b21b8c74258f0172_img.jpg\)](#)

RECOMMENDATION:

That Council:

1. **ENTERS** into a Master Lending Agreement with WA Treasury Corporation as at Attachment 1;
2. **AUTHORISES** the Mayor and CEO to affix the common seal and execute the Master Lending Agreement in 1. above; and
3. **AUTHORISES** the Chief Executive Officer (or his delegate) to sign documents arising under this Master Lending Agreement from time to time.

PURPOSE OF REPORT:

To seek Council's approval to enter into a Master Lending Agreement with WA Treasury Corporation.

BACKGROUND:

2. WA Treasury Corporation (WATC) has developed a Local Government Master Lending Agreement to improve its lending processes with local governments and incorporate legislative changes brought about by the *Personal Property Security Act 2009*.

3.

4. The Master Lending Agreement would facilitate a streamlined process for lending to local government clients by incorporating all future and existing loans together under the one agreement - removing the need for individual loan agreements to be executed under seal each time a loan is raised through WATC. This brings efficiencies to the City as it allows funding to be advanced immediately upon acceptance of a firm quote for lending from WATC (notwithstanding that all borrowings must still be approved by Council and conducted in accordance with s6.20 of the *Local Government Act 1995*).

5.

6. The Master Lending Agreement would also provide a centralised point of reference for all outstanding loans between the City and WATC.

7.

8. A Master Lending Agreement is required to be executed under seal and would stand as an open-ended agreement. The advancement of funds subsequent to a loan application would still be subject to WATC's credit approval policy at the time of the application. Any new loan hereon would be tied back to the Master Lending Agreement via the acceptance by an authorised signatory nominated by the City of Vincent of the firm quote issued by WATC.

9.

10. WATC has advised that should a local government approach WATC for funding, it will require a Master Lending Agreement to be executed before it will be in a position to advance any future loans.

DETAILS:

11. The City has in place four (4) individual loan agreements with WA Treasury Corporation. All of these borrowings have been undertaken in strict accordance with local government statutory obligations and repayments are current and up to date in all respects. Borrowings are secured against the future rate revenues of the City.

12.

13. Current borrowings with WATC are summarised in the following schedule:

Loan No	Purpose of Borrowings	Term Years	Interest Rate	Maturity Date	Balance at 30 Jun 2019
2	Office Building 246 Vincent St	15	6.38%	Dec 2019 *	5,343,969
5	Loftus Centre Redevelopment	20	6.35%	Jul 2027	1,673,287
6	Underground Car Park Loftus Rec	10	3.85%	Aug 2022	798,302
10	Beatty Park Redevelopment	20	5.49%	Jan 2032	6,132,798
					\$13,948,356

* Loan 2 will be refinanced at Dec 2019

14. The 2019/20 Budget also included proposed borrowings of \$1,000,000 to refinance the Loan 2 above. WATC have advised that they would not undertake this refinancing or any other load until a Master Lending Agreement is executed.

15. WATC has advised that a Master Lending Agreement would supersede all previous loan documentation and it is essential that all transactions under a Master Lending Agreement are completed in accordance with the terms and conditions of that agreement, given the Master Lending Agreement will stand in perpetuity.

16.

17. Most metropolitan local governments that have loan dealings with WATC have transitioned to the Master Lending Agreement progressively since 2014. As the City has not undertaken any new borrowings since 2012, there has been no imperative for it to complete the agreement.

18.

19. Executing the Master Lending Agreement is a 'compliance' requirement and does not impact on the existing loans' lending rates, loan terms or any other pre-existing terms and conditions. A standardised agreement has been used for all local governments that have Master Lending Agreements with WA Treasury Corporation.

20.

21. A Master Lending Agreement has been developed for the City in consultation with WTC and is included at **Attachment 1**. The draft Master Lending Agreement includes each of the four loans listed above. It should be noted that the loan balances shown at page 3 of the draft Master Lending Agreement refers to the initial principal amount rather than the current balances outstanding on the loans.

CONSULTATION/ADVERTISING:

22. No consultation or statutory advertising is required before executing the Master Lending Agreement.

LEGAL/POLICY:

23. All previous loan documentation between WATC and the City would be superseded by the Master Lending Agreement. All transactions under the Master Lending Agreement would be completed in accordance with the terms and conditions of that agreement rather than the existing four loan agreements, which will be superseded.

RISK MANAGEMENT IMPLICATIONS:

Low: Executing the Master Lending Agreement is a procedural matter designed to streamline future borrowing practices.

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.

SUSTAINABILITY IMPLICATIONS:

24. Entering into the Master Lending Agreement is a pre-requisite action for any future borrowings with WATC. Given that WATC can offer the most beneficial borrowing arrangements to the City, it is considered that this action will enhance the City's financial sustainability.

FINANCIAL/BUDGET IMPLICATIONS:

25. There are no direct budget implications as a consequence of this recommendation.

COMMENTS:

Executing the Master Lending Agreement is a 'compliance' requirement. It does not impact on the existing loans' lending rates, loan terms or any other pre-existing terms and conditions. It is recommended that Council enter into the draft Master Lending Agreement included as **Attachment 1** and authorise the CEO (or his delegate) to sign documents under the Master Lending Agreement.

MASTER LENDING AGREEMENT

BETWEEN

WESTERN AUSTRALIAN TREASURY CORPORATION

AND

CITY OF VINCENT

DATED AS OF 15TH OCTOBER 2019

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This Agreement dated as of the 15th day of October 2019

BETWEEN

WESTERN AUSTRALIAN TREASURY CORPORATION (ABN 22 300 359 323)
(*Corporation*)

AND

CITY OF VINCENT (ABN 62 191 132 542) (*Borrower*)

WHEREAS:

- A. The Corporation has provided lending facilities to the Borrower under the Existing Facility Agreements.
- B. The Corporation agrees to provide the Facility to the Borrower on the terms and conditions contained in this Agreement.
- C. The Facility is an updating and consolidation of the Existing Facility Agreements and also provides further flexibility in the manner in which lending can take place.
- D. The terms and conditions of this Agreement:
 - (a) replace the terms and conditions of the Existing Facility Agreements, so that this Agreement applies to:
 - (i) loans and advances previously provided to the Borrower under Existing Facility Agreements; and
 - (ii) loans and advances provided to the Borrower after the date of this Agreement in accordance with the terms of Forward Lending commitments as at the date of this Agreement; and
 - (b) apply to all loans and advances provided by the Corporation to the Borrower hereunder after the date of this Agreement.

The Parties agree:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Agreement the following words have the meanings designated below unless otherwise provided:

Account means an account operated by the Borrower with the Corporation for the purposes of this Agreement.

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Act means the Western Australian Treasury Corporation Act 1986.

Addendum means an addendum to this Agreement.

Advance means an advance of money made under the Facility by the Corporation to the Borrower and includes all loans and advances that have been or will be:

- (a) provided to the Borrower under the Existing Facility Agreements and outstanding at the date of this Agreement;
- (b) provided to the Borrower after the date of this Agreement in accordance with the terms of Forward Lending commitments on foot at, or drawdown notices given under an Existing Facility Agreement outstanding on, the date of this Agreement;
- (c) provided to the Borrower by the Corporation hereunder after the date of this Agreement; and
- (d) made after the Termination Date in accordance with any Forward Lending commitment on foot at the Termination Date.

Agreement means this agreement, its schedules, annexures, addenda and each Confirmation given by the Corporation to the Borrower under this Agreement.

Annexure means an annexure to this Agreement.

Authorised Signatory means a person duly authorised by the Borrower as provided for in clause 31.1 to give instructions to the Corporation on its behalf, or otherwise to act on its behalf, from time to time, for the purposes of this Agreement, either generally or in relation to specified actions.

Bank Account means a bank account maintained by a Party in Australia with a bank authorised and supervised by the Australian Prudential Regulation Authority under the *Banking Act 1959* (Cth) to carry on banking business in Australia or, for payments in a currency that is not Australian dollars, a financial institution with equivalent status in another country that is acceptable to the Corporation in its reasonable opinion, and notified to the other Party from time to time.

Borrower's SSI means the Borrower's standard settlement instructions notified by the Borrower to the Corporation from time to time for a Bank Account into which all moneys payable to the Borrower are to be paid under this Agreement, and which are acceptable to the Corporation acting reasonably.

Business Day means any day not being a Saturday or Sunday on which banks generally are open for business in each of Perth, Melbourne and Sydney.

Business Day Convention means the convention for adjusting any relevant date for the performance of any obligation or the taking of any action under this Agreement if that date would otherwise fall on a day that is not a Business Day.

Charge means the charge created under clause 5.1 of this Agreement.

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Client Portal - means the Corporation's website and its related web pages identified as the Client Portal which enables the Borrower to transact with the Corporation and to access information and reports and other services provided by the Corporation via the Client Portal and includes all products, materials, software applications, data, information, images, text or material that are available on or via the Client Portal.

Confirmation means a confirmation given by the Corporation to the Borrower setting out the terms applicable to an Advance made or to be made under the Facility.

Corporation's SSI means the Corporation's standard settlement instructions notified by the Corporation to the Borrower from time to time for a Bank Account into which all moneys payable to the Corporation are to be paid under this Agreement.

Costs means any and all costs incurred by the Corporation that arise from a default by the Borrower, demand for Mandatory Prepayment, termination other than a voluntary termination by either Party, or enforcement.

Default Interest Rate means the rate 2% per annum above the Corporation's overnight lending rate on each relevant day.

Designated Date means the date notified by the Corporation in accordance with, or the date set by operation of, the terms of this Agreement (as the case may be) for the Mandatory Prepayment of any Advance.

Discount means the amount by which the Corporation benefits from the Prepayment of an Advance.

Drawdown Notice means a written request for an Advance given by the Borrower to the Corporation (including a request submitted via the Client Portal, a digital platform or via such other electronic media nominated by the Corporation) in accordance with the Annexure for the relevant Product.

Email notice means a notice given by the Borrower to the Corporation by a computer based electronic mailing system.

Event of Default means a Vires Event of Default or an Other Event of Default.

Existing Facility Agreements means:

(a) Loan Agreements

Loan Number	Principal Amount	Interest Rate	Lending Date	Maturity Date
10	\$8,065,000.00	5.4900% p.a.	3/01/2012	3/01/2032
6B	\$2,222,953.71	3.8500% p.a.	1/08/2012	1/08/2022

(b) Debentures

Loan Number	Principal Amount	Interest Rate	Lending Date	Maturity Date
2	\$6,495,822.36	6.3800% p.a.	1/12/2004	1/12/2019
5	\$3,000,000.00	6.3500% p.a.	2/07/2007	1/07/2027

(All existing Loan Agreements and Debentures referred to in (a) and (b) above are collectively referred to as “**Existing Facility for Term Fixed Rate Lending**”.)

Facility means the lending facility provided by the Corporation to the Borrower under this Agreement from time to time.

Fees means fees charged by the Corporation to the Borrower from time to time in connection with this Agreement, the Facility, an Advance or a Forward Lending, described in clause 18.

First Schedule means the first schedule to this Agreement.

Forward Lending means a commitment of the Corporation to advance funds and a commitment of the Borrower to borrow funds in accordance with the terms of a Confirmation issued by the Corporation in accordance with this Agreement, or an Existing Facility Agreement, prior to those funds being advanced by the Corporation.

General Funds has the meaning given in section 6.21(4) of the *Local Government Act*.

Increased Costs means those costs described in clause 19.

Interest Payment Date means a date when interest is payable on an Advance.

Interest Rate means the interest rate for an Advance applying for all or part of the term of that Advance as applicable.

Local Government Act means the Local Government Act 1995 (WA).

Mandatory Prepayment means an early repayment by the Borrower in respect of any outstanding Advance or part of an Advance (and includes termination of obligations in relation to any Forward Lending or part of a Forward Lending) which is required by the Corporation to be made under or in accordance with the provisions of this Agreement following the occurrence of an Event of Default.

Mandatory Prepayment Notice means a notice referred to in clause 27 requiring the Borrower to repay to the Corporation the outstanding Advances specified in the notice, or terminating any specified Forward Lendings, on the Designated Date specified in the notice.

Market Valuation means a valuation made by the Corporation under the procedure set out in clause 16.

Market Valuation Adjustment means the adjustment to be made to reflect an additional or reduced amount to be repaid by the Borrower to extinguish the Borrower's liability in respect of all or part of an Advance on Prepayment, as described in clause 16.4 or to terminate obligations in relation to all or part of a Forward Lending.

Maturity Date means the date that an Advance is scheduled to be repaid by the Borrower to the Corporation, and where an Advance is made on the basis that it is to be repaid by more than one payment, the date that the last of these payments is to be made, as set out in the relevant Confirmation.

Other Event of Default means each of the events set out in paragraphs (c) to (i) inclusive of clause 25.

Outstanding Payment means the value of any payment that remains outstanding after the date on which that payment was due to be made in accordance with this Agreement.

Party means a party to this Agreement and Parties means both of them.

Premium means the amount necessary to compensate the Corporation for the Prepayment of an Advance.

Prepayment means a Mandatory Prepayment or a Voluntary Prepayment.

Prepayment Amount means the amount required to extinguish the indebtedness of the Borrower in relation to all or part of one or more Advances prior to the scheduled date for its or their repayment, or to terminate obligations in relation to all or part of one or more Forward Lendings, including without limitation a Market Valuation Adjustment.

Product means a type of Advance available to the Borrower under the Facility and identified in the First Schedule, as amended from time to time.

Product Facility Limit means the aggregate amount the Borrower may have outstanding at any time in respect of any Product, being the sum of all Advances the Corporation has agreed to provide to the Borrower under the relevant Product from time to time minus any amounts cancelled under clause 3.1 or repaid under Products that do not incorporate a capacity to redraw.

PPSA means the Personal Property Securities Act 2009 (Cth).

PPSA Law means:

- (a) the PPSA; and
- (b) any regulations in force from time to time made under the PPSA.

PPSA Register means the personal property securities register established under section 147 of the PPSA.

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PPSA Security Interest has the meaning given to “security interest” in section 12 of the PPSA.

Rate Set Notice means a notice by the Corporation to the Borrower as described in clause 11.2.

Second Schedule means the second schedule to this Agreement.

Secured Money means all amounts under or in connection with the Facility or this Agreement or both:

- (a) which now or in the future are owing or payable (actually or contingently) by the Borrower to the Corporation;
- (b) which, having now or in the future become owing or payable (actually or contingently) by the Borrower to the Corporation, cease to be owing under any law relating to bankruptcy or insolvency and remain unpaid by the Borrower;
- (c) that now or in the future there is a prospect may become owing or payable (actually or contingently) by the Borrower to the Corporation, for any reason including moneys and damages payable by the Borrower, alone, jointly or jointly and severally with any other person, or by the Borrower in its own right or in any capacity; or
- (d) which can be debited by the Corporation to the Account or any other account of the Borrower.

Secured Property means all of the present and future interest and rights of the Borrower in the General Funds of the Borrower from time to time, including all present and future claims, causes of action, payments and proceeds in respect thereof.

State means the State of Western Australia.

Termination Date means the date on which the Facility is terminated in accordance with this Agreement.

Termination Procedure means the procedure set out in clause 27 of this Agreement.

Vires Event of Default means each of the events set out in clauses 25(a) and (b).

Voluntary Prepayment means an early repayment in respect of any Advance or part of any Advance (and includes termination of obligations in relation to any Forward Lending or part of a Forward Lending) which is made voluntarily by the Borrower.

Voluntary Prepayment Notice means a notice referred to in clause 16.1 notifying the Corporation that the Borrower wishes to make a Voluntary Prepayment.

1.2 Interpretation

In this Agreement unless the context otherwise requires:

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- (a) words importing the singular include the plural and vice versa;
 - (b) a reference to a statute, ordinance, code, or other law includes regulations, by-laws, rules and other statutory instruments under it for the time being in force and consolidations, amendments, re-enactments, or replacements of any of them (whether of the same or any other legislative authority having jurisdiction);
 - (c) references to this Agreement or any other instrument include this Agreement or other instrument as varied or replaced, and notwithstanding any change in the identity of the Parties;
 - (d) if a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;
 - (e) references to this Agreement include its Schedules and Annexures;
 - (f) headings are inserted for ease of reference only and are to be ignored in construing this Agreement;
 - (g) references to time are to local time in Perth, Western Australia unless otherwise stated;
 - (h) where time is to be reckoned from a day or event, that day or the day of that event is to be included;
 - (i) references to currency are to Australian currency unless otherwise stated;
 - (j) no rule of construction applies to the disadvantage of a Party on the basis that that Party put forward this Agreement or any part of this Agreement;
 - (k) a reference to any thing is a reference to the whole and each part of it; and
 - (l) words and phrases which are defined in the PPSA and which have relevance to this Agreement but are not defined in this Agreement have the same meaning as in the PPSA.
- 1.3 It is acknowledged and agreed by the Parties that when an amendment to or passing of legislation takes place during the term of this Agreement which is relevant to this Agreement, such amendment or passing applies to the application of this Agreement from the time of its occurrence and whether or not notice is given by the Corporation of the amendment or passing.
- 1.4 If the Corporation reasonably forms the opinion that there has been a change in a market convention that is relevant to this Agreement, or to any Product or transaction under this Agreement, the Corporation shall notify the Borrower of such change and this Agreement and the affected transactions shall be amended as provided in the notice to the Borrower from the Corporation setting out those amendments required by the Corporation. Upon request by the Borrower, the Corporation will provide to the Borrower a copy of information on the new market convention from a recognised financial market body in the relevant market.

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2. PRODUCTS:**2.1** The Corporation offers to:

- (a) keep on foot all advances made under the Existing Facility Agreements outstanding on the date of this Agreement;
- (b) advance funds in accordance with the terms of any Forward Lending commitment arising under an Existing Facility Agreement prior to the date of this Agreement; and
- (c) make available to the Borrower financial accommodation by lending under this Agreement,

through the Products set out in the First Schedule as amended from time to time.

2.2 The terms and conditions on which:

- (a) Advances have been provided to the Borrower under Existing Facility Agreements; and
- (b) Advances will be provided to the Borrower after the date of this Agreement under Forward Lending commitments and drawdown notices given under Existing Facility Agreements,

shall be replaced in their entirety by the terms and conditions of this Agreement.

2.3 Terms and conditions relating to each Product are set out in the Annexure relating to that Product.**2.4** The Corporation may at its discretion from time to time remove Products or incorporate additional Products into this Agreement together with Annexures relevant thereto by giving written notice of such removal or addition to the Borrower. The removal of a Product will not affect the terms and conditions applying to Advances then outstanding, or Forward Lendings, in respect of that Product.

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- 2.5 Subject to clause 18, the Corporation may on not less than 30 days' written notice to the Borrower amend the terms and conditions which apply to a Product and, subject to clause 3.3, and in consultation with the Borrower, may reduce the Product Facility Limit for any Product where applicable. The reduction of a Product Facility Limit will not affect the terms and conditions applying to Advances then outstanding, or Forward Lendings, in respect of that Product.
- 2.6 Subject to clause 2.7, and unless expressly provided otherwise, the terms and conditions contained in clauses 1 to 33 of this Agreement are applicable to all Products.
- 2.7 Where any term or condition of an Annexure in respect of a Product is inconsistent with any term or condition in clauses 1 to 33 of this Agreement, then the term or condition contained in the Annexure in respect of the Product shall prevail to the extent of the inconsistency.
- 3. TERMINATION OF FACILITY OR PART THEREOF:**
- 3.1 The Facility commences on the date hereof and continues until the Termination Date. Subject to clause 3.3, any part of the Facility may be terminated at any time by either Party giving no less than 30 days' written notice to the other of the amount and/or type of Product or Products that are cancelled.
- 3.2 The Facility may be terminated:
- (a) (i) at any time by either Party providing at least 30 days' written notice to the other;
 - (ii) at any time by mutual agreement of the Parties;
 - (b) on the date specified in a notice served by the Corporation on the Borrower following an Other Event of Default in accordance with clause 26.2; and
 - (c) immediately, upon the occurrence of a Vires Event of Default, in accordance with clause 26.1,

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and the date on which the Facility is terminated in accordance with this clause 3.2 is the Termination Date.

- 3.3 If the Facility is terminated under clause 3.2(a), after the Termination Date the Parties will comply with all obligations in relation to Forward Lendings and Advances outstanding on the Termination Date, which will continue to be repayable on their respective Maturity Dates unless:

- (a) a Vires Event of Default occurs prior to the respective Maturity Dates, in which case all Advances then outstanding are immediately due and payable and any obligations in respect of Forward Lendings are immediately terminated in accordance with the provisions of clause 26.1; or
- (b) an Other Event of Default occurs and the Corporation gives notice to the Borrower under clause 26.2 declaring Advances due and payable, and/or obligations in respect of Forward Lendings terminated, on the Designated Date or Designated Dates; or
- (c) alternative arrangements are agreed by the Parties in relation to Forward Lendings and for the repayment or refinancing of the indebtedness of the Borrower under this Agreement prior to the respective Maturity Dates.

4. FACILITY LIMIT:

The total amount of debt outstanding at any time shall be the aggregate of all borrowings approved by the Corporation in respect of each product specified in the Annexes to this Agreement in accordance with the application process set out in clause 7 of this Agreement, less any amounts that have been cancelled under clause 3.1 or repaid under Products that do not incorporate a capacity to redraw.

5. SECURITY, PPSA SECURITY

- 5.1 The Borrower charges the Secured Property to the Corporation to secure the payment of the Secured Money to the Corporation.

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**INTEREST AND
ATTACHMENT:**

5.2 The Charge is a PPSA Security Interest.

5.3 The Borrower acknowledges and agrees:

- (a) the Corporation has given value for the PPSA Security Interest in the Secured Property by its provisions under this Facility or the Existing Facility Agreements or by providing or continuing to make available any financial accommodation under or in connection with this Facility or the Existing Facility Agreements;
- (b) nothing in this Agreement or in any of the Existing Facility Agreements constitutes an agreement that a security interest under this Agreement attaches at a later time than the time specified in section 19(2) of the PPSA;
- (c) it has not made any agreement with a secured party to vary the time of attachment of a PPSA Security Interest; and
- (d) for the purposes of sub section 20(2) of the PPSA, the Charge covers the present and future interests and rights of the Borrower in the Borrower's General Funds.

**6. REPRESENTATIONS,
WARRANTIES AND
UNDERTAKINGS:**

6.1 The Borrower represents and warrants that:

- (a) it is a local government constituted under the Local Government Act;
- (b) it has in full force and effect all approvals, authorisations and consents necessary to enter validly into this Agreement, to borrow and to fulfil its obligations in relation to each Advance provided hereunder and to give the Charge;
- (c) this Agreement has been validly executed by the Borrower;
- (d) the Borrower has complied with all requirements under the Local Government Act and Regulations under the Local Government Act in respect of this Agreement, and that all Advances have been approved by

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the Borrower in its annual budget or satisfy the provisions of Section 6.20(2) of the Local Government Act;

- (e) each Advance is financially sustainable and that the Borrower is not aware of any event, circumstance or action by the Borrower which may adversely affect its ability to service the Advance;
- (f) the Borrower has not created any charge, mortgage, pledge or lien upon over or in respect of the General Funds of the Borrower in favour of any other lending institution, bank or third party other than those charges mortgages, pledges or liens that have already been notified to the Corporation;
- (g) there has been no material adverse change in the financial position of the Borrower, and the Borrower will immediately notify the Corporation if a material adverse change in the financial position occurs;
- (h) it does not have any interest, obligation or arrangement, whether directly or indirectly, that conflicts or may potentially conflict with its obligations under this Agreement, and if any such interest, obligation or arrangement should arise, the Borrower will promptly advise the Corporation thereof;
- (i) no Event of Default (including without limitation, a breach of a term or condition included in this Agreement pursuant to Clause 26.2(c)) has occurred and is continuing, other than an Event of Default which has been waived in writing by the Corporation and
- (j) Drawdown Notices, applications for Advances and instructions given in respect of the Facility from time to time by the person(s) nominated by the Borrower for this purpose are valid and shall bind the Borrower.

- 6.2 The Borrower undertakes that it will observe all obligations under the approvals, authorisations and consents referred to in clause 6.1(b) and carry out and fulfil its obligations hereunder.

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- 6.3 The representations and warranties set out in clause 6.1 are deemed to be repeated in respect of each application for an Advance hereunder.
7. **APPLICATIONS FOR ADVANCES:**
- 7.1 The Borrower may apply for an Advance by submitting an application to the Corporation in a manner and form prescribed by the Corporation from time to time which includes submissions via the Client Portal, a digital platform or via such other electronic media nominated by the Corporation from time to time.
- 7.2 The Borrower shall obtain in advance of making an application all necessary approvals, authorisations and consents that are necessary in respect of each Advance.
- 7.3 The making of each Advance is subject to the condition that the Corporation's credit criteria in effect at the relevant time for such lending are met by the Borrower.
- 7.4 The Borrower shall upon request provide the Corporation with such information as may be reasonably required by the Corporation to determine whether its credit criteria are met by the Borrower.
- 7.5 A determination made by the Corporation as to whether its credit criteria are met by the Borrower shall be final and the Corporation shall not be required to disclose such details of the determination to the Borrower.
- 7.6 The Corporation may at its discretion cancel or delay the making of an Advance if any required information in relation to the Borrower is not provided to the Corporation in a timely manner to undertake/complete its credit assessment. The costs incurred by the Corporation in connection with the cancelling or delaying of an Advance as certified by the Corporation shall be promptly paid to the Corporation by the Borrower.
- 7.7 The Corporation may in its absolute discretion decline an application for an Advance where the Borrower has not met the Corporation's credit criteria in effect at the relevant time and where the

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Advance is not considered by the Corporation to be financially sustainable.

8. **ACCOUNTS:** Advance will be made on one Account unless it is agreed by the Corporation that the Borrower may operate more than one Account under the Facility. If the Borrower operates more than one Account, the Advance will be made on the Account specified in the application for an Advance.
9. **TERM OF ADVANCES:** The Borrower shall repay each Advance in full on the Maturity Date, or if any Advance is made on the basis that it is to be repaid by more than one instalment, the Advance shall be repaid in accordance with the repayment schedule set out in the relevant Confirmation.
10. **INTEREST:** The Borrower shall pay interest on each Advance from and including the date funds are advanced up to but excluding the date they are repaid in full.
11. **INTEREST RATE:**
 - 11.1 Subject to any conditions as to interest rate outcomes set out in an application for an Advance, the Interest Rate will be determined by the Corporation.
 - 11.2 Where the Corporation sets or resets an Interest Rate in respect of all or any part of the term of an Advance, the Corporation will promptly notify the Borrower of the Interest Rate in the Confirmation or in a Rate Set Notice.
12. **PAYMENT DATE ADJUSTMENT:** If a date for the making of any payment (or performing any obligation) under this Agreement falls on a day which is not a Business Day, it will be subject to adjustment in accordance with the Business Day Convention referred to in the Annexure relevant to that type of payment or obligation for the relevant Product, unless another Business Day Convention has been requested by the Borrower and agreed to by the Corporation and the payment will be made (or the obligation performed) on the date for the making of the payment (or performing the obligation) as adjusted by the relevant Business Day Convention.
13. **CONFIRMATIONS:** The Corporation will give to the Borrower a Confirmation promptly after setting the terms of each Advance. The Confirmation shall be deemed true and correct in the absence of manifest error, unless the Borrower notifies the

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Corporation in writing (which includes notification via the Client Portal, a digital Platform or via such other electronic media as elected by the Corporation) that the details in the Confirmation are incorrect within 24 hours of receipt of the Confirmation. To the extent of any inconsistency, the provisions of a Confirmation prevail over those of the relevant application for an Advance and over clauses 1 to 33 of this Agreement.

- 14. BUSINESS DAY:** If the Borrower wishes the definition of Business Day for a particular Advance to depend on different business centres being open other than those provided in the definition in clause 1.1 or any business centres specified in the Annexure for the relevant Product, then it may request that the Corporation agree to a different business centre or centres being open for the purpose of that definition in relation to that Advance, but any amendment to that definition is subject to the agreement of the Corporation in its absolute discretion.
- 15. BUSINESS DAY CONVENTION:** The following terms, when used in conjunction with the term “Business Day Convention” and a date for the performance of an obligation or the taking of an action under this Agreement, shall mean that an adjustment will be made if that date would otherwise fall on a day that is not a Business Day so that:
- (a) if “*Following*” is specified, that date will be the first following day that is a Business Day;
 - (b) if “*Modified Following*” is specified, that date will be the first following day that is a Business Day unless that day falls in the next calendar month, in which case that date will be the first preceding day that is a Business Day; and
 - (c) if “*Preceding*” is specified, that date will be the first preceding day that is a Business Day.
- 16. PREPAYMENT:** 16.1 If the Borrower wishes to make a Voluntary Prepayment, it must give to the Corporation a Voluntary Prepayment Notice substantially in the form specified in the Third Schedule hereto signed by an Authorised Signatory of the Borrower, no later than 12.00 noon at least 4 Business Days prior to the proposed date of the Voluntary Prepayment, or such later time or date as the Corporation may agree. Notice submitted via the

Client Portal or a digital platform is deemed to have been signed by an Authorised Signatory.

- 16.2 Once given, a Voluntary Prepayment Notice is irrevocable and may not be withdrawn except with the prior written consent of the Corporation (including consent given via the Client Portal, a digital platform or via such other electronic media as elected by the Corporation).

The Corporation will advise the Borrower as soon as practicable after it receives any request to withdraw a Voluntary Prepayment Notice whether or not the Corporation has consented to the withdrawal.

- 16.3 Whenever a Prepayment is made, whether voluntarily by the Borrower or otherwise, the amount to be repaid by the Borrower to the Corporation is to be adjusted by a Market Valuation Adjustment.

- 16.4 The Market Valuation Adjustment is the amount calculated by the Corporation as the Premium or Discount applicable to the Prepayment.

- 16.5 (a) Prior to the date of the proposed Prepayment the Corporation will undertake a Market Valuation of the relevant Advance at such time as is suitable to the Corporation acting reasonably.

- (b) The Corporation will calculate the Market Valuation Adjustment in accordance with the Corporation's standard procedure for the relevant Product.

- 16.6 The Corporation shall certify the Market Valuation Adjustment to the Borrower and once certified the Market Valuation Adjustment is final and binding in the absence of manifest error.

- 16.7 (a) If the Market Valuation Adjustment is a Premium the Borrower must pay the amount of the Premium to the Corporation at the time at which the Prepayment is made to the Corporation.

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- (b) If the Market Valuation Adjustment is a Discount, the Corporation will credit the amount of the Discount to the relevant Account of the Borrower when the Prepayment is made.
- 16.8 When obligations in relation to all or part of a Forward Lending are to be terminated, the Corporation will undertake a Market Valuation of the Forward Lending (or relevant part thereof) and the procedures set out in this clause 16 will apply, with the necessary changes having been made, in relation to the calculation of the Market Valuation Adjustment.
- 16.9 The Parties agree that amounts payable by way of Market Valuation Adjustment are a reasonable pre-estimate of loss and not a penalty.
- 16.10 On giving notice thereof to the Borrower, the Corporation may value the Prepayment for the purposes of calculating the Market Valuation Adjustment on an "ex interest" basis, in which case the Borrower shall be liable to make a payment on account of interest on the next Interest Payment Date for the relevant Advance.
- 17. GOVERNMENT GUARANTEE:**
- 17.1 The Borrower must pay to the Corporation as and when required by the Corporation such fee or fees as the Corporation notifies are required by the Treasurer on behalf of the State under section 13(3) of the Act in respect of the guarantee by the Treasurer arising under section 13(1) of the Act in relation to liabilities incurred by the Corporation in connection with, or to facilitate, the making of Advances to the Borrower under the Facility. Such fee may be adjusted from time to time.
- 17.2 Any fees payable under clause 17.1 will be identified and recovered separately from interest payable under the Facility.
- 18. FEES:**
- 18.1 The Corporation may charge the Borrower Fees in connection with this Agreement, the Facility, any Advance and any Forward Lending. Subject to clause 18.3, Fees may be introduced or

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amended from time to time at the Corporation's sole discretion.

18.2 The Corporation will give the Borrower at least 30 days' prior written notice (which includes notice given via the Client Portal, a digital platform or such other electronic media as elected by the Corporation) of the introduction of any new Fee or the amendment of an existing Fee, and shall specify in any such notice the amount or method of calculation of the Fee and the manner in which the Fee will be charged.

18.3 With the exception of Costs and Increased Costs, the Corporation may not increase any Fees, or seek to impose any new Fees, in connection with a Forward Lending or an Advance prior to its Maturity Date.

19. INCREASED COSTS:

If as a result of any law, regulation, judicial decision or government directive instituted, passed, issued, amended or given a new interpretation by any competent court, administrative tribunal or government authority, the Corporation incurs additional costs in funding or maintaining Advances or Forward Lendings under this Agreement or the Facility, the Corporation will notify the Borrower thereof and the Borrower shall on demand pay to the Corporation the amount of such costs either as a lump sum or through increased interest rates as determined by the Corporation after consultation with the Borrower.

20. METHOD OF PAYMENT:

20.1 All payments to the Corporation must be made in immediately available funds without set off or deduction into the Corporation's Bank Account for the relevant currency specified in the Corporation's SSI as at the time of payment, and any payment not so made will be deemed by the Corporation to have been made on the date and at the time the funds represented by the payment become available to the Corporation.

20.2 All payments to the Borrower will be made in immediately available funds into the Bank Account for the relevant currency specified in the Borrower's SSI as at the time of payment unless other arrangements have been agreed between the Corporation and the Borrower in respect of that payment.

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- 21. TIME OF PAYMENT:** All payments to be made to the Corporation under the Facility must be made no later than 10.00 a.m. on the due date or such other time as the Corporation may notify the Borrower from time to time. The Corporation may recover from the Borrower any charges or intra-day interest it incurs as a consequence of any payment being received by it after the due time for payment on the relevant due date.
- 22. INTEREST ON OVERDUE AMOUNTS:** The Corporation may charge interest on any amount payable under this Agreement which is not made, or is deemed to have been not made by the time for payment on the relevant due date, at the Default Interest Rate, from and including the due date for payment to but excluding the date on which the funds become available to the Corporation, such additional interest to compound daily and be payable on demand.
- 23. STAMP DUTY:** All stamp duties and penalties (if any) payable in relation to this Agreement shall be promptly paid by the Borrower.
- 24. CALCULATIONS:** The Corporation shall carry out in good faith and in a commercially reasonable manner all calculations required under this Agreement including but not limited to those involving the amount of interest payable, Market Valuation Adjustments, Fees, government guarantee fees and Increased Costs. All calculations and determinations of the Corporation will be conclusive and binding in the absence of manifest error.
- 25. EVENTS OF DEFAULT:** Each of the following is an Event of Default:
- (a) the Borrower ceases to be a local government duly constituted under the Local Government Act (or any amendment or re-enactment of the Act) by virtue of which it is an "authority" for the purposes of the Western Australian Treasury Corporation Act 1986 unless the obligations of the Borrower hereunder are assumed by a successor which is such an "authority" and which agrees, or is otherwise bound by law, to comply with the obligations of the Borrower hereunder;
 - (b) the Borrower for any reason, other than a reason set out in clause 25(a), ceases to be an entity to which the Corporation can lawfully make or maintain Advances, or if as a result of any change

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in law, regulation or official directive, the Corporation determines that it has become contrary to such official directive, illegal or impossible for the Corporation to make or maintain Advances to the Borrower;

- (c) if in the reasonable opinion of the Corporation, it is likely that a Vires Event of Default will occur because of a proposed change in law, regulation or official directive, and the Corporation notifies the Borrower that upon the occurrence of the change in law, regulation or official directive, the Facility is terminated on the Termination Date specified in the notice and all outstanding Advances are due and payable, and all Forward Lendings are terminated, on the Designated Date specified in the notice;
- (d) a receiver is appointed in respect of any of the income of the Borrower;
- (e) the Borrower fails to make payment of any amount payable to the Corporation, whether under this Agreement or under any other arrangement with the Corporation, when due and the failure continues for more than 15 Business Days. The Corporation will use reasonable endeavours to notify the chief executive officer of the Borrower of the failure not less than 10 Business Days before exercising the Corporation's rights arising under this Agreement as a consequence of such failure;
- (f) the Borrower is in breach of any other material term of this Agreement (including a term or condition included in the Agreement pursuant to clause 26.2(c)), and if the breach is capable of remedy, if it is not remedied within 20 Business Days of the Borrower becoming aware of the breach;
- (g) the Borrower fails to pay any other indebtedness of the Borrower for moneys borrowed or raised when due in an amount which the Corporation reasonably considers to be material in the context of the indebtedness of the Borrower to the Corporation under this Agreement unless liability to pay that other indebtedness is being contested

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by the Borrower in good faith and with due diligence;

- (h) any power, authorisation, approval or consent required by the Borrower for the purposes of borrowing or fulfilling its obligations under this Agreement is withdrawn or ceases to be current or valid or is found to be defective or inadequate by the Corporation; and
- (i) any warranty or representation made by the Borrower hereunder or for the purposes of this Agreement is untrue or ceases to be true.

26. EFFECT OF DEFAULT:

- 26.1 If a Vires Event of Default occurs, whether or not the Corporation is aware of the occurrence of the Event of Default, the Facility is immediately terminated without the need for any notice to be given by the Corporation to the Borrower and, subject to clause 26.3, all outstanding Advances are immediately due and payable, and any obligations in respect of Forward Lendings are immediately terminated.

The Prepayment Procedure will apply in respect of all outstanding Advances and all Forward Lendings.

The date on which the Facility is terminated, and all obligations in respect of outstanding Advances and Forward Lendings are terminated in accordance with this clause 26.1 is the Designated Date for the purposes of this Agreement.

- 26.2 If an Other Event of Default occurs, the Corporation may by notice in writing to the Borrower do any or all of the following:

- (a) declare that any or all outstanding Advances are due and payable and any or all obligations in respect of Forward Lendings are terminated immediately on the date of the notice, or on a date specified in the notice, which date shall be the Designated Date for those Advances;
- (b) declare that the Facility is terminated; and

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- (c) specify terms and conditions upon which the Corporation is willing to allow any or all of the following to occur:
 - (i) any or all outstanding Advances to remain outstanding;
 - (ii) any or all Forward Lending commitments to remain in force; and
 - (iii) the Borrower to continue to borrow under any or all Products,

and the Borrower must, not later than the date specified in the notice, advise the Corporation in writing whether or not it agrees to accept those terms and conditions.

If the Borrower advises the Corporation in writing on or before the date specified in the notice that it agrees to accept those terms and conditions, then this Agreement is thereupon varied by inclusion of those terms and conditions without any further action required to be taken by the Parties.

If the Borrower does not advise the Corporation in writing on or before the date specified in the notice that it agrees to accept those terms and conditions, then the Corporation may carry out the provisions of (a) and (b) above.

- 26.3 If the Corporation is not aware of the occurrence of a Vires Event of Default when the Vires Event of Default occurs, all outstanding Advances are due and payable, and all obligations in respect of Forward Lendings shall be terminated, immediately the Corporation becomes aware of the occurrence of that Event of Default.
- 26.4 For the avoidance of doubt, any payment made by either Party after the occurrence of a Vires Event of Default and before the Corporation becomes aware of the relevant Event of Default, is a payment for value under this Agreement and is to be treated as if it had been validly made and received in accordance with this Agreement.

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- 27. MANDATORY PREPAYMENT PROCEDURE:**
- 27.1 Where any Advance becomes due and payable before the Maturity Date for that Advance or any Forward Lending is to be terminated under the terms of this Agreement, the Parties will follow the procedure set out in this clause.
- 27.2 Mandatory Prepayment of Advances and termination of Forward Lendings will occur on the Designated Date whether or not the relevant event is then subsisting and the Prepayment Amount will be due as of the Designated Date.
- 27.3 The Corporation will issue a Mandatory Prepayment Notice to the Borrower with respect to Advance(s) and Forward Lending(s).
- 27.4 Irrespective of the termination of the Facility, the Borrower shall pay to the Corporation the amount of any Costs incurred by the Corporation whether before or after the Designated Date in relation to the relevant Advance(s), Forward Lending(s) and the Facility, as applicable, and interest on the Prepayment Amount calculated at the Default Interest Rate from and including the Designated Date up to, but not including, the date of actual payment.
- 28. PERSONAL PROPERTY SECURITIES ACT 2009:**
- 28.1 The Borrower hereby irrevocably authorises the Corporation, its agents, solicitors, officers, employees and service providers to:
- (a) apply for and effect (in any manner the Corporation considers necessary or appropriate) any registration of a financing statement on the PPSA Register in connection with any PPSA Security Interest created or expressed to be created under this Agreement;
 - (b) complete any document associated with this Agreement, including any financing statement or financing change statement; and
 - (c) recover from the Borrower, at the Corporation's absolute discretion, any costs incurred by the Corporation in relation to the abovementioned matters.

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- 28.2 (a) The Parties contract out of each provision of the PPSA that section 115 of the PPSA permits parties to contract out of.
- (b) To the extent permitted by section 275 of the PPSA, the Parties agree to keep all information of the kind described in section 275(1) of the PPSA confidential and not to disclose any such information to any other person except where such disclosure is otherwise permitted or authorised under this Agreement or an Existing Facility Agreement.
- (c) The Parties agree that a receiver or receivers appointed under section 6.22 of the Local Government Act need not give any notice required under any provision of the PPSA.
29. **VARIATION OF ADVANCES OR FORWARD LENDINGS:**
- 29.1 If at any time the Borrower wishes to vary a term or condition of an Advance or Forward Lending, the Borrower must so notify the Corporation and the Corporation will use reasonable endeavours to accommodate the Borrower's request.
- 29.2 Relevant rates and prices which prevail at the time will be applied in undertaking the calculations for the variation of the Advance or Forward Lending, as applicable.
- 29.3 The Corporation will promptly give a Confirmation to the Borrower with respect to a variation so carried out.
- 29.4 The Corporation will promptly notify the Borrower in writing of the cost or benefit of a variation under this clause. Notification provided via the Client Portal, a digital platform or via such other electronic media as elected by the Corporation is deemed to be written notification for this purpose.
- Any additional cost will be paid by the Borrower to the Corporation on a date nominated in writing by the Corporation, and any benefit will be credited to an Account of the Borrower with the Corporation.
30. **NOTICES:**
- 30.1 Subject to paragraph 30.3, all requests, notices and other communications required to be given, made or sent to the Corporation by the Borrower under

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this Agreement are to be in writing and addressed to "Head of Client Debt Finance and Investments" of the Corporation or to such other officer of the Corporation as the Corporation nominates to the Borrower from time to time.

30.2 All requests, notices, and other communications required to be given, made, or sent to the Borrower by the Corporation under this Agreement are to be in writing and addressed to such officer of the Borrower as may be nominated by the Borrower to the Corporation from time to time, and in the absence of a designation or nomination shall be addressed to the chief executive officer of the Borrower. The Corporation may at its discretion elect to send such notices and other communications electronically via the Client Portal, digital platform or such other electronic media as elected by the Corporation from time to time. Notices sent via the Client Portal, digital platform or such other electronic media (including email) are deemed to be in "writing" for the purposes of this clause.

30.3 The Borrower may send applications for advances, acceptance of firm rate quotes, Drawdown Notices, Voluntary Prepayment Notices, requests to vary the term or conditions of an Advance or Forward Lending, or requests for withdrawal of any such notice or request or communications to the Corporation via the Client Portal, digital platform or such other electronic media (including email) as nominated by the Corporation from time to time. Drawdown Notices, applications for advances, Voluntary Prepayment Notices, acceptance of firm rate quotes and other requests referred to in this clause 30.3 that are sent via the Client Portal, digital platform or such other electronic media (including email) are deemed to be in "writing" for the purposes of this clause.

The Borrower:

- (a) must ensure where transaction notifications are submitted via the Client Portal that transactions are authorised by an Authorised Signatory of the Borrower or if by email notice that it is either signed by means of an electronically produced signature of an Authorised Signatory or states that

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it is being sent by a named Authorised Signatory of the Borrower;

- (b) accepts all risk and liability resulting from the Corporation acting or relying on notices submitted via the Client Portal, digital platform or such other electronic media (including email) as nominated by the Corporation from time to time that purports to have been sent by, or signed by an electronically produced signature of, an Authorised Signatory, and agrees to indemnify and keep indemnified the Corporation in respect of all costs, losses, expenses and damages incurred or suffered by the Corporation as a result of acting or relying on those notices;
- (c) in any legal proceedings in respect of or in any way relating to this Agreement, expressly waives any right to raise any claim, defence or waiver of liability based upon authorisation via the Client Portal digital platform or such other electronic media by an Authorised Signatory or the signing, or purported signing, of an email notice by means of an electronically produced signature of an Authorised Signatory as the case may be;

30.4 The Borrower must send all email notices to the specified email address of the Corporation notified by the Corporation to the Borrower from time to time. Email notices will only be taken to have been received by the Corporation when actually received.

30.5 The Corporation may at any time give written notice to the Borrower that it will no longer accept email notices or notices submitted via the Client Portal or via a digital platform either generally, or on the conditions set out above or for any specified purpose. The Corporation may at any time withdraw any such notice or give written notice to the Borrower of alternative methods of communication or conditions upon which it is willing to accept notices.

31. OTHER TERMS: 31.1 The Borrower shall provide to the Corporation:

- (a) a copy of the resolution authorising:-
 - (i) the execution of this Agreement under the Common Seal of the Borrower; and

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- (ii) the Chief Executive Officer, an agent of the Borrower or any one of the Senior employees of the Borrower who are authorised by the Chief Executive Officer from time to time to sign schedule documents and instructions under this Agreement on behalf of the Borrower.
- (b) Upon request by the Corporation copies of the resolutions passed by the Borrower authorising the borrowings under this Agreement from time to time; and
- (c) a list of names, position titles and sample signatures of the Authorised Signatories as advised by the Chief Executive Officer from time to time.
- 31.2 The Borrower agrees to provide to the Corporation such additional information as the Corporation may require from time to time to enable it to meet its regulatory and compliance obligations relating to anti-money laundering and counter-terrorism financing, and acknowledges that where legally obliged to do so, the Corporation will disclose the information provided to relevant regulatory and law enforcement agencies.
- 31.3 The Corporation will use all reasonable endeavours to meet the borrowing and prepayment requirements of the Borrower under this Agreement. The Borrower acknowledges that this Facility does not create an obligation for the Corporation to lend under it.
- 31.4 The Facility is made available and will be maintained subject to compliance with relevant laws and subject to the Borrower obtaining all authorisations, approvals and consents necessary for it to enter into this Agreement and accept the Facility and to fulfil its obligations hereunder, including obligations incurred in respect of Advances provided from time to time.
- 31.5 So long as any amounts owing to the Corporation remain payable, the Borrower will not create or permit to be outstanding any security (in the form of mortgage, charge, pledge, lien or other security interest) upon the Borrower's General Funds to

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secure indebtedness of the Borrower or any guarantee by the Borrower of indebtedness of third parties, without the prior written consent of the Corporation which may be withheld in the Corporation's absolute discretion, and in any event may not be given unless the Borrower (if so required by the Corporation) procures the other creditors to enter into a deed of priority with the Borrower and the Corporation in which the Borrower and the other creditor irrevocably and unconditionally agree with the Corporation:

- (a) the Charge has first priority over the Secured Property for the full amount of the Secured Moneys for the purposes of section 6.24 of the Local Government Act and section 61 of the PPSA and the other creditor has second priority over the Secured Property only after the full amount of the Secured Money has been received by the Corporation; and
- (b) the priority in clause 31.5(a) applies despite any provision of the PPSA and despite the respective times of registration of the financing statements in respect of this Agreement and the other creditor's PPSA Security Interest under that Act.

31.6 The Borrower will immediately notify the Corporation of any actual or proposed changes to its establishment or designation or to any legislation under which it is constituted, of which it becomes aware, and which may be likely to affect or have the potential to affect the Borrower's corporate existence, capacity to borrow hereunder, authorisations in respect hereof or ability to observe its obligations under this Agreement, and provide the Corporation with a copy of any such change promptly after it occurs.

31.7 The Borrower indemnifies the Corporation against all liabilities and losses arising from, and any costs, charges and expenses incurred in connection with the Corporation acting in good faith on instructions submitted via the Client Portal, digital platform, email instructions, electronically protected documents (such as Adobe PDF) sent by e-mail or other electronically delivered instructions originating or purporting to originate from the offices of the Borrower or to be given or

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purport to have been given by an Authorised Signatory of the Borrower, including without limitation all liabilities, losses, costs, charges and expenses on account of funds borrowed, contracted for or used to fund any amount payable under this Agreement.

- 31.8 The Borrower shall obtain the prior written consent of the Corporation before committing to any subsequent or additional borrowing from any other authority, bank, lending institution or source or increasing the limit of its existing overdraft facility during the currency of this Agreement (third party borrowing).

**32. GOVERNING
LAW AND
JURISDICTION:**

This Agreement is governed by the law in force in the State, and the Parties submit to the non-exclusive jurisdiction of the courts exercising jurisdiction in the State.

33. SURVIVAL:

Except to the extent provided otherwise herein, the respective rights and obligations of the Parties in respect of Advances, Forward Lendings and obligations that continue following termination of the Facility under clause 3.2(a) or clause 26.2 and all Outstanding Payments shall survive termination of the Facility, and the terms and conditions of this Agreement continue to apply as if the Facility remained on foot.

Execution hereunder by authorised representatives of the Corporation and the Borrower respectively creates a binding agreement with respect to the terms and conditions contained herein.

For and on behalf of Western Australian Treasury Corporation by its attorney:

SIGNATURE: _____

NAME: _____

POSITION: _____

DATE: _____

Witness (signature): _____

Name (print): _____

THE COMMON SEAL of)
CITY OF VINCENT)
was hereunto affixed)
in the presence of:)

*Mayor
*President

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Chief Executive Officer

FIRST SCHEDULE

As at 15th October 2019, the Corporation makes the following Products available to the Borrower:

1. Short Term Lending
2. Term Fixed Rate Lending

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SECOND SCHEDULE

1. All Loans under the Existing Loan Agreements are classified as Term Fixed Rate Lending and are covered by the Provisions of Annexure 2 Term Fixed Rate Lending.
2. All Loans under the Existing Debentures are classified as Term Fixed Rate Lending and are covered by the provisions of Annexure 2 Term Fixed Rate Lending.

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ANNEXURE 1
SHORT TERM LENDING

As at 15th October 2019, provisions specifically referable to Short Term Lending under this Agreement are as follows:

Product Facility Limit The aggregate sum of all Short Term Lending Advances the Corporation has agreed to provide to the Borrower from time to time under each Addendum less any amount that has been cancelled or terminated from time to time.

Unless otherwise agreed with the Corporation in relation to a specific Advance, the following provisions apply to each Advance of Short Term Lending (**Short Term Lending Advance**):

Applications for Advances:	<p>i) The Borrower may apply to the Corporation to borrow funds under this Annexure in accordance with the terms and conditions of the Agreement; and</p> <p>ii) upon the Corporation agreeing to lend such funds to the Borrower, the parties shall execute an Addendum to the Agreement substantially in the form specified in the Fifth Schedule hereto which shall stipulate the project facility limit being the maximum amount the Borrower is entitled to borrow under that Addendum.</p>
Notice Period:	The Drawdown Notice must be received by the Corporation no later than 12:00 noon on the Business Day (Including via the Client Portal, a digital platform or such other electronic media as nominated by the Corporation) prior to the date the Advance is to be made.
Minimum amount of Advance	\$10,000
Minimum Term of Each Advance:	1 day
Maximum Term of Each Advance:	12 months
Maturity Date:	The nominated Maturity Date should be a Business Day
Repayment of Principal of Each Advance:	In full on the Maturity Date of that Advance
Interest Rate:	The Interest Rate is determined by the Corporation and is fixed until the Maturity Date of the Advance

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Date of Determination of Interest Rate:	The Interest Rate will be determined on the day the Advance is made, or on such other day or days as the Corporation may from time to time reasonably determine.
Interest Amount:	<p>Interest on each Advance will be calculated as follows:</p> $I = \frac{P \times R \times D}{36500}$ <p>where:</p> <p>I = amount of interest payable;</p> <p>P = principal amount of the Advance;</p> <p>R = Interest Rate applicable to the Advance expressed as a percentage per annum to two decimal places; and</p> <p>D = the number of calendar days from and including the date of the Advance to, but not including, its Maturity Date.</p>
Interest Payment Date:	Interest is payable on the Maturity Date of the Advance
Business Day Convention:	Following
Interest Adjustment:	<p>Where a Maturity Date is not a Business Day and the due date for repayment of the Advance is adjusted to the following Business Day, an interest adjustment is also payable at the discretion of the Corporation on the payment date specified in the notice provided by the Corporation to the Borrower setting out details of the Interest Adjustment, which will be calculated as follows:</p> $\text{Interest Adjustment Amount} = \frac{(P+I) \times R \times D}{36500}$ <p>where:</p> <p>P = the principal amount of the Advance;</p> <p>I = the interest amount due on the stated Maturity Date of the Advance;</p> <p>R = the Corporation's overnight lending rate applicable on the Business Day prior to the stated Maturity Date of the Advance expressed as a percentage per annum to two decimal places; and</p> <p>D = the number of calendar days from and including the stated Maturity Date to, but not</p>

	including, the Business Day after the stated Maturity Date.
DRAWDOWN NOTICES:	<p>1. Advances under this Facility will be made by the Corporation to the Borrower substantially in the form of the "Form of Request for an Advance ("Drawdown Notice") attached to this Annexure.</p> <p>2. Subject to the terms and conditions of this Facility, Advances will be made on dates specified in a Drawdown Notice given by the Borrower to the Corporation and signed or authorised by an Authorised Signatory. If a date specified in a Drawdown Notice is not a Business Day, the Advance will be made on the next following Business Day unless another arrangement is agreed to by the Corporation in its discretion.</p> <p>3. Once given, a Drawdown Notice is irrevocable and may not be withdrawn except with the prior written consent of the Corporation. Consent via the Client Portal, a digital platform or such other electronic media nominated by the Corporation is deemed to be written consent for this purpose.</p> <p>The Corporation will advise the Borrower as soon as practicable after it receives any request to withdraw a Drawdown Notice whether it has consented to the withdrawal if the Borrower is required to pay any costs incurred by the Corporation in executing the withdrawal request.</p>
REDRAWING:	Subject to the terms of the Agreement, amounts repaid or voluntarily prepaid under Facilities governed by this Annexure may be redrawn by the giving of an appropriate Drawdown Notice.
REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS:	<p>The representations and warranties contained in the Agreement are deemed to be repeated each time a Drawdown Notice is submitted to the Corporation;</p> <p>(a) an Advance provided under a Drawdown Notice will not result in the Facility being exceeded as at the date the Drawdown Notice is given or at any time up to the Maturity Date of the proposed Advance, after allowing for any reduction in the Facility Limit of which notice has been given prior</p>

	to receipt of the Drawdown Notice by the Corporation; and (b) Drawdown Notices and instructions given in respect of the Facility from time to time by the person(s) nominated by the Borrower for this purpose shall be valid and binding on the Borrower.
TERM OF ADVANCES:	Where a Party has served a notice of termination of the Facility on the other Party under clause 3.2(a), the Borrower may continue to issue Drawdown Notices and draw down Advances prior to the Termination Date, but the Maturity Date of Advances made thereunder must be on or before the Termination Date.

By requesting an Advance under this Annexure, the Borrower acknowledges and agrees that the provisions contained herein specifically referable to Short Term Lending are terms and conditions of this Agreement and apply to any Advance made hereunder.

FORM OF REQUEST FOR A SHORT TERM LENDING ADVANCE
(**DRAWDOWN NOTICE**) (Effective as at 15th October 2019)

MASTER LENDING FACILITY BETWEEN
WESTERN AUSTRALIAN TREASURY CORPORATION AND
CITY OF VINCENT

TO: HEAD OF CLIENT DEBT FINANCE AND INVESTMENTS
WESTERN AUSTRALIAN TREASURY CORPORATION

Email: csoperations@watc.wa.gov.au

Fax: (08) 9235 9199

City of Vincent requests the following Short Term Lending Advance ⁽¹⁾:

Date of Advance: _____

Amount: _____

Maturity Date: (specify) _____

Account: _____

Any other details: _____

For and on behalf of City of Vincent:

Authorised Signatory

Date

Note:

- (1) This Advance is governed by the terms and conditions of the Master Lending Agreement entered into between the Borrower and the Corporation as amended from time to time.

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ANNEXURE 2
TERM FIXED RATE LENDING

As at 15th October 2019, provisions specifically referable to Term Fixed Rate Lending under this Facility are as follows:

Product Facility Limit The aggregate sum of all Term Fixed Rate Advances the Corporation has agreed to provide to the Borrower from time to time less any amount that has been repaid or cancelled.

Unless otherwise agreed with the Corporation in relation to a specific Advance, the following provisions apply to each Advance of Term Fixed Rate Lending (**Term Fixed Rate Advance**):

Minimum amount of Advance	\$50,000
Minimum Term of Each Advance:	6 months
Maximum Term of Each Advance:	20 years or such longer period as may be agreed between the Parties either generally or in relation to an Advance with specified characteristics or in relation to a proposed Advance.
Payments Due:	Payments of interest and repayments of principal in relation to each Advance will be due in the amounts and on the dates stipulated in the repayment schedule set out in the Confirmation for the Advance.
Interest Rate:	Subject to any interest rate parameters agreed between the Corporation and the Borrower, the Interest Rate in relation to each Advance will be determined by the Corporation and is fixed until the Maturity Date of that Advance.
Business Day Convention:	Following
Interest Adjustment:	<p>Where the due date for any payment is adjusted by the Following Business Day Convention so that the payment is due on the next succeeding Business Day, an interest adjustment is also payable at the discretion of the Corporation on the payment date specified in the notice provided by the Corporation to the Borrower setting out details of the Interest Adjustment, which will be calculated as follows:</p> $\text{Interest Adjustment Amount} = \frac{P \times R \times D}{36500}$ <p>where:</p> <p>P = the amount of the payment due;</p> <p>R = the Corporation's overnight lending rate applicable on the Business Day prior to the relevant due date</p>

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	<p>expressed as a percentage per annum to two decimal places; and</p> <p>D = the number of calendar days from and including the original due date for payment to, but not including, the adjusted due date for the payment.</p>
FIRM RATE QUOTE:	<p>Once a signed acceptance of a Firm Rate Quote substantially in the form specified in the Fourth Schedule hereto is received by the Corporation or accepted by the Borrower via the Client Portal, a digital platform or such other electronic media as nominated by the Corporation, the acceptance is irrevocable and may not be withdrawn except with the prior written consent of the Corporation (including consent via the Client Portal, a digital platform or such other electronic media as elected by the Corporation).</p> <p>The Corporation will advise the Borrower as soon as practicable after it receives any request to withdraw a Firm Rate Quote whether or not the Corporation has consented to the withdrawal, and if the Borrower is required to pay any costs incurred by the Corporation in executing the withdrawal request.</p>
DRAWDOWN NOTICES:	<p>The Corporation agrees that the Borrower may with the prior consent of the Corporation use a Drawdown request for a Term Fixed Rate Advance substantially in the form of the "Form of Request for a Term Fixed Rate Advance ("Drawdown Notice") attached to this Annexure instead of the Firm Rate quote specified in the Fourth Schedule hereto.</p> <p>Once given, a Drawdown Notice is irrevocable and may not be withdrawn except with the prior written consent of the Corporation. Consent via the Client Portal, a digital platform or such other electronic media nominated by the Corporation is deemed to be written consent for this purpose.</p> <p>The Corporation will advise the Borrower as soon as practicable after it receives any request to withdraw a Drawdown Notice whether it has consented to the withdrawal and if the Borrower is required to pay any costs incurred by the Corporation in executing the withdrawal request.</p> <p>The Request for a Term Fixed Rate Advance Notice must be received by the Corporation no later than 12:00 noon on the second Business Day prior to the date the Advance is to be made or such later time or date as may</p>

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	<p>be agreed by the Corporation either generally or in relation to Advances with specified characteristics or in relation to a proposed Advance. This includes notices submitted via the Client Portal, a digital platform or via such other electronic media nominated by the Corporation.</p> <p>Where a Drawdown Notice is used for the purpose of a Term Fixed Rate Lending Advance, the Corporation will as soon as practicable after it receives a request, issue a confirmation setting out the price and terms applicable for the Term Fixed Rate Lending Advance.</p>
NO REDRAW:	The Borrower cannot redraw funds that have been applied to an Advance.

By requesting an Advance under this Annexure, the Borrower acknowledges and agrees that the provisions contained herein specifically referable to Term Fixed Rate Lending are terms and conditions of this Agreement and apply to any Advance made hereunder.

FORM OF REQUEST FOR A TERM FIXED RATE LENDING ADVANCE
(**DRAWDOWN NOTICE**) (Effective as at 15th October 2019)

MASTER LENDING AGREEMENT BETWEEN
WESTERN AUSTRALIAN TREASURY CORPORATION AND
CITY OF VINCENT

TO: HEAD OF CLIENT DEBT FINANCE AND INVESTMENTS
WESTERN AUSTRALIAN TREASURY CORPORATION

Email: csoperations@watc.wa.gov.au

Fax: (08) 9235 9199

City of Vincent requests the following Term Fixed Rate Advance ⁽¹⁾:

Date of Advance: _____ Maturity Date: _____
Principal Amount: _____ Payment Frequency: _____
Account/Loan Number: _____ Amount of Residual: _____
Any other details: _____

For and on behalf of **City of Vincent** :

Authorised Signatory

Date

Note:

- (1) This Advance is governed by the terms and conditions of the Master Lending Agreement entered into between the Borrower and the Corporation as amended from time to time.

THIRD SCHEDULE

MASTER LENDING AGREEMENT BETWEEN
WESTERN AUSTRALIAN TREASURY CORPORATION AND
CITY OF VINCENT

FORM OF VOLUNTARY PREPAYMENT NOTICE ⁽¹⁾ FOR LOAN NO: []

TO: HEAD OF CLIENT DEBT FINANCE AND INVESTMENTS
WESTERN AUSTRALIAN TREASURY CORPORATION

Email: csoperations@watc.wa.gov.au

Fax: (08) 9235 9199

City of Vincent gives notice of the following prepayment of a Loan under this Agreement:

Date of Prepayment: _____

Loan Number _____

Amount: _____

(debt face value / market value)
(circle the alternative which applies)

For and on behalf of City of Vincent:

Authorised Signatory

Date

Note:

- (1) This notice is governed by the terms and conditions of the Master Lending Agreement entered into between the Borrower and the Corporation as amended from time to time.

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FOURTH SCHEDULE**ACCEPTANCE OF THE FIRM RATE QUOTE FOR ADVANCE**

Client: City of Vincent (the "Borrower")

Facility:

Account:

Client Reference:

Western Australian Treasury Corporation ("Corporation") Reference:

This Firm Rate Quote for Advance is based on rates applying at [].

To accept the Terms of Advance and Repayment Schedule contained herein, the Acceptance of Firm Rate Quote for Advance must be signed by an Authorised Signatory of the Borrower and received by the Corporation no later than **11:00 am today**, or such time as the Corporation may agree.

Terms of Advance:

Amount of Advance:

Date of Advance:

Maturity Date:

Interest Rate¹:

Repayment Schedule

Payment Date	Balance of Advance Outstanding	Capital Repayment	Interest Payment	Total Fixed Payment
[date]	[amount]	[amount]	[amount]	[amount]
[date]	[amount]	[amount]	[amount]	[amount]
[date]	[amount]	[amount]	[amount]	[amount]
[date]	[amount]	[amount]	[amount]	[amount]
[date]	[amount]	[amount]	[amount]	[amount]
[date]	[amount]	[amount]	[amount]	[amount]
[date]	[amount]	[amount]	[amount]	[amount]
	Totals:	[amount]	[amount]	[amount]

Note:

- (1) The Interest Rate does not include the Government Guarantee Fee, which is invoiced separately by the Corporation on behalf of the Treasurer of the State of Western Australia and is subject to change in accordance with government policy.

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CERTIFICATION FOR ACCEPTANCE OF FIRM RATE QUOTE FOR ADVANCE

In accepting the offer of an Advance on the terms set out above I acknowledge that this Advance is governed by the terms and conditions of the Master Lending Agreement entered into between the Borrower and the Corporation as amended from time to time.

Accepted for and on behalf of City of Vincent on this _____ day of _____ 20____

Signature of the
Authorised Signatory: _____

Name: _____

Title: _____

DRAFT

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FIFTH SCHEDULE

MASTER LENDING AGREEMENT BETWEEN
WESTERN AUSTRALIAN TREASURY CORPORATION AND
CITY OF VINCENT

SHORT TERM LENDING ADDENDUM NO: []

This addendum forms part of the Master Lending Agreement (the Agreement) between the Borrower and the Corporation. The provisions specifically applicable to this addendum are as follows:

PURPOSE OF BORROWING: []

PROJECT FACILITY LIMIT: []

TERMINATION DATE: [DD /MM/ YYYY].

All Advances under this addendum shall have a maturity date which is on or before the termination date.

TERMS AND CONDITIONS: All Advances under this addendum are governed by the terms and conditions that are contained in clauses 1 to 33 of the Agreement and Annexure 1 to the Agreement;

REQUEST FOR ADVANCE: The Borrower may request an Advance under this addendum in the manner and form prescribed by Annexure 1 (Short Term Lending) of the Agreement.

REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS: In requesting an Advance under this addendum the Borrower:

1. is deemed to repeat each representation and warranty under the Agreement.
2. represents that the Advance is financially sustainable and the Borrower is not aware of any circumstance, events or action by the Council (including the borrowing of moneys) which may adversely affect the Borrower's

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ability to service the Advance. The Borrower will advise the Corporation as soon as practicable of any material adverse change in the financial position of the Borrower.

Execution hereunder by authorised representatives of the Corporation and the Borrower respectively creates a binding agreement with respect to the terms and conditions contained herein.

For and on behalf of Western Australian Treasury Corporation by its attorney:

SIGNATURE: _____

NAME: _____

POSITION: _____

DATE: _____

Witness (signature): _____

Name (print): _____

Accepted for and on behalf of **City of Vincent** on this _____ day of _____ 20____

Signature of the
Authorised Signatory: _____

Name: _____

Title: _____

11.2 LICENCE TO PRIDEWA - USE OF PORTION OF LOT 15 (NO. 4) VIEW STREET, NORTH PERTH - 16 OCTOBER - 2 DECEMBER 2019

TRIM Ref: D19/144286

Authors: Gayatrii Surendorff, Community Partner
Karen Balm, Senior Community Partner
Meluka Bancroft, Manager Governance, Property and Contracts

Authoriser: John Corbellini, A/Executive Director Community and Business Services

Attachments: 1. Plan of No. 4 View Street, North Perth [↓](#) 

RECOMMENDATION:

That Council:

1. **APPROVES** a licence to PrideWA to use the portion of Lot 15 (No. 4) View Street, North Perth shown in Attachment 1 on the following key terms:
 - 1.1 **Term:** 16 October 2019 to 2 December 2019;
 - 1.2 **Licence fee:** Nil;
 - 1.3 **Permitted use:** use by local artists, volunteers, organisations and businesses to create decorations for Pride events;
 - 1.4 **Utilities:** to be paid by PrideWA;
 - 1.5 **Repair of damage:** PrideWA to repair any damage caused at its cost, to the satisfaction of the City;
 - 1.6 **Cleaning:** Pride WA to keep the premises clean and tidy at all times; and
 - 1.7 **Insurance:** PrideWA to effect and maintain public liability insurance of not less than \$20 million for any claim;
2. **AUTHORISES** the Mayor and Chief Executive Officer to affix the common seal and execute the licence in 1. above; and
3. **NOTES** that Chief Executive Officer will invite expressions of interest for the short term lease (2 – 3 years) of the building on Lot 15 (No. 4) View Street, North Perth, from early 2020, from community organisations and report back to Council.

PURPOSE OF REPORT:

To consider licencing the use of the building on Lot 15 (No. 4) View Street, North Perth (Property) to PrideWA from 16 October to 2 December 2019.

BACKGROUND:

PrideWA was formed in 1989 as a result of a community movement protesting laws that actively discriminated against members of the LGBTIQ+ community. The organisation is committed to providing the WA LGBTIQ+ community with an opportunity to continue to champion their rights and freedoms, as well as showcase their talents through art and cultural events and festivals.

In celebration of its 30th year as an organisation, PrideWA are seeking a suitable site to occupy from 16 October until the end of Pride month on 2 December 2019. The site will be utilised by local artists, volunteers, organisations and businesses to create decorations for:

- 'Dog-tober' on 27 October;
- 'Fairday' on 2 November;
- 'Pride Parade' on 30 November; and
- 'Show Us Your Pride' throughout November which will run as part of PrideFEST.

This work will not only engage the LGBTIQ+ community but Vincent's wider community as well as organisations that are supportive of the LGBTIQ+ movement and efforts to eradicate discrimination against LGBTIQ+ people and creates an inclusive environment.

PrideWA has a long standing reputation as an organisation that promotes and supports the arts and is evident through their annual PrideFEST activities. As part of the adoption of the 2019/20 Budget, Council included a \$10,000 sponsorship for this year's PrideFEST. In addition, the City has committed to provide in-kind support for PrideFEST, including marketing support, fee free facility hire and public health, safety and noise guidance.

DETAILS:

On 16 September 2019 PrideWA contacted the City to request use of a vacant property or business within the City of Vincent. The premises would be used by support groups and organisations involved in creating decorations for the numerous Pride related events. This would ensure PrideWA would be able to provide practical assistance to the community and allies in the lead up and during Pride month to ensure they have the skills, assistance and facilities required to produce their artwork.

The Property has been vacant since June 2019 and meets PrideWA's requirements. The Property was previously leased by the Multicultural Services Centre of WA for the purposes of a legal centre. The Property is in a good condition consistent with its age.

Entry to the Property is proposed to be managed by the PrideWA Board Members. The City would maintain regular contact with PrideWA during this period and conduct site inspections to ensure that any damage caused is repaired to the City's satisfaction.

As part of the adoption of Council's financial support for PrideWA 'Fair Day' and 'Show us Your Pride', the City has committed to provide in-kind support for these activities through fee free facility hire. These activities align with the City's Policy No. 3.10.2: Access and Equity by supporting the eliminating all forms of discrimination within the community which may prevent harmony (Clause 7 Community Development).

In line with the City and PrideWA's 'Fair Day' and 'Show us Your Pride' sponsorship agreements it is recommended that a licence fee not be payable for the six and a half week licence. PrideWA will pay all utility costs incurred.

PrideWA has confirmed that such licence conditions are acceptable to them.

CONSULTATION/ADVERTISING:

Public notice of the proposed licence is not a statutory requirement as this is an exempt disposition. Due to the short term nature of the licence public notice is not proposed.

The City will oversee PrideWA's use of the building and ensure that the building is maintained in a clean and tidy condition and any damage repaired to the City's satisfaction.

LEGAL/POLICY:

Section 3.58 of the *Local Government Act 1995* provides that a local government can dispose of property, which includes to lease, licence or sell, in the following ways.

- auction or tender process (s.3.58(2)); or
- public notice is provided and submissions considered (s.3.58(3)); or

Regulation 30 of the *Local Government (Functions and General) Regulations 1996* provides that a range of dispositions are exempt from section 3.58 of the Act, including dispositions to:

- “(b) A body, whether incorporated or not, the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions.”

Pride WA is a not-for-profit organisation and fits within the scope of a charitable, benevolent and cultural organisation. The City can grant the licence to PrideWA without following section 3.58.

RISK MANAGEMENT IMPLICATIONS:

Low: The proposed interim use of the Property by a community organisation is a low risk to the City.

STRATEGIC IMPLICATIONS:

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

Connected Community

An arts culture flourishes and is celebrated in the City of Vincent.

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

Thriving Places

We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.

Our physical assets are efficiently and effectively managed and maintained.

FINANCIAL/BUDGET IMPLICATIONS:

As the property is currently vacant, there is no financial implication for the City in granting PrideWA a short term licence for no fee. Any utility costs will be paid by PrideWA.



11.3 INVESTMENT REPORT AS AT 31 AUGUST 2019

TRIM Ref: D19/144461

Author: Nirav Shah, Coordinator Financial Services

Authoriser: John Corbellini, A/Executive Director Community and Business Services

Attachments: 1. Investment report as at 31 August 2019 [↓](#) 

RECOMMENDATION:

That Council **NOTES** the Investment Report for the month ended 31 August 2019 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's investments as at 31 August 2019 and the interest earned year to date.

BACKGROUND:

The City's surplus funds are invested in bank term deposits for various terms to facilitate maximum investment returns in accordance to the City's Investment Policy (No. 1.2.4).

Details of the investments are included in **Attachment 1** and outline the following information:

- Investment performance and policy compliance charts;
- Investment portfolio data;
- Investment interest earnings; and
- Current investment holdings.

DETAILS:

The City's investment portfolio is diversified across several accredited financial institutions.

As at 31 August 2019, the total funds held in the City's operating account (including on call) is \$49,641,327, compared to \$44,327,708 for the period ending 31 August 2018.

The total term deposit investments for the period ending 31 August 2019 is \$44,977,692 compared to last year's amount of \$37,499,275.

The following table shows funds under management for the previous and current year:

Month Ended	2018/19		2019/20	
	Total funds held	Total term deposits	Total funds held	Total term deposits
July	\$26,826,861	\$23,990,516	\$32,209,493	\$26,105,854
August	\$44,327,708	\$37,499,275	\$49,641,327	\$44,977,692
September	\$44,209,274	\$40,651,147		
October	\$44,463,021	\$41,180,325		
November	\$44,188,761	\$42,678,504		
December	\$40,977,846	\$38,667,039		
January	\$42,109,674	\$35,225,189		
February	\$44,227,308	\$36,178,794		
March	\$39,157,958	\$32,739,750		
April	\$36,427,902	\$31,019,902		
May	\$33,384,520	\$29,469,158		
June	\$30,503,765	\$25,613,648		

Total accrued interest earned on investments as at 31 August 2019 is:

	Annual Budget	YTD Budget	YTD Actual	% of YTD Budget
Municipal	\$420,000	\$70,000	\$43,393	61.37%
Reserve	\$278,688	\$46,448	\$50,480	108.68%
Sub-total	\$646,060	\$116,448	\$93,873	80.61%
Leederville Gardens Inc. Surplus Trust*	\$0	\$0	\$20,903	N/A

*Interest estimates for Leederville Gardens Inc. Surplus Trust were not included in the 2019/20 Budget as actual interest earned is held in trust that is restricted.

The City has obtained a weighted average interest rate of 1.95% for current investments including the operating account and 2.04% excluding the operating account. The Reserve Bank 90 days accepted bill rate for August 2019 is 0.98%.

Sustainable Investments

The City's Investment Policy states that preference "is to be given to investments with institutions that have been assessed to have no current record of funding fossil fuels, providing that doing so will secure a rate of return that is at least equal to alternatives offered by other institutions". Administration currently uses Marketforces.org.au to assist in assessing whether a bank promotes non-investments in fossil fuel related entities.

As at 31 August 2019, 16.14% of the City's investments are held in financial institutions considered to be investing in non-fossil fuel related activities.

Administration has established guidelines for the management of the City's investments, including maximum investment ratios as shown in the following table:

Short Term Rating (Standard & Poor's) or Equivalent	Direct Investments Maximum % with any one institution		Managed Funds Maximum % with any one institution		Maximum % of Total Portfolio	
	Policy	Current position	Policy	Current position	Policy	Current position
A1+	30%	28.8%	30%	Nil	90%	64.6%
A1	25%	0%	30%	Nil	80%	0%
A2	20%	19.3%	n/a	Nil	60%	35.4%

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

The power to invest is governed by the *Local Government Act 1995*.

6.14. Power to invest

- (1) Money held in the municipal fund or the trust fund of a local government that is not, for the time being, required by the local government for any other purpose may be invested as trust funds under the *Trustees Act 1962 Part III*.
- (2A) A local government is to comply with the regulations when investing money referred to in subsection (1).
- (2) Regulations in relation to investments by local governments may —
 - (a) make provision in respect of the investment of money referred to in subsection (1); and
 - [(b) deleted]
 - (c) prescribe circumstances in which a local government is required to invest money held by it; and
 - (d) provide for the application of investment earnings; and
 - (e) generally provide for the management of those investments.

Further controls are established through the following provisions in the Local Government (Financial Management) Regulations 1996:

19. Investments, control procedures for

- (1) *A local government is to establish and document internal control procedures to be followed by employees to ensure control over investments.*
- (2) *The control procedures are to enable the identification of —*
 - (a) *the nature and location of all investments; and*
 - (b) *the transactions related to each investment.*

19C. Investment of money, restrictions on (Act s. 6.14(2)(a))

- (1) *In this regulation —*
authorised institution means —
 - (a) *an authorised deposit-taking institution as defined in the Banking Act 1959 (Commonwealth) section 5; or*
 - (b) *the Western Australian Treasury Corporation established by the Western Australian Treasury Corporation Act 1986;***foreign currency** means a currency except the currency of Australia.
- (2) *When investing money under section 6.14(1), a local government may not do any of the following —*
 - (a) *deposit with an institution except an authorised institution;*
 - (b) *deposit for a fixed term of more than 3 years;*
 - (c) *invest in bonds that are not guaranteed by the Commonwealth Government, or a State or Territory government;*
 - (d) *invest in bonds with a term to maturity of more than 3 years;*
 - (e) *invest in a foreign currency.*

Council has delegated the authority to invest surplus funds to the Chief Executive Officer or his delegate to facilitate prudent and responsible investment.

RISK MANAGEMENT IMPLICATIONS:

Low: Administration has developed effective controls to ensure funds are invested in accordance with the City's Investment Policy. This report enhances transparency and accountability for the City's investments.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

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

Our community is aware of what we are doing and how we are meeting our goals.

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

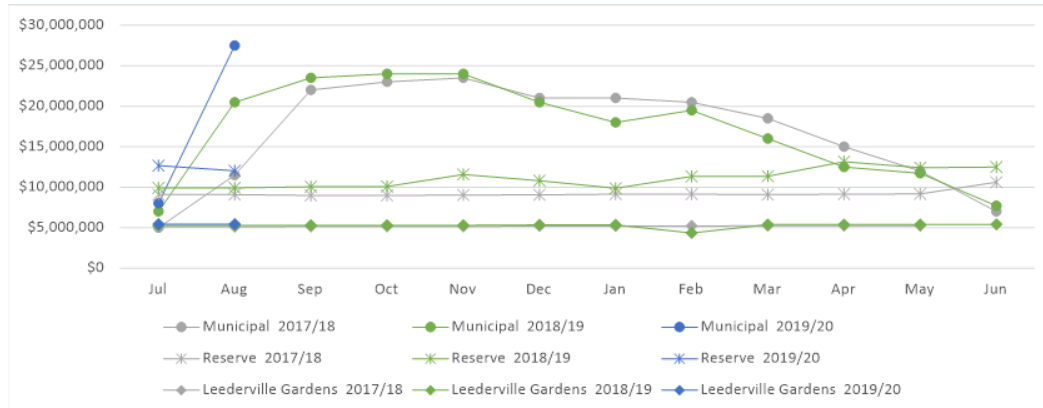
Nil.

FINANCIAL/BUDGET IMPLICATIONS:

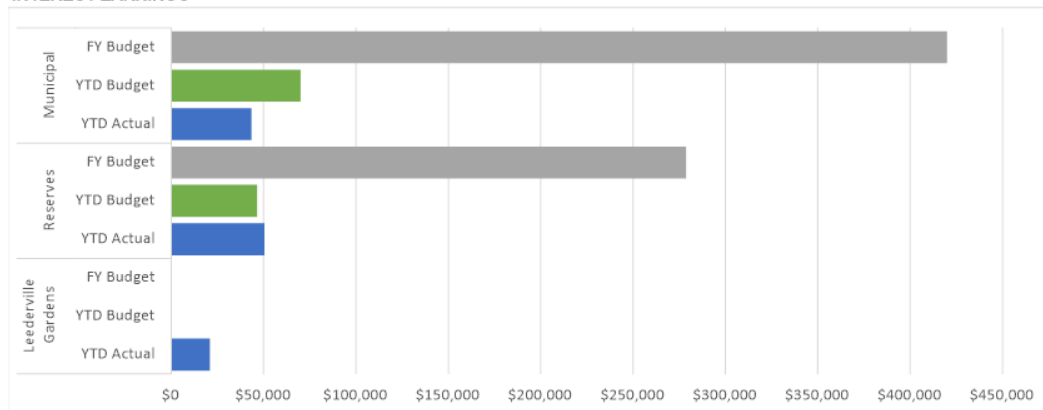
The financial implications of this report are as noted in the details section of the report. Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 31 AUGUST 2019**

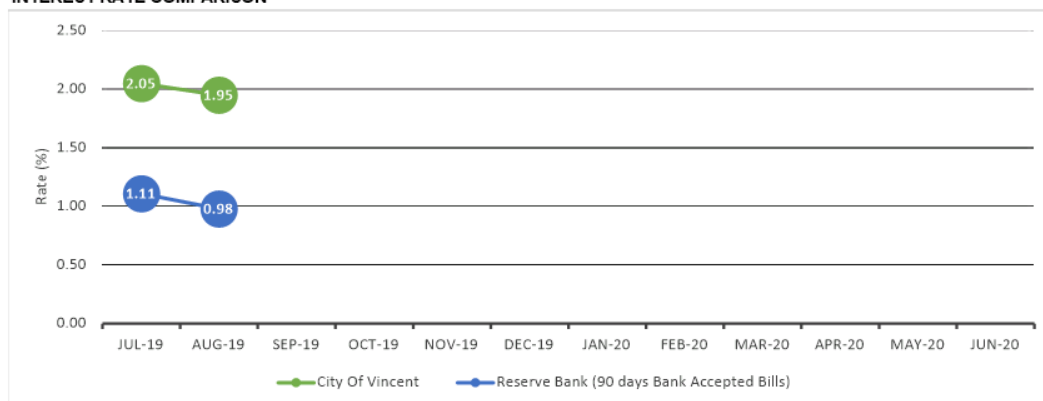
FUNDS INVESTED OVER 3 YEARS



INTEREST EARNINGS

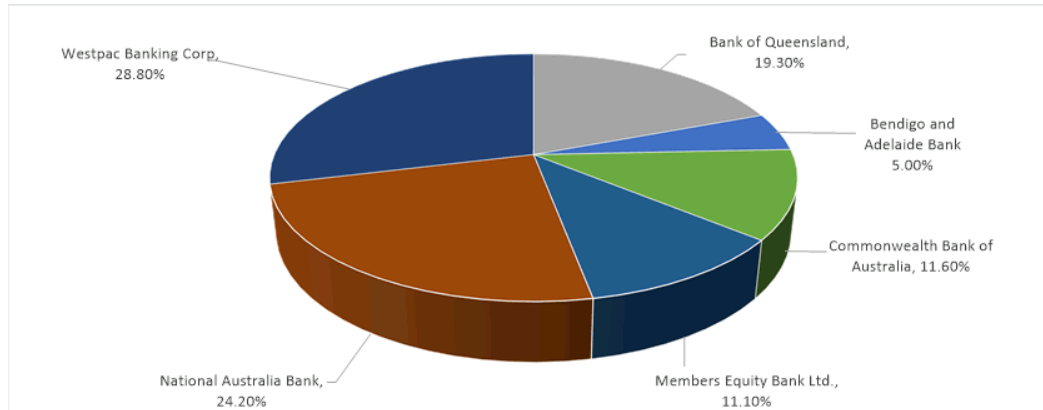


INTEREST RATE COMPARISON

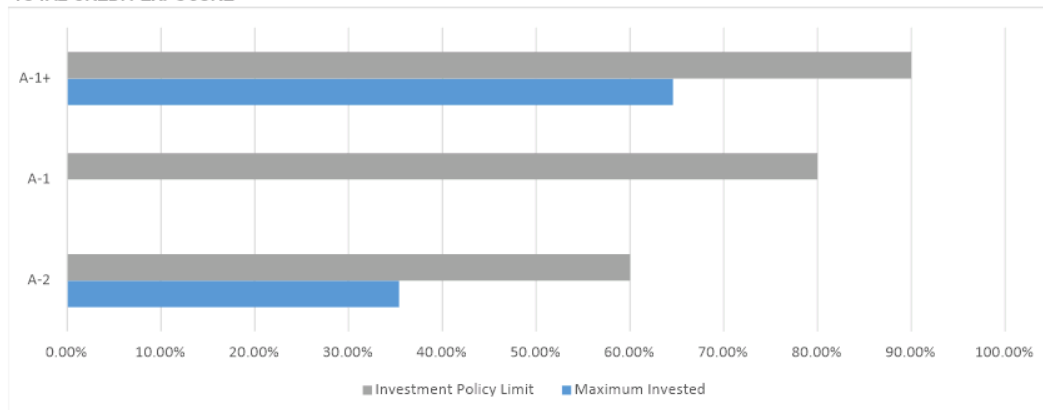


**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 31 AUGUST 2019**

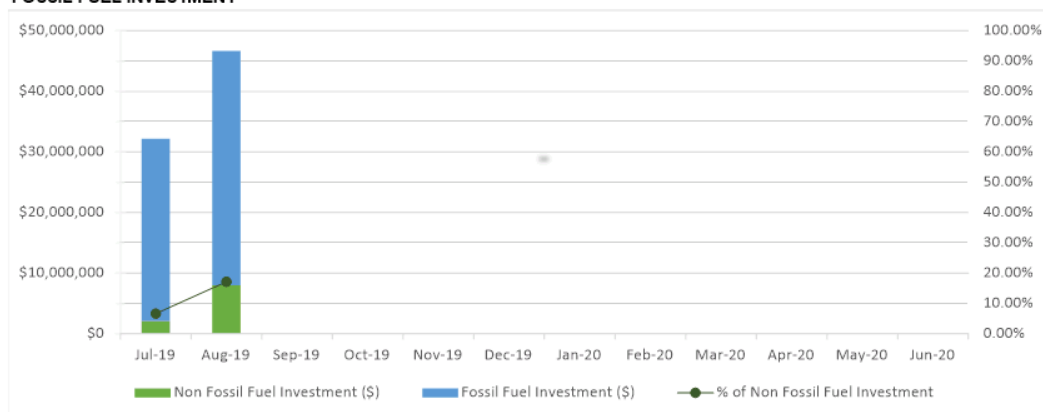
TOTAL PORTFOLIO EXPOSURE



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 31 AUGUST 2019**

	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	3,695,664	967,971	0	0	4,663,635	9.4%
Term Deposits	27,500,000	12,026,727	0	5,439,965	44,966,692	90.6%
Equity Shares	11,000	0	0	0	11,000	0.0%
	31,206,664	12,994,698	0	5,439,965	49,641,327	100.0%
BY INSTITUTION						
Bank of Queensland	3,750,000	5,010,963	0	798,109	9,559,072	19.3%
Bendigo and Adelaide Bank	2,500,000	0	0	0	2,500,000	5.0%
Commonwealth Bank of Australia	3,695,664	967,971	0	1,074,654	5,738,289	11.6%
Members Equity Bank Ltd.	5,500,000	0	0	0	5,500,000	11.1%
National Australia Bank	7,050,000	2,855,674	0	2,107,457	12,013,131	24.2%
North Perth Community Bank	11,000	0	0	0	11,000	0.0%
Westpac Banking Corp	8,700,000	4,160,090	0	1,459,745	14,319,835	28.8%
	31,206,664	12,994,698	0	5,439,965	49,641,327	100.0%
BY CREDIT RATINGS (SHORT-TERM ISSUE)						
A-1+	19,445,664	7,983,735	0	4,641,856	32,071,255	64.6%
A-1	0	0	0	0	0	0.0%
A-2	11,761,000	5,010,963	0	798,109	17,570,072	35.4%
	31,206,664	12,994,698	0	5,439,965	49,641,327	100.0%
BY TERMS						
0-30 days	3,695,664	967,971	0	0	4,663,635	9.4%
31-90 days	7,800,000	0	0	0	7,800,000	15.7%
91-180 days	6,200,000	0	0	798,109	6,998,109	14.1%
181-270 days	12,500,000	8,181,766	0	0	20,681,766	41.7%
270-365 days	1,000,000	3,844,961	0	4,641,856	9,486,817	19.1%
> 1 year	11,000	0	0	0	11,000	0.0%
	31,206,664	12,994,698	0	5,439,965	49,641,327	100.0%
BY MATURITY						
0-30 days	8,695,664	1,616,652	0	1,872,763	12,185,079	24.5%
31-90 days	5,000,000	2,206,993	0	0	7,206,993	14.5%
91-180 days	6,750,000	5,869,447	0	0	12,619,447	25.4%
181-270 days	10,750,000	3,301,606	0	0	14,051,606	28.4%
270-365 days	0	0	0	3,567,202	3,567,202	7.2%
> 1 year	11,000	0	0	0	11,000	0.0%
	31,206,664	12,994,698	0	5,439,965	49,641,327	100.0%
BY FOSSIL FUEL EXPOSURE (as determined by www.marketforces.org.au)						
Fossil Fuel Lending	23,195,664	12,994,698	0	5,439,965	41,630,327	83.9%
Non Fossil Fuel Lending	8,011,000	0	0	0	8,011,000	16.1%
	31,206,664	12,994,698	0	5,439,965	49,641,327	100.0%

**CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 31 AUGUST 2019**




	YTD 31/08/2019 \$	YTD 31/08/2018 \$	FY 2019/20 \$	FY 2018/19 \$
MUNICIPAL FUNDS				
Budget	70,000	66,814	420,000	420,000
Interest Earnings	43,393	51,364	43,393	526,801
% Income to Budget	61.99%	76.88%	10.33%	125.43%
RESERVE FUNDS				
Budget	46,448	94,804	278,688	226,060
Interest Earnings	50,480	45,768	50,480	295,189
% Income to Budget	108.68%	48.28%	18.11%	130.58%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	20,903	24,157	20,903	141,214
TOTAL				
Budget	116,448	161,618	698,688	646,060
Interest Earnings	114,776	121,289	114,776	963,204
% Income to Budget	98.56%	75.05%	16.43%	149.09%
Variance	(1,672)	(40,329)	(583,912)	317,144
% Variance to Budget	-1.44%	-24.95%	-83.57%	49.09%
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	116,448	161,618	698,688	646,060
Interest Earnings	93,873	97,132	93,873	821,990
% Income to Budget	80.61%	60.10%	13.44%	127.23%
Variance	(22,575)	(64,486)	(604,815)	175,930
% Variance to Budget	-19.39%	-39.90%	-86.56%	27.23%

**CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 AUGUST 2019**

Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
<u>OPERATING ACCOUNTS</u>						
Municipal	Commonwealth Bank of Australia					3,695,664
Reserve	Commonwealth Bank of Australia					967,971
Total Operating Funds						4,663,635
<u>EQUITY SHARES</u>						
Municipal	North Perth Community Bank	23/11/2001				11,000
Total Shares						11,000
<u>TERM DEPOSITS</u>						
Municipal	Members Equity Bank Ltd.	05/09/2018	02/09/2019	362	2.75%	500,000
Leederville Gardens Inc Surplus	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
Reserve	Bank of Queensland	06/03/2019	16/12/2019	285	2.65%	989,287
Leederville Gardens Inc Surplus	Bank of Queensland	19/03/2019	02/09/2019	167	2.68%	798,109
Reserve	Westpac Banking Corp	30/04/2019	13/01/2020	258	2.65%	2,360,090
Leederville Gardens Inc Surplus	Westpac Banking Corp	14/06/2019	12/06/2020	364	2.25%	1,459,745
Reserve	Bank of Queensland	14/06/2019	03/02/2020	234	2.15%	2,520,070
Municipal	Westpac Banking Corp	26/06/2019	23/09/2019	89	2.25%	2,000,000
Reserve	Westpac Banking Corp	23/07/2019	09/03/2020	230	2.20%	1,800,000
Reserve	Bank of Queensland	22/07/2019	09/03/2020	231	1.90%	757,662
Leederville Gardens Inc Surplus	National Australia Bank	22/07/2019	21/07/2020	365	1.90%	2,107,457
Reserve	Bank of Queensland	31/07/2019	06/04/2020	250	1.85%	743,943
Municipal	Westpac Banking Corp	31/07/2019	11/11/2019	103	2.15%	700,000
Municipal	National Australia Bank	31/07/2019	28/10/2019	89	1.82%	3,300,000
Municipal	Bendigo and Adelaide Bank	09/08/2019	09/09/2019	31	1.70%	2,500,000
Municipal	National Australia Bank	09/08/2019	25/11/2019	108	1.80%	1,000,000
Municipal	Westpac Banking Corp	09/08/2019	13/01/2020	157	1.96%	500,000
Municipal	Members Equity Bank Ltd.	15/08/2019	03/02/2020	172	1.75%	2,500,000
Municipal	Westpac Banking Corp	15/08/2019	27/01/2020	165	1.86%	1,500,000
Municipal	Bank of Queensland	22/08/2019	03/03/2020	194	1.75%	1,750,000
Municipal	Westpac Banking Corp	22/08/2019	24/02/2020	186	1.86%	500,000
Municipal	National Australia Bank	22/08/2019	24/02/2020	186	1.69%	1,250,000
Municipal	National Australia Bank	29/08/2019	23/03/2020	207	1.63%	1,500,000
Municipal	Members Equity Bank Ltd.	29/08/2019	13/04/2020	228	1.65%	2,500,000
Municipal	Bank of Queensland	29/08/2019	23/03/2020	207	1.75%	2,000,000
Municipal	Westpac Banking Corp	29/08/2019	11/05/2020	256	1.76%	3,000,000
Total Term Deposits						44,966,692
Total Investment Including At Call						49,641,327

11.4 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 SEPTEMBER 2019 TO 23 SEPTEMBER 2019

TRIM Ref: D19/145660
Author: Nikki Hirrill, Accounts Payable Officer
Authoriser: John Corbellini, A/Executive Director Community and Business Services
Attachments:

1. Payments by EFT, BPAY and Payroll September 19 [↓](#) 
2. Payments by Cheque September 19 [↓](#) 
3. Payments by Direct Debit September 19 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 September 2019 to 23 September 2019 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT and BPAY payments, including payroll	\$6,690,061.06
Cheques	\$2,048.95
Direct debits, including credit cards	\$231,232.89
Total payments for September 2019	\$6,923,342.90

PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 1 September 2019 to 23 September 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 September 2019 to 23 September 2019, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
EFT and BPAY Payments	2453 - 2465	\$5,449,861.95
Payroll by Direct Credit	September 2019	\$1,240,199.11
Sub Total		\$6,690,061.06
Cheques		
Cheques	82537 - 82542	\$2,048.95
Sub Total		\$2,048.95

Direct Debits, including credit cards

Lease Fees	\$385.00
Loan Repayments	\$150,004.14
Bank Charges – CBA	\$74,555.28
Credit Cards	\$6,288.47
Sub Total	\$231,232.89

Total Payments **\$6,923,342.90**

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			
01/09/19 to 23/09/19			
Date	Payee	Description	Amount
02/09/2019	M Slater	Fitness instructor fees	\$ 120.58
02/09/2019	Rooforce Facility Services Pty Ltd	Security services - various events	\$ 613.80
02/09/2019	K Oliver	Fitness instructor fees	\$ 120.58
02/09/2019	WA Profiling & Stabilisation Pty Ltd	Profiling services - various locations	\$ 15,400.00
02/09/2019	GFG Consulting	Consultant and design fee - Banks Reserve	\$ 1,082.74
02/09/2019	Print and Sign Co	Printing services - various departments	\$ 1,743.76
02/09/2019	BDSS Pty Ltd	Supply and install furniture - Admin building	\$ 4,968.61
02/09/2019	ES2 Pty Ltd	Technical security review for user, systems and network access	\$ 16,462.88
02/09/2019	Focus Networks	Manage corporate WiFi and firewall	\$ 2,433.20
02/09/2019	Select Fresh	Beatty Park Café supplies	\$ 661.67
02/09/2019	All4cycling Pty Ltd	Installation of pumps for bike repair stations - various locations	\$ 539.00
02/09/2019	P Baxendale	Structural assessment report - BPLC (1st progress claim)	\$ 15,125.00
02/09/2019	Mend Consulting Pty Ltd	Carbonation and chloride ingress testing - BPLC	\$ 12,860.10
02/09/2019	YogaNut	Fitness instructor fees	\$ 240.00
02/09/2019	Menagerie Choir	Hire of choir - Citizenship ceremony	\$ 500.00
02/09/2019	C Germs	Prize - Platform art project	\$ 500.00
02/09/2019	Yesteryear Building Company	Refund of infrastructure bond	\$ 2,000.00
02/09/2019	R Slevac	Refund of infrastructure bond	\$ 275.00
02/09/2019	Dollas Group	Reimbursement from heritage assistance fund	\$ 175.43
02/09/2019	Empire Enterprises WA Pty Ltd	Refund of advertising mail out fee	\$ 180.00
02/09/2019	Demol Investments Pty Ltd	Refund of planning bond	\$ 2,500.00
02/09/2019	B Walsh	Part refund of Beatty Park Leisure Centre fees	\$ 483.45
02/09/2019	BW Backhouse & Associates	Rates refund - overpayment	\$ 370.28
02/09/2019	K J Dean	Rates refund - overpayment	\$ 1,420.24
02/09/2019	Perth Property Solutions	Rates refund - overpayment	\$ 393.56
02/09/2019	C S Chew	Part refund of Beatty Park Leisure Centre fees	\$ 504.90
02/09/2019	D Blumberg	Refund of hall bond	\$ 250.00
02/09/2019	C Seghezzi	Refund of infrastructure bond	\$ 3,000.00
02/09/2019	L R Howe	Refund of infrastructure bond	\$ 1,000.00
02/09/2019	L Stoppani	Refund of infrastructure bond	\$ 3,000.00
02/09/2019	Ben Trager Homes	Refund of infrastructure bond	\$ 3,000.00
02/09/2019	J Issitt	Refund of infrastructure bond	\$ 2,500.00
02/09/2019	Averna Homes	Refund of infrastructure bond	\$ 3,000.00
02/09/2019	Higgins Cooper Builders	Refund of infrastructure bond	\$ 275.00
02/09/2019	A Christou	Refund of infrastructure bond	\$ 1,000.00

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Date	Payee	Description	Amount
02/09/2019	M Property Group	Refund of planning bond	\$ 3,000.00
02/09/2019	Bunnings Trade	Supply of compost bins; hardware supplies - various departments	\$ 3,758.97
02/09/2019	BOC Limited	Oxygen supplies & CO2 for beverage - BPLC	\$ 708.96
02/09/2019	City Of Perth	Cardboard collection fee - various locations	\$ 719.64
02/09/2019	Cobblestone Concrete	Concrete path repairs - various locations	\$ 5,492.30
02/09/2019	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 1,492.44
02/09/2019	Landgate	Land enquiries and gross rental valuations for interims	\$ 1,534.95
02/09/2019	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 8,190.26
02/09/2019	LO-GO Appointments	Temporary staff - various departments	\$ 11,956.16
02/09/2019	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 2,770.02
02/09/2019	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 3,597.00
02/09/2019	Mindarie Regional Council	Processable and non processable waste	\$ 101,082.67
02/09/2019	Running Bare Australia Pty Ltd	Merchandise - BPLC	\$ 2,351.25
02/09/2019	SAS Locksmiths	Key cutting and lock maintenance service - various locations	\$ 237.99
02/09/2019	Sigma Chemicals	Pool chemicals	\$ 4,096.13
02/09/2019	Speedo Australia Pty Ltd	Merchandise - BPLC	\$ 32,021.00
02/09/2019	Sportsworld Of WA	Merchandise - BPLC	\$ 16,333.90
02/09/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 62.15
02/09/2019	Tredways Shoe Stores Pty Ltd	Uniform supplies - Engineering	\$ 134.95
02/09/2019	Water Corporation	Water charges - various locations	\$ 2,731.02
02/09/2019	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 1,410.94
02/09/2019	The Royal Life Saving Society Western Australia Inc	Watch around water wristbands - BPLC	\$ 660.00
02/09/2019	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 3,058.00
02/09/2019	TJ Depiazzi & Sons	Supply of mulch	\$ 3,259.85
02/09/2019	WALGA	Staff training - Building positive partnerships workshop	\$ 99.00
02/09/2019	KS Black Pty Ltd	Bore and pump maintenance - various locations	\$ 8,541.50
02/09/2019	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 1,450.14
02/09/2019	Local Government Professionals Australia WA	Staff training - Network professional development day	\$ 80.00
02/09/2019	Securepay Pty Ltd	Online web payment fees	\$ 460.03
02/09/2019	City Motors Smash Repairs	Insurance excess claim	\$ 500.00
02/09/2019	Jtagz Pty Ltd	Supply of dog and cat registration tags	\$ 421.30
02/09/2019	CSP Group Pty Ltd	Plant repairs and maintenance	\$ 961.20
02/09/2019	Aranmore Catholic College	Refund of planning bond	\$ 2,900.00
02/09/2019	City of Stirling	Meals on Wheels	\$ 431.86
02/09/2019	Winc Australia Pty Ltd	Office supplies and consumables	\$ 1,150.30
02/09/2019	Aquawellbeing.com	Fitness instructor fees	\$ 780.00
02/09/2019	Heavy Automatics Pty Ltd - WA	Plant repairs and maintenance	\$ 352.00
02/09/2019	Donegan Enterprises Pty Ltd	Playground safety inspection - Braithwaite Park	\$ 110.00
02/09/2019	Tim Eva's Nursery	Supply of plants	\$ 3,388.00

Date	Payee	Description	Amount
02/09/2019	Western Resource Recovery Pty Ltd	Grease trap maintenance - Charles Veryard Reserve	\$ 209.66
02/09/2019	J & K Hopkins	Office furniture supplies - Admin	\$ 5,858.00
02/09/2019	ATCO Gas Australia Pty Ltd	Closure of gas pipe due to demolition of Birdwood Square Pavilion	\$ 713.90
02/09/2019	ATI-Mirage	Staff training - Excel course	\$ 369.00
02/09/2019	Kennards Hire	Equipment hire - cement mixer	\$ 70.90
02/09/2019	Trisley's Hydraulic Services Pty Ltd	Water treatment - BPLC	\$ 594.00
02/09/2019	Wanneroo Plant Farm	Supply of plants	\$ 770.00
02/09/2019	Kerbing West	Kerbing services - various locations	\$ 25,561.75
02/09/2019	Suez Recycling & Recovery Pty Ltd	Waste collection - BPLC	\$ 809.62
02/09/2019	City Of Wanneroo	COV 2019/20 share of rates for Tamala Park	\$ 28,678.43
02/09/2019	Academy Services WA Pty Ltd	Additional cleaning services - various locations	\$ 1,643.42
02/09/2019	Blackwoods	Hardware supplies - Depot	\$ 789.96
02/09/2019	QuickMail	Printing and distribution of FOGO consultation	\$ 3,924.80
02/09/2019	Main Roads WA	Reinstate traffic loops - Newcastle Street	\$ 2,636.85
02/09/2019	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 13,504.70
02/09/2019	Thomson Reuters (Professional) Australia Ltd	Staff training - E-recruitment	\$ 495.00
02/09/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 22,224.23
02/09/2019	Dunbar Services (WA) Pty Ltd	Café canopy clean - BPLC	\$ 303.60
02/09/2019	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 242.00
02/09/2019	Cockburn Cement Limited	Cement and pallets	\$ 766.92
02/09/2019	Officeworks Ltd	Office consumables	\$ 4.98
02/09/2019	Totally Workwear	Uniform supplies - various departments	\$ 2,565.40
02/09/2019	Repco	Purchase of heavy duty compressor and auto part supplies	\$ 1,822.70
02/09/2019	Way Funky Company Pty Ltd	Merchandise - BPLC	\$ 11,962.50
02/09/2019	Kyilla Primary School	Active transport grant - bike education	\$ 1,000.00
02/09/2019	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 10,146.40
02/09/2019	A Team Printing	Printing services - various departments	\$ 2,190.10
02/09/2019	Kott Gunning	Legal services - compliance matter 45 London Street, Mount Hawthorn	\$ 2,443.21
02/09/2019	McLeods Barristers & Solicitors	Legal services - SAT appeal 131 Harold Street, Highgate	\$ 3,389.58
02/09/2019	Cardno (WA) Pty Ltd	Professional services - COV integrated transport plan	\$ 203,500.00
02/09/2019	Ozscot Horticulture	Supply of plants	\$ 9,158.05
02/09/2019	Subaru Osborne Park	Vehicle service and repairs	\$ 1,711.66
02/09/2019	Swan Taxis Pty Ltd	Taxi vouchers - Seniors transport assistance program	\$ 2,100.00
02/09/2019	Phonographic Performance Company of Australia Ltd	Music licence in fitness classes	\$ 2,425.45
02/09/2019	Total Eden Pty Ltd	Reticulation supplies	\$ 162.03
02/09/2019	ABC Distributors WA	Supply of plastic reusable plates	\$ 396.00
02/09/2019	Jack Lockers	Locker hire - BPLC	\$ 1,145.00
02/09/2019	Irrigation Australia Ltd	Staff training - 2019 water wise irrigation expo WA	\$ 429.00
02/09/2019	State Library of WA	Recovery of lost and damaged books fee 2019/20	\$ 4,840.00

Date	Payee	Description	Amount
02/09/2019	Manheim Pty Ltd	Towing services	\$ 1,078.00
02/09/2019	Kleen West Distributors	Graffiti removal supplies	\$ 398.92
02/09/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies - various departments	\$ 98.35
02/09/2019	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 3,768.25
02/09/2019	Boral Construction Materials Group Limited	Concrete supplies	\$ 912.73
02/09/2019	Devco Builders	Maintenance and repairs - various locations	\$ 32,297.27
02/09/2019	Australian HVAC Services Pty Ltd	Airconditioning maintenance and repairs - various locations	\$ 3,560.70
02/09/2019	Suez Medical Solutions Pty Ltd	Supply of sharps containers	\$ 256.96
02/09/2019	WC Convenience Management Pty Ltd	Maintenance of exelooos - various locations (2 months)	\$ 8,708.13
02/09/2019	Scarboro Motors Pty Ltd	Vehicle service and repairs	\$ 577.28
02/09/2019	Department of Transport	Vehicle ownership searches	\$ 3,587.10
02/09/2019	Osborne Park Volkswagen	Vehicle service and repairs	\$ 2,536.60
02/09/2019	Orig-equip Auto Tops	Supply and fit vehicle tonneau cover	\$ 330.00
02/09/2019	Bridgestone Australia Ltd	Tyre services	\$ 369.00
02/09/2019	APARC	Ticket machine repairs and tariff configuration 2019/2020	\$ 2,231.83
02/09/2019	Mackay Urban Design	Design advisory fee	\$ 440.00
02/09/2019	C Wood Distributors	Beatty Park Café supplies	\$ 815.10
02/09/2019	FE Technologies Pty Ltd	Supply and installation of RFID - Library	\$ 1,100.00
02/09/2019	Steann Pty Ltd	Collect and dispose of illegally dumped goods	\$ 990.00
02/09/2019	EJ Australia Pty Ltd	Supply of manhole covers	\$ 5,977.73
02/09/2019	Canningvale Flooring Xtra	Supply and install carpet tiles - Loftus Recreation Centre	\$ 1,000.00
02/09/2019	Turf Developments (WA) Pty Ltd	Turf maintenance - Loftus Recreation Centre	\$ 3,110.80
02/09/2019	Briskleen Supplies	Toiletry and cleaning products - BPLC; sanipod service	\$ 4,250.14
02/09/2019	Leederville Connect	Additional Town Team grant funding - Leederville Squaresville	\$ 5,500.00
02/09/2019	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 12,098.48
02/09/2019	Northsands Resources	Sand supplies	\$ 3,957.80
02/09/2019	Natural Area Holdings Pty Ltd	Weed control - various locations	\$ 4,904.79
02/09/2019	Action Logistics (WA) Pty Ltd t/a Action Couriers	Courier services	\$ 19.49
02/09/2019	Yoshino Sushi	Beatty Park Café supplies	\$ 308.88
02/09/2019	Centropak	Beatty Park Café supplies	\$ 646.25
02/09/2019	Anna Cappelletta	Fitness instructor fees	\$ 482.32
02/09/2019	Bent Logic	RFID card supplies for swim school and gym	\$ 3,822.50
02/09/2019	Alerton Australia	Building management system control contract, including upgrade - BPLC (2 months)	\$ 12,810.60
02/09/2019	Rawlicious Delights	Beatty Park Café supplies	\$ 254.10
02/09/2019	Synergy	Electricity and gas charges - various locations	\$ 35,970.35
02/09/2019	Wilson Security	Security services - Loftus Recreation Centre	\$ 15.40
02/09/2019	Planning Institute Australia	Registration - Planning WA conference 2019	\$ 495.00
02/09/2019	Michael Page International Australia Pty Limited	Temporary staff - IT	\$ 2,626.28

Date	Payee	Description	Amount
02/09/2019	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 19,503.00
02/09/2019	SimplePay Solutions Pty Ltd	Credit card transactions - parking terminals (2 months)	\$ 19,383.87
02/09/2019	Karen Grant	Fitness instructor fees	\$ 361.74
02/09/2019	Charmaine Amanda Magness	Fitness instructor fees	\$ 284.20
02/09/2019	MessageMedia	SMS integrating for Phoenix	\$ 165.55
02/09/2019	Courtney Hahipene	Fitness instructor fees	\$ 120.58
02/09/2019	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 1,852.07
02/09/2019	Innovations Catering	Catering services - Council briefing and Councillors information night	\$ 702.00
02/09/2019	Wheeler's Books	Library books	\$ 12.79
02/09/2019	Institute of Public Administration Australia WA	Annual membership subscription 2019/20	\$ 1,760.00
02/09/2019	AWB Building Co.	Plumbing services - various locations	\$ 2,429.38
02/09/2019	Solo Resource Recovery	Pressure cleaning services - various locations	\$ 4,108.50
02/09/2019	Tree Amigos	Street trees and parks pruning/removal - various locations	\$ 42,764.99
02/09/2019	Colleagues Nagels	Integrated transferable parking permits	\$ 3,749.50
02/09/2019	Boyan Electrical Services	Electrical services - various locations	\$ 11,603.69
02/09/2019	All Aussie Carpet Clean	Carpet cleaning services - BPLC	\$ 550.00
02/09/2019	Domain Catering Pty Ltd	Catering services - various meetings	\$ 332.00
02/09/2019	Workpower	Supply of plants	\$ 418.00
02/09/2019	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 620.00
02/09/2019	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 1,456.33
02/09/2019	Six Sigma Phoenix	Seniors computer workshop - Library	\$ 400.00
02/09/2019	Supafit Seat Covers	Supply of vehicle seat covers	\$ 552.20
02/09/2019	Unilever Australia Ltd	Beatty Park Café supplies	\$ 1,837.89
02/09/2019	ZOHO Corporation Pty Ltd	Additional licences - Service Desk Manager	\$ 1,809.50
02/09/2019	StrataGreen	Garden equipment supplies - various	\$ 728.30
02/09/2019	Nightlife Music Pty Ltd	Crowd DJ - BPLC	\$ 568.09
02/09/2019	Noma Pty Ltd	Design advisory fee	\$ 440.00
02/09/2019	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 3,291.20
02/09/2019	Information Proficiency	Content Manager annual licence and maintenance	\$ 30,039.90
02/09/2019	Metal Artwork Creations	Name badges - BPLC	\$ 286.55
02/09/2019	Assured Certification Services	Certification services - Mount Hawthorn Lesser Hall	\$ 660.00
02/09/2019	Butler Settineri (Audit) Pty Ltd	Internal audit fees 2018/19	\$ 5,335.00
02/09/2019	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 237.60
02/09/2019	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 13,054.31
02/09/2019	New Dimension Mechanical Services	Air conditioning and freezer repairs and maintenance - BPLC	\$ 6,495.50
02/09/2019	Stott Hoare	Supply of computers and accessories	\$ 20,165.20
02/09/2019	Danica Zuks Photography	Photographic services - Native plant sale	\$ 150.00
02/09/2019	Teena Smith	Fitness instructor fees	\$ 210.00
02/09/2019	J C Chin	Refund of infrastructure bond	\$ 1,000.00

Date	Payee	Description	Amount
02/09/2019	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 18,629.87
02/09/2019	Signbiz WA Pty Ltd	Sign supplies - various locations	\$ 110.00
02/09/2019	Daniel Bullen	Fitness instructor fees	\$ 260.55
02/09/2019	Access Office Industries	Supply of cupboard - Library	\$ 329.35
02/09/2019	Simba Retail Pty Ltd	Merchandise - BPLC	\$ 5,957.05
02/09/2019	A Lazarus	Fitness instructor fees	\$ 341.04
02/09/2019	Annabel Smith	Library workshop presentation - Overcoming self doubt	\$ 550.00
02/09/2019	Powerlux WA	Supply and install streetlights - Summer Street	\$ 10,997.98
02/09/2019	Ausblue Pty Ltd	Ad blue supplies - additive to reduce truck carbon emissions	\$ 950.40
02/09/2019	Bonfire Digital Pty Ltd	Marketing services - BPLC	\$ 8,547.00
02/09/2019	Muchea Tree Farm	Supply of plants for native plant sale	\$ 5,062.20
02/09/2019	K Roach	Fitness instructor fees	\$ 113.68
02/09/2019	Bindi Bindi Dreaming	Presentation fees - Six seasons and cultural sharing workshops	\$ 550.00
02/09/2019	L F Media	Vinyl wrap signage - Ranger vehicles	\$ 2,447.50
02/09/2019	Sia Sasha Ivanovich Architects	Design advisory fees	\$ 1,100.00
02/09/2019	TenderLink.com	Public tender advertising	\$ 184.80
02/09/2019	Nexus Home Improvements	Refund of infrastructure bond	\$ 3,000.00
02/09/2019	Flick Anticimex Pty Ltd	Pest control services - Admin	\$ 165.00
02/09/2019	Northside Nissan	Purchase of three vehicles, as per fleet management programme	\$ 81,699.15
02/09/2019	Grand Toyota	Purchase of two vehicles, as per fleet management programme	\$ 48,749.60
02/09/2019	Aspect Studios Pty Ltd	Design advisory fees	\$ 880.00
02/09/2019	B Fiebig	Fitness instructor fees	\$ 113.68
02/09/2019	M Humich	Fitness instructor fees	\$ 170.52
02/09/2019	Connect Call Centre Services	After hours call service	\$ 1,030.37
02/09/2019	Far Lane	Professional fee - economic development strategy	\$ 8,230.20
02/09/2019	Gifts Mate Pty Ltd	Supply of Australian and Aboriginal flag badges - Citizenship ceremony	\$ 279.40
02/09/2019	Blue Tang (WA) Pty Ltd ATF The Reef Unit Trust	Consultancy services - Bank Reserve active zone	\$ 5,500.00
03/09/2019	Westnet Pty Ltd	IT ADSL link	\$ 39.95
04/09/2019	Australian Taxation Office	Payroll deduction	\$ 182,851.00
04/09/2019	Australian Services Union	Payroll deduction	\$ 310.80
04/09/2019	Child Support Agency	Payroll deduction	\$ 1,548.36
04/09/2019	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
04/09/2019	City of Vincent	Payroll deduction	\$ 1,358.03
04/09/2019	City of Vincent Staff Social Club	Payroll deduction	\$ 504.00
04/09/2019	Depot Social Club	Payroll deduction	\$ 76.00
04/09/2019	Health Insurance Fund of WA	Payroll deduction	\$ 260.60
04/09/2019	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
05/09/2019	The Trustee for Fergco Family Super Fund	Superannuation	\$ 3,250.26
05/09/2019	The Trustee for Guild Retirement Fund	Superannuation	\$ 793.41

Date	Payee	Description	Amount
05/09/2019	Mercer Spectrum	Superannuation	\$ 10,054.64
05/09/2019	SuperChoice Services Pty Ltd	Superannuation	\$ 328,172.12
06/09/2019	Spookfish Australia Pty Ltd	EagleView trial licence	\$ 9,790.00
06/09/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 434.21
06/09/2019	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 11,164.41
06/09/2019	MizCo	Air conditioning repairs and maintenance - DSR	\$ 2,767.60
06/09/2019	Allerding & Associates	Professional fees - SAT appeal 120 and 122 Richmond Street, Leederville	\$ 2,321.24
06/09/2019	Synergy	Electricity and gas charges - various locations	\$ 2,724.23
06/09/2019	CS Legal	Debt recovery services	\$ 2,115.76
06/09/2019	Friends of Anzac Cottage	Grant - Connecting with community	\$ 1,539.93
06/09/2019	Cleansweep WA	Hire of road sweepers - various locations	\$ 693.00
13/09/2019	Cr J Topelberg	Council meeting fee	\$ 1,935.83
13/09/2019	Cr R Harley	Council meeting fee	\$ 1,935.83
13/09/2019	Mayor E Cole	Council meeting fee	\$ 7,875.25
13/09/2019	Cr D Loden	Council meeting fee	\$ 1,935.83
13/09/2019	Cr S Gontaszewski	Council meeting fee	\$ 3,255.70
13/09/2019	Cr J Murphy	Council meeting fee	\$ 1,935.83
13/09/2019	Cr J Hallett	Council meeting fee	\$ 1,935.83
13/09/2019	Cr A Castle	Council meeting fee	\$ 1,935.83
13/09/2019	Cr J Fotakis	Council meeting fee	\$ 1,935.83
16/09/2019	S Jamieson	Expense reimbursement - TravelSmart breakfast catering	\$ 84.19
16/09/2019	Pirtam Pty Ltd t/as Pirtek Canning Vale	Plant repairs and maintenance	\$ 318.29
16/09/2019	Alinta Energy	Electricity and gas charges - various locations	\$ 76.15
16/09/2019	Australia Post (Agency Commission)	Commission charges	\$ 2,369.02
16/09/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 378.57
16/09/2019	Water Corporation	Water charges - various locations	\$ 14,921.14
16/09/2019	P Cicanese	Expense reimbursement- court transcripts and parking	\$ 150.80
16/09/2019	Metro Count	Hire of classifier for 40km per hour trial	\$ 732.60
16/09/2019	BCITF Building & Construction Industry Training Fund	Levy collection	\$ 7,282.75
16/09/2019	Department of Mines, Industry Regulation and Safety	Building services levy collection	\$ 17,427.67
16/09/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies - various departments	\$ 98.70
16/09/2019	Synergy	Electricity and gas charges - various locations	\$ 9,216.33
16/09/2019	Vendpro Vending Services	Vending machine hire - BPLC	\$ 235.40
16/09/2019	Karen Grant	Fitness instructor fees	\$ 723.48
16/09/2019	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
16/09/2019	Australia Post	Postage charges - various departments	\$ 10,672.42
16/09/2019	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
16/09/2019	S Iuliano	Expense reimbursement - gift certificate for presenter of Local History event	\$ 100.00
19/09/2019	M Slater	Fitness instructor fees	\$ 60.29

Date	Payee	Description	Amount
19/09/2019	The Naturopath Shop	Fitness instructor fees	\$ 60.29
19/09/2019	K Oliver	Fitness instructor fees	\$ 180.87
19/09/2019	Audhu Pty Ltd t/a Nu Change Building	Refund of infrastructure bond	\$ 3,000.00
19/09/2019	Webb & Brown-Neaves Pty Ltd	Refund of infrastructure bond	\$ 6,525.00
19/09/2019	Print and Sign Co	Printing services - various departments	\$ 9,517.77
19/09/2019	Great Aussie Patios	Refund of infrastructure bond	\$ 1,850.00
19/09/2019	A Austin	Fitness instructor fees	\$ 227.36
19/09/2019	Focus Networks	Set up fee for managed recovery service	\$ 2,200.00
19/09/2019	Select Fresh	Beatty Park Café supplies	\$ 233.53
19/09/2019	BDO Advisory (WA) Pty Ltd	Consultancy services - Risk management register	\$ 7,934.75
19/09/2019	Heritage Way Pty Ltd t/as Domus Nursery	Supply of plants	\$ 730.95
19/09/2019	Weststyle Design & Development	Refund of infrastructure bond	\$ 1,700.00
19/09/2019	Rosmond Homes	Refund of infrastructure bond	\$ 2,550.00
19/09/2019	YogaNut	Fitness instructor fees	\$ 240.00
19/09/2019	LG Professionals Australia NSW	Performance excellence program 2019 - benchmarking tool	\$ 11,330.00
19/09/2019	Entire Workwear	Supply of protective footwear - Admin	\$ 339.90
19/09/2019	Perth Property Solutions	Rates refund - overpayment	\$ 1,226.87
19/09/2019	L A King	Part refund of Beatty Park Leisure Centre fees	\$ 120.35
19/09/2019	C Bellottie	Part refund of Beatty Park Leisure Centre fees	\$ 77.90
19/09/2019	Reface Industries Pty Ltd	CD/DVD cleaning solution - Library	\$ 23.24
19/09/2019	S Subramonium	Refund of parking permit	\$ 180.00
19/09/2019	D Crossley	Art materials - Platform project	\$ 211.25
19/09/2019	P Hudson	Part refund of dog registration	\$ 330.00
19/09/2019	J A Valuri	Part refund of Beatty Park Leisure Centre fees	\$ 267.15
19/09/2019	P M Adams	Part refund of dog registration	\$ 150.00
19/09/2019	M Dawes	Part refund of dog registration	\$ 150.00
19/09/2019	Pendlebury Constructions	Refund of infrastructure bond	\$ 10,150.00
19/09/2019	Humblebee Coffee	Refund of infrastructure bond	\$ 1,800.00
19/09/2019	Next Residential Pty Ltd	Refund of infrastructure bond	\$ 1,000.00
19/09/2019	Masterplanners Interiors Pty Ltd	Refund of infrastructure bond	\$ 1,000.00
19/09/2019	J Lombardi	Refund of infrastructure bond	\$ 1,150.00
19/09/2019	A Wood-Gush	Refund of infrastructure bond	\$ 3,000.00
19/09/2019	S Bycroft	Refund of infrastructure bond	\$ 2,000.00
19/09/2019	Hanssen Pty Ltd	Refund of infrastructure bond	\$ 3,000.00
19/09/2019	L Costa	Refund of infrastructure bond	\$ 400.00
19/09/2019	ZBD Pty Ltd	Refund of infrastructure bond	\$ 3,650.00
19/09/2019	Right Homes Pty Ltd	Refund of infrastructure bond	\$ 2,000.00
19/09/2019	Solutions Building Group P/L	Refund of infrastructure bond	\$ 2,000.00
19/09/2019	P Boskovic	Refund of infrastructure bond	\$ 2,100.00

Date	Payee	Description	Amount
19/09/2019	Separovic Injury Lawyers	Refund of planning application fee lodged in error	\$ 295.00
19/09/2019	F Van der Weide	Part refund of Beatty Park Leisure Centre fees	\$ 253.53
19/09/2019	Bunnings Trade	Hardware supplies - various departments	\$ 816.38
19/09/2019	Benara Nurseries	Supply of plants	\$ 5,286.83
19/09/2019	BOC Limited	Oxygen supplies - BPLC	\$ 67.04
19/09/2019	Cobblestone Concrete	Concrete path repairs - Ellesmere Street	\$ 4,986.96
19/09/2019	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 373.00
19/09/2019	Landgate	Shared location information platform subscription	\$ 4,635.00
19/09/2019	Farinosi & Sons Pty Ltd	Hardware supplies	\$ 181.25
19/09/2019	Inner City Newsagency	Newspaper delivery - Library	\$ 16.48
19/09/2019	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 4,541.57
19/09/2019	Line Marking Specialists	Line marking services - various locations	\$ 5,632.38
19/09/2019	LO-GO Appointments	Temporary staff - various departments	\$ 10,882.94
19/09/2019	Major Motors Pty Ltd	Truck repairs	\$ 2,495.05
19/09/2019	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 18,703.30
19/09/2019	Mindarie Regional Council	Processable and non processable waste	\$ 114,917.08
19/09/2019	Perth Patterned Concrete Pty Ltd	Concrete stencilling services - various locations	\$ 990.00
19/09/2019	Galvins Plumbing Supplies	Plumbing supplies	\$ 582.71
19/09/2019	SAS Locksmiths	Key cutting and lock maintenance service - various locations	\$ 316.25
19/09/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 37.24
19/09/2019	Turfmaster Facility Management	Turf maintenance - Leederville Oval	\$ 4,914.25
19/09/2019	Water Corporation	Water charges - various locations	\$ 182.91
19/09/2019	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 1,332.73
19/09/2019	The Royal Life Saving Society Western Australia Inc	Servicing of AIDS memorial fountain	\$ 891.00
19/09/2019	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 3,135.00
19/09/2019	WALGA	Staff training - various courses	\$ 1,304.00
19/09/2019	KS Black Pty Ltd	Bore and pump maintenance and development - various locations	\$ 15,628.80
19/09/2019	Australian Plant Wholesalers	Supply of plants	\$ 82.50
19/09/2019	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 2,214.51
19/09/2019	Les Mills Asia Pacific	Licence fees for fitness classes	\$ 1,585.49
19/09/2019	Award Contracting	Locating services - various locations	\$ 6,165.50
19/09/2019	RPG Auto Electrics	Plant repairs and maintenance	\$ 6,072.18
19/09/2019	Nyoongar Patrol Systems Inc.	Nyoongar patrol services	\$ 13,750.00
19/09/2019	Allstamps	Supply of date stamp	\$ 60.55
19/09/2019	Australasian Performing Right Association Ltd	Music licence fees - BPLC	\$ 4,802.92
19/09/2019	CSP Group Pty Ltd	Plant repairs and maintenance; purchase of hedge trimmers	\$ 1,827.40
19/09/2019	West Australian Newspapers Limited	Newspapers for resale - BPLC	\$ 918.20
19/09/2019	Di Lena Metal Sales	Hardware supplies	\$ 80.00
19/09/2019	City of Stirling	Green waste tipping fees	\$ 960.20

Date	Payee	Description	Amount
19/09/2019	Kelyn Training Services	Staff training - traffic management (Engineering)	\$ 2,730.00
19/09/2019	Donegan Enterprises Pty Ltd	Playground safety inspection - Braithwaite Park	\$ 110.00
19/09/2019	McSkips	Skip bin hire - BPLC	\$ 625.00
19/09/2019	Chittering Valley Worm Farm	Worms and castings	\$ 770.00
19/09/2019	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance - BPLC	\$ 1,144.00
19/09/2019	Asphalttech Pty Ltd	Asphalt supplies	\$ 26,400.39
19/09/2019	Local Government Planners Association	Staff training - Local Government legal update 2019	\$ 85.00
19/09/2019	Kerbing West	Kerbing services - various locations	\$ 1,181.40
19/09/2019	Academy Services WA Pty Ltd	Cleaning services and kitchen consumables	\$ 1,398.59
19/09/2019	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 971.85
19/09/2019	Blackwoods	Hardware supplies - Depot	\$ 2,417.03
19/09/2019	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 14,011.80
19/09/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 32,879.20
19/09/2019	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 21,114.50
19/09/2019	Officeworks Ltd	Office consumables and paper supplies	\$ 1,763.88
19/09/2019	Totally Workwear	Uniform supplies - various departments	\$ 701.50
19/09/2019	AlSCO Pty Ltd	Mat and air freshener supplies - various locations	\$ 453.04
19/09/2019	Repco	Auto part supplies	\$ 324.50
19/09/2019	ATF Services Pty Ltd	Security fence - Cheriton Street	\$ 144.21
19/09/2019	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 1,474.00
19/09/2019	A Team Printing	Printing services - Health	\$ 106.70
19/09/2019	McLeods Barristers & Solicitors	Legal services - planning advice 123 Claisebrook Road, Perth	\$ 2,124.44
19/09/2019	CVP Electrical Co	Pool pump repairs - BPLC	\$ 476.40
19/09/2019	PowerVac Pty Ltd	Service of cleaning equipment BPLC	\$ 749.03
19/09/2019	Massey's Herd	Milk supplies - Depot	\$ 642.60
19/09/2019	Dsatco Pty Ltd	Supply of mulch	\$ 1,269.00
19/09/2019	Beaurepaires	Tyre services	\$ 2,335.40
19/09/2019	Kleen West Distributors	Graffiti removal supplies	\$ 1,358.23
19/09/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies - various departments	\$ 225.45
19/09/2019	ZIP Heaters Aust Pty Ltd	Hydrotap maintenance - Admin	\$ 275.20
19/09/2019	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 3,152.30
19/09/2019	Boral Construction Materials Group Limited	Concrete supplies	\$ 651.98
19/09/2019	Devco Builders	Maintenance and repairs - various locations	\$ 103,434.96
19/09/2019	A E Hoskins & Sons	Refund of infrastructure bond	\$ 1,700.00
19/09/2019	Australian HVAC Services Pty Ltd	Airconditioning maintenance and repairs - various locations	\$ 1,474.33
19/09/2019	T&H Wilkes Pty Ltd	Gravel supplies	\$ 2,200.00
19/09/2019	Dulux Australia	Paint supplies	\$ 53.60
19/09/2019	MizCo	Air conditioning repairs and maintenance - DSR	\$ 6,446.00
19/09/2019	The BBQ Man	BBQ, bin and pressure cleaning services - various locations	\$ 5,847.10

Date	Payee	Description	Amount
19/09/2019	Quality Press	Printing services - postcards and posters for Film Project 2020	\$ 355.86
19/09/2019	iSUBSCRIBE Pty Ltd	Library magazine subscriptions	\$ 1,197.34
19/09/2019	Joe Crisafio Kia	Vehicle service and repairs	\$ 269.38
19/09/2019	Optima Press	Printing services - infringement reminder notices	\$ 1,345.30
19/09/2019	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	\$ 65.73
19/09/2019	APARC	Central management system and software licensing; meter maintenance	\$ 38,978.37
19/09/2019	JBA Surveys	Surveying services - Brisbane Street car park	\$ 1,320.00
19/09/2019	Australian Paper	Envelope supplies - Admin	\$ 344.30
19/09/2019	Hans Andresen	Street banner maintenance - Fitzgerald Street	\$ 374.00
19/09/2019	C Wood Distributors	Beatty Park Café supplies	\$ 1,437.70
19/09/2019	Christou Nominees Pty Ltd	Design advisory fees	\$ 2,640.00
19/09/2019	Marshall Beattie Pty Ltd	Auto door repairs - BPLC exit gate	\$ 4,482.50
19/09/2019	Canningvale Flooring Xtra	Supply and install carpet - DSR (progress claim)	\$ 12,000.00
19/09/2019	Vorgee Pty Ltd	Merchandise - BPLC	\$ 1,396.45
19/09/2019	Briskleen Supplies	Sanipod service - BPLC	\$ 678.46
19/09/2019	Compu-Stor	Records digitisation and off-site storage	\$ 2,322.48
19/09/2019	Action Logistics (WA) Pty Ltd t/a Action Couriers	Courier services	\$ 41.61
19/09/2019	Yoshino Sushi	Beatty Park Café supplies	\$ 355.74
19/09/2019	Centropak	Beatty Park Café supplies	\$ 1,248.16
19/09/2019	Revelation Perth International Film Festival Inc.	Sponsorship - International film festival (1st instalment)	\$ 14,300.00
19/09/2019	Worldwide East Perth	Printing services - business cards	\$ 77.00
19/09/2019	Raymond Sleeman	Fitness instructor fees	\$ 341.04
19/09/2019	Anna Cappelletta	Fitness instructor fees	\$ 482.32
19/09/2019	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
19/09/2019	B-Trimmed	Car seat repairs	\$ 220.00
19/09/2019	Mount Hawthorn Hub Inc	Balance of grant for Mt Hawthorn Streets and Laneways festival 2019	\$ 5,500.00
19/09/2019	Rawlicious Delights	Beatty Park Café supplies	\$ 127.05
19/09/2019	Synergy	Electricity and gas charges - various locations	\$ 71,416.26
19/09/2019	Spider Waste Collection Services Pty Ltd	Mattress collection services	\$ 2,356.20
19/09/2019	Cat Haven	Cat impound fees	\$ 75.00
19/09/2019	Marketforce Pty Ltd	Advertising services - various departments	\$ 3,203.23
19/09/2019	Michael Page International Australia Pty Limited	Temporary staff - IT	\$ 3,052.76
19/09/2019	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 46,494.00
19/09/2019	Play Check	Play equipment inspection - Loftus Centre	\$ 330.00
19/09/2019	3 Monkeys Audiovisual Pty Ltd	HDMI cabling upgrade - Council chambers	\$ 2,112.00
19/09/2019	Amanzi Group Pty Ltd	Merchandise - BPLC	\$ 2,782.89
19/09/2019	Charmaine Amanda Magness	Fitness instructor fees	\$ 454.72
19/09/2019	MessageMedia	SMS integrating for Phoenix	\$ 136.24
19/09/2019	Flex Fitness Equipment	Supply of fitness equipment - BPLC	\$ 799.00

Date	Payee	Description	Amount
19/09/2019	Aveling	Staff training - White card construction safety course	\$ 80.00
19/09/2019	Jean-Paul Barbier	Fitness instructor fees	\$ 119.00
19/09/2019	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 4,871.35
19/09/2019	Cr D Loden	Expense reimbursement - child care costs	\$ 230.00
19/09/2019	Innovations Catering	Catering services - Council meeting, workshop and audit committee	\$ 1,294.00
19/09/2019	Bike Dr Cycle Services Pty Ltd	Community bike maintenance courses	\$ 593.82
19/09/2019	AWB Building Co.	Plumbing services - Robertson Park fountain	\$ 112.62
19/09/2019	Tree Amigos	Street trees and parks pruning/removal - various locations	\$ 27,727.53
19/09/2019	Colleagues Nagels	Integrated transferable parking permits	\$ 180.67
19/09/2019	Boyan Electrical Services	Electrical services - Charles Veryard Reserve	\$ 235.68
19/09/2019	GC Sales (WA)	Supply of keys	\$ 462.00
19/09/2019	All Aussie Carpet Clean	Carpet cleaning services - BPLC	\$ 638.00
19/09/2019	Design Right Pty Ltd	Design services - Admin building	\$ 1,100.00
19/09/2019	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 927.91
19/09/2019	Roof Safety Solutions Pty Ltd	Height safety equipment inspection - BPLC	\$ 330.00
19/09/2019	Unilever Australia Ltd	Beatty Park Café supplies	\$ 1,266.32
19/09/2019	Konica Minolta Business Solutions Australia Pty Ltd	Copy cost - various departments	\$ 2,625.86
19/09/2019	Yolande Gomez	Fitness instructor fees	\$ 226.84
19/09/2019	Jackie Barron	Fitness instructor fees	\$ 260.00
19/09/2019	Elyse Amy Johnstone	Fitness instructor fees	\$ 454.72
19/09/2019	Gymcare	Gym equipment repairs and maintenance	\$ 253.63
19/09/2019	Benerin Electrical Services	Install bus shelter mesh panels - Lord Street	\$ 6,820.00
19/09/2019	PeopleSense by Altius	Counselling services	\$ 4,945.60
19/09/2019	SPP Group WA Pty Ltd	Electrical consultancy - Admin building	\$ 4,180.00
19/09/2019	KP Electric (Australia) Pty Ltd	Electrical services - Loton Park Tennis Club	\$ 242.55
19/09/2019	New Dimension Mechanical Services	Cool room and freezer room maintenance	\$ 1,259.50
19/09/2019	Janet Verburg	Fitness instructor fees	\$ 180.00
19/09/2019	Stott Hoare	Supply of computers and accessories	\$ 5,032.50
19/09/2019	Allflow Industrial	Service oil/water separator	\$ 309.05
19/09/2019	Securus	Security services - various locations	\$ 590.24
19/09/2019	Seadoo Sport and Leisure	Plant repairs and maintenance	\$ 884.20
19/09/2019	Teena Smith	Fitness instructor fees	\$ 330.00
19/09/2019	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 14,047.65
19/09/2019	Signbiz WA Pty Ltd	Sign supplies - various locations	\$ 121.00
19/09/2019	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply and install road markings - various locations	\$ 4,906.00
19/09/2019	Ausblue Pty Ltd	Ad blue supplies - additive to reduce truck carbon emissions	\$ 950.40
19/09/2019	K Roach	Fitness instructor fees	\$ 260.52
19/09/2019	The Roof & Wall Doctor Pty Ltd	Refund of infrastructure bond	\$ 1,800.00
19/09/2019	A L Gulich	Rates refund - overpayment	\$ 1,632.84

Date	Payee	Description	Amount
19/09/2019	Karla Hart Enterprises Pty Ltd	Speaker fee - COV Library	\$ 550.00
19/09/2019	Tangent Nominees Pty Ltd	Refund of planning application lodged in error and refund of infrastructure bond	\$ 755.00
19/09/2019	P Stokes	Fitness instructor fees	\$ 270.00
19/09/2019	Perth Auto Alliance Pty Ltd	Vehicle service and repairs	\$ 1,051.50
19/09/2019	Shred-X t/as Specialist Security Shredding	Security bin exchange - BPLC	\$ 115.50
19/09/2019	Youth With A Mission (Perth) Inc	Refund of infrastructure bond	\$ 850.00
19/09/2019	K Harcus	Fitness instructor fees	\$ 1,005.00
19/09/2019	Kanga Loaders WA	Plant repairs and maintenance	\$ 2,281.98
19/09/2019	B Fiebig	Fitness instructor fees	\$ 113.68
19/09/2019	M Humich	Fitness instructor fees	\$ 170.52
19/09/2019	Water Works and Wellness	Fitness instructor fees	\$ 110.00
19/09/2019	S Byford	Inspection and development of maintenance program of public artworks (50%)	\$ 1,495.00
19/09/2019	Far Lane	Professional fee - planning advice 291 Stirling Street, Perth	\$ 1,782.00
19/09/2019	Northbridge Butchers	Refund of infrastructure bond	\$ 1,800.00
19/09/2019	Australian Taxation Office	Payroll deduction	\$ 190,861.00
19/09/2019	Australian Services Union	Payroll deduction	\$ 310.80
19/09/2019	Child Support Agency	Payroll deduction	\$ 1,565.97
19/09/2019	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
19/09/2019	City of Vincent	Payroll deduction	\$ 1,363.32
19/09/2019	City of Vincent Staff Social Club	Payroll deduction	\$ 494.00
19/09/2019	Depot Social Club	Payroll deduction	\$ 72.00
19/09/2019	Health Insurance Fund of WA	Payroll deduction	\$ 260.60
19/09/2019	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
19/09/2019	Department of Fire and Emergency Services (DFES)	Emergency services levy - 1st quarter 2019/20	\$ 2,301,988.65
20/09/2019	S Jamieson	Expense reimbursement - Ride to work day prizes	\$ 300.60
20/09/2019	Spookfish Australia Pty Ltd	GIS software annual licence	\$ 3,212.00
20/09/2019	E Humphreys	Halloween event - Hall of Shadows	\$ 9,702.00
20/09/2019	Mindarie Regional Council	Non processable waste	\$ 15,315.97
20/09/2019	Water Corporation	Water charges - various locations	\$ 22,515.75
20/09/2019	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 33,159.55
20/09/2019	Securepay Pty Ltd	Online web payment fees	\$ 2,844.77
20/09/2019	Constable Care Child Safety Foundation (Inc)	Community partnership MOU agreement 2019	\$ 11,275.00
20/09/2019	Synergy	Electricity and gas charges - various locations	\$ 15,392.63
20/09/2019	Courtney Hahipene	Fitness instructor fees	\$ 120.58
20/09/2019	SJR Civil Consulting Pty Ltd	Consultancy services - 19/20 Black Spot submissions	\$ 2,728.00
20/09/2019	Town Team Movement	Sponsorship - Town Team movement conference 2019	\$ 5,032.50
20/09/2019	Seaspray Catering	Catering services - Parks team building (deposit)	\$ 423.50
			\$ 5,449,861.95

<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Payroll			
03/09/2019	Pay 5		\$ 617,661.79
04/09/2019	Ad hoc		\$ 2,118.02
17/09/2019	Pay 6		\$ 620,419.30
Total Payroll			\$ 1,240,199.11
Total Payments			\$ 6,690,061.06

Creditors Report - Payments by Cheque				
01/09/2019 to 23/09/19				
Creditor	Date	Payee	Description	Amount
00082537	28/08/2019	Commissioner of State Revenue	Refund of ESL rebate	\$ 152.40
00082538	28/08/2019	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$ 291.35
00082539	28/08/2019	Petty Cash - Finance	Petty cash recoup	\$ 435.65
00082540	28/08/2019	Petty Cash - Library	Petty cash recoup	\$ 130.55
00082541	28/08/2019	Proton Promotional Advertising Pty Ltd	Pens with Vincent Youth Network artwork	\$ 539.00
00082542	28/08/2019	Zurich Australian Insurance Ltd	Insurance excess	\$ 500.00
Total Nett Cheque Payments				\$ 2,048.95

Creditors Report - Payments by Direct Debit				
01/09/2019 to 23/09/19				
Credit Card Transactions for the Period 7 August 2019 - 5 September 2019				
Card Holder	Date	Payee	Description	Amount
CEO	07/08/2019	CPP Convention Centre	Parking - external meeting	\$ 18.17
	19/08/2019	City of Canning	Innovation Masterclass - bench marking	\$ 1,056.30
	19/08/2019	Nespresso	Catering for City events	\$ 193.80
	22/08/2019	City of Perth	Parking - external meeting	\$ 8.08
				\$ 1,276.35
Manager Community Partnerships	07/08/2019	Booktopia	Books for library	\$ 52.70
	07/08/2019	Wheelers	Books for library	\$ 57.65
	07/08/2019	Book Depository	Books for library	\$ 111.29
	09/08/2019	Scientific American	Library magazine subscription - refund	-\$ 72.51
	16/08/2019	Magsconnect	Library magazine subscription	\$ 90.97
	20/08/2019	Wembley Police Station	Road closure permit - Rae Street	\$ 82.50
	26/08/2019	Cake Factory	Supply of cupcakes - Wear it purple day	\$ 312.51
	02/09/2019	Wembley Police Station	Road closure permit - Open Streets	\$ 82.50
				\$ 717.61
Manager Marketing and Communications	07/08/2019	Facebook	Advertising	\$ 44.00
	16/08/2019	WA News	Digital WA newspapers subscription	\$ 286.40
	17/08/2019	SMK Wufoo.com	Software for creation of online forms	\$ 28.06
	17/08/2019	International transaction fee	Software for creation of online forms	\$ 0.70
	21/08/2019	ISSUU	Subscription - electronic publishing platform	\$ 779.39
	21/08/2019	International transaction fee	Subscription - electronic publishing platform	\$ 19.48
	24/08/2019	STK Shutterstock	Image download subscription	\$ 99.00
	26/08/2019	Facebook	Advertising	\$ 40.00
	27/08/2019	Officeworks	Lanyards and sleeves for media passes - Community Arts programmes	\$ 119.07
	30/08/2019	Dominos	Catering services - Aboriginal technology forum	\$ 75.40
	31/08/2019	Facebook	Advertising	\$ 366.82
	01/09/2019	Createsend.com	Email campaign	\$ 26.23
	03/09/2019	Wai Leon Aust Pty Ltd	Catering services - Vincent youth network event	\$ 13.00
	03/09/2019	Mop Donuts Pty Ltd	Catering services - Vincent youth network event	\$ 13.50
	03/09/2019	Leederville Foods	Catering services - Vincent youth network event	\$ 5.60
	03/09/2019	Mary Street Bakery	Catering services - Vincent youth network event	\$ 22.00

Card Holder	Date	Payee	Description	Amount
				\$ 1,938.65
Manager ICT	07/08/2019	Shenzhen	Presentation device - Council chambers	\$ 36.39
	09/08/2019	CPP Convention Centre	Parking - external meeting	\$ 23.22
	10/08/2019	Bunnings	Sundry item - Velcro	\$ 9.90
	13/08/2019	Echo-1 Pty Ltd	Printer - visitor management system	\$ 279.91
	13/08/2019	Bosstab Pty Ltd	Bracket - visitor management system	\$ 281.90
	16/08/2019	Officeworks	Monitor arm - Council chambers	\$ 59.00
	21/08/2019	Apex Restaurant	Refreshments - City of Kwinana meeting	\$ 34.50
	23/08/2019	Selby Acoustics	Monitor arm - Council chambers	\$ 109.00
	02/09/2019	Sendgrid	Application programming interface software	\$ 119.13
	02/09/2019	International transaction fee	Application programming interface software	\$ 2.98
				\$ 955.93
Procurement and Contracts Officer	07/08/2019	Planoly	Instagram management tool	\$ 13.47
	07/08/2019	International transaction fee	Instagram management tool	\$ 0.34
	13/08/2019	Facebook	Advertising	\$ 33.00
	14/08/2019	Anaconda	Supplies - plastic free event kits	\$ 397.50
	14/08/2019	Spotlight	Supplies - plastic free event kits	\$ 75.00
	14/08/2019	Mailchimp.com	Email campaign	\$ 223.02
	19/08/2019	Hisco	Supplies - plastic free event kits	\$ 91.99
	19/08/2019	Hisco	Supplies - plastic free event kits	\$ 96.60
	21/08/2019	Woolworths	Supplies - plastic free event kits	\$ 28.00
	22/08/2019	Facebook	Advertising	\$ 33.00
	22/08/2019	Asana.com	Subscription - Project management tool	\$ 355.13
	22/08/2019	International transaction fee	Subscription - Project management tool	\$ 8.88
	04/09/2019	Facebook	Advertising	\$ 44.00
				\$ 1,399.93
Total Corporate Credit Cards				\$ 6,288.47
Direct Debits				
Lease Fees	02/09/2019	Neopost 1659932	Franking machine	\$ 385.00
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Car Park and Beatty Park Leisure Centre	\$ 150,004.14

<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Bank Fees and Charges		Commonwealth Bank	Bank fees	\$ 74,555.28
Total Direct Debits including Credit Cards				\$ 231,232.89

11.5 FINANCIAL STATEMENTS AS AT 31 AUGUST 2019**TRIM Ref:** D19/146331**Author:** Nirav Shah, Coordinator Financial Services**Authoriser:** John Corbellini, A/Executive Director Community and Business Services**Attachments:** 1. Financial Statements as at 31 August 2019 [↓](#) **RECOMMENDATION:**

That Council **RECEIVES** the financial statements for the month ended 31 August 2019 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 31 August 2019.

BACKGROUND:

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* requires a local government to prepare each month a statement of financial activity including the sources and applications of funds, as compared to the budget.

DETAILS:

The following documents, included as **Attachment 1**, comprise the statement of financial activity for the period ending 31 August 2019:

Note	Description	Page
1.	Statement of Financial Activity by Program Report and Graph	1-3
2.	Statement of Comprehensive Income by Nature or Type Report	4
3.	Net Current Funding Position	5
4.	Summary of Income and Expenditure by Service Areas	6-56
5.	Capital Expenditure and Funding and Capital Works Schedule	57-62
6.	Cash Backed Reserves	63
7.	Rating Information and Graph	64-65
8.	Debtors Report	66
9.	Beatty Park Leisure Centre Financial Position	67

Comments on the Statement of Financial Activity (as at Attachment 1):

Operating revenue is reported separately by '*Program*' and '*Nature or Type*' respectively. The significant difference between the two reports is that operating revenue by '*Program*' includes 'Profit on sale of assets' and the report for '*Nature or Type*' includes 'Rates revenue'.

Revenue by Program is tracking higher than the year to date budgeted revenue by \$181,965 (4.4%). The following items materially contributed to this position: -

- A favourable variance of \$286,688 due to budget phasing for income relating to rates administration charges and instalment charges. The budget phasing will be adjusted in September 2019 (**General Purpose funding**); and
- An unfavourable variance of \$100,327 relating to a timing variance on the issuance of invoices relating to health licenses. Invoices have been issued in September 2019 (**Health Services**).

Revenue by Nature or Type is tracking higher than the budgeted revenue by \$329,006 (0.8%). The following items materially contributed to this position: -

- **'Fees and charges'** reflect a budget to actual surplus of \$162,250 due to a budget phasing variance for income relating to rates administration charges; and
- **'Interest earnings'** reflects a budget to actual surplus of \$100,082 due a budget phasing variance for income relating to rates instalments interest charges.

Expenditure by Program reflects an under-spend of \$1,015,545 (13.0%) compared to the year to date budget. The following items materially contributed to this position: -

- A favourable variance of \$385,248 mainly contributed by a timing variance relating to waste tipping costs **(Community Amenities)**;
- A favourable variance of \$200,794 mainly contributed by a timing variance in utility charges and building maintenance works at Beatty Park **(Recreation and Culture)**; and
- A favourable variance of \$202,721 mainly contributed by a timing variance in utility charges for street lighting and maintenance costs relating to carpark operations **(Transport)**.

Expenditure by Nature or Type reflects an under-spend of \$999,313 (12.8%) compared to the year to date budget. The following items materially contributed to this position: -

- **Materials and contracts** reflects an under-spend of \$701,479. This variance is largely contributed by a timing variance in works within multiple service areas; and
- **Utility charges** reflects an under-spend of \$133,326 due to a timing variance in the receipt of utility related invoices.

Opening Surplus Bought Forward – 2019/20

The provisional surplus position brought forward to 2019/20 is \$7,857,741 compared to the adopted budget surplus amount of \$5,929,991. The actual opening surplus figure will be adjusted once the end of year audit has been finalised.

Content of Statement of Financial Activity

An explanation of each report in the Statement of Financial Activity (**Attachment 1**), along with some commentary, is below:

1. Statement of Financial Activity by Program Report (Note 1 Page 1)

This statement of financial activity shows operating revenue and expenditure classified by Program.

2. Statement of Comprehensive Income by Nature or Type Report (Note 2 Page 4)

This statement of financial activity shows operating revenue and expenditure classified by Nature or Type.

3. Net Current Funding Position (Note 3 Page 5)

'Net current assets' is the difference between the current assets and current liabilities; less committed assets and restricted assets.

4. Summary of Income and Expenditure by Service Areas (Note 4 Page 6 – 56)

This statement shows a summary of operating revenue and expenditure by service unit including variance commentary.

5. Capital Expenditure and Funding Summary (Note 5 Page 57 - 62)

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

6. Cash Backed Reserves (Note 6 Page 63)

The cash backed reserves schedule provides a detailed summary of the movements in the reserves portfolio, including transfers to and from the reserve. The balance as at 31 August 2019 is \$12,944,697.

7. Rating Information (Note 7 Page 64 – 65)

The notices for rates and charges levied for 2019/20 were issued on 19 July 2019.

The Local Government Act 1995 provides for ratepayers to pay rates by four instalments. The due dates for each instalment are:

First Instalment	26 August 2019
Second Instalment	29 October 2019
Third Instalment	07 January 2020
Fourth Instalment	10 March 2020

Total rates collected, as at 31 August 2019 is \$19,392,557. Furthermore, the outstanding rates debtors balance as at 31 August 2019 is \$18,492,342 including deferred rates (\$116,936).

8. Receivables (Note 8 Page 66)

Trade receivables outstanding as at 31 August 2019 is \$2,546,051 of which \$2,029,536 has been outstanding for over 90 days.

Administration has been regularly following up all outstanding items by issuing reminders when they are overdue and subsequently initiating a formal debt collection process when payments remain outstanding for long periods of time.

Below is a summary of the significant items that have been outstanding for over 90 days:

- \$1,701,452 (83.8%) relates to unpaid infringements (plus costs) over 90 days. Infringements that remain unpaid for more than two months are sent to the Fines Enforcement Registry (FER), which then collects the outstanding balance on behalf of the City for a fee.

Due to the aged nature of some of the unpaid infringements, the provision for doubtful debts has been increased this year and an amount of \$1,066,403 has been transferred to long term infringement debtors (non-current portion).

Please note the provision amounts are subject to change once the audited financials are approved as Administration has calculated the realistic probability of recovering the long outstanding monies owed to the City. This exercise is in accordance to the requirements outlined in *Australian Accounting Standards Board 9 Financial instruments*.

- \$199,472 (9.8%) relates to cash in lieu of car parking debtors. In accordance with the *City's Policy 7.7.1 Non-residential parking*, Administration has entered into special payment arrangements with long outstanding cash in lieu parking debtors to enable them to pay over a fixed term of five years.

9. Beatty Park Leisure Centre – Financial Position report (Note 9 Page 67)

As at 31 August 2019, the operating surplus for the centre is \$121,624 compared to the year to date budgeted deficit amount of \$67,411.

10. Explanation of Material Variances (Note 4 Page 6 - 55)

The materiality thresholds used for reporting variances are 10% and/or \$20,000 respectively. This means that variances will be analysed and separately reported when they are more than 10% (+/-) of the year to date budget or where that variance exceeds \$20,000 (+/-). This threshold was adopted by Council as part of the budget adoption for 2019/20 and is used in the preparation of the statements

of financial activity when highlighting material variance in accordance with *Financial Management Regulation 34(1) (d)*.

In accordance to the above, all material variances as at 31 August 2019 have been detailed in the variance comments report in **Attachment 1**.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Section 6.4 of the Local Government Act 1995 requires a local government to prepare an annual financial report for the preceding year and other financial reports as prescribed.

Regulation 34 (1) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a statement of financial activity each month, reporting on the source and application of funds as set out in the adopted annual budget.

A statement of financial activity and any accompanying documents are to be presented at an Ordinary Meeting of the Council within two months after the end of the month to which the statement relates.

Section 6.8 of the Local Government Act 1995, specifies that a local government is not to incur expenditure from its Municipal Fund for an additional purpose except where the expenditure is authorised in advance by an absolute majority decision of Council.

RISK MANAGEMENT IMPLICATIONS:

Low: Provision of monthly financial reports to Council fulfils relevant statutory requirements and is consistent with good financial governance.

STRATEGIC IMPLICATIONS:

Reporting on the City's financial position is aligned with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

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

Our community is aware of what we are doing and how we are meeting our goals.

Our community is satisfied with the service we provide.

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

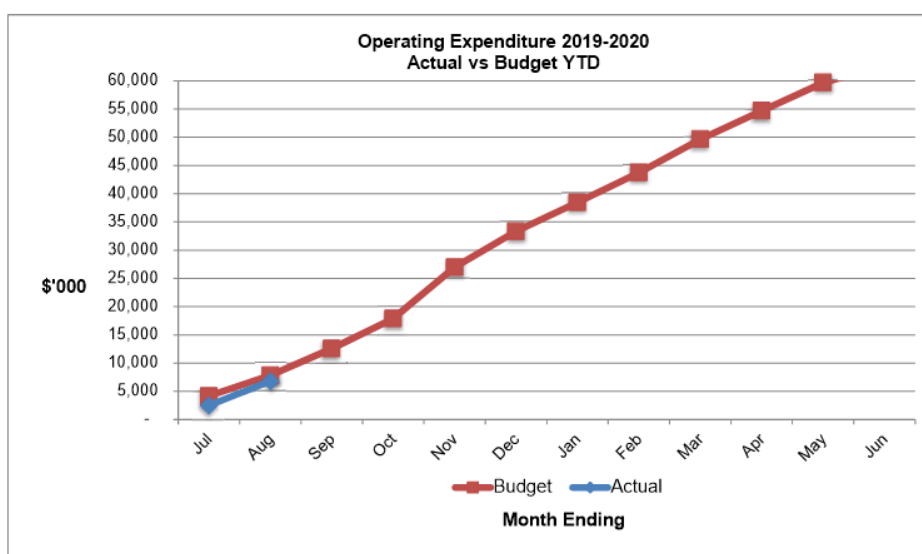
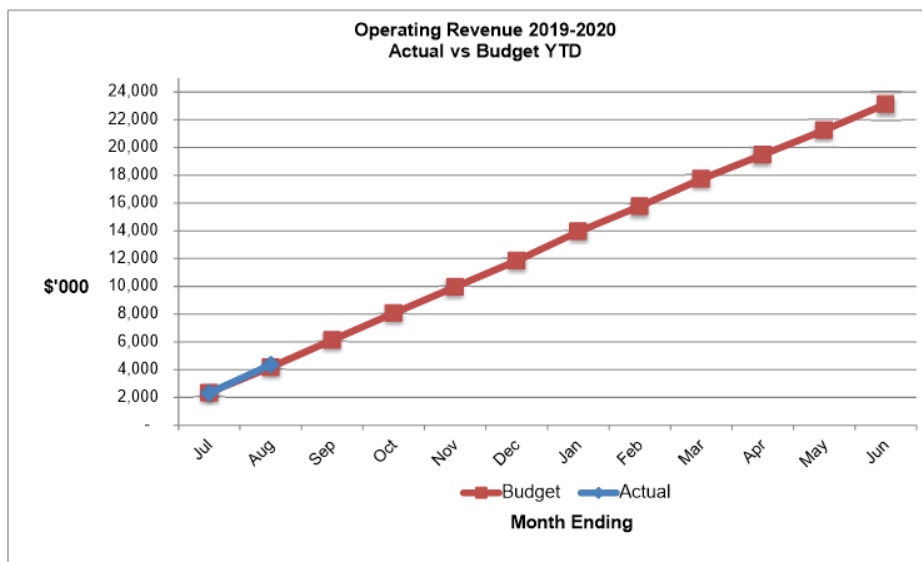
Not applicable.

**CITY OF VINCENT
STATEMENT OF FINANCIAL ACTIVITY
BY PROGRAM
FOR THE PERIOD ENDED 31 AUGUST 2019**

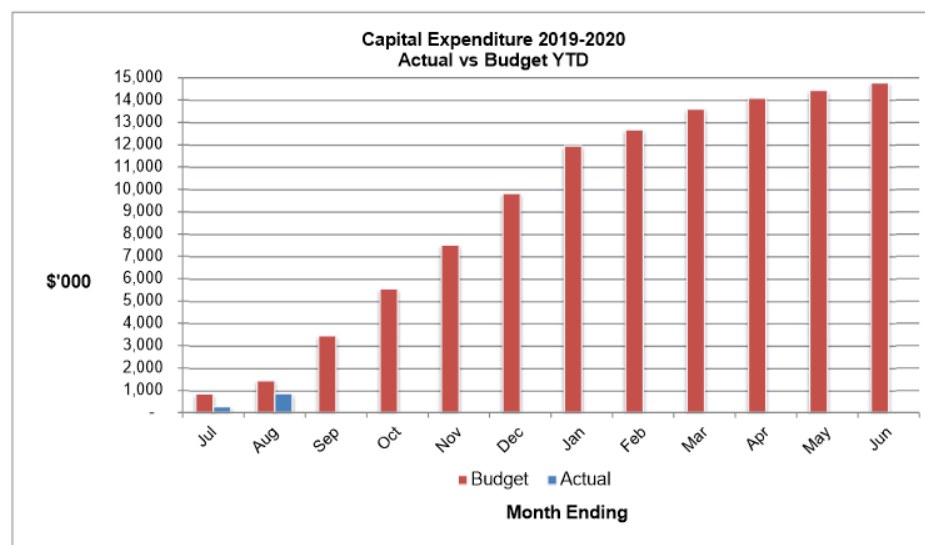
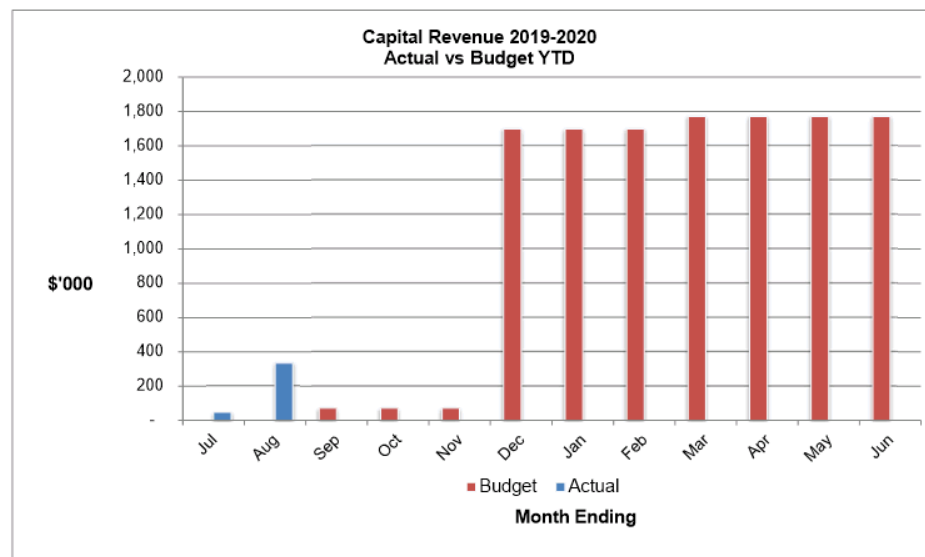


	Note	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	YTD Variance
		\$	\$	\$	\$	%
Opening Funding Surplus/(Deficit)		5,929,991	5,929,991	7,857,741	1,927,750	32.5%
Revenue from operating activities						
Governance		41,000	6,832	10,407	3,575	52.3%
General Purpose Funding		2,021,288	370,615	657,303	286,688	77.4%
Law, Order and Public Safety		128,950	21,134	16,842	(4,292)	-20.3%
Health		386,779	258,895	158,568	(100,327)	-38.8%
Education and Welfare		135,903	21,245	29,453	8,208	38.6%
Community Amenities		1,402,345	453,892	438,599	(15,293)	-3.4%
Recreation and Culture		10,045,133	1,527,463	1,558,839	31,376	2.1%
Transport		8,173,423	1,390,630	1,404,355	13,725	1.0%
Economic Services		366,171	67,880	56,875	(11,005)	-16.2%
Other Property and Services		427,338	57,250	26,560	(30,690)	-53.6%
		23,128,330	4,175,836	4,357,801	181,965	4.4%
Expenditure from operating activities						
Governance		(3,861,338)	(511,636)	(440,776)	70,860	-13.8%
General Purpose Funding		(839,040)	(102,000)	(99,711)	2,289	-2.2%
Law, Order and Public Safety		(1,837,552)	(265,898)	(230,192)	35,706	-13.4%
Health		(1,689,208)	(206,284)	(192,632)	13,652	-6.6%
Education and Welfare		(1,356,463)	(115,281)	(119,036)	(3,755)	3.3%
Community Amenities		(12,854,617)	(1,668,051)	(1,282,803)	385,248	-23.1%
Recreation and Culture		(22,830,150)	(2,598,823)	(2,398,029)	200,794	-7.7%
Transport		(13,990,006)	(1,984,564)	(1,781,843)	202,721	-10.2%
Economic Services		(639,026)	(82,042)	(74,745)	7,297	-8.9%
Other Property and Services		(2,838,260)	(287,659)	(186,926)	100,733	-35.0%
		(62,735,660)	(7,822,238)	(6,806,693)	1,015,545	-13.0%
Add Deferred Rates Adjustment		0	0	3,453	3,453	0.0%
Add Back Depreciation		11,191,787	0	0	0	0.0%
Adjust (Profit)/Loss on Asset Disposal		(34,073)	(63,144)	0	63,144	-100.0%
		11,157,714	(63,144)	3,453	66,597	-105.5%
Amount attributable to operating activities		(28,449,616)	(3,709,546)	(2,445,439)	1,264,107	-34.1%
Investing Activities						
Non-operating Grants, Subsidies and Contributions		1,843,230	0	232,589	232,589	0.0%
Purchase Land and Buildings		(3,019,133)	(150,000)	(116,485)	33,515	-22.3%
Purchase Infrastructure Assets		(7,437,651)	(615,500)	(499,846)	115,654	-18.8%
Purchase Plant and Equipment		(3,468,046)	(311,000)	(211,775)	99,225	-31.9%
Purchase Furniture and Equipment		(850,547)	(15,000)	(28,122)	(13,122)	87.5%
Proceeds from Joint Venture Operations		0	0	0	0	0.0%
Proceeds from Disposal of Assets		555,000	174,000	101,918	(72,082)	-41.4%
Amount attributable to investing activities		(12,377,147)	(917,500)	(521,721)	395,779	-43.1%
Financing Activities						
Repayment of Debentures		(6,132,377)	(167,280)	(164,606)	2,674	-1.6%
Proceeds from New Debentures		1,000,000	0	0	0	0.0%
Transfer to Reserves		(1,088,515)	(314,916)	(378,448)	(63,532)	20.2%
Transfer from Reserves		5,597,436	110,000	4,087	(105,913)	-96.3%
Amount attributable to financing activities		(623,456)	(372,196)	(538,967)	(166,771)	44.8%
Surplus/(Deficit) before general rates		(35,520,228)	930,749	4,351,614	3,420,865	367.5%
Total amount raised from general rates		35,526,498	35,234,522	35,302,190	67,668	0.2%
Closing Funding Surplus/(Deficit)		6,270	36,165,271	39,653,804	3,488,533	9.6%

CITY OF VINCENT
 NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
 BY PROGRAM - GRAPH
 AS AT 31 AUGUST 2019



CITY OF VINCENT
NOTE 1 - CAPITAL REVENUE / EXPENDITURE PROGRAM
AS AT 31 AUGUST 2019



CITY OF VINCENT
NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME
BY NATURE OR TYPE
FOR THE PERIOD ENDED 31 AUGUST 2019



	Adopted Budget 2019/20 \$	YTD Budget 31/08/2019 \$	YTD Actual 31/08/2019 \$	YTD Variance \$	YTD Variance %
Revenue					
Rates	35,526,498	35,234,522	35,302,190	67,668	0%
Operating Grants, Subsidies and Contributions	947,389	156,809	164,870	8,061	5.1%
Fees and Charges	19,680,225	3,617,773	3,780,023	162,250	4.5%
Interest Earnings	1,033,288	171,698	271,780	100,082	58.3%
Other Revenue	1,226,243	150,729	141,674	(9,055)	-6.0%
	58,413,643	39,331,531	39,660,537	329,006	0.8%
Expenses					
Employee Costs	(25,440,892)	(3,584,951)	(3,397,013)	187,938	-5.2%
Materials and Contracts	(19,559,718)	(3,198,668)	(2,497,189)	701,479	-21.9%
Utility Charges	(1,718,630)	(286,395)	(153,069)	133,326	-46.6%
Depreciation on Non-Current Assets	(11,191,787)	0	0	0	0.0%
Interest Expenses	(723,058)	(116,684)	(68,401)	48,283	-41.4%
Insurance Expenses	(534,879)	(89,148)	(115,674)	(26,526)	29.8%
Other Expenditure	(3,359,584)	(530,709)	(575,896)	(45,187)	8.5%
	(62,528,548)	(7,806,555)	(6,807,242)	999,313	-12.8%
	(4,114,905)	31,524,976	32,853,295	1,328,319	4.2%
Non-operating Grants, Subsidies and Contributions	1,843,230	0	232,589	232,589	0.0%
Profit on Disposal of Assets	241,185	78,827	0	(78,827)	-100.0%
Loss on Disposal of Assets	(207,112)	(15,683)	0	15,683	-100.0%
	1,877,303	63,144	232,589	169,445	268.3%
Net result	(2,237,602)	31,588,120	33,085,884	1,497,764	4.7%
Other comprehensive income					
Items that will not be reclassified subsequently to profit or loss	0	0	0	0	0.0%
Total other comprehensive income	0	0	0	0	0.0%
Total comprehensive income	(2,237,602)	31,588,120	33,085,884	1,497,764	4.7%

**CITY OF VINCENT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
NOTE 3 - NET CURRENT FUNDING POSITION
FOR THE PERIOD ENDED 31 AUGUST 2019**

	Note	YTD Actual 31/08/2019 \$	Actual 30/06/2019
Current Assets			
Cash Unrestricted		28,011,538	10,340,331
Cash Restricted		12,994,697	12,620,336
Investments		11,000	11,000
Receivables - Rates	7	18,492,342	231,842
Receivables - Other	8	2,546,051	2,273,191
Inventories		217,622	175,208
		<u>62,273,250</u>	<u>25,651,908</u>
Less: Current Liabilities			
Payables		(7,187,987)	(2,769,169)
Provisions - employee		(3,604,930)	(3,593,092)
		<u>(10,792,917)</u>	<u>(6,362,261)</u>
Unadjusted Net Current Assets		51,480,333	19,289,647
Adjustments and exclusions permitted by FM Reg 32			
Less: Reserves - restricted cash	6	(12,994,697)	(12,620,336)
Less: Restricted- Sundry Debtors(Non-Operating Grant)		(600,000)	(600,000)
Less: Shares transferred from non current asset		(11,000)	(11,000)
Add: Current portion of long term borrowings		859,597	879,859
Add: Infringement Debtors transferred to non current asset		919,571	919,571
		<u>(11,826,529)</u>	<u>(11,431,906)</u>
Adjusted Net Current Assets		39,653,804	7,857,741

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20 \$	August 2019 Budget YTD \$	August 2019 Actual YTD \$	% YTD Budget
<u>Operating Revenue By Service Area</u>				
Human Resources	(40,000)	(6,666)	(10,347)	155%
TPC, MRC, Insurance and General Purpose Revenue	(1,451,257)	(272,875)	(248,945)	91%
Other Governance	0	0	0	0%
Record Management	(1,000)	(166)	(60)	36%
Rates Services	(36,280,098)	(35,352,022)	(35,724,917)	101%
Finance Services	(250)	0	(609)	0%
Marketing and Communications	0	0	0	0%
Beatty Park Leisure Centre	(7,833,207)	(1,161,867)	(1,236,031)	106%
Community Partnerships	(15,000)	0	(45)	0%
Library & Local History Services	(19,700)	(3,282)	(2,535)	77%
Ranger Services	(8,187,377)	(1,376,684)	(1,411,455)	103%
Health Services	(379,280)	(251,893)	(158,568)	63%
Compliance Services	(19,800)	(3,300)	(32,397)	982%
Statutory Planning Services	(919,551)	(109,890)	(66,446)	60%
Policy and Place Services	(1,800)	(300)	(206)	69%
Building Services	(356,300)	(60,009)	(56,511)	94%
Engineering Design Services	(141,000)	(166)	(1,895)	1142%
Environment Services	(8,000)	(1,334)	(7,548)	566%
Parks Services	(2,315,129)	(383,559)	(350,044)	91%
Waste Management Services	(338,694)	(338,152)	(338,045)	100%
Works & Operations Services	(106,200)	(9,366)	(13,932)	149%
Operating Revenue By Service Area Total	(58,413,643)	(39,331,531)	(39,660,537)	101%
<u>Operating Expenditure By Service Area</u>				
Chief Executive Officer	644,528	75,161	73,187	97%
Human Resources	40,000	6,666	10,347	155%
TPC, MRC, Insurance and General Purpose Revenue	54,000	29,836	30,169	101%
Other Governance	1,381,348	187,279	135,096	72%
Record Management	1,000	166	60	36%
Rates Services	839,040	102,000	99,711	98%
Finance Services	250	0	609	0%
Information Systems	0	0	(0)	0%
Marketing and Communications	1,723,787	233,363	217,255	93%
Beatty Park Leisure Centre	9,421,881	1,229,278	1,114,407	91%
Community Partnerships	1,489,317	156,121	179,144	115%
Library & Local History Services	1,859,512	242,977	240,122	99%
Ranger Services	6,231,382	1,257,604	1,231,931	98%
Health Services	1,689,208	206,284	192,632	93%
Compliance Services	824,175	113,572	92,031	81%
Statutory Planning Services	2,001,598	290,702	244,171	84%
Policy and Place Services	2,329,843	248,937	240,092	96%
Building Services	595,026	82,042	74,745	91%
Engineering Design Services	2,641,281	326,279	238,658	73%
Environment Services	368,247	63,463	69,602	110%
Parks Services	12,906,083	1,478,029	1,289,593	87%
Waste Management Services	6,945,131	936,355	615,271	66%
Works & Operations Services	7,322,009	432,921	323,561	75%
Community Connections	405,616	61,732	45,439	74%
Sustainability	289,471	26,816	32,545	121%
Art and Culture	524,815	18,972	16,864	89%
Operating Expenditure By Service Area Total	62,528,548	7,806,555	6,807,241	87%

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Chief Executive Officer						
Chief Executive Officer Expenditure						
Employee Costs	615,147	83,092	87,693	4,601	6%	
Other Employee Costs	18,317	3,052	2,802	(250)	-8%	
Other Expenses	273,100	46,350	48,508	2,158	5%	
Operating Projects	193,103	0	29,291	29,291	100%	Works commenced ahead of schedule.
Chief Executive Officer Expenditure Total	1,099,667	132,494	168,294	35,800	27%	
Chief Executive Officer Indirect Costs						
Allocations	(1,099,659)	(132,494)	(168,294)	(35,800)	27%	
Chief Executive Officer Indirect Costs Total	(1,099,659)	(132,494)	(168,294)	(35,800)	27%	
Chief Executive Officer Total	8	0	0	0		
Members of Council						
Members Of Council Expenditure						
Employee Costs	87,876	11,870	12,406	536	5%	
Other Employee Costs	10,000	1,666	0	(1,666)	-100%	
Other Expenses	494,482	54,914	54,529	(385)	-1%	
Members Of Council Expenditure Total	592,358	68,450	66,935	(1,515)	-2%	
Members Of Council Indirect Costs						
Allocations	52,162	6,711	6,252	(459)	-7%	
Members Of Council Indirect Costs Total	52,162	6,711	6,252	(459)	-7%	
Members of Council Total	644,520	75,161	73,187	(1,974)	-3%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Other Governance</u>						
Other Governance Expenditure						
Employee Costs	649,426	87,734	92,788	5,054	6%	
Other Employee Costs	12,600	3,150	3,602	452	14%	
Other Expenses	205,400	34,230	2,716	(31,514)	-92%	Timing variance of \$19,501 for consultant fees and other positive variances that are individually immaterial.
Operating Projects	120,000	10,000	0	(10,000)	-100%	Timing variance for the State Archive files digitisation project.
Other Governance Expenditure Total	987,426	135,114	99,106	(36,008)	-27%	
Other Governance Indirect Costs						
Allocations	393,922	52,165	35,990	(16,175)	-31%	
Other Governance Indirect Costs Total	393,922	52,165	35,990	(16,175)	-31%	
Other Governance Total	1,381,348	187,279	135,096	(52,183)	-28%	
<u>Human Resources</u>						
Human Resources Revenue						
Revenue	(40,000)	(6,666)	(10,347)	(3,681)	55%	
Human Resources Revenue Total	(40,000)	(6,666)	(10,347)	(3,681)	55%	
Human Resources Expenditure						
Employee Costs	978,449	102,139	95,604	(6,535)	-6%	
Other Employee Costs	118,600	19,764	12,190	(7,574)	-38%	
Other Expenses	124,730	29,866	22,429	(7,437)	-25%	
Human Resources Expenditure Total	1,221,779	151,769	130,224	(21,545)	-14%	
Human Resources Indirect Costs						
Allocations	(1,181,779)	(145,103)	(119,877)	25,226	-17%	
Human Resources Indirect Costs Total	(1,181,779)	(145,103)	(119,877)	25,226	-17%	
Human Resources Total	0	0	0	0	100%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Information Technology						
Information Technology Expenditure						
Employee Costs	549,432	74,220	60,736	(13,484)	-18%	Vacancies for GIS officer and IT support officer. These are being filled up an external contractor and employment agency.
Other Employee Costs	14,500	3,625	6,527	2,902	80%	
Other Expenses	1,058,600	435,259	357,534	(77,725)	-18%	Timing variance of \$16,873 for consultants, \$29,547 for software upgrades and \$13,299 for internet costs.
Operating Projects	305,000	50,834	53,220	2,386	5%	
Information Technology Expenditure Total	1,927,532	563,938	478,017	(85,921)	-15%	
Information Technology Indirect Costs						
Allocations	(1,927,532)	(563,938)	(478,017)	85,921	-15%	
Information Technology Indirect Costs Total	(1,927,532)	(563,938)	(478,017)	85,921	-15%	
Information Technology Total	0	0	(0)	(0)	100%	
Records Management						
Records Management Revenue						
Revenue	(1,000)	(166)	(60)	106	-64%	
Records Management Revenue Total	(1,000)	(166)	(60)	106	-64%	
Records Management Expenditure						
Employee Costs	289,699	39,143	38,341	(802)	-2%	
Other Employee Costs	7,200	1,200	99	(1,101)	-92%	
Other Expenses	36,100	6,016	980	(5,036)	-84%	
Records Management Expenditure Total	332,999	46,359	39,420	(6,939)	-15%	
Records Management Indirect Costs						
Allocations	(331,999)	(46,193)	(39,360)	6,833	-15%	
Records Management Indirect Costs Total	(331,999)	(46,193)	(39,360)	6,833	-15%	
Records Management Total	0	0	(0)	(0)	100%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Sustainability and Environment</u>						
Sustainability and Environment						
Employee Costs	130,896	17,649	14,245	(3,404)	-19%	
Other Expenses	53,900	0	13,410	13,410	100%	Sustainability programmes commenced earlier than anticipated.
Operating Projects	33,000	0	0	0		
Sustainability and Environment Total	217,796	17,649	27,654	10,005	57%	
Sustainability and Environment Total	217,796	17,649	27,654	10,005	57%	
<u>Sustainability and Environment Indirect Cost</u>						
Sustainability and Environment Indirect Cost						
Allocations	71,675	9,167	4,891	(4,276)	-47%	
Sustainability and Environment Indirect Cost Total	71,675	9,167	4,891	(4,276)	-47%	
Sustainability and Environment Indirect Cost Total	71,675	9,167	4,891	(4,276)	-47%	
<u>Director Community and Business Services</u>						
Director Community and Business Services						
Employee Costs	290,309	39,201	42,346	3,145	8%	
Other Employee Costs	7,874	1,312	1,076	(236)	-18%	
Other Expenses	5,300	882	112	(770)	-87%	
Director Community and Business Services Total	303,483	41,395	43,533	2,138	5%	
Director Community and Business Services Total	303,483	41,395	43,533	2,138	5%	
<u>Director Community and Business Ser Indirect Costs</u>						
Director Community and Business Ser Indirect Costs						
Allocations	(303,483)	(41,395)	(43,533)	(2,138)	5%	
Director Community and Business Ser Indirect Costs Total	(303,483)	(41,395)	(43,533)	(2,138)	5%	
Director Community and Business Ser Indirect Costs Total	(303,483)	(41,395)	(43,533)	(2,138)	5%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Finance Services</u>						
Finance Services Revenue						
Revenue	(250)	0	(609)	(609)	100%	
Finance Services Revenue Total	(250)	0	(609)	(609)	100%	
Finance Services Expenditure						
Employee Costs	683,631	92,360	99,218	6,858	7%	
Other Employee Costs	16,600	0	82	82	100%	
Other Expenses	173,060	9,583	(13,182)	(22,765)	-238%	Reversal of accrual for interim audit fees, this amount will be offset once the invoice for the final audit has been received.
Finance Services Expenditure Total	873,291	101,943	86,118	(15,825)	-16%	
Finance Services Indirect Costs						
Allocations	(873,041)	(101,943)	(85,509)	16,434	-16%	
Finance Services Indirect Costs Total	(873,041)	(101,943)	(85,509)	16,434	-16%	
Finance Services Total	0	0	0	(0)	100%	
<u>Insurance Premium</u>						
Insurance Premium Expenditure						
Other Expenses	534,879	89,148	115,674	26,526	30%	Relates to allocation of workers compensation premium ,will be updated in September 2019.
Insurance Premium Expenditure Total	534,879	89,148	115,674	26,526	30%	
Insurance Premium Recovery						
Allocations	(534,879)	(89,146)	(115,683)	(26,537)	30%	
Insurance Premium Recovery Total	(534,879)	(89,146)	(115,683)	(26,537)	30%	
Insurance Premium Total	0	2	(9)	(11)	-560%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Insurance Claim</u>						
Insurance Claim Recoup Revenue	(65,000)	0	(2,000)	(2,000)	100%	
Insurance Claim Recoup Total	(65,000)	0	(2,000)	(2,000)	100%	
Insurance Claim Expenditure Other Expenses	5,000	834	1,500	666	80%	
Insurance Claim Expenditure Total	5,000	834	1,500	666	80%	
Insurance Claim Total	(60,000)	834	(500)	(1,334)	-160%	
<u>Mindarie Regional Council</u>						
Mindarie Regional Council Revenue Revenue	(118,569)	(19,760)	(12,370)	7,390	-37%	
Mindarie Regional Council Revenue Total	(118,569)	(19,760)	(12,370)	7,390	-37%	
Mindarie Regional Council Expenditure Other Expenses	49,000	29,000	28,678	(322)	-1%	
Mindarie Regional Council Expenditure Total	49,000	29,000	28,678	(322)	-1%	
Mindarie Regional Council Total	(69,569)	9,240	16,309	7,069	77%	
<u>General Purpose Revenue</u>						
General Purpose Revenue Revenue	(1,267,688)	(253,115)	(234,576)	18,539	-7%	
General Purpose Revenue Total	(1,267,688)	(253,115)	(234,576)	18,539	-7%	
General Purpose Revenue Total	(1,267,688)	(253,115)	(234,576)	18,539	-7%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Rates Services</u>						
Rates Services Revenue						
Revenue	(36,280,098)	(35,352,022)	(35,724,917)	(372,895)	1%	
Rates Services Revenue Total	(36,280,098)	(35,352,022)	(35,724,917)	(372,895)	1%	
Rates Services Expenditure						
Employee Costs	257,143	34,743	36,607	1,864	5%	
Other Expenses	425,550	47,133	44,344	(2,789)	-6%	
Rates Services Expenditure Total	682,693	81,876	80,951	(925)	-1%	
Rates Services Indirect Costs						
Allocations	156,347	20,124	18,760	(1,364)	-7%	
Rates Services Indirect Costs Total	156,347	20,124	18,760	(1,364)	-7%	
Rates Services Total	(35,441,058)	(35,250,022)	(35,625,207)	(375,185)	1%	
<u>Marketing and Communications</u>						
Marketing and Communications Expenditure						
Employee Costs	822,753	111,285	118,071	6,786	6%	
Other Employee Costs	8,450	1,858	724	(1,134)	-61%	
Other Expenses	473,050	66,168	47,206	(18,962)	-29%	\$19,820 for license fees paid earlier than anticipated. Timing variance of \$15,205 for public relations expenses and other variances that are individually immaterial.
Operating Projects	0	0	3,050	3,050	100%	Costs incurred for wrapping of Ranger vehicles. To adjust at the mid year budget review.
Marketing and Communications Expenditure Total	1,304,253	179,311	169,051	(10,260)	-6%	
Allocations	419,534	54,052	48,204	(5,848)	-11%	
Marketing and Communications Indirect Costs Total	419,534	54,052	48,204	(5,848)	-11%	
Marketing and Communications Total	1,723,787	233,363	217,255	(16,108)	-7%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Art and Culture</u>						
Art and Culture Indirect Costs						
Allocations	0	0	0	0		
Art and Culture Indirect Costs Total	0	0	0	0		
Art and Culture Total	524,815	18,972	16,864	(2,108)	-11%	
<u>Customer Service Centre</u>						
Customer Services Centre Expenditure						
Employee Costs	597,134	83,372	72,897	(10,475)	-13%	Timing variance on costs relating to casual employees.
Other Employee Costs	7,700	1,450	0	(1,450)	-100%	
Other Expenses	41,000	6,834	1,337	(5,497)	-80%	
Customer Services Centre Expenditure Total	645,834	91,656	74,233	(17,423)	-19%	
Customer Services Centre Indirect Costs						
Allocations	(645,834)	(91,656)	(74,233)	17,423	-19%	
Customer Services Centre Indirect Costs Total	(645,834)	(91,656)	(74,233)	17,423	-19%	
Customer Service Centre Total	0	0	0	0		

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Beatty Park Leisure Centre Administration</u>						
Beatty Park Leisure Centre Admin Revenue	(2,662,200)	(426,592)	(437,816)	(11,224)	3%	
Beatty Park Leisure Centre Admin Revenue Total	(2,662,200)	(426,592)	(437,816)	(11,224)	3%	
Beatty Park Leisure Centre Admin Indirect Revenue						
Allocations	2,662,200	426,592	440,111	13,519	3%	
Beatty Park Leisure Centre Admin Indirect Revenue Total	2,662,200	426,592	440,111	13,519	3%	
Beatty Park Leisure Centre Admin Expenditure						
Employee Costs	962,863	135,266	116,932	(18,334)	-14%	Timing variance on costs relating to casual employees.
Other Employee Costs	20,486	2,560	1,019	(1,541)	-60%	
Other Expenses	276,850	52,840	36,948	(15,892)	-30%	\$10,000 for legal fees and \$10,000 for consultant fees not required as yet.
Operating Projects	180,000	0	0	0		
Beatty Park Leisure Centre Admin Expenditure Total	1,440,199	190,666	154,899	(35,767)	-19%	
Beatty Park Leisure Centre Admin Indirect Costs						
Allocations	(1,440,199)	(190,666)	(157,194)	33,472	-18%	
Beatty Park Leisure Centre Admin Indirect Costs Total	(1,440,199)	(190,666)	(157,194)	33,472	-18%	
Beatty Park Leisure Centre Administration Total	0	0	(0)	(0)	100%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Beatty Park Leisure Centre Building</u>						
Beatty Park Leisure Centre Building Revenue	(162,907)	(26,962)	(26,617)	345	-1%	
Beatty Park Leisure Centre Building Revenue Total	(162,907)	(26,962)	(26,617)	345	-1%	
Beatty Park Leisure Centre Occupancy Costs						
Building Maintenance	559,250	99,163	54,022	(45,141)	-46%	Major maintenance not required as yet.
Ground Maintenance	58,900	10,316	6,123	(4,193)	-41%	
Other Expenses	2,028,920	129,064	91,684	(37,380)	-29%	\$31,280 timing variance on water expenses.
Beatty Park Leisure Centre Occupancy Costs Total	2,647,070	238,543	151,830	(86,713)	-36%	
Beatty Park Leisure Centre Indirect Costs						
Allocations	(2,484,163)	(211,581)	(125,213)	86,368	-41%	
Beatty Park Leisure Centre Indirect Costs Total	(2,484,163)	(211,581)	(125,213)	86,368	-41%	
Beatty Park Leisure Centre Building Total	0	0	0	0		
<u>Swimming Pool Areas</u>						
Swimming Pool Areas Revenue						
Revenue	(1,784,100)	(195,681)	(221,454)	(25,773)	13%	Revenue higher than anticipated.
Swimming Pool Areas Revenue Total	(1,784,100)	(195,681)	(221,454)	(25,773)	13%	
Swimming Pool Areas Indirect Revenue						
Allocations	(427,287)	(68,469)	(70,638)	(2,169)	3%	
Swimming Pool Areas Indirect Revenue Total	(427,287)	(68,469)	(70,638)	(2,169)	3%	
Swimming Pool Areas Expenditure						
Employee Costs	1,039,679	151,449	146,436	(5,013)	-3%	
Other Employee Costs	20,800	6,411	5,352	(1,059)	-17%	
Other Expenses	256,270	41,210	23,040	(18,170)	-44%	Favourable variance, however breakdown is individually immaterial.
Swimming Pool Areas Expenditure Total	1,316,749	199,070	174,829	(24,241)	-12%	
Swimming Pool Areas Indirect Costs						
Allocations	2,984,588	339,885	237,215	(102,670)	-30%	
Swimming Pool Areas Indirect Costs Total	2,984,588	339,885	237,215	(102,670)	-30%	
Swimming Pool Areas Total	2,089,950	274,805	119,953	(154,852)	-56%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Swim School						
Swim School Revenue						
Revenue	(1,575,000)	(285,948)	(326,610)	(40,662)	14%	Revenue higher than anticipated.
Swim School Revenue Total	(1,575,000)	(285,948)	(326,610)	(40,662)	14%	
Swim School Indirect Revenue						
Allocations	(4,524)	(725)	(748)	(23)	3%	
Swim School Indirect Revenue Total	(4,524)	(725)	(748)	(23)	3%	
Swim School Expenditure						
Employee Costs	882,234	128,402	134,994	6,592	5%	
Other Employee Costs	7,600	1,500	272	(1,228)	-82%	
Other Expenses	39,750	5,029	4,965	(64)	-1%	
Swim School Expenditure Total	929,584	134,931	140,231	5,300	4%	
Swim School Indirect Costs						
Allocations	228,330	27,573	65,065	37,492	136%	
Swim School Indirect Costs Total	228,330	27,573	65,065	37,492	136%	
Swim School Total	(421,610)	(124,169)	(122,062)	2,107	-2%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Café						
Cafe Revenue						
Revenue	(724,000)	(100,350)	(96,733)	3,617	-4%	
Cafe Revenue Total	(724,000)	(100,350)	(96,733)	3,617	-4%	
Cafe Indirect Revenue						
Allocations	(4,524)	(725)	(748)	(23)	3%	
Cafe Indirect Revenue Total	(4,524)	(725)	(748)	(23)	3%	
Cafe Expenditure						
Employee Costs	425,072	63,711	49,915	(13,796)	-22%	Timing variance on costs relating to casual employees.
Other Employee Costs	1,400	350	0	(350)	-100%	
Other Expenses	325,698	36,685	38,392	1,707	5%	
Cafe Expenditure Total	752,170	100,746	88,307	(12,439)	-12%	
Cafe Indirect Costs						
Allocations	116,779	14,706	28,074	13,368	91%	
Cafe Indirect Costs Total	116,779	14,706	28,074	13,368	91%	
Café Total	140,425	14,377	18,899	4,522	31%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Retail						
Retail Revenue						
Revenue	(535,000)	(62,000)	(65,076)	(3,076)	5%	
Retail Revenue Total	(535,000)	(62,000)	(65,076)	(3,076)	5%	
Retail Indirect Revenue						
Allocations	(797)	(128)	(132)	(4)	3%	
Retail Indirect Revenue Total	(797)	(128)	(132)	(4)	3%	
Retail Expenditure						
Employee Costs	75,292	10,176	8,776	(1,400)	-14%	
Other Employee Costs	950	0	0	0		
Other Expenses	290,700	21,754	20,913	(841)	-4%	
Retail Expenditure Total	366,942	31,930	29,689	(2,241)	-7%	
Retail Indirect Costs						
Allocations	96,677	12,234	11,546	(688)	-6%	
Retail Indirect Costs Total	96,677	12,234	11,546	(688)	-6%	
Retail Total	(72,178)	(17,964)	(23,974)	(6,010)	33%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Health and Fitness</u>						
Health and Fitness Revenue						
Revenue	(170,500)	(27,584)	(27,889)	(305)	1%	
Health and Fitness Revenue Total	(170,500)	(27,584)	(27,889)	(305)	1%	
Health and Fitness Indirect Revenue						
Allocations	(1,472,463)	(235,948)	(243,425)	(7,477)	3%	
Health and Fitness Indirect Revenue Total	(1,472,463)	(235,948)	(243,425)	(7,477)	3%	
Health and Fitness Expenditure						
Employee Costs	541,883	76,098	77,484	1,386	2%	
Other Employee Costs	9,700	1,800	0	(1,800)	-100%	
Other Expenses	148,100	32,291	22,044	(10,247)	-32%	Timing variance of \$5,786 for leasing costs.
Health and Fitness Expenditure Total	699,683	110,189	99,527	(10,662)	-10%	
Health and Fitness Indirect Costs						
Allocations	659,832	82,894	72,772	(10,122)	-12%	
Health and Fitness Indirect Costs Total	659,832	82,894	72,772	(10,122)	-12%	
Health and Fitness Total	(283,448)	(70,449)	(99,015)	(28,566)	41%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Group Fitness						
Group Fitness Revenue						
Revenue	(162,000)	(27,166)	(23,535)	3,631	-13%	
Group Fitness Revenue Total	(162,000)	(27,166)	(23,535)	3,631	-13%	
Group Fitness Indirect Revenue						
Allocations	(499,959)	(80,114)	(82,653)	(2,539)	3%	
Group Fitness Indirect Revenue Total	(499,959)	(80,114)	(82,653)	(2,539)	3%	
Group Fitness Expenditure						
Employee Costs	190,927	25,787	27,383	1,596	6%	
Other Employee Costs	4,100	900	130	(770)	-86%	
Other Expenses	138,250	24,938	23,973	(966)	-4%	
Group Fitness Expenditure Total	333,277	51,625	51,485	(140)	0%	
Group Fitness Indirect Costs						
Allocations	215,311	22,669	23,532	863	4%	
Group Fitness Indirect Costs Total	215,311	22,669	23,532	863	4%	
Group Fitness Total	(113,371)	(32,986)	(31,171)	1,815	-6%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Aqua Fitness</u>						
Aqua Fitness Revenue						
Revenue	(33,000)	(5,500)	(5,255)	245	-4%	
Aqua Fitness Revenue Total	(33,000)	(5,500)	(5,255)	245	-4%	
Aqua Fitness Indirect Revenue						
Allocations	(211,647)	(33,914)	(34,989)	(1,075)	3%	
Aqua Fitness Indirect Revenue Total	(211,647)	(33,914)	(34,989)	(1,075)	3%	
Aqua Fitness Expenditure						
Employee Costs	36,623	5,254	3,035	(2,219)	-42%	
Other Employee Costs	450	0	0	0		
Other Expenses	32,350	5,225	1,290	(3,935)	-75%	
Aqua Fitness Expenditure Total	69,423	10,479	4,325	(6,154)	-59%	
Aqua Fitness Indirect Costs						
Allocations	130,865	14,706	12,532	(2,174)	-15%	
Aqua Fitness Indirect Costs Total	130,865	14,706	12,532	(2,174)	-15%	
Aqua Fitness Total	(44,359)	(14,229)	(23,387)	(9,158)	64%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Crèche						
Crèche Revenue						
Revenue	(24,500)	(4,084)	(5,045)	(961)	24%	
Crèche Revenue Total	(24,500)	(4,084)	(5,045)	(961)	24%	
Crèche Indirect Revenue						
Allocations	(40,999)	(6,569)	(6,778)	(209)	3%	
Crèche Indirect Revenue Total	(40,999)	(6,569)	(6,778)	(209)	3%	
Crèche Expenditure						
Employee Costs	235,718	34,326	28,652	(5,674)	-17%	
Other Employee Costs	1,425	0	96	96	100%	
Other Expenses	8,375	1,353	44	(1,309)	-97%	
Crèche Expenditure Total	245,518	35,679	28,792	(6,887)	-19%	
Crèche Indirect Costs						
Allocations	113,246	13,000	22,163	9,163	70%	
Crèche Indirect Costs Total	113,246	13,000	22,163	9,163	70%	
Crèche Total	293,265	38,026	39,132	1,106	3%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Community Partnership Mgmt Administration</u>						
Community Partnerships Management Administration						
Employee Costs	549,046	74,261	87,687	13,426	18%	Over expenditure due to an increase in casual hire costs.
Other Employee Costs	5,050	840	0	(840)	-100%	
Other Expenses	206,100	3,184	3,829	645	20%	
Community Partnerships Management Administration Total	760,196	78,285	91,517	13,232	17%	
Community Partnerships Mgmt Admin Indirect Costs						
Allocations	208,622	30,020	21,948	(8,072)	-27%	
Library Occupancy Costs Allocations	14,649	996	0	(996)	-100%	
Community Partnerships Mgmt Admin Recove	(983,467)	(109,301)	(113,465)	(4,164)	4%	
Community Partnerships Mgmt Admin Indirect Costs Total	(760,196)	(78,285)	(91,517)	(13,232)	17%	
Community Partnership Mgmt Administration Total	0	0	(0)	(0)	100%	
<u>Community Connections</u>						
Community Connections Expenditure						
Employee Costs	51,572	6,969	10,025	3,056	44%	
Other Expenses	82,800	23,884	(219)	(24,103)	-101%	\$12,750 for the Noongar outreach service, to be paid in September 2019 and \$11,000 timing variance for constable care program.
Community Connections Expenditure Total	134,372	30,853	9,805	(21,048)	-68%	
Community Connections Indirect Costs						
Allocations	24,838	3,570	7,325	3,755	105%	
Community Partnerships Mgmt Admin Alloca	244,644	27,189	28,309	1,120	4%	
Library Occupancy Costs Allocations	1,762	120	0	(120)	-100%	
Community Connections Indirect Costs Total	271,244	30,879	35,634	4,755	15%	
Community Connections Total	405,616	61,732	45,439	(16,293)	-26%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Recreation, Arts and Culture</u>						
Recreation, Arts and Culture Revenue						
Revenue	(3,000)	0	0	0		
Recreation, Arts and Culture Revenue Total	(3,000)	0	0	0		
<u>Recreation, Arts and Culture Expenditure</u>						
Employee Costs	117,289	15,850	11,533	(4,317)	-27%	
Other Employee Costs	4,530	754	747	(7)	-1%	
Other Expenses	120,050	6,122	16,541	10,419	170%	Unfavourable variance, however breakdown is individually immaterial.
Operating Projects	13,000	0	0	0		
Recreation, Arts and Culture Expenditure Total	254,869	22,726	28,821	6,095	27%	
Recreation, Arts and Culture Indirect Costs						
Allocations	60,256	8,711	15,643	6,932	80%	
Community Partnerships Mgmt Admin Alloca	185,929	20,664	21,346	682	3%	
Library Occupancy Costs Allocations	4,099	278	0	(278)	-100%	
Recreation, Arts and Culture Indirect Costs Total	250,284	29,653	36,990	7,337	25%	
Recreation, Arts and Culture Total	502,153	52,379	65,811	13,432	26%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Senior, Disability and Youth Services</u>						
Senior, Disability and Youth Services Revenue						
Revenue	(12,000)	0	(45)	(45)	100%	
Senior, Disability and Youth Services Revenue Total	(12,000)	0	(45)	(45)	100%	
 Senior, Disability and Youth Services Expenditure						
Employee Costs	233,540	31,556	35,186	3,630	12%	
Other Employee Costs	60	10	0	(10)	-100%	
Other Expenses	174,600	8,314	13,066	4,752	57%	
Operating Projects	30,000	0	3,067	3,067	100%	
Senior, Disability and Youth Services Expenditure Total	438,200	39,880	51,319	11,439	29%	
 Senior, Disability and Youth Serv Indirect Costs						
Allocations	107,774	15,491	12,358	(3,133)	-20%	
Community Partnerships Mgmt Admin Alloca	430,572	47,853	49,655	1,802	4%	
Library Occupancy Costs Allocations	7,618	518	0	(518)	-100%	
Senior, Disability and Youth Serv Indirect Costs Total	545,964	63,862	62,014	(1,848)	-3%	
Senior, Disability and Youth Services Total	972,164	103,742	113,288	9,546	9%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Library Services</u>						
Library Services Revenue						
Revenue	(19,700)	(3,282)	(2,535)	747	-23%	
Library Services Revenue Total	(19,700)	(3,282)	(2,535)	747	-23%	
Library Services Expenditure						
Employee Costs	886,248	121,476	119,839	(1,637)	-1%	
Other Employee Costs	12,200	2,032	8	(2,024)	-100%	
Other Expenses	120,350	23,127	27,639	4,512	20%	
Library Services Expenditure Total	1,018,798	146,635	147,486	851	1%	
Library Services Indirect Costs						
Allocations	447,661	64,350	61,306	(3,044)	-5%	
Community Partnerships Mgmt Admin Alloca	122,322	13,595	14,155	560	4%	
Library Occupancy Costs Allocations	31,642	2,150	0	(2,150)	-100%	
Library Services Indirect Costs Total	601,625	80,095	75,460	(4,635)	-6%	
Library Services Total	1,600,723	223,448	220,411	(3,037)	-1%	
<u>Library Building</u>						
Library Occupancy Costs						
Building Maintenance	135,500	13,748	9,219	(4,529)	-33%	
Ground Maintenance	0	0	2,925	2,925	100%	
Other Expenses	157,937	5,658	4,175	(1,483)	-26%	
Library Occupancy Costs Total	293,437	19,406	16,319	(3,087)	-16%	
Library Indirect Costs						
Allocations	5,422	904	856	(48)	-5%	
Library Occupancy Costs Recovery	(59,770)	(4,063)	0	4,063	-100%	
Library Indirect Costs Total	(54,348)	(3,159)	856	4,015	-127%	
Library Building Total	239,089	16,247	17,175	928	6%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Director Strategy and Development Services</u>						
Director Strategy and Development Services						
Employee Costs	319,647	43,201	38,722	(4,479)	-10%	
Other Employee Costs	6,354	1,058	652	(406)	-38%	
Other Expenses	3,630	602	133	(469)	-78%	
Director Strategy and Development Services Total	329,631	44,861	39,507	(5,354)	-12%	
Director Strategy and Development Services Total	329,631	44,861	39,507	(5,354)	-12%	
<u>Director Strategy and Development Ser Indirect Co</u>						
Director Strategy and Development Ser Indirect Co						
Allocations	(329,631)	(44,861)	(39,507)	5,354	-12%	
	(329,631)	(44,861)	(39,507)	5,354	-12%	
Director Strategy and Development Ser Indirect Co Total						
Director Strategy and Development Ser Indirect Co Total	(329,631)	(44,861)	(39,507)	5,354	-12%	
<u>Health Administration and Inspection</u>						
Health Administration and Inspection Revenue						
Revenue	(359,520)	(247,524)	(154,321)	93,203	-38%	Food, lodging house and public building licenses raised in September 2019.
Health Administration and Inspection Revenue Total	(359,520)	(247,524)	(154,321)	93,203	-38%	
Health Administration and Inspection Expenditure						
Employee Costs	921,683	124,538	116,019	(8,519)	-7%	
Other Employee Costs	24,783	2,714	3,168	454	17%	
Other Expenses	108,300	4,750	2,523	(2,227)	-47%	
Health Administration and Inspection Expenditure Total	1,054,766	132,002	121,710	(10,292)	-8%	
Health Administration and Inspection Indirect Cost						
Allocations	541,662	70,418	59,701	(10,717)	-15%	
Health Administration and Inspection Indirect Cost Total	541,662	70,418	59,701	(10,717)	-15%	
Health Administration and Inspection Total	1,236,908	(45,104)	27,090	72,194	-160%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Food Control						
Food Control Revenue						
Revenue	(500)	0	0	0		
Food Control Revenue Total	(500)	0	0	0		
Food Control Expenditure						
Other Expenses	15,500	0	8,813	8,813	100%	
Food Control Expenditure Total	15,500	0	8,813	8,813	100%	
Food Control Total	15,000	0	8,813	8,813	100%	
Health Clinics						
Health Clinics Revenue						
Revenue	(19,260)	(4,369)	(4,247)	122	-3%	
Health Clinics Revenue Total	(19,260)	(4,369)	(4,247)	122	-3%	
Health Clinics Expenditure						
Building Maintenance	17,650	2,472	78	(2,394)	-97%	
Ground Maintenance	0	0	1,245	1,245	100%	
Other Expenses	57,879	1,100	812	(288)	-26%	
Health Clinics Expenditure Total	75,529	3,572	2,134	(1,438)	-40%	
Health Clinics Indirect Costs						
Allocations	1,751	292	274	(18)	-6%	
Health Clinics Indirect Costs Total	1,751	292	274	(18)	-6%	
Health Clinics Total	58,020	(505)	(1,839)	(1,334)	264%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Statutory Planning Services</u>						
Statutory Planning Services Revenue						
Revenue	(919,551)	(109,890)	(66,446)	43,444	-40%	Development application fees and development application panel fees lower than anticipated.
Statutory Planning Services Revenue Total	(919,551)	(109,890)	(66,446)	43,444	-40%	
Statutory Planning Services Expenditure						
Employee Costs	1,071,753	144,823	151,108	6,285	4%	
Other Employee Costs	13,992	2,332	1,648	(684)	-29%	
Other Expenses	330,584	67,820	24,880	(42,940)	-63%	Timing variance of \$15,295 for legal fees and \$17,210 development application panel expenses and other positive variances that are individually immaterial.
Statutory Planning Services Expenditure Total	1,416,329	214,975	177,635	(37,340)	-17%	
Statutory Planning Services Indirect Costs						
Allocations	585,269	75,727	66,536	(9,191)	-12%	
Statutory Planning Services Indirect Costs Total	585,269	75,727	66,536	(9,191)	-12%	
Statutory Planning Services Total	1,082,047	180,812	177,725	(3,087)	-2%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Compliance Services</u>						
Compliance Services Revenue						
Revenue	(19,800)	(3,300)	(32,397)	(29,097)	882%	Court fees revenue higher than anticipated.
Compliance Services Revenue Total	(19,800)	(3,300)	(32,397)	(29,097)	882%	
Compliance Services Expenditure						
Employee Costs	447,368	60,442	55,966	(4,476)	-7%	
Other Employee Costs	11,391	2,148	690	(1,458)	-68%	
Other Expenses	98,400	16,398	4,709	(11,689)	-71%	\$11,138 relating to legal expenses not required as yet.
Compliance Services Expenditure Total	557,159	78,988	61,365	(17,623)	-22%	
Compliance Services Indirect Costs						
Allocations	267,016	34,584	30,665	(3,919)	-11%	
Compliance Services Indirect Costs Total	267,016	34,584	30,665	(3,919)	-11%	
Compliance Services Total	804,375	110,272	59,633	(50,639)	-46%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Policy and Place Services</u>						
Policy and Place Services Revenue						
Revenue	(1,800)	(300)	(206)	94	-31%	
Policy and Place Services Revenue Total	(1,800)	(300)	(206)	94	-31%	
Policy and Place Serv Expenditure						
Employee Costs	1,016,829	137,369	109,980	(27,389)	-20%	Favourable variance is due to a vacant position.
Other Employee Costs	21,884	4,772	2,419	(2,353)	-49%	
Other Expenses	498,165	27,100	61,184	34,084	126%	Timing variance on integrated planning program, data acquisition and donation/sponsorships.
Operating Projects	241,000	8,334	849	(7,485)	-90%	
Policy and Place Serv Expenditure Total	1,777,878	177,575	174,433	(3,142)	-2%	
Policy and Place Services Indirect Cost						
Allocations	551,965	71,362	65,659	(5,703)	-8%	
Policy and Place Services Indirect Cost Total	551,965	71,362	65,659	(5,703)	-8%	
Policy and Place Services Total	2,328,043	248,637	239,886	(8,751)	-4%	
<u>Building Control</u>						
Building Control Revenue						
Revenue	(356,300)	(60,009)	(56,511)	3,498	-6%	
Building Control Revenue Total	(356,300)	(60,009)	(56,511)	3,498	-6%	
Building Control Expenditure						
Employee Costs	316,347	42,743	43,495	752	2%	
Other Employee Costs	24,053	4,008	1,627	(2,381)	-59%	
Other Expenses	55,600	9,264	502	(8,762)	-95%	
Building Control Expenditure Total	396,000	56,015	45,623	(10,392)	-19%	
Building Control Indirect Costs						
Allocations	199,026	26,027	29,121	3,094	12%	
Building Control Indirect Costs Total	199,026	26,027	29,121	3,094	12%	
Building Control Total	238,726	22,033	18,234	(3,799)	-17%	

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NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Director Infrastructure and Environment Expe</u>						
Director Infrastructure and Environment Expe						
Employee Costs	391,459	52,926	47,618	(5,308)	-10%	
Other Employee Costs	20,574	4,578	1,131	(3,447)	-75%	
Other Expenses	74,200	12,366	1,635	(10,731)	-87%	\$7,736 consultancy fees not required as yet.
Director Infrastructure and Environment Expe Total	486,233	69,870	50,384	(19,486)	-28%	
Director Infrastructure and Environment Expe Total	486,233	69,870	50,384	(19,486)	-28%	
<u>Director Infrastructure and Environment Indirect</u>						
Director Infrastructure and Environment Indirect						
Allocations	(486,233)	(69,870)	(50,384)	19,486	-28%	
Director Infrastructure and Environment Indirect Total	(486,233)	(69,870)	(50,384)	19,486	-28%	
Director Infrastructure and Environment Indirect Total	(486,233)	(69,870)	(50,384)	19,486	-28%	
<u>Ranger Services Administration</u>						
Ranger Services Administration Revenue						
Revenue	(3,000)	(500)	(436)	64	-13%	
Ranger Services Administration Revenue Total	(3,000)	(500)	(436)	64	-13%	
Ranger Services Administration Expenditure						
Employee Costs	2,208,961	299,603	309,607	10,004	3%	
Other Employee Costs	52,047	7,304	9,029	1,725	24%	
Other Expenses	229,000	25,668	15,800	(9,868)	-38%	
Ranger Services Administration Expenditure Total	2,490,008	332,575	334,436	1,861	1%	
Ranger Services Administration Indirect Costs						
Allocations	(2,487,008)	(332,075)	(334,000)	(1,925)	1%	
Ranger Services Administration Indirect Costs Total	(2,487,008)	(332,075)	(334,000)	(1,925)	1%	
Ranger Services Administration Total	0	0	0	(0)	100%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Fire Prevention						
Fire Prevention Revenue						
Revenue	(3,000)	0	0	0		
Fire Prevention Revenue Total	(3,000)	0	0	0		
Fire Prevention Indirect Costs						
Allocations	36,120	5,109	4,593	(516)	-10%	
Fire Prevention Indirect Costs Total	36,120	5,109	4,593	(516)	-10%	
Fire Prevention Total	33,120	5,109	4,593	(516)	-10%	
Animal Control						
Animal Control Revenue						
Revenue	(74,100)	(12,207)	(12,172)	35	0%	
Animal Control Revenue Total	(74,100)	(12,207)	(12,172)	35	0%	
Animal Control Expenditure						
Other Expenses	12,300	2,048	3,005	957	47%	
Animal Control Expenditure Total	12,300	2,048	3,005	957	47%	
Animal Control Indirect Costs						
Allocations	289,077	40,883	42,600	1,717	4%	
Animal Control Indirect Costs Total	289,077	40,883	42,600	1,717	4%	
Animal Control Total	227,277	30,724	33,433	2,709	9%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Local Laws (Law and Order)</u>						
Local Laws (Law and Order) Revenue						
Revenue	(48,850)	(8,427)	(4,234)	4,193	-50%	
Local Laws (Law and Order) Revenue Total	(48,850)	(8,427)	(4,234)	4,193	-50%	
Local Laws (Law and Order) Indirect Costs						
Allocations	462,524	65,413	64,679	(734)	-1%	
Local Laws (Law and Order) Indirect Costs Total	462,524	65,413	64,679	(734)	-1%	
Local Laws (Law and Order) Total	413,674	56,986	60,445	3,459	6%	
<u>Abandoned Vehicles</u>						
Abandoned Vehicles Revenue						
Revenue	(13,500)	(2,250)	(405)	1,845	-82%	
Abandoned Vehicles Revenue Total	(13,500)	(2,250)	(405)	1,845	-82%	
Abandoned Vehicles Expenditure						
Other Expenses	9,000	1,500	980	(520)	-35%	
Abandoned Vehicles Expenditure Total	9,000	1,500	980	(520)	-35%	
Abandoned Vehicles Indirect Costs						
Allocations	404,710	57,236	55,132	(2,104)	-4%	
Abandoned Vehicles Indirect Costs Total	404,710	57,236	55,132	(2,104)	-4%	
Abandoned Vehicles Total	400,210	56,486	55,707	(779)	-1%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Inspectorial Control</u>						
Inspectorial Control Revenue						
Revenue	(2,627,750)	(450,436)	(387,653)	62,783	-14%	Revenue lower than anticipated.
Inspectorial Control Revenue Total	(2,627,750)	(450,436)	(387,653)	62,783	-14%	
Inspectorial Control Expenditure						
Other Expenses	1,067,195	498,248	483,449	(14,799)	-3%	
Inspectorial Control Expenditure Total	1,067,195	498,248	483,449	(14,799)	-3%	
Inspectorial Control Indirect Costs						
Allocations	2,572,797	363,861	340,518	(23,343)	-6%	
Inspectorial Control Indirect Costs Total	2,572,797	363,861	340,518	(23,343)	-6%	
Inspectorial Control Total	1,012,242	411,673	436,314	24,641	6%	
<u>Car Park Control</u>						
Car Park Control Revenue						
Revenue	(2,891,579)	(481,930)	(577,661)	(95,731)	20%	\$62,463 for unbudgeted income for Leederville hotel carpark (July & August) and \$23,764 for carpark leasing fees revenue received earlier than expected.
Car Park Control Revenue Total	(2,891,579)	(481,930)	(577,661)	(95,731)	20%	
Car Park Control Expenditure						
Ground Maintenance	108,650	18,110	20,905	2,795	15%	
Other Expenses	713,948	101,959	49,965	(51,994)	-51%	Timing variance of \$34,600 for carpark revenue reimbursement.
Car Park Control Expenditure Total	822,598	120,069	70,869	(49,200)	-41%	
Car Park Control Total	(2,068,981)	(361,861)	(506,792)	(144,931)	40%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Kerbside Parking Control</u>						
Kerbside Parking Control Revenue						
Revenue	(2,525,598)	(420,934)	(428,895)	(7,961)	2%	
Kerbside Parking Control Revenue Total	(2,525,598)	(420,934)	(428,895)	(7,961)	2%	
Kerbside Parking Control Expenditure						
Other Expenses	550,761	102,521	165,670	63,149	62%	\$28,872 for equipment maintenance not required as yet and \$103,475 for leasing costs relating to parking ticket machines incurred earlier than expected.
Kerbside Parking Control Expenditure Total	550,761	102,521	165,670	63,149	62%	
Kerbside Parking Control Total	(1,974,837)	(318,413)	(263,225)	55,188	-17%	
<u>Dog Pound Expenditure</u>						
Dog Pound Expenditure						
Building Maintenance	1,300	216	0	(216)	-100%	
Dog Pound Expenditure Total	1,300	216	0	(216)	-100%	
Dog Pound Expenditure Total	1,300	216	0	(216)	-100%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Engineering Design Services</u>						
Engineering Design Services Revenue						
Revenue	(7,500)	(166)	(1,645)	(1,479)	891%	
Engineering Design Services Revenue Total	(7,500)	(166)	(1,645)	(1,479)	891%	
Engineering Design Services Expenditure						
Employee Costs	607,858	82,118	80,401	(1,717)	-2%	
Other Employee Costs	32,514	4,668	13,353	8,685	186%	
Other Expenses	264,550	42,508	(683)	(43,191)	-102%	Timing variance of \$11,250 for building condition survey and \$19,750 for consultant fees.
Operating Projects	280,000	0	0	0		
Engineering Design Services Expenditure Total	1,184,922	129,294	93,071	(36,223)	-28%	
Engineering Design Services Indirect Costs						
Allocations	327,995	43,885	38,699	(5,186)	-12%	
Engineering Design Services Indirect Costs Total	327,995	43,885	38,699	(5,186)	-12%	
Engineering Design Services Total	1,505,417	173,013	130,125	(42,888)	-25%	
<u>Bike Station Expenditure</u>						
Bike Station Expenditure						
Other Expenses	5,000	0	490	490	100%	
Bike Station Expenditure Total	5,000	0	490	490	100%	
Bike Station Expenditure Total	5,000	0	490	490	100%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Street Lighting</u>						
Street Lighting Revenue						
Revenue	(24,500)	0	0	0		
Street Lighting Revenue Total	(24,500)	0	0	0		
Street Lighting Expenditure						
Other Expenses	765,000	123,332	56,039	(67,293)	-55%	Timing variance on electricity costs.
Street Lighting Expenditure Total	765,000	123,332	56,039	(67,293)	-55%	
Street Lighting Total	740,500	123,332	56,039	(67,293)	-55%	
<u>Bus Shelter</u>						
Bus Shelter Revenue						
Revenue	(109,000)	0	0	0		
Bus Shelter Revenue Total	(109,000)	0	0	0		
Bus Shelter Expenditure						
Other Expenses	118,864	2,100	3,745	1,645	78%	
Bus Shelter Expenditure Total	118,864	2,100	3,745	1,645	78%	
Bus Shelter Total	9,864	2,100	3,745	1,645	78%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Parking and Street Name Signs Expenditure</u>						
Parking and Street Name Signs Expenditure						
Other Expenses	86,000	14,334	8,676	(5,658)	-39%	
Parking and Street Name Signs Expenditure Total	86,000	14,334	8,676	(5,658)	-39%	
<u>Parking and Street Name Signs Expenditure Total</u>	<u>86,000</u>	<u>14,334</u>	<u>8,676</u>	<u>(5,658)</u>	<u>-39%</u>	
<u>Crossovers</u>						
Crossovers Revenue						
Revenue	0	0	(250)	(250)	100%	
Crossovers Revenue Total	0	0	(250)	(250)	100%	
Crossovers Expenditure						
Other Expenses	15,000	2,500	1,707	(793)	-32%	
Crossovers Expenditure Total	15,000	2,500	1,707	(793)	-32%	
<u>Crossovers Total</u>	<u>15,000</u>	<u>2,500</u>	<u>1,457</u>	<u>(1,043)</u>	<u>-42%</u>	
<u>Roads Linemarking Expenditure</u>						
Roads Linemarking Expenditure						
Other Expenses	65,000	10,834	2,945	(7,889)	-73%	
Roads Linemarking Expenditure Total	65,000	10,834	2,945	(7,889)	-73%	
<u>Roads Linemarking Expenditure Total</u>	<u>65,000</u>	<u>10,834</u>	<u>2,945</u>	<u>(7,889)</u>	<u>-73%</u>	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Tree Lighting Leederville Expenditure</u>						
Tree Lighting Leederville Expenditure						
Other Expenses	70,000	0	33,286	33,286	100%	Advance payment of Christmas tree lighting.
Tree Lighting Leederville Expenditure Total	70,000	0	33,286	33,286	100%	
<u>Tree Lighting Leederville Expenditure Total</u>	<u>70,000</u>	<u>0</u>	<u>33,286</u>	<u>33,286</u>	<u>100%</u>	
<u>Parklets Expenditure</u>						
Parklets Expenditure						
Other Expenses	3,500	0	0	0		
Parklets Expenditure Total	3,500	0	0	0		
<u>Parklets Expenditure Total</u>	<u>3,500</u>	<u>0</u>	<u>0</u>	<u>0</u>		
<u>Environmental Services</u>						
Environmental Services Revenue						
Revenue	(8,000)	(1,334)	(7,548)	(6,214)	466%	
Environmental Services Revenue Total	(8,000)	(1,334)	(7,548)	(6,214)	466%	
Environmental Services Expenditure						
Employee Costs	89,389	12,077	12,780	703	6%	
Other Expenses	233,300	45,216	50,725	5,509	12%	
Environmental Services Expenditure Total	322,689	57,293	63,505	6,212	11%	
Environmental Services Indirect Costs						
Allocations	45,558	6,170	6,097	(73)	-1%	
Environmental Services Indirect Costs Total	45,558	6,170	6,097	(73)	-1%	
<u>Environmental Services Total</u>	<u>360,247</u>	<u>62,129</u>	<u>62,054</u>	<u>(75)</u>	<u>0%</u>	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Property Management Administration</u>						
Property Management Administration Revenue						
Revenue	(2,000)	(334)	(291)	43	-13%	
Property Management Administration Revenue Total	(2,000)	(334)	(291)	43	-13%	
Property Management Administration Expenditure						
Employee Costs	304,768	41,167	42,163	996	2%	
Other Employee Costs	4,770	796	796	0	0%	
Other Expenses	2,650	440	74	(366)	-83%	
Property Management Administration Expenditure Total	312,188	42,403	43,033	630	1%	
Property Management Administration Indirect Costs						
Allocations	216,248	30,090	20,989	(9,101)	-30%	
Property Management Administration Indirect Costs Total	216,248	30,090	20,989	(9,101)	-30%	
Property Management Administration Total	526,436	72,159	63,731	(8,428)	-12%	
<u>Civic Centre Building</u>						
Civic Centre Building Expenditure						
Building Maintenance	284,400	51,110	42,947	(8,163)	-16%	
Ground Maintenance	66,100	11,848	3,762	(8,086)	-68%	
Other Expenses	809,485	18,124	16,534	(1,590)	-9%	
Civic Centre Building Expenditure Total	1,159,985	81,082	63,243	(17,839)	-22%	
Civic Centre Building Indirect Costs						
Allocations	(1,159,985)	(81,082)	(63,243)	17,839	-22%	
Civic Centre Building Indirect Costs Total	(1,159,985)	(81,082)	(63,243)	17,839	-22%	
Civic Centre Building Total	0	0	(0)	0		

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Child Care Centres and Play Groups</u>						
Child Care Centres and Play Groups Revenue	(11,686)	(1,253)	(1,058)	195	-16%	
Child Care Centres and Play Groups Revenue Total	(11,686)	(1,253)	(1,058)	195	-16%	
Child Care Centres and Play Groups Expenditure						
Building Maintenance	5,400	716	870	154	22%	
Ground Maintenance	500	84	146	62	74%	
Other Expenses	46,684	686	261	(425)	-62%	
Child Care Centres and Play Groups Expenditure Total	52,584	1,486	1,278	(208)	-14%	
Child Care Centres and Play Groups Indirect Costs						
Allocations	2,171	362	338	(24)	-7%	
Child Care Centres and Play Groups Indirect Costs Total	2,171	362	338	(24)	-7%	
Child Care Centres and Play Groups Total	43,069	595	557	(38)	-6%	
<u>Pre Schools and Kindergartens</u>						
Pre Schools and Kindergartens Revenue	(47,433)	(9,262)	(21,676)	(12,414)	134%	Revenue higher than anticipated.
Pre Schools and Kindergartens Revenue Total	(47,433)	(9,262)	(21,676)	(12,414)	134%	
Pre Schools and Kindergartens Expenditure						
Building Maintenance	2,775	564	188	(376)	-67%	
Ground Maintenance	4,000	0	232	232	100%	
Other Expenses	47,805	700	468	(232)	-33%	
Pre Schools and Kindergartens Expenditure Total	54,580	1,264	888	(376)	-30%	
Pre Schools and Kindergartens Indirect Costs						
Allocations	1,591	266	242	(24)	-9%	
Pre Schools and Kindergartens Indirect Costs Total	1,591	266	242	(24)	-9%	
Pre Schools and Kindergartens Total	8,738	(7,732)	(20,546)	(12,814)	166%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Community and Welfare Centres</u>						
Community and Welfare Centres Revenue						
Revenue	(64,784)	(10,730)	(6,674)	4,056	-38%	
Community and Welfare Centres Revenue Total	(64,784)	(10,730)	(6,674)	4,056	-38%	
Community and Welfare Centres Expenditure						
Building Maintenance	26,450	4,995	564	(4,431)	-89%	
Ground Maintenance	3,150	526	101	(425)	-81%	
Other Expenses	224,628	1,450	1,226	(224)	-15%	
Community and Welfare Centres Expenditure Total	254,228	6,971	1,891	(5,080)	-73%	
Community and Welfare Centres Indirect Costs						
Allocations	7,145	1,190	1,066	(124)	-10%	
Community and Welfare Centres Indirect Costs Total	7,145	1,190	1,066	(124)	-10%	
Community and Welfare Centres Total	196,589	(2,569)	(3,717)	(1,148)	45%	
<u>Department of Sports and Recreation Building</u>						
Dept of Sports and Recreation Building Revenue						
Revenue	(770,115)	(125,768)	(124,362)	1,406	-1%	
Dept of Sports and Recreation Building Revenue Total	(770,115)	(125,768)	(124,362)	1,406	-1%	
Dept of Sports and Recreation Building Expenditure						
Building Maintenance	98,000	18,750	8,160	(10,590)	-56%	Major maintenance not required as yet.
Ground Maintenance	9,800	1,636	166	(1,470)	-90%	
Other Expenses	488,067	76,362	45,196	(31,166)	-41%	Timing variance of works.
Dept of Sports and Recreation Building Expenditure Total	595,867	96,748	53,522	(43,226)	-45%	
Dept of Sports and Recreation Building Indirect Costs						
Allocations	12,469	2,078	1,774	(304)	-15%	
Dept of Sports and Recreation Building Indirect Costs Total	12,469	2,078	1,774	(304)	-15%	
Department of Sports and Recreation Building Total	(161,779)	(26,942)	(69,066)	(42,124)	156%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>nib Stadium</u>						
nib Stadium Revenue						
Revenue	(27,765)	(27,765)	(27,847)	(82)	0%	
nib Stadium Revenue Total	(27,765)	(27,765)	(27,847)	(82)	0%	
nib Stadium Expenditure						
Other Expenses	17,835	0	0	0		
nib Stadium Expenditure Total	17,835	0	0	0		
nib Stadium Total	(9,930)	(27,765)	(27,847)	(82)	0%	
<u>Leederville Oval</u>						
Leederville Oval Revenue						
Revenue	(242,274)	(38,282)	(29,741)	8,541	-22%	
Leederville Oval Revenue Total	(242,274)	(38,282)	(29,741)	8,541	-22%	
Leederville Oval Expenditure						
Building Maintenance	33,600	8,000	350	(7,650)	-96%	
Ground Maintenance	100,000	16,666	5,029	(11,637)	-70%	Major maintenance not required as yet.
Other Expenses	461,699	14,406	25,134	10,728	74%	Timing variance of works.
Leederville Oval Expenditure Total	595,299	39,072	30,513	(8,559)	-22%	
Leederville Oval Indirect Costs						
Allocations	11,872	1,978	1,852	(126)	-6%	
Leederville Oval Indirect Costs Total	11,872	1,978	1,852	(126)	-6%	
Leederville Oval Total	364,897	2,768	2,623	(145)	-5%	

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	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Loftus Centre</u>						
Loftus Centre Revenue						
Revenue	(660,984)	(106,717)	(103,444)	3,273	-3%	
Loftus Centre Revenue Total	(660,984)	(106,717)	(103,444)	3,273	-3%	
Loftus Centre Expenditure						
Building Maintenance	87,100	11,399	14,947	3,548	31%	
Ground Maintenance	35,850	5,974	1,186	(4,788)	-80%	
Other Expenses	844,268	12,675	28,015	15,340	121%	Timing variance, however breakdown is individually immaterial.
Operating Projects	0	0	0	0		
Loftus Centre Expenditure Total	967,218	30,048	44,148	14,100	47%	
Loftus Centre Indirect Costs						
Allocations	21,685	3,616	3,384	(232)	-6%	
Loftus Centre Indirect Costs Total	21,685	3,616	3,384	(232)	-6%	
Loftus Centre Total	327,919	(73,053)	(55,912)	17,141	-23%	
<u>Public Halls</u>						
Public Halls Revenue						
Revenue	(164,319)	(28,543)	(14,235)	14,308	-50%	Revenue lower than anticipated.
Public Halls Revenue Total	(164,319)	(28,543)	(14,235)	14,308	-50%	
Public Halls Expenditure						
Building Maintenance	130,500	20,296	5,433	(14,863)	-73%	Major maintenance not required as yet.
Ground Maintenance	2,000	0	0	0		
Other Expenses	217,909	5,775	2,990	(2,785)	-48%	
Public Halls Expenditure Total	350,409	26,071	8,424	(17,647)	-68%	
Public Halls Indirect Costs						
Allocations	5,742	958	892	(66)	-7%	
Public Halls Indirect Costs Total	5,742	958	892	(66)	-7%	
Public Halls Total	191,832	(1,514)	(4,919)	(3,405)	225%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Reserves Pavilions and Facilities</u>						
Reserves Pavilions and Facilities Revenue						
Revenue	(77,631)	(9,506)	(13,991)	(4,485)	47%	
Reserves Pavilions and Facilities Revenue Total	(77,631)	(9,506)	(13,991)	(4,485)	47%	
Reserves Pavilions and Facilities Expenditure						
Building Maintenance	314,605	53,066	29,737	(23,329)	-44%	Major maintenance not required as yet.
Ground Maintenance	5,500	125	0	(125)	-100%	
Other Expenses	303,816	11,694	6,313	(5,381)	-46%	
Operating Projects	60,000	0	649	649	100%	
Reserves Pavilions and Facilities Expenditure Total	683,921	64,885	36,699	(28,186)	-43%	
Reserves Pavilions and Facilities Indirect Costs						
Allocations	7,392	1,234	990	(244)	-20%	
Reserves Pavilions and Facilities Indirect Costs Total	7,392	1,234	990	(244)	-20%	
Reserves Pavilions and Facilities Total	613,682	56,613	23,698	(32,915)	-58%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Sporting Clubs Buildings</u>						
Sporting Clubs Buildings Revenue						
Sporting Clubs Buildings Revenue Total	(132,988)	(15,988)	(12,244)	3,744	-23%	
Sporting Clubs Buildings Expenditure						
Building Maintenance	48,000	5,087	4,230	(857)	-17%	
Ground Maintenance	2,000	500	0	(500)	-100%	
Other Expenses	718,704	13,186	9,069	(4,117)	-31%	
Operating Projects	0	0	0	0		
Sporting Clubs Buildings Expenditure Total	768,704	18,773	13,299	(5,474)	-29%	
Sporting Clubs Buildings Indirect Costs						
Allocations	27,935	4,654	4,338	(316)	-7%	
Sporting Clubs Buildings Indirect Costs Total	27,935	4,654	4,338	(316)	-7%	
Sporting Clubs Buildings Total	663,651	7,439	5,393	(2,046)	-28%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Parks and Reserves Administration</u>						
Parks and Reserves Administration Revenue						
Revenue	(3,200)	(534)	(399)	135	-25%	
Parks and Reserves Administration Revenue Total	(3,200)	(534)	(399)	135	-25%	
Parks and Reserves Administration Expenditure						
Employee Costs	976,551	132,114	156,770	24,656	19%	Timing variance on employee wages.
Other Employee Costs	24,823	4,138	12,188	8,050	195%	
Other Expenses	122,647	16,914	4,774	(12,140)	-72%	Positive variance, however breakdown is individually immaterial.
Parks and Reserves Administration Expenditure Total	1,124,021	153,166	173,732	20,566	13%	
Parks and Reserves Administration Indirect Costs						
Allocations	1,377,416	187,330	197,082	9,752	5%	
On Costs Recovery	(1,420,564)	(236,760)	(190,077)	46,683	-20%	
Parks and Reserves Administration Indirect Costs Total	(43,148)	(49,430)	7,004	56,434	-114%	
Parks and Reserves Administration Total	1,077,673	103,202	180,337	77,135	75%	
<u>Parks and Reserves</u>						
Parks and Reserves Revenue						
Revenue	(50,950)	(650)	(254)	396	-61%	
Parks and Reserves Revenue Total	(50,950)	(650)	(254)	396	-61%	
Parks and Reserves Expenditure						
Ground Maintenance	2,255,450	359,374	342,221	(17,153)	-5%	
Other Expenses	694,577	9,922	2,235	(7,687)	-77%	
Parks and Reserves Expenditure Total	2,950,027	369,296	344,456	(24,840)	-7%	
Parks and Reserves Indirect Costs						
Allocations	324	54	50	(4)	-7%	
Parks and Reserves Indirect Costs Total	324	54	50	(4)	-7%	
Parks and Reserves Total	2,899,401	368,700	344,252	(24,448)	-7%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Sporting Grounds</u>						
Sporting Grounds Revenue						
Revenue	(57,000)	(8,227)	6,537	14,764	-179%	Reversal of accrued revenue (\$11,096) relating to 2018/19.
Sporting Grounds Revenue Total	(57,000)	(8,227)	6,537	14,764	-179%	
Sporting Grounds Expenditure						
Ground Maintenance	1,221,700	179,048	161,775	(17,273)	-10%	
Other Expenses	564,286	348	29	(319)	-92%	
Sporting Grounds Expenditure Total	1,785,986	179,396	161,804	(17,592)	-10%	
Sporting Grounds Total	1,728,986	171,169	168,341	(2,828)	-2%	
<u>Road Reserves Expenditure</u>						
Road Reserves Expenditure						
Ground Maintenance	412,900	68,116	34,421	(33,695)	-49%	Major maintenance not required as yet.
Other Expenses	15,290	2,550	962	(1,588)	-62%	
Road Reserves Expenditure Total	428,190	70,666	35,383	(35,283)	-50%	
Road Reserves Expenditure Total	428,190	70,666	35,383	(35,283)	-50%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Parks Other</u>						
Parks Other Revenue						
Revenue	(2,000)	0	(364)	(364)	100%	
Parks Other Revenue Total	(2,000)	0	(364)	(364)	100%	
Parks Other Expenditure						
Other Expenses	1,673,600	360,734	297,604	(63,130)	-18%	Major maintenance not required as yet.
Money/Monger Street Trees Surgery	20,000	20,000	0	(20,000)	-100%	Timing variance on tree pruning works.
Parks Other Expenditure Total	1,693,600	380,734	297,604	(83,130)	-22%	
Parks Other Total	1,691,600	380,734	297,241	(83,493)	-22%	
<u>Processable Waste Collection</u>						
Processable Waste Collection Revenue						
Revenue	(332,944)	(337,194)	(336,304)	890	0%	
Processable Waste Collection Revenue Total	(332,944)	(337,194)	(336,304)	890	0%	
Processable Waste Collection Expenditure						
Employee Costs	1,022,099	138,172	118,842	(19,330)	-14%	Salary costs have been allocated to the leave provision account as staff member was on leave.
Other Employee Costs	43,339	7,222	4,712	(2,510)	-35%	
Other Expenses	4,282,239	706,671	461,345	(245,326)	-35%	Timing variance for waste tipping costs.
Operating Projects	80,000	0	3,568	3,568	100%	
Processable Waste Collection Expenditure Total	5,427,677	852,065	588,467	(263,598)	-31%	
Processable Waste Collection Indirect Costs						
Allocations	1,009,535	136,832	130,566	(6,266)	-5%	
On Costs Recovery	(880,657)	(146,776)	(116,125)	30,651	-21%	
Processable Waste Collection Indirect Costs Total	128,878	(9,944)	14,441	24,385	-245%	
Processable Waste Collection Total	5,223,611	504,927	266,604	(238,323)	-47%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Other Waste Services</u>						
Other Waste Services Revenue						
Revenue	(5,750)	(958)	(1,742)	(784)	82%	
Other Waste Services Revenue Total	(5,750)	(958)	(1,742)	(784)	82%	
Other Waste Services Expenditure						
Other Expenses	617,159	94,234	11,878	(82,356)	-87%	Timing variance for bulk verge collection.
Other Waste Services Expenditure Total	617,159	94,234	11,878	(82,356)	-87%	
Other Waste Services Total	611,409	93,276	10,136	(83,140)	-89%	
<u>Recycling Expenditure</u>						
Recycling Expenditure	771,417	0	486	486	100%	
Recycling Expenditure Total	771,417	0	486	486	100%	
<u>Public Works Overhead</u>						
Public Works Overhead Revenue						
Revenue	(56,200)	(9,366)	(9,791)	(425)	5%	
Public Works Overhead Revenue Total	(56,200)	(9,366)	(9,791)	(425)	5%	
Public Works Overhead Expenditure						
Employee Costs	430,007	58,174	58,263	89	0%	
Other Employee Costs	45,559	7,594	15,262	7,668	101%	
Other Expenses	68,000	11,334	7,399	(3,935)	-35%	
Public Works Overhead Expenditure Total	543,566	77,102	80,923	3,821	5%	
Public Works Overhead Indirect Costs						
Allocations	625,073	85,330	80,536	(4,794)	-6%	
On Costs Recovery	(289,370)	0	(83,419)	(83,419)	100%	
Public Works Overhead Indirect Costs Total	335,703	85,330	(2,882)	(88,212)	-103%	
Public Works Overhead Total	823,069	153,066	68,250	(84,816)	-55%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Plant Operating</u>						
Plant Operating Expenditure						
Other Expenses	1,481,092	128,582	123,899	(4,683)	-4%	
Plant Operating Expenditure Total	1,481,092	128,582	123,899	(4,683)	-4%	
Plant Operating Indirect Costs						
Allocations	(1,253,542)	(210,424)	(175,468)	34,956	-17%	
Plant Operating Indirect Costs Total	(1,253,542)	(210,424)	(175,468)	34,956	-17%	
Plant Operating Total	227,550	(81,842)	(51,569)	30,273	-37%	
<u>Recoverable Works</u>						
Recoverable Works Revenue						
Revenue	(50,000)	0	(3,995)	(3,995)	100%	
Recoverable Works Revenue Total	(50,000)	0	(3,995)	(3,995)	100%	
Recoverable Works Expenditure						
Other Expenses	50,000	0	15,839	15,839	100%	Timing variance of recoverable works expenditure.
Recoverable Works Expenditure Total	50,000	0	15,839	15,839	100%	
Recoverable Works Total	0	0	11,843	11,843	100%	
<u>Drainage Expenditure</u>						
Drainage Expenditure						
Other Expenses	370,435	21,752	13,017	(8,735)	-40%	
Drainage Expenditure Total	370,435	21,752	13,017	(8,735)	-40%	
Drainage Expenditure Total	370,435	21,752	13,017	(8,735)	-40%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Footpaths/Cycleways Expenditure</u>						
Footpaths/Cycleways Expenditure						
Other Expenses	988,195	55,808	52,477	(3,331)	-6%	
Footpaths/Cycleways Expenditure Total	988,195	55,808	52,477	(3,331)	-6%	
Footpaths/Cycleways Expenditure Total	988,195	55,808	52,477	(3,331)	-6%	
<u>Rights of Way Expenditure</u>						
Rights of Way Expenditure						
Other Expenses	286,532	12,928	9,710	(3,218)	-25%	
Rights of Way Expenditure Total	286,532	12,928	9,710	(3,218)	-25%	
Rights of Way Expenditure Total	286,532	12,928	9,710	(3,218)	-25%	
<u>Roads Expenditure</u>						
Roads Expenditure						
Other Expenses	3,041,958	21,770	25,690	3,920	18%	
Roads Expenditure Total	3,041,958	21,770	25,690	3,920	18%	
Roads Expenditure Total	3,041,958	21,770	25,690	3,920	18%	
<u>Street Cleaning Expenditure</u>						
Street Cleaning Expenditure						
Other Expenses	1,307,070	211,573	169,626	(41,947)	-20%	Timing variance of works.
Street Cleaning Expenditure Total	1,307,070	211,573	169,626	(41,947)	-20%	
Street Cleaning Expenditure Total	1,307,070	211,573	169,626	(41,947)	-20%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 AUGUST 2019



	Adopted Budget 2019/20 \$	YTD Budget 31/08/2019 \$	YTD Actual 31/08/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Traffic Control for Roadworks Expenditure</u>						
Traffic Control for Roadworks Expenditure						
Other Expenses	166,000	27,666	10,619	(17,047)	-62%	
Traffic Control for Roadworks Expenditure Total	166,000	27,666	10,619	(17,047)	-62%	
<u>Traffic Control for Roadworks Expenditure Total</u>	<u>166,000</u>	<u>27,666</u>	<u>10,619</u>	<u>(17,047)</u>	<u>-62%</u>	
<u>Roadwork Signs and Barricades Expenditure</u>						
Roadwork Signs and Barricades Expenditure						
Other Expenses	5,000	834	0	(834)	-100%	
Roadwork Signs and Barricades Expenditure Total	5,000	834	0	(834)	-100%	
<u>Roadwork Signs and Barricades Expenditure Total</u>	<u>5,000</u>	<u>834</u>	<u>0</u>	<u>(834)</u>	<u>-100%</u>	
<u>Sump Expenditure</u>						
Sump Expenditure						
Other Expenses	0	0	3	3	100%	
Sump Expenditure Total	0	0	3	3	100%	
<u>Sump Expenditure Total</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>3</u>	<u>100%</u>	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20	YTD Budget 31/08/2019	YTD Actual 31/08/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Works Depot Revenue</u>						
Works Depot Revenue	0	0	(145)	(145)	100%	
Works Depot Revenue Total	0	0	(145)	(145)	100%	
Works Depot Revenue Total	0	0	(145)	(145)	100%	
<u>Works Depot</u>						
Works Depot Expenditure						
Employee Costs	185,958	25,120	33,086	7,966	32%	
Other Employee Costs	3,300	550	240	(310)	-56%	
Other Expenses	10,250	1,706	400	(1,306)	-77%	
Works Depot Expenditure Total	199,508	27,376	33,726	6,350	23%	
Works Depot Indirect Costs						
Allocations	(199,508)	(27,376)	(33,580)	(6,204)	23%	
Works Depot Indirect Costs Total	(199,508)	(27,376)	(33,580)	(6,204)	23%	
Works Depot Total	0	0	145	145	100%	
<u>Depot Building</u>						
Depot Occupancy Costs						
Building Maintenance	130,000	12,834	8,118	(4,716)	-37%	
Ground Maintenance	0	0	0	0		
Other Expenses	238,284	6,000	31,191	25,191	420%	
Depot Occupancy Costs Total	368,284	18,834	39,309	20,475	109%	
Depot Indirect Costs						
Allocations	(368,284)	(18,834)	(39,346)	(20,512)	109%	
Depot Indirect Costs Total	(368,284)	(18,834)	(39,346)	(20,512)	109%	
Depot Building Total	0	0	(37)	(37)	100%	
Net Operating	4,114,905	(31,524,976)	(32,853,297)	(1,328,321)	4%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 AUGUST 2019

	Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance Variance Commentary
LAND & BUILDING ASSETS					
ADMIN CENTRE					
Solar Photovoltaic Panel System Installation - Administration and Civic Centre	179,201	70,000	1,308	(58,692)	-98% Awaiting power switch board approval from Western Power.
Administration & Civic Centre Upgrade/Renewals - Workforce Accommodation Upgrade	225,000	25,000	41,478	16,478	65%
BEATTY PARK LEISURE CENTRE					
Beatty Park Leisure Centre - Risk Renewals	370,000	-	2,936	2,936	100% Tender documentation being prepared for advertising in October 2019.
Solar Photovoltaic Panel System Installation - Beatty Park	138,932	-	66,617	66,617	100% Budget phasing variance. Project completed ahead of schedule. Awaiting invoice from suppliers.
Beatty Park - Ceiling renewal passive pool slides	60,000	-	-	0	0%
Beatty Park - Landscape renewal passive pool	30,000	-	-	0	0%
Beatty Park - Roof sheet and screw renewal	100,000	-	-	0	0%
Beatty Park - Ground floor switchboards and cabling	250,000	10,000	-	(10,000)	-100% Pending final outcome of BPLC 2062 steering committee in November 2019.
Beatty Park - Replacement of gym carpet	70,000	-	-	0	0%
Beatty Park - Replacement of studio 2 carpet	30,000	-	-	0	0%
LIBRARY					
Library - Reception Desk Fit-Out Renewal	35,000	-	-	0	0%
Co-location of reception to library	225,000	30,000	-	(30,000)	-100% Works in progress.
DEPARTMENT OF SPORTS AND RECREATION					
Carpet Replacement - DSR	120,000	-	-	0	0%
MISCELLANEOUS					
Mt Hawthorn main hall Renewal/Upgrade	-	-	168	168	100%
Mt Hawthorn main hall Renewal/Upgrade	175,000	-	-	0	0%
Mt Hawthorn - Additional Flooring	20,000	-	-	0	0%
Loftus Recreation Centre - Change room upgrade	184,000	-	-	0	0%
Charles Veryard - Change Room Renewal/Upgrade	50,000	-	-	0	0%
Leederville Oval Stadium - Electrical renewal - 3 boards	130,000	10,000	-	(10,000)	-100% Project is in planning stage and an engineer has been appointed.
Loftus Community Centre - Ceiling Fabric and Lighting Renewal	120,000	-	-	0	0%
Air Conditioning & HVAC Renewal - Depot	75,000	-	-	0	0%
Air Conditioning & HVAC Renewal - Belgravia Leisure	96,000	5,000	-	(5,000)	-100% Project in planning stage.
Air Conditioning & HVAC Renewal - Menzies Pavilion	10,000	-	-	0	0%
Air Conditioning & HVAC Renewal - Mt Hawthorn main hall	49,000	-	3,978	3,978	100% Project started and will be completed in December 2019.
North Perth bowling club-removal of ACM and reinstatement of soffit	60,000	-	-	0	0%
Belgravia Leisure - Non-fixed assets renewal	50,000	-	-	0	0%
Public Toilet - Hyde park east - renewal	65,000	-	-	0	0%
Roof Renewal - Menzies Pavilion	51,000	-	-	0	0%
Roof Renewal - Depot	51,000	-	-	0	0%
FOR LAND & BUILDING ASSETS	3,019,133	150,000	116,485	(33,515)	-22%

**CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 AUGUST 2019**

	Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance Variance Commentary
INFRASTRUCTURE ASSETS					
TRAFFIC MANAGEMENT					
Improved pedestrian crossings at signalised intersections	180,000	-	3,300	3,300	100% Awaiting approval from Main Roads.
40kph area wide speed zone trial	35,000	-	(73,574)	(73,574)	100% Reversal of accrual relating to 2018-19 invoice for Main Roads. This amount will be offset once the invoice has been received from Main Roads.
Intersection Modifications Scarborough Beach Road, Green, Main and Brady Streets	30,000	-	-	0	0%
Minor Traffic Management Improvement Program	85,000	-	9,847	9,847	100% Budget phasing variance, project started earlier than anticipated.
Alma/Claughton Local Area Traffic Management	50,000	-	-	0	0%
Britannia Rd Traffic Calming - Seabrook St to Federation St	62,000	-	-	0	0%
Cleveland and Hunter St Intersection	30,000	15,000	-	(15,000)	-100% Project to be completed by December 2019.
Harold and Lord St Intersection	25,000	-	-	0	0%
LOCAL ROADS PROGRAM					
Norfolk St - North Perth/Mt Lawley - Burt to Monmouth St	119,000	50,000	3,705	(46,295)	-93% Work in progress, to be completed by end of October 2019.
Blake St - North Perth - Knutsford St to Norham St	47,000	22,000	27,820	5,820	26% Work in progress, to be completed by end of October 2019.
East St - Mt Hawthorn - Berryman St to Ashby St	98,000	-	32,401	32,401	100% Work in progress, to be completed by end of October 2019.
East St - Mt Hawthorn - Ashby St to Anzac Rd	119,000	-	43,353	43,353	100% Work in progress, to be completed by end of October 2019.
Larne St - Mt Hawthorn - The Boulevard to Matlock St	41,000	-	26,195	26,195	100% Works completed earlier than anticipated.
Wylie Pl - Leederville - Oxford to Cul-de-Sac	38,000	-	41,664	41,664	100% Works completed earlier than anticipated.
Egina St - Mt Hawthorn - Anzac Rd to Britannia Rd	61,000	-	24,099	24,099	100% Works completed earlier than anticipated.
Buxton - Mt Hawthorn - Anzac Rd to Britannia Rd	57,000	-	27,729	27,729	100% Works completed earlier than anticipated.
BLACK SPOT PROGRAM					
Intersection Lincoln and Wright Streets Roundabout	132,000	-	4,556	4,556	100% Works commenced ahead of schedule.
Vincent - Fitzgerald St to Chelmsford Rd	75,000	-	2,200	2,200	100% Works commenced ahead of schedule.
Vincent - Beaufort St to Grosvenor Rd	12,000	-	-	0	0%
STREETSCAPE IMPROVEMENTS					
Greening (Streetscapes)	189,669	-	18,483	18,483	100% Works commenced ahead of schedule.
Oxford/Newcastle St Shared Space	-	-	(380)	(380)	100%
Planned Fitzgerald Street Upgrades	9,000	-	-	0	0%
Streetscape Improvements/Place Making	-	-	-	-	-
- Miscellaneous Renewals	6,500	-	-	0	0%
Minor streetscape improvements	30,000	-	-	0	0%
Barlee St shared space, project initiation, design and construction (staged over 2 yrs)	20,000	-	-	0	0%

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 AUGUST 2019

	Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance Variance Commentary
ROADWORKS - REHABILITATION (MRRG PROGRAM)					
William St 2 Way Project	360,000	30,000	-	(30,000)	-100% Project has commenced in September 2019.
Newcastle Street, Loftus Street to Charles Street	50,000	-	-	0	0%
Bulwer St - Beaufort St to Williams St	194,400	75,000	-	(75,000)	-100% Project at planning stage and to be completed by December 2019.
Newcastle St EB - Fitzgerald St to Money St	192,100	-	1,995	1,995	100% Project to be completed by December 2019.
Vincent St - Loftus St to Morrison St	76,700	-	1,995	1,995	100% Project to be completed by December 2019.
Loftus St - Bourke St to Scarborough Beach Rd	619,300	-	-	0	0%
RIGHTS OF WAY					
Annual review based upon the most recent condition assessment survey	75,000	-	-	0	0%
ROADS TO RECOVERY					
R2R - Ellesmere St - Mt Hawthorn - Scar Bch to Mallock St	186,992	-	59,520	59,520	100% Works commenced ahead of schedule.
SLAB FOOTPATH PROGRAMME					
Golding St - Newcastle St to Old Aberdeen Place	13,000	-	-	0	0%
Florence/Carr bike network plan construction	450,000	-	-	0	0%
Footpath upgrade and construction	16,500	-	-	0	0%
Footpath - Ellesmere St shared path-stage 4	55,000	-	-	0	0%
Tactile Indicators Installation Program	20,000	-	-	0	0%
Charles Street - Footpath Upgrade & Cons	55,000	-	-	0	0%
Oxford St - Footpath Upgrade and Const	7,500	-	-	0	0%
Cleveland St - Footpath Upgrade and Cons	10,000	-	-	0	0%
Stirling St - Footpath Upgrade and Const	4,500	-	-	0	0%
Vincent St - Footpath Upgrade and Const	56,000	-	-	0	0%
Mount Hawthorn Main Hall - Footpath Upgr	5,500	5,500	6,433	933	17% Project complete.
Angove St - Footpath Upgrade and Const	25,000	-	-	0	0%
BICYCLE NETWORK					
Bike Network Implementation (Loftus Street - Vincent to Richmond St)	368,000	20,000	21,461	1,461	7% Project complete.
Bike Parking	-	-	3,006	3,006	100% Budget will be adjusted as part of the carry forward budget review.
DRAINAGE					
Beatty Park Reserve - Drainage Improvements	30,000	-	-	0	0%
Minor drainage improvement program	50,000	-	-	0	0%
Gully Soak-well program	80,000	20,000	37,912	17,912	90% Works in progress.

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 AUGUST 2019

	Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance Variance Commentary
CAR PARK DEVELOPMENT					
The Avenue carpark, stage 1 upgrade lights to LED	30,000	-	-	0	0%
Frame court carpark, stage 1 upgrade lights to LED	30,000	-	-	0	0%
Brisbane St carpark WSUD Project	180,000	-	-	0	0%
PARKS AND RESERVES					
Public Open Space Strategy Implementation	540,000	-	29,363	29,363	100% Works commenced ahead of schedule.
Banks Reserve Master Plan Implementation - Stage 1	687,000	230,000	37,531	(192,469)	-84% Works in progress, to be completed by June 2020.
Central Control Irrigation System	60,000	60,000	45,076	(14,924)	-25% Works in progress.
Netball Installation Public Open Space	12,000	-	-	0	0%
Greening Plan - Brisbane St carpark redevelopment (stage 2)	200,000	16,000	22,143	6,143	38% Works in progress.
Greening Plan - Redfern St	25,000	4,000	-	(4,000)	-100% Works completed. Awaiting invoices.
Greening Plan - Clevedon St	25,000	4,000	1,271	(2,729)	-68% Works completed. Awaiting invoices.
Greening Plan - Sydney St	25,000	2,000	-	(2,000)	-100% Works completed. Awaiting invoices.
Greening Plan - Berryman St	25,000	2,000	-	(2,000)	-100% Works completed. Awaiting invoices.
Synthetic cricket wicket surfaces replacement - Various Locations	25,000	-	-	0	0%
Brentham st reserve - installation of pathways (greenway link)	80,000	-	-	0	0%
Blackford st reserve - replace playground rubber soft fall	25,000	-	-	0	0%
Les Lilleyman Reserve - Fencing	25,000	-	-	0	0%
Lynton Street Park Upgrade	25,000	-	-	0	0%
Leederville Oval - Various assets renewal work	245,000	-	-	0	0%
Eco Zoning - Brentham St reserve	30,000	-	-	0	0%
PARKS FURNITURE					
Gladstone St reserve - replace electric BBQ	15,000	-	-	0	0%
Fencing - Beatty park reserve - replacement bollard fencing	25,000	-	-	0	0%
Fencing - Keith frame reserve - replacement bollard fencing	15,000	-	-	0	0%
Fencing - Leake/Alma reserve - replacement pine-log fencing	15,000	-	-	0	0%
Fencing - Birdwood square - replacement chain wire fencing	70,000	-	-	0	0%
Hyde park - replacement of existing high pressure sodium park lights with LED (stage 2 of 2)	50,000	15,000	12,720	(2,280)	-15% Project complete.

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 AUGUST 2019

	Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance Variance Commentary
PLAYGROUND EQUIPMENT					
Playground Equipment - Forrest park - replace exercise equipment	60,000	-	-	0	0%
RETICULATION					
Reticulation - Auckland/Hobart st reserve - upgrade irrigation system	50,000	-	-	0	0%
Reticulation - Robertson park reserve - replace irrigation cubicle	15,000	-	-	0	0%
Reticulation - Brisbane/Wase st reserve - replace irrigation cubicle	15,000	-	-	0	0%
STREET FURNITURE					
Bike parking	20,000	-	-	0	0%
Bus Shelter Replacement	40,000	5,000	-	(5,000)	-100% Project in planning stage.
Upgrade lighting at Oxford st/Anzac Rd roundabout	12,000	-	-	0	0%
Street Lighting - Kadina, Albert St and Tay Place, North Perth	50,000	-	6,830	6,830	100%
MISCELLANEOUS					
Install Recycling Bins in Public Areas	-	-	2,389	2,389	Expenditure relates to 2018/19. Will be adjusted as part of the carry 100% forward budget review.
FOR INFRASTRUCTURE ASSETS	7,297,661	575,500	481,042	(94,458)	-16%
<u>PLANT & EQUIPMENT ASSETS</u>					
LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME					
Light Fleet - Annual Changeover	715,500	286,000	202,638	(83,362)	-29% Fleet replacement programme progressing as planned.
MAJOR PLANT REPLACEMENT PROGRAMME					
Single Axle Truck (Flocon)	215,000	-	168	168	100%
Single Axle Truck (Parks Mowing Operations)	129,000	-	-	0	0%
Replace Existing Rear Loader (Rubbish Truck)	392,368	-	168	168	100%
Replace Existing Side Loader (Rubbish Truck)	420,668	-	-	0	0%
Ride on Mower	35,000	-	-	0	0%
Single Axle Tipper Truck	170,000	-	-	0	0%
Gang Mower	55,000	-	-	0	0%
Road Sweeper	380,000	-	-	0	0%
Rubbish Compactor 10T Lge Rear Loader	470,000	-	-	0	0%
Single Axle Truck	80,000	-	-	0	0%

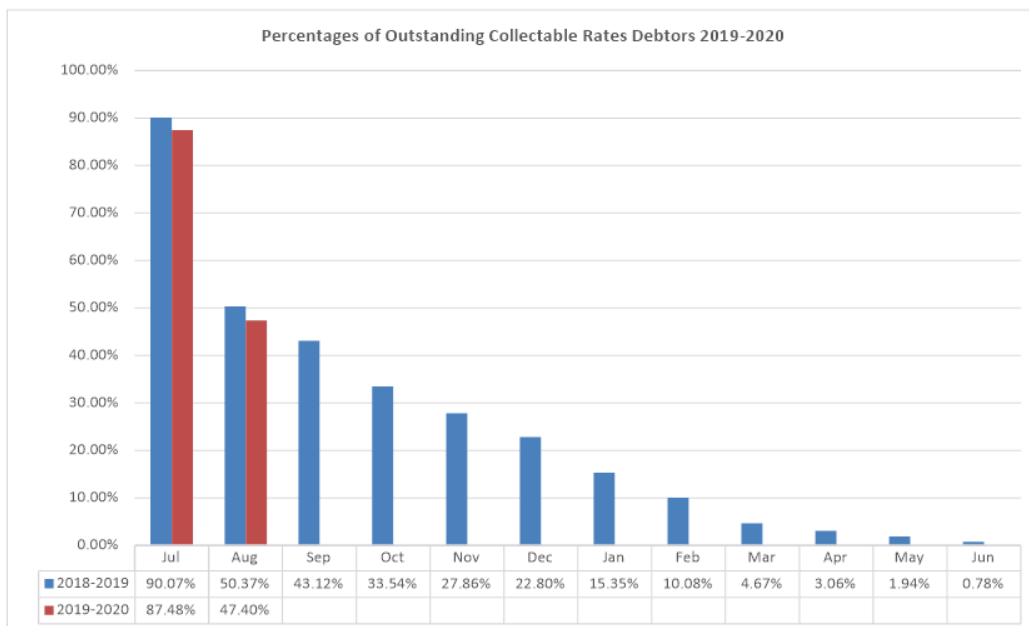
CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 AUGUST 2019

	Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance Variance Commentary
MISCELLANEOUS					
Water and Energy Efficiency Initiatives	100,000	25,000	8,633	(16,367)	-65% Works in progress.
Laneway Lighting Program (Right of Way)	84,990	40,000	18,804	(21,196)	-53% Works completed, awaiting final invoice.
Beaufort Street CCTV Network Upgrade	305,510	-	168	168	100%
Laneway Lighting Between Fairfield st & Oxford st, leederville. Laneway	13,750	-	-	0	0%
Laneway Lighting Between Pennant st and Coronation st North Perth	13,750	-	-	0	0%
Laneway 3	13,750	-	-	0	0%
Laneway 4	13,750	-	-	0	0%
TOTAL EXPENDITURE					
FOR PLANT & EQUIPMENT ASSETS	3,608,036	351,000	230,579	(120,421)	-34%
<u>FURNITURE & EQUIPMENT ASSETS</u>					
ADMINISTRATION & CIVIC CENTRE					
INFORMATION TECHNOLOGY					
Replacement of CARs system	-	-	9,698	9,698	100% Cost incurred for clean up of NAR records. Budget will be adjusted as part of carry forward budget review.
Upgrade of IT Firewall	39,000	-	-	0	0%
Upgrade IT Network Remote Access Facility	20,000	-	-	0	0%
Online Lodgement of Applications	27,547	-	-	0	0%
Backup Server	35,000	-	-	0	0%
Renew Switches	35,000	-	-	0	0%
Wi-Fi Installation	35,000	-	-	0	0%
ICT Strategy Implementation	300,000	-	-	0	0%
MARKETING & COMMUNICATIONS					
Mount Lawley/ Highgate Town Centre Streetscape Upgrades	75,000	-	-	0	0%
Public Art Project	200,000	-	-	0	0%
MISCELLANEOUS					
Purchase of portable water fountain/refill station	7,000	-	-	0	0%
Install colour change LED up-lights for Albert square Ficus tree	12,000	-	-	0	0%
Install additional Christmas tree lights in large spotted gum inter. Carr place and Newcastle st	10,000	-	4,307	4,307	100% Works in progress.
Installation of public recycling stations	5,000	-	-	0	0%
Miscellaneous Assets Renewal	50,000	15,000	14,118	(882)	-6% Works in progress.
TOTAL EXPENDITURE					
FOR FURNITURE & EQUIPMENT ASSETS	850,547	15,000	28,122	13,122	87%
TOTAL CAPITAL EXPENDITURE	14,775,377	1,091,500	856,229	(235,271)	-22%

CITY OF VINCENT
NOTE 6 - CASH BACKED RESERVES
AS AT 31 AUGUST 2019

Reserve Particulars	Budget Opening Balance 01/07/2019 \$	Actual Opening Balance 01/07/2019 \$	Budget Transfers to Reserve 30/06/2020 \$	YTD Actual Transfers to Reserve 31/08/2019 \$	Budget Interest Earned 30/06/2020 \$	YTD Actual Interest Earned 31/08/2019 \$	Budget Transfers from Reserve 30/06/2020 \$	YTD Actual Transfers from Reserve 31/08/2019 \$	Budget Closing Balance 30/06/2020 \$	Actual Closing Balance 31/08/2019 \$
Asset Sustainability Reserve	4,198,844	4,181,401	(0)	0	106,956	32,273	(440,000)	(4,087)	3,865,800	4,209,587
Beatty Park Leisure Centre Reserve	99,278	99,246	0	0	2,681	767	0	0	101,959	100,013
Cash in Lieu Parking Reserve	1,846,678	1,855,373	50,000	6,135	45,878	14,345	(320,000)	0	1,622,556	1,875,853
Hyde Park Lake Reserve	156,142	156,166	0	0	4,216	1,207	0	0	160,358	157,373
Land and Building Acquisition Reserve	291,632	291,677	(0)	0	7,874	2,253	0	0	299,506	293,930
Leederville Oval Reserve	163,981	164,016	(0)	0	2,672	1,267	(130,000)	0	36,653	165,283
Loftus Community Centre Reserve	31,475	31,481	0	1,558	850	252	0	0	32,325	33,291
Loftus Recreation Centre Reserve	117,941	118,291	(0)	9,686	3,184	942	0	0	121,125	128,919
Office Building Reserve - 246 Vincent Street	445,105	425,187	0	0	9,318	3,284	(120,000)	0	334,423	428,471
Parking Facility Reserve	103,535	103,550	(0)	0	2,795	800	0	0	106,330	104,350
Percentage For Public Art Reserve	200,000	200,000	260,200	260,240	5,400	3,046	(200,000)	0	265,600	463,286
Plant and Equipment Reserve	188,701	188,734	0	0	3,565	1,458	(170,000)	0	22,266	190,192
State Gymnastics Centre Reserve	102,652	102,201	0	1,815	2,772	795	0	0	105,424	104,811
Strategic Waste Management Reserve	21,962	21,965	500,000	0	10,718	170	0	0	532,680	22,135
Tamala Park Land Sales Reserve	4,258,875	4,259,422	(0)	0	58,054	32,899	(4,217,436)	0	99,493	4,292,321
Underground Power Reserve	205,930	205,961	(0)	0	5,560	1,590	0	0	211,490	207,551
Waste Management Plant and Equipment Reserve	215,632	215,665	(0)	0	5,822	1,666	0	0	221,454	217,331
	12,648,362	12,620,336	810,200	279,434	278,315	99,014	(5,597,436)	(4,087)	8,139,441	12,994,697

**CITY OF VINCENT
NOTE 7 - RATING INFORMATION
AS AT 31 AUGUST 2019**



CITY OF VINCENT
NOTE 7 - RATING INFORMATION
FOR THE MONTH ENDED 31 AUGUST 2019



	Rateable Value	Rate in Dollar Cents	Budget	Actual	Rates Levied to Budget
	\$		\$	\$	%
Rate Revenue					
General Rate					
11,349 Residential	291,826,984	0.0665	19,406,494	19,406,494	100.0%
1620 Other	128,941,186	0.0672	8,662,269	8,651,382	99.9%
41 Vacant Other	2,482,850	0.1282	318,227	318,227	100.0%
Minimum Rate					
5678 Residential @ \$1,211.9	86,934,020	0.0665	6,882,380	6,882,380	100.0%
147 Other @ \$1,197.7	1,763,734	0.0672	176,062	176,062	100.0%
4 Vacant Other @ \$1,516.4	41,700	0.1282	6,066	6,066	100.0%
Interim Rates	0		220,000	0	0.0%
Rates Waiver	0		(145,000)	(138,421)	95.5%
Total Amount Made up from Rates	511,990,474		35,526,498	35,302,190	
Non Payment Penalties					
Instalment Interest @ 5.5%			185,000	174,402	94.3%
Penalty Interest @ 11%			145,000	8,611	5.9%
Administration Charge - \$13 per instalment			260,000	226,218	87.0%
Legal Costs Recovered			0	4,950	100.0%
			36,116,498	35,716,372	
Other Revenue					
Exempt Bins - Non Rated Properties			155,021	169,568	109.4%
Commercial / Residential Additional Bins			166,223	14,049	8.5%
Swimming Pools Inspection Fees			18,800	13,631	72.5%
			36,456,542	35,913,621	
Opening Balance				558,840	
Total Collectable			36,456,542	36,472,461	100.04%
Less					
Cash Received				18,318,792	
Rebates Allowed				1,073,765	
Rates write off				191	
Rates Balance To Be Collected			36,456,542	17,079,713	46.85%
Add					
ESL Debtors				1,035,372	
Pensioner Rebates Not Yet Claimed				456,481	
ESL Rebates Not Yet Claimed				37,712	
Less					
Deferred Rates Debtors				(116,936)	
Current Rates Debtors Balance				18,492,342	

CITY OF VINCENT
NOTE 8 - DEBTOR REPORT
FOR THE MONTH ENDED 31 AUGUST 2019

DESCRIPTION	CURRENT	31-59 DAYS	60-89 DAYS	OVER 90 DAYS	BALANCE
	\$	\$	\$	\$	\$
DEBTOR CONTROL - HEALTH LICENCES	145,241	0	63	34,460	179,763
DEBTOR CONTROL - CASH IN LIEU CAR PARKING *	(94)	0	0	199,472	199,378
DEBTOR CONTROL - PROPERTY INCOME	0	0	8,146	38,829	46,976
DEBTOR CONTROL - OTHER	19,547	48	2,586	69,332	91,512
DEBTOR CONTROL - GST	0	0	(132,823)	132,823	0
DEBTOR CONTROL - INFRINGEMENT *	81,103	46,641	32,465	1,701,452	1,861,661
PROVISION FOR DOUBTFUL DEBT	(139,788)	0	0	(146,832)	(286,620)
TOTAL DEBTORS OUTSTANDING AS AT 31/08/2019	106,009	46,689	(89,563)	2,029,536	2,092,671

ACCRUED INTEREST	164,933
PREPAYMENTS	288,447
TOTAL TRADE AND OTHER RECEIVABLES	2,546,051

DATE	DEBTOR OVER 90 DAYS	AMOUNT	DEBT DETAILS	Comments
11/03/2019	Tennis Seniors Western Australia	4,279.99	Building Insurance 2018/19	Final reminder issued before proceeding with legal action.
25/02/2015	Subiaco Football Club	16,202.10	Turf maintenance & top dressing	In the process of finalising.
25/02/2015	East Perth Football Club	19,398.04	Turf maintenance & top dressing	In the process of finalising.
21/02/2019	Loftus Community Centre	5,433.73	Building Ins, Lease, Utility & maintenance	In discussion with LCC.
19/03/2019	Modernians Hockey Club	3,184.03	Utilities, Lease & Bond	Club treasurer confirmed, payment will be made.
07/03/2019	Tuart Hill Cricket Club	2,001.40	Water recoup	Dispute percentage, refer Property Officer/Community Partnerships/Parks
04/11/2016	C Caferelli	28,600.00	Breaches of Planning Development Act	Have been handed over to FER
22/08/2018	C D Hunter	14,655.25	Cost for court case	Have been handed over to FER
29/03/2019	AMS Holdings WA Pty Ltd	4,576.00	Non compliance Parking Permit	Federal Court Orders - awaiting payment
21/01/2019	Matthew Slinger	21,800.30	Cost for court fine	Have been handed over to FER
BALANCE OF 90 DAY DEBTORS OVER \$500.00		120,130.84		

CITY OF VINCENT
NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION
AS AT 31 AUGUST 2019



	Adopted Budget 2019/20 \$	YTD Budget Aug-19 \$	YTD Actuals Aug-19 \$	YTD Actuals Aug-18 \$	Month Actuals Aug-19 \$	Month Actuals Aug-18 \$
ADMINISTRATION						
Revenue	0	0	(2,295)	0	0	0
Expenditure	0	0	2,295	5,627	(28,876)	(64,076)
Surplus/(Deficit)	0	0	0	5,627	(28,876)	(64,076)
SWIMMING POOLS AREA						
Revenue	2,211,387	264,150	292,091	319,054	139,825	158,354
Expenditure	(4,301,337)	(538,955)	(412,044)	(474,236)	(210,694)	(328,878)
Surplus/(Deficit)	(2,089,950)	(274,805)	(119,953)	(155,182)	(70,869)	(170,524)
SWIM SCHOOL						
Revenue	1,579,524	286,673	327,358	398,879	144,489	189,518
Expenditure	(1,157,914)	(162,504)	(205,296)	(215,297)	(119,471)	(145,257)
Surplus/(Deficit)	421,610	124,169	122,062	183,582	25,017	44,261
CAFÉ						
Revenue	728,524	101,075	97,482	141,450	48,455	72,308
Expenditure	(868,949)	(115,452)	(116,381)	(120,830)	(75,656)	(80,955)
Surplus/(Deficit)	(140,425)	(14,377)	(18,899)	20,620	(27,201)	(8,647)
RETAIL SHOP						
Revenue	535,797	62,128	65,209	65,908	31,552	32,526
Expenditure	(463,619)	(44,164)	(41,235)	(50,326)	(70,722)	(88,184)
Surplus/(Deficit)	72,178	17,964	23,974	15,582	(39,170)	(55,658)
HEALTH & FITNESS						
Revenue	1,642,963	263,532	271,315	89,488	132,730	46,076
Expenditure	(1,359,515)	(193,083)	(172,300)	(195,602)	(81,345)	(107,008)
Surplus/(Deficit)	283,448	70,449	99,015	(106,114)	51,385	(60,931)
GROUP FITNESS						
Revenue	661,959	107,280	106,188	51,762	52,324	26,398
Expenditure	(548,588)	(74,294)	(75,017)	(77,961)	(43,191)	(48,328)
Surplus/(Deficit)	113,371	32,986	31,171	(26,199)	9,134	(21,930)
AQUAROBICS						
Revenue	244,647	39,414	40,244	10,233	20,834	3,817
Expenditure	(200,288)	(25,185)	(16,857)	(24,518)	(4,515)	(15,443)
Surplus/(Deficit)	44,359	14,229	23,387	(14,285)	16,319	(11,626)
CRECHE						
Revenue	65,499	10,653	11,823	40,256	6,111	21,327
Expenditure	(358,764)	(48,679)	(50,955)	(58,186)	(30,093)	(40,036)
Surplus/(Deficit)	(293,265)	(38,026)	(39,132)	(17,930)	(23,982)	(18,709)
Net Surplus/(Deficit)	(1,588,674)	(67,411)	121,624	(94,299)	(88,243)	(367,839)
Less: Depreciation	(1,131,369)	0	0	0	0	0
Cash Surplus/(Deficit)	(457,305)	(67,411)	121,624	(94,299)	(88,243)	(367,839)

12 CHIEF EXECUTIVE OFFICER**12.1 REVOCATION OF POWER OF ATTORNEY AND GRANTING OF NEW POWER OF ATTORNEY TO SUBDIVIDE AND SELL LAND WITHIN THE TAMALA PARK REGIONAL COUNCIL**

TRIM Ref: D19/131477

Author: Meluka Bancroft, Manager Governance, Property and Contracts

Authoriser: David MacLennan, Chief Executive Officer

Attachments:

1. Draft Power of Attorney - Confidential
2. Tamala Park Regional Council letter dated 16 September 2019 - Confidential

RECOMMENDATION:**That Council:**

1. **REVOKES BY AN ABSOLUTE MAJORITY** the Power of Attorney dated 12 July 2012, Landgate registration number M35079, which appointed John Anthony Arias, Chief Executive Officer of Tamala Park Regional Council, as the City's attorney in respect to the signing of Tamala Park Regional Council land dealings;
2. **REVOKES BY AN ABSOLUTE MAJORITY** the Power of Attorney dated 13 September 2013, Landgate registration number M402568, which appointed the following persons as the City's attorney in respect to the signing of Tamala Park Regional Council land dealings:
 - John Anthony Arias, Chief Executive Officer, Tamala Park Regional Council;
 - Wayne Patrick Burns, Senior Project Officer, Tamala Park Regional Council;
 - Jason Richard Buckley, Chief Executive Officer, Town of Cambridge;
 - Garry George Hunt, Chief Executive Officer, City of Joondalup;
 - Gary John Stevenson, Chief Executive Officer, City of Perth;
 - Stuart Jardine, Chief Executive Officer, City of Stirling;
 - Athansios Kyron, Chief Executive Officer, Town of Victoria Park;
 - John Giorgi, Chief Executive Officer, City of Vincent; and
 - Daniel John Simms, Chief Executive Officer, City of Wanneroo.
3. **APPOINTS BY AN ABSOLUTE MAJORITY** the following persons as the City's attorney in respect to the subdivision, sale and development of any parts of Lots 9001, 9501 and 9511 on Deposited Plan 73462, as detailed in the Power of Attorney document at Attachment 1;

The employees of the:

- Tamala Park Regional Council;
- Town of Cambridge;
- City of Joondalup;
- City of Perth;
- City of Stirling;
- Town of Victoria Park;
- City of Wanneroo; and
- City of Vincent;

who from time to time occupy a position which includes the words "chief executive officer" or "acting chief executive officer"; and

4. **AUTHORISES** the Mayor and Chief Executive Officer to affix the common seal and execute the Revocation of Power of Attorney and Power of Attorney documents in Recommendations 1., 2., and 3. above.

PURPOSE OF REPORT:

To consider replacing the 2012 and 2013 power of attorneys (POAs) for the Tamala Park Regional Council (TPRC) land with a power of attorney which refers to the positions of the attorney (TPRC Chief Executive Officer and the member local government's Chief Executive Officers), rather than the named persons currently in these positions.

BACKGROUND:

The City is owner in fee simple of a 1/12 share of lots 9001, 9501 and 9511 on Deposited Plan 73462 (Land). The sale and development of the Land is governed by the TPRC Establishment Agreement, which was approved by the Minister for Local Government on 24 January 2006. Clause 4 of the Establishment Agreement provides that the TPRC is permitted to undertake the rezoning, subdivision, development, marketing and sale of the Land.

At its 27 September 2011 Meeting (Item 9.4.5) Council approved the appointment of John Anthony Arias, TPRC Chief Executive Officer, as its attorney to deal with the sale and development of the Land. The POA was registered with Landgate on 12 July 2012 (reference number M35079).

At its 10 July 2012 Meeting (Item 9.5.5) Council subsequently approved the appointment of the TPRC Chief Executive Officer and member local government's Chief Executive Officers jointly and severally as its attorney to deal with the sale and development of the Land. The POA was registered with Landgate on 13 September 2013 (reference number M402568).

The TPRC resolved at its 15 August 2019 meeting that the current POAs be revoked and replaced with a new POA which allows the nominated positions to approve land dealings. This would alleviate the need to change the POAs as personnel change. A copy of the TPRC's letter dated 16 September 2019 is at **Attachment 2**.

DETAILS:

The proposed POA grants the City's attorney with the power to sell and deal with the Land, which includes to undertake and execute:

- (a) Contracts of sale (which includes without limitation the decision to sell, the selling price and the terms and conditions of sale);
- (b) Transfer of Land;
- (c) Easement;
- (d) Application for surrender or extinguishment of easement;
- (f) Caveat;
- (g) Withdrawal of Caveat;
- (h) Application for new Certificates of Title for any subdivision of land;
- (i) Application for Subdivision;
- (j) Deed of restrictive covenant;
- (k) Surrender of restrictive covenant;
- (l) Section 70A Notification;
- (m) Section 165 Notification; and
- (n) Deed of novation, deed of covenant or other deed.

A copy of the POA is at **Attachment 1**.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

The TPRC Establishment Agreement sets out the requirements for selling and developing the Land.

RISK MANAGEMENT IMPLICATIONS:

Low: The proposed POA has the same effect as the current POAs in terms of the powers that may be exercised by the City's attorney in respect to the sale and development of the Land.

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.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:




The TPRC is responsible for the costs associated with the preparation and registration of the revocation of the POAs and new POA.

12.2 DEDICATION OF LOTS 889 AND 890 AS ROAD - CORNER FITZGERALD AND BULWER STREETS, PERTH AND WRITE-OFF OF OUTSTANDING RATES DEBT

TRIM Ref: D19/104108

Authors: Daniel Janssen, Land Projects Officer
Ronel de Lange, Senior Rates Officer

Authoriser: Meluka Bancroft, Manager Governance, Property and Contracts

Attachments: 1. Deposited Plan 48357 - Depicting Lots 889 and 890 to be acquired and dedicated [↓](#) 
2. Subdivision approval No.128002 [↓](#) 
3. Aerial plan of lots [↓](#) 

RECOMMENDATION:

That Council:

1. REQUESTS the Minister for Lands to acquire Lot 889 (No. 264) Fitzgerald Street, Perth as highlighted orange in Attachment 1, pursuant to Section 52(1)(b) of the *Land Administration Act 1997*, subject to the City:
 - 1.1 notifying the owner of Lot 889;
 - 1.2 notifying the adjoining landowners;
 - 1.3 advertising its intention to acquire Lot 889 as a road in the local paper;
 - 1.4 considering and responding to any submissions received; and
 - 1.5 referring the proposed acquisition to the Department of Planning for comment;
2. REQUESTS the Minister for Lands to acquire Lot 890 (No. 317) Bulwer Street, Perth as highlighted green in Attachment 1, pursuant to Section 52(1)(b) of the *Land Administration Act 1997*, subject to the City:
 - 2.1 notifying the owner of Lot 890;
 - 2.2 notifying the adjoining landowners;
 - 2.3 advertising its intention to acquire Lot 890 as a road in the local paper;
 - 2.4 considering and responding to any submissions received; and
 - 2.5 referring the proposed acquisition to the Department of Planning for comment;
3. REQUESTS the Minister for Lands to dedicate as a road, pursuant to section 56(1)(a) of the *Land Administration Act 1997*, the lots acquired in accordance with recommendations 1. and 2. above, to become part of the Fitzgerald and Bulwer street road reserves;
4. APPROVES the write off the outstanding rates and charges for Lot 889 (No. 264) Fitzgerald Street, Perth, to the value of \$5,591.01; and
5. APPROVES the write off the outstanding rates and charges for Lot 890 (No. 317) Bulwer Street, Perth, to the value of \$5,593.28.

PURPOSE OF REPORT:

To consider the acquisition and dedication as road of lot 889 Fitzgerald Street and lot 890 Bulwer Street (subject lots), pursuant to sections 52(1)(b) and 56(1)(a) of the *Land Administration Act 1997* (LAA), in order to resolve the outstanding rates and land ownership issues.

BACKGROUND:

The subject lots are owned by Interwest Pty Ltd. Both lots were created during the amalgamation by Interwest Pty Ltd of a number of properties on the south west corner of Bulwer and Fitzgerald Streets, Perth. The subject lots were formed to satisfy condition 8 of the Western Australian Planning Commission's subdivision approval No.128002 dated 7 July 2005 (**Attachment 2**). The subject lots currently comprise a portion of the footpaths adjacent to Bulwer Street and the crossover from Fitzgerald Street to the property at 315 Bulwer Street, as shown in the plan at **Attachment 3**.

As the owner of the subject lots Interwest Pty Ltd is liable to pay rates. The lots are each charged the minimum rate, which in 2018/19 was \$1,180. The minimum rate is payable for each lot, as they are separate lots. Interwest Pty Ltd has not paid the rates for the subject lots since 2 March 2016.

Administration has attempted to recover the outstanding rates in accordance with the City's Policy 1.2.13 – Recovery of Debts, Rates and Service Charges. This has included the following action:

- Payment demand letters issued by CS Legal on 4 December 2016 and 9 November 2017;
- Phone call and email to Interwest Pty Ltd. on 10 January 2018 and 9 February 2018 to demand payment and explain further legal action; and
- Final notices issued on 10 October 2016, 24 September 2018 and 16 September 2019.

On 14 February 2018, the City identified that Interwest Pty Ltd is deregistered. This means that recovery of outstanding rates from the company is no longer possible. ASIC confirmed that Interwest Pty Ltd was deregistered on 16 October 2016.

As at 15 October 2019 the outstanding rates balance is:

Lot 889 on Plan 48357	\$5,591.01
Lot 890 on Plan 48357	\$5,593.28

DETAILS:

There are two options available to the City to resolve the outstanding rates and land ownership issues:

1. Commence court proceedings pursuant to section 6.56 of the *Local Government Act 1995* (LGA), or
2. Take possession of the land.

Commencing court proceedings is not a viable option as Interwest Pty Ltd is deregistered.

The City has the following options to take possession of the land under the LGA:

- sell the land (s.6.64(1)(b)),
- transfer the land to the Crown (s.6.64(1)(c)), or
- transfer the land to itself (s.6.64 (1)(d)).

Under Section 6.68 of the LGA, the City can force the sale of land in the interest of reclaiming rates debts after 3 years of unpaid fees. This process is considered inappropriate due to the legal costs associated with taking possession, sales costs, and low expected interest in the lots.

Administration recommends that the City request the Minister for Lands to acquire, and then dedicate as road the subject lots, pursuant to sections 52 and 56 of the LAA.

CONSULTATION/ADVERTISING:

In accordance with section 52 of the LAA and Regulation 6 of the *Land Administration Regulations 1998* the City must make a request to the Minister for Lands, which includes:

- Written confirmation the Council has resolved to make the request (Regulation 6(1)(a));
- A statement outlining the reason for the proposed acquisition, which is that the acquisition of lots 889 and 890 are to resolve the outstanding rates and ownership issues (Regulation 6(1)(b));
- A sketch indicating the land to be acquired (**Attachment 1**)(Regulation 6(1)(c));
- Letters to notify landowners, adjoining landowners and utility providers, requesting submissions and comments on the proposed acquisition (Regulation 6(1)(d));
- Public notification including an article on the City's website, and notices in local newspapers and on the City's notification boards; and
- A summary of submissions received and considered, including responses from Administration (Regulation 6(1)(e)).

The request for dedication of the lots will require the following:

- Written confirmation the Council has resolved to make the request (Regulation 8(a));
- A summary of submissions received and considered, including responses from Administration (Regulation 8(d)); and
- Any other information that Administration considers relevant for the Minister to consider (Regulation 8(e)).

LEGAL/POLICY:

Land Administration Act 1997

52. Local government may ask the Minister to acquire as Crown land certain land in district

(1) Subject to this section, a local government may request the Minister to acquire as Crown land –

(b) any private road;

within the district of the local government (in this section called the subject land).

(2) A request made under subsection (1) is to be accompanied by –

(a) a plan of survey or sketch plan –

(i) showing the subject land; and

(ii) approved by the Planning Commission;

and

copies of all objections lodged with the local government during the period referred to in subsection (3)(b)(i).

(3) Before making a request under subsection (1), a local government must –

(a) take all reasonable steps to give notice of that request to —

(i) the holder of the freehold in the subject land unless the local government holds that freehold; and

(ii) the holders of the freehold in land adjoining the subject land unless the local government holds that freehold; and

(iii) all suppliers of public utility services to the subject land;

and

(b) in the case of —

(i) alienated land referred to in subsection (1)(a) or a private road referred to in subsection (1)(b), state in the notice a period of not less than 30 days from the day of that notice during which period persons may lodge objections with it against the making of that request; or

- (ii) *any land referred to in subsection (1)(c), advertise or take such steps as may be prescribed to notify interested persons of an intention to make the request and state in the notification a period of not less than 30 days from the day of that notification during which period persons may lodge objections with it against the making of that request.*
- (4) *The Minister may, on receiving a request made under subsection (1), the accompanying plan of survey or sketch plan referred to in subsection (2)(a) and copies of all objections referred to in subsection (2)(b) —*
 - (a) *by order grant that request; or*
 - (b) *direct the local government to reconsider that request, having regard to such matters as he or she thinks fit to mention in that direction; or*
 - (c) *refuse to grant that request.*
- (5) *On the registration of an order made under subsection (4)(a), the subject land —*
 - (a) *ceases to belong to the holder of its freehold; and*
 - (b) *is freed from all encumbrances; and*
 - (c) *becomes Crown land.*

56. Dedication of land as road

- (1) *If in the district of a local government —*
 - (a) *land is reserved or acquired for use by the public, or is used by the public, as a road under the care, control and management of the local government; or*
 - (b) *in the case of land comprising a private road constructed and maintained to the satisfaction of the local government —*
 - (i) *the holder of the freehold in that land applies to the local government, requesting it to do so; or*
 - (ii) *those holders of the freehold in rateable land abutting the private road, the aggregate of the rateable value of whose land is greater than one half of the rateable value of all the rateable land abutting the private road, apply to the local government, requesting it to do so; or*
 - (c) *land comprises a private road of which the public has had uninterrupted use for a period of not less than 10 years, and that land is described in a plan of survey, sketch plan or document, the local government may request the Minister to dedicate that land as a road.*
- (2) *If a local government resolves to make a request under subsection (1), it must —*
 - (a) *in accordance with the regulations prepare and deliver the request to the Minister; and*
 - (b) *provide the Minister with sufficient information in a plan of survey, sketch plan or document to describe the dimensions of the proposed road.*
- (3) *On receiving a request delivered to him or her under subsection (2), the Minister must consider the request and may then —*
 - (a) *subject to subsection (5), by order grant the request; or*
 - (b) *direct the relevant local government to reconsider the request, having regard to such matters as he or she thinks fit to mention in that direction; or*
 - (c) *refuse the request.*

- (4) *On the Minister granting a request under subsection (3), the relevant local government is liable to indemnify the Minister against any claim for compensation (not being a claim for compensation in respect of land referred to in subsection (6)) in an amount equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the request.*
- (5) *To be dedicated under subsection (3)(a), land must immediately before the time of dedication be —*
- (a) *unallocated Crown land or, in the case of a private road, alienated land; and*
- (b) *designated in the relevant plan of survey, sketch plan or document as having the purpose of a road.*
- (6) *If land referred to in subsection (1)(b) or (c) is dedicated under subsection (3)(a), a person with an interest in that land (including a person who has the benefit of an easement created under section 167A of the TLA) is not entitled to compensation because of that dedication.*

RISK MANAGEMENT IMPLICATIONS:

Low: The proposed acquisition and dedication will resolve the rating issue and formalise ownership of the lots, which currently comprise footpath and a crossover.

STRATEGIC IMPLICATIONS:

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

Thriving Places

Our physical assets are efficiently and effectively managed and maintained.

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Administration will write off the accumulated rates and charges against the subject lots. The value to be written off as of 15 October 2019 is:

Lot 889 on Plan 48357	\$5591.01
Lot 890 on Plan 48357	\$5593.28

LANDGATE COPY OF ORIGINAL NOT TO SCALE 25/09/2019 02:35 PM Request number: 59879889

www.landgate.wa.gov.au



LOT	FORMER TENURE	ON PLAN	TITLE
888	PT LOT 712 PT LOT 12 PT LOT 7	DP 40692 P 614	2559/801 1562/453 1360/655
889	PT LOT 712 PT LOT 12	DP 40692 P 614	2559/801 1562/453
890	PT LOT 712 PT LOT 7	DP 40692 P 614	2559/801 1360/655

ED/VER	AMENDMENT	BY	DATE	SIGNATURE
2/1	MODIFICATION OF SEWER EASEMENT 6a	TUSCOM	25.01.06	
2/2	LOT 389 & 390 CHANGED TO 889 & 890 AS CONSENTED BY WAPC LETTER DATED 1-2-06	D.L.I.	3-2-06	

TYPE	FREEHOLD
PURPOSE	SUBDIVISION
PLAN OF	LOTS 888, 889, 890 AND EASEMENTS

DISTRICT	FILE
TOWNSITE - PERTH	
LOCALITY - PERTH	
LOCAL AUTHORITY - TOWN OF VINCENT	
FORMER TENURE	ON
INDEX	BG 34(1) 25.52
FIELD BOOK	97203

SCALE: 1:300	ALL DISTANCE ARE IN METRES

SURVEYOR'S CERTIFICATE - Reg 54	SURVEY FIRM
I, L. WILLIAMS, hereby certify that this is a correct representation of the survey and / or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.	TUSCOM SUBDIVISION CONSULTANTS Pty Ltd.
Licensed Surveyor	25 WILLCOCK STREET ARDROSS WA 6153 Ph (08) 9316 8388 Fax (08) 9316 8378

LOGGED	TYPE OF VALIDATION
DATE 13-Dec-05	FULL AUDIT
FEE PAID \$322.00	LEGAL COMPONENT J. Gourlay
ASSENT No. 308042	BOOKY 01725-2005
	PLAN / DOCUMENT
	CERTIFIED CORRECT
	U.S.C.
	F.S.C.

IN ORDER FOR DEALINGS
SUBJECT TO
1. SEC 27A OF THE TP&D ACT
2. SEC 156C OF THE TLA
3. SUBSEQUENT EASEMENTS
8914109 & 8914109
4. MODIFICATION OF EASEMENT 6a
CREATED BY DP/06/01
FOR INSPECTION OF PLANS & SURVEYS
APPROVED
14.02.06
INSPECTOR OF PLANS & SURVEYS
DATE
AUTHORIZED LAND OFFICER

DEPOSITED PLAN
48357 ORIGINAL
SHEET 1 OF 1
EDITION 2 VERSION 1

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
②	EASEMENT (SEWERAGE)	REG 6, SEC 27A OF TP&D ACT	DP 40692	LOT 888	WATER CORPORATION	MODIFIED ON DOC. J 622289
③	EASEMENT (SEWERAGE)	REG 6, SEC 27A OF TP&D ACT	THIS PLAN	LOT 888	WATER CORPORATION	
④ & ⑤	EASEMENT	SEC 136C OF THE T.L.A.	THIS PLAN & DOC J 622291	LOTS 889 & 890	LOT 888	SERVICES



Your Ref :
Enquiries : Brad Nind (Ph 9264 7590)

Chief Executive Officer
Town of Vincent
P O Box 82
LEEDERVILLE WA 6902

Town of Vincent Received	
File Ref:	Folio:
Action Officer:	
11 JUL 2005	
CEO:
Corp Serv.
Env. & Dev.
Tech. Serv.
Report - Reply - Action - Note - PSM	

Application No : 128002

Town Planning And Development Act (as amended)

Applicant	:	Tuscom Subdivision Consultants Pty Ltd 25 Willcock Street ARDROSS WA 6153
Owner	:	Interwest Pty Ltd C/- 25 Willcock Street ARDROSS WA 6153
Application Receipt	:	31 March 2005

Lot number	:	7, 712 & 12
Location	:	-
Diagram/Plan	:	614, 40692 & 28631
C/T Volume/Folio	:	1360/655, 2559/801 & 1562/453
Street Address	:	Bulwer Street, Perth
Local Government	:	Town of Vincent

The Commission has considered the application relating to the above described land and is prepared to approve a Diagram or Plan of Survey (Deposited Plan) in accordance with the plan submitted once the conditions set out below have been fulfilled. This decision is valid for three years from the date of this advice, which includes the lodgement of the Diagram or Plan of Survey (Deposited Plan) within this period.

In accordance with established procedures, all conditions must be complied with before submission of survey documents for endorsement. Surveyors should attach certificates clearing conditions to the survey documents when they are submitted.

The abbreviations in brackets identify the authority or agency responsible for advising the Commission on clearance of conditions. If there are no abbreviations, the Commission will

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e-mail: corporate@wapc.wa.gov.au; web address: <http://www.wapc.wa.gov.au>
ABN 35 482 341 493



clear the condition. Prior to the commencement on site of any works or the implementation of any condition in any other way the subdivider should liaise with the nominated authority on the requirements it considers necessary to satisfy the condition. Advice should be obtained from the relevant authorities that the conditions have been met and a copy of that advice should be submitted with the Plan or Diagram of Survey (Deposited Plan).

The applicant is further advised that under s24(5) of the Town Planning and Development Act, the applicant may, within 28 days of being notified of a decision of the Commission to impose a condition(s) on a subdivision approval, make a written request to the Commission to reconsider its condition(s). One of the matters which the Commission will have regard to in reconsidering a condition(s) is whether there is compelling evidence by way of additional information or justification from the applicant to warrant a reconsideration of a condition(s).

Should the applicant be aggrieved by this decision there is a right to apply for a review under Section 26 of the Town Planning and Development Act 1928. The application for review must be submitted in accordance with Part V of the Act within 28 days of the date of this decision to the State Administrative Tribunal, 12 St George's Terrace, Perth. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or go to its website: <http://www.sat.justice.wa.gov.au>. When an application is approved subject to a condition(s), the applicant should liaise with a nominated authority(s) responsible for advising the Commission on the clearance of the condition as soon as possible to establish any detailed requirements of the condition and in order to retain a right of review in the event you consider the requirements are onerous.

CONDITIONS:

1. All buildings and effluent disposal systems, having the necessary clearance from the new boundaries as required under the relevant legislation. (LG)
2. The land being filled and/or drained at the subdivider's cost to the satisfaction of the Western Australian Planning Commission. (LG)
3. All buildings and structures that have been granted Planning Approval and/or Demolition Licence for demolition being demolished and materials removed from the site and the site made good. A separate Planning approval and/or Demolition Licence is required from the Town prior to the commencement of any demolition work. (LG)
4. Such easements as may be required by the Water Corporation being granted free of cost to that Corporation. (WC)
5. Arrangements being made for the provision of underground electricity to the lots approved under this application to the satisfaction of the Western Australian Planning Commission. (Western Power)
6. The transfer free of cost of transformer and high voltage switchgear sites to the Western Power Corporation, with the locations of the sites being to the satisfaction of the Western Australian Planning Commission on the advice of the local government and Western Power Corporation. (Western Power)(Local Government)

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e-mail: corporate@wapc.wa.gov.au; web address: <http://www.wapc.wa.gov.au>
ABN 35 482 341 493



7. Arrangements for the removal and relocation of power supply plant or equipment located on or near the lots approved under this application to the satisfaction of the Western Australian Planning Commission. (Western Power)
8. The land required for the widening of Bulwer and Fitzgerald Street as shown on the attached extract of WAPC Plan for Bulwer and Fitzgerald Street (no.1.982/2 and no.1.3149/3) is to be set aside as a separate lot for acquisition pending future road widening purposes. An easement is to be provided over all of the lot to be set aside, pursuant to Section 136C of the Transfer of Land Act, for the benefit of the remaining lot for the purpose of providing a right of footway and the provision of water supply, drainage, gas supply, electricity supply, television and any other necessary services. This easement is to provide that the benefit of the easement shall automatically be extinguished upon dedication of the road widening lot as a public road. (WAPC)

ADVICE TO APPLICANT

1. The Commission's approval should not be construed as support of the demolitions of the existing building(s) and/or any development on any of the lots proposed.
2. Western Power advises that only one point of supply per green title lot is provided and any existing overhead service must be converted to underground.
3. The street trees on Bulwer Street adjacent to the subject land being retained and measures being taken to ensure their identification and protection.
4. In relation to Condition 2, the maximum permitted amount of fill and height of associated retaining wall is 500mm above the existing ground level, any greater amount of fill will require a separate Planning Approval.
5. If any portion of the existing building(s) is to be demolished to facilitate the proposed amalgamation, Planning Approval and/or Demolition Licence is to be obtained from the Town for the demolition of the existing building(s) prior to the clearance of the Diagram of Plan of Survey by the Town.

Simon Wood

for R N Stokes
Acting Secretary
Western Australian Planning Commission
07 July 2005

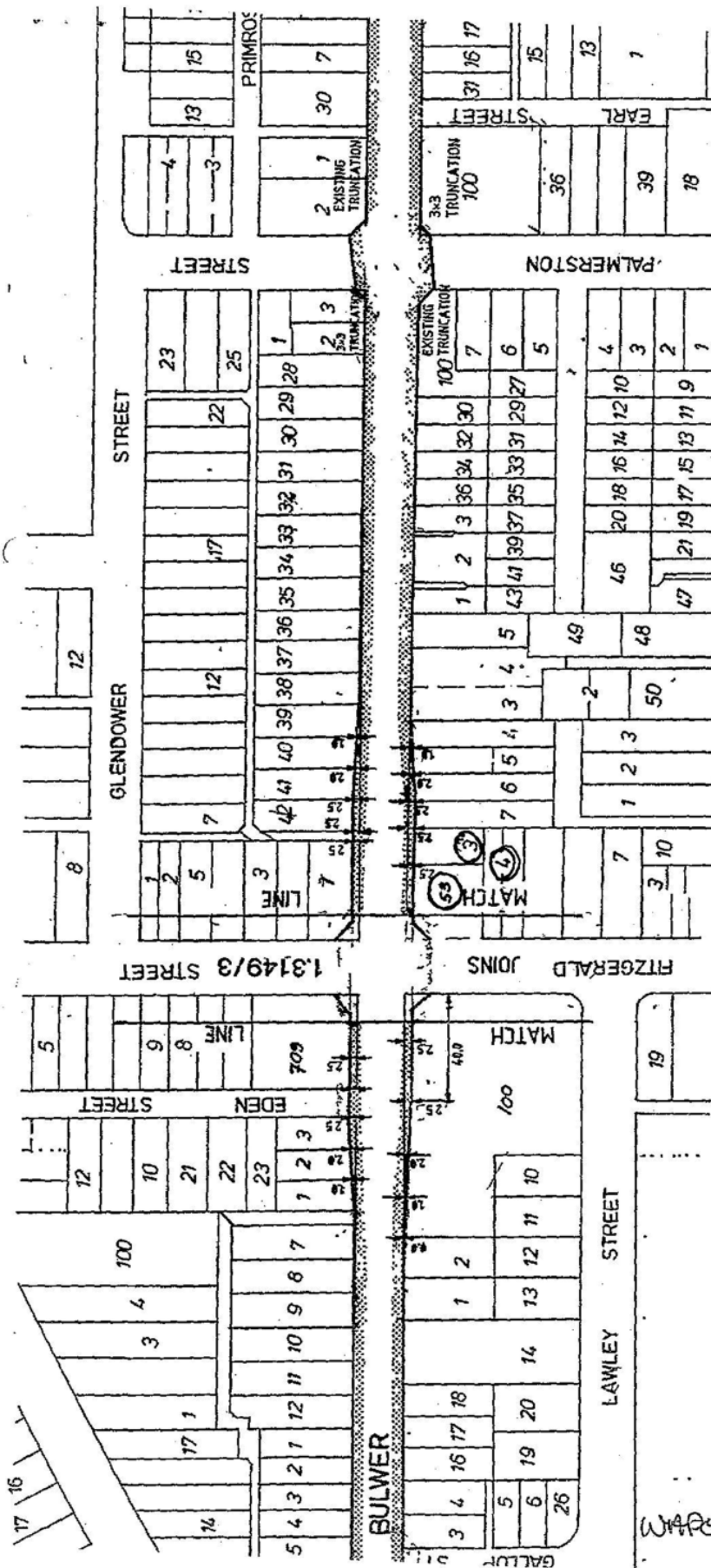
Albert Facey House, 469 Wellington Street (cnr Forrest Place), Perth, Western Australia 6000
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ABN 35 482 341 493



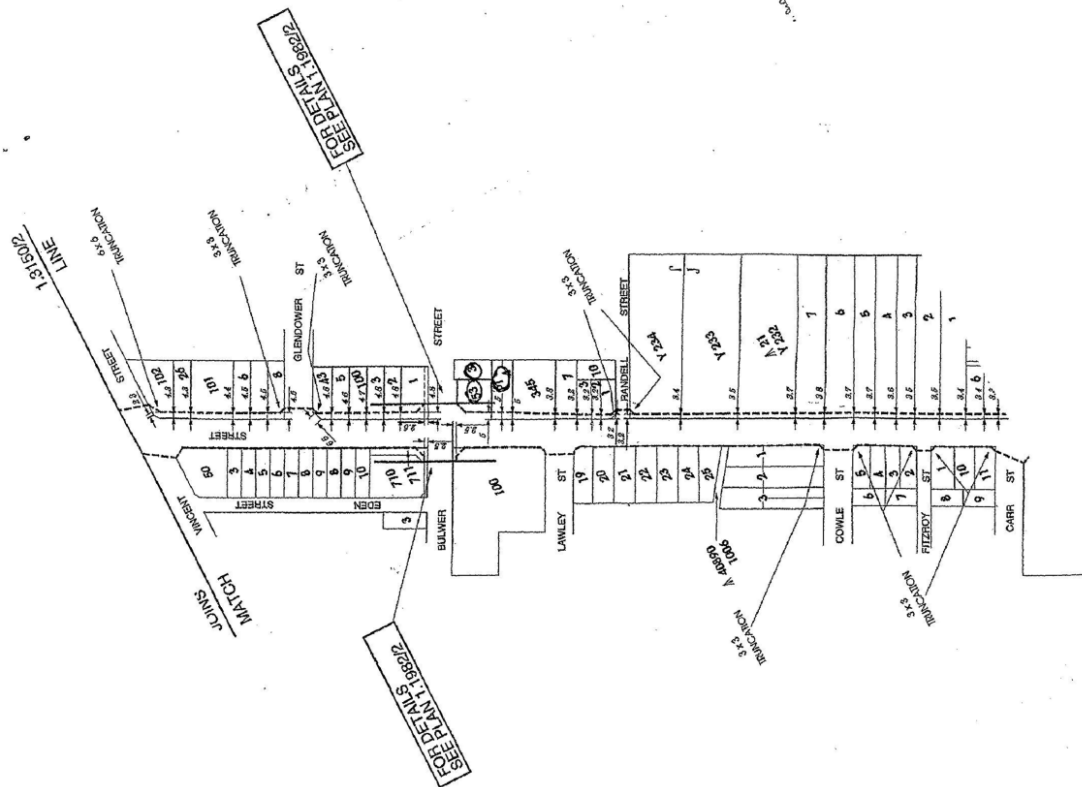
ADVICE TO LOCAL GOVERNMENT

1. The local government is advised that the land subject of this amalgamation will have multiple zonings and the Council is advised to initiate an amendment to the Town of Vincent Town Planning Scheme No. 1 to rectify this situation.

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ABN 35 482 341 493



FOR ENLARGMENT OF
BULWER STREET - FITZGERALD STREET
INTERSECTION SEE PLAN No 2.0645



10/11/2021



12.3 GRANT OF SECTION 91 LICENCE TO THE CITY OF VINCENT - SUMMERS STREET CARPARK AND ACCESS ROAD

TRIM Ref: D19/112615

Author: Daniel Janssen, Land Projects Officer

Authoriser: Meluka Bancroft, Manager Governance, Property and Contracts

Attachments:

1. Aerial plan of licence area [↓](#) 
2. Plan showing land tenure and proposed carpark works [↓](#) 
3. Extract from Banks Reserve Master Plan Report [↓](#) 

RECOMMENDATION:

That Council:

1. **APPROVES** the City entering into a licence with the Minister for Lands pursuant to section 91 of the *Land Administration Act 1997*, to allow the City to use the land comprising the carpark and access road located at the end of Summers Street, East Perth, as shown in the plan at Attachment 1, on the following key terms:
 - 1.1 **Term:** Six months;
 - 1.2 **Permitted Use:** Maintenance and upgrade of the carpark and accessway;
 - 1.3 **Commencement:** To be determined with the Department of Planning, Lands and Heritage once all required approvals and permits are obtained;
 - 1.4 **Licence Fee:** \$500.00 (plus GST);
 - 1.5 **Indemnity:** Indemnify the Minister for Lands against any native title liability that may arise as a result of the City causing damage to the land outside the scope of the approved works;
 - 1.6 **Native Title Liability:** The City is not liable for any compensation payable by the State of Western Australia as a result of the settlement of the South West Native Title claim; and
2. **Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, AUTHORISES** the Mayor and Chief Executive Officer to affix the common seal and execute the Licence in Recommendation 1. above.

PURPOSE OF REPORT:

To consider entering into a licence under section 91 of the *Land Administration Act 1997* to enable the City to upgrade the carpark and access road located at the end of Summer Street, East Perth, adjacent to Banks Reserve (Carpark) as part of the adopted Banks Reserve Master Plan.

BACKGROUND:

The carpark and access way was constructed by the City of Perth prior to the formation of the City of Vincent. The carpark and access road comprises the following lots, as shown in the plan at **Attachment 2**:

- Unallocated Crown Land (pin No. 145086);
- Lot 1025 on Plan 189714, owned by the State of Western Australia, comprises an ATCO Gas main line, and is encumbered by an easement in favour of ATCO Gas; and
- Lot 8428 on Plan 210962, owned by Electricity Networks Corporation (Western Power).

The Carpark is in a poor condition, with pot holes and prone to flooding from inadequate drainage.

At the Ordinary Meeting of Council on 5 March 2019, Council adopted the Banks Reserve Master Plan. The upgrade of the Carpark was included in the scope of the Master Plan. A summary of the Master Plan implementation is at **Attachment 3**. Council has allocated \$120,000 in the 2019/20 budget for the upgrade of the Carpark, which will address the ongoing drainage issue.

In order for the City to undertake these works the City requires approval from the owners of the lots (State of Western Australia and Western Power), and development approval under Part 4 of the Swan and Canning Rivers Management Regulations 2007 from the Department of Biodiversity, Conservation and Attractions (DBCA), as the Carpark is within the *Swan and Canning Rivers Management Act 2006* development control area.

DETAILS:

Tenure cannot be granted in respect to the Unallocated Crown Land due to the ongoing South West Native Title Settlement. The Department of Planning, Lands and Heritage (DPLH) has instead offered to grant the City a licence pursuant to section 91 of the *Land Administration Act 1997* to enable the City to undertake the works. A licence term of 6 months is proposed as the estimated construction period is 3 months. DPLH has requested a licence fee of \$500 to cover their administrative costs associated with negotiating and drafting this licence.

Administration is seeking permission from Western Power to upgrade the portion of the carpark that encroaches into Lot 8428.

Administration is also liaising with ATCO Gas in respect to the gas main line.

CONSULTATION/ADVERTISING:

The following consultation is required:

- Finalisation of licence terms with DPLH;
- Apply for approval from the DBCA to undertake the works;
- Seek approval from Western Power in respect to the works encroaching into Lot 8428; and
- Liaise with ATCO Gas to ensure the protection of the gas main line during the upgrade works.

LEGAL/POLICY:*Land Administration Act 1997*

Section 91. Licences and profits a prendre over Crown land, grant of

- (1) *The Minister may grant a license or profit a prendre in respect of Crown land for any purpose.*
- (2) *The Minister may –*
 - (a) *fix or extend the duration of; or*
 - (b) *determine fees and conditions in respect of; or*
 - (c) *review; or*
 - (d) *with the consent of its holder, amend the provisions of,*
- (7) *The operation of this section is affected by the Land Administration (South West Native Title Settlement) Act 2016 Part 4.*

Native Title Act 1993

Section 24LA Low impact future acts

- (1) *This Subdivision applies to a future act in relation to particular land or waters if:*
 - (a) *the act takes place before, and does not continue after, an approved determination of native title is made in relation to the land or waters, if the determination is that native title exists; and*
 - (b) *the act does not consist of, authorise or otherwise involve:*
 - (i) *the grant of freehold estate in any of the land or waters; or*
 - (ii) *the grant of a lease over any of the land or waters; or*
 - (iii) *the conferral of a right of exclusive possession over any of the land or waters; or*
 - (iv) *the excavation or clearing of any of the land or waters; or*
 - (v) *mining (other than fossicking using hand-held implements); or*

- (vi) *the construction or placing on the land, or in the waters, of any building, structure, or other thing (other than fencing or a gate), that is a fixture; or*
- (vii) *the disposal or storing, on the land or in the waters, of any garbage or any poisonous, toxic or hazardous substance.*

Exclusion for public health or safety etc.

(2) Subparagraph (1)(b)(iv) does not apply to:

- (a) *excavation or clearing that is reasonably necessary for the protection of public health or public safety; or*
- (b) *tree lopping, clearing of noxious or introduced animal or plant species, foreshore reclamation, regeneration or environmental assessment or protection activities.*

RISK MANAGEMENT IMPLICATIONS:

Medium The proposed licence will allow the City to undertake the Carpark upgrade works in accordance with the Banks Reserve Master Plan. The proposed works fall within the scope of section 24LA(2)(b)(iv) of the *Native Title Act 1993*, as they would return the carpark to working condition and remedy the existing drainage issues, and therefore they are permitted under the public health and safety exemption. If the City causes further damage to the land while undertaking these works the City may be liable to pay compensation, as the land is subject to the South West Native Title Settlement.

STRATEGIC IMPLICATIONS:

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

Enhanced Environment

Our parks and reserves are maintained, enhanced and well utilised.

Thriving Places

Our physical assets are efficiently and effectively managed and maintained.

Innovative and Accountable

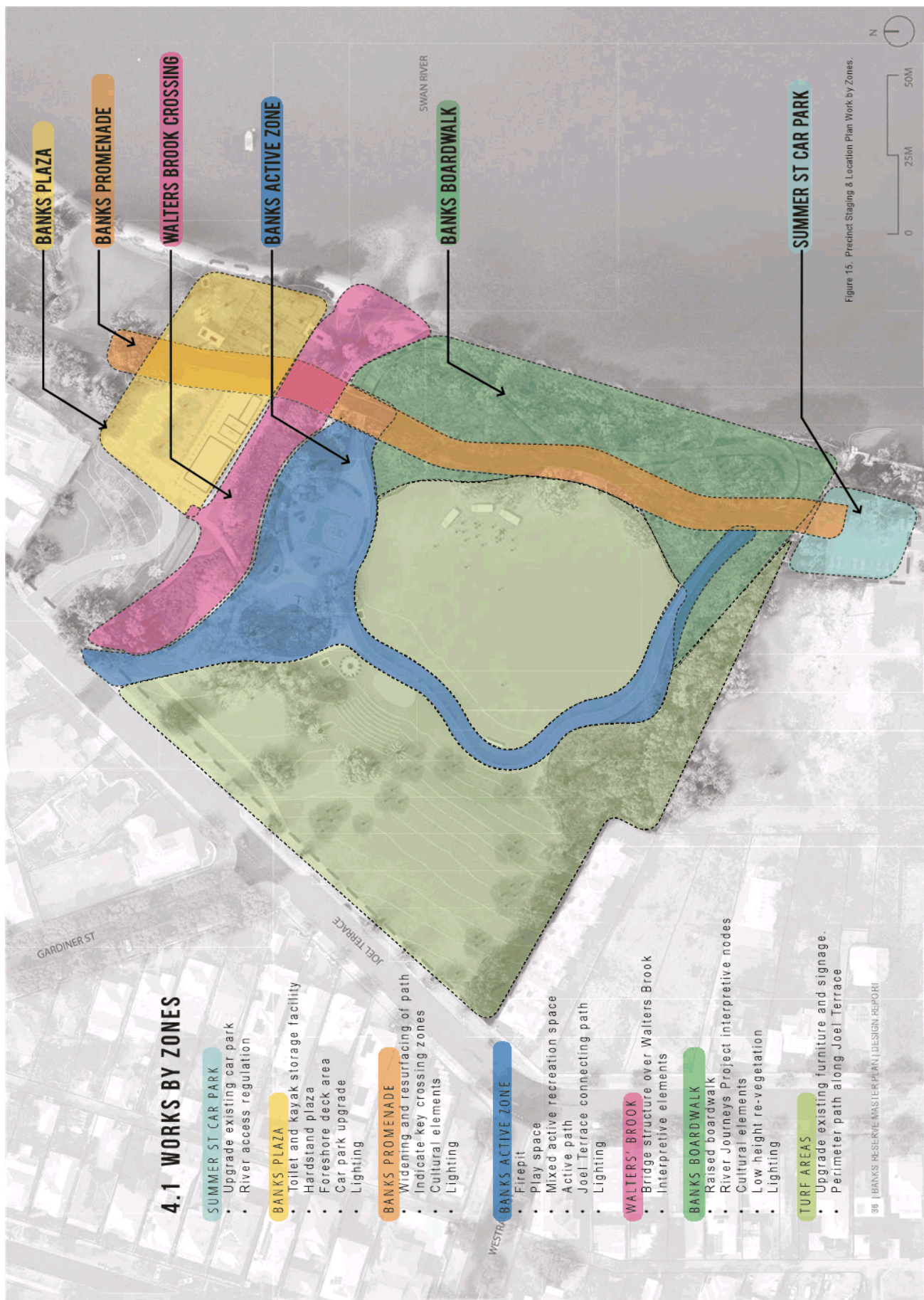
Our resources and assets are planned and managed in an efficient and sustainable manner.

FINANCIAL/BUDGET IMPLICATIONS:

Expenditure of \$120,000 is budgeted for in 2019/20 for the upgrade of the Carpark to a safe and trafficable condition. A licence fee of \$500 would be payable to cover DPLH's administrative costs associated with this licence.







6.2 IMPLEMENTATION PLAN

The Banks Reserve Master Plan has been created to guide design and development of the facilities at Banks Reserve. The plan will ensure future development responds to the principles and desired outcomes that the community values.

The Master Plan implementation plan is detailed below with a number of component areas that could potentially be funded by different sources to achieve the overall vision.

An order of magnitude implementation budget (Table 1) has been developed for each stage and component area. This implementation budget aligns with financial years, priorities and directorates.

A detailed staging plan will be required when potential funding sources are identified and each component of the Master Plan will require detailed design and costing.

Title of works	Responsible Directorate	Priority	Year 1 18/19	Year 2 19/20	Year 3 20/21	Year 4 21/22	Estimated cost	Comments
Summit Street car park	Engineering	High	✓				\$120,000	Installation of a temporary modular style public toilet and decommissioning of existing public toilets
Temporary toilets	Engineering	High	✓				\$45,000	Community budget submission
Wheelchair changing point	Engineering	High	✓				\$10,000	
Playground and active zone (detailed design)	Engineering	High	✓				\$80,000	Detailed design prepared by landscape architect for playground and active zones
Lighting	Engineering	High	✓				\$10,000	Design and lighting along pathway
Playground and active zone (detailed design)	Engineering / Community Engagement	High	✓				\$40,000	Detailed design prepared by landscape architect for plaza and boardwalk
Total cost							\$315,000	
Indicative costs								
Playground and active zone (construction)	Engineering	High	✓				\$600,000	Following detailed design
Boardwalk	Engineering	Medium	✓				\$450,000	WA Parks Foundation Four Journeys Project to provide a \$100,000 national fund for construction of a boardwalk
Recreational leased path	Engineering	Medium		✓			\$150,000	Grant funding available through Department of Transport
Building demolition	Engineering	Low		✓			\$60,000	Existing pavilion demolished
Plaza, beach area, car park	Engineering	Low		✓			\$450,000	
Lighting	Engineering	Low		✓			\$140,000	Lighting incorporated into new plaza
Toilets, kayak and co-mingled cars	Engineering	Low		✓			\$800,000	
Car park	Engineering	Low		✓			\$80,000	
Walters Brook crossing	Engineering	Low		✓			\$70,000	
Total cost							\$2,170,000	
Subject to a business case and feasibility studies								
New community facility and extension to car park	Engineering	Low			✓		\$2,500,000	Subject to feasibility studies and a business case
Total cost							\$2,500,000	

Table 1. Table of the order of magnitude costs for the implementation of the Banks Reserve Master Plan

* The above approximations do not include design fees, project management, escalation, intersection upgrades, major service upgrades or realignments, drainage modifications and major earthworks, major retaining walls to commercial precinct, built form associated with the commercial precinct, contractors profit and attendance













12.4 INFORMATION BULLETIN

TRIM Ref: D19/126476

Author: Sharron Kent, Governance and Council Liaison Officer

Authoriser: David MacLennan, Chief Executive Officer

- Attachments:**
1. Minutes of Mindarie Regional Council Meeting held on 4 July 2019 [↓](#) 
 2. Confirmed Minutes of the Design Review Panel Meeting held on 4 September 2019 [↓](#) 
 3. Statistics for Development Applications as at September 2019 [↓](#) 
 4. Register of Legal Action and Prosecutions Monthly - Confidential
 5. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 26 September 2019 [↓](#) 
 6. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
 7. Register of Applications Referred to the Design Review Panel – Current [↓](#) 
 8. Register of Petitions - Progress Report - October 2019 [↓](#) 
 9. Register of Notices of Motion - Progress Report - October 2019 [↓](#) 
 10. Register of Reports to be Actioned - Progress Report - October 2019 [↓](#) 
 11. Unconfirmed Minutes of the Urban Mobility Advisory Group held on 23 September 2019 [↓](#) 
 12. Unconfirmed Minutes of the Environmental Advisory Group held on 19 August 2019 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated October 2019.



MINUTES

ORDINARY COUNCIL MEETING

TIME: 6.00 PM

4 JULY 2019

CITY OF STIRLING

*Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park*



Town of
Cambridge



City of
Joondalup



City of Perth



City of Stirling
City of Choice



TOWN OF
VICTORIA PARK



CITY OF VINCENT



City of
Wanneroo

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Prior to taking their seats for the meeting each member elected by the Member Councils, made the required Declaration of Elected Member for the position of Councillor of the Mindarie Regional Council (MRC) in accordance with the Transitional Provisions of the Local Government Act 1995 (Schedule 9.3) using s702 of the Local Government Act 1960 (repealed).

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The CEO declared the meeting open at 6 pm.

2 ELECTION OF THE CHAIRPERSON

The CEO advised Council that he had received a nomination from Cr Boothman nominating himself for the Chairperson's role.

The CEO asked if there were any further nominations.

No further nominations were made.

The CEO declared Cr Boothman elected unopposed as the Chairperson.

3 ELECTION OF THE DEPUTY CHAIRPERSON

The Chair advised Council that the CEO had received three nominations for the position of Deputy Chair.

The Chair advised that prior to the meeting Cr Vernon had informed the CEO that she wished to withdraw her nomination.

The Chair asked Councillor Vernon if she would like to withdraw her nomination, Cr Vernon confirmed that her nomination had been withdrawn.

The Chair advised Council that two nominations for the position of Deputy Chair were received for Cr Cvitan (nominating himself) and Cr Fishwick (nominated by Cr Norman).

The Chair asked if there were any further nominations. No further nominations were received.

In accordance with the Transitional Provisions of the Local Government Act 1995 (schedule 3) an election was conducted using the relevant clauses of the Local Government Act 1960 (repealed). Once the votes were counted the Chairman advised the Council that Cr Fishwick received a majority of the votes and declared Cr Fishwick elected as the Deputy Chairman.

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4 ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Councillor Attendance

Cr D Boothman JP (Chair)	City of Stirling
Cr R Fishwick JP (Deputy Chair)	City of Joondalup
Cr M Norman	City of Joondalup
Cr S Migdale	City of Stirling
Cr S Proud JP	City of Stirling
Cr K Sargent	City of Stirling
Cr S Gontaszewski	City of Vincent
Cr F Cvitan JP	City of Wanneroo
Cr R Driver	City of Wanneroo
Cr K Shannon	Town of Cambridge
Cr K Vernon	Town of Victoria Park

Apologies

Cr E Cole	City of Vincent
Cr E Lumsden	City of Perth

Leave of Absence

Nil

Absent

Nil

MRC Officers

Mr G Hoppe (Chief Executive Officer)
Mr A Slater (Director Corporate Services)
Ms D Toward (Executive Support)
Mr G Atkinson (Education Manager)

MRC Observers

Ms P Davies
Mr R Vellios

Member Council Observers

Mr N Claassen	(City of Joondalup)
Mr N Ahern	(City of Perth)
Mr M Littleton	(City of Stirling)
Mr R Bryant	(City of Stirling)
Mr A Murphy	(City of Vincent)
Ms Y Plimbley	(City of Vincent)
Mr S Cairns	(City of Wanneroo)
Mr J Wong	(Town of Victoria Park)

Members of the Public

Nil

Press

Nil

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5 DECLARATION OF INTERESTS

Nil

6 PUBLIC QUESTION TIME

Nil

7 ANNOUNCEMENTS BY THE PRESIDING PERSON

Nil

8 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

9 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

10 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

10.1 ORDINARY COUNCIL MEETING – 11 April 2019

The Minutes of the Ordinary Council Meeting held on 11 April 2019 have been printed and circulated to members of the Council.

RESPONSIBLE OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting of Council held on 11 April 2019 be confirmed as a true record of the proceedings.

Moved Cr Sargent, seconded Cr Fishwick

RESOLVED

That the recommendation be adopted
(CARRIED UNANIMOUSLY 11/0)

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11 CHIEF EXECUTIVE OFFICER REPORTS

11.1	FINANCIAL STATEMENTS FOR THE MONTHS ENDED 31 MARCH 2019 AND 30 APRIL 2019
File No:	FIN/5-07
Appendix(s):	Appendix No. 1 Appendix No. 2
Date:	27 May 2019
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this report is to provide financial reporting in line with statutory requirements which provides useful information to stakeholders of the Council.

BACKGROUND

Reporting requirements are defined by Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996.

The financial statements presented for each month consist of:

- Operating Statement by Nature – Combined
- Operating Statement by Nature – RRF Only
- Operating Statement by Function
- Statement of Financial Activity
- Statement of Reserves
- Statement of Financial Position
- Statement of Investing Activities
- Information on Borrowings
- Tonnage Report

DETAIL

The Financial Statements are for the months ended 31 March 2019 and 30 April 2019 and are attached at **Appendix No. 1 and 2** to this Item. The Tonnage Report for the 10 months to 30 April 2019 is attached at **Appendix No. 3**.

The complete suite of Financial Statements which includes the Operating Statements, Statement of Financial Position, Statement of Financial Activity and other related information are reported on a monthly basis.

The estimates for Provisions for Amortisation of Cell Development, Capping and Post Closure expenditure are based on the estimated rates per tonne calculated with reference to estimated excavation cost of various stages of the landfill and the life of the landfill. An adjustment is made (if necessary) at the end of the year based on actual tonnages on a survey carried out to assess the "air space" remaining and other relevant information.

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Summary of results for the year to date period ended 30 April 2019

	Actual	Budget	Variance
	t	t	t
Tonnes – Members	216,917	220,188	(3,271)
Tonnes – Others	11,526	12,826	(1,300)
TOTAL TONNES	228,443	233,014	(4,571)
	\$	\$	\$
Revenue – Members	44,219,043	44,980,305	(761,262)
Revenue – Other	4,008,845	4,399,961	(391,116)
TOTAL REVENUE	48,227,888	49,380,266	(1,152,378)
Expenses	45,749,630	46,009,716	260,087
Profit on sale of assets	7,394	7,394	-
Loss on sale of assets	8,870	-	(8,870)
NET SURPLUS	2,476,783	3,377,944	(901,161)

Commentary

Member tonnes for the year to date are 3,271 tonnes behind phased budget, which is mainly as City of Joondalup move to the three bin system.

The net result variance against budget of \$901,161 is mainly explained by budgeted tonnage related expenditure and RRF operating expenditures. The net surplus as at 30 April 2019 is \$2,476,735.

RRF

The Resource Recovery Facility residue tonnes are slightly below budget by 99 tonnes as they catch up after the scheduled maintenance closedown and FOGO trial.

Trade & Casual

The Casual and Trade tonnages are 1,300 tonnes lower than forecast for the financial year as trade customers find alternative options for waste disposal

Overall for the period ended 30 April 2019, the tonnes received are 4,571 tonnes below phased budget.

VOTING REQUIREMENT

Simple Majority

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RESPONSIBLE OFFICER RECOMMENDATION

That the Financial Statements set out in Appendix No. 1 and 2 for the months ended 31 March 2019 and 30 April 2019 are received.

Moved Cr Fishwick, seconded Cr Norman

RESOLVED

That the recommendation be adopted
(CARRIED UNANIMOUSLY 11/0)

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11.2	LIST OF PAYMENTS MADE FOR THE MONTHS ENDED 31 MARCH 2019 AND 30 APRIL 2019
File No:	FIN/5-06
Appendix(s):	Appendix No. 4 Appendix No. 5
Date:	28 May 2019
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this report is to provide details of payments made during the periods identified. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council meeting be presented to Council.

COMMENT

The lists of payments for the months ended 31 March 2019 and 30 April 2019 are at **Appendix 4 and 5** to this Item and are presented to Council for noting. Payments have been made in accordance with the delegated authority to the CEO which allows payments to be made between meetings. At the Ordinary Council Meeting held on 6 September 2018, the Council delegated to the CEO the exercise of its power to make payments from the Municipal Fund. In order to satisfy the requirements of Clause 13(2) of the Local Government (Financial Management) Regulations, a list of payments made must be submitted to the next Council meeting following such payments.

It should be noted that generally all payments are GST inclusive and the Mindarie Regional Council is able to claim this tax as an input credit when GST remittances are made each month to the Australian Tax Office.

Months Ended	Account	Vouchers	Amount
31 March 2019	General Municipal	Cheques	\$7,789.87
		EFT	\$4,243,292.76
		DP	\$136,855.80
		Inter account transfers	\$1,800,000.00
		Total	\$6,187,938.43
30 April 2019	General Municipal	Cheques	\$7,652.74
		EFT	\$6,191,269.44
		DP	\$138,812.52
		Inter account transfers	\$4,200,000.00
		Total	\$10,537,734.70

VOTING REQUIREMENT

Simple Majority

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RESPONSIBLE OFFICER RECOMMENDATION

That the list of payments made under delegated authority to the Chief Executive Officer, for the months ended 31 March 2019 and 30 April 2019, be noted.

Moved Cr Sargent, seconded Cr Migdale

RESOLVED

That the recommendation be adopted
(CARRIED UNANIMOUSLY 11/0)

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11.3	BUDGET APPROVAL - FINANCIAL YEAR 2019/20
File No:	FIN/146
Appendix(s):	Appendix No. 6
Date:	14 April 2019
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this item is to present the Budget for 2019/20 to the Council for approval and adoption.

BACKGROUND

The 2019/20 budget process commenced in March 2019 and included one workshop held with Councillors and Officers on 11 April 2019.

The underlying operating budget has been developed from a 'zero base' in discussion with the managers across the business and has been reviewed in detail to ensure that the Mindarie Regional Council (MRC) continues to deliver its current service offering in an efficient, cost effective manner and in line with the Waste Strategy 2030.

The budget has been premised largely on a 'business-as-usual' basis. In addition to the MRC's normal operations however, \$340k for new leachate processing infrastructure has been included.

Some of the key points with regard to the 2019/20 budget include:

- No increase to the Members gate fee or the non-members gate fee for 2019/20 budget.
 - A decrease in expected Member tonnes from 267,924 to 260,584 tonnes (2.5%) based on information provided by the member councils.
 - No increase to the non-member tonnes remaining at 15,800 tonnes.
 - The inclusion of \$350k of ongoing project costs for the Face Your Waste campaign.
 - No increase to the landfill levy remaining at \$70 per tonne landfilled.
-

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DETAIL

Budget 2019/20

The Budget for 2019/20 has been set to achieve a \$1.85 million surplus. The proposed surplus has been set intentionally to assist with the funding of long-term site post closure liabilities.

Significant changes in year-on-year operating costs are outlined in more detail below:

Employee costs

Employee costs have increased by \$479k which is driven by an assumed 2% salary increase, face your waste funded staff, new operations admin position and cover for the reuse shop longer opening hours.

Consultants and contract labour

Consultants and contract labour has decreased by \$497k mainly due to future MRC modelling costs and FOGO trial not being needed for the 19/20 budget year as they were all funded in the 18/19 budget year.

Landfill expenses

Landfill expenses have increased by \$412k due to the increased focus on environmental management of Ground water, Gas, Leachate and Odour.

RRF costs

The RRF costs have increased by \$1.3m directly attributed to the increase in budgeted tonnage from 100,000 tonnes to 105,000 tonnes and contractual indexed increase in the contractor's fees.

Depreciation

Depreciation has decreased by \$439k due to being rebased following the 18/19 external valuations.

DWER Landfill Levy

The Department of Water and Environmental Regulation (DWER) landfill levy expense has decreased by \$687k which primarily reflects the decrease of tonnes being landfilled for the year.

Tonnages

Approximately 260,584 tonnes (Mid-Year Budget 2018/19: 267,924 tonnes) of waste are expected to be delivered to the MRC by Member Councils during the course of the year.

Of this, 105,000 tonnes (Budget 2018/19: 100,000 tonnes) is expected to be diverted to the RRF, which will in turn generate 51,135 tonnes (Budget 2018/19: 48,700 tonnes) of residue which will be sent back to Tamala Park. The RRF waste diversion target is set at 51.3%. However, this may change as Council's amend their bin systems.

Non-members are expected to deliver 15,800 tonnes (Budget 2018/19: 15,800 tonnes) to Tamala Park.

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Capital Expenditure

The following capital expenditures have been included in the Budget for 2019/20:

New capital expenditures

		\$
• Computer equipment		90,000
- Repl. Core switch	12,000	
- Network Rack for UPS	8,000	
- Navision system upgrade	70,000	
• Furniture and Fittings		67,600
- Repl. Air conditioning units	67,600	
• Plant and equipment		381,476
- Repl. Fire Ute	85,000	
- Repl. Kia Grand Carnival	47,000	
- Repl. ADC Tarps	36,000	
- Repl. Hooklift bins	45,000	
- Vehicle litter vacuum	32,000	
- Dinosaur water canon	10,000	
- 3 x Hooklift bin modifications	60,000	
- Odour irrigation – Landfill	16,476	
- Hooklift tines for Loader	50,000	
• Buildings		70,000
- Upgrade Admin toilets	20,000	
- Upgrade recycling security	50,000	
• Infrastructure (incl. Landfill)		1,149,816
- Repl. Trash pump	5,000	
- Upgrades MRC Infrastructure	150,000	
- Landfill access ramp	50,000	
- CDS Footprint infrastructure	70,000	
- Repl. Western boundary fence	110,000	
- Irrigation upgrade	10,000	
- Gas monitoring bores	150,000	
- Vapour Pods	5,600	
- Solar hot water (leachate)	340,000	
- Repl. Gas monitor	17,000	
- Pumps	22,000	
- Cell Development	200,216	
- Visual Barrier North Stage 2	20,000	
		1,758,892

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Carried forward capital expenditures

• Repl. Toyota forklift	35,000
• Cardboard compactor project	102,000
• Transfer station extension	200,000
• Recycling centre alignment	160,000
• Leachate treatment project	347,000

Total Capital expenditure

2,602,892

Reserves

The revised Cash Backed Reserves with the projected balances at 30 June 2019 are expected to be as follows:

Site rehabilitation Reserve

Estimated balance at 30 June 2020: \$14,788,715

Purpose: *To be used to fund post closure site rehabilitation costs associated with the Tamala Park landfill site.*

A transfer of \$1,705,771 to this reserve is anticipated during the course of the 2019/20 financial year with no anticipated drawdowns on the reserve.

This will result in a funded reserve of approximately \$14.7 million to cover an estimated post closure liability of approximately \$16.7 million. Any unfunded portion of the post closure liabilities will need to be funded over the remaining life of the landfill or from the audited surplus of the financial year 18/19.

Reserve for Capital Expenditure

Estimated balance at 30 June 2020: \$1,780,082

Purpose: *To be used to fund the ongoing capital expenditure requirements.*

A transfer of \$2,602,892 to this reserve is anticipated during the course of the year with drawdowns to fund capital expenditures.

Participants' Surplus Reserve Account

Estimated balance at 30 June 2020: \$2,000,000

Purpose: *To be used to fund any deficit or part of a deficit as shown in the annual financial report of the MRC.*

No allocations are proposed to this reserve in the 2019/20 financial year.

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Carbon Abatement Reserve

Estimated balance at 30 June 2020: \$491,076

Purpose: *To be used to fund carbon abatement projects.*

MRC plan to investigate the suitability of solar being installed to the new recycling shop upon completion of the renovations.

Surplus

The budget shows a forecast surplus of \$1.85 million. It is proposed that the surplus will be allocated in part to the Site Rehabilitation Reserve and in part to the re-establishment of the participants' surplus reserve.

Funding Plan

- Operational expenditures will be funded from the proceeds of the Members' and Non-members' gate fees.
- Capital Expenditure will be funded from the Capital Expenditure Reserve.

SUMMARY OF APPENDICES

Attachment to this Item is as follows:

- Appendix No. 6 – Statutory Budget and Supplementary Information

CONSULTATION

One workshop for Councillors and Officers was conducted in April 2019 to discuss the 2019/20 Budget. The participants indicated that they did not feel a second budget workshop was required. Feedback from the workshop has been taken into account in compiling this final draft of the budget.

STATUTORY ENVIRONMENT

Budget approval is required by end of August 2019 in accordance with section 6.2 of the Local Government Act 1995 (as amended).

Modifications of existing reserves and creation of new reserves is done in compliance with section 6.11 of the Local Government Act 1995 (as amended).

POLICY IMPLICATIONS

The 2019/20 budget process is consistent with existing MRC policy.

FINANCIAL IMPLICATIONS

The Members' gate fee will be set at \$205 per tonne (excluding GST) for the 2019/20 financial year.

The Non-members' gate fee will be set at \$192.72 per tonne (excluding GST) for the 2019/20 financial year.

An estimated surplus of \$1.85 million is budgeted for the 2019/20 financial year.

Capital expenditure of \$2,602,892 is budgeted for the 2019/20 financial year, of which \$844,000 is carry forward expenditure.

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STRATEGIC IMPLICATIONS

The Budget for 2019/20 has been derived from the MRC's Strategic Community Plan, the Corporate Business Plan, the Asset Management Plan, the Workforce Plan and the 20 year Financial Plan and is consistent with these documents, in compliance with section 6.2(2) of the Local Government Act 1995 (as amended).

In developing the 2019/20 budget, the funding required for the activities outlined in the Corporate Business Plan have been taken into account.

VOTING REQUIREMENT

Absolute Majority

ADDITIONAL COMMENTS

Subsequent to the budget workshop held on 11 April, 2019 the following adjustments have been made to the budget:

- Capital Expenditure: \$297,000 bought forward from 2018/19 for ongoing projects.
- Profit/Loss on sales of assets: \$113,445 quoted estimates added.
- Operational Expenses: \$43,200 minor changes across the budget.

The Members' gate fee has not been adjusted for the impacts of any of these changes.

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RESPONSIBLE OFFICER RECOMMENDATION

That Council:

- (i) adopt the Budget for the Mindarie Regional Council for 2019/20 financial year
- (ii) endorse the on-going strategy of deferred payment of operational surpluses, as approved by Council at its August 2005 meeting, for the 2005/06 financial year and future years to meet its on-going capital requirements
- (iii) Approve the Capital Budget Program of \$2,602,892 for 2019/20 as follows:

New capital expenditures

	\$
• Buildings	70,000
• Office furniture and equipment	67,600
• Computer equipment	90,000
• Plant and equipment and vehicles	381,476
• Infrastructure	<u>1,149,816</u>
	1,758,892

Carried forward capital expenditures

• Repl. Toyota Forklift	35,000
• Cardboard compactor project	102,000
• Transfer station extension	200,000
• Recycling centre alignment	160,000
• Leachate treatment project	<u>347,000</u>
	844,000

Total Capital expenditure	2,602,892
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- (v) approve that \$405,771 will be transferred from the Operating Surplus to the Site Rehabilitation Reserve.
- (vi) Approve that \$1,300,000 will be transferred from Retained Earnings to the Site Rehabilitation Reserve
- (vii) approve that \$2,60,2892 be transferred from the Reserve for Capital Expenditure to Operating Surplus to fund capital expenditures.
- (viii) Approve that \$250,000 will be transferred Operating surplus to the RRF Maintenance reserve
- (ix) approve that any funds required for carbon abatement projects be transferred from the Carbon Abatement Reserve to the Operating Surplus.
- (x) approve that all interest earned on cash funds associated with cash-backed reserves will not be credited to the respective reserves.

(Absolute Majority Required)

Moved Cr Cvitan, seconded Cr Fishwick

RESOLVED

That the recommendation be adopted

(CARRIED UNANIMOUSLY 11/0)

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12 MEMBERS INFORMATION BULLETIN – ISSUE NO. 48

RESPONSIBLE OFFICER RECOMMENDATION

That the Members Information Bulletin Issue No. 48 be received.

Moved Cr Vernon, seconded Cr Proud

RESOLVED

That the recommendation be adopted
(CARRIED UNANIMOUSLY 11/0)

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13.1 NOTICE OF MOTION – CR RUSS FISHWICK – CHANGE IN MEETING TIMES

In accordance with *clause 3.13(2) of the Mindarie Regional Council Standing Orders Local Law 2010*, Cr Fishwick has given notice of his intention to move the following Motion:

That future Ordinary Council Meetings of the Mindarie Regional Council commence at 6.30 pm to provide Council Members with an additional 30 minutes to travel to meetings.

REASON FOR MOTION:

The current commencement time of 6.00pm for Ordinary Meetings of the Mindarie Regional Council can be problematic for some Council Members who are employed and required to travel some distance across the metropolitan area at peak hour to attend meetings at Member Council Administration Buildings. By delaying the commencement of future meetings by 30 minutes would ensure that Council Members and for that matter relevant staff have sufficient time in which to attend the commencement of meetings.

Moved Cr Fishwick, seconded Cr Proud

RESOLVED

That the recommendation be adopted
(CARRIED 7/4)

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13.2 NOTICE OF MOTION – CR MIKE NORMAN – HOUSEHOLD HAZARDOUS WASTE

In accordance with *clause 3.13(2) of the Mindarie Regional Council Standing Orders Local Law 2010*, Cr Norman has given notice of his intention to move the following Motion:

That the CEO prepare a report to council for their consideration, outlining the cost and logistics involved in the MRC undertaking a limited trial of a "HHW Toxic Taxi Service" for the on-demand collection of Household Hazardous Waste (HHW) from the residents of the MRC's member councils.

The report should cover:

1. The area and population base to be covered as part of a limited trial of 12 months;
2. Which HHW items could be included in the trial service, noting that the list will be as comprehensive as possible;
3. The cost of the limited trial and the impact that it would have on the members' gate fee;
4. How the service would be marketed;
5. How the improvement in intercepting HHW, that would otherwise go to landfill, will be measured; and
6. How the scheme would function.

REASON FOR MOTION:

There are many authorities around the world that operate such a service and have done so for a decade or more.

It is intended to intercept HHW from those residents who are unlikely to properly dispose of HHW unless it is easy and convenient for them.

This would complement any HHW services that already operate (eg community collection stations, school battery collection program, HHW drop-off days, self-haul to Tamala Park and Balcatta), noting that some of those do not deal with the full range of HHW.

It could involve a window of pick-up from a pre-determined safe pick-up location at each dwelling (that is out of public view,). The pick-up window would allow a vehicle to do multiple pick-ups in a single trip more efficiently. Commercial quantities would not be collected for free, but could be for a fee.

It completes the home based waste sorting approach of the 2 or 3 bin systems, as HHW cannot be disposed of in either system. It will help keep HHW out of the landfill, compost and recyclables waste streams.

The cost of such a service would be reflected in the MRC gate fee, which of course, may cause some objection from member councils unless the impact was minor.

The concept would be best tested with a limited trial of not more than 12 months in duration and no more than 1 or 2 LGAs. It is envisaged that the end of the trial, the CEO will report on the outcomes of the trial and the cost of rolling out the service to all member LGAs.

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If the trial proves successful, it may be a good initiative to attract Waste Authority grant funding to cover set-up/ licensing/ educational development costs, given it would be the first such service in WA, if not Australia.

Based on the MRC's recent waste audits, approximately 1% of the waste stream currently going to landfill is comprised of hazardous waste and this service would assist in reducing the contamination of our various waste streams.

Moved Cr Norman, seconded Cr Fishwick

AMENDED MOTION:

That the CEO prepare a report to council for their consideration by 19 September 2019, outlining the cost and logistics involved in the MRC undertaking a limited trial of a "HHW Toxic Taxi Service" and community recycling stations for the on-demand collection of Household Hazardous Waste (HHW) from the residents of the MRC's member councils.

The report should cover:

1. The area and population base to be covered as part of a limited trial of 12 months;
2. Which HHW items could be included in the trial service, noting that the list will be as comprehensive as possible;
3. The cost of the limited trial and the impact that it would have on the members' gate fee;
4. How the service would be marketed;
5. How the improvement in intercepting HHW, that would otherwise go to landfill, will be measured; and
6. How the scheme would function.

(CARRIED UNANIMOUSLY 11/0)

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14 URGENT BUSINESS

Nil

15 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

16 NEXT MEETING

Next meeting to be held on Thursday 19 September 2019 in the Council Chambers at the City of Vincent commencing at 6.30 pm.

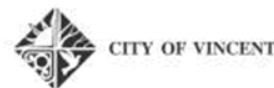
17 CLOSURE

The Chairman closed the meeting at 6.37 pm and thanked the City of Stirling for their hospitality and use of their meeting facilities.

Signed.....Chairman

Datedday of2019

MINUTES



DESIGN REVIEW PANEL

Wednesday 4 September 2019 at 3.15pm

Venue: Function Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Attendees:

Design Review Panel Members

James Christou (Chairperson)
Sid Thoo
Tom Griffiths
Anthony Duckworth-Smith

City of Vincent Officers

Jay Naidoo (Manager Development & Design)
Joslin Colli (Coordinator Planning Services)
Kate Miller (Senior Urban Planner)
Karsen Reynolds (Senior Urban Planner)
Roslyn Hill (Minutes Secretary)

Applicant – Item 3.1

Tony Watson MW Urban

Applicant – Item 3.2

Alicia Jones Woolworths
Jonathon Jones Hames Sharley

Applicant – Item 3.3

Daniel Lomma
Yorick Van Dommecken

1. Welcome/Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.05pm

2. Apologies

3. Business

4.07pm–4.30pm – Applicant's Presentation – DA Lodged 5.2019.246

3.1 **Address:** 64 Cleaver Street, West Perth

Proposal: 12 Multiple Dwellings

Applicant: MW Urban

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 8 May 2019

Recommendations & Comments by DRP on 8 May 2019:

Principle 1 – Context and Character	<ul style="list-style-type: none"> • The top floor of the front façade sitting flush with the floor levels below should be reconsidered • The ground floor portion of the front façade needs further design consideration. Consider removing the thin element of brickwork running horizontal and consider bringing the brickwork element of the upper floors through to the ground • Include shadows to elevations to show depth and articulation of the facades, including treatment of roof eaves and fascia. • Reconsider the ground level articulation of the building to be more cohesive with the 'block' articulation of the upper floors
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscape is generally as before so previous comments remain
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Consider breaking up the roof form and lowering the building roof heights above the store rooms to reduce the bulk of the building.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Further structural support may be required for the balconies below the "roof box" • Interior layouts of some the units to be reconsidered (specific reference to B5, B6, A4 and A5). The spaces between the kitchens and dining areas are tight and would result in poor functionality for residents. • Ensure all kitchens are provided with openable windows to achieve best cross ventilation. • The ratio of bedrooms to living space appears unbalanced (several bedrooms whilst the living space provided is relatively small). • Further design consideration needs to be given to addressing visual privacy concerns to the southern lot boundary. The use of screening devices is encouraged where appropriate
Principle 5 – Sustainability	<ul style="list-style-type: none"> • The site and proposed development is challenging in regard to providing solar access and incorporating solar passive design principles, due to an existing 8-storey apartment building adjacent to the north boundary of the site. It is acknowledged that it would be very difficult to achieve an optimum solar passive design and/or incorporate opportunities for renewable energy generation eg. solar PV on roof • It is strongly recommended the applicant obtain preliminary energy ratings for some of the typical apartment layouts - this will help to determine what materials, colours and specification upgrades might be necessary to achieve compliant energy ratings for the proposed development • Recommend against the use of a dark colour for the upper portion of the building. While the intent of this proposed design change is to reduce the visual bulk and scale of the proposed development, the use of dark external wall and roof colours increases the absorption of solar radiation in summer - this is likely to result in overheating of these apartments, which will be detrimental to thermal comfort and energy rating. Consider instead the use of a contrasting material or colour, with a solar absorbance of around 0.5 or less • Large areas of roof such as found on Level 4 floor plan should have a solar absorbance of 0.4 or less • Look to have bedrooms with windows facing two different orientations, which can help to improve cross and natural ventilation opportunities. Ensure windows are fully openable. Eg. avoid use of awning windows which have a minimal ventilation opening. Consider installing ceiling fans to habitable rooms and bedrooms, which will in turn help to improve the energy rating and thermal performance • Cavity brickwork will likely require insulation installed to the cavity to meet energy efficiency compliance requirements • There is no protection for the openings on the west side and eastern side
Principle 6 – Amenity	<ul style="list-style-type: none"> • Consider incorporating a secure bike storage area to increase amenity and security for occupants

	<ul style="list-style-type: none"> • Good to see the incorporation of car charging stations in the development. Further, consider the logistics of charging stations will be accessed by all owners and/or visitors
Principle 7 – Legibility	<ul style="list-style-type: none"> • Consider ways in which the entrance into the apartments can be made more legible
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • The design review panel (DRP) acknowledged that the plans presented were an improvement on the previously considered plans in terms of architectural language: <ul style="list-style-type: none"> ○ The simplification and purification of the building/front façade is good as it brings more focus on design detail; ○ The reference to the Cleaver Court tower form and the use of façade brickwork element is considered to be a positive outcome from a contextual point of view.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider a flat roof in lieu of a sloped roof. The recess on the upper level which articulates the elevation and attempts to ameliorate the perception of bulk from the additional height appears to be more in the 3D image than what it actually is
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Consider setting the fourth storey back further to reduce the perception of bulk.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Consider dropping a unit to accommodate site planning requirements • The balconies are undersized and needs to be reconsidered to be more useable for residents
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Good to see change of external cladding colour to lower solar absorbance • Natural cross ventilation unlikely to work as shown in provided diagrams. For example, air flow is generally unlikely to change direction in the middle of a room at right-angles. However, it is commendable to see that most rooms have windows with at least two different orientations and/or in opposite walls
Principle 6 – Amenity	<ul style="list-style-type: none"> • The DRP and the City has serious concerns in relation to the residential amenity of the units particularly in terms of room dimensions and functionality. The proposal does not provide any communal open space and the balconies and living areas are insufficient dimensions. • Visual privacy for the adjoining northern properties needs further consideration
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	<ul style="list-style-type: none"> • Communal space falls short on Design WA principles. Look at creating a communal area on the roof
Principle 10 – Aesthetics	N/A

Comments	<ul style="list-style-type: none"> The proposal needs to be considered against the element objectives of the R-Codes Volume 2. The proposal is not supported by the DRP or the City in its current form
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Conclusion To be returned to the DRP

The applicant needs to consider the following:

- Further refinement of the architecture, roof, walls and balconies.
- Creating meaningful community spaces (amenities).
- Balcony sizes need to be increased.
- Visual privacy to adjoining properties need to be considered.
- Re-design site planning and unit plans or reduction of unit/s may be required to achieve the desired outcomes outlined in recommendations and comments.

4.35pm–5.00pm – Applicant Presentation – DA Lodged 5.2019.179.1

3.2 Address: Nos. 291-293, 295 and 307 Stirling Street, Perth

Proposal: Mixed Use Development

Applicant: Urbis / Fabcot Pty Ltd

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 3 July 2019

Recommendations & Comments by DRP on 3 July 2019:

Principle 1 – Context and Character	<ul style="list-style-type: none"> Reconsider the amount of signage that is proposed. The additional signage takes away from what the development is trying to achieve. The signage is competing with the architecture. Opening doors to BWS is a positive but work is still needed to create more activation on the street level More refinement is needed on the materiality on the northern elevation to transition to the residential area
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Increase the landscaping to comply with the City's requirements. All opportunities to increasing soft landscaping, deep soil and canopy coverage should be examined to comply with the City's landscaping requirements.
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	<ul style="list-style-type: none"> Refine the amount of signage provided
Principle 8 – Safety	N/A
Principle 9 – Community	<ul style="list-style-type: none"> Look at more opportunities to create communal space at the front
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"> The inclusion of additional landscaping and vegetation is also a positive inclusion, however this by itself may not be sufficient to mitigate the impact of the proposed development on the adjacent residential areas. Perhaps reconsider design of vehicular entry canopy to be less imposing on the north elevation - the breeze-block elements appear to be effective at helping to mitigate the bulk and scale of the northern elevation The development is pushing commercial intensity into the residential area. The increased setback of walls is a positive change and creates a positive Ground Floor interface. Consider continuing the transition around corner, to effectively break down the building bulk providing a finer grain detail The northern elevation interfacing with the residential areas has a concrete vehicle ramp running up with the side of the building. There needs to be some articulation to transition from this commercial scale and architectural language to the residential area. The perception of bulk resulting from this continuous commercial element is very high when viewed from the northern property. This has been done in other places around the building very well with the use of different materials and articulation vertically. The visibility of the ramp is the issue. Try and eliminate this as a single element so that the elevation does not present as a ramp / parking area. Look at layers of materials and elements to provide articulation to the ramp to break down the scale. Look at different materials and textures rather than concrete.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> How is the raised planter going to be maintained – ensure this is captured in the maintenance schedule due to its location It is a well thought out and sophisticated treatment to planting edge Support species chosen Consideration needed in relation to the tree size to ensure that screening is effective on installation.
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	<ul style="list-style-type: none"> Commendable to see the integration of renewable energy generation on the carpark canopies, optimising the amenity and functionality of these shade structures
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
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Conclusion: Amendments can be sent through to the DRP chair for consideration
The DRP supports the landscaping intent, setback, planting and materials.

The applicant needs to address the interface of the driveway ramp and wall treatment facing the residential to the north.

The applicant should consider simple wall elements to transition the level changes, the inclined floors and link back to the entry of the driveway.

5.05pm–5.55pm – Applicant Presentation – DA Lodged 5.2019.285.1

3.3 **Address:** 12 Florence Street, West Perth

Proposal: Four Grouped Dwellings

Applicant: Daniel Lomma Design

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

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • There is insufficient information provided on surrounding context. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context. Show the outline of the neighbouring development to show the relationship • More consideration is needed for street activation. Look at reconfiguring the front dwelling to incorporate the entrance facing the street • Keeping the original façade is commended, however if the façade is going to be modernised then this will lose the intent. If you instead maintain and restore this could be a strong feature • Reconsider entry sequence to the dwelling; kept front façade should consider approach to the dwelling • More information is needed on the materials, colours etc
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Please provide a landscaping plan and deep soil zone calculations • Work with a landscape architect to consider opportunities for landscaping and planting along vehicle access as this will have a significant impact on the outcome of the project. • The lower courtyards will receive minimal light due to being enclosed. Consideration is needed as to how this will work as it is thought of as a “focal point” on entry to the dwelling. • Consideration should be given to maintenance access to upper level planting.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • As the proposed design is for three-storey dwellings in an area with a maximum two-storey building height, it will be important to ascertain the overshadowing impact on adjoining lots, particularly the adjacent southern lot. If overshadowing does not meet the design principles or deemed to comply requirements under SPP 7.3 Part 5.4.2 it is unlikely the additional storey and building height can be supported • The roof pitch has been effectively used to reduce perception of bulk and stair location is well placed to mitigate the principle of bulk

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	<ul style="list-style-type: none"> • Presents as two storey with loft this has been well designed to reduce impact of additional height.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Consider the different demographics the development may cater for, and whether there is a need for 2 parking bays for all units; perhaps this could be reduced to 1 car bay for some units given proximity to public transport and CBD. Reduction of some car bays could provide opportunities for increased landscape and other amenity.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • The proposed floor plans, building location and boundary setbacks appear to facilitate good solar access and solar passive design to most main living areas and bedrooms, however it is difficult to confirm as the north elevation of the proposed design has not been provided • Ensure there is sufficient horizontal shading to north-facing windows to minimise excess direct solar gain in summer. Generally, an eaves overhang of around 600mm is sufficient to shade a north-facing wall up to 2.4m in height without adversely affecting winter solar gain • Consider the inclusion of solar PV on the north facing roof to take advantage of optimum solar access • Recommend light colours with low solar absorbance for external colours and finishes • Recommend dark coloured exposed thermal mass to living area floors to maximise solar passive performance • Consider inclusion of ceiling fans to habitable areas and bedrooms to reduce summer cooling loads and increase occupant thermal comfort • Recommend obtaining preliminary energy ratings to ascertain likely material and construction specification, and possible design changes that can improve thermal performance • For the perforated metal balcony floors proposed, recommend conducting solar/shading study to determine if adequate daylight will still reach lower outdoor levels.
Principle 6 – Amenity	N/A
Principle 7 – Legibility	<ul style="list-style-type: none"> • Pedestrian access needs to be separate and legible
Principle 8 – Safety	N/A
Principle 9 – Community	<ul style="list-style-type: none"> • Reconsideration is needed for the visitor parking bay. Consider alternative locations that may not dominate the front setback also impacts on the approach to the dwelling
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • When seeking additional height or concessions then consider other aspects that could compensate or offset those variations to the dwelling

Conclusion:**To be returned to DRP**

The DRP are prepared to support the development but it requires the applicant to refine the design.

- Clarity from the part retained existing building and how the new building is inserted over it and around it.
- Street activation currently not well resolved.

- Provide a landscape plan showing hard, soft and existing vegetation.
- Review how natural light can penetrate the ground level courtyards.
- Overshadowing diagrams.

4. Close/Next Meeting

The Chairperson closed the meeting at 5.55pm

The next meeting is scheduled to be held on Wednesday 18 September 2019

Statistics for Development Applications As at the end of September 2019

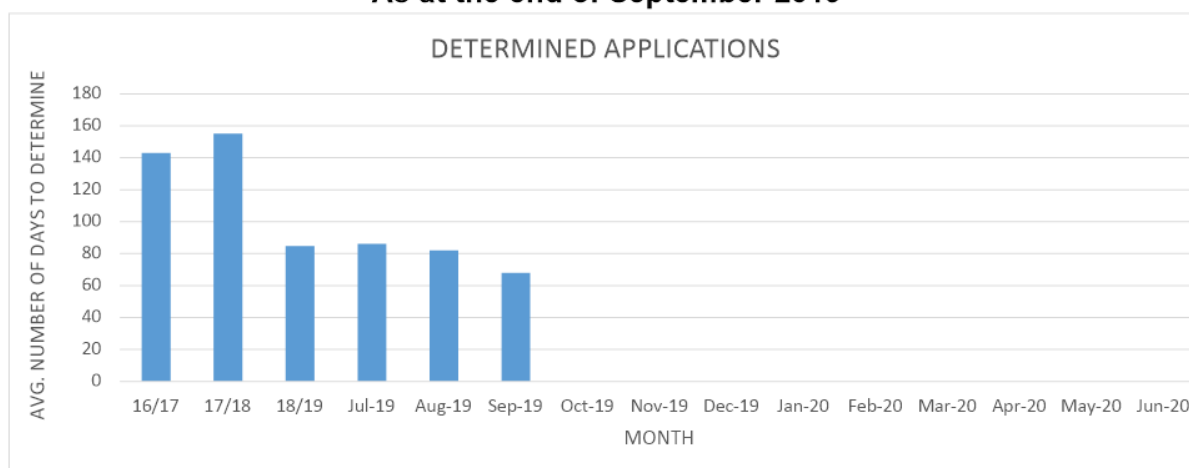


Table 1: Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2019.

Processing Days	16/17	17/18	18/19	Jul-19	Aug-19	Sept-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
Minimum	7	1	0	14	0	1									
Average	143	155	84.72	86	82	69									
Maximum	924	1008	787	321	230	236									

	Jul-19	Aug-19	Sept-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
DA's Determined	46	36	28									
Value of Determined DA's (in millions)	12.13	44.51	13.6									

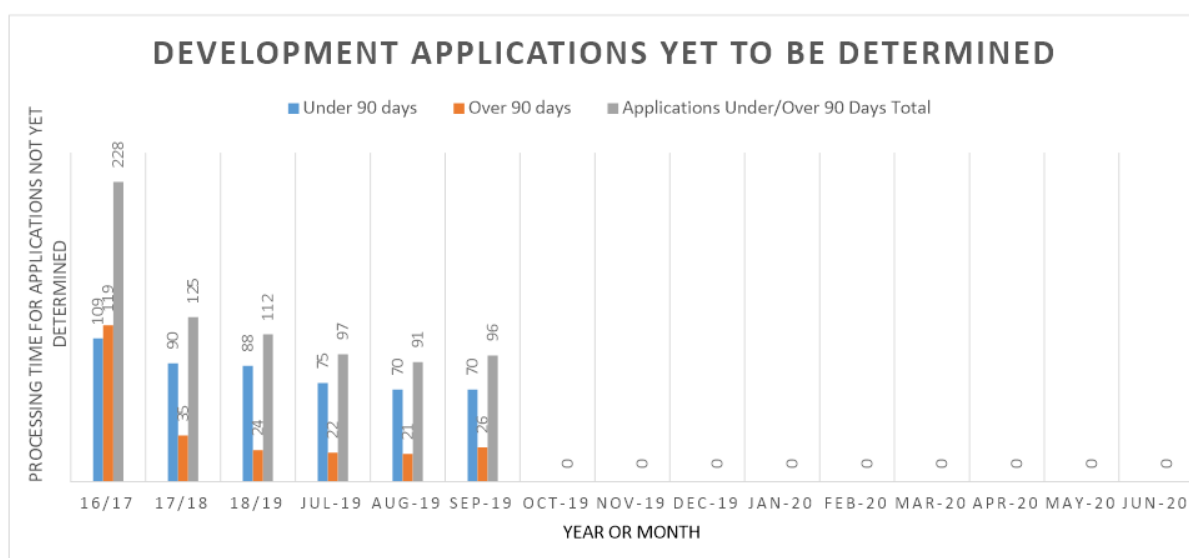


Table 2: No. of DA's to be determined.

	Jul-19	Aug-19	Sept-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
DA's lodged	36	32	38									
DA's to be Determined	97	91	96									
Value of DA's to be Determined (in millions)	89.93	52.8	53.6									

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 26 SEPTEMBER 2019**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	Nos. 120-122 Richmond Street, Leederville (CC 49 of 2018)	15 January 2017	Dorn	<p>Review in relation to a Building Order to remove unauthorised buildings and structures associated with single house and subsequent review of delegated decision to refuse development application.</p> <p>*****</p> <p>The subject of this review is a Building Order issued by the City for the removal of unauthorised buildings and structures primarily comprised of outbuildings covering an aggregate area of approximately 540m² across both Nos. 120 and 122 Richmond St. The application for review of the Building Order and refusal of Development Application will be presented to a full hearing on 17 September 2019. Hearing vacated to go to a further mediation to allow applicant to provide more detailed and accurate plans, and to discuss building/planning issues. Applicant to provide plans by 1 November 2019 for review and mediation scheduled for 18 November 2019 on-site and then at the City of Vincent offices to determine how the matter will progress.</p> <p><i>Representation by: Kott Gunning Lawyers (Building Order)/Allerding and Associates (Development Application)</i></p>
2.	No. 8 Moir Street, Perth (DR 281 of 2018)	9 November 2018	Kogon	<p>Application for review of Council's decision to refuse the application for short term dwelling on 16 October 2018.</p> <p>*****</p> <p>Directions Hearing held 30 November 2018. SAT issued orders advising the applicant to provide amended plans and a management plan by 31 January 2019 to enable Council to reconsider the application on or before 2 April 2019. Amended proposal reconsidered and refused at the 2 April 2019 OMC. City attended Directions Hearing held 9 April 2019. Matter scheduled for a full hearing to be held on the papers with submissions and evidence from the respondent and the applicant provided in writing only to Tribunal 21 June 2019. SAT has 90 days to make a decision from 5 July 2019.</p> <p><i>Representation by: Allerding and Associates</i></p>
3.	No. 125 Richmond Street, Leederville (DR 302/2018)	4 December 2018	Network PPD	<p>Application for review of JDAP decision to refuse the application for an amendment to the existing approval for Multiple Dwellings on 13 October 2018.</p> <p>*****</p> <p>City attended 26 February 2019 mediation where SAT scheduled the applicant to provide amended plans on 29 March 2019. Mediation on-site followed by at City was held on 12 April 2019. Orders received requesting the JDAP to reconsider the application under Section 31 of SAT Act on or before 31 May 2019. The application was reconsidered and approved by the JDAP at its meeting on 30 May 2019, subject to further consultation with the City's DRP to improve the treatment of the eastern elevation. Directions Hearing scheduled for 26 July 2019 vacated to allow for applicant to further consult with DRP. Applicant is currently liaising with the landowners with regards to the recommendations provided by the DRP.</p> <p><i>Representation by: JDAP</i></p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 26 SEPTEMBER 2019**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
4.	No. 131 Harold Street, Highgate (DR 95/2019)	8 May 2019	Kinston Commercial Group Pty Ltd	<p>Application for review of Council decision to refuse the application for proposed Change of Use from Educational Establishment to Medical Centre on 2 April 2019.</p> <p>*****</p> <p>Matter listed for mediation on 4 July 2019. Mayor and Councillors invited to attend. An amended proposal was provided on 16 September 2019 in line with Administrations previous recommendation. Community consultation to commence on 24 September 2019 and application to be reconsidered in accordance with Section 31 of the State Administrative Tribunal at the Ordinary Meeting of Council on 12 November 2019.</p> <p><i>Representation by: McLeods Solicitors</i></p>
5.	No. 13 Blake Street, North Perth (DR 128/2019)	17 June 2019	Planning Solutions	<p>Application for review of Deemed Refusal. Metro West JDAP resolved to defer determination of the application for 10 Multiple Dwellings at its meeting 30 May 2019.</p> <p>*****</p> <p>Mediation held 30 July 2019. Amended plans to be submitted by 16 August 2019 to be assessed and readvertised. JDAP invited to reconsider application on or before the 8 October 2019. Amended plans have been received and currently being assessed. DAP meeting scheduled for 7 October 2019 to reconsider its decision.</p> <p><i>Representation by: JDAP</i></p>
6.	No.48 Egina Street, Mount Hawthorn	21 August 2019	Urbanista Town Panning	<p>Application for review of Council decision to refuse the application for a Single House on 20 August 2019.</p> <p>*****</p> <p>Directions hearing held 13 September 2019 to list the matter for a final hearing. Hearing listed for 6 November 2019.</p> <p><i>Representation by: Allerding and Associates</i></p>
7.	No.48A Egina Street, Mount Hawthorn	21 August 2019	Urbanista Town Panning	<p>Application for review of Council decision to refuse the application for a Single House on 20 August 2019.</p> <p>*****</p> <p>Directions hearing held 13 September 2019 to list the matter for a final hearing. Hearing listed for 6 November 2019.</p> <p><i>Representation by: Allerding and Associates</i></p>

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 26 SEPTEMBER 2019**

No.	ADDRESS	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	No. 13 Blake Street, North Perth	Applicant: Planning Solutions	Form 1 – 10 Multiple Dwellings	29 January 2019	7 October 2019	Application deferred at 23 May 2019 meeting. Meeting minutes available here . Meeting following deferral scheduled for 7 October 2019.
2.	Nos. 291-293 Stirling Street, Perth	Applicant: Woolworths C/O Urbis	Form 1 – Mixed Use Development	16 May 2019	11 October 2019	Application deferred at 8 August 2019 meeting. Meeting minutes available here . Meeting following deferral scheduled for 11 October 2019.
3.	No. 29 Lindsay Street, Perth	Applicant: Morrington Land Pty Ltd	Form 1 – Commercial development	24 June 2019	7 October 2019	Not yet determined.

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DRP
AS AT 26 SEPTEMBER 2019**

NO.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
1.	No. 64 Cleaver Street, West Perth	MW Urban	12 Multiple Dwellings	4/9/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 8 May 2019. DA Lodged.
2.	Nos. 291-293, 295 and 307 Stirling Street, Perth	Urbis/Fabcot Pty Ltd	Mixed Use Development (Woolworths)	4/9/19	Requires review of boundary interface and landscaping, reasons for deferral at JDAP meeting. JDAP Lodged.
3.	No. 12 Florence Street, West Perth	Daniel Lomma Design	Four Grouped Dwellings	4/9/19	Applicant seeking pre-lodgment advice. No DA Lodged.
4.	Nos. 318, 324, 330, 332, 334 Charles Street, North Perth	Urbis/Saracen Properties Pty Ltd	Mixed Use Development	18/9/19	Applicant seeking pre-lodgment advice. No DA Lodged.
5.	Nos. 514 and 516 (Lots 14, 15 and 16) William Street Highgate	Urbanista Town Planning/Huirun Pty Ltd	Four Grouped Dwellings	18/9/19	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. DA Lodged.
6.	Nos. 149 -153 Alma Road, North Perth	Taylor Burrell Barnett	Eight Grouped Dwellings	18/9/19	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. DA Lodged.



INFORMATION BULLETIN

TITLE:	Register of Petitions – Progress Report – October 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.

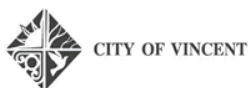
A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

Key Index:

CEO:	Chief Executive Officer
DC&BS:	A/Director Community & Business Services
DI&E:	Director Infrastructure & Environment
DP&P:	A/Director Planning & Place

No outstanding Petitions as at 1 October 2019



INFORMATION BULLETIN

TITLE:	Register of Notices of Motion – Progress Report – October 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
 DC&BS: A/Executive Director Community & Business Services
 DI&E: Executive Director Infrastructure & Environment
 DP&P: A/Executive Director Planning & Place

Details	Action Officer	Comment
20 August 2019 – Submitted by Cr Loden		
Asbestos Awareness	EDP&P	Notice of Motion requests noted and will be considered as part of the development of the Public Health Plan. The City will participate in Asbestos Awareness Week in November.
23 July 2019 – Submitted by Mayor Cole		
Waive the Fee for Skip Bins on Residential Verges for less than 14 Days	EDI&E	Changes to the Fees and Charges being undertaken.
Expressions of Interest (EOI) for Events in North Perth Common	EDC&BS	Discussed at Council Workshop on 30 July 2019. Expressions of Interest (EOI) and marketing campaign to commence. To develop Schedule of Events and activities for North Perth Common.



INFORMATION BULLETIN

TITLE:	Register of Reports to be Actioned – Progress Report – October 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:	Office of the CEO
EDC&BS:	A/Executive Director Community & Business Services
EDP&P:	A/Executive Director Strategy & Development
EDI&E:	Executive Director Infrastructure & Environment

Item	Report Details	Action Officer	Comments
Council Meeting – 17 September 2019			
9.4	Outcomes of Advertising - Mount Hawthorn Town Centre Place Plan	EDP&P	Administration will respond to all submitters and publish notification of the approval on the City's website and social media platforms.
9.6	Environmental Health Australia National Conference 2019	EDP&P	Coordinator Environmental Health will report back to Council after the conference in accordance with Policy No. 4.1.15 – Conferences.
12.1	Consideration of Submissions on Acquisition of Luce Lane, North Perth	CEO	Administration will make the request to the Department of Planning, Land and Heritage.
Council Meeting – 20 August 2019			
9.8	Food Stallholder Fees - Minor Review	EDP&P	Fees and charges amendment to be advertised in accordance with section 6.29 of the <i>Local Government Act 1995</i> . Stakeholders to be advised.
12.3	Annual Corporate Business Plan Review and Update	CEO	Text checking and CEO message being prepared, then draft is to be reformatted by City's Marketing & Communications section prior to publication.
Council Meeting – 23 July 2019			
9.8	Beaufort Street Change of Use Exemption and Amendment to Policy No. 7.5.1 - Minor Nature Development	EDP&P	The trial will be implemented and the draft Policy will be advertised and presented back to Council for determination.
9.9	Outcomes of Advertising Amendment 1 to Local Planning Policy No. 7.1.1 - Built Form; effect of Design WA; and Initiation of Amendment 2 to Local Planning Policy No. 7.1.1 - Built Form	EDP&P	The draft Policy will be advertised and presented back to Council for determination.
Council Meeting – 25 June 2019			
9.6	Mount Hawthorn Town Centre Place Plan	EDP&P	The draft Place Plan will be advertised and presented back to Council for determination.
10.1	Waste Strategy Project 2 - Bulk Hard Waste (Junk) Service Options Appraisal	EDI&E	Implementing Council's decision with further reports to be prepared once further investigation undertaken.
10.3	North Perth Precinct Traffic Study	EDI&E	Public consultation to be undertaken on proposed traffic calming measures, with a further report to Council.
11.5	Amendments to the Parking and Parking Facilities Local Law 2007	EDC&BS	Statewide and local public notice to be given for proposed City of Vincent Parking and Parking Facilities Amendment Local Law 2019. Any submissions received to be reported back to Council.
11.6	City Homelessness Framework Committee – Draft Action Plan	EDC&BS	Trial of the accreditation process for service providers has been delayed and is expected to commence on 1 October in order to coincide with the commencement of the trial in the City of Perth. Progress report to be provided to Council by December 2019.
11.7	Floreat Athena Football Club Inc. – Litis	EDC&BS	A Working Group comprising of City of Vincent, Football

Item	Report Details	Action Officer	Comments
	Stadium Lease – Progress Report		West and FAFC Inc. representatives have met on several occasions to progress the tenure arrangements for Litis Stadium and options for the Federal funding. A further report is to be presented to Council in November 2019.
12.2	Community Budget Submissions 2019/20	CEO	Submitters to be notified of Council's decision as per OMC report.
Council Meeting – 28 May 2019			
9.3	Review of Policy No. 3.8.12 – Mobile Food Vendor	EDP&P	Administration will arrange advertising before presenting submissions and final amendment to Council for determination.
11.3	Land exchange and reclassification of land (amendment no. 4 to Local Planning Scheme No. 2) - portion of lot 75 Brentham Street (Brentham Street Reserve) for portion of lot 100 (no. 20) and Lot 37 (no. 26) Brentham Street (Aranmore Catholic Primary School) - consideration of submissions and conditional contract of sale	CEO	The subdivision process and scheme amendment is underway. The contract has been drafted and is awaiting execution by both parties.
11.5	Realignment of City of Vincent district boundary at the intersection of Charles, Green and Walcott Streets, North Perth and dedication of adjoining private right of way	CEO	Administration has commenced the right of way dedication process. Joint submission prepared, signed and submitted to LG Advisory Board for consideration.
11.7	Public Open Space proposal for Sydney and Haynes Street site, North Perth	CEO	Administration is preparing the development plan.
Council Meeting – 30 April 2019			
11.4	Transfer and dedication of lots as road - Charles Street, North Perth	CEO	Administration has commenced the transfer and dedication processes, which includes providing public notice.
Council Meeting – 2 April 2019			
11.4	Amendments to the Trading in Public Places Local Law 2008 and Local Government Property Local Law 2008	CEO	Administration is reviewing the Department of Local Government's comments on the amendment local laws.
Council Meeting – 5 March 2019			
10.1	Business Case for the Adoption of a Three Bin Food Organic/Garden Organics System	EDI&E	Reports being prepared in relation to further information in regards to implementation of FOGO system for September 2019 and financial modelling for April 2020.
Council Meeting – 16 October 2018			
12.1	Management of Services at Weld Square for People Experiencing Homelessness	EDC&BS	Report presented to Council in June 2019 which included the action plan developed by the City Homelessness Framework Committee (CHFC) to address issues in the inner city. A further report will be presented to Council in late 2019 outlining progress on the action plan by the CHFC and the broader state-wide 10-year strategy by the state government. In addition to this, an update on Manna Inc's usage requirements moving forward will be included.
Council Meeting – 26 June 2018			
11.2	Acquisition of private rights of way as Crown Land and vesting in City – Right of Way between London and Dunedin Streets, Mount Hawthorn (Lot 60) and Colvin Lane, West Perth (Lot 67)	CEO	London / Dunedin Street Right of Way (ROW) dedication completed. Waiting on dedication of Colvin Lane.
Council Meeting – 29 May 2018			
18.1	CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459	CEO	Owners have submitted application for approval of infrastructure to the Department of Biodiversity, Conservation and Attractions. City waiting on approval in order to sign licence.
Council Meeting – 4 April 2018			
11.1	Lease of Leederville Oval by East Perth Football Club Inc & Subiaco Football Club Inc - Request for waiver and write-off of fees and variation of leases	CEO	Clubs working with City's Community & Business Services Directorate to resolve some leasing issues.

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 27 June 2017</u>			
9.4	Proposed Amended Parking Restrictions – Mount Hawthorn Town Centre	EDP&P	Completed. 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 across the entire City. Administration will present the Integrated Transport Plan with specific proposals to address parking concerns across all town centres in 2020.
9.5	Submission to WALGA – Third Party Appeal Rights in Planning	EDP&P	Administration has forwarded its submission to WALGA and is drafting letters to be sent to the Minister for Planning and Attorney General advising the City's position.
12.1	No. 34 (Lot 1) Cheriton Street, Perth – Progress Report No. 8	CEO	Department of Planning, Lands and Heritage (DPLH) has provided tenure options to City and Norwood Neighbourhood Association.
<u>Council Meeting – 30 May 2017</u>			
12.5	Perth Parking Levy	EDI&E	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)	EDP&P	The Health Local Law is 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	The trial has been extended indefinitely at the recommendation of Main Roads, in consultation with the Cities of Vincent and Stirling. It is anticipated that a review will be conducted in 2020.
<u>Council Meeting – 5 April 2016</u>			
9.1.6	Review of Licences for Outdoor Eating Areas and Display of Goods on Footpaths	EDP&P	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. Amendments to the Trading in Public Places Local Law 2008 and Local Government Property Local Law 2008 were adopted by Council for public notice at the 2 April 2019 Ordinary Meeting of Council. Public notice of the amendments was undertaken from 28 May 2019 to 5 August 2019. The results of the consultation will be presented to Council in 2019.
<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)	CEO	Men's Shed working with City's Community & Business Services Directorate to resolve some leasing issues / waiting on City's Property Management Framework.
<u>Council Meeting – 18 November 2014</u>			
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	EDP&P / EDI&E	The option of having parking benefit districts will be reviewed as part of the review of the Car Parking Strategy and preparation of an Integrated Transport Plan. The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy. The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys. The replacement of the CALE ticket machines throughout

Item	Report Details	Action Officer	Comments
			the City is complete. 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)	CEO	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan and the City's Property Management Framework.
<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)	CEO	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan and the City's Property Management Framework.
<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	CEO	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	CEO	Public advertising period has closed, and acquisition request presented to Department Planning, Lands and Heritage.
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)	CEO	Completed Refer Item 12.1 'Consideration of Submissions on Acquisition of Luce Lane, North Perth' - Ordinary Meeting of Council - 17 September 2019

Urban Mobility Advisory Group



CITY OF VINCENT

URBAN MOBILITY ADVISORY GROUP (UMAG)

Monday 23 September 2019 at 6.00pm
 Venue: Committee Room
 City of Vincent Administration and Civic Centre

UNCONFIRMED MINUTES

Attendees:

City of Vincent Elected Members:

Cr. Jonathan Hallett (*Chairperson*), Cr. Alex Castle

Community Representatives:

Adam Wilmott, Regina Foley, Sam Laybutt

City of Vincent Officers:

Craig Wilson (Manager Asset & Engineering), Mikel Haramboure (Coordinator Engineering Design),
 Sam Jamieson (Active Transport Officer)

Bob Hawke College:

John Burke (Principal)

1. **Welcome / Declaration of Opening / Apologies**

Mayor Emma Cole, Courtney Weber, Holly Taylor, Laura Donovan, Parwez Jahmeerbacus,
 Scott Gibbings, Scott Smith, Philip Taylor, Katherine Celenza, Andrew Murphy

2. **Confirmation of Previous Minutes**

Confirmed (7:30pm)

3. **Actions from Previous Meeting**

None

4. **Business**

4.1 Bob Hawke College – John Burke Principal presenting (40 Minutes)

JB presented to the group on how College was focusing on getting students to school. Was appointed 12 months ago, earlier than usual for a principal due to complexity of new school and planning conditions regarding getting to school e.g. must get students and staff to school using active/public transport. Stage 1 for College due to be finished in Jan 2020 and will accommodate up to 1000 students, stage 2 will be finished in 2023 and will accommodate up to 2000 students. Projected to be 200 staff and 1750 students by 2025. Have 230 enrolments as of 20th Sept, most from northern section of catchment area. DoE Strategic planning has predicted 276 students enrolling this year and see this growing year on year. School designed to take students that would otherwise have gone to Churchlands, Shenton and Mt Lawley and is already doing so.

Travel and Access Management Plan was created using input from stakeholders and focuses on public transport, active transport and improvements to existing streets (focusing on

*Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or
 Email: umag@vincent.wa.gov.au*

Ref: D19/152008



CITY OF VINCENT

crossing around school and Northwood St). Plan does not point to Vincent often but school is very open to input on improvements that will help Vincent students reach the school. There is very limited parking on site and staff, students and visitors are all made aware of this and will need to learn how to travel to school differently. There is lots of work going on at school but JB still welcomes advice from all, including LGA.

JB outlined bus routes available to students (see attached PTA doc). PTA main strategy to have students catch 85 from Glendalough, new route from Glendalough which will run past school on way to UWA and buses from Perth Bus Port.

AC does not support this. Five years ago had similar case for Churchlands, PTA wanted to see evidence of demand before new routes but this clearly does not include those that have already given up on bus as an option. Pressure from parents resulted in new routes. Bob Hawke has enrolment numbers already and students are all young. Anecdotal AC has heard from parents that they do not want their children changing services or travelling to city. It is not just about finding the best option but also avoiding path that parents will reject. Do not want to miss opportunity to have students make sustainable travel choices and develop culture.

JB left meeting. Group discussed next steps, focused on 15 bus route and potential for diversion service each morning and afternoon to take students to West Leederville Station. Service currently diverts to retirement village twice a day so precedent set.

City should go back to JB with thoughts of group, including plans for diversion, and offer to meet with P&C.

ACTION: JB to provide update for next meetings.

4.2 Review of advisory groups

City is currently reviewing function and role of advisory groups and future of group beyond current term was discussed. AC and JH made clear that they value the group and its input. Group will be kept updated on review.

4.3 Oxford Street North – Speed Zoning

City is considering asking MRWA to change speed zoning on Oxford St North and Scarborough Beach Road. Long term aim of City is to apply for 30km/h on Oxford Street North as per recent upgrades and mix of cyclists and pedestrians. Administration seeking the thoughts of the group on three possible options to reach this:

- 40km/h along SBR extended to Killarney in west and Edinboro Street in east to provide consistency. Oxford St North to become 40km/h. Once this is in place 30km/h will be investigated
- 30km/h along SBR and Oxford St North
- 40km/h along SBR and 30km/h on Oxford St North.

AW believes 40km through both areas best option. Does not think place value high enough in Oxford St North to go straight for 30. Outcome of Towards Zero consultation may reduce limit in residential streets to 40km/h. Once this has happened then 30km for town center is logical next step.

Group highlighted need to consider bringing speed zone in Mt Hawthorn up to the primary school, end of cycle lanes or overpass - Killarney St

SL wants City to be clear with MRWA that ultimate aim is 30km/h whatever option is pursued. RF highlighted number of cafes in Oxford St North, parking movements and cycle route as reasons to consider 30km/h

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Ref: D19/152008



CITY OF VINCENT

Group agreed that ideally it would 30km/h on SBR and Oxford St North. However as an interim step would retain and extend 40km/h on SBR from Edinboro to Killarney and the City would apply to MRWA for reduction on Oxford St North.

4.4 Britannia Road Traffic Calming Concept

City considering traffic calming on Britannia Rd. Have received deputations from residents for last two years and there is money allocated to the project in this year's budget. Recent traffic counts show 85% is close to 50 except between roundabouts at Kalgoorlie and Brentham. Current concept presented to group. CW wanted to bring project to group's attention and will bring further concepts to next meeting.

AW thinks City should look at what treatments have been used in the area already and replicate these. SL worried current concept will create squeezing for cyclists.

5. General Business

5.1 Thanks to outgoing members

Thanks was given to all members particularly those that are leaving the group. The time and effort they have given to the group is greatly appreciated by the City and their contributions will be missed.

5.2 Brisbane St/Beaufort St

Work has begun at Brisbane/Beaufort St junction as part of two way upgrade. SL wanted to make sure upgrade would include pram ramp on eastern side of junction so cyclists could ride straight through. Raised similar concern about path at end of Baker Avenue. City will endeavour to include these in plans.

6. Close / Next Meeting

TBC

Update Information

Update on Previous Agenda Items

1. North Perth Precinct

Maintenance issues have been reviewed by engineering team and works scheduled and some carried out. Consultation for traffic calming measures is being developed and will be released in the next month.

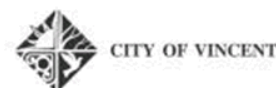
2. Safe Active Street Road Safety Audit

Retrofitting of kerbs on stage one of Safe Active Street has been scheduled for 2nd October

*Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or
Email: umag@vincent.wa.gov.au*

Ref: D19/152008

MINUTES



ENVIRONMENTAL ADVISORY GROUP

19 August at 6:00pm

Venue: Function Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

UNCONFIRMED MINUTES

Attendees:

City of Vincent Councillors
Cr. Loden (Chair)

Community Representatives
Chris Cuttress, Lisa Edwards, Isaac Lorca, Jacinta Key, David White

City of Vincent Officers
Executive Director Infrastructure & Environment (EDIE), Sustainability Officers (SO)

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1. Welcome/Declaration of Opening

The Chair opened the meeting at 6:09pm and delivered the Acknowledgement of Country.

2. Apologies

Cr. Hallett, Project Officer Parks and Environment (POP AE), Leanne Jones, Anthony Horton, Zoe Myers, Fiamma Riviera, Halinka Lamparki

3. Confirmation of the Minutes

The Minutes of the meeting held on 8 April 2019 were received and confirmed as a true and correct record.

4. Business

4.1 Update on Brisbane Street Carpark Upgrade

The Chair declared a proximity interest on behalf of Cr Hallett who lives near the project site but was an apology for the meeting.

Update provided by EDIE: The project will feature Water Sensitive Urban Design and include significant tree planting (71 new trees). The majority of trees planted will be native, as will the lower level amenity plantings. Existing mature Cape Lilac trees will be retained as they provide food for native Black Cockatoos. All storm water will be retained and infiltrated onsite via planted areas.

A question was raised relating to the density of proposed tree planting on site. This was taken on notice as POP AE was an apology for the meeting. The EAG member who raised the question will also contact POP AE to discuss further.

4.2 Update on Sustainable Environment Strategy adoption and next steps

SO provided an update on the adoption of Sustainable Environment Strategy 2019-2024.

A total of 37 submissions were received in response to community consultation. Support for the targets and strategies in the document averaged around 80%. The Strategy was adopted at the Council Meeting held on 23 July 2019.

A number of projects and actions listed in the Implementation Plan have already commenced.

An Executive Summary and Mayor's Message are yet to be added to the Strategy document. Graphic design, formatting, and stylistic changes are also to be completed prior to hard copy publication. In the meantime, the document as adopted by Council will be placed on the City's website.

4.3 Update on re-nominations for EAG

Due to its proximity to the 2019 Council election, the EAG meeting scheduled for 14 October 2019 will be cancelled. This is in line with the City's new Council Election Period Policy.

The current term of the EAG will end at the time of the Council election and the City's Governance team will contact all current advisory group members to advise about re-nomination.

SO and the Chair thanked current EAG members for their invaluable contribution over the past two years.

4.4 Increasing Solar PV within the Vincent community

The Chair listed this agenda item in order to seek ideas from the Group about additional ways to increase the uptake of solar within the community. The City currently promotes the uptake of solar PV in association with the Switch Your Thinking program and has a solar PV information portal on its website.

The main suggestion for further incentives was a direct cash rebate to households but this would need to be sizeable in order to effect a noticeable change in uptake. The financial and social equity implications of a rebate could be a significant barrier to its adoption. Focussing on local businesses was suggested as a possible alternative.

Discussion also included interstate examples of community renewable energy projects and the regulatory barriers that prevent WA local governments from providing loans for solar or sourcing/selling renewable energy for use by residents.

SO advised that the City has expressed interest in partnering with other local governments on renewable energy projects through WALGA and continues to express interest in community power sharing trials to Synergy and Western Power. An EAG member who works in the relevant field offered to share information relating to virtual power sharing via email.

4.5 Waste Update

EDIE provided an update on the FOGO (food organic/garden organic) waste project.

A third bin (for FOGO material) is planned to be rolled out to Vincent households in October 2020. Community consultation on the project started last week. So far the responses have been mainly positive.

Food-only organic collection trials in multi-unit developments are currently under way in partnership with the cities of Perth and Stirling.

Options for bulk waste collections are currently being considered and consultation will occur in due course.

4.6 Status Update of Previous Agenda Items

Item	Current Status	Next Step
Sustainable Environment Strategy	Adopted by Council on 23 July 2019	Graphic design, executive summary and Mayor's message, then publish
Hyde Park Floating Reed Bed Filtration System - Trial	City's Officers to prepare a report for Council to consider approving trial.	Council to consider approving trial.
Hyde Park Lakes Turtle Study	Project specifics and timeline provided by UWA	Project on hold until suitable student for study identified
Verge Policy Review	Completed – including flyers for quick reference	n/a

4.7 Other business – consideration of a sustainability hub for community groups

The Chair raised this item prompted by an enquiry from a local community group. This item has links to an existing action in the Sustainable Environment Strategy Implementation Plan: *"Investigate and implement if feasible mechanisms for providing ongoing funding to sustainability focussed community groups that have a proven track record of delivering actions in line with the City's Sustainable Environment Strategy"*.

The Chair indicated that a vacant City property could be identified as a sustainability hub or a dedicated hub could be considered as part of the Woodville Reserve Master Plan. Such a hub could host community group meetings and other activities. It could provide storage for equipment, including a community tool library.

Discussion ensued about the inclusion of other types of community groups in such a hub and the need to maximise efficient use of the space through other day-time uses (e.g. a community co-working space).

The City's Community Partnerships and Property teams will need to be part of further discussion on this topic. The Chair will submit a Council Member Request to the City's Administration to ask for further investigation of this proposal.

Recommendation: If the City decides to proceed with the creation of a hub for community groups it is recommended that the widest range of local community groups be consulted to identify their need for a "home base" before considering options to meet such a need. Aim to maximise the use of any hub that is created to ensure effective use of funds.

5. Close/Next Meeting

The Chair closed the meeting at 7:51pm. The next meeting is scheduled to be held on a date to be confirmed following the Council Elections. The City's Governance team will provide an update in due course.

Signed _____
(Chairperson)

Dated this _____ day of _____ 20__

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

**14 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
(WITHOUT DISCUSSION)**

Nil

15 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

16 URGENT BUSINESS

Nil

**17 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE
CLOSED**

Nil

18 CLOSURE