



CITY OF VINCENT

AGENDA

Ordinary Council Meeting 11 February 2020

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

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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

4.1 Cr Jonathan Hallett requests a leave of absence from 13 February 2020 to 22 February 2020 inclusive due to personal commitments.

4.2 Cr Susan Gontaszewski requests a leave of absence from 29 June 2020 to 4 September 2020 inclusive due to personal commitments.

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

6 CONFIRMATION OF MINUTES

Ordinary Meeting - 10 December 2019

Special Meeting - 28 January 2020









7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

8 DECLARATIONS OF INTEREST

9 STRATEGY & DEVELOPMENT

9.1 NO. 64 (LOT 41; D/P: 2360) CLEAVER STREET, WEST PERTH - PROPOSED 11 MULTIPLE DWELLINGS

Ward: South

- Attachments:
1. Consultation and Location Map [↓](#) 
 2. Development Plans [↓](#) 
 3. Advertised Plans [↓](#) 
 4. Summary of Submissions - Administration's Response [↓](#) 
 5. Summary of Submissions - Applicant's Response [↓](#) 
 6. Design Review Panel Minutes [↓](#) 
 7. Applicant's Technical Reports [↓](#) 
 8. Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for development approval for 11 Multiple Dwellings at No. 64 (Lot: 41; D/P: 2360) Cleaver Street, West Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

1. Use of Premises

This approval is for Multiple Dwellings as shown on the approved plans dated 8 January 2020. No other development forms part of this approval;

2. Boundary Walls

The owners of the subject land shall finish and maintain the surface of the boundary walls facing No. 66 Cleaver Street in a good and clean condition prior to practical completion of the development to the satisfaction of the City. The finish of the boundary walls is to be fully rendered or face brickwork to the satisfaction of the City;

3. Building Design

3.1 Prior to the issue of a Building Licence, revised plans shall be submitted and approved by the City that demonstrates the following:

- The fourth storey of the building shall be amended to be constructed of white or cream colour hues, to the satisfaction of the City's Design Review Panel;
- The gate and/or fencing above 1.2 metres in height within the front setback area shall be 'visually permeable' as defined by the Residential Design Codes Volume 2 – Apartments, to the satisfaction of the City;
- The shading structures located on the western façade of the building shall be flipped so the shading structures are provided to the southern side of the openings, to the satisfaction of the City; and
- The southern window to the kitchen in Unit A4 shall not exceed an area of 1 square metre;

3.2 Prior to occupancy or use of the development, all privacy screening shall be at least 1.6 metres in height, at least 75 percent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property, to the satisfaction of the City; and

- 3.3 Prior to the lodgement of a building permit, demonstration the development would satisfy Acceptable Outcome A4.9.1 relating to universal design of Residential Design Codes Volume 2 – Apartments shall be provided to and approved by the City;

4. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive;

5. Schedule of External Finishes

Prior to the lodgement of a building permit, a schedule detailing the colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area, must be submitted to and approved by the Local Government, prior to lodging an application for a building permit. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the Local Government, prior to occupation of the development;

6. Landscaping

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

- The location and type of existing and proposed trees and plants;
- Areas to be irrigated or reticulated;
- The provision of a minimum of 10.1 percent deep soil area, as defined by the Residential Design Codes Volume 2 – Apartments;
- The provision of trees contributing towards canopy coverage within deep soil areas provided and within the front setback area. The tree species are to be in accordance with the City's recommended tree species list; and
- A detailed drawing of the communal open space area to the satisfaction of the City's Design Review Panel;

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

- 6.3 No verge trees shall be removed without the prior written approval of the City. Verge trees shall be retained and protected from damage including unauthorised pruning to the satisfaction of the City. Prior to any pruning of verge trees, an arborist report shall be prepared by the landowner and submitted to the City;

7. Car Parking, Access and Bicycle Facilities

- 7.1 Prior to the commencement of the approved use, 11 parking bays for the residents of the Multiple Dwellings and two (2) visitor car parking bays and related access ways as shown on the approved plans shall be constructed and thereafter maintained in accordance with Australian Standard AS2890.1;

- 7.2 No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where;

- walls, letterboxes or fences adjoin vehicular access points to the site; or
- a driveway meets a public street; or
- two streets intersect,

unless otherwise approved by the City of Vincent.

- 7.3 All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City;
- 7.4 Two (2) visitor parking bays shall be permanently marked, maintained and legally accessible at all times for use exclusively by visitors to the property, be clearly visible or suitably sign posted from the street or communal driveway and be located, together with the reversing area, in front of any security gates or barrier for the development unless otherwise approved by the City;
- 7.5 Prior to the first occupation of the development, redundant or “blind” crossovers shall be removed and the verge and kerb made good to the satisfaction of the City, at the applicant/owner’s full expense; and
- 7.6 A minimum of six (6) bicycle parking bays shall be provided on site prior to occupation of the development. The design and construction of the bike bays shall be in accordance with Australian Standards AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking;

8. Access Management Plan

- 8.1 Prior to the occupation of the development, an Access Management Plan shall be submitted to and approved by the City. The Access Management Plan is to include, but not limited to, addressing the following:
- Detailed 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
- 8.2 The approved Access Management Plan shall be implemented, and the development shall be carried out in accordance with the approved Access Management Plan and approved plans, to the satisfaction of the City at the expense of the owners/occupiers;

9. Waste Management

- 9.1 A Waste Management Plan must be submitted to and approved by the Local Government prior to lodging an application for a building permit. The plan must include the following details to the satisfaction and specification of the City of Vincent:
- the location of bin storage areas and bin collection areas;
 - the number, volume and type of bins, and the type of waste to be placed in the bins;
 - details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - frequency of bin collections; and
- 9.2 The Waste Management Plan must be implemented at all times to the satisfaction of the City of Vincent;

10. Acoustic Report and Noise Management

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation shall be lodged with and approved by the City prior to the lodgement of a Building Permit. All recommended measures in the report shall be undertaken in accordance with the report to the City’s satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

11. Construction Management Plan

A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area shall be lodged with and approved by the City prior to the issuing of a building permit (including demolition and/or forward works). The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

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

12. Public Art

- 12.1** In accordance with City of Vincent Policy No. 7.5.13 – Percent for Art the application is required to make a public art contribution of \$19,000 being one percent of the estimated cost of development.

In order to comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration prior to the lodgement of a Building permit stipulating the choice of:

Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant

Or

Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 will receive a 15% discount on the Percent for Art contribution.;

- 12.2** The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Policy No. 7.5.13 – Percent for Public Art:

- 12.2.1** in conjunction with the above chosen option;

Option 1: prior to the issue of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; and

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

Or

Option 2: prior to the issue of an Occupancy Permit pay the above cash-in-lieu contribution amount;

13. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve; and

14. Clothes Drying Facilities

Each multiple dwelling shall be provided with a clothes drying area screened from the public realm in accordance with State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments, to the satisfaction of the City, prior to the occupation or use of the development.

PURPOSE OF REPORT:

To consider an application for development approval for a four storey Multiple Dwelling development at No. 64 Cleaver Street, West Perth (the subject site).

PROPOSAL:

The application proposes the development of a four storey Multiple Dwelling development on the subject site. The proposal consists of 11 multiple dwellings and associated vehicle parking. There are two buildings proposed:

- The front building is four storeys in height and comprises one single bedroom dwelling and four two bedroom dwellings which are oriented to the street;
- The rear building is three storeys in height and comprises two one-bedroom dwellings and four two-bedroom dwellings;
- The communal open space is located on the ground floor, adjacent to the north eastern lot boundary; and
- The vehicle parking is located on the ground floor, behind the front building.

The development plans, including perspectives of the development and a landscape plan, are included in **Attachment 2** and the applicant's technical reports including the traffic impact statement and environmentally sustainable design report are included in **Attachment 7**.

BACKGROUND:

Landowner:	Eleonore Babaii
Applicant:	MW Urban
Date of Application:	27 June 2019
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R80
Built Form Area:	Residential
Existing Land Use:	Single house
Proposed Use Class:	Dwellings (Multiple)
Lot Area:	838m ²
Right of Way (ROW):	No
Heritage List:	No

The subject site is located on Cleaver Street, between Vincent Street and Carr Street. A location plan is included in **Attachment 1**.

All properties fronting Cleaver Street between Vincent Street and Carr Street, including the subject site, are zoned Residential R80 under the City of Vincent Local Planning Scheme No. 2 (LPS2) and are within the Residential built form area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). These properties are prescribed a maximum of three storeys. The adjoining property to the north of the subject site comprises an eight storey multiple dwelling development with 64 dwellings and the adjoining property to the south of the subject site comprises a two storey grouped dwelling development with five dwellings. To the west, opposite of the subject site, is a five storey development comprising an Aged Care Facility and the retention of the existing heritage building (previously a single house). This development is currently under

construction. The remainder of properties along Cleaver Street, between Vincent Street and Carr Street, predominately comprises single storey single houses.

The adjoining property to the east of the subject site facing Florence Street comprises a three storey multiple dwelling development containing 22 dwellings. All properties fronting Florence Street between Vincent Street and Carr Street are zoned Residential R50 under the City's LPS2 and are within the Residential built form area of the City's Built Form Policy. These properties are prescribed a maximum of two storeys in height.

DETAILS:

Summary Assessment

The proposal was assessed in accordance with the requirements of the Built Form Policy and State Planning Policy 7.3 Residential Design Codes (R Codes Volume 2 – Apartments) which relates to multiple dwelling developments. The R Codes Volume 2 - Apartments provides guidance for multiple dwellings 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 R Codes Volume 2.

Consideration of Element Objectives and Acceptable Outcomes

The R 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:

Street Setbacks	
Acceptable Outcome	Proposal
Built Form Policy – Clause 5.2	
C5.2.1 6.6m (the average of the five adjoining properties)	First storey – 3.0m Second storey – 2.5m – 3.0m Third storey – 2.5m – 3.0m Fourth storey – 4.0m
Building Height	
Acceptable Outcome	Proposal
Built Form Policy – Clause 5.6	
C5.6.1 3 storey height	4 storey height
Concealed roof height of 10m	Concealed roof height of 12m
Side and Rear Setbacks	
Acceptable Outcome	Proposal
Built Form Policy – Clause 5.3	
C5.3.3 Minimum setback to the rear lot boundary:	<u>Eastern boundary</u>
• Ground floor, second and third storey setback 6.5m	First storey setback 2.3m
• Fourth storey and above setback 12.5m	Second storey setback 3.3m
	Third storey setback 3.3m
R Codes Volume 2 – Clause 2.4	<u>Northern boundary</u>
A2.4.1 Buildings setback from side lot boundaries 3.0m	First storey: 1.5m
	Second storey: 1.5m – 2.0m
	Third storey: 1.5m – 2.0m
	<u>Southern boundary</u>
	Second storey: 1.5m – 4.5m

	Third storey: 1.5m – 4.5m
Plot Ratio	
Acceptable Outcome	Proposal
R Codes Volume 2 – Clause 2.5	
A2.5.1 Plot ratio of 1.0 (839m ²)	Plot ratio of 1.03 (867m ²)
Building Separation	
Acceptable Outcome	Proposal
R Codes Volume 2 – Clause 2.7	
<u>Within site boundary</u> Habitable rooms/balconies to provide a minimum separation of 12m	<u>Within site boundary</u> Front and rear building separated 5.39m
<u>To adjoining property boundaries</u> Ground floor to fourth storey as per 'Side and Rear Setbacks' and 'Visual Privacy'.	<u>To adjoining property boundaries</u> Building setbacks proposed to the northern, eastern and southern lot boundaries as set out in the 'Side and Rear Setbacks' and 'Visual Privacy' Design Elements contained within this table.
Orientation	
Acceptable Outcome	Proposal
R Codes Volume 2 – Clause 3.2	
O3.2.2 Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	The development shadows the outdoor living areas of the adjoining southern properties during mid-winter.
Communal Open Space	
Acceptable Outcome	Proposal
R Codes Volume 2 – Clause 3.4	
A3.3.5 66m ² of communal open space	62m ² of communal open space
Visual Privacy	
Acceptable Outcome	Proposal
R Codes Volume 2 – Clause 3.5	
A3.5.1 Where adjoining sites coded R50 or lower (eastern boundary), major openings to: <ul style="list-style-type: none"> Bedrooms, studies and open walkways: 4.5m Other habitable rooms: 6.0m Unenclosed outdoor living areas: 7.5m 	<u>Eastern boundary</u> <ul style="list-style-type: none"> Second storey: Unit B3 Bed and Balcony setback 3.37m Third storey: Unit B6 Bed and Balcony setback 3.37m
Public Domain Interface	
Acceptable Outcome	Proposal
Built Form Policy – Clause 5.10	
C5.10.2 Maximum height of solid portions of wall to be 1.2m above the adjacent footpath level and are to be visually permeable above	Portion of fence within the front setback area (1m length) with a solid wall height of 1.6m
Posts and piers to have a maximum width of 0.4m	
Solar Access and Daylight	
Acceptable Outcome	Proposal
R Codes Volume 2 – Clause 4.1	
	(a) Nil dwellings have living rooms and private open space obtain 2 hours of direct (northern) sun

A4.1.1 (a) 70% of dwellings having living rooms and private open space obtain 2 hours of direct sun A4.1.1 (b) 15% receive no direct sunlight	(b) 100% of dwellings receive no direct (northern) sunlight
Size and Layout of Dwellings	
Acceptable Outcome	Proposal
R Codes Volume 2 – Clause 4.3 A4.3.1 Two bedroom, two bathroom dwellings with a minimum internal floor area of 72m ² A4.3.2 Living Rooms with a minimum internal dimension of 4.0m	Units A2 and A3 have a minimum internal floor area of 70m ² and Living Rooms with a minimum internal dimension of 3.4m Units B1, B2, B4 and B6 have a minimum internal floor area of 70m ²
Universal Design	
Acceptable Outcome	Proposal
R Codes Volume 2 – Clause 4.9 A4.9.1 (a) and (b) 20% of dwellings meet Silver Level and 5% of dwellings meet Platinum Level requirements of the Liveable Housing Design Guidelines.	The application has not demonstrated the development would achieve the acceptable outcomes.

An assessment of how the proposal meets the Element Objectives of the R 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* for a period of 21 days from 15 November 2019 to 6 December 2019. The method of consultation being a sign on site, an advertisement in the local newspaper, a notice on the City's website and 618 letters mailed out to all landowners and occupiers surrounding the site (shown in **Attachment 1**) in accordance with the City's Policy No. 4.1.5 – Community Consultation.

At the conclusion of the consultation period, a total of 33 submissions were received, all objecting to the proposal. The main issues raised in the submissions relate to the following matters:

- The bulk and scale of the development being inconsistent with the streetscape character;
- The design of the development being inconsistent with the streetscape character;
- The development causing a loss of solar access to adjoining properties;
- The development causing a loss of privacy to adjoining properties;
- The inadequacy of the parking provided for the development, including for residents and visitors and the impact on existing on-street parking as a result;
- The density of the development being inconsistent with the surrounding locality and impact on the amenity of the surrounding properties;
- The inadequacy of landscaping provided for the development; and
- The development causing a loss of views of significance.

A copy of the advertising plans is provided within **Attachment 3**.

Amended plans were requested to be provided for the City's assessment of the proposal at the conclusion of the consultation period. The primary changes made to the development application are summarised as follows:

Ground floor

- Rearrangement of the ground floor to provide dedicated pedestrian paths which would not conflict with the vehicle manoeuvring space;
- Reduced residential parking bays (13 bays to 11 bays);
- Lift and stairs relocated to be more visible and accessible;
- Uniform arrangement of store rooms and bicycle parking;

- Bin store amended to accommodate all bins within one space (previously two);
- Relocation of the communal open space from the roof of the third storey to the ground floor; and
- Additional deep soil zones and canopy coverage, particularly along the northern boundary.

Other changes

- Removal of the boundary walls above the ground floor and setting in the building from the northern boundary;
- Amendment to the apartment mix of the rear building (previously six two-bedroom dwellings, now two one-bedroom and four two-bedroom dwellings);
- Amendment to the location of openings to improve natural cross ventilation; and
- Fourth storey amended from a dark colour to a light colour.

As the amended plans sought to address the concerns raised during the consultation period and did not result in any greater departures, further consultation was not necessary.

A summary of the submissions received and Administration's comments with respect to these is provided in **Attachment 4**. The applicant has also provided a response to these submissions which is included in **Attachment 5**.

Design Review Panel (DRP):

Referred to DRP: Yes

The application was referred to the DRP on 28 November 2018, 6 March 2019, 8 May 2019, 4 September 2019 and 27 November 2019. A copy of the most recent minutes is provided within **Attachment 6**.

An amended proposal was provided to the City on 8 January 2020, which was referred to a DRP member for further comments. The Panel member advised the amended design and changes proposed address majority of the concerns raised by the DRP. The comments provided by the Panel member are summarised as follows:

- The amended proposal improves amenity and reduces impact of the development on adjoining properties, particularly to the north by reducing the height of the boundary walls.
- The dwellings achieve good cross ventilation.
- The sun-shades located on the western façade of the building currently provide the shading treatment on the northern side of the openings. The shading treatment should be relocated to the southern side of the opening to improve access to northern winter sun.
- A detail plan of the communal open space and a detailed landscaping plan is recommended.

The below table demonstrates how the proposal has progressed through the DRP process in accordance with the Ten Principles of Good Design.

Design Review Progress						
	Supported					
	Pending further attention					
	Not supported					
	No comment provided					
	DRP 1 28/11/2018	DRP 2 06/03/2019	DRP 3 08/05/2019	DRP 4 04/09/2019	DRP 5 27/11/2019	DRP referral to Panel Member 13/01/2020
Principle 1 – Context & Character						
Principle 2 – Landscape Quality						
Principle 3 – Built Form and Scale						

Principle 4 – Functionality & Built Quality						
Principle 5 – Sustainability						
Principle 6 – Amenity						
Principle 7 – Legibility						
Principle 8 – Safety						
Principle 9 – Community						
Principle 10 – Aesthetics						

The principles highlighted in amber (Principles 2, 5, 6 and 9) can be dealt with through a condition of approval and are discussed in further detail below.

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. 7.5.21 – Sound Attenuation; and
- Policy No. 7.5.23 – Construction Management Plans.

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.

City of Vincent Policy No. 7.1.1 – Built Form

At the 23 July 2019 Ordinary Council Meeting, the proposed Amendment 2 to the Built Form Policy was approved for the purposes of advertising. The development has not been assessed against the proposed amendments to the Built Form Policy as the amendments are in draft form and are not considered to be 'seriously entertained'. This is because they have not received approval from Council following community consultation, which concluded on 22 November 2019. The amendments are not certain or imminent in coming into effect in their current advertised form.

The submissions from community consultation for the amended Built Form Policy are expected to be presented to Council in the first quarter of 2020 to consider the Policy's acceptability following community consultation.

Delegation to Determine Applications:

This matter has been referred to Council in accordance with the City's Delegated Authority Register as the proposed development is for a height of more than three storeys and does not meet the applicable Building Height Acceptable Outcome standard as prescribed by the R-Codes Volume 2 - Apartments. The development application also 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:Building Height

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

- The application proposes two buildings, with the front building being four storeys and a maximum height of 12 metres in lieu of 10 metres. The rear building is three storeys in height and satisfies the applicable acceptable outcomes prescribed by the City's Built Form Policy. The building height suitably transitions between the existing buildings noting the adjoining northern property (No. 66 Cleaver Street) is an eight storey development and the adjoining southern property is a two storey development. No. 67 Cleaver Street, which is directly opposite the subject site is a five storey development and No. 37 – 43 Florence Street, located to the rear of the subject site is a three storey development.
- The site is relatively flat and does not influence the height of the development. Rather, the development has been designed to respond to the existing street context as detailed above.
- The first three storeys are proposed to be a minimum setback of 2.5 metres and the fourth storey proposed a minimum setback of 4.0 metres from the primary street. The stepping of the building, in addition to the mix of colours and materials would create separation between the building levels and would reduce the bulk and scale of the building as viewed from the primary street. The height of the development, stepping of the building and colours and materials have been supported by the City's Design Review Panel.
- Although the development shadows the outdoor living areas of the adjoining southern properties, the height of the development and the extent of shadow created is acceptable for the reasons specified in the 'Orientation' section below.

Some of the drawings (SK 16b, SK 17b, SK 18b and SK 19b) depict the fourth storey as being grey in colour. The applicant has advised the fourth storey is intended to be a lighter colour as depicted on the perspective drawings (SK 00b and SK 20b). An amended colours and material schedule is recommended as a condition of approval to rectify this discrepancy.

Street Setbacks

The proposed setbacks to Cleaver Street are consistent with the objectives of Element 2.3 of the R Codes Volume 2 – Apartments and the local housing objectives of the Built Form Policy for the following reasons:

- The applicable acceptable outcome primary street setback of 6.6 metres has been calculated based on the average of the five adjoining properties to the north and south of the subject site. These properties have varying setbacks to the street, and includes single houses and an existing high density development at No. 60 Cleaver Street which have greater setbacks to the primary street. The existing development on the opposite side of Cleaver Street (between Vincent Street and Carr Street) provides for an average street setback of 3.0 metres.
- The Cleaver Street streetscape is transitional and is intended to accommodate higher density development to reflect the applicable R80 density coding. An increase in density in the development form is apparent and is reflected in approved development located across the road from the subject site at No. 67 Cleaver Street. This development was approved in 2017 by the Metro West Joint Development Assessment Panel and is five storeys in height with a minimum primary street setback of 2.5 metres. The minimum setback of 2.5 metres proposed for the subject application is consistent with this recently approved development, and would positively contribute to the precedence set for future

development within the streetscape and in providing activation and surveillance of the street. It is reasonable to consider a reduced primary street setback associated with an increased size and scale of development within an area undergoing a planned transition in order to deliver the density and built form envisaged for this area under the Built Form Policy.

- The development incorporates a mix of colours and materials which reflect the established streetscape character. The development transitions between the two immediately adjoining properties, whereby the northern façade of the building is constructed in red brick to reflect No. 66 Cleaver Street and the southern side of the building is constructed in white render to reflect the white/cream colour hues of No. 60 Cleaver Street. The remainder of the buildings along Cleaver Street (between Vincent Street and Carr Street) are predominantly constructed in red brick or white and cream colour hues.
- The development provides for clear transition between the public and private realm. This is achieved through the use of a private courtyard, a clearly defined pedestrian entrance by way of a pedestrian scale arbour and pedestrian gate, and clearly defined vehicle access. A mix of small and medium sized trees are also provided within the front setback area to soften the appearance of the building and improve the landscape amenity of the site. Active and passive surveillance of the streetscape is achieved through the positioning of major openings to habitable rooms and private balconies.
- In support of the above, the design review panel has advised the mix of colours and materials is suitable for the context of the site; the streetscape is transitional and the design of the building appropriately references the existing and new development.

Side and Rear Setbacks, Building Separation and Visual Privacy

The proposed setbacks to the side and rear boundaries are consistent with the objectives of Elements 2.4, 2.7 and 3.5 and the local housing objectives of the Built Form Policy with respect to lot boundary setbacks for the following reasons:

Internal building separation

- The internal building separation is adequate as habitable rooms with major openings are offset from other habitable rooms with major openings or balconies, or highlight windows are provided to ensure visual and acoustic privacy between the spaces.

Northern boundary

- The adjoining northern property is setback approximately 8.0 metres from the shared lot boundary and comprises 32 apartments which are directly oriented to the subject site. Minor openings to habitable and non-habitable rooms and an obscured panel is proposed to screen the communal stairwell. These elements would assist in providing access to natural sunlight and ventilation, whilst maintaining visual and acoustic privacy for the residents. The openings also increase the glazing aspect of the development and reduce the portions of blank solid walls, which is associated with building bulk. An amended colours and materials schedule which includes details of the obscured screening is recommended to ensure the element would positively contribute towards the visual appearance of the development.
- The impact of the development would be softened by the existing planting located on the adjacent site along the shared boundary and by the proposed small and medium trees proposed to be planted along the northern boundary. A detailed landscaping plan is recommended as a condition of approval to ensure suitable species are proposed to achieve the desired canopy coverage, soften the appearance of the development and improve the outlook for occupants.
- The obscured screening panel adjacent to the stairwell would provide an alternate building material and would assist in breaking up the portions of blank solid wall. The colour and material of this screening is to be included in the amended colours and materials schedule, which has been recommended as a condition of approval.
- Setbacks which match those of the adjoining northern boundary would not be achievable due to the size of the site. Further, the size and orientation of the eight storey building on the adjoining northern property causes significant overshadowing to the subject site. In response, the development proposes the store rooms, bin stores and minor openings along to this affected area along this northern boundary. This would be an appropriate use of the site as it would minimise the number of active habitable spaces that are adversely affected by the adjoining property. Orienting the major openings to habitable rooms and balconies to other boundaries results in an improved amenity outcome for the residents of the subject site as access to natural sunlight would be improved. The site planning of the proposed development is supported by the City's Design Review Panel.

Southern boundary

- The rear building proposes a greater setback to the southern lot boundary to respond to the change in scale of development and to provide an acceptable setback between the buildings. The outdoor living areas of all of the adjoining southern properties are located adjacent to the shared boundary.
- Planting of small and medium sized trees and a trellis are proposed along the affected boundary which would provide some screening and perceived separation between the properties.
- The front building does not comprise any major openings on the first three storeys facing the southern boundary to maintain privacy between the dwellings. The fourth storey provides a greater setback to provide adequate separation between the buildings. The proposed development would not cause a greater loss of privacy to the outdoor living area of the front adjoining grouped dwelling as this active space is also visible from the primary street.
- The major openings to habitable rooms and balconies of the rear building have been setback in accordance with the distances specified within Table 3.5 of the R Codes Volume 2 – Apartments. The setbacks provided ensure adequate separation between properties and reduce the extent of direct overlooking to habitable rooms with major openings and outdoor living areas. The setbacks also ensure acoustic amenity of current and future occupants is maintained.
- Shadow created by the development would be mitigated by the site planning. This is because the rear building provides a greater setback of minimum 4.5 metres in lieu of 3.0 metres and lower building height of maximum 9.2 metres in lieu of 10 metres than set out in the acceptable outcomes of the R Codes Volume 2 – Apartments. With regards to the front building, the shadow created by the proposed development to a building that would satisfy the applicable acceptable outcomes of maximum height 10 metres and a minimum setback of 3.0 metres prescribed by the R Codes Volume 2 – Apartments. The shadow created by a development that would satisfy the acceptable outcomes would also shadow the major openings to habitable rooms and the outdoor living areas of the adjoining southern properties. As a result, there is no greater impact to the adjoining property as a result of the additional building height and reduced setback of the proposed development.

Eastern boundary

- The adjoining property to the rear of the subject site comprises a multiple dwelling development which is located approximately 9.5 metres from the shared lot boundary. The associated carport of the building is located directly adjacent to the shared lot boundary.
- The setbacks provide for sufficient residential amenity for occupants of the existing and proposed development as balconies are designed with outlook over non habitable or active communal spaces to ensure visual and acoustic privacy is maintained. The setback of the development also ensures natural sunlight and ventilation of the adjoining property is maintained.
- Deep soil areas which accommodates small and medium sized trees are provided along the affected boundary to improve the landscape amenity and provide perceived separation between the properties.

Plot Ratio

The proposed plot ratio is consistent with the objectives of Element 2.5 of the R Codes Volume 2 – Apartments for the following reasons:

- The acceptability of the street setback, lot boundary setbacks and building heights would result in an acceptable built form and scale outcome and satisfies the relevant element objectives for the reasons detailed within relevant sections above. Further, the scale of the development is appropriate given the site's close proximity to the Perth CBD and other high amenity areas, and is well serviced by public transport.
- The development incorporates design measures to mitigate building bulk impacts, including articulation on all building facades through the use of setbacks and major and minor openings, varying textures and colours, and incorporating landscaping around the perimeter of the building.
- The proposed plot ratio reflects a minor departure to the acceptable outcome as set out in the R Codes Volume 2 - Apartments and is consistent with the future desired built form of the locality as envisaged by the Residential Area of the Built Form Policy. The development proposes an additional 28 square metres of plot ratio area. This equates to a portion of a dwelling and would not result in a significant change to the size and scale of the development.
- The current built form of the locality is predominantly lower scale development, although development reflective of the applicable R80 density coding is becoming more prevalent within the locality. The size and the scale of the proposed development would set a suitable precedence for future development within the locality.

Orientation

The proposal is not consistent with the Acceptable Outcomes or Element Objectives of Element 3.2 of the R Codes Volume 2 – Apartments as the development would shadow the outdoor living areas and major openings to habitable rooms of the adjoining southern properties.

The development is consistent with the overall objectives of the R-Codes Volume 2 – Apartments for the following reasons:

- There are no Acceptable Outcome standards for sites coded R80 or higher. The development would shadow approximately 35 percent of the adjoining southern property. This is equivalent to the Acceptable Outcome prescribed for sites coded R30 – R40.
- The application proposes a four storey building at the front of the site. The first three storeys propose a minimum setback of 1.5 metres in lieu of the acceptable outcome of 3.0 metres prescribed by the R Codes Volume 2 – Apartments. The fourth storey is setback 3.9 metres from the southern lot boundary. The rear building is proposed to be a maximum of three storeys in height and a minimum setback of 4.5 metres. The increased setbacks, particularly those of the rear building would reduce impacts on adjoining properties.
- The orientation of the site does not provide for good solar access as the shadow cast by the development measured at mid-winter would fall directly onto the adjoining southern property. Similarly, the shadow cast by No. 66 Cleaver Street would fall directly over the proposed development and could impact the amenity for the future residents. The development has been designed so that non habitable spaces (bins, stores and stairwells) are adjacent to the northern boundary and habitable rooms with major openings and balconies are orientated towards other lot boundaries to maximise solar access, whilst being appropriately setback from the southern boundary to minimise loss of natural sunlight, visual privacy and building bulk to the adjoining property. This site planning has been reviewed and supported by the City's Design Review Panel.

Tree Canopy, Deep Soil Areas and Landscape Design

The proposed landscaping is consistent with the objectives of Element 3.3 and 4.12 of the R Codes Volume 2 – Apartments for the following reasons:

- The application proposes 10.1 percent of the site area as deep soil zones, which equates to 85.2 square metres. These zones are located within the front setback area, adjacent to all of the side lot boundaries and the communal open space which would positively contribute to the landscape amenity and visual appeal of the site.
- The adjoining northern property contains mature planting along the shared boundary, particularly towards the front of the site. The deep soil zones and associated trees proposed to be planted on the subject site adjacent to the northern boundary are predominantly located towards the rear of the lot. This arrangement would facilitate a positive outcome whereby the length of the boundary was provided with canopy coverage.
- There is limited existing landscaping adjacent to the southern boundary. The application proposes a mix of small trees, medium trees and trellis planting along this boundary. This arrangement would facilitate substantial landscaping to be visible from the subject site and adjoining properties. The rear building of the development also provides a large setback of 4.5 metres to the southern lot boundary. The amount of landscaping proposed is suitable as it would achieve improved visual amenity, whilst also softening the appearance of the development.
- The application proposes deep soil zones and a mix of small and medium trees along the eastern boundary. The adjoining property contains a carport and large areas of hardstand area along the affected boundary. The landscaping provided along the shared boundary would improve the outlook for residents on the subject site and adjoining property.
- The landscaping plan (SK 07b) provided refers to the Landscape Architect's Report. The applicant has not provided an up to date Landscape Architect's Report that details plant species proposed and to reflect the current landscaping plan. The Landscape Architect's Report is not consistent with the current landscaping proposal and is not included within the attachments of this report. An amended landscaping plan is recommended as a condition of approval to ensure suitable species are provided on site that would positively contribute to the canopy coverage and landscape amenity of the site. An amended landscaping plan to the satisfaction of the City and the DRP would amend Principle 2 of the Design Review Panel progress table above from amber to green.

Communal Open Space

The proposed communal open space is consistent with the objectives of Element 3.4 of the R Codes Volume 2 – Apartments for the following reasons:

- The communal open space is provided on the ground floor of the site and is directly accessible from the main lift. Clearly defined footpaths also provide good wayfinding to the space.
- The communal open space is located adjacent to the parking area. A visually permeable screen would be provided between the spaces to provide some privacy and separation whilst maintaining active and passive surveillance of the two spaces.
- The size, scale and location of the adjoining northern property causes a loss of solar access to the subject development. The communal open space is suitably located adjacent to the side/rear setback area of the adjoining property and would have access to natural sunlight and ventilation which would improve the amenity for the residents. It is also located away from active open/habitable spaces of the adjoining properties ensuring visual and noise privacy is protected.
- The communal open space incorporates a mix of hardstand area and landscaped area which would enhance the visual appeal and usability of the space.
- To ensure the communal open space is suitably designed, a detailed drawing of the space which is to be reviewed by the City's DRP is recommended as a condition of approval. An amended plan, to the satisfaction of the DRP would amend Principles 6 and 9 of the Design Review Panel progress table above from amber to green.

Public Domain Interface

The proposal is not consistent with the objectives of Element 3.6 of the R Codes Volume 2 – Apartments.

The streetscape character predominantly comprises fences with low solid walls or fences with visually permeable infill panels. A portion of the front fence along the front lot boundary and along the northern boundary within the primary street setback area is proposed to be constructed of red brick up to a maximum height of 1.6 metres as measured from natural ground level.

A visually permeable fence, as prescribed by Clause 5.10 of the City's Built Form Policy, is necessary to ensure the development maintains an open and interactive frontage to enhance the visual amenity of the street. A condition of approval is recommended for the fence to be amended accordingly.

Car and Bicycle Parking

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

- The development proposes 11 residential car parking bays and two visitor car parking bays, which is consistent with the Acceptable Outcomes prescribed by Table 3.9 of the R Codes Volume 2 – Apartments. All parking bays are accessed from a double width crossover and driveway, and all vehicle movements would be contained on site. The parking location is situated behind the front building and would not be clearly visible from the street.
- The development proposes eight bicycle parking bays to be provided on site to accommodate the acceptable outcomes standard of five residential and one visitor bicycle parking bays prescribed by Table 3.9 of the R Codes Volume 2 – Apartments. The bicycle parking bays are accessible via the dedicated pedestrian footpath on site, are screened from view of the street and are clearly visible from communal spaces. This location ensures privacy from the streetscape whilst maintaining passive surveillance on site.
- The subject site is within 35 metres of a high frequency bus route which provides access to the Perth Busport. Access to the bus stop is provided via an existing pedestrian footpath. Cleaver Street is also provided with dedicated bicycle lanes.

Suitable car parking and bicycle parking is provided on site which takes into consideration the alternate modes of transportation that would be available for its residents.

Solar Access and Daylight

The proposal is consistent with the objectives of Element 4.1 of the R Codes Volume 2 – Apartments for the following reasons:

- The proposed development is adversely impacted by the existing development at No. 66 Cleaver Street, which shadows the northern elevation of the development. No. 66 Cleaver Street also comprises 32 multiple dwellings with habitable rooms and major openings which are oriented to the shared boundary. The proposal has been designed to mitigate these impacts by providing minor openings along the northern boundary which would provide some access to natural sunlight whilst maintaining privacy for the residents.
- Major openings to habitable rooms have been provided on the eastern, southern and western elevations where possible to maximise each dwelling's access to natural sunlight. Multiple openings to habitable rooms are also provided where possible to increase each dwelling's access to natural sunlight.
- The DRP has recommended the sun-shades on the front façade of the building be flipped so the shading treatment would be relocated to the southern side of the opening to improve access to northern winter sun. This would amend the Principle 5 of the Design Review Panel progress table from amber to green. A condition of approval is recommended accordingly.

Size and Layout of Dwellings

The proposal is consistent with the objectives of Element 4.3 of the R Codes Volume 2 – Apartments.

The apartments have been amended to provide spaces that would be functional and would be able to accommodate the needs of its residents. The application also proposes a mix of apartment styles that would accommodate different needs of residents. All apartments provide a minimum ceiling height of 2.7 metres to facilitate well-proportioned spaces that would facilitate good natural ventilation and daylight access.

The City's DRP has advised the apartment layouts are well designed and functional.

Universal Design

The R Codes Volume 2 – Apartments requires development to include dwellings with universal design which would accommodate dwelling options for people living with disabilities or limited mobility and/or to facilitate aging in a place. This could be achieved by providing 20 percent of the dwellings meeting 'Silver Level' requirements or five percent of dwellings designed to 'Platinum Level' requirements, as defined in the *Liveable Housing Design Guidelines* (Liveable Housing Australia).

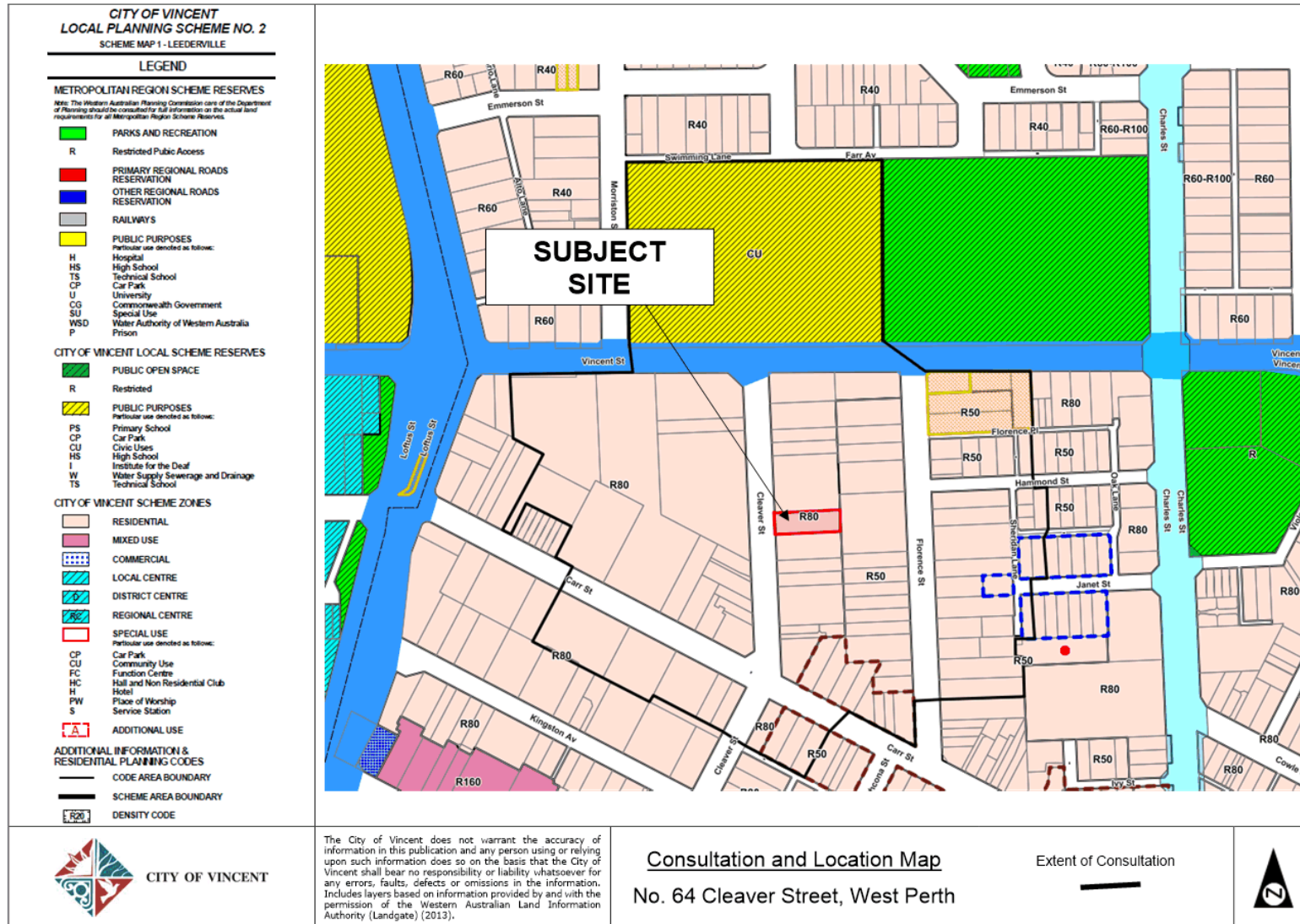
A condition of approval is recommended to demonstrate compliance with the above recommendations specified within the Acceptable Outcomes of Element 4.9 of the R Codes Volume 2 – Apartments.

Environmentally Sustainable Design (ESD), Energy Efficiency and Water Management and Conservation

The applicant has provided an ESD report detailing a lifecycle assessment of the development to determine its environmental performance. The proposed dwellings are consistent with the objectives of Element 4.15 and 4.16 of the R Codes Volume 2 – Apartments and local housing objectives of the Built Form Policy for the following reasons:

- The development would result in a reduction in the global warming potential of the development by 50 percent, and a reduction in water use by 24 percent. A minimum average NatHERS rating of 6.5 stars is achieved across the development through its solar orientation and cross flow ventilation;
- The development proposes the installation of solar PV panels and the use of instantaneous hot water, ceiling fans and efficient fixtures including washing machines, dishwashers and air conditioners; and
- The development proposes the installation of high efficiency water fixtures and water wise landscaping which includes the use of low-flow trickle irrigation. Water metering would be installed to inform and manage on-going water consumption. As the detailed design progresses, the specific fixtures would be confirmed which could result in greater efficiency and a further reduction in water consumption.

As noted in the 'Solar Access and Daylight' section of this report, the DRP has recommended that the sun shades on the front façade be reoriented to improve access to winter sun. This would result in Principle 5 becoming green in the Design Review Progress Table. A condition of approval is recommended accordingly.





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8 January 2020

PROPOSED DEVELOPMENT

(LOT 41) 64 CLEAVER STREET, WEST PERTH, WA 6005

(28/06/2019 - DA ISSUE)

DWG. No.	DRAWING NAME	REV.
SK 00	COVER SHEET	b
SK 01	LOCATION PLAN	
SK 02	FEATURE SURVEY & CAR REVERSING PLANS	b
SK 03	SITE / STORMWATER & OVERALL LEVEL 2 FLOOR PLANS	b
SK 04	OVERALL LEVEL 3 & LEVEL 4 FLOOR PLANS	b
SK 05	ROOF / OVERSHADOWING PLAN	b
SK 06	BUILDING POSITION TO ADJACENT LOTS	b
SK 07	LANDSCAPE PLAN	b
SK 08	LEVEL 1 & LEVEL 2 NATURAL CROSS VENTILATION PLANS	b
SK 09	LEVEL 3 & LEVEL 4 NATURAL CROSS VENTILATION PLANS	b
SK 10	UNITS A1, A2 & A3 FLOOR PLANS	a
SK 11	UNITS A4 & A5 FLOOR PLANS	a
SK 12	UNITS B1/B4, B2/B5 & B3/B6 FLOOR PLANS	b
SK 13	SHEET REMOVED FROM THE SET DUE TO CHANGES	
SK 14	SHEET REMOVED FROM THE SET DUE TO CHANGES	
SK 15	SHEET REMOVED FROM THE SET DUE TO CHANGES	
SK 16	64 CLEAVER STREET ADJACENT LOTS ELEVATION	b
SK 17	ELEVATIONS	b
SK 18	ELEVATIONS	b
SK 19	PARAPET WALL/BUILDING HEIGHT ASSESSMENT	b
SK 20	PERSPECTIVE	b
SK 21	SHEET REMOVED FROM THE SET DUE TO CHANGES	



Front Block Perspective
from Cleaver St

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005



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Rev	Date	Description
0	14/10/2019	General Review (City Feedback 28/10/2019)
1	18/11/2019	General Review (Builder feedback 18/11/2019)
Drawing		
Cover Sheet		
drawn	ASH, NJ	sheet no.
scale		SK 00b
date	20/08/2019	

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Location Plan
N.T.S.



LOT 51



LOT 42



Cleaver Street

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005

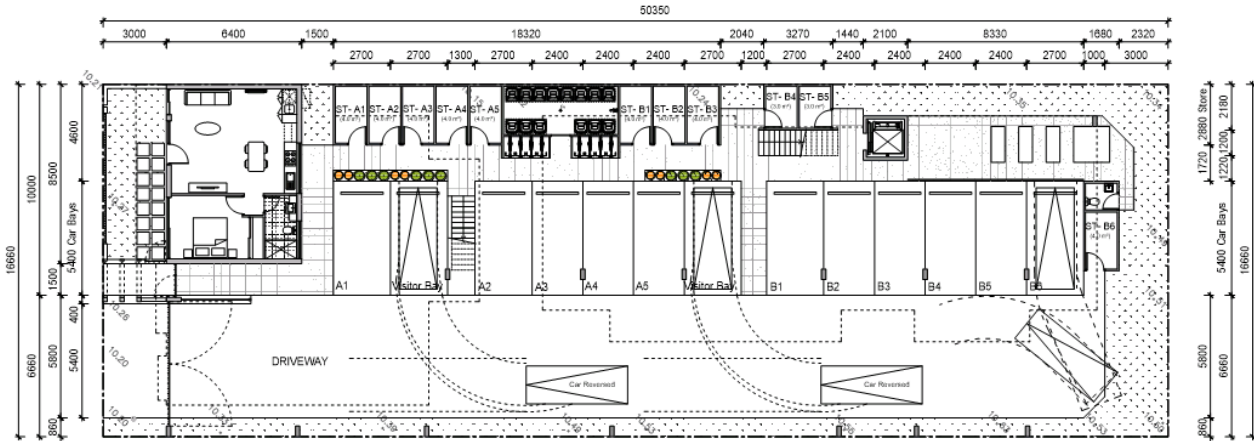
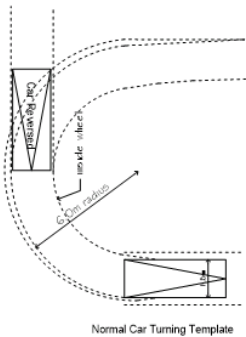
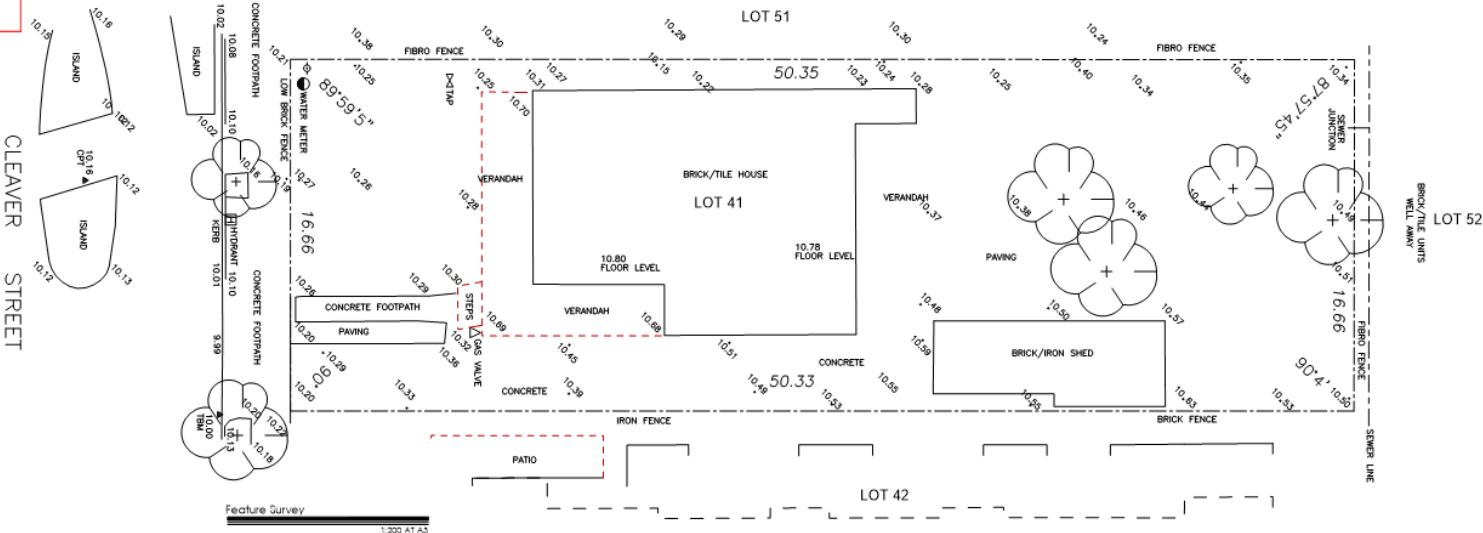


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Drawing	
Location Plan	
drawn ASH, NJ	sheet no.
scale	SK 01
date 20/08/2019	

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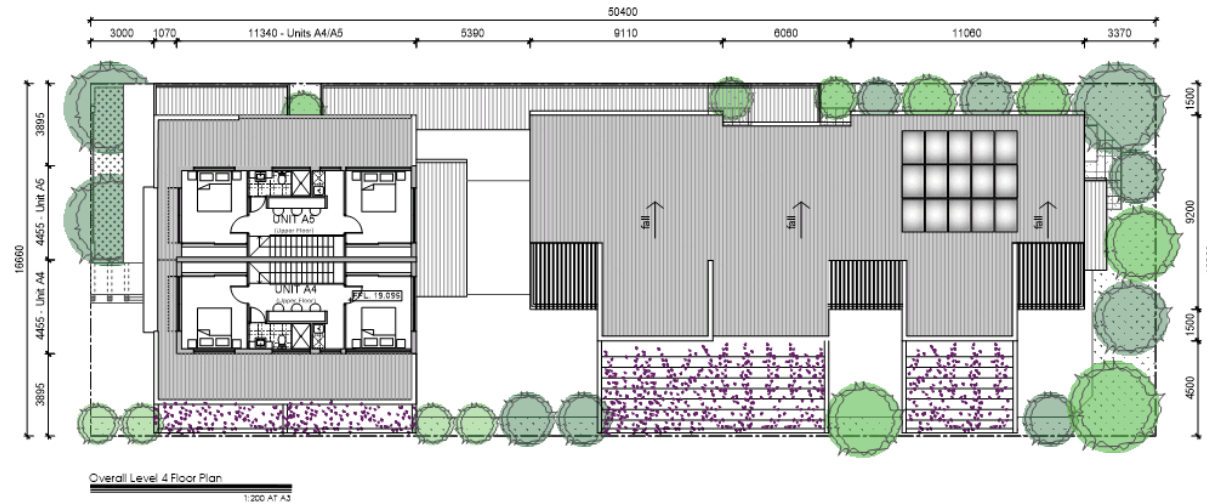
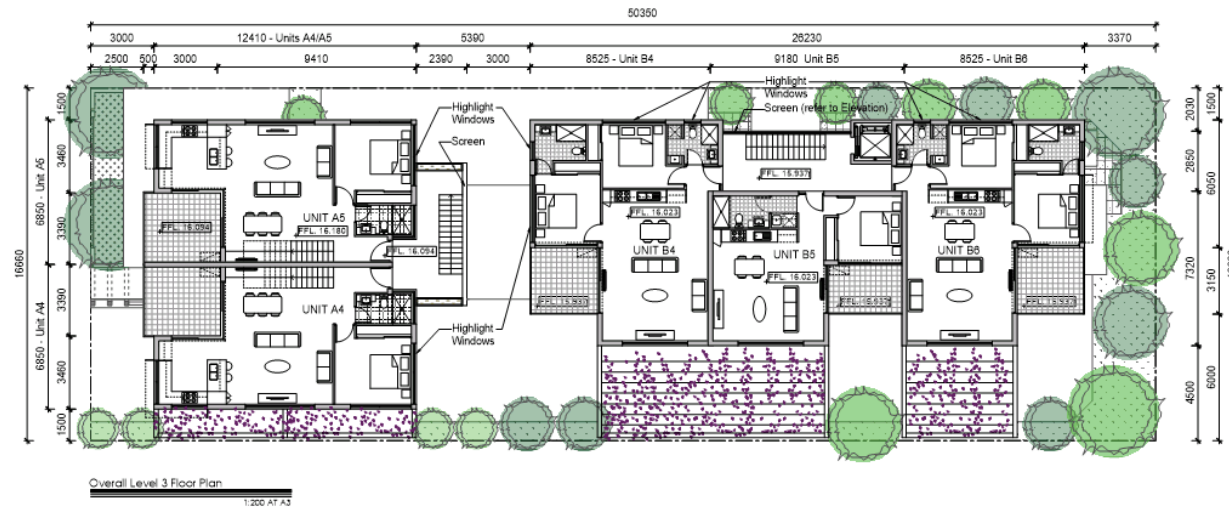
PROPOSED RESIDENTIAL DEVELOPMENT
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West Perth, WA 6005



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Rev	Date	Description
1	14/10/2019	General Revision (City's Feedback 20/09/2019)
2	18/10/2019	General Revision (Council's Feedback 20/09/2019)
Drawing Feature Survey & Car Reversing Plan		
drawn	NJ ASH	sheet no.
scale	N.T.S	SK 02b
date	20/09/2019	

CITY OF VINCENT
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8 January 2020



PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005

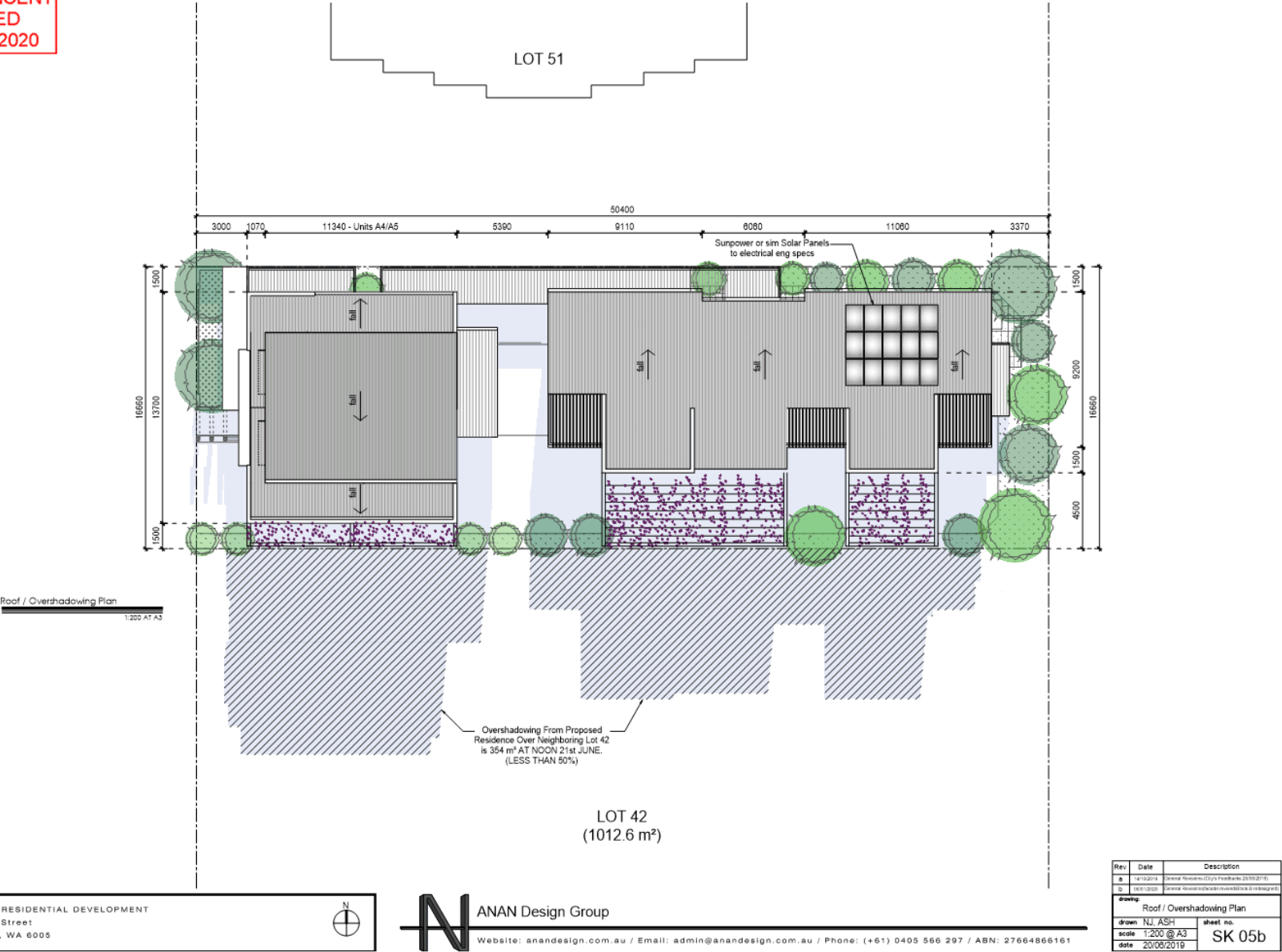


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Rev	Date	Description
1	14/10/2019	Overall Revision (City's Feedbacks 25/09/2019)
2	10/01/2020	Overall Revision (Council's Feedbacks 02/01/2020)
Drawing: Overall Levels 3 & 4 Floor Plans		
drawn	NJ, ASH	sheet no.
scale	1:200 @ A3	SK 04b
date	20/08/2019	

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8 January 2020



Proposed Building Position to Adjacent Lots

N.T.S



Existing Adjacent Lots/Trees

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
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Rev	Date	Description
1	14/02/2019	General Revision (City's Feedback 20/02/2019)
2	14/02/2020	General Revision (Council's Feedback 20/02/2020)
Building Position to Adjacent Lots		
drawn	NJ, ASH	sheet no.
scale	N.T.S	SK 06b
date	20/08/2019	

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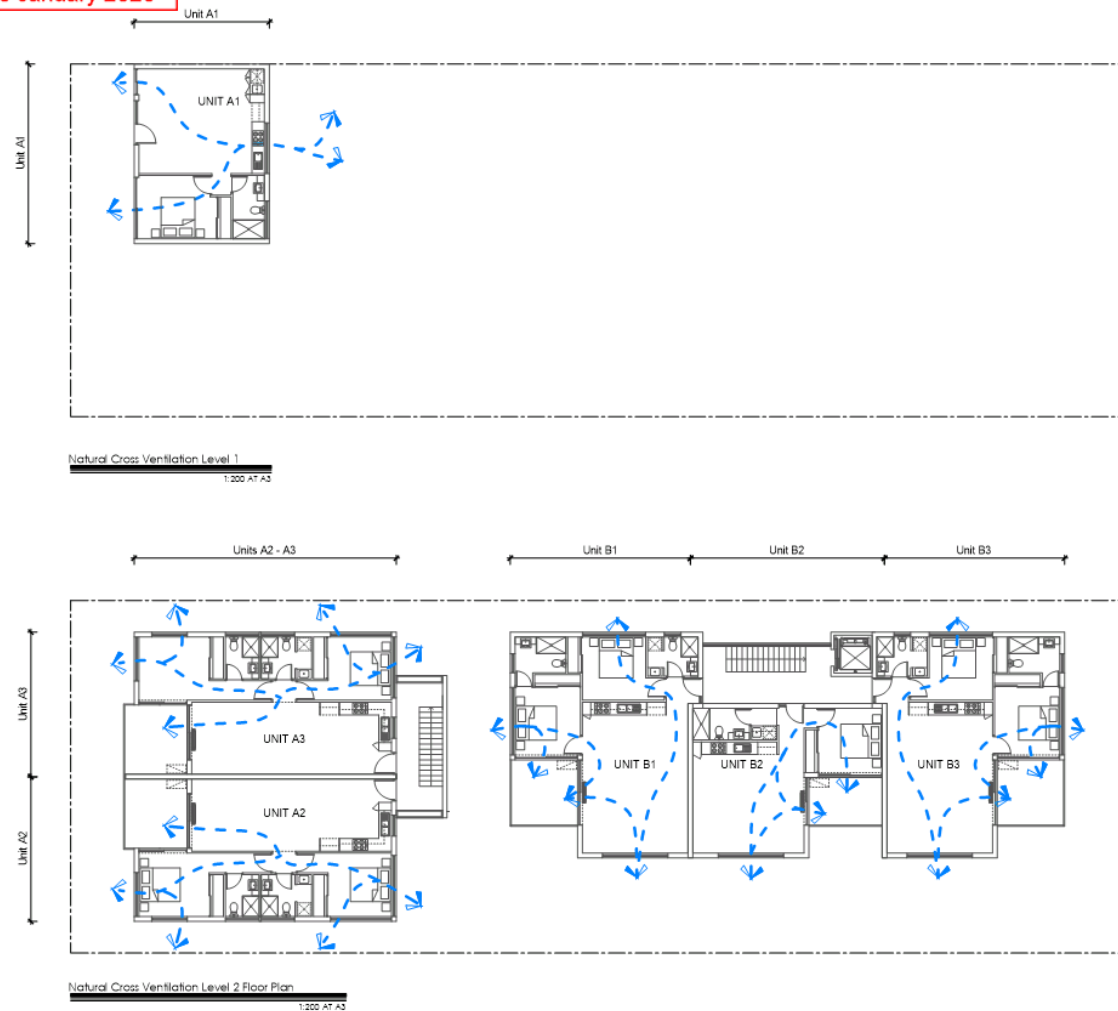


PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005

ANAN Design Group
Website: anandesign.com.au / Email: admin@anandesign.com.au / Phone: (+61) 0405 566 297 / ABN: 27664866161

Rev	Date	Description
1	14/05/2019	General Revision (City's Feedbacks 20/05/2019)
2	19/07/2020	General Revision (Council's Feedbacks 20/07/2020)
Drawing		
Landscape Plan		
drawn	NJ, ASH	sheet no.
scale	N.T.S	SK 07b
date	20/08/2019	

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4 Designing the building

4.2 Natural ventilation

Natural ventilation

► Intent

Good indoor air-quality is essential for healthy and comfortable living environments, with poor indoor air-quality being a significant contributor to poor respiratory health. In most situations, optimising **natural ventilation** is the most affordable and effective way to manage indoor air quality.

Natural ventilation is the movement of a sufficient volume of fresh air through a **dwelling** to refresh indoor air. It is best achieved by **apartments** that have more than one aspect with direct exposure to the prevailing winds, or with windows located in significantly different pressure regions. The use of natural ventilation also reduces the need for mechanical ventilation and air conditioning.

Considering options for **natural cross ventilation** is best undertaken in the early stages of a project when decisions are being made about **building orientation** and **building depth**, the configuration of apartments and the external **building envelope**. Early consideration complements the more technical requirements of the **NCC** applied at building permit stage.

Related Elements

- 2.4 Side and rear setbacks
- 2.6 Building depth
- 2.7 Building separation
- 4.1 Solar and daylight access
- 4.3 Size and layout of dwellings
- 4.15 Energy efficiency



Figure 4.2a Five out of a total of eight apartments in the above example can achieve natural cross ventilation with dual aspects / corner layout. The remaining three single aspect apartments cannot achieve cross ventilation.

64 STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES VOLUME 2 - APARTMENTS

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005

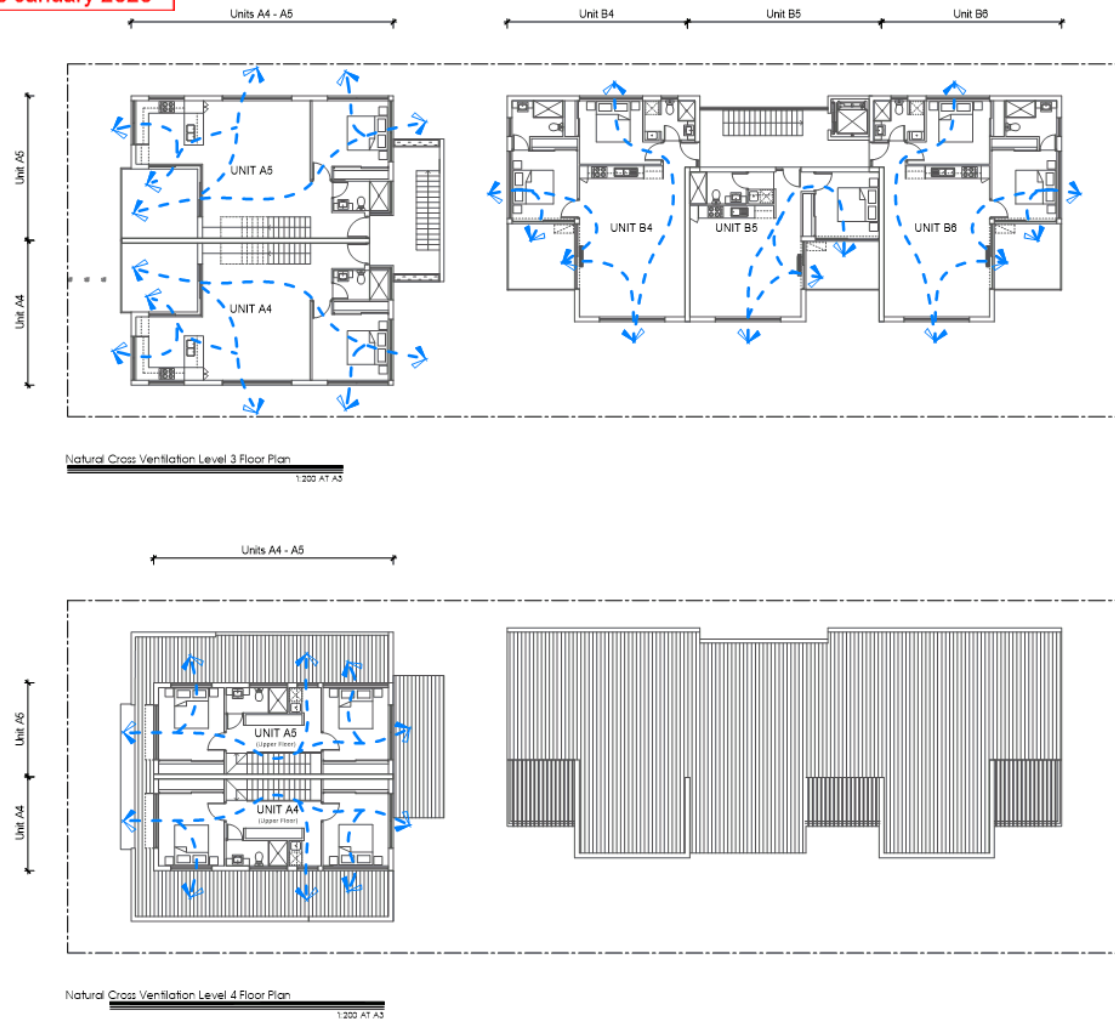


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Rev	Date	Description
1	14/02/19	General Revision (City Feedback 25/02/19)
2	18/03/20	General Revision (Council Feedback 25/03/20)
Drawing		
Levels 1 & 2 Natural Cross Ventilation Plans		
drawn	NJ, ASH	sheet no.
scale	1:200 @ A3	SK 08b
date	20/08/2019	

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4 Designing the building

4.2 Natural ventilation

Natural ventilation

► Intent

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- 2.6 Building depth
- 2.7 Building separation
- 4.1 Solar and daylight access
- 4.3 Size and layout of dwellings
- 4.15 Energy efficiency



Figure 4.2a Five out of a total of eight apartments in the above example can achieve natural cross ventilation with dual aspects / corner layout. The remaining three single aspect apartments cannot achieve cross ventilation.

64 STATE PLANNING POLICY 73 RESIDENTIAL DESIGN CODES VOLUME 2 - APARTMENTS

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005

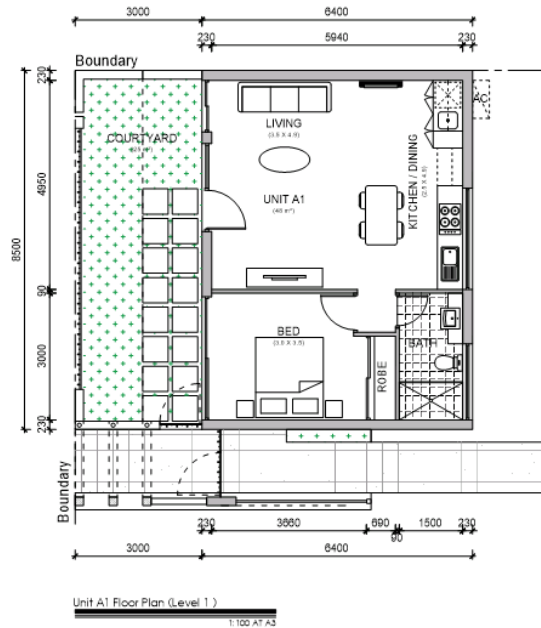


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1	14/02/2019	General Revision (City Feedback 25/02/2019)
2	18/03/2020	General Revision (Council Feedback 25/03/2020)
Drawing		
Levels 3 & 4 Natural Cross Ventilation Plans		
drawn	NJ, ASH	sheet no.
scale	1:200 @ A3	SK 09b
date	20/08/2019	

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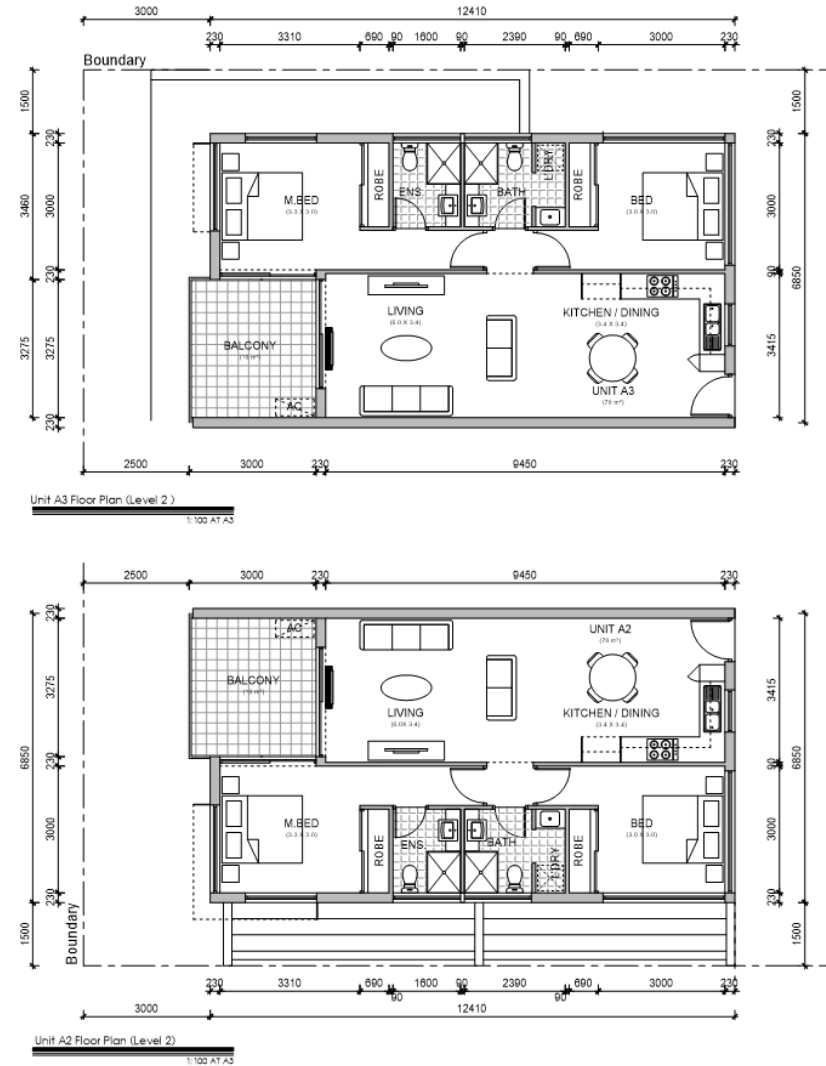


PROPOSED RESIDENTIAL DEVELOPMENT
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West Perth, WA 6005



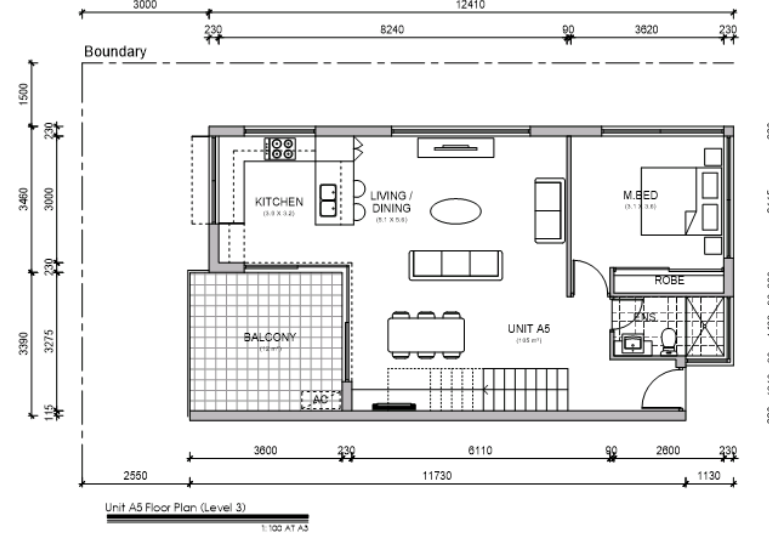
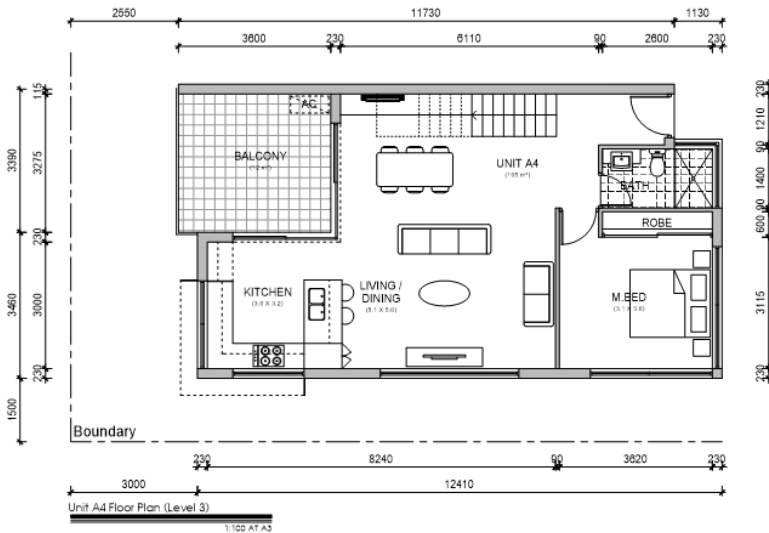
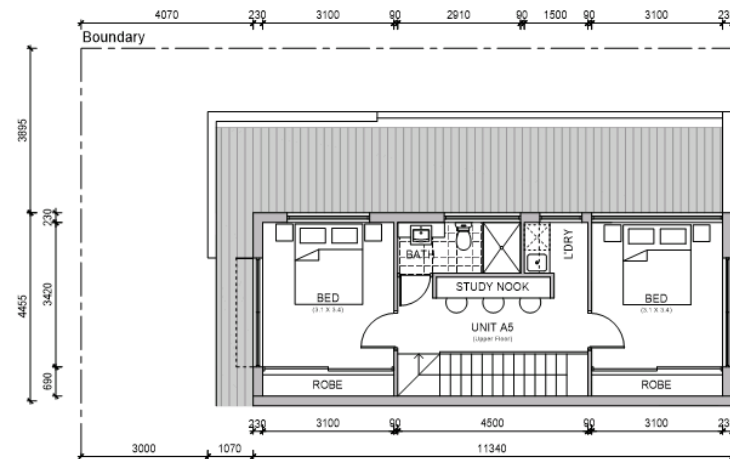
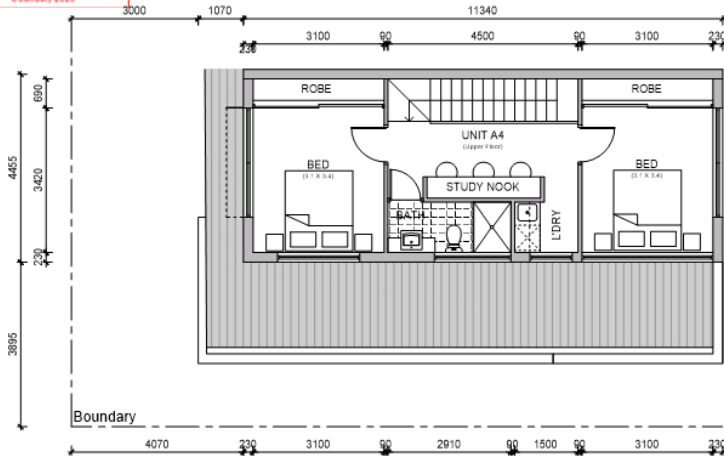
ANAN Design Group

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Rev	Date	Description
0	14/02/2019	General Revision (Design Feedback 20/02/2019)
Units A1, A2 & A3 Floor Plans		
drawn	NJ, ASH	sheet no.
scale	1:100 @ A3	SK 10a
date	20/08/2019	

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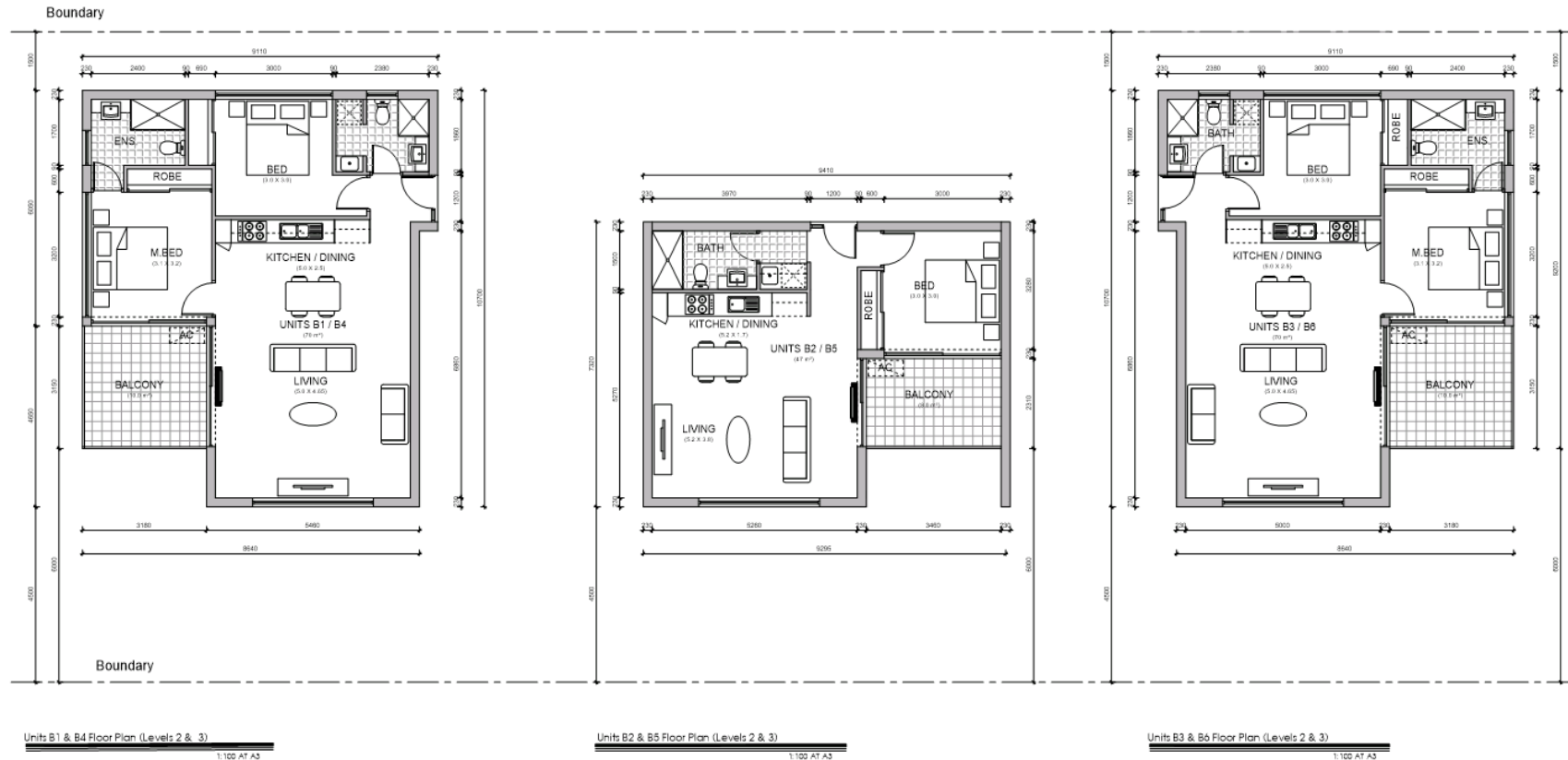


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Rev	Date	Description
0	14/10/2019	General Revision (Design Feedback 20/10/2019)
Units A4 & A5 Floor Plans		
drawn	NJ ASH	sheet no.
scale	1:100 @ A3	SK 11a
date	20/08/2019	

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Rev	Date	Description
1	14/02/2019	General Revision (City Feedback 25/02/19)
2	18/03/2020	General Revision (Council amendments to redesign)
Drawing Units B1, B2, B3, B4, B5 & B6 Floor Plans		
drawn NJ, ASH		sheet no.
scale	1:100 @ A3	SK 12b
date	20/08/2019	

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West Elevation



West Elevation



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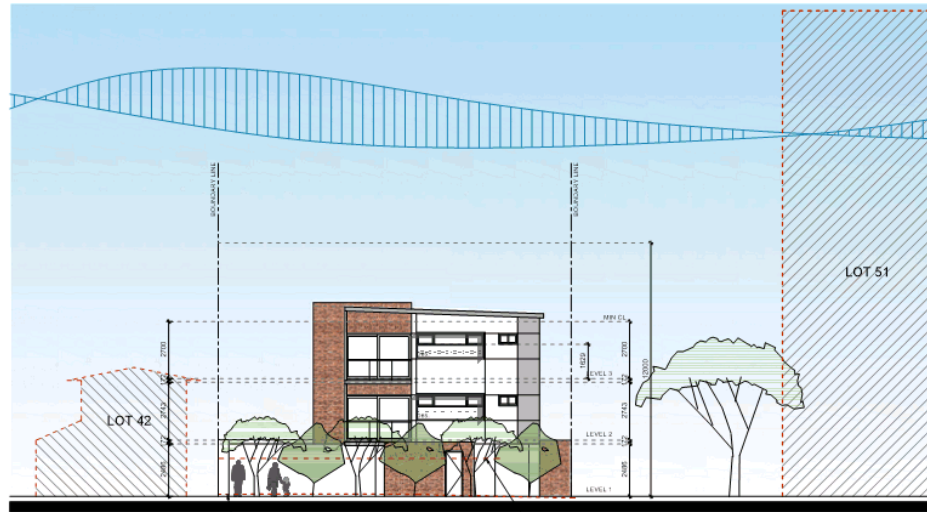


ANAN Design Group

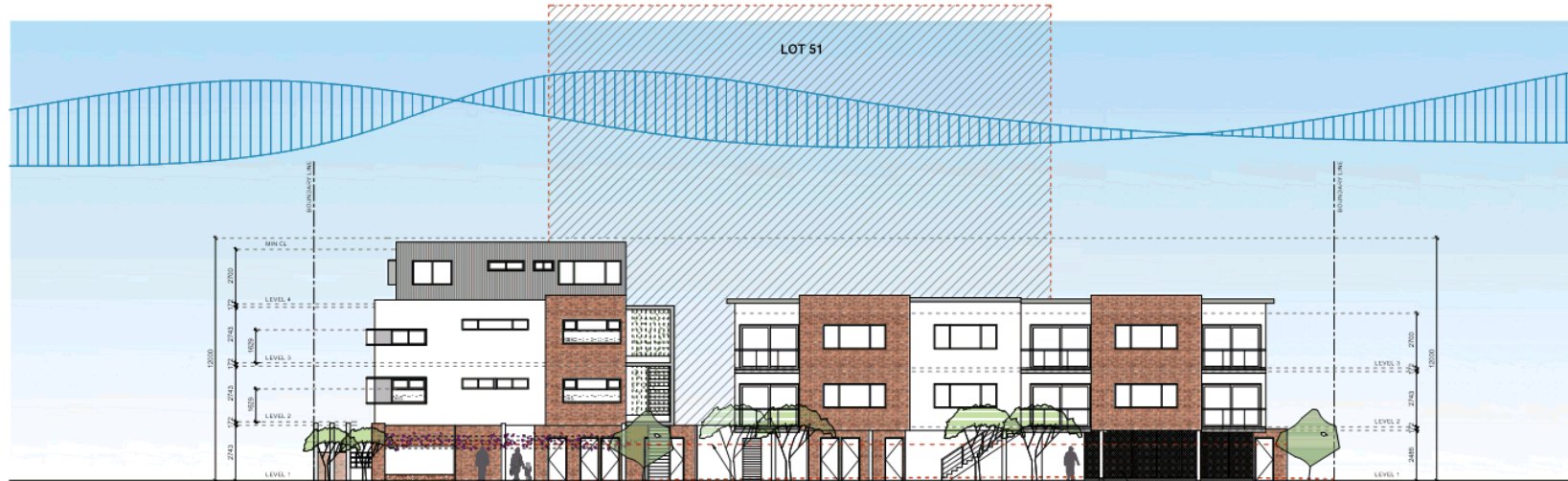
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Rev	Date	Description
1	14/02/19	General Revision (City Feedback 20/02/19)
2	18/01/20	General Revision (Council Feedback 20/02/19)
Adjacent Lots Elevation		
drawn	NJ, ASH	sheet no.
scale	1:200 @ A3	SK 16b
date	20/08/2019	





East Elevation
Facing Lot 52
1:200 AT A3



South Elevation
Facing Driveway
1:200 AT A3

MATERIALS & FINISHES SCHEDULE

- Roof: Lysaght LONGLINE 305 or sim - colour, Shale Gray
- Walls: Face brick, Midland Brick Subiaco Red or sim
- Render finish - colour, Dulux Acrylic Render White
- Paving: Midland Brick Titanium or sim
- Balustrade: A Grad Aluminium Clear Glass

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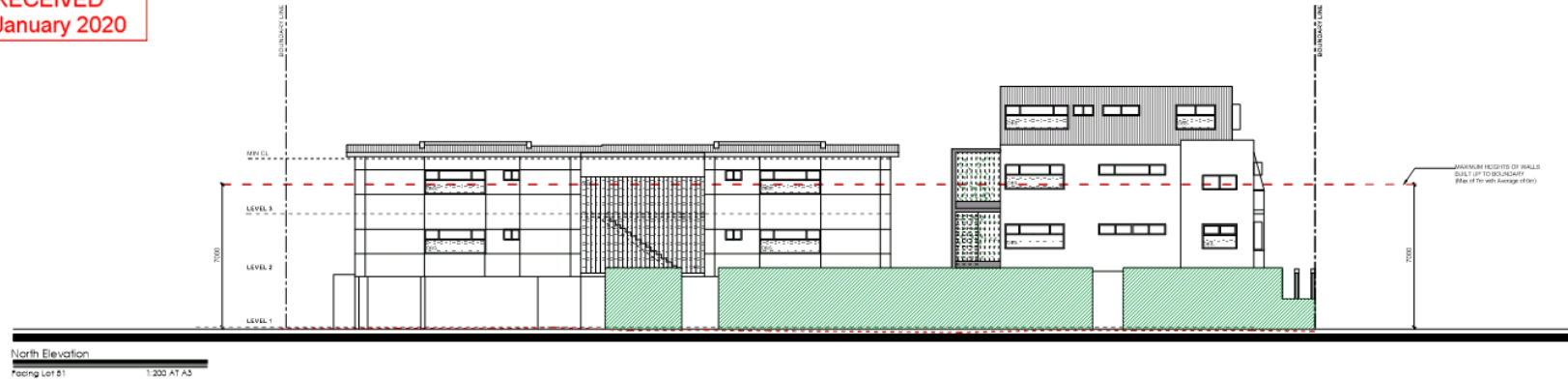


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Rev	Date	Description
1	14/02/2019	General Revision (City Feedback 20/02/19)
2	18/03/2020	General Revision (Council Feedback 20/02/20)
Drawing		
Elevations		
drawn	NJ ASH	sheet no.
scale	1:200 @ A3	SK 18b
date	20/08/2019	

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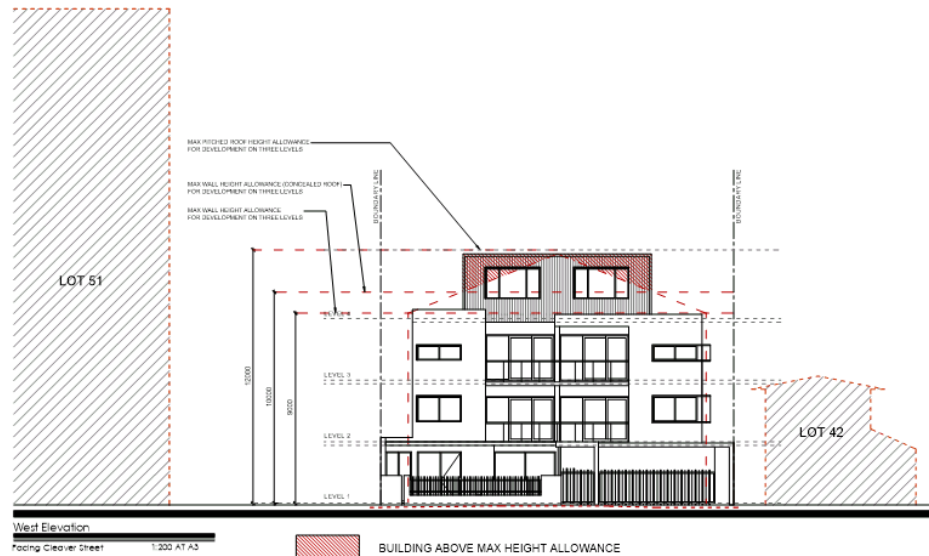


PARAPET WALL - UP TO THE MAXIMUM HEIGHT = 91.9 m²

PARAPET WALL - ABOVE MAXIMUM HEIGHT = 0m²

TOTAL AREA ACCEPTABLE FOR PARAPET WALL:
½ OF THE BOUNDARY WITH AN AVERAGE OF 6m IN HEIGHT = 202 m²

TOTAL AREA OF PROPOSED PARAPET WALL = 91.9 m²



BUILDING ABOVE MAX HEIGHT ALLOWANCE

PROPOSED RESIDENTIAL DEVELOPMENT
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Rev	Date	Description
1	14/02/2019	General Revision (City's Feedback 25/02/2019)
2	18/01/2020	General Revision (Council's Feedback 25/02/2019)
Drawing: Parapet Wall/Building Height Assessment		
drawn	NJ	sheet no.
scale	1:200 @ A3	SK 19b
date	20/08/2019	

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Front Block Perspective
From Cleaver St



South-West Perspective

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005



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Rev	Date	Description
1	14/02/19	General Revision (City Feedback 20/02/19)
2	14/02/20	General Revision (City Feedback 20/02/20)
Drawing		
Perspective		
drawn	NJ,ASH	sheet no.
scale	-	SK 20b
date	20/08/2019	

Superseded - Previously Advertised Plans

PROPOSED DEVELOPMENT

(LOT 41) 64 CLEAVER STREET, WEST PERTH, WA 6005

(28/06/2019 - DA ISSUE)

DWG. No.	DRAWING NAME	REV.
SK 00	COVER SHEET	a
SK 01	LOCATION PLAN	
SK 02	FEATURE SURVEY & CAR REVERSING PLANS	a
SK 03	SITE / STORMWATER & OVERALL LEVEL 2 FLOOR PLANS	a
SK 04	OVERALL LEVEL 3 & LEVEL 4 FLOOR PLANS	a
SK 05	ROOF / OVERSHADOWING PLAN	a
SK 06	BUILDING POSITION TO ADJACENT LOTS	a
SK 07	LANDSCAPE PLAN	a
SK 08	LEVEL 1 & LEVEL 2 NATURAL CROSS VENTILATION PLANS	a
SK 09	LEVEL 3 & LEVEL 4 NATURAL CROSS VENTILATION PLANS	a
SK 10	UNITS A1, A2 & A3 FLOOR PLANS	a
SK 11	UNITS A4 & A5 FLOOR PLANS	a
SK 12	UNITS B1/B4, B2/B5 & B3/B6 FLOOR PLANS	a
SK 13	SHEET REMOVED FROM THE SET DUE TO CHANGES	
SK 14	SHEET REMOVED FROM THE SET DUE TO CHANGES	
SK 15	SHEET REMOVED FROM THE SET DUE TO CHANGES	
SK 16	64 CLEAVER STREET ADJACENT LOTS ELEVATION	a
SK 17	ELEVATIONS	a
SK 18	ELEVATIONS	a
SK 19	PARAPET WALL/BUILDING HEIGHT ASSESSMENT	a
SK 20	PERSPECTIVE	a
SK 21	PERSPECTIVE	



Front Block Perspective
From Cleaver St

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005



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Rev	Date	Description
a	14/02/19	General Revision (2/2's Feedbacks 28/02/19)
drawing Cover Sheet		
drawn	ASH, NJ	sheet no.
scale		SK 00a
date	20/06/2019	

Superseded - Previously Advertised Plans



Location Plan
N.T.S



LOT 51



Cleaver Street



LOT 42

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005

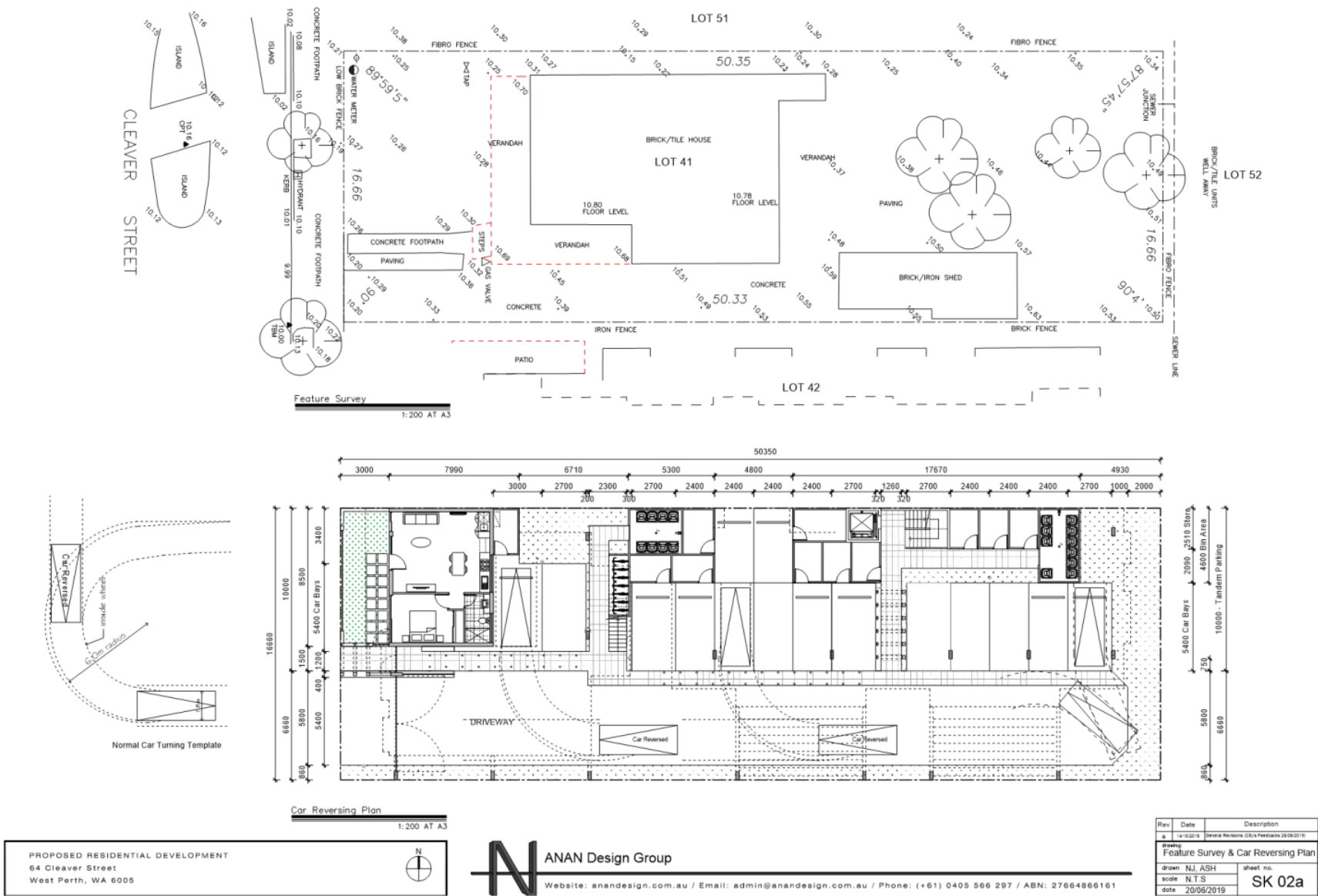


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Location Plan	
drawn ASH, NJ	sheet no.
scale	SK 01
date 20/06/2019	

Superseded - Previously Advertised Plans



Superseded - Previously Advertised Plans

DEVELOPMENT SCHEDULE
Proposed Development
64 Cleaver St, West Perth, WA

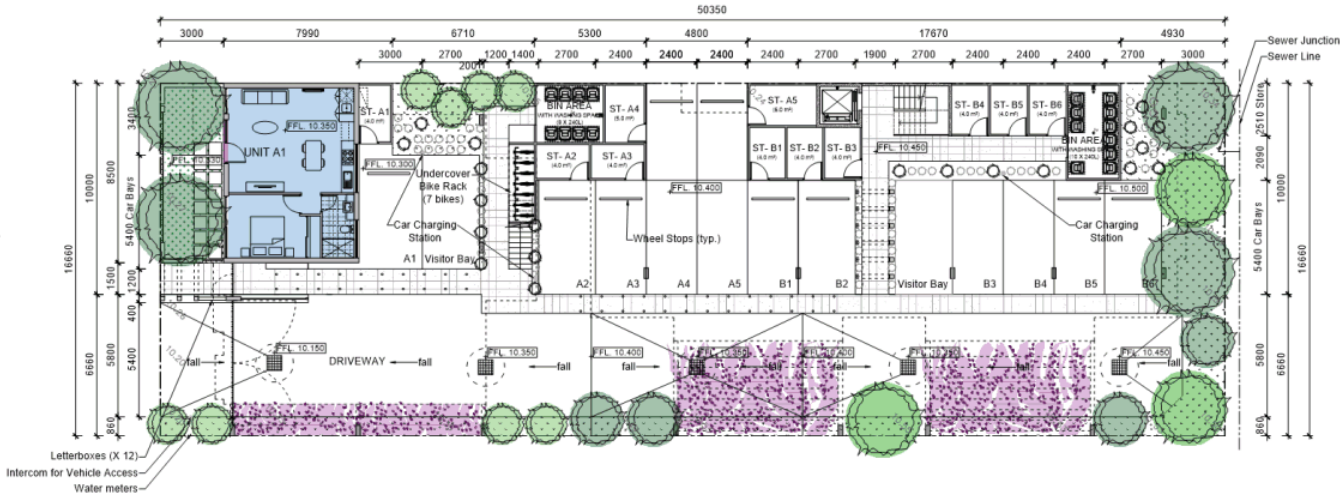
ZONING: Designed to R80

SITE AREA = 839.0 m²
Open Space = 497 m² (59.2%)
Deep Soil Zone = 158 m² (18.8%)
Communal Open Space = 75 m² (roof top)

Canopy Coverage:
Total Proposed Coverage = 284.6 m² (33.9%)
PLEASE REFER TO LANDSCAPE ARCHITECT REPORT

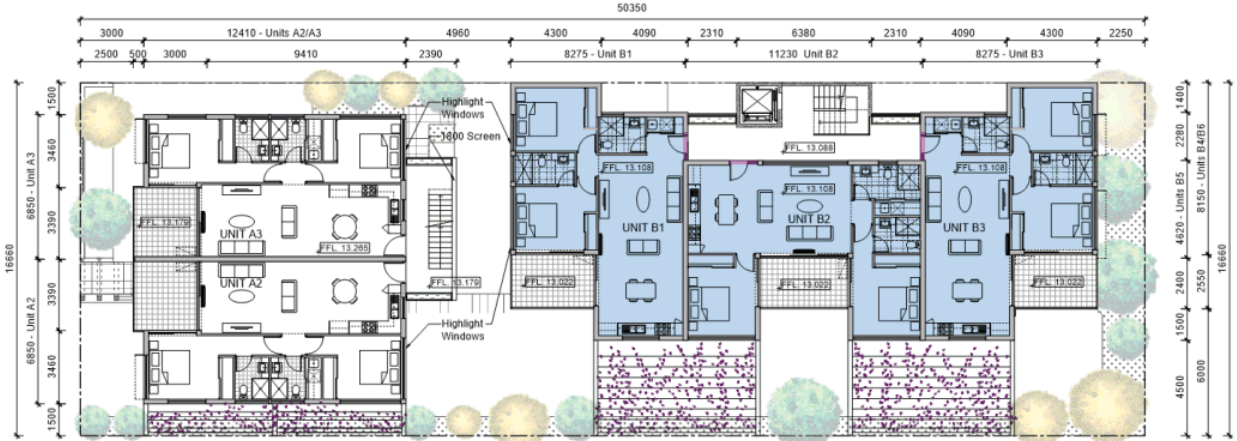
PLOT RATIO Residential (824/839) = 1.1

11 UNITS:
Block A: 1 x (1 x 1)
 4 x (2 x 2)
Block B: 6 x (2 x 2)



Site / Stormwater Plan
1:200 AT A3

- SOAKWELL WITH GRATE (To hydraulic eng's requirements)
- NEW PROPOSED FFL
- UNIVERSAL DESIGN UNITS (SILVER LEVEL)
- LEVEL THRESHOLD



Overall Level 2 Floor Plan
1:200 AT A3

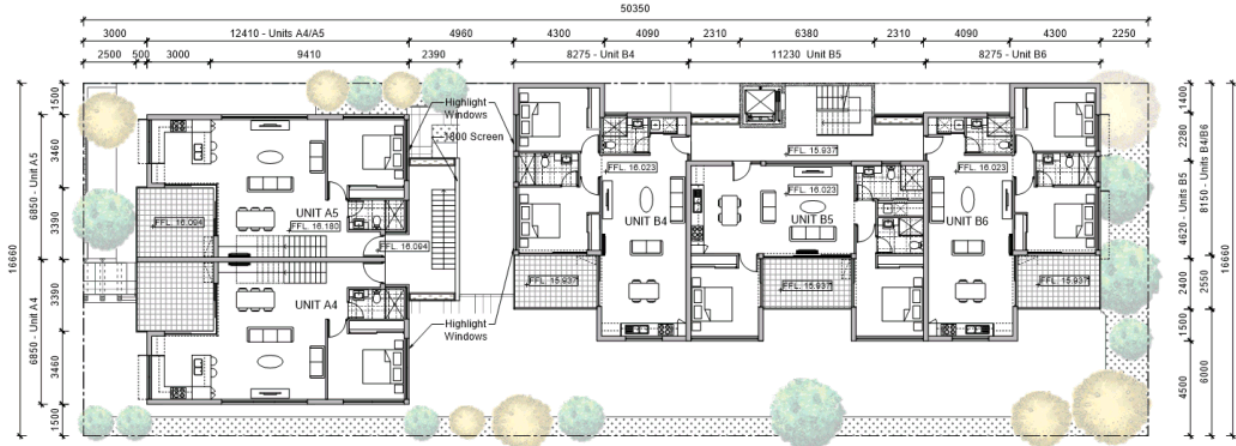
PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005



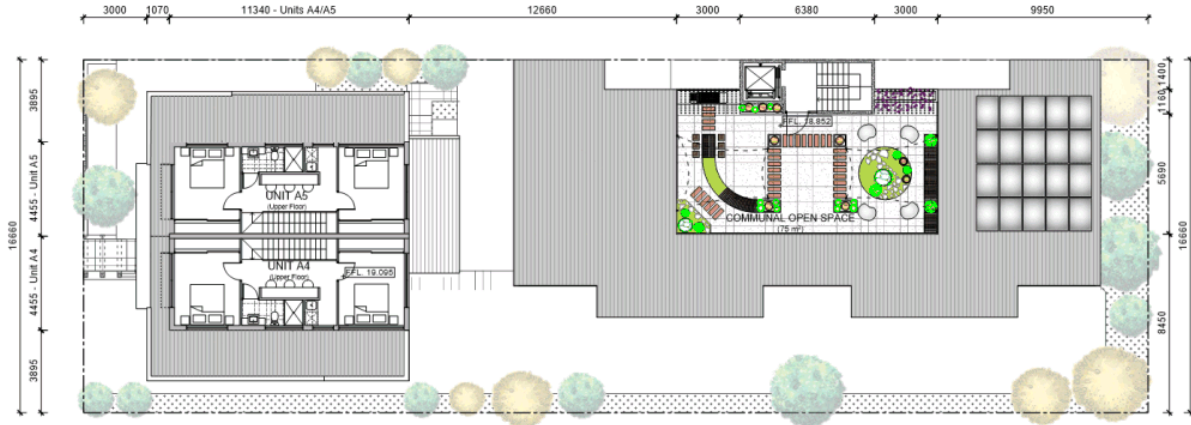
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Rev	Date	Description
1	14/02/19	General Refinement (2019/02/19)
Drawing: Site/Stormwater & Overall Level 2 Floor Plan		
drawn	ASH	sheet no.
scale	1:200 @ A3	SK 03a
date	20/06/2019	

Superseded - Previously Advertised Plans



Overall Level 3 Floor Plan
1:200 AT A3



Overall Level 4 Floor Plan
1:200 AT A3

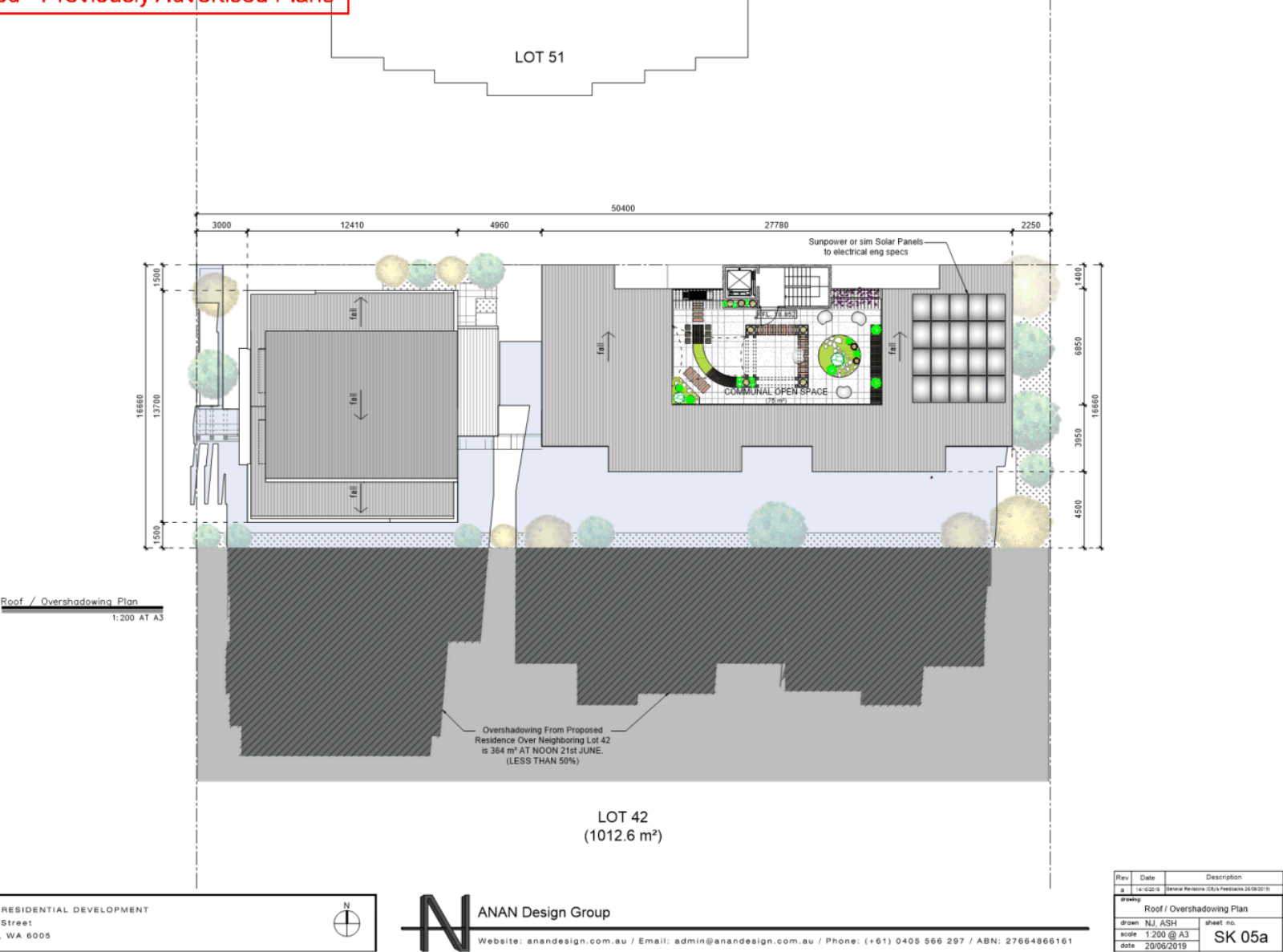
PROPOSED RESIDENTIAL DEVELOPMENT
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Rev	Date	Description
1	14/02/19	General Refinement (DCA Feedback 24/02/19)
Overall Levels 3 & 4 Floor Plans		
drawn	NJ, ASH	sheet no.
scale	1:200 @ A3	SK 04a
date	20/06/2019	

Superseded - Previously Advertised Plans



Superseded - Previously Advertised Plans



Proposed Building Position to Adjacent Lots
N.T.S



Existing Adjacent Lots/Trees

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
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Rev	Date	Description
1	14/12/2019	General Permits (DCA Feedback 20/08/2019)
Drawing: Building Position to Adjacent Lots		
drawn	NJ, ASH	sheet no.
scale	N.T.S	SK 06a
date	20/08/2019	

Superseded - Previously Advertised Plans



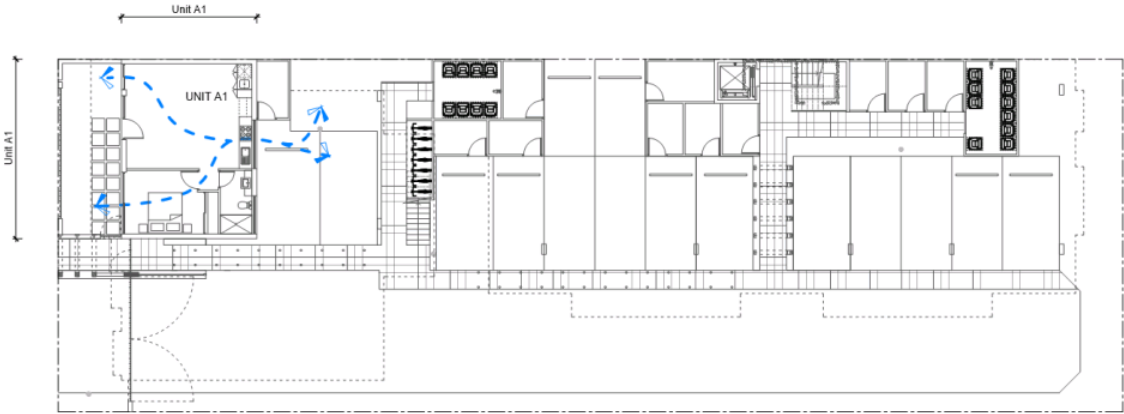
PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
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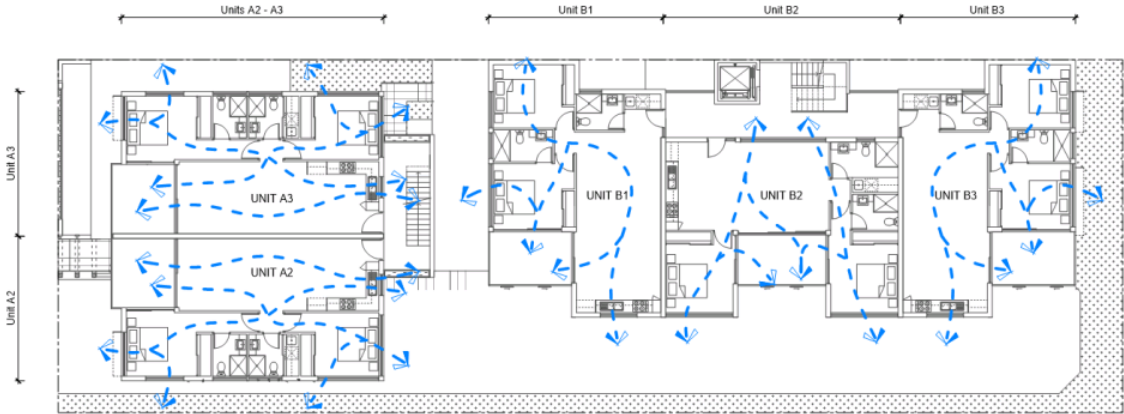
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Rev	Date	Description
1	14/02/19	General Revision (DCA Feedback 24/08/18)
Project		
Landscape Plan		
drawn	NJ, ASH	sheet no.
scale	N.T.S	SK 07a
date	20/06/2019	

Superseded - Previously Advertised Plans



Natural Cross Ventilation Level 1
1:200 AT A3



Natural Cross Ventilation Level 2 Floor Plan
1:200 AT A3

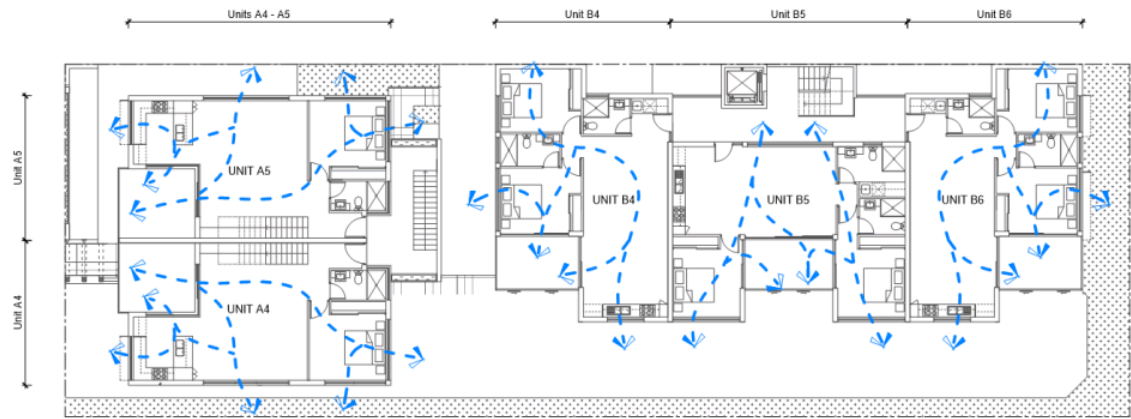
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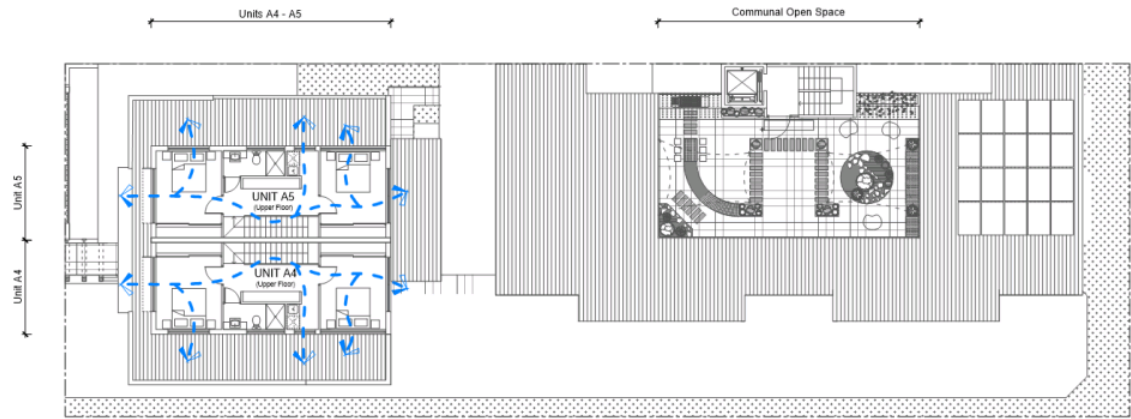
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Rev	Date	Description
1	14/02/19	General Revision (DCA Feedback 24/02/19)
Drawing: Levels 1 & 2 Natural Cross Ventilation Plans		
drawn	NJ, ASH	sheet no.
scale	1:200 @ A3	SK 08a
date	20/06/2019	

Superseded - Previously Advertised Plans



Natural Cross Ventilation Level 3 Floor Plan
1:200 AT A3



Natural Cross Ventilation Level 4 Floor Plan
1:200 AT A3

PROPOSED RESIDENTIAL DEVELOPMENT
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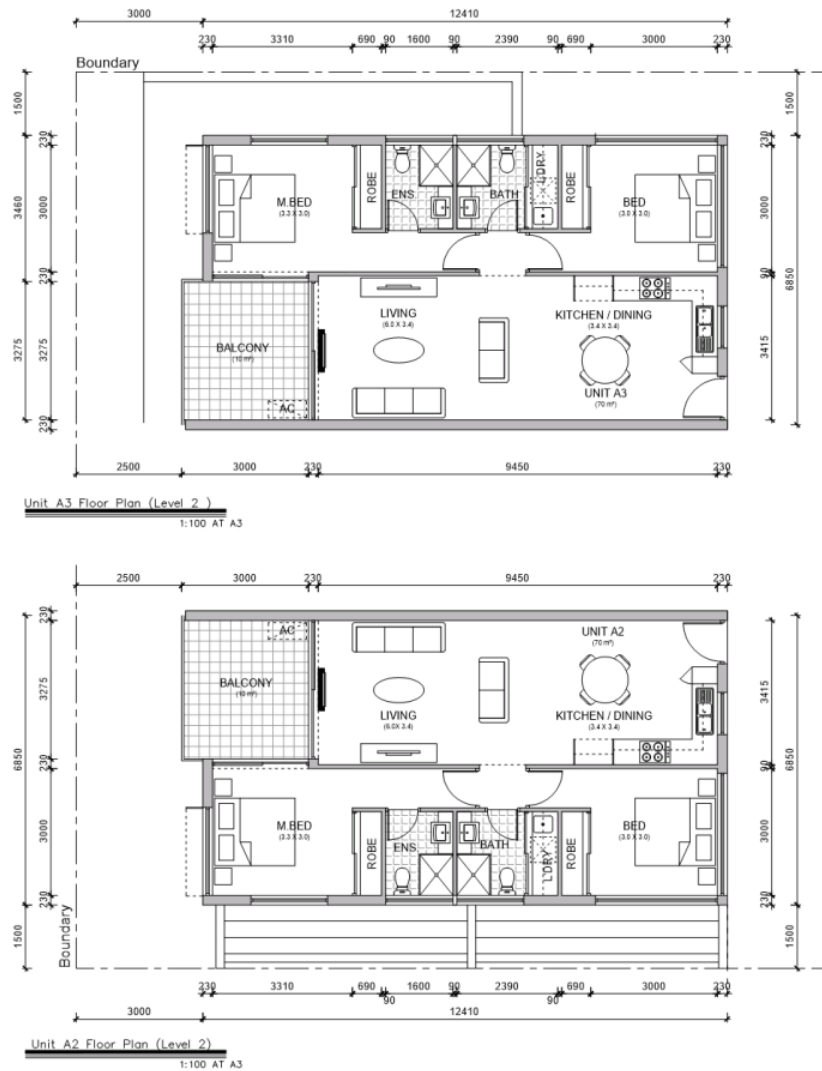
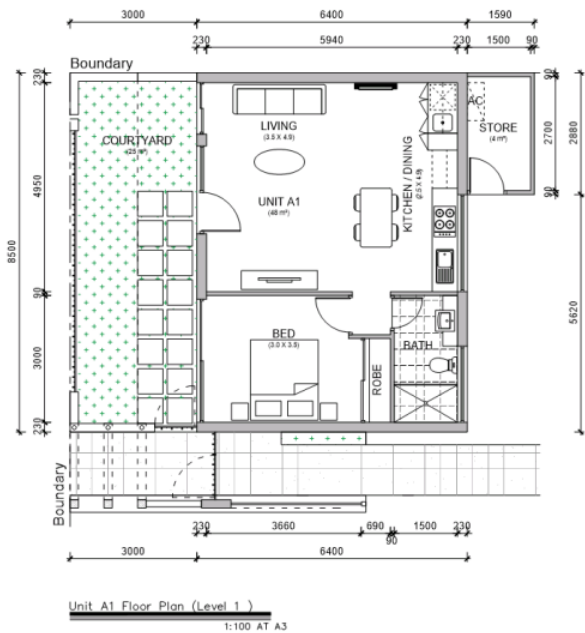
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Rev	Date	Description
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Drawing: Levels 3 & 4 Natural Cross Ventilation Plans		
drawn: NJ, ASH		sheet no.
scale: 1:200 @ A3	SK 09a	
date: 20/06/2019		

Superseded - Previously Advertised Plans



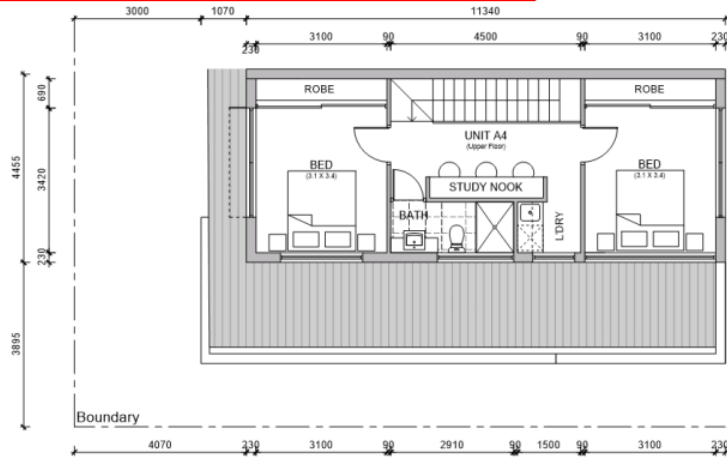
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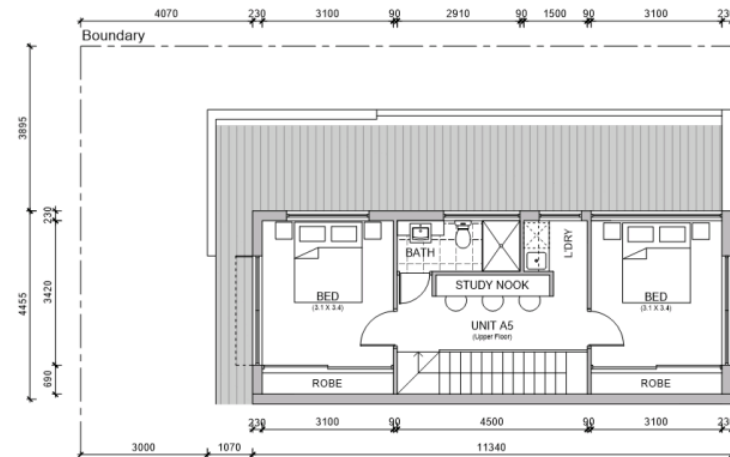
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Rev	Date	Description
1	14/02/19	General Refinement (DCA Feedback 28/01/19)
Units A1, A2 & A3 Floor Plans		
drawn: NJ, ASH		sheet no.
scale: 1:100 @ A3		SK 10a
date: 20/06/2019		

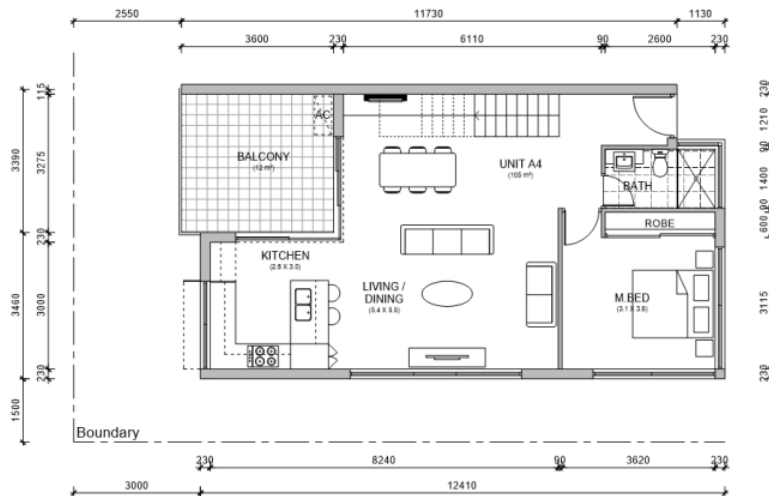
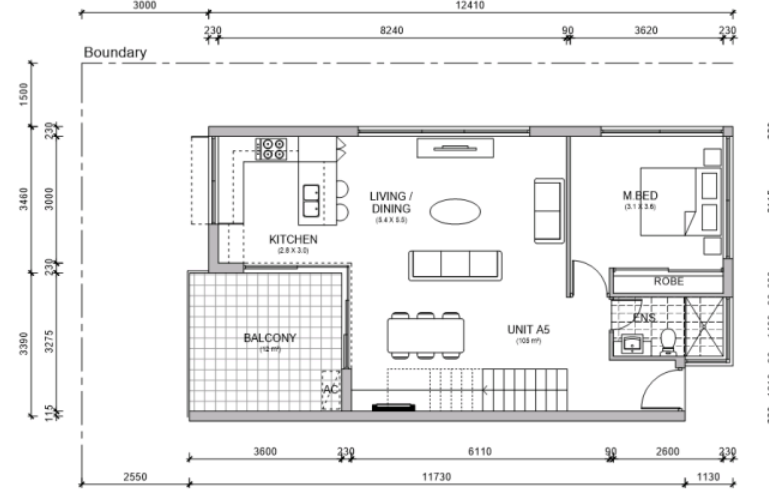
Superseded - Previously Advertised Plans



Unit A4 Upper Floor Plan (Level 4)



Unit A5 Upper Floor Plan (Level 4)

Unit A4 Floor Plan (Level 3)
1:100 AT A3Unit A5 Floor Plan (Level 3)
1:100 AT A3

PROPOSED RESIDENTIAL DEVELOPMENT
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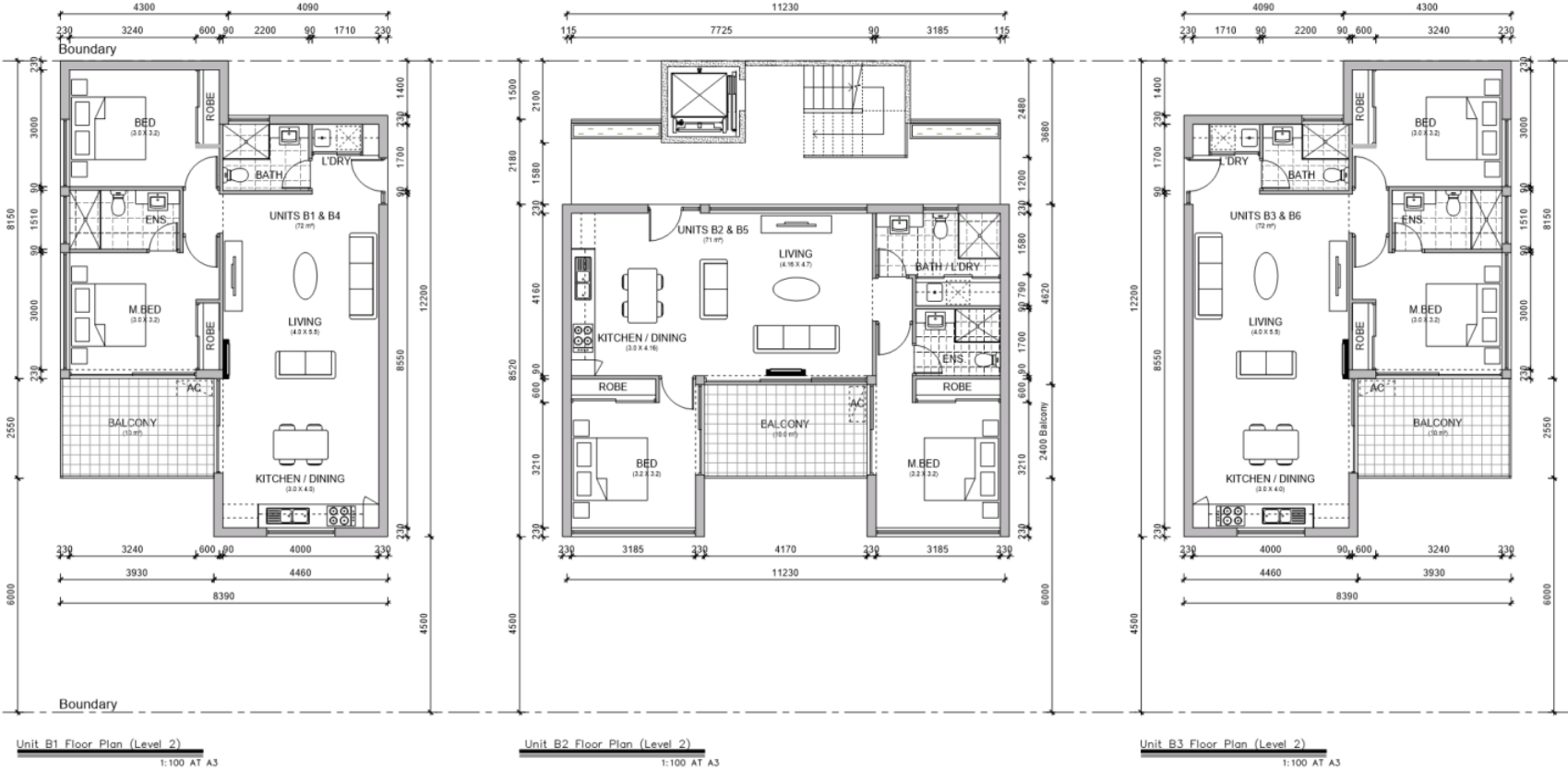


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Rev	Date	Description
01	10/02/19	General Revision (DCA Feedback 20/02/19)
Units A4 & A5 Floor Plans		
drawn	NJ ASH	sheet no.
scale	1:100 @ A3	SK 11a
date	20/06/2019	

Superseded - Previously Advertised Plans



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Rev	Date	Description
a	14/02/19	General Revision (DCA's Feedback 24/02/19)
drawing: Units B1,B2, B3, B4, B5 & B6 Floor Plans		
drawn NJ, ASH		sheet no.
scale 1:100 @ A3		SK 12a
date 20/06/2019		

Superseded - Previously Advertised Plans

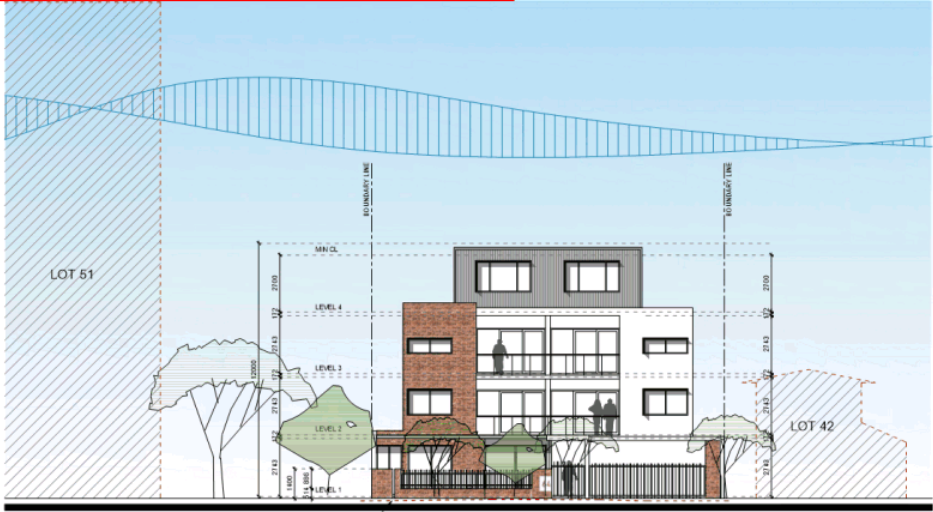


PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005

N ANAN Design Group
Website: anandesign.com.au / Email: admin@anandesign.com.au / Phone: (+61) 0405 566 297 / ABN: 27664866161

Rev	Date	Description
1	14/02/19	General Refinement (DTP & Presentation 20/06/19)
Adjacent Lots Elevation		
drawn	NJ, ASH	sheet no.
scale	1:200 @ A3	SK 16a
date	20/06/2019	

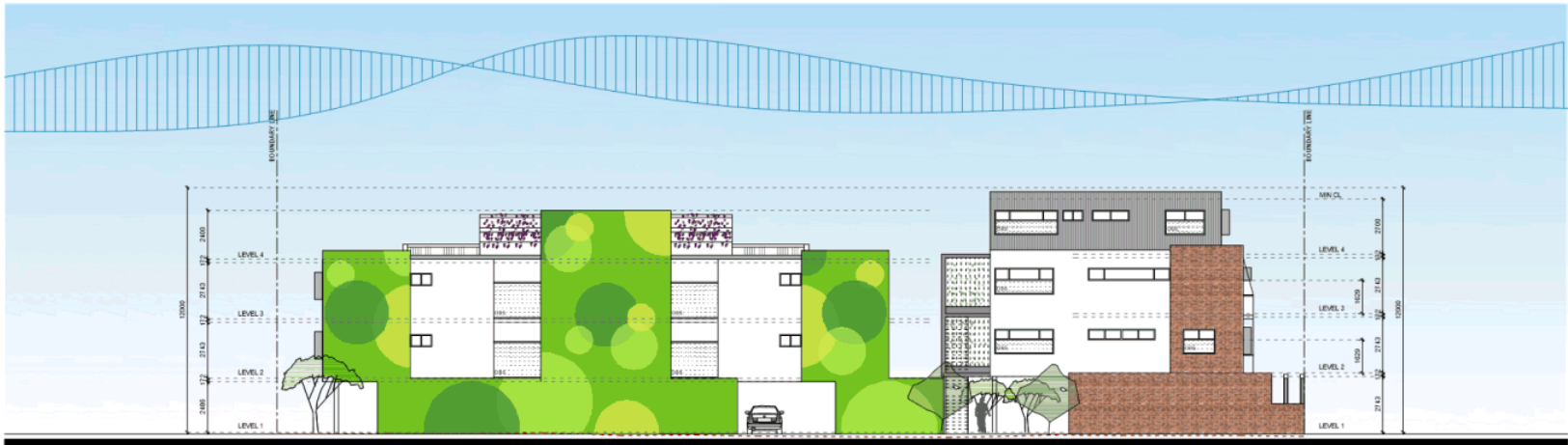
Superseded - Previously Advertised Plans



West Elevation
Facing Cleaver Street 1:200 AT A3

MATERIALS & FINISHES SCHEDULE

- Roof: Lysaght LONGLINE 305 or sim - colour, Shale Gray
- Walls: Face brick, Midland Brick Subiaco Red or sim
- Render finish - colour, Dulux Acrylic Render White
- Paving: Midland Brick Titanium or sim
- Balustrade: A Grad Aluminium Clear Glass



North Elevation
Facing Lot 51 1:200 AT A3

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005

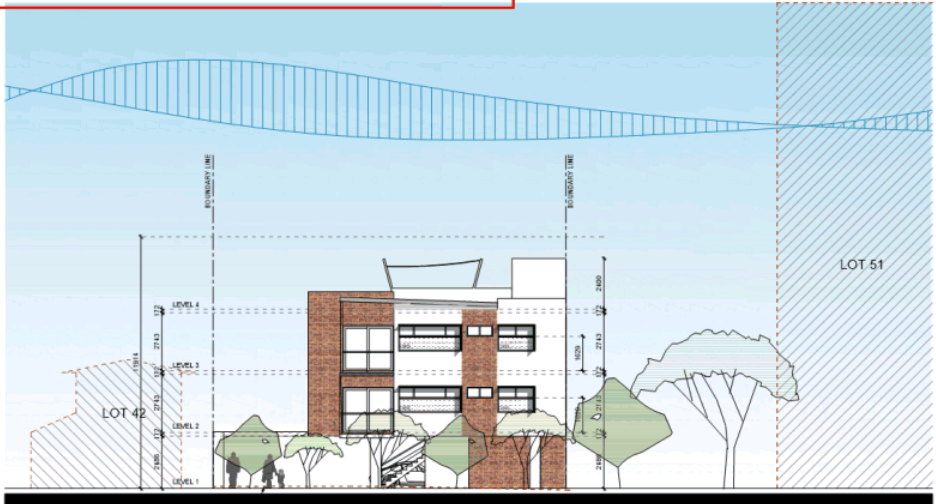


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Rev	Date	Description
1	14/02/19	General Ref: ANAN (2019-01-10)
Elevations		
drawn: NJ, ASH		sheet no.
scale: 1:200 @ A3	SK 17a	
date: 20/06/2019		

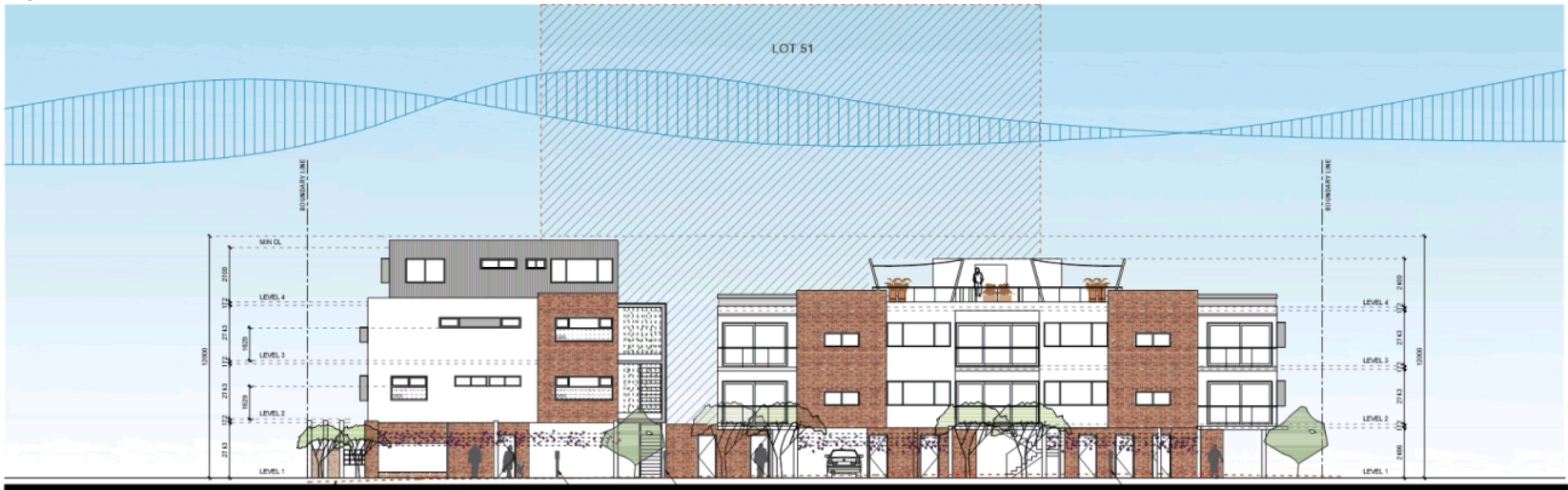
Superseded - Previously Advertised Plans



East Elevation
Facing Lot 52
1:200 AT A3

MATERIALS & FINISHES SCHEDULE

- Roof: Lysaght LONGLINE 305 or sim - colour, Shale Gray
- Walls: Face brick, Midland Brick Subiaco Red or sim
- Render finish - colour, Dulux Acrylic Render White
- Paving: Midland Brick Titanium or sim
- Balustrade: A Grad Aluminium Clear Glass



South Elevation
Facing Driveway
1:200 AT A3

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005

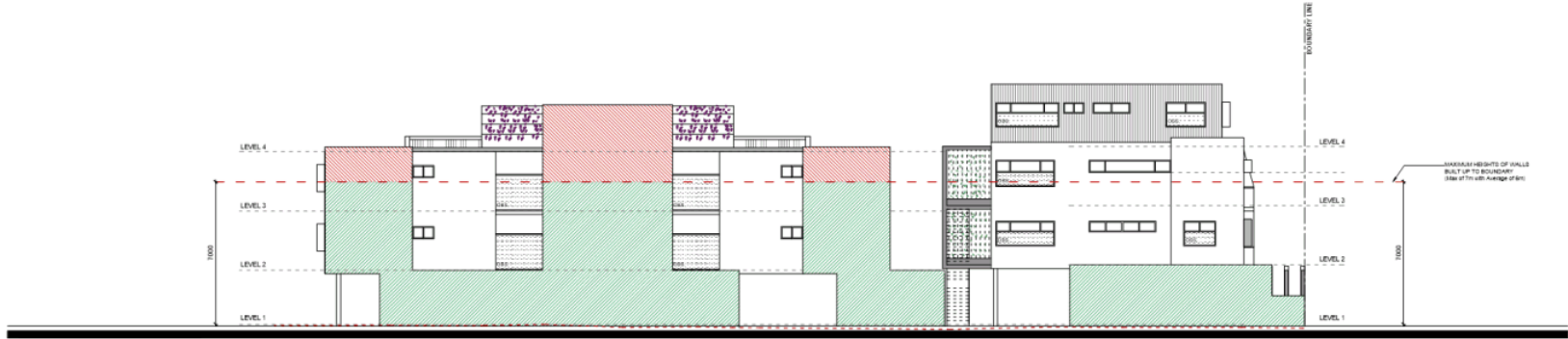


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Rev	Date	Description
1	14/02/19	General Ref: ANAN (2019/01/19)
Elevations		
drawn: NJ, ASH		sheet no.
scale: 1:200 @ A3		SK 18a
date: 20/06/2019		

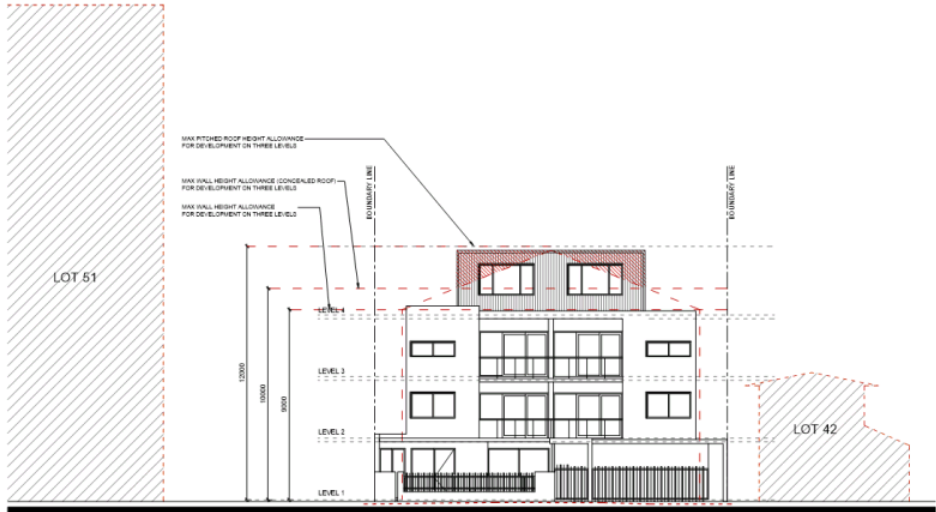
Superseded - Previously Advertised Plans



North Elevation
Facing Lot 51 1:200 AT A3

- PARAPET WALL - UP TO THE MAXIMUM HEIGHT = 160 m²
- PARAPET WALL - ABOVE MAXIMUM HEIGHT = 39m²

TOTAL AREA ACCEPTABLE FOR PARAPET WALL:
1/3 OF THE BOUNDARY WITH AN AVERAGE OF 6m IN HEIGHT = 202 m²
TOTAL AREA OF PROPOSED PARAPET WALL = 199 m²



West Elevation
Facing Cleaver Street 1:200 AT A3

BUILDING ABOVE MAX HEIGHT ALLOWANCE

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005



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Rev	Date	Description
1	14/02/19	General Refinement (DCA Feedback 20/02/19)
Drawing: Parapet Wall/Building Height Assessment		
drawn: NJ	sheet no.	
scale: 1:200 @ A3	SK 19a	
date: 20/06/2019		

Superseded - Previously Advertised Plans



Front Block Perspective
From Cleaver St



South-West Perspective



Communal Open Space



Communal Open Space

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005



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Rev	Date	Description
1	14/02/19	General Ref: ANAN Design Group (20/06/2019)
Perspective		
drawn	NJ ASH	sheet no.
scale	-	SK 20a
date	20/06/2019	

Superseded - Previously Advertised Plans



Internal Perspective
Pedestrian access

PROPOSED RESIDENTIAL DEVELOPMENT
64 Cleaver Street
West Perth, WA 6005

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Perspective	
drawn: NJ, ASH	sheet no.
scale: -	SK 21
date: 20/06/2019	

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>Solar Access</u></p> <ul style="list-style-type: none"> The development would cause a loss of solar access to adjoining southern properties and will affect the amenity of the adjoining residents. The development would cause a loss of solar access to the northern boundary of No. 60 Cleaver Street. Overshadow calculations have not been documented. The application proposes to vary height and setback requirements, making the building higher, longer and closer to the boundary, thereby reducing the solar access. The height of the development and subsequent additional overshadow created is not mitigated by increased lot boundary setbacks or reduced plot ratio. 	<ul style="list-style-type: none"> Overshadow diagrams are shown on diagram SK05b. Due to the orientation of the site, the proposed development would cause a loss of natural sunlight to adjoining southern properties. This is unavoidable due to the applicable R80 coding of the site and permissible building height. The development would not cause a loss of winter sun to the adjoining northern or eastern properties. There are no overshadowing requirements for sites coded R80. Notwithstanding, the shadow created by the development is consistent with a site coded R30 – R40. The rear building, which comprises the majority of the length of the development is setback 4.5 metres in lieu of the recommended 3.0 metres from the southern lot boundary and is a maximum of 3 storeys in height. The building is considered to be designed to minimise impacts on the adjoining southern property.
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> The development would cause a loss of privacy to adjoining southern properties, largely caused by the orientation of the balconies. The bedrooms and balconies do not meeting the 'acceptable outcome' setback requirements to the southern boundary. Openings along the northern boundary will cause overlooking of No. 66 Cleaver Street. The communal open space will be visible from No. 66 Cleaver Street, causing a loss of privacy for residents of the subject development. Residents using the communal open space will be able to see into No. 66 Cleaver Street. 	<ul style="list-style-type: none"> With regards to the front building, the first three storeys of the building do not contain any major openings which face the southern boundary. The fourth storey is setback 3.9 metres from the lot boundary, exceeding the recommended setback prescribed by Table 3.5 of the R Codes Volume 2 – Apartments. With regards to the rear building, the major openings to habitable rooms and balconies facing the southern boundary have been setback in accordance with the distances specified within Table 3.5 of the R Codes Volume 2 – Apartments. The setbacks provided ensure adequate separation between properties and reduce the extent of direct overlooking to habitable rooms with major openings and outdoor living areas. The setbacks also ensure acoustic amenity of current and future occupants is maintained. There are no major openings to habitable rooms which face the northern lot boundary. The communal open space has been relocated to the ground floor of the development, ensuring visual and acoustic privacy of adjoining properties is maintained.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Bulk and Scale</u></p> <ul style="list-style-type: none"> The scale of the development is too large. Concerns Cleaver Street is not zoned for high density development. The overall bulk and scale of the development is inconsistent with the existing and planned character of the area. All lot boundary setbacks and building height requirements should be complied with. The increased building height will affect the character and amenity of the streetscape. The majority of buildings are 1 – 3 storeys in height. No. 66 Cleaver Street is 0.5m – 1.0m lower than No. 64 Cleaver Street. The height of the development would be considered greater. The proposed development is double the height of the adjoining properties to the south (i.e. four storeys compared to two storeys). The northern boundary wall would impact the visual amenity and sense of open space of adjoining residential properties at No. 66 Cleaver Street. The northern boundary wall would be 5m – 6.5m from the courtyards of the adjoining properties at No. 66 Cleaver Street and would have an adverse visual impact on the amenity of residents. Concerns additional height may be required for the lift overrun. The bulk and scale of the development is not consistent with the established streetscape which is characterised by large street setbacks and lot boundary setbacks. The application proposes additional building height, reduced street setback, reduced lot boundary setbacks and increased plot ratio. The departures sought all indicate over development of the site. 	<ul style="list-style-type: none"> The site is zoned Residential R80 and the application proposes a maximum plot ratio of 1.04 in lieu of 1.0. This is considered consistent with the applicable R80 density code and intended built form outcome for the locality. The development proposes four storeys at the front of the site which is considered to transition between the eight storey development at No. 66 Cleaver Street and the two storey development at No. 60 Cleaver Street. The fourth storey is setback from the storey below to create some articulation and reduce the perception of building bulk and mass on the streetscape. A mix of colours and materials are also proposed which reflect those within the established streetscape. The rear building is proposed to be three storeys in height which is consistent with the building height requirements prescribed by the City's Policy No. 7.1.1 – Built Form. Following the consultation period, amended plans were provided removing the boundary walls above the ground floor of the development and setting in the building. Removal of the boundary walls alleviates impacts of building bulk and mass on the adjoining properties, whilst providing additional access to natural sunlight and ventilation for the residents of the building. The bulk and scale of the development has been considered by the City's Design Review Panel. The Panel is supportive of the proposed development, as indicated within the report and Design Review Panel Progress table.
<p><u>Design</u></p> <ul style="list-style-type: none"> The finish of the building may not result in a high quality development. The appearance of the development is not considered high quality, specifically when compared to No. 67 Cleaver Street (Rosewood Development). The application proposes to demolish an existing federation dwelling. The treatments of the proposed development should be of high quality to replace the loss of character that will be experienced. The street setback should maintain visual and aesthetic symmetry (i.e. street setbacks, lot boundary setbacks, large areas of landscaping). The finish of the northern boundary wall is not in keeping with the character and identity of No. 66 Cleaver Street (Cleaver Court) or the remainder of the street. The treatment is not visually appealing and 	<ul style="list-style-type: none"> Although the existing dwelling on the subject site and other dwellings within the streetscape do contain character features, the subject site is not heritage listed. It is therefore acceptable for the existing building to be demolished. The development proposes a mix of colours and materials which reflect the existing streetscape character, which is supported by the City's Design Review Panel. The development also proposes landscaping within the front setback area and adjacent to all side lot boundary which would benefit the visual amenity of the streetscape and adjoining properties. The streetscape is considered transitional and comprises a mix of single houses and high density development. The setback of the proposed building is consistent with the intended building form outcome and is

Page 2 of 6

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p>would have an adverse visual impact on affected residents.</p> <ul style="list-style-type: none"> The 'block' style apartment design does not add any visual interest to the building and is out of context with the streetscape. No. 64 Cleaver Street provides large street and lot boundary setbacks and is not visually obtrusive the streetscape. The proposed development does not incorporate these characteristics and would not be in keeping with the established streetscape. 	<p>therefore acceptable.</p>
<p><u>Parking and Traffic</u></p> <ul style="list-style-type: none"> The development may attract two vehicle per dwelling. The increase in parking would impact the amenity of the streetscape. The increase in traffic generated by the development will decrease the safety of the street. The development will rely on on-street parking bays, which is already limited. The development does not provide sufficient off-street parking for residents and visitors. Concerns of the traffic impacts caused by the increase in density from the proposed development and No. 67 Cleaver Street (Rosewood Development). There are no bays available for parking of scooters/motorbikes. The development should only provide one (1) bay per unit, given the sites proximity to the Perth CBD and access to public transport options. This would reduce the parking required and traffic generated by the development. The design of the parking areas does not provide adequate sightlines or aisle widths for manoeuvring. The development proposes shared pedestrian and vehicle access areas, which does not provide for a safe environment. Concerns the development would result in congestion within the site due to single access to and from the site. Off-Street parking permits should be increased to two bays per dwelling to accommodate the parking demand of the street. 	<ul style="list-style-type: none"> The development proposes 11 residential car parking bays and two visitor car parking bays, which is consistent with the Acceptable Outcomes prescribed by Table 3.9 of the R Codes Volume 2 – Apartments. All parking bays are accessed from a double width crossover and driveway, and all vehicle movements would be contained on site. The parking location is situated behind the front building and would not be clearly visible from the street. The subject site is within 35 metres of a high frequency bus route which provides access to the Perth Busport. Access to the bus stop is provided via an existing pedestrian footpath. Cleaver Street is also provided with dedicated bicycle lanes. The site is situated within close proximity to the Perth CBD and other high amenity areas. The parking provided would meet the needs of the residents, ensuring an oversupply of parking is not provided. Due to the size of the development, motorcycle/scooter parking bays are not considered necessary. The vehicle access arrangement, including manoeuvring and sightlines has been considered by the City's Technical Officers and is considered acceptable. The nature of development and number of dwellings is not considered 'intensive' and is unlikely to cause congestion and/or queuing to and from the site.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Amenity</u></p> <ul style="list-style-type: none"> • The development is inconsistent with the intended zoning and will result in development that is not family friendly/safe. • High density development is not appropriate along Cleaver Street as it will impact the streets 'family friendliness'. • The development does not satisfy the City of Vincent's guidelines for a high quality development that respects the character and identity of Cleaver Street and surrounding precincts. • The development would not attract families and owner/occupiers due to the lack of floor space. • The location of the driveway and number of vehicles visiting the site will increase noise and impact the amenity of adjoining residents. • The communal open space is small in size and does not provide good amenity for residents (usable space, shade, etc.). It is also not easily accessible for the front units. • The reduced street setback would not provide good amenity for residents of the development as it would result in a loss of privacy and adverse visual impacts caused by building bulk and mass. • The northern boundary is adjacent to private courtyards, balconies and habitable rooms to major openings of the adjoining development. There are no design elements which mitigate impacts of the reduced setbacks/boundary walls to the northern lot boundary. 	<ul style="list-style-type: none"> • The subject site is zoned Residential R80. Multiple Dwellings are a permitted land use within this zone. • The size and the scale of the development have been considered against the relevant provisions of the R Codes Volume 2 – Apartments. For the reasons stated within the Planning Report, the proposed development is considered acceptable in this location. • Cleaver Street, between Vincent Street and Carr Street, is characterised by a mix of low and high density development constructed in red brick and/or render in white or cream colour hues. The proposed development is consistent with the applicable density coding and incorporates a mix of colours and materials which reflect the existing streetscape character. • The development proposes vehicle parking in accordance with the Acceptable Outcomes prescribed by Table 3.5 of the R Codes Volume 2 – Apartments. Therefore, an oversupply of parking would not be provided. The development would be subject to compliance with the <i>Environmental Protection (Noise) Regulations 1997</i>. • The outdoor living has been relocated from the third storey roof to the ground floor of the site. A condition of approval has been recommended to require a detailed design drawing of the space to ensure it would provide good amenity for the residents. The location of the space is directly accessible via the dedicated pedestrian footpath and the lift/stairs. • The proposed street setback is reflective of the applicable density code of the locality. Reduced street setbacks are provided by other recently approved high density development, such as No. 67 Cleaver Street. • The northern elevation includes minor openings and glazing to reduce portions of blank solid walls, and Administration has recommended that an amended colours and material schedule be provide to contribute towards the appearance of the building. The development also proposes the planting of small and medium trees within the setback area to further soften the appearance of the development.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> • Inadequate landscaping is provided on the site. • The reduced street setback limits the developments ability to provide suitable landscaping within the front setback area to soften the appearance of the development. • The reduced lot boundary setbacks limit the ability to provide suitable landscaping around the site. Landscaping should be used to soften the appearance of the development, particularly the northern boundary. • Landscaping within the front setback area is a common character of development along Cleaver Street. • The development results in the removal of existing landscaping provided on the site. • Some landscaped areas are beneath the building and should not be considered 'deep soil zones'. • The application proposes approximately 75% of the site to be provided as building or hard surfaces, limiting the amount of space available for landscaping and increasing the "heat island" effect. • The landscaping shown on the elevation drawings and site plans do not match. • Landscaped areas may be reduced by the need for water meters, electric panels and the like. • The development may impact the existing trees on No. 66 Cleaver Street, adjacent to the shared (northern) boundary (i.e. roots may be affected, development may create a wind tunnel causing soil to dehydrate). 	<ul style="list-style-type: none"> • The development proposes 10 percent deep soil zones and mix of small and medium trees in accordance with the Acceptable Outcomes of Clause 3.3 of the R Codes Volume 2 – Apartments. • The landscaping is located within the front setback area and adjacent to the northern, eastern and southern lot boundaries. These would ensure the landscaping contributes towards the visual amenity of the streetscape and the outlook from the subject site and adjoining properties. The landscaping would also assist in soften the appearance of the development. • Landscaping beneath the building has not been included as 'deep soil zones'. • The landscaping plan and site plans have been updated to ensure consistency. The landscaping will be required to comply with the approved landscaping plan. • Electric panels, meter boxes and the like are required to be integrated into the building or located to not be visually obtrusive, with landscaping approved required to be provided on site. • The applicant would be responsible for ensuring the development would not impact the roots of the adjoining landscaping.
<p><u>Views of Significance</u></p> <p>The development will impact views of significance, specifically towards the City (southern direction).</p>	<p>The rear building, which comprises the majority of the development is three storeys and does not exceed the acceptable building height requirements prescribed by Clause 5.6 of the City's Policy No. 7.1.1. The front building is generally offset from No. 66 Cleaver Street and is setback from the lot boundary to allow a line of sight towards the south (Perth CBD).</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Other</u></p> <ul style="list-style-type: none"> • The proposed development and departures sought will set precedence for future development along Cleaver Street. • No. 64 Cleaver Street should not be used as justification for the departures sought as the building was constructed prior to the implementation of the Residential Design Codes. The development is also less offensive as it provides large street and lot boundary setbacks and significant landscaping around the site. • The historic/heritage character of the street should be preserved as much as possible. The book "Cleaver Precinct: A Heritage Walk" is available within the City of Vincent Library and references the heritage of the street. • The original dwelling should be retained and restored rather than being demolished. • The proposed development would have a negative impact on the value of the adjoining development at No. 66 Cleaver Street. • A better mix of apartments should be required to encourage owner/occupiers. • Concerns of impacts caused by the construction of the development (noise, dust, loss of tenants, etc.). • Approval of the development may impact No. 66 Cleaver Street, should it be developed in the future (i.e. result in lesser building separation, outlook towards the south). • There is no lift access provided for units A2 – A6. • Air conditioning units may be visible from the street and increase the noise on the street. • Concerns there is a large amount of hardstand areas and the site would not be able to contain storm water on site. • SK03a shows the bin areas have a capacity of 18 bins. With 11 unit, only 7 units will be able to use the City's recycling service. If bins are to be shared, the management of bins would need to be clarified. • Concerns the proposal does not consider the requirement for 3 bins (general, recycling and FOGO). 	<ul style="list-style-type: none"> • The proposed development has been considered against the applicable planning framework and surrounding context. For the reasons provided within the Planning Report the development is acceptable and recommended for approval, subject to conditions. • The subject site is not heritage listed and there is no statutory requirement for the building to be retained. Notwithstanding the development proposes to integrate a mix of colours and materials that are reflected within the streetscape. • There is no evidence the development will result in a loss of property values. • The application proposes a mix of one and two bedroom dwellings. The mix of apartment is considered acceptable. • A construction management plan to be provided to the City has been recommended as a condition of approval to ensure that noise, dust, and other construction works are adequately managed. • The acceptability of the building setback has been discussed within the 'Side and Rear Setbacks, Building Separation and Visual Privacy' section of the Planning Report. • There is no requirement to provide lift access to the front building. Lift access is provided to the rear building to ensure the development would satisfy the Acceptable Outcomes of Clause 4.9 Universal Design of the R Codes Volume 2 – Apartments. A condition of approval is also recommended to ensure these requirements are satisfied. • A condition of approval has been recommended to require all external fixtures to be designed to be integrated with the building and not visually obtrusive. • All development is subject to compliance with the <i>Environmental Protection (Noise) Regulations 1997</i>. • A condition of approval is recommended for all stormwater to be collected and contained on site. • Bins and bin store areas are required to be provided in accordance with the WALGA Waste Generation Rates. A waste management plan has been recommended as a condition of approval to ensure waste will be appropriately managed.

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

Summary of Submissions:

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

Comments Received in Objection:	Applicants Response:
<u>Solar Access</u> <ul style="list-style-type: none"> The development would cause a loss of solar access to adjoining southern properties and will affect the amenity of the adjoining residents. The development would cause a loss of solar access to the northern boundary of 60 Cleaver Street. Overshadow calculations have not been documented. The application proposes to vary height and setback requirements, making the building higher, longer and closer to the boundary, thereby reducing the solar access. The height of the development and subsequent additional overshadow created is not mitigated by increased lot boundary setbacks or reduced plot ratio. 	<ul style="list-style-type: none"> Proposal compliant, therefore comments invalid. Nil solar access requirements in Design WA. LPP7.1.1 refers to Design WA.
<u>Visual Privacy</u> <ul style="list-style-type: none"> The development would cause a loss of privacy to adjoining southern properties, largely caused by the orientation of the balconies. The bedrooms and balconies do not meeting the 'acceptable outcome' setback requirements to the southern boundary. Openings along the northern boundary will cause overlooking of No. 66 Cleaver Street. The communal open space will be visible from No. 66 Cleaver Street, causing a loss of privacy for residents of the subject development. Residents using the communal open space will be able to see into No. 66 Cleaver Street. 	<ul style="list-style-type: none"> Proposal compliant, therefore comments invalid. 6.0m setback to south side boundary provided to balconies as encouraged by the City's Planners'. The notion of overlooking toward Cleaver Court has no basis. There are no major openings proposed towards Cleaver Court. Rather, the elevations show openings with obscure glazing to what would otherwise be higher sill levels, with a decorative screen proposed to enclose the side of the stair/landing/circulation zone. The proposed development turns its back to Cleaver Court. The multiple dwellings in Cleaver Court overlook 64 Cleaver Street. It is in part for this reason the proposed development orientates toward the south, explained when presented at the first DRP meeting. Reference to communal open space no longer applicable; communal open space proposed at ground level.
<u>Bulk and Scale</u> <ul style="list-style-type: none"> The scale of the development is too large. Concerns Cleaver Street is not zoned for high density development. The overall bulk and scale of the development is inconsistent with the existing and planned character of the area. All lot boundary setbacks and building height requirements should be complied with. 	<ul style="list-style-type: none"> Scale of development generally consistent with that provided for by the coding of the land (R80 and medium rise residential). Cleaver Street is coded for the scale of development proposed. Cleaver Court is at a height (scale) totally inconsistent with the local context. Cleaver Court is eight (8) storeys high. Rosewood adjacent to No.64 Cleaver Street to be five (5) storeys high.

Page 1 of 5

Summary of Submissions:

Comments Received in Objection:	Applicants Response:
<ul style="list-style-type: none"> The increased building height will affect the character and amenity of the streetscape. The majority of buildings are 1 – 3 storeys in height. No. 66 Cleaver Street is 0.5m – 1.0m lower than No. 64 Cleaver Street. The height of the development would be considered greater. The proposed development is double the height of the adjoining properties to the south (i.e. four storeys compared to two storeys). The northern boundary wall would impact the visual amenity and sense of open space of adjoining residential properties at No. 66 Cleaver Street. The northern boundary wall would be 5m – 6.5m from the courtyards of the adjoining properties at No. 66 Cleaver Street and would have an adverse visual impact on the amenity of residents. Concerns additional height may be required for the lift overrun. The bulk and scale of the development is not consistent with the established streetscape which is characterised by large street setbacks and lot boundary setbacks. The application proposes additional building height, reduced street setback, reduced lot boundary setbacks and increased plot ratio. The departures sought all indicate over development of the site. 	<ul style="list-style-type: none"> The height controls applicable to the land and location provided for buildings 3-4 storeys in height. The context caters to development the height proposed. The rear building has been reduced to three (3) storeys, with communal open space to be provided at ground level. Comments regarding the parapet walls on the north side boundary noted and considered. Parapet walls above the ground floor level no longer proposed. Upper level walls now set back 1.5-2.03m, providing relief and articulation to Cleaver Court. Cleaver Court and the adjoining townhouses make no contribution to the local streetscape and context. Rather, both properties detract from the amenity and character of the location. The DRP is supportive of the street setback proposed, generally supportive of the side setbacks (have never raised these as an issue) and the building heights presented. This is high-level, professional support for the development, and the contribution it can make to the location.
<p><u>Design</u></p> <ul style="list-style-type: none"> The finish of the building may not result in a high quality development. The appearance of the development is not considered high quality, specifically when compared to No. 67 Cleaver Street (Rosewood Development). The application proposes to demolish an existing federation dwelling. The treatments of the proposed development should be of high quality to replace the loss of character that will be experienced. The street setback should maintain visual and aesthetic symmetry (i.e. street setbacks, lot boundary setbacks, large areas of landscaping). The finish of the northern boundary wall is not in keeping with the character and identity of No. 66 Cleaver Street (Cleaver Court) or the remainder of the street. The treatment is not visually appealing and would have an adverse visual impact on affected residents. The 'block' style apartment design does not add any visual interest to the building and is out of context with the streetscape. No. 64 Cleaver Street provides large street and lot boundary setbacks and is not visually obtrusive the streetscape. The proposed development does not incorporate these characteristics and would not be in keeping with the established streetscape. 	<ul style="list-style-type: none"> Comments made are subjective. The design, materials and finishes adjacent to Cleaver Street have been informed by third-party architectural input, the input of the DRP, are generally supported by the DRP. The demolition of the existing single house on 64 Cleaver Street has never been raised as an issue by the City's Planners' or the City's DRP. Cleaver Court could be considered a blight on the location. This building detracts from the character of 64 Cleaver Street, whilst impacting the subject land significantly in the areas of overshadowing and overlooking. The impacts are material and significant and have been repeatedly acknowledged by the DRP and the City's own Planners'.

Summary of Submissions:

Comments Received in Objection:	Applicants Response:
<p><u>Parking and Traffic</u></p> <ul style="list-style-type: none"> • The development may attract two vehicle per dwelling. The increase in parking would impact the amenity of the streetscape. • The increase in traffic generated by the development will decrease the safety of the street. • The development will rely on on-street parking bays, which is already limited. • The development does not provide sufficient off-street parking for residents and visitors. • Concerns of the traffic impacts caused by the increase in density from the proposed development and No. 67 Cleaver Street (Rosewood Development). • There are no bays available for parking of scooters / motorbikes. • The development should only provide one (1) bay per unit, given the sites proximity to the Perth CBD and access to public transport options. This would reduce the parking required and traffic generated by the development. • The design of the parking areas does not provide adequate sightlines or aisle widths for manoeuvring. • The development proposes shared pedestrian and vehicle access areas, which does not provide for a safe environment. • Concerns the development would result in congestion within the site due to single access to and from the site. • Off-Street parking permits should be increased to two bays per dwelling to accommodate the parking demand of the street. 	<ul style="list-style-type: none"> • Parking proposed is compliant save the shortfall of one (1) visitor bay. • Personal commentary is to be dismissed against the technical assessment. • Pedestrian and vehicular access/movement separated in accordance with the recommendation of the DRP.
<p><u>Amenity</u></p> <ul style="list-style-type: none"> • The development is inconsistent with the intended zoning and will result in development that is not family friendly / safe. • High density development is not appropriate along Cleaver Street as it will impact the streets 'family friendliness'. • The development does not satisfy the City of Vincent's guidelines for a high quality development that respects the character and identity of Cleaver Street and surrounding precincts. • The development would not attract families and owner/occupiers due to the lack of floor space. • The location of the driveway and number of vehicles visiting the site will increase noise and impact the amenity of adjoining residents. • The communal open space is small in size and does not provide good amenity for residents (usable space, shade, etc.). It is also not easily 	<ul style="list-style-type: none"> • Majority of comments subjective, invalid or incorrect. • Land zoned R80. • Existing development either side of the subject land makes no contribution to local amenity. Sound, warranted and valuable principles have informed the design of Rosewood. These same principles have informed the design of the subject proposal. The subject proposal along with Rosewood are considered to meet the principles contained in the City's LPP7.1.1 and SPP 7.0 – Design of the Built Environment. • Proposal supported by the DRP. • Invalid. • Invalid, location zoned for type of development proposed. • Compliant communal open space proposed at ground level, accessible by all residents.

Page 3 of 5

Summary of Submissions:

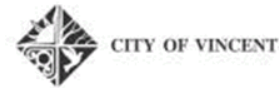
Comments Received in Objection:	Applicants Response:
<p>accessible for the front units.</p> <ul style="list-style-type: none"> The reduced street setback would not provide good amenity for residents of the development as it would result in a loss of privacy and adverse visual impacts caused by building bulk and mass. The northern boundary is adjacent to private courtyards, balconies and habitable rooms to major openings of the adjoining development. There are no design elements which mitigate impacts of the reduced setbacks / boundary walls to the northern lot boundary. 	<ul style="list-style-type: none"> Project engages with the street, providing for surveillance and a stronger sense of place/community. Boundary walls above the ground floor level removed. Rear building to be setback from Cleaver Court with an articulated response. The project has been designed as a response to the overwhelming impacts Cleaver Court has on the subject land (overlooking, overshadowing), and is supported as proposed by the City's DRP.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> Inadequate landscaping is provided on the site. The reduced street setback limits the developments ability to provide suitable landscaping within the front setback area to soften the appearance of the development. The reduced lot boundary setbacks limit the ability to provide suitable landscaping around the site. Landscaping should be used to soften the appearance of the development, particularly the northern boundary. Landscaping within the front setback area is a common character of development along Cleaver Street. The development results in the removal of existing landscaping provided on the site. Some landscaped areas are beneath the building and should not be considered 'deep soil zones'. The application proposes approximately 75% of the site to be provided as building or hard surfaces, limiting the amount of space available for landscaping and increasing the "heat island" effect. The landscaping shown on the elevation drawings and site plans do not match. Landscaped areas may be reduced by the need for water meters, electric panels and the like. The development may impact the existing trees on No. 66 Cleaver Street, adjacent to the shared (northern) boundary (i.e. roots may be affected, development may create a wind tunnel causing soil to dehydrate). 	<ul style="list-style-type: none"> Deep soil and canopy zones proposed increased in size and more than compliant. Landscaping plan prepared by TDL Landscape Architect. Proposed development to protect existing landscaping on adjoining properties.
<p><u>Views of Significance</u></p> <ul style="list-style-type: none"> The development will impact views of significance, specifically towards the City (southern direction). 	<ul style="list-style-type: none"> Invalid.
<p><u>Other</u></p> <ul style="list-style-type: none"> The proposed development and departures sought will set precedence 	<ul style="list-style-type: none"> Majority of comments arbitrary, invalid or not relevant.

Summary of Submissions:

Comments Received in Objection:	Applicants Response:
<p>for future development along Cleaver Street.</p> <ul style="list-style-type: none"> No. 64 Cleaver Street should not be used as justification for the departures sought as the building was constructed prior to the implementation of the Residential Design Codes. The development is also less offensive as it provides large street and lot boundary setbacks and significant landscaping around the site. The historic / heritage character of the street should be preserved as much as possible. The book "Cleaver Precinct: A Heritage Walk" is available within the City of Vincent Library and references the heritage of the street. The proposed development would have a negative impact on the value of the adjoining development at No. 66 Cleaver Street. A better mix of apartments should be required to encourage owner/occupiers. Concerns of impacts caused by the construction of the development (noise, dust, loss of tenants, etc). Approval of the development may impact No. 66 Cleaver Street, should it be developed in the future (i.e. result in lesser building separation, outlook towards the south). There is no lift access provided for units A2 – A6. Air conditioning units may be visible from the street and increase the noise on the street. Concerns there is a large amount of hardstand areas and the site would not be able to contain storm water on site. SK03a shows the bin areas have a capacity of 18 bins. With 11 unit, only 7 units will be able to use the City's recycling service. If bins are to be shared, the management of bins would need to be clarified. Concerns the proposal does not consider the requirement for 3 bins (general, recycling and FOGO). The original dwelling should be retained and restored rather than being demolished. 	<ul style="list-style-type: none"> Speculation. Location zoned R80. Subjective. Cleaver Court impacts the subject land significantly. Demolition of the existing dwelling has never been raised as a concern by the City's Planners' or DRP. Mix of apartment sizes and floor plans proposed. Covered by different Legislation/Construction Management Plan. Multiple ownership – won't happen. Lift access to units A2 – A6 is not required. A condition requiring air conditioning units to be screened from the primary street and to comply with noise regulations is accepted. Development has been designed to comply with storm water requirements. Waste has been provided in accordance with the waster generation requirements. A Waste Management Plan will deal with this matter.

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

MINUTES



DESIGN REVIEW PANEL

Wednesday 27 November 2019 at 3.30pm

Venue: Function Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Attendees:

Design Review Panel Members

Sasha Ivanovich (Chairperson)
Tom Griffiths
Stephen Carrick
Joe Chindarsi

City of Vincent Officers

Jay Naidoo (Manager Development & Design)
Joslin Colli (Coordinator Planning Services)
Kate Miller (Senior Urban Planner)
Mitch Hoad (Senior Urban Planner)
Dan McCluggage (Urban Planner)

Applicant – Item 3.1

Tony Watson
Shamim Babaei

1. Welcome/Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm

2. Apologies

3. Business

4.00pm–4.30pm – Applicant's Presentation – DA Lodged 5.2019.246.1

3.1 Address: 64 Cleaver Street, West Perth

Proposal: 11 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 4 September 2019

Previous design review comments from 4 September

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

Design review comments from 27 November 2019	
Design quality evaluation	
	Supported
	Pending further attention
	Not supported
Design Principles	
Principle 1 - Context and character	<p><u>Principle</u> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <ul style="list-style-type: none"> The mix of colours and materials is suitable for the context of the site. The streetscape is transitional and the design of the building references the existing and new development
Principle 2 - Landscape quality	<p><u>Principle</u> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ul style="list-style-type: none"> The development relies on the adjoining properties trees, noting that tree protection zones can extend beyond the canopy of the tree. Consider how this development may affect the root zones of the adjoining property mature trees. Provide advice from a suitably qualified person to confirming that the tree root zone will not be impacted. Consider whether the existing tree at the rear of the site can be retained. Landscaping that is fully undercover (for example, adjacent to vehicle bays B3-B5) is tokenistic and unlikely to survive as it is fully covered and will not have access to any

	natural sunlight. Consider other options to achieve compliance on deep soil and tree crown/canopy cover including the upper level amenity area.
Principle 3 - Built form and scale	<p><u>Principle</u> <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>
	<ul style="list-style-type: none"> • The boundary walls to the northern elevation represent a large blank surface to the neighbour. This development requires public art in accordance with City Policy No. 7.5.13 Percent for Public Art, and the boundary wall provides an opportunity for public art work to be integrated into this component of the development. • The appearance and scale of the front façade is relatively fine. • Further consideration to the composition and articulation of the south-facing windows to the front of the proposal is recommended so the development addresses the street and adjoining properties better. • The rear setback is minor and could set an undesired precedence. It is noted however that the rear of this property is adjacent to an existing carpark, mitigating impact of a reduced rear setback. However greater rear setbacks are encouraged - to allow for additional landscaping and canopy coverage and to provide a buffer between properties.
Principle 4 - Functionality and build quality	<p><u>Principle</u> <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p>
	<ul style="list-style-type: none"> • The layout of the front unit has been improved and presents a cleaner planning outcome. • The apartment layouts are well designed and functional. • Front façade rendered section (southern section) could be set forward a fraction from the red face-brick portion to provide a more volumetric rather than flat articulation to the façade between these two differently treated surfaces. • Consider how the fourth storey front elevation can be better integrated so it does not appear stuck on top – taking cue of the white balcony overhang parapet and mass white wall form below. Such overhang to top storey front façade, could provide sun protection to the forth storey windows (in lieu of current individual sun-hoods).
Principle 5 - Sustainability	<p><u>Principle</u> <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>
	<ul style="list-style-type: none"> • Ventilation has been shown on the windows opening to the unit's entry passages to lift and stair which will be required to be fire rated. These ventilation pathways may not be achievable without expensive self-closing motorised fire-rated windows. Please review and confirm extent of proposed cross-ventilation, bearing this in mind. • The shade structures on the front facade should be flipped to allow for winter sun, with the vertical fin located to the southern sides of windows. Alternatively, required shading can be achieved as noted under Principle 4, last item.
Principle 6 - Amenity	<p><u>Principle</u> <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p>
	<ul style="list-style-type: none"> • Unit B2 –occupants to one of the two bedrooms provided have a long way to travel to a bathroom. A powder room/bathroom could be provided adjoining this bedroom • Ventilation diagrams need further consideration as per comments provided within Principle 5 above. • Further design development of the communal open space (located on the roof) needs

	to be undertaken to ensure that a high quality, user friendly, functional communal space is provided. Consider providing sun protection, furnishings and landscaping, to enhance amenity and uses.
Principle 7 - Legibility	<p><u>Principle</u> <i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p> <ul style="list-style-type: none"> The entrance for the units to the upper floors requires everyone to access the dwellings by crossing the parking area and pathway of cars accessing parking bays - there is a conflict there between vehicle and pedestrian spaces. It is recommended these spaces be separated. A possible solution could be providing this principal pedestrian access along the northern boundary. It would also reduce the extent of the boundary walls and would improve way finding into the building. It would also create greater use of the courtyard located adjacent to the northern boundary. The current arrangement is not considered a good design or safety-in-design outcome.
Principle 8 - Safety	<p><u>Principle</u> <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p> <ul style="list-style-type: none"> The 'front door' to the units is essentially a carpark. The current arrangement does not facilitate a good design outcome as intended by design WA. Refer to comments provided within Principle 7 above
Principle 9 - Community	<p><u>Principle</u> <i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></p> <ul style="list-style-type: none"> The communal open space requires further consideration and design development. Refer to comments provided within Principle 6 above. Consider how public art could better be integrated into this development. Refer to comments provided within Principle 3 above
Principle 10 - Aesthetics	<p><u>Principle</u> <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p> <ul style="list-style-type: none"> Consider how the south west corner of the building could be improved so as to have a more considered composition of windows and better interact with the adjoining properties and the streetscape
<i>Other comments provided by the DRP</i>	
<ul style="list-style-type: none"> Nil 	
<i>Other general comments provided by the City</i>	
<ul style="list-style-type: none"> Nil 	

Conclusion To be returned to the DRP

TRAFFIC IMPACT STATEMENT

12 MULTIPLE DWELLINGS

LOT 41 (NO.64) CLEAVER STREET, WEST PERTH

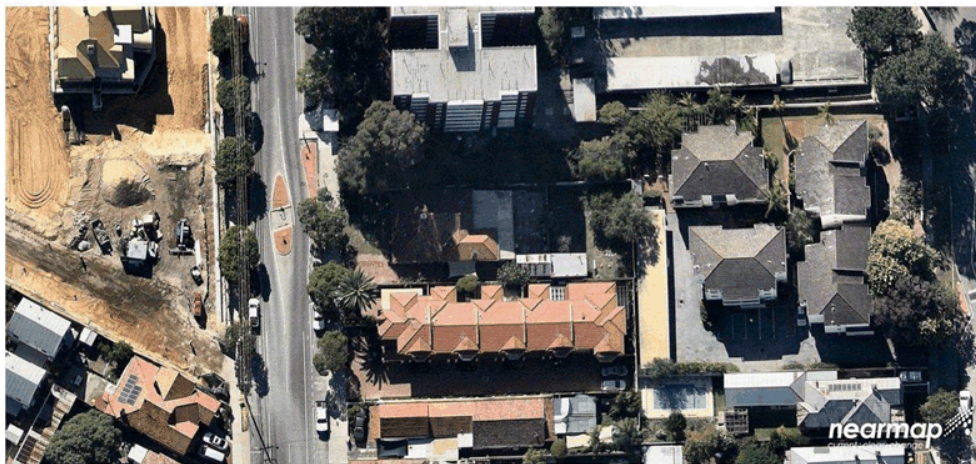
JULY 2019



MWURBAN
planning and development

TRAFFIC IMPACT STATEMENT (TIS)**64 CLEAVER STREET, WEST PERTH (CITY OF VINCENT)****1.0 PROPOSED DEVELOPMENT****1.1 Existing Landuse**

The subject land is currently occupied by a single house, with access to on-site car parking from Cleaver Street.



SUBJECT SITE (CENTRAL ABOVE) Source: Nearmaps 2 May 2019

The land is zoned 'Residential R80' under the City of Vincent's Local Planning Scheme No.2 (LPS2). LPS2 provides for multiple dwellings in a Residential zone via a 'P' classification in the Scheme's Zoning table.

Where Part 4 of LPS2 deals with General Development Requirements, the Scheme states *The R-Codes apply to an area if the area has a coding number superimposed on it in accordance with subclause (3)*. The applicable coding is R80.

The recent superseding of Part 6 of the R-Codes by State Planning Policy 7.3 *Residential Design Codes Volume 2 – Apartments (Design WA)* provides planning and design standards for apartments (multiple dwellings) in areas coded R40 and above.

Other planning controls applicable to the subject proposal include the City of Vincent's Policy 7.1.1 dealing with *Built Form* and the City's *10 Design Principles*.

1.2 Proposed Land Use

The proposed land use is residential. The proposal is for the development of 12 multiple dwellings, involving the following:-

- A single bedroom dwelling at street level, fronting Cleaver Street;
- Pedestrian access at street level, with pathways providing dedicated access to two (2) stairwells and a lift (serving the rear building);
- Vehicular access extending from an existing crossover on Cleaver Street, extending along the southern boundary of the land;
- At-grade parking for 21 vehicles, including two (2) visitor parking bays;
- Two (2) buildings on-site, consisting of one adjacent to Cleaver Street, the second positioned behind this extending in an easterly direction toward the rear of the site. The rear building is positioned on the northern side of the land, toward Cleaver Court;
- Five (5) dwellings in the first building at the front of the site; and
- Seven (7) dwellings in the second building.

In total, 12 apartments will be constructed.

Other elements forming part of the development include: bicycle parking for five (5) bikes, three (3) car-charging stations and a dedicated bin storage area between the two buildings to be erected.

1.3 Context With Surrounds

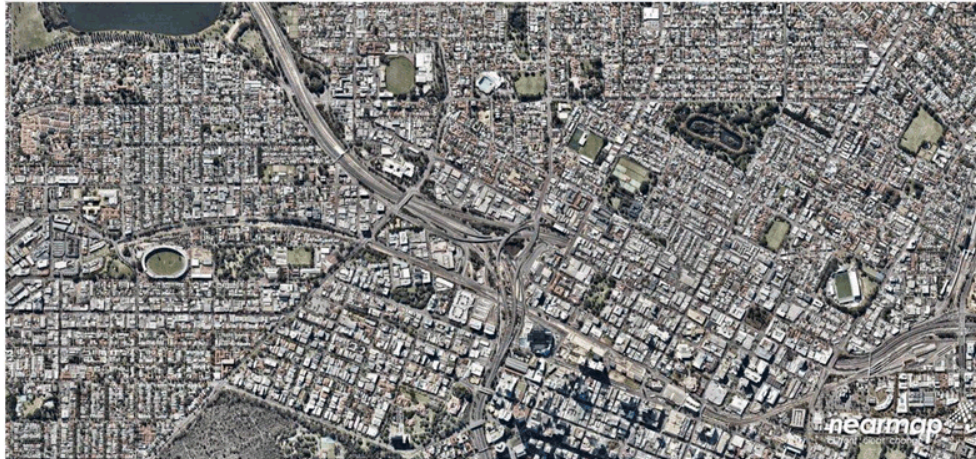
The subject land is regular in shape, positioned between Cleaver and Florence Streets, approximately 110 metres south of Vincent Street. The frontage of the property is on the eastern side of Cleaver Street. As mentioned, the land is currently occupied by a single house.

The location is not uniquely residential. Rather, there is a mix of landuses and development. The subject and adjoining land are currently residential in use and will continue to be used for such purposes. Cleaver Street Deli and a small coffee shop are positioned 30 metres south of the property, with the recently commenced Rosewood aged care facility adjacent to the property on the western side of Cleaver Street.

To the north and on Vincent Street is Beatty Park Leisure Centre, Phoenix Academy (Educational Establishment) and Beatty Lodge (Holiday Accommodation).

Where residential development is concerned, the locality consists of a strong mix of dwelling types and periods of development. There are original single houses, grouped and multiple dwellings. A large majority of the multiple dwellings were erected after 1965, including high-rise apartment buildings 8-10 storeys in height.

Leederville town centre around the intersection of Vincent and Oxford Streets is approximately 1.0km away, whilst Perth's CBD and West Perth are approximately 1.0-1.5km away.



BROADER CONTEXT Source: Nearmaps 2 May 2019

2.0 VEHICLE ACCESS AND PARKING

2.1 Access Arrangements

The subject land has a high level of accessibility via the local traffic network. Access and egress to and from the land will be maintained via the existing crossover on Cleaver Street. Cleaver Street is accessible via Vincent, Carr and Newcastle Streets.

2.2 Public/Private/Disabled Parking Set Down/Pick Up

Private resident and visitor parking will take place on-site.

3.0 SERVICE VEHICLES (RESIDENTIAL)

3.1 Rubbish Collection and Emergency Vehicle Access

As mentioned, there will be a dedicated bin storage area on-site, positioned between the two buildings to be erected.

Presentation and collection of waste will take place on Cleaver Street.

Emergency vehicle access will also take place from Cleaver Street, as it ordinarily would.

4.0 TRAFFIC VOLUMES

4.1 Daily or Peak Traffic Volumes

Peak a.m. traffic volumes will generally occur between 7.30am and 8.30am on a weekday. Peak p.m. traffic volumes will generally occur between 4.00pm and 5.00pm on a weekday.

Based on NSW's *Transport Technical Guide to Traffic Generating Developments* (August 2013), low density residential development will generate weekday average morning peak hour trips of 0.95 per dwelling. Weekday average evening peak hour trips will amount to 0.99 per dwelling.

Applied to the proposed development, peak a.m. traffic volume will amount to 11.4 trips. Peak p.m. volume will amount to 11.88 trips.

For high density developments close to public transport, the *Guide* refers to 0.19 weekday average morning peak hour trips per dwelling, and 0.15 weekday average evening peak hour trips per dwelling. For the proposed development, this would amount to 2.28 peak a.m. trips and 1.8 peak p.m. trips.

Across the remainder of the day (weekday) and on weekends, there will be an even spread of vehicular movements.

4.2 Types of Vehicles

Vehicles that will access the site via Cleaver Street will be primarily cars.

5.0 TRAFFIC MANAGEMENT ON FRONTAGE STREETS

Cleaver Street is an Access Road on *Main Roads Western Australia Road Information Mapping System*. Vincent and Carr Streets, serving Cleaver Street, are Distributor A and Distributor Roads respectively.

The purpose of an Access Road is vehicle access to abutting properties. In a built-up area the maximum desirable volume is 3,000 vehicles per day, with a recommended operating speed of 50km/h. They provide for frontage access and pedestrian movement.

Where traffic management is concerned, a kerb extension and central island is positioned in front of the property in Cleaver Street, providing for safe pedestrian crossings. The road also has sign-posted kerbside parking bays, providing one (1) hour parking between 8.00am and 5.30pm Monday to Friday, and 8.00am to 12 noon on a Saturday. Cleaver Street also contains marked bicycle lanes.

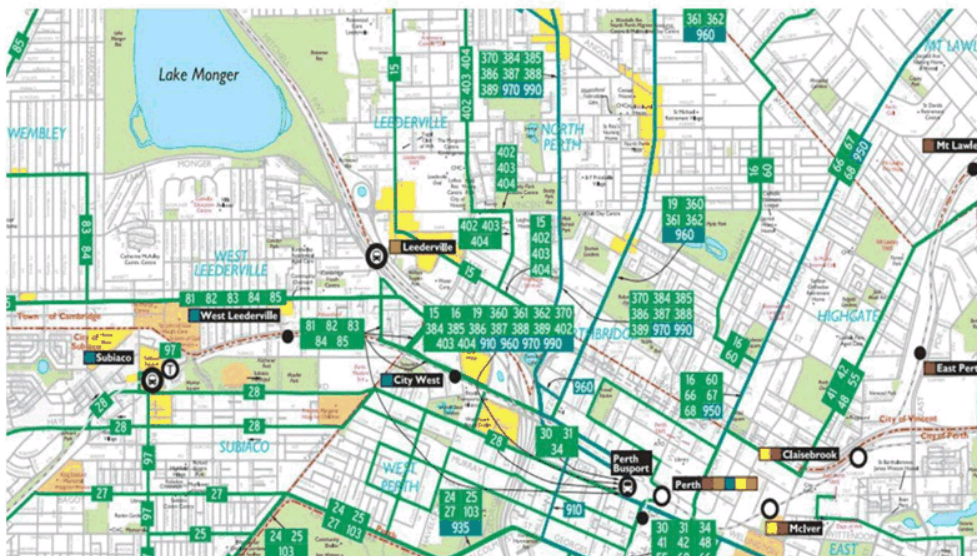


TRAFFIC MANAGEMENT IN CLEAVER STREET Source: Nearmaps 2 May 2019

6.0 PUBLIC TRANSPORT ACCESS

6.1 Nearest Bus/Train Routes

64 Cleaver Street is conveniently position to a number of high-frequency public transport services, travelling through inner suburbs to and from Perth's CBD.



TRANSPERTH NETWORK MAP Source: TransPerth

TransPerth's 402, 403 and 404 bus route travel north-south along Cleaver Street. The 402 and 403 services travel between Perth's busport and Stirling Station. The 404 service travels between Perth's busport and Waterloo/Royal Street in Tuart Hill. The bus stops in Cleaver Street in close proximity to the subject land are 12709 (immediately in front of No.64) and 12710.

In addition to high frequency bus services, 64 Cleaver Street is positioned approximately 1.2km from Leederville train station on the Perth-Joondalup line, a moderate 10-12 minute walk.

6.2 Nearest Bus Stops/Train Stations

As above.

6.3 Pedestrian/Cycle Links to Bus Stops/Train Stations

The subject land enjoys excellent levels of pedestrian and cyclist connectivity to the abovementioned public transport services, providing for the practical, frequent and sustainable use of public transport to and from the proposed development.

7.0 PEDESTRIAN ACCESS/FACILITIES

7.1 Proposed Pedestrian Facilities Within the Development

Pedestrian movement at ground level will occur via dedicated pathways beneath the two (2) buildings on-site. The pathways will be separate to the vehicle access serving the on-site parking bays. The pathways will be finished differently and independently lit providing for convenient, orderly and safe pedestrian movement.

Residents and visitors to the development will also enjoy separate pedestrian access at the front of the site, in close proximity to TransPerth bus stop 12709.

7.2 Existing Pedestrian Facilities on Surrounding Roads

Footpaths exist on either side of Cleaver Street. As mentioned above, there is a kerb extension and carriageway island in front of the property providing for safe pedestrian crossings.

7.3 Proposals to Improve Pedestrian Access

A high standard of pedestrian access to the subject property and in the locality is in place.

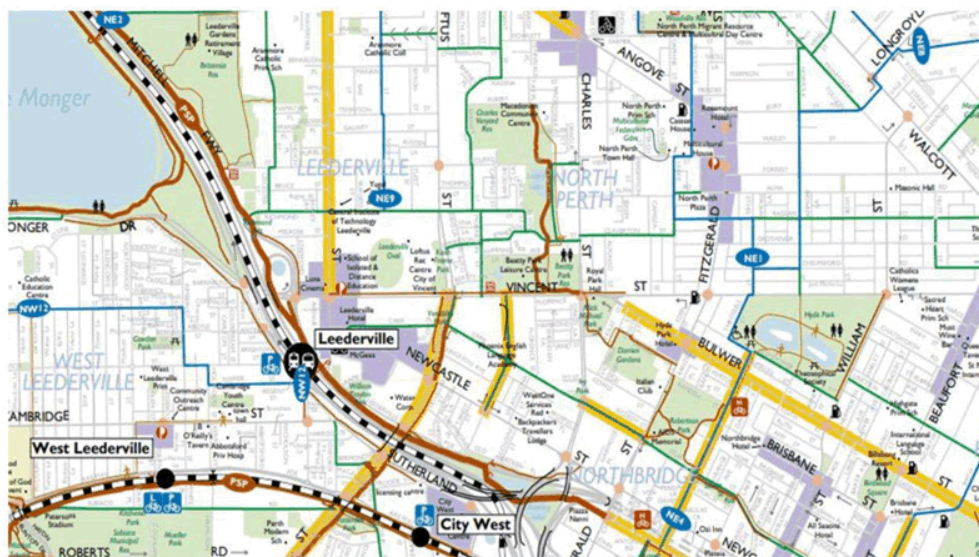
8.0 CYCLE ACCESS/FACILITIES

8.1 Proposed Cycle Facilities Within the Development

On-site parking for five (5) bicycles is proposed. This is in addition to individual storerooms to be provided for each dwelling within which bikes can also be stored. The on-site bike parking is proposed toward the front of the development, for easy use by visitors.

8.2 Existing Cycle Facilities on Surrounding Roads

Cleaver Street has dedicated cycle lanes positioned either side of the carriageway/s within the road reserve. The lanes are noted as providing a Good Road Riding Environment on the Department of Transport's Comprehensive Bike Map for Stirling.



STIRLING BIKE MAP (Source: Department of Transport)

8.3 Proposals to Improve Cycle Access

The City of Vincent is committed to improving cycling infrastructure and cycle networks within the City and has a *Bike Network Plan*.

As stated on the City's website, A *Bike Network Plan* assesses existing infrastructure and looks at innovative ways of improving and expanding on existing infrastructure. It is vital that the Plan improves the safety and connectivity of cycling within Vincent, whilst also providing an opportunity to improve facilities for other modes of active transport and promotes the health and environmental benefits associated with these sustainable modes.

9.0 SITE SPECIFIC ISSUES

There are no site specific issues.

10.0 SAFETY ISSUES

The subject proposal presents no safety issues.

CONCLUSION

The use and development will not impact on the surrounding road network. The road network will accommodate traffic to and from the 12 multiple dwellings without difficulty based on the road type serving the site, expected traffic volumes, and access to alternatives modes of movement including, walking, cycling and high frequency public transport.



Life Cycle Assessment

Proposed Design , (LOT 41) 64 Cleaver Street, West Perth, WA 6005

Lot 41 Cleaver Street

Date : 31 July 2019

Authors : Gabrielle Luff

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Address : Level 2, 18 Howard Street, Perth WA 6000 Australia

Email : info@etoolglobal.com

Peer Reviewer : Fei Ngeow

Version : 1





eToolLCD Software Disclaimer

The LCA predictions of embodied and operational impacts (including costs) conducted in eToolLCD software, by their very nature, cannot be exact. It is not possible to track all the impacts associated with a product or service back through history, let alone do this accurately. eToolLCD software has been built and tested to enable informed decisions when comparing design options. Generic cost and environmental impact coefficients do not necessarily correspond to those of individual brands of the same product or service due to differences within industries in the way these products and services are delivered. eTool PTY LTD cannot make assurances regarding the accuracy of these reports for the above reasons. © 2019 eTool PTY LTD and eTool PTY LTD All rights reserved



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Executive Summary

This Life Cycle Assessment has been completed for a number of design options for Apartments, Lot 41 Cleaver Street located at (LOT 41) 64 Cleaver Street, West Perth, WA 6005. The Author of the study is Gabrielle Luff of eTool PTY LTD and the critical review has been conducted by Fei Ngeow of eTool PTY LTD.

The goal of this study is to profile and improve the environmental performance of the construction works at (LOT 41) 64 Cleaver Street, West Perth, WA 6005. The life cycle performance of the project is compared to other designs. The study has been conducted in accordance with ISO 14044 and EN15978.

Characterised Impacts Per Occupant Per Year		Benchmark Design	Scenario Design	Scenario Design Savings Against Benchmark Design
Global Warming Potential, GWP	kg CO2 eq	4100	2040	50%
Ozone Depletion Potential, ODP	kg CFC-11 eq	1.92e-4	1.61e-4	16%
Acidification Potential for Soil and Water, AP	kg SO2 eq	13.4	6.29	53%
Eutrophication potential, EP	kg PO4--- eq	4.09	2.45	40%
Photochemical Ozone Creation Potential, POCP	kg ethylene	0.669	0.338	49%
Net use of fresh water, FW	m3	92700	70400	24%
Abiotic Depletion Potential - Elements, ADPE	kg antimony	0.212	0.134	37%
Abiotic Depletion Potential - Fossil Fuels, ADPF	MJ	56500	26800	53%

Table 1: Summary of Results

The Scenario Design shows an expected performance improvement against Business as Usual for 8 of the 8 environmental indicators.

The following low impact strategies are included in the Scenario Design:

Design Strategy Performance	GWP	ODP	AP	EP	POCP	FW	ADPE	ADPF
Lighting: High Efficiency LED Lights	0.67%	0.12%	0.38%	0.39%	0.20%	0.05%	0.10%	0.62%
Lighting: Motion+Lux Sensors & 3min Timers (Common Area)	0.44%	0.04%	0.23%	0.24%	0.12%	0.03%	0.02%	0.41%
Lighting: Motion+Lux Sensors & 3min Timers (Carpark)	0.42%	0.04%	0.22%	0.22%	0.11%	0.03%	0.00%	0.39%
Cooking: Gas Stove & Oven	3.74%	0.94%	3.58%	3.79%	0.32%	0.52%	0.91%	2.44%
Refrigeration: Reduced Fridge Space (Maximum 750mm Width)	0.87%	0.12%	0.48%	0.50%	0.25%	0.06%	0.12%	0.82%
Refrigeration: Well Ventilated	0.95%	0.12%	0.52%	0.55%	0.27%	0.07%	0.13%	0.89%
Water Efficient Dishwasher	1.41%	0.20%	0.77%	0.81%	0.41%	0.10%	0.19%	1.32%
Thermal performance NatHERS 6 stars	11.60%	1.59%	6.38%	6.67%	3.35%	0.86%	1.54%	10.87%
HVAC: High Efficiency Air-Source Heat Pump (COP-4.4, EER-4.4)	1.44%	0.49%	0.92%	0.94%	0.58%	0.11%	0.39%	1.36%
Low GWP Impact Refrigerant Gases R32	1.98%	23.73%	0.02%	0.01%	0.02%	0.00%	0.18%	0.01%
10kW Solar PV (Au Grid Connected)	19.78%	2.80%	8.56%	7.01%	2.57%	1.32%	23.39%	18.67%
HVAC: Ceiling Fans Additional to Heat Pump	0.31%	0.28%	0.27%	0.77%	0.37%	0.02%	0.43%	0.24%
Finishes: Timber Floors	0.96%	0.73%	0.87%	0.69%	0.27%	0.00%	3.57%	0.95%
HWS: Gas Instantaneous	21.21%	3.99%	15.66%	16.51%	4.06%	2.21%	3.86%	17.06%

Table 2: Design Strategies in Scenario Design



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Scenario Design Performance against Benchmark

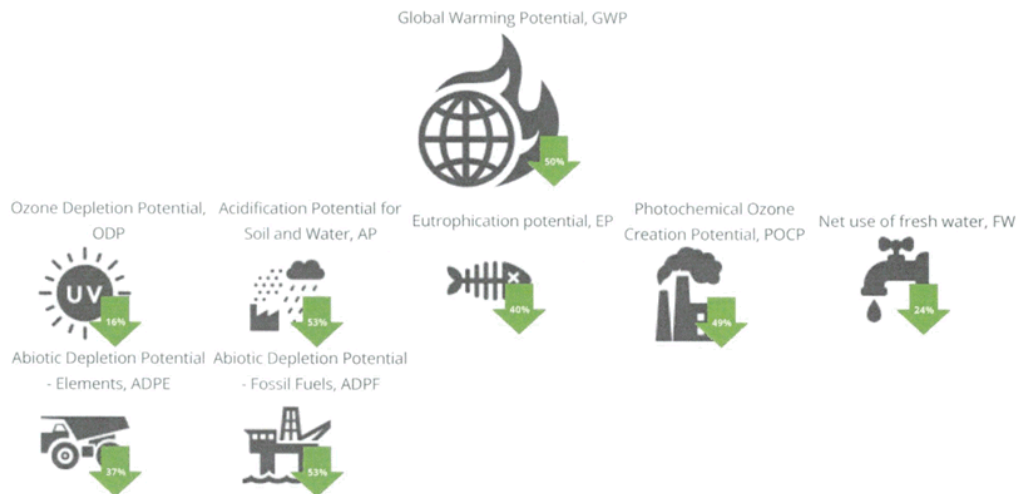


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1 Introduction

Managing the environmental impacts that arise from the construction and operation of Building is of key importance in mitigating the damage caused directly and indirectly on the biosphere. Life Cycle Assessment (LCA) is the leading industry standard in clearly identifying optimum strategies for reducing environmental impacts. This report presents the results of the LCA completed for the Proposed Design, Lot 41 Cleaver Street Project located at (LOT 41) 64 Cleaver Street, West Perth, WA 6005. eToolLCD software has been used to model the infrastructure's environmental impacts.

The study has been conducted in accordance with the following standards:

- International Standards 14040 and 14044.
- European Standard EN 15978: *Sustainability of Construction Works – Assessment of Environmental Performance of Buildings – Calculation Method*

The Author of the study is Gabrielle Luff (Lead) of eTool PTY LTD and the critical review has been conducted by Fei Ngeow of eTool PTY LTD.

2 Goal of the study

The goal of this study is to provide profile and improve the environmental performance of the construction works at (LOT 41) 64 Cleaver Street, West Perth, WA 6005. The life cycle performance of the project is compared to other designs and as such this is a comparative study. The results of the study are intended to be made public.

3 Scope of the study

The LCA study has been conducted in accordance with the EN 15978 standard to assess the direct and indirect potential environmental impacts associated with the construction works at (LOT 41) 64 Cleaver Street, West Perth, WA 6005 as part of the Lot 41 Cleaver Street project.

3.1 Functional Unit

The function of the Building must reflect the core purpose of the asset such that it can be compared accurately to different designs. In this case the functional focus is the Apartments and the chosen functional unit is the provision of this function for one Occupant over one year.

The estimated design life of the design is 100 years which has been adopted for the LCA study period. This takes into consideration the structural service life limit (100 years), as well as redevelopment pressure on the asset such as surrounding density, asset ownership structures, and the architectural design quality.

Note that products with expected service lives of less than the life span of the project are assumed to be replaced at increments reflecting their service life.

3.2 System Boundary

The system boundary, shown in Figure 1, follows guidance given in EN15978.



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System Boundary

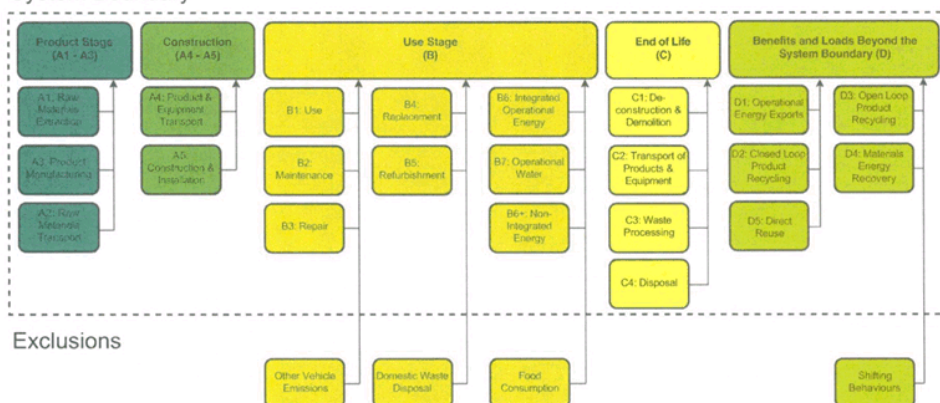


Figure 1: System Boundary Diagram

3.3 Environmental Indicators

The environmental indicators have been included in the study are detailed in Table 3. For further information regarding the environmental indicators please refer to Appendix A.

Environmental Indicator	Unit	Abbreviation	Characterisation Method
Global Warming Potential, GWP	kg CO ₂ eq	GWP	CML-IA baseline V4.5
Ozone Depletion Potential, ODP	kg CFC-11 eq	ODP	CML-IA baseline V4.5
Acidification Potential for Soil and Water, AP	kg SO ₂ eq	AP	CML-IA baseline V4.5
Eutrophication potential, EP	kg PO ₄ -eq	EP	CML-IA baseline V4.5
Photochemical Ozone Creation Potential, POCP	kg ethylene	POCP	Institute of Environmental Sciences (CML)
Net use of fresh water, FW	m ³	FW	Not Applicable - 1:1 factor on H ₂ O Consumed
Abiotic Depletion Potential - Elements, ADPE	kg antimony	ADPE	CML-IA baseline V4.5
Abiotic Depletion Potential - Fossil Fuels, ADPF	MJ	ADPF	CML-IA baseline V4.5

Table 3: Environmental Indicators Included in LCA study.

3.4 System Description

The object of the assessment is the structure itself. The assessment includes all the upstream and downstream processes needed to provide the primary function of the structure from construction, maintenance, operation, and finally demolition and disposal. The inventory includes the extraction of raw materials or energy and the release of substances back to the environment or to the point where inventory items exit the system boundary either during or at the end of the project life cycle.

The site location is within the inner suburb of West Perth. The suburb is one which continues to grow with mixed property zones. The site is a re-developed lot which previously occupied a detached single dwelling which has been rezoned to an R80 allowing for the proposed



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design of 12 residential units. The neighbouring sites include a multi-residential apartment building on Lot 51 on the right and multiple townhouse units on Lot 42 on the Left.

This Assessment has been conducted to establish compliance with Clause P1.8.4 (Built Form Policy 7.1.1)

The project location is shown in figures 2 and 3.



Figure 2: Location of the project - Global View.

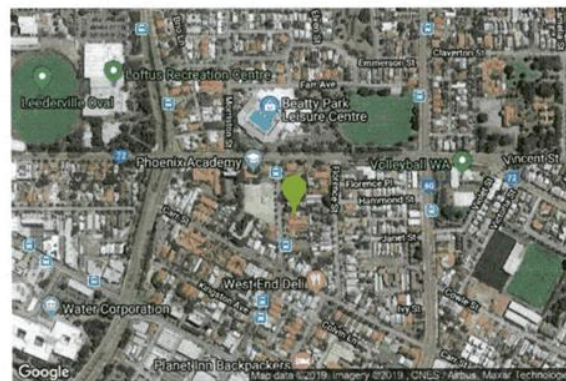


Figure 3: Location of the project - Locality View.

The proposed 4 story building consists of 12 residential units contained within 2 separate blocks with a ground-level car park.

Block A, located closest to the street front consists of 1 (1x1), 2 (2x2) and 2 (3x2).

Block B includes; 4 (2x2), 1 (3x2), 2 (3x2).



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Table 4 below shows the key characteristics of the design.

AU WA Res Ave 2013 Code Compl CZ 5 (10 dwellings) V13 Data		Proposed Design	
Design Details			
Design Purpose	Business as Usual		Scenario Design
Stories (#)	2		
Primary Function	Single Family Residence		Apartment
Structural Service Life Limit	100		100
Predicted Design Life	54		100
Functional Characteristics			
Dwellings	10		12
Bedrooms	30		28
Occupants	24		24
Total Floor Areas			
Usable Floor Area	2,140		1,031
Net Lettable Area	0		0
Fully Enclosed Covered Area	3,010		1,079
Unenclosed Covered Area	0		387
Gross Floor Area	3,010		1,466
Usable and Lettable Yield	71 %		70 %

Table 4: Design Characteristics Compared

Table 5 and 6 show the scope (structural and operational) of the inventory collection for the LCA. For further details on structure scope please refer to Appendix B.

Summary Structure Scope Diagram

Category Name	Key: ✓ In Scope ✓ Partial ✗ Out of Scope	
	Benchmark Design	Scenario Design
Substructure	✓	✓
Superstructure	✓	✓
Internal finishes	✓	✓
Fittings, furnishings and equipment	✓	✓
Services equipment	✗	✓
Prefabricated buildings and building units	✗	✗
Work to existing building	✗	✗
External works	✗	✓
Facilitating works	✗	✗
Project/design team	✗	✓
Undefined	✓	✓



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Table 5: Structural scope of LCI collection

Operational Scope diagram

Category Name	Key: ✓ In Scope ✗ Out of Scope	
	Benchmark Design	Scenario Design
Appliances Dishwashers	✓	✓
Appliances Entertainment	✓	✓
Appliances Laundry Appliances	✓	✓
Appliances Office Workstations	✗	✗
Communications	✗	✓
Cooking and Food Preparation	✓	✓
Domestic Water Heating	✓	✓
Electrical Parasitic Loads	✗	✓
Fire Protection	✗	✓
HVAC	✓	✓
Industrial & Manufacturing Equipment	✗	✗
Lifts, Elevators and Conveying	✗	✓
Lighting	✓	✓
Miscellaneous	✗	✓
Monitoring, Control and Automation	✗	✓
Power Generation and Storage	✓	✓
Refrigeration	✓	✓
Safety and Security	✗	✓
Swimming Pools	✓	✓
Water Pumping	✓	✓
Water Removal and Treatment	✓	✓
Water Supply	✓	✓
Workshops, Garage & Misc	✓	✓

Table 6: Operational scope of LCI collection

3.5 Cut off Criteria

The EN15978 cut-off criteria were used to ensure that all relevant potential environmental impacts were appropriately represented:

- Mass – if a flow is less than 1% of the mass at either a product-level or individual-process level, then it has been excluded, provided its environmental relevance is not of concern.
- Energy – if a flow is less than 1% of the energy at either a product-level or individual-process level, then it has been excluded, provided its environmental relevance is not a concern.
- The total of neglected input flows per module, e.g. per module A1-A3, A4-A5, B1-B5, B6-B7, C1-C4 and module D shall be a maximum of 5% of energy usage and mass.
- Environmental relevance – if a flow meets the above criteria for exclusion, but is considered to potentially have a significant environmental impact, it has been included. All material flows which leave the system (emissions) and whose environmental impact is higher than 1% of an impact category, have been included.

The Operational Guidance for Life Cycle Assessment Studies (Wittstock et al. 2012) states:

The apparent paradox is that one must know the final result of the LCA (so one can show that the omission of a certain process is insignificant for the overall results) to be able to know which processes, elementary flows etc. can be left out.

The approach taken in this study is to continue modelling smaller inputs until confidence is gained that the criteria is safely met.

3.6 Allocation

Allocation rules follow those of EN15804 as given below:



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- Allocation will respect the main purpose of the studied processes. If the main purpose of combined processes cannot be defined (e.g. combined mining and extraction of nickel and precious metals), economic allocation may be used to divide resources and emissions between the products.
- The principle of modularity is maintained. Where processes influence the product's environmental performance during its life cycle, they will be assigned to the module where they occur.
- The sum of the allocated inputs and outputs of a unit process are equal to the inputs and outputs of the unit process before allocation. This means no double counting of inputs or outputs is permissible.

3.7 Independent Review

The critical review has been undertaken in accordance with ISO14044.



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4 Inventory Analysis

The inventory analysis was aided by the following design documents:

- Architectural Documentation: 190627 - 64 Cleaver St - DA ISSUE, July 2019 by
- Other Design Documentation: 00 Project Detail Request V7.6 Cleaver Street, July 2019 by
- Other Design Documentation: Sketchup Take-Off, July 2019 by

The design has been modelled using the available eToolLCD elements, templates and EPDs as shown in Table 7.

eToolLCD Item Type	Count in Design	
	Benchmark	Scenario Design
Design Templates	24	130
Equipment and People Elements	495	229
Material Elements	841	300
Energy Elements	38	23
Water Elements	12	12
EPDs	0	0

Table 7: Count of elements, templates and EPDs in the design

The eToolLCD library templates are customisable and users may submit templates for validation. The template validation process is undertaken by experienced LCA practitioners and is a process of checking the user inputs and ensuring the assumptions are adequately referenced. Table 8 shows the extend to which validated templates were used in the model.

eToolLCD Item Type	Validated (%)	
	Benchmark	Scenario Design
Total Design Templates	8.33	60
Equipment and People Elements	1.01	69.43
Material Elements	.48	51
Energy Elements	0	17.39
Water Elements	0	0

Table 8: Use of validated templates

4.1 Templates Comparison

The eToolLCD templates found in each design are provided in Table 9.

Parent Template Name	Units	Quantity Scenario Design
Services equipment		
(TS) BCA Compliant Common Area Lighting for Residential Building	m2	155
(TS) Services - BCA Multi res	Dwellings	12
BAU multi resi Average Water Use and Treatment, AUS, WA	Household	12
Ceiling Fans Embodied	fan installation	40
Cooking, Res Gas Stove Electric Oven Op&Em	# Households cooking energy	12
Elevator Housing, Passenger, Building Supported	Floors	4
Elevator Operational - Standard (hydraulic)	story(s)	4
Fire Services Residential Common	m2 common area	155
Ground Services - Multi Residential	Dwellings	12
HVAC - Air Source Heat Pump (single split, high efficiency: COP/EER 4.4)	heat pump(s) 5kW Output	12
HWS - Gas Instantaneous	Gas instantaneous hot water system(s)	12
Lighting Residential LED Med Natural Light	Fully Fitted Building	12
Motion sensors - standard system	m2 of lit area	431
Solar PV System - Zone 3 (Perth)	kW	10
Substructure		
(TS) Car Park basement above ground (op and emb nat vent)	m2 of space	277.54
Apartment Staircase, Concrete (40Mpa, 2% reo by volume)	m stair rise	7.971
Common Area Staircase, Concrete (40Mpa, 2% reo by volume)	m stair rise	10.628
Concrete Floor - 150mm elevated slab, 30Mpa, 1% reo	m2	880
Concrete Floor - 200mm slab on ground, 40Mpa, 2% Reo	m2 of slab	105.23
Floor Covering - 12mm timber, Glue Down (Substructure)	m2	400.4



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Parent Template Name	Units	Quantity Scenario Design
Internal finishes		
Balcony Floor Covering - Tiles (ceramic/2mm)	m2 of internal floor	111
Bathroom Floor Covering - Tiles (ceramic/2mm)	m2 of internal floor	87.737
Bedroom Floor Covering - Carpet (glue down/Nylon)	m2 of internal floor	259.8
Ceiling - Plasterboard+paint	m2 of ceiling	748
Ceiling Lining (Soffit) - medium density fibrecement (6mm)	m2 of soffit	106
Floor Covering - Tiles (ceramic/2mm)	m2 of internal floor	155
Superstructure		
Ballustrade, Steel End Posts and Steel Rails	m2 ballustrade	600
Double Brick Cavity Wall (90-50-90) ins paintint	m2	1618.113
Int Single Brick (90mm) PtPl finish x2	m2	502.5
Roof Covering - Steel Sheetting 0.42mm corrugated	m2	296.8592
Wall Finish - 19mm Render (Gypsum Plaster)	m2 of external wall	1618.113
Windows, Residential Aluminium Single Glaze, fly screen	m2	216
Facilitating works		
Demolition - Large Scale (End-of-Life)	m2 of building demolished	1466
External works		
Landscaping - Paving (brick)	m2	66.73
Light Steel Shade Awning	m2	15.4
Fittings, furnishings and equipment		
Standard 1st Bathroom - WC/shower/sink/wallTiles	bathroom fit-out	23
Standard 2nd bathroom - WC/Shower/Laundry/Wall Tiles	bathroom fit-outs	2

Table 9: Templates Comparison (showing master templates only)

4.2 eToolLCD software

eToolLCD software was used to model life cycle impacts of the project. eToolLCD uses third party background processes aggregated as mid-point indicators and stored in a number of libraries within the software which are coupled with algorithms and user inputs to output the environmental impact assessment. A map of user inputs, data sources and algorithms (outputs) is given in Figure 4.

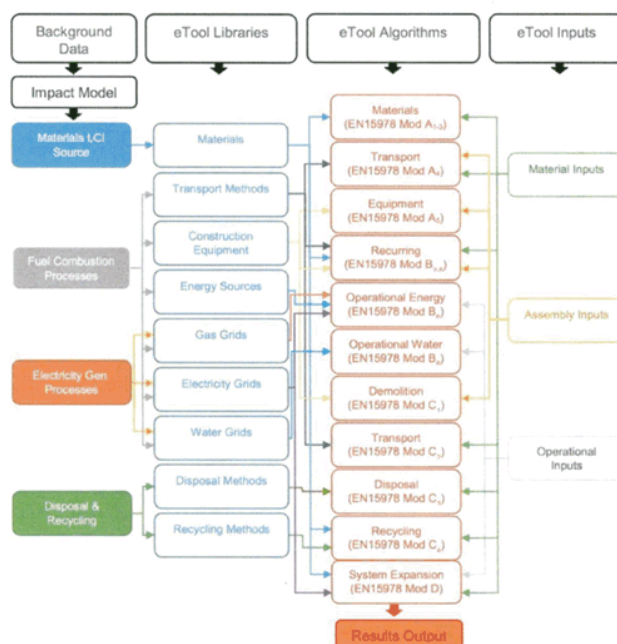


Figure 4: Relationship between LCI background data, eToolLCD software library, inputs and algorithms.

4.3 Data Quality

The data quality requirements for the background data are detailed in Table 10. Each of the criteria has been assessed for compliance and results presented below.

Criteria	Background Data Requirement	Compliance	
		Benchmark	Scenario Design
Temporal Relevancy	For annually fluctuating processes like Grid electricity fuel mixes the datasets must have been updated within the last 2 years. More static processes like materials production must have been updated within the last 10 years. Product specific EPDs must have been updated in the last 5 years.	Passed Grid Passed Materials	Passed Grid Passed Materials
Geographical Relevancy	The background data should be specifically compiled for the same country (preferable) or continent as the project location.	Passed (Same Continent)	Passed (Same Country)
Precision	No requirement specified however a qualitative review undertaken to ensure no erroneous values	Passed	Passed
Completeness	Qualitative assessment of the process to ensure no obvious exclusions	Passed	Passed
Technological Relevancy	Ensure that technology assumptions are representative for the product or product group.	Passed	Passed
Consistency	The study methodology holds for the background data.	Passed	Passed
Reproducibility	The information available about the methodology and the data values reported should allow an independent practitioner to reproduce the results reported in the study.	Passed	Passed

Table 10: Summary of data quality requirements for the study.

Criteria	Inventory Collection Requirement (eToolLCD User Inputs)	Compliance	
		Benchmark	Scenario Design
Temporal Relevancy	All inputs into eToolLCD to be reflective of the project being assessed and if assumptions are made these are to be based on industry practices that are consistent with the project commissioning date.	Passed 0/5 Checks	Passed 1/5 Checks



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Criteria	Inventory Collection Requirement (eToolLCD User Inputs)	Compliance	
		Benchmark	Scenario Design
Geographical Relevancy	All inputs into eToolLCD must be reflective of the project being assessed and if assumptions are made these are based on the current practices employed in the project country. To avoid aggregated errors a high level of precision is expected inputs into eToolLCD software, being either to 3 significant figures or:	Passed 0/6 Checks	Passed 3/6 Checks
Precision	<ul style="list-style-type: none"> Two significant figures or nearest 10 hours for equipment run time Two significant figures or nearest 10kg for material quantities Two significant figures or nearest 100MJ / annum for operational energy Two significant figures or nearest 100kL / annum for operational water use 	Passed 0/4 Checks	Passed 1/4 Checks
Completeness	Inputs to cover all life cycle phases and elements identified in the system boundary. The link between background data, eToolLCD algorithms and subsequent LCA results is not to introduce significant gaps in the data.		
Technological Relevancy	All inputs into eToolLCD must be reflective of the project being assessed and if assumptions are made these must be drawn from appropriate examples of like technology.	Passed 0/5 Checks	Passed 5/5 Checks
Consistency	All inputs into eToolLCD must be reflective of the project being assessed and if assumptions are made these are drawn from the same reference library.	Passed 0/13 Checks	Passed 5/13 Checks
Reproducibility	The information available about the methodology and the data values reported should allow an independent practitioner to reproduce the results reported in the study.	Passed 0/10 Checks	Passed 2/10 Checks

Table 11: Summary of data quality requirements for the study.

4.4 Completeness

The study aims to follow EN15804 procedures for exclusion of inputs and outputs:

- All inputs and outputs to a (unit) process shall be included in the calculation, for which data are available.
- Data gaps may be filled by conservative assumptions with average or generic data. Any assumptions for such choices shall be documented.
- In case of insufficient input data or data gaps for a unit process, the cut-off criteria shall be 1 % renewable and non-renewable primary energy usage and 1 % of the total mass input of that unit process.
- The total of neglected input flows per module, e.g. per module shall be a maximum of 5 % of energy usage and mass.
- Conservative assumptions in combination with plausibility considerations and expert judgement can be used to demonstrate compliance with these criteria.
- Particular care should be taken to include material and energy flows known to have the potential to cause significant emissions into air and water or soil related to the environmental indicators.

Two major tests were run to determine the compliance with the above cut-off rules.

4.3.1 Inventory Mass Quantities

The cumulative mass of inventory entries is shown in Figure 5. Given that 209 material elements within the LCA baseDesign make up the last 1% of mass inventory entries a high level of confidence exists that the cut off rules have been upheld.

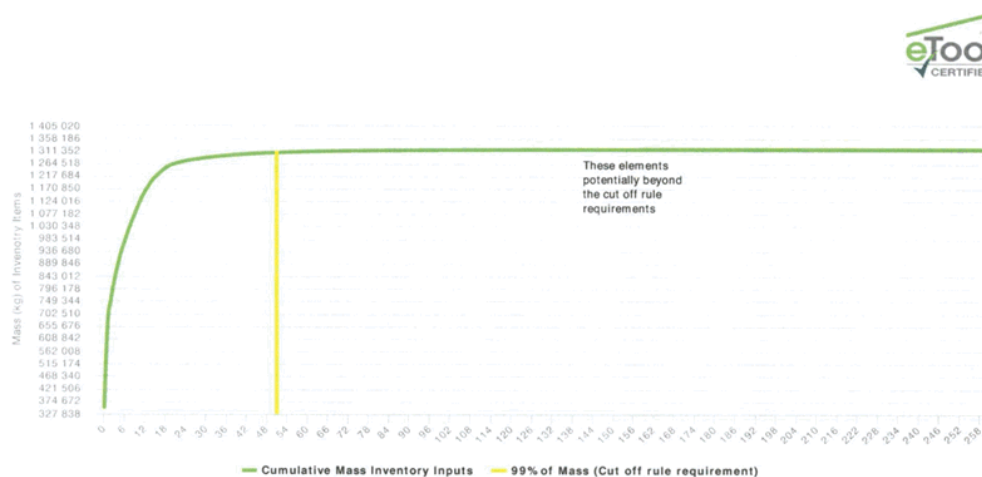


Figure 5: Cumulative Mass Inventory Entries. In this case 80.08% make up the last 5% of mass inventory entries.

4.3.2 Inventory Energy Analysis

The cumulative embodied energy of inventory entries is shown in Figure 6. Given that 305 elements within the LCA baseDesign make up the last 1% of embodied energy inventory entries a high level of confidence exists that the cut off rules have been upheld.

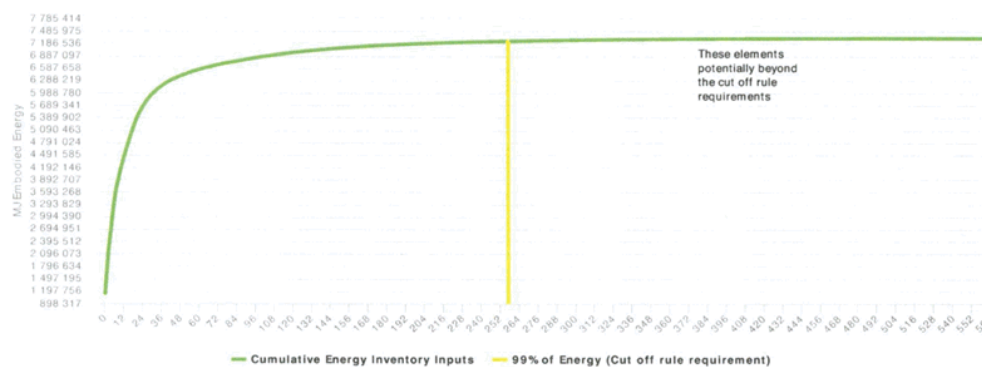


Figure 6: Cumulative Energy Inventory Entries. In this case 54.17% make up the last 5% of energy inventory entries.

5 Life Cycle Impact Assessment

The Life Cycle Impact Assessment (LCIA) results are provided in Table 12 and subsequent tables in the EN15978 reporting format. The heat map highlights the highest impacts for each indicators assessed and conversely in the comparison tables the highest savings observed. For further details on the LCIA please refer to interpretation.



5.1 Scenario Design Environmental Impacts Indicators

Characterised Impacts Per Occupant Per Year		Materials and Construction			Use Stage								End of Life Stage				Benefits and Loads Beyond the System Boundary	Total	
		A1-A3	A4	A5	B1	B2	B3	B4	B5	B6	B6+	B7	C1	C2	C3	C4			D
Benchmark																			
	GWP	kg CO2 eq	591	287	105	0	0	MNA	MNA	728	2110	0	199	0	69.9	0	69.8	-58.254	4100
	ODP	kg CFC-11 eq	3.92e-5	3.89e-5	1.55e-5	0	0	MNA	MNA	6.93e-5	1.18e-5	0	3.60e-6	0	1.10e-5	0	4.62e-6	-1.47e-6	1.92e-4
	AP	kg SO2 eq.	3.76	1.61	0.662	0	0	MNA	MNA	3.81	3.24	0	0.416	0	0.436	0	0.0907	-0.6243	13.4
	EP	kg PO4--- eq	1.3	0.43	0.14	0	0	MNA	MNA	1.18	1.03	0	0.256	0	0.102	0	0.0194	-3.75e-1	4.09
	POCP	kg ethylene	0.199	0.0523	0.0459	0	0	MNA	MNA	0.204	0.159	0	0.025	0	0.0133	0	0.014	-4.50e-2	0.669
	ADPE	kg antimony	0.0815	0.0113	7.82e-4	0	0	MNA	MNA	0.0705	0.012	0	4.59e-3	0	4.35e-3	0	2.60e-4	-6.84e-3	0.212
	ADPF	MJ	8040	4290	1430	0	0	MNA	MNA	10400	29430	0	2420	0	1090	0	470	-535	56500
Scenario Design																			
	GWP	kg CO2 eq	197	71.8	11.4	0	80.5	MNA	MNA	407	490	812	176	7.49	14.9	0	18.3	-2.47e+2	2040
	ODP	kg CFC-11 eq	1.88e-5	9.30e-6	5.14e-7	0	1.21e-5	MNA	MNA	1.07e-5	1.54e-6	5.21e-6	3.39e-6	1.16e-6	2.32e-6	0	1.21e-6	-1.15e-6	1.61e-4
	AP	kg SO2 eq.	1.07	0.396	0.0562	0	0.37	MNA	MNA	2.54	0.483	1.46	0.375	0.0478	0.0914	0	0.0236	-6.29e-1	6.29
	EP	kg PO4--- eq	0.452	0.107	4.87e-3	0	0.108	MNA	MNA	1.33	0.152	0.465	0.258	0.0116	0.0216	0	5.05e-3	-2.74e-1	2.45
	POCP	kg ethylene	0.0733	0.0132	0.0213	0	0.0153	MNA	MNA	0.142	0.0328	0.0333	0.0225	1.53e-3	0.0029	0	2.19e-3	-2.75e-2	0.338
	ADPE	kg antimony	0.023	5.31e-3	1.06e-4	0	6.08e-3	MNA	MNA	0.0805	1.65e-3	5.57e-3	4.59e-3	3.14e-4	1.14e-3	0	6.86e-5	-3.51e-3	0.134
	ADPF	MJ	2200	1070	107	0	1060	MNA	MNA	4890	7470	10500	2120	114	233	0	124	-3.11e+3	26800
Savings (Scenario Design Compared to Benchmark)																			
	GWP	kg CO2 eq	-394	-215.2	93.6	0	-80.5	MNA	MNA	-301	-1620	-812	23	-7.49	55	0	51.5	1.89e+2	50.24%
	ODP	kg CFC-11 eq	-2.04e-5	-2.96e-5	1.50e-5	0	-1.21e-5	MNA	MNA	-3.78e-5	-1.03e-5	-5.21e-6	2.1e-7	-1.16e-6	8.68e-6	0	3.41e-6	-3.26e-7	16.15%
	AP	kg SO2 eq.	-2.69	-1.244	0.6058	0	-0.37	MNA	MNA	-1.27	-2.752	-1.46	0.041	-0.0478	0.0914	0	0.0671	4.81e-3	53.06%
	EP	kg PO4--- eq	-0.845	-0.323	1.25e-1	0	-0.108	MNA	MNA	0.05	0.878	-0.465	-0.002	-0.0116	0.0804	0	1.43e-2	-1.61e-1	40.1%
	POCP	kg ethylene	-0.1258	-0.0391	0.0246	0	-0.0153	MNA	MNA	-0.064	-0.1262	-0.0333	0.0025	-1.53e-3	0.0104	0	1.18e-2	-1.75e-2	49.48%
	ADPE	kg antimony	-0.0585	-1.33e-2	6.76e-4	0	-6.48e-3	MNA	MNA	-0.0021	-1.03e-2	-5.57e-3	0	-3.14e-4	3.21e-3	0	1.91e-4	-3.32e-3	36.79%
	ADPF	MJ	-5840	-3220	1323	0	-1060	MNA	MNA	-5510	-21430	-10500	300	-114	857	0	346	2.57e+3	52.57%

Table 12: Environmental Impacts Impact of Each Life Cycle Phase.

INA: Indicator Not Assessed. MNA: Module Not Assessed.

Impact Key: ■ Top 10% ■ Top 20% ■ Top 30%

Savings Key: ■ Top 10% ■ Top 20% ■ Top 30%



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5.2 Scenario Design Resource Use Indicators

Characterised Impacts Per Occupant Per Year		Materials and Construction					Use Stage							End of Life Stage				Benefits and Loads Beyond the System Boundary	Total
		A1-A3	A4	A5	B1	B2	B3	B4	B5	B6	B6+	B7	C1	C2	C3	C4	D		
Benchmark																			
FW	m3	3310	568	182	0	0	MNA	MNA	2160	2900	0	0	0	126	0	494	-179.01	92700	
PERE	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
PERM	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
PERT	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
PENRE	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
PENRM	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
PENRT	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
SM	KG	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
RSF	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
NRSF	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
Scenario Design																			
FW	m3	757	147	15.7	0	155	MNA	MNA	1540	394	1360	0	13.1	28.1	0	131	-460.01	70400	
PERE	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
PERM	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
PERT	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
PENRE	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
PENRM	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
PENRT	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
SM	KG	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
RSF	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
NRSF	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0	
Savings (Scenario Design Compared to Benchmark)																			
FW	m3	25%	421	166.3	0	15%	MNA	MNA	620	25%	1360	16900	97.9	0	363	281	24.06%		
PERE	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0%	
PERM	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0%	
PERT	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0%	
PENRE	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0%	
PENRM	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0%	
PENRT	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0%	
SM	KG	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0%	
RSF	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0%	
NRSF	MJ	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	INA	0%	

Table 13: Resource Use Impact of Each Life Cycle Phase.

INA: Indicator Not Assessed. MNA: Module Not Assessed.

Impact Key: ■ Top 10% ■ Top 20% ■ Top 30%

Savings Key: ■ Top 10% ■ Top 20% ■ Top 30%



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6 Life Cycle Interpretation

The following sections provide more detailed results of the life cycle impact assessment for each environmental indicator with the aim of identifying the largest areas of impact. A one page profile for each indicator is provided on the subsequent pages giving detailed information about the indicator. Each chart provided is explained below.

Impact Time Series Chart:

A chart displaying when impacts occur during the life of a design. This enables users to gain insights such the "environmental payback period" of a design compared to alternatives, or when there are jumps in an impact value during the life of the project (for example, relating to a large replacement item).

Top Five Charts

Each top 5 chart categorises the buildings and expresses the environmental impacts by these categories. This enables a detailed understanding of what is responsible for the greatest environmental burdens and also compares these burdens between designs. The pie chart associated with each bar chart shows the proportion of the building that is represented in the bar chart. A brief description of the categories is provided below:

- **LC Module Impacts:** The EN15978 Life Cycle Modules. Generally 100% building impacts will be included in the bar chart.
- **Construction Category:** The breakdown of the impacts by construction category. The bar chart will generally only part of the total building impacts.
- **Operational Demand:** The building end use demands that are driving environmental impacts.
- **Energy Supply:** The supply of fuels to the building, in effect the upstream fuel sources supplying energy for on site use during construction, operational and demolition.
- **Materials:** The materials (grouped into common categories) that are driving the environmental impacts.
- **Equipment and People:** The equipment and people required during construction, maintenance and demolition and all associated transport trips that are driving the environmental impacts

All impact figures are quoted per the functional unit selected for the study.



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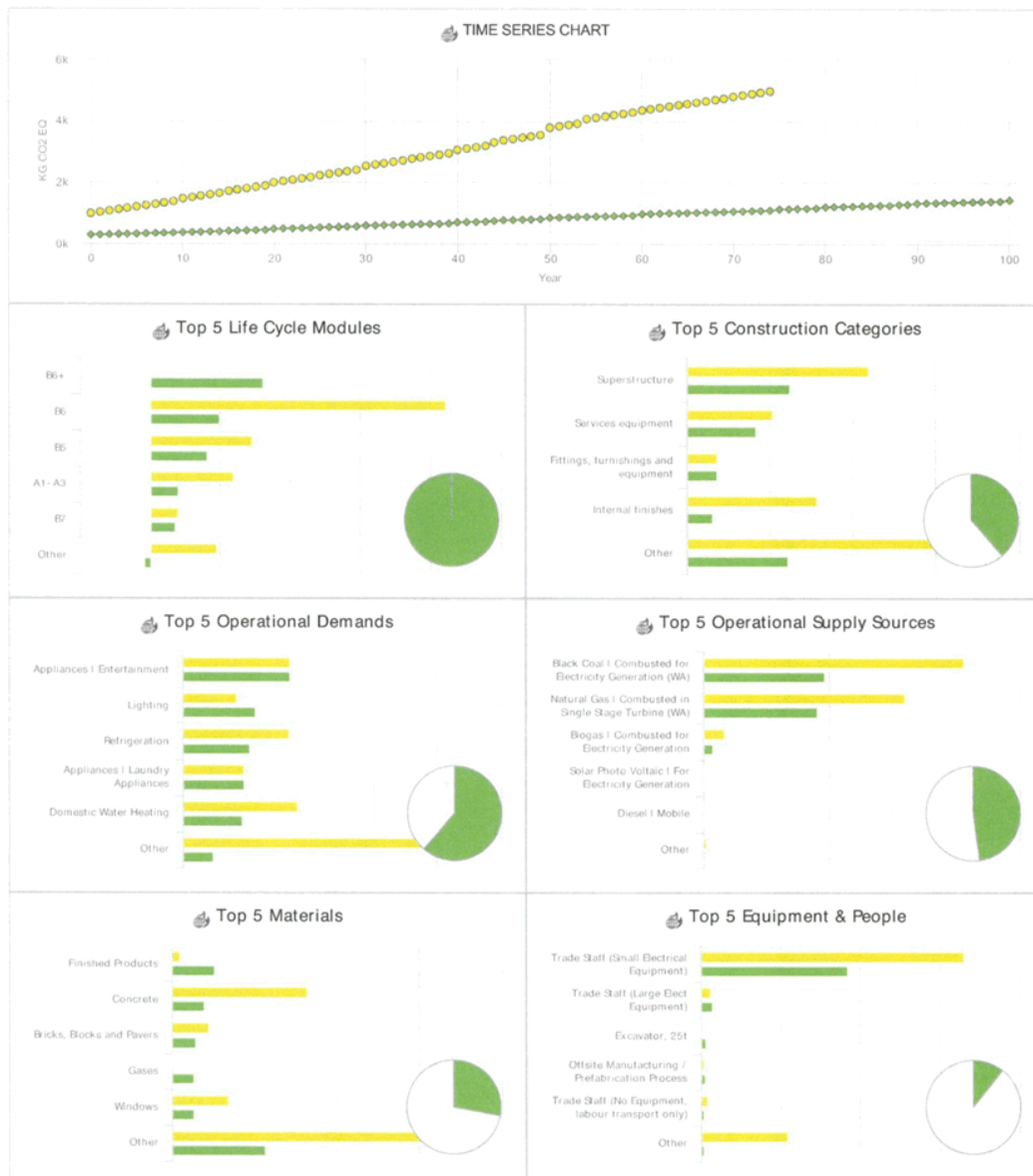


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6.1 Global Warming Potential, GWP Profile

■ Business as Usual ■ Scenario Design





6.2 Ozone Depletion Potential, ODP Profile

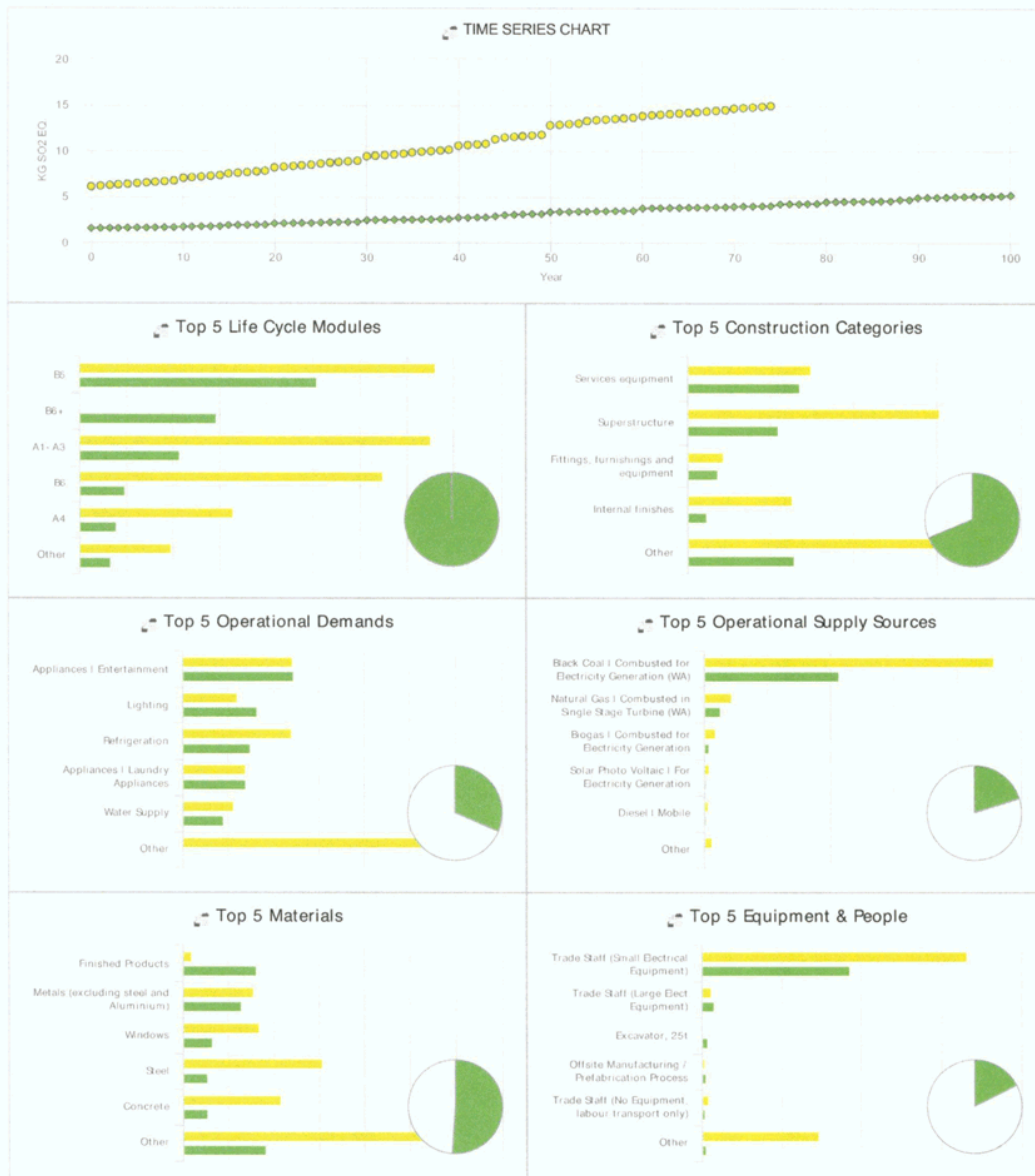
■ Business as Usual ■ Scenario Design





6.3 Acidification Potential for Soil and Water, AP Profile

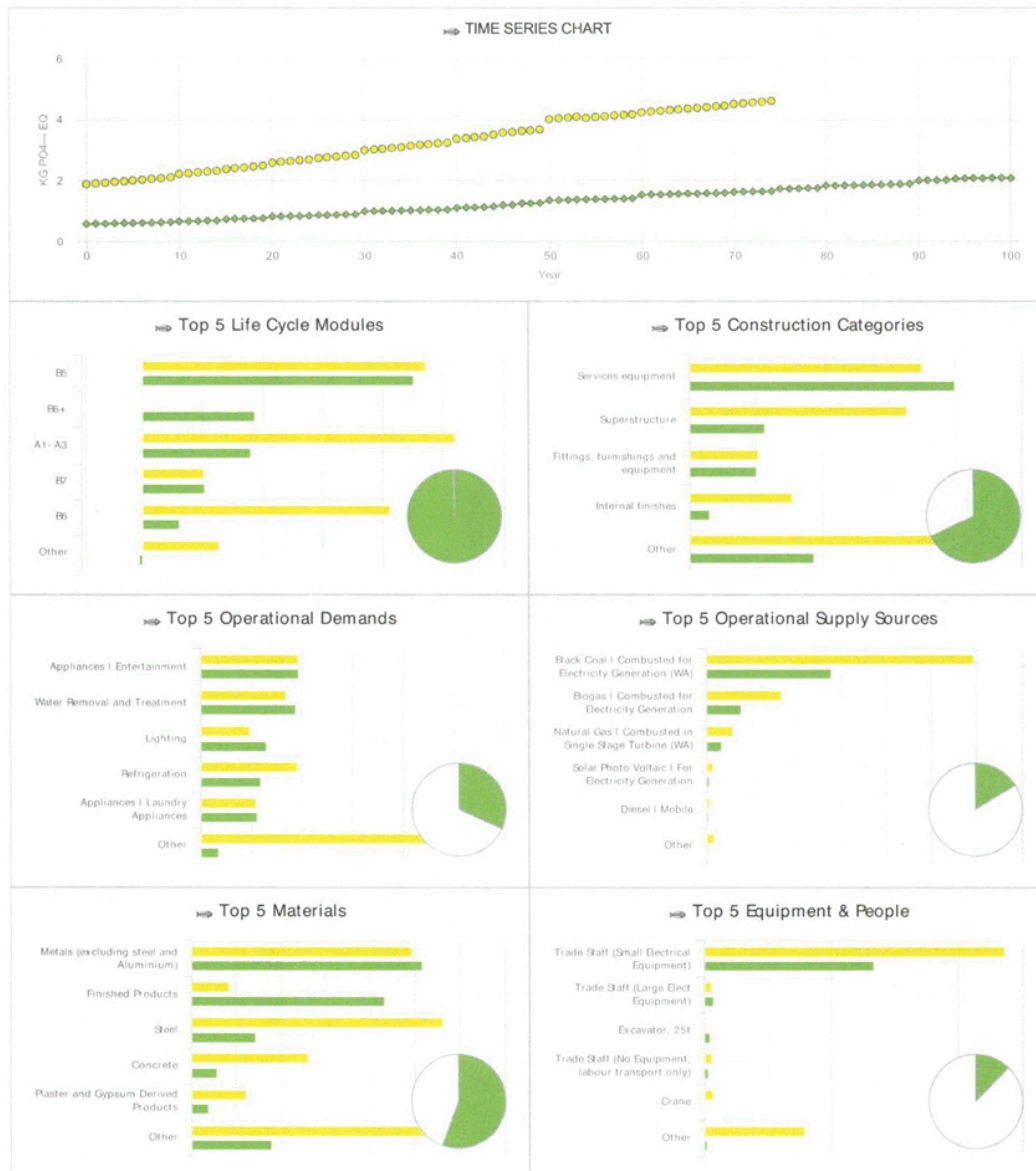
■ Business as Usual ■ Scenario Design





6.4 Eutrophication potential, EP Profile

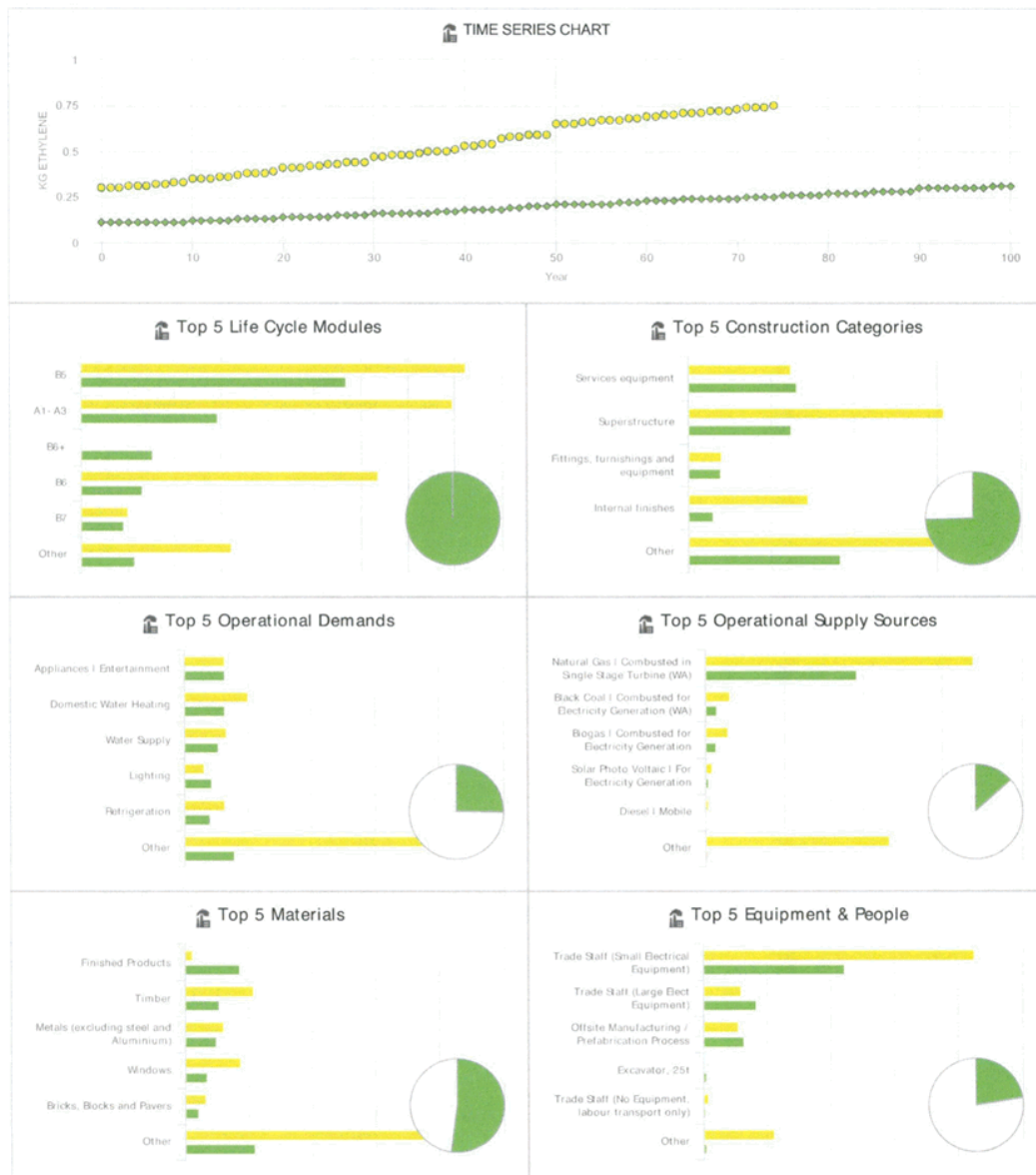
■ Business as Usual ■ Scenario Design





6.5 Photochemical Ozone Creation Potential, POCP Profile

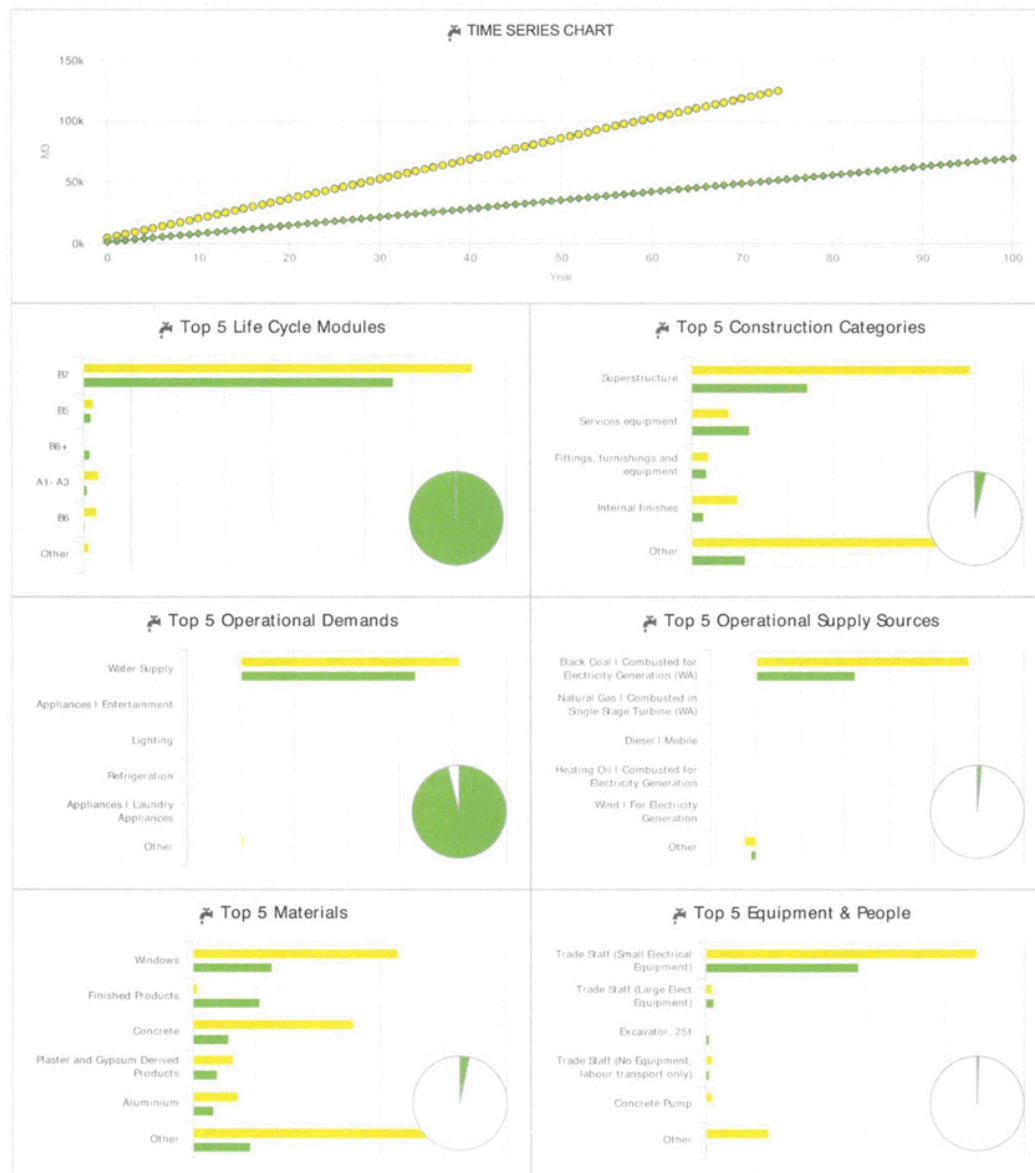
■ Business as Usual ■ Scenario Design





6.6 Net use of fresh water, FW Profile

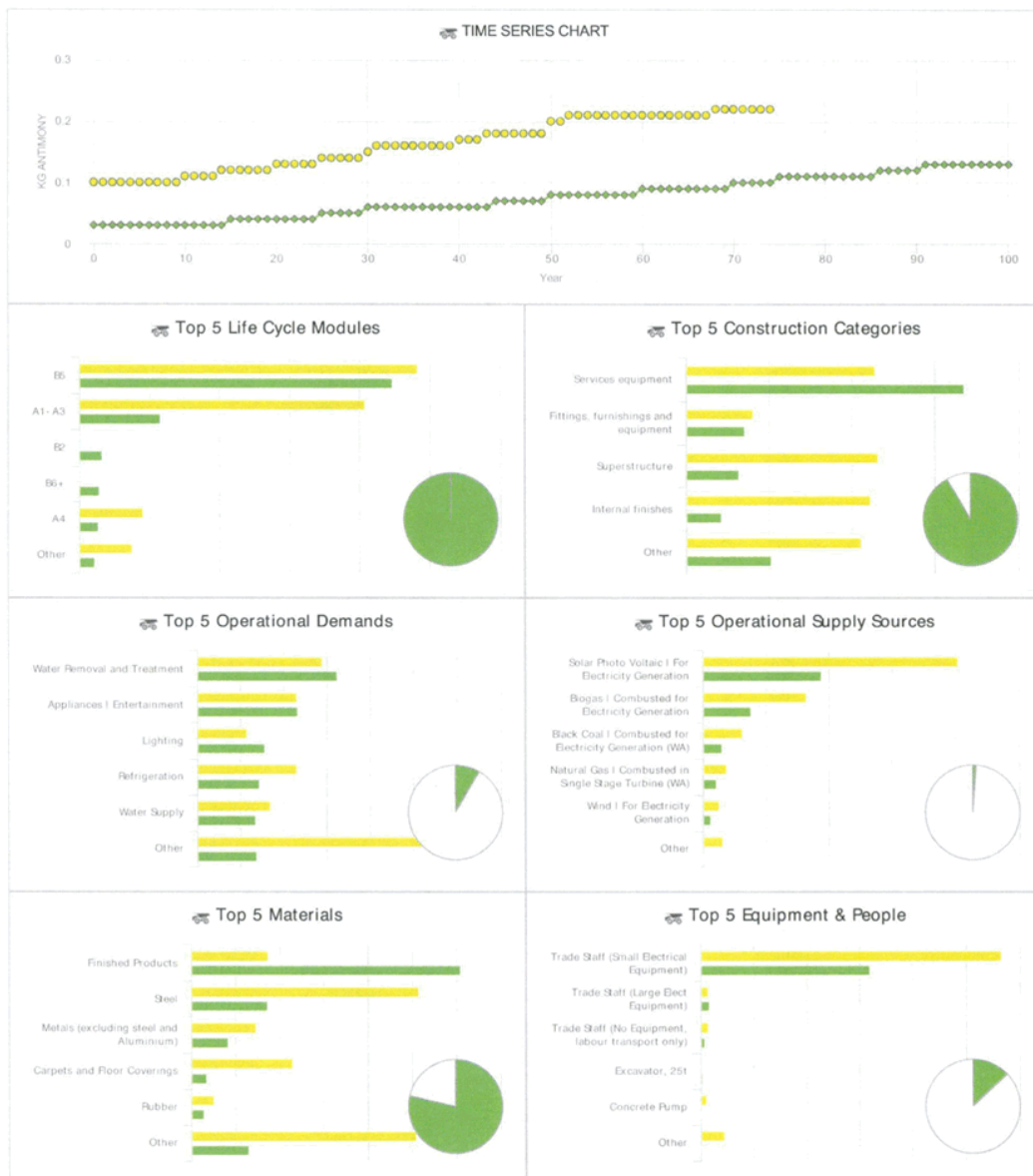
■ Business as Usual ■ Scenario Design





6.7 Abiotic Depletion Potential - Elements, ADPE Profile

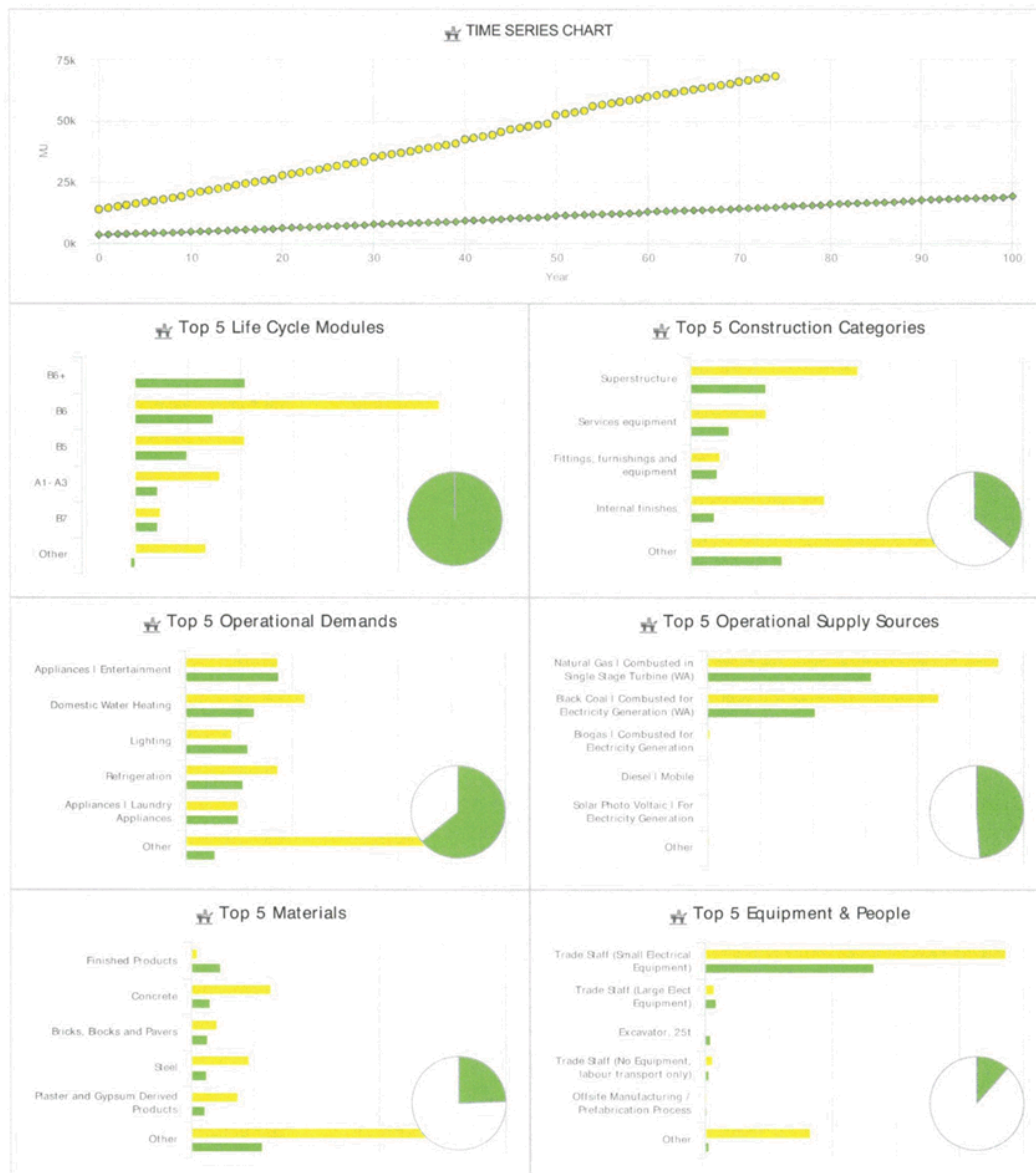
■ Business as Usual ■ Scenario Design





6.8 Abiotic Depletion Potential - Fossil Fuels, ADPF Profile

■ Business as Usual ■ Scenario Design





7 Low Impact Strategies

The following potential low impact design strategies were modelled in the LCA study to determine the relative benefits and aid the design decision making process.

The following low impact strategies are included in the Scenario Design:

Design Strategy Performance	GWP	ODP	AP	EP	POCP	FW	ADPE	ADPF
Lighting: High Efficiency LED Lights	0.67%	0.12%	0.38%	0.39%	0.20%	0.05%	0.10%	0.62%
Lighting: Motion+Lux Sensors & 3min Timers (Common Area)	0.44%	0.04%	0.23%	0.24%	0.12%	0.03%	0.02%	0.41%
Lighting: Motion+Lux Sensors & 3min Timers (Carpark)	0.42%	0.04%	0.22%	0.22%	0.11%	0.03%	0.00%	0.39%
Cooking: Gas Stove & Oven	3.74%	0.94%	3.50%	3.79%	0.32%	0.52%	0.91%	2.44%
Refrigeration: Reduced Fridge Space (Maximum 750mm Width)	0.87%	0.12%	0.48%	0.50%	0.25%	0.06%	0.12%	0.82%
Refrigeration: Well Ventilated	0.95%	0.12%	0.52%	0.55%	0.27%	0.07%	0.13%	0.89%
Water Efficient Dishwasher	1.41%	0.20%	0.77%	0.81%	0.41%	0.10%	0.19%	1.32%
Thermal performance NatHERS 6 stars	11.60%	1.59%	6.38%	6.67%	1.35%	0.86%	1.54%	10.87%
HVAC: High Efficiency Air-Source Heat Pump (COP-4.4, EER-4.4)	1.44%	0.49%	0.92%	0.94%	0.58%	0.11%	0.39%	1.36%
Low GWP Impact Refrigerant Gases R32	1.98%	23.73%	0.02%	0.01%	0.02%	0.00%	0.18%	0.01%
10kW Solar PV (Au Grid Connected)	15.76%	2.21%	8.56%	7.01%	2.57%	1.32%	23.65%	18.67%
HVAC: Ceiling Fans Additional to Heat Pump	0.31%	-0.28%	0.27%	0.72%	0.21%	0.02%	-0.43%	0.24%
Finishes: Timber Floors	0.96%	0.73%	0.87%	0.69%	0.27%	0.00%	3.57%	0.95%
HWS: Gas Instantaneous	21.21%	3.99%	15.66%	16.51%	4.06%	2.21%	3.86%	17.09%

Table 12: Design Strategies in Scenario Design

For each design strategy, the relative savings for all indicators is provided and given in context to the other strategies. A basic description of the strategy is also provided.

7.1 Scenario Design Strategies



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7.1.1 Lighting: High Efficiency LED Lights

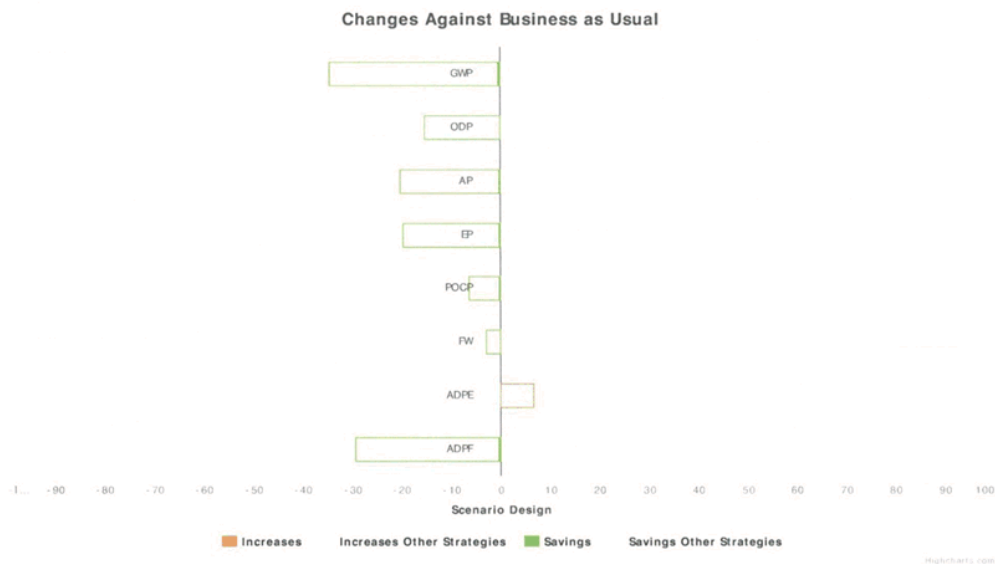


Figure 7: Impact savings (or increases) associated with the Lighting: High Efficiency LED Lights as a percentage of the base design.

LED lights are a smart way to save electricity and the associated upstream greenhouse gas emissions. In this recommendation, lighting efficiency is increased by specifying LED lighting with high efficacy. Efficacy describes the amount of visible light produced with a unit of power input.

Ensure that the lumens per watt of LED lights are sufficient to meet the required illumination to avoid occupants replacing under-lit areas with less efficient lighting.

eTool have modeled LED light to produce 72 lm per watt. These lights are modeled in conjunction with the specified annual usage hours.



(Images from www.beaconlighting.com.au)



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7.1.2 Lighting: Motion+Lux Sensors & 3min Timers (Common Area)

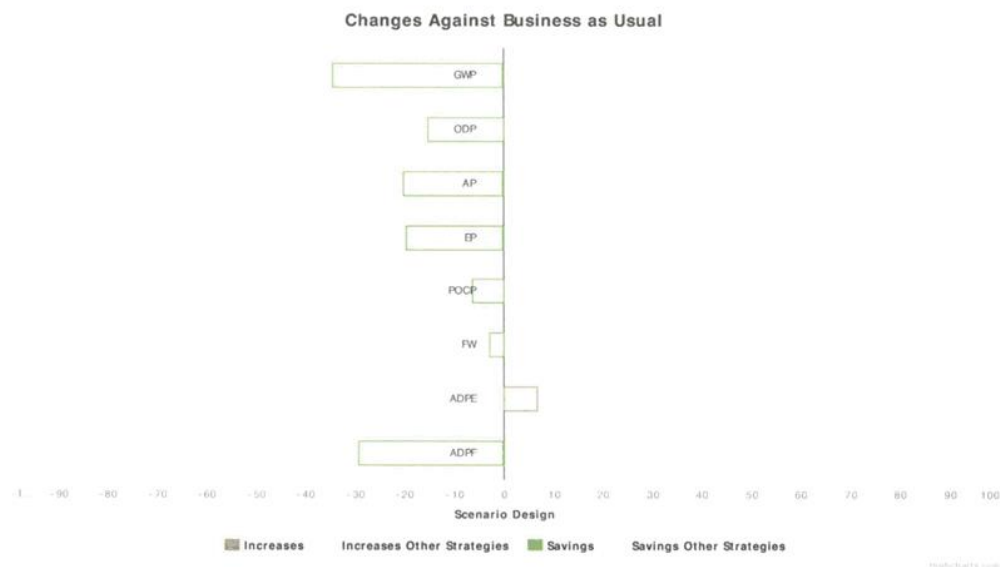
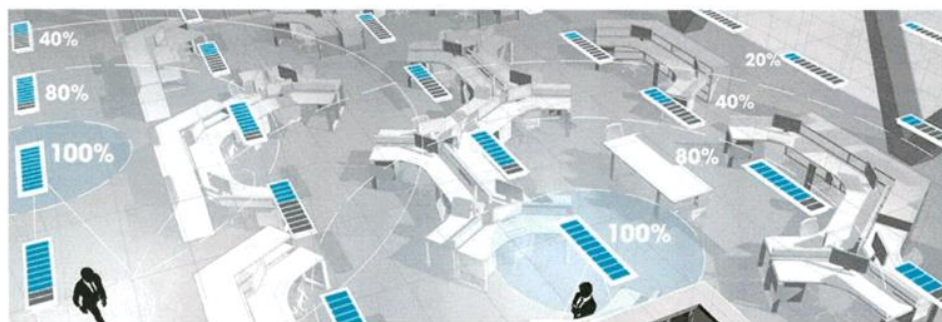


Figure 8: Impact savings (or increases) associated with the Lighting: Motion+Lux Sensors & 3min Timers (Common Area) as a percentage of the base design.

The common area lighting is largely made up of communal outdoors area, lobbies, stairs and hallways and is assumed to be running 12 hours per day due to some utilisation of natural light reducing day time utilisation. Application of motion and lux sensors and 3 minute timers in these areas is likely to reduce common area lamp run-times significantly. The diagram below helps explain how lamp runtime can be reduced with sophisticated motion and lux sensors)

For this recommendation, we assume that common areas will run about 4 hours a day.



(Image source: Organic Response)



7.1.3 Lighting: Motion+Lux Sensors & 3min Timers (Carpark)

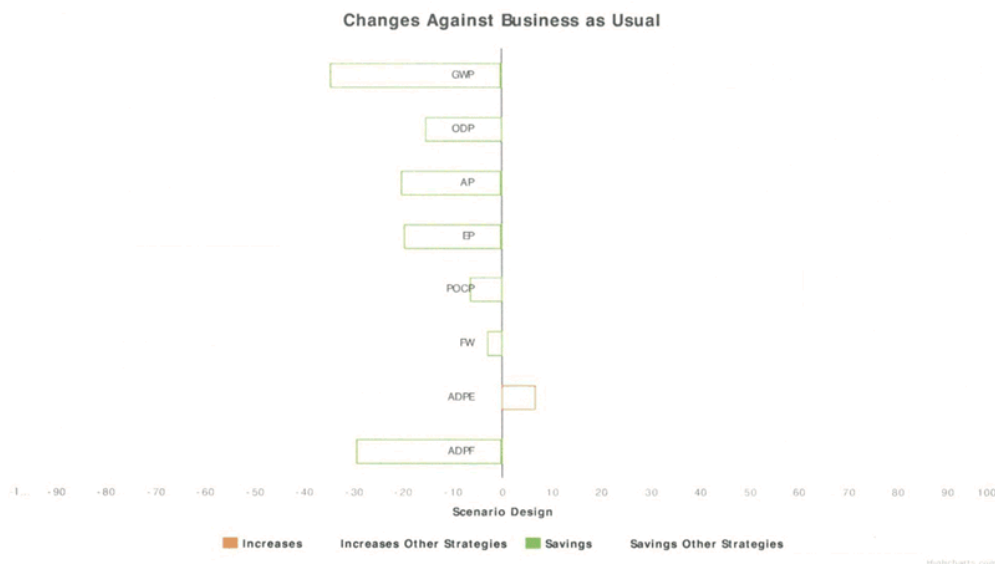
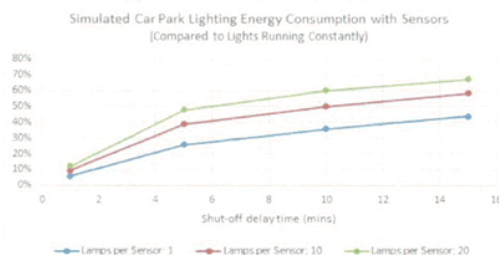


Figure 9: Impact savings (or increases) associated with the Lighting: Motion+Lux Sensors & 3min Timers (Carpark) as a percentage of the base design.

Car parks need to be adequately lit for obvious safety reasons. Without motion sensors there is a requirement to light underground car parks 24 hours a day. Even the most efficient lamps will consume excessive energy when run non-stop in this fashion.

Reducing the run time may be achieved with motion sensors. The interplay between vehicle traffic, pedestrian traffic, simultaneous use of certain areas of the car park, shut-off delay timing and the distribution of sensors requires a fairly complex simulation to understand how much energy can be saved. The below chart shows the results of one such simulation on a 150 bay car park in a residential building.



The simulation results shows that an energy saving of up to 90% can be achieved with well configured lighting controls. Three minute sensors with 10 lamps wired to a single sensor should deliver a 75% saving in run-time (6 hours per day run time verses 24 without any controls). Less lamps per sensor, or faster shut down will further reduce the runtime.

Lux sensors may also be utilised with dimmable lamps to ensure light levels over the requirements are not delivered and hence energy savings may be achieved due to lower average lamp power. The benefit of lux sensors in underground car parks is limited however due to a lack of natural light.



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7.1.4 Cooking: Gas Stove & Oven

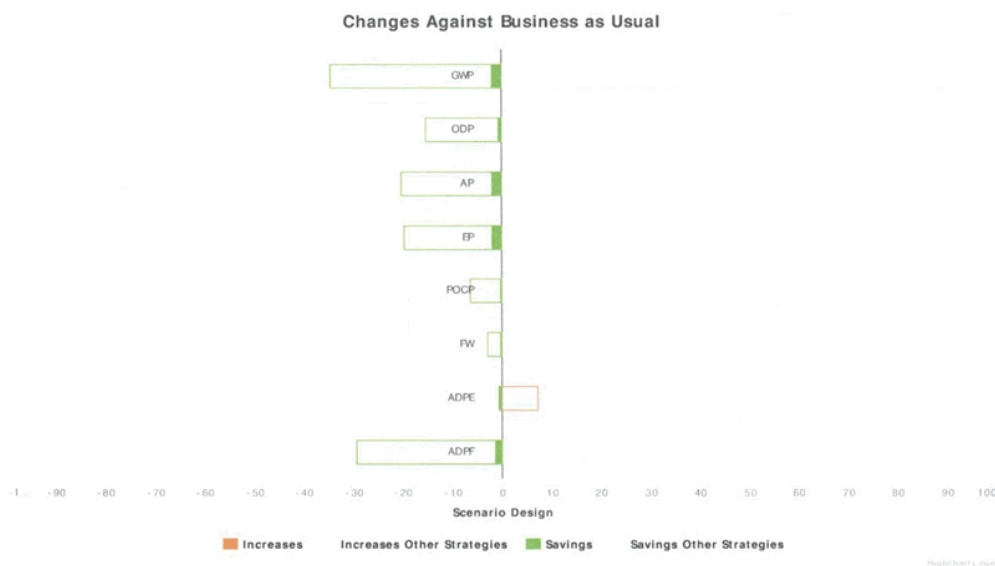


Figure 10: Impact savings (or increases) associated with the Cooking: Gas Stove & Oven as a percentage of the base design.

In regions with fossil fuel dominated electricity grids such as WA, gas represents a large advantage over electricity for providing energy to cook with. This is due to the heat and electricity losses associated with distributed power. Burning the fuel (gas) at the source eliminates these losses and is a more efficient way of using the fuel.

The majority of gas cookers sold today include safety features that automatically turn off the gas when no flame is present. Rinnai has also developed the 'inner flame' technology that produces a flame that is directed inwards which is about 27% more efficient than standard gas stoves.

The drawback to moving to gas cooking is that a gas pipeline may need to be installed. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

This recommendation assumes 'inner flame'/standard hob used.



(source: www.rinnai.com.my/)



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7.1.5 Refrigeration: Reduced Fridge Space (Maximum 750mm Width)

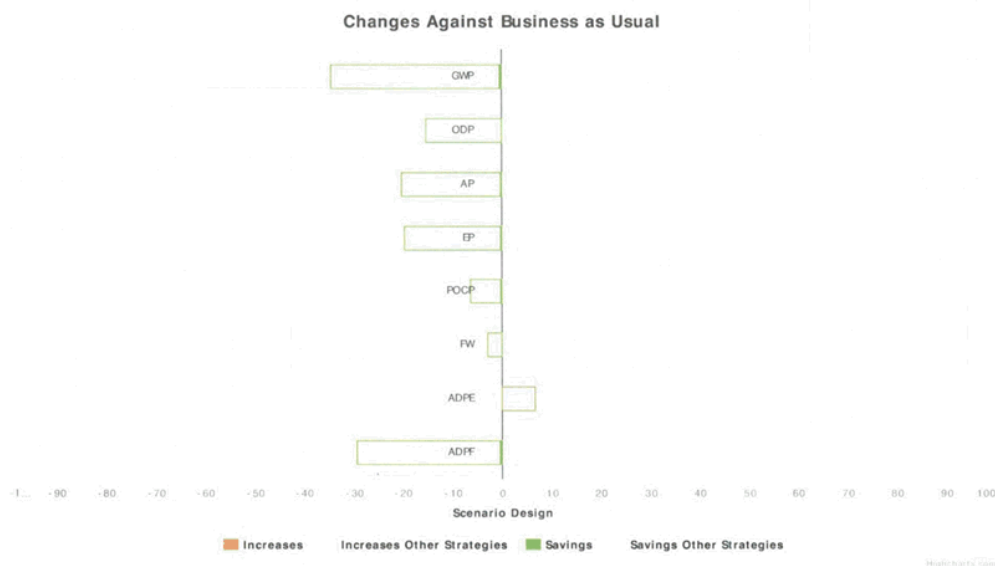


Figure 11: Impact savings (or increases) associated with the Refrigeration: Reduced Fridge Space (Maximum 750mm Width) as a percentage of the base design.

Restricting cabinetry space around the primary refrigerator to limit its size to a maximum width of 750mm will have an estimated 10.3% energy saving for that refrigerator (see below for assumptions and calculations). There are also likely to be indirect savings in that less food is wasted as residents will be encouraged to shop and replenish groceries more frequently.

Below is the estimated minimum refrigerator space based on family size:

- Family of 2
 - Refrigerator: about 127L per person + 28L per additional person over 2
 - Freezer: about 57L per person + 57L per additional person over 2
 - (<http://www.bhg.com/kitchen/appliances/selecting-a-refrigerator/>)
- Family of 5
 - Refrigerator: about 26L per person + 20L per additional person over 5
 - Freezer: about 12L per person + 10L per additional person over 5

<http://support.etoolcd.com/wp-content/uploads/2019/03/HMOAmenitiesandFacilitiesGoodPracticeGuide2011.pdf>

Some information on refrigeration applicable to this recommendation:

- eTool base case energy predictions are derived from top down allocation of energy use (not bottom up analysis as there are too many and not enough statistical data)
- Average occupancy of Australian dwellings is 2.37 persons per dwelling, for the base building this is adjusted up and down using regression analysis of ABS Census data with suburb density and number of bedrooms being the two most influential variables.
- It is assumed that in the base case model there is no specific restriction on primary refrigerator size unless the plans specify a reduced size.
- In detached dwellings it is assumed that
 - 55% of energy is used by primary refrigerator
 - 20% by secondary refrigerator
 - 25% by separate freezer



- An average Australian household has 1.25 fridges and 0.4 Freezers (Australian Residential Building Sector Greenhouse Gas Emissions 1990–2010, Greenhouse Office, 1999).
- It is assumed that the second fridge is less efficient than the first due to MEPS requirements which are increasing at a rate that would certainly offset any differences in size)
- For apartments, due to limited space and inability to house fridges on balconies, the allowance for separate freezers is removed unless the apartment is of unusually large size or the occupants have access to a fully enclosed private garage.

To estimate energy savings due to this recommendation:

- The listed MEPS consumption figures for upright fridges less than 750mm gives an average consumption of 419kWh
- Listed MEPS consumption figures for side-by-side fridges between 750mm and 1000mm gives an average consumption of 695kWh which is a 66% increase in energy consumption.
- This is partly due to volume, but also largely effected by the prominence of ice and cold water dispenses in larger upright freezers that allow large heat transfer.
- In base case scenario it is assumed that uptake of side by side fridges with un-restricted cabinetry would be equal to that of current market share in Australia (17.5%)
- By reducing cabinetry size and removing the 17.5% of predicted side by side fridges installations, we see a overall average drop of 10.3% drop in energy demand for the primary refrigerator.



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7.1.6 Refrigeration: Well Ventilated

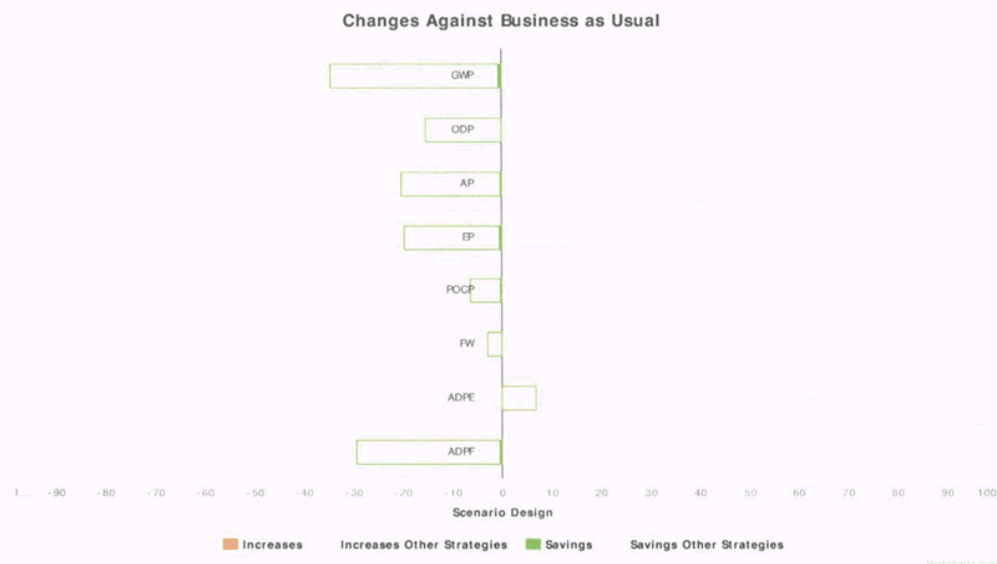


Figure 12: Impact savings (or increases) associated with the Refrigeration: Well Ventilated as a percentage of the base design.

Customized ventilation for free standing refrigerators can save up to 25% on refrigeration energy consumption. We have assumed an average saving of 12.5% in energy consumption for primary refrigerator due to this measure. By ensuring that the adjacent cabinetry to the fridge is vented at the bottom and above, superior fridge ventilation can be achieved when an upper and lower vent point is provided to enable air circulation for the fridge condenser as heated the air rises and draws cool air from the bottom vent. Ensure that any external air ventilation is sealed from the rest of the room to avoid thermal leakages from conditioned spaces.

The New South Wales government's BASIX system defines a well ventilated fridge as follows:

A well ventilated refrigerator space meets the following criteria:

1. the refrigerator will be unenclosed; or
2. the refrigerator will only be enclosed on three sides, including the rear and top; or
3. if the refrigerator is to be enclosed on three sides (not including the rear and top), ventilation grills are installed below the refrigerator (either in the floor underneath the refrigerant coils, from the rear, or within the plinth) and above the refrigerant coils, to allow air flow equal to the air flow that would pass over the refrigerant coils were the refrigerator unenclosed.

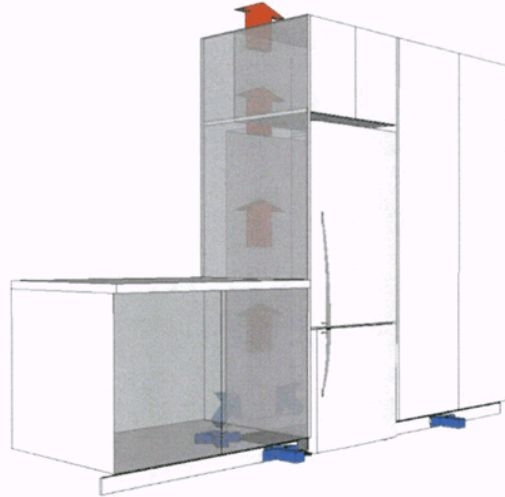
<https://www.basix.nsw.gov.au/iframe/basix-help-notes/energy/other-energy-uses/refrigerator-space.html>



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(image source: eTool)



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7.1.7 Water Efficient Dishwasher

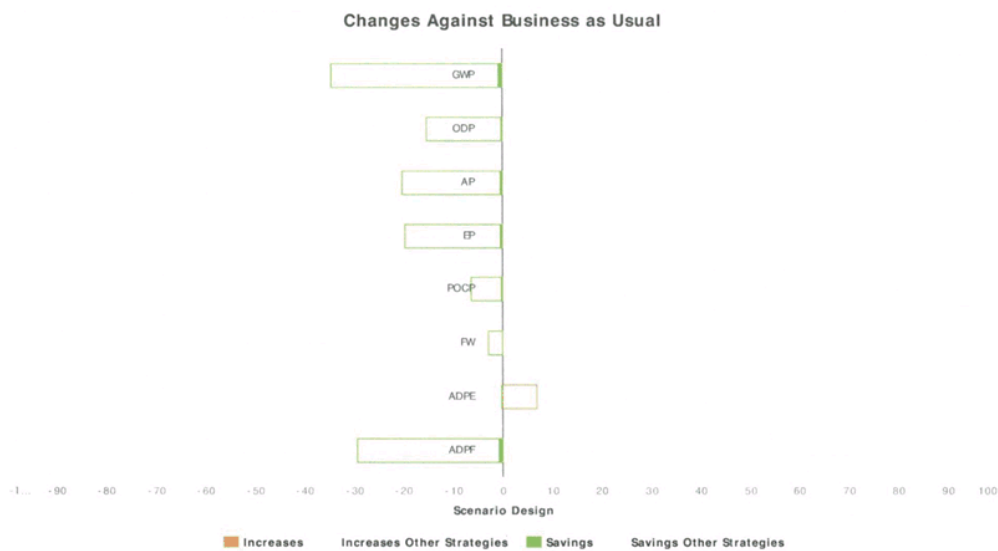


Figure 13: Impact savings (or increases) associated with the Water Efficient Dishwasher as a percentage of the base design.

Selecting white goods with higher water efficiency is one of the easiest ways of reducing internal water consumption. New higher efficiency dishwashers use less than half the amount of water of older models, in some cases less than 1L per wash.

As of November 1st 2011 all white good appliances are required to carry a WELS starring label. A domestic household can gain an additional Green Star point by selecting a dishwasher between 5 and 7 stars. A further incentive to selecting high efficiency products are the government rebates available in selected states.

The following figures are based on the average consumption of registered products as of July 2016.

Higher efficiency dishwashers use an average of half of the water used in older models. The savings we have calculated are based on a older low efficiency model with an average water consumption of 15.2kL.

Dishwasher:	Savings:
3 Star: 13.1	14%
3.5 Star: 12.9	15%
4 Star: 12.5	18%
4.5 Star: 11.4	26%
5 Star: 11.3	26%
5.5 Star: 10.1	34%
6 Star: 9.43	38%





7.1.8 Thermal performance NatHERS 6 stars

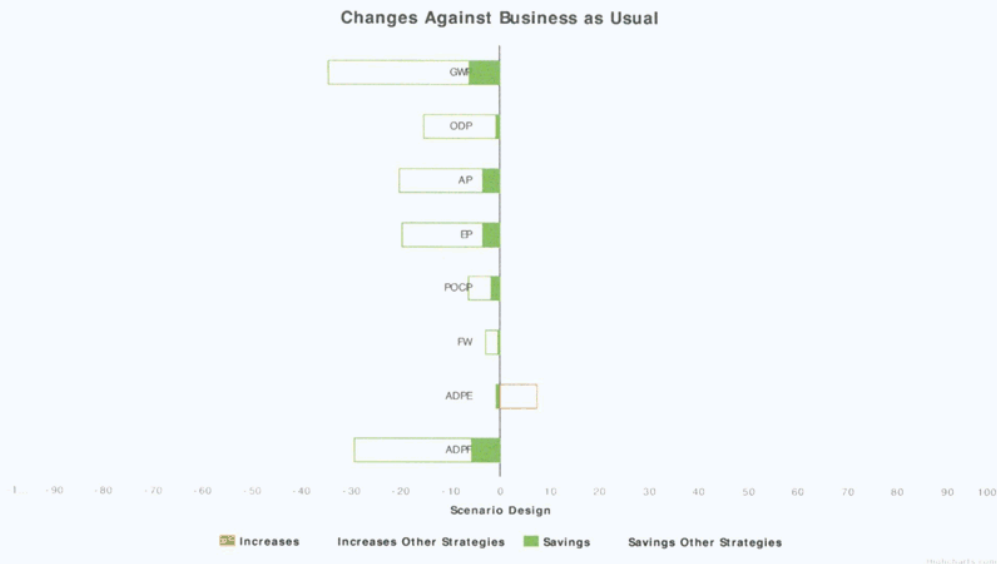


Figure 14: Impact savings (or increases) associated with the Thermal performance NatHERS 6 stars as a percentage of the base design.

The current assumption is that the dwelling will achieve a 6 star NatHERS average. The carbon emissions associated with heating and cooling accounts for approximately 13% of the total operational carbon. A seven or eight star NatHERS design may require any combination of the following, depending on thermal modelling results:

- Increase insulation
- Attention to detailing around thermal bridges
- Reduced air permeability
- Reduce glazing areas Increase glazing performance (double glazing or laminated glass)

eTool recommends that the thermal performance of some sample worst case units is modelled prior to committing to this recommendation to determine the likely costs associated with improvement measures.

\$0-1500/unit capital cost depending on modelling results

Refer to NatHERS Climate Zone maps to determine climate zone -<http://apps.nowwhere.com.au/DCCEE/climatezonemaps>

NatHERS Climate Zone 13 (Perth):

- 6 Star - 70 MJ/m2/yr thermal load
- 7 Star - 52 MJ/m2/yr thermal load
- 8 Star - 34 MJ/m2/yr thermal load
- 9 Star - 14 MJ/m2/yr thermal load
- 10 Star - 4 MJ/m2/yr thermal load

NatHERS Climate Zone 52 (Swanbourne):

- 6 Star - 39 MJ/m2/yr thermal load
- 7 Star - 29 MJ/m2/yr thermal load



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- 8 Star - 20 MJ/m2/yr thermal load
- 9 Star - 11 MJ/m2/yr thermal load
- 10 Star - 3 MJ/m2/yr thermal load





7.1.9 HVAC: High Efficiency Air-Source Heat Pump (COP-4.4, EER-4.4)

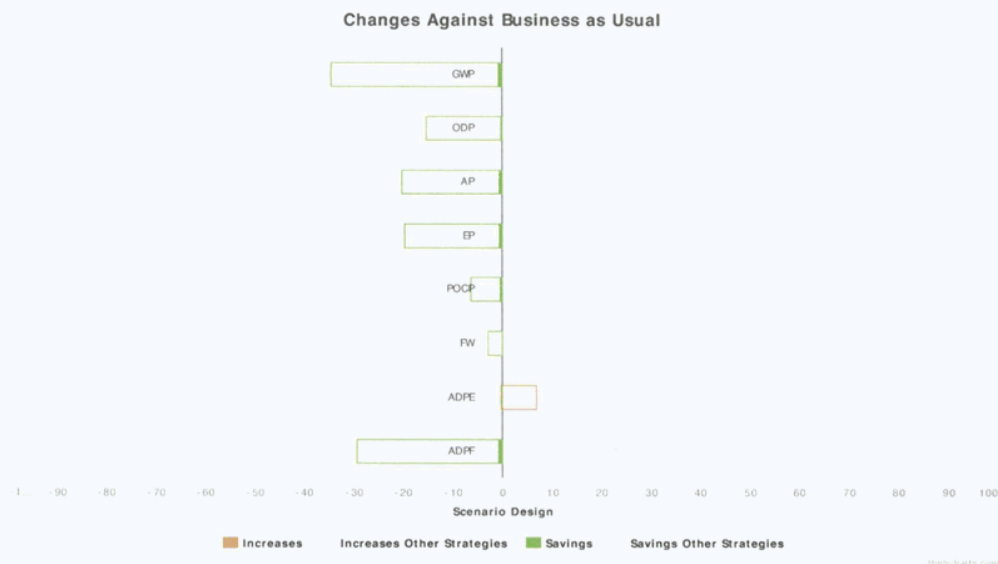


Figure 15: Impact savings (or increases) associated with the HVAC: High Efficiency Air-Source Heat Pump (COP-4.4, EER-4.4) as a percentage of the base design.

By increasing the efficiency of the air-conditioners, gains in environmental performance can be made. In the LCA, it was assumed that the COP (heating) was increased from 3.4 to 4.4 and the EER increased from 3.65 to 4.4. This will require changing to a single split system instead of a multi-split. A number of single split air-conditioners that currently match or go above this specification (EER/COP - 5.9/5.77 from Daikin) are available on the market (not available for multi-split).

Estimated additional costs: approximately \$500/dwelling. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.



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7.1.10 Low GWP Impact Refrigerant Gases R32

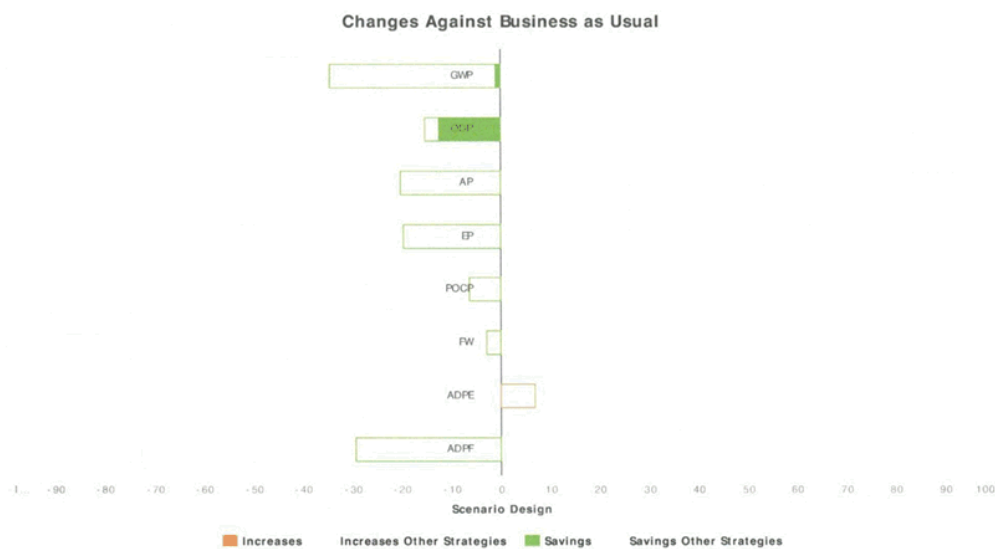


Figure 16: Impact savings (or increases) associated with the Low GWP Impact Refrigerant Gases R32 as a percentage of the base design.

Refrigerant gasses used in HVAC and refrigerators such as R134 can be over 1000 times more potent in global warming potential than CO₂ per mass of refrigerant gas. By using lower GWP impact gasses in mechanical equipment such as heat pumps, refrigerators and chillers, significant environmental savings can be achieved. CO₂ (R744), ammonia, Isobutane (R600) and R32 alternatives currently available.

CO₂ is a non-flammable and non-explosive refrigerant. Its thermodynamic features in low temperatures enable to reduce the volume of refrigerant circuits and to lower the energy consumption.

Currently, large refrigeration systems can be serviced with CO₂ refrigerant, however, residential scale systems will be dependant on where the dwelling is built. It is imperative to check the local technical services available on refrigerant systems and associated logistical concerns.

R32 is now provided by several mainstream manufacturers. It has half the GWP of the equivalent R410a.

References:

http://www.scantec.com.au/images/resources/Paper_R744_SnapTech_final.pdf

The Low Down on R32



7.1.11 10kW Solar PV (Au Grid Connected)

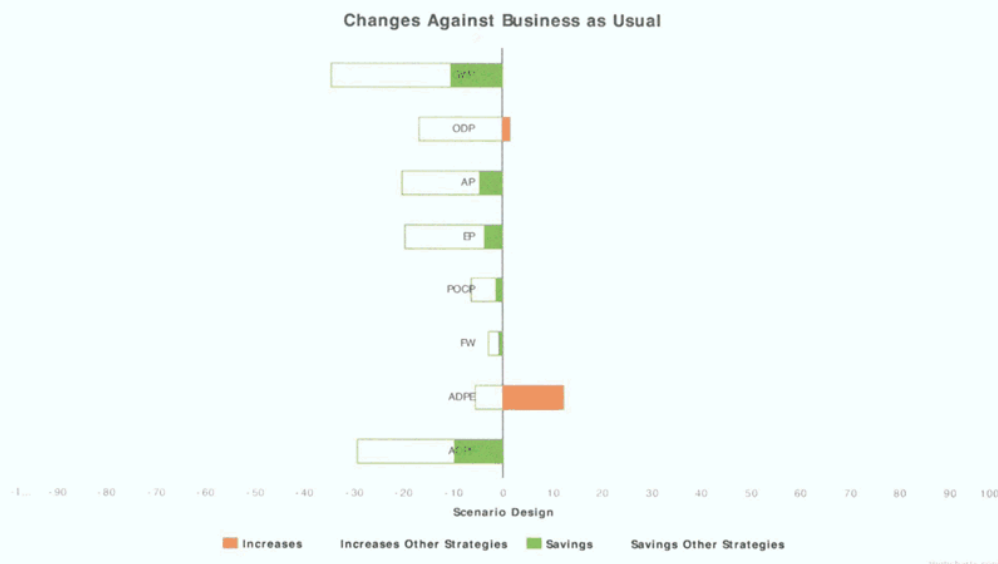


Figure 17: Impact savings (or increases) associated with the 10kW Solar PV (Au Grid Connected) as a percentage of the base design.

With the rising price of electricity, the economics of solar are very favourable and add to the value of the property. 22% of total Australian dwellings now have solar technologies on their roof. Using solar generated power on site results in much lower emissions associated with the dwelling compared to using the fossil fuel powered grid. Feeding out to the grid assumes a net environmental credit as the electricity will be consumed by a neighbouring consumer therefore reducing the demand on the grid.

By connecting the system to the grid electricity it produces that is not used onsite will feed back into the (predominantly fossil fuel fired grid). This can be thought of as offsetting the carbon associated with the materials used in constructing and maintaining the dwelling

The embodied impacts of the solar PV system is included in the calculations.

eTool have assumed a conservative price of approximately \$3000/kW however recent quotes on projects suggest costs more in the range of \$1500-\$2000/kW. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

Worst case panel dimensions 1070mm x 1685mm.



(Image source: www.forceofthesun.com)



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7.1.12 HVAC: Ceiling Fans Additional to Heat Pump

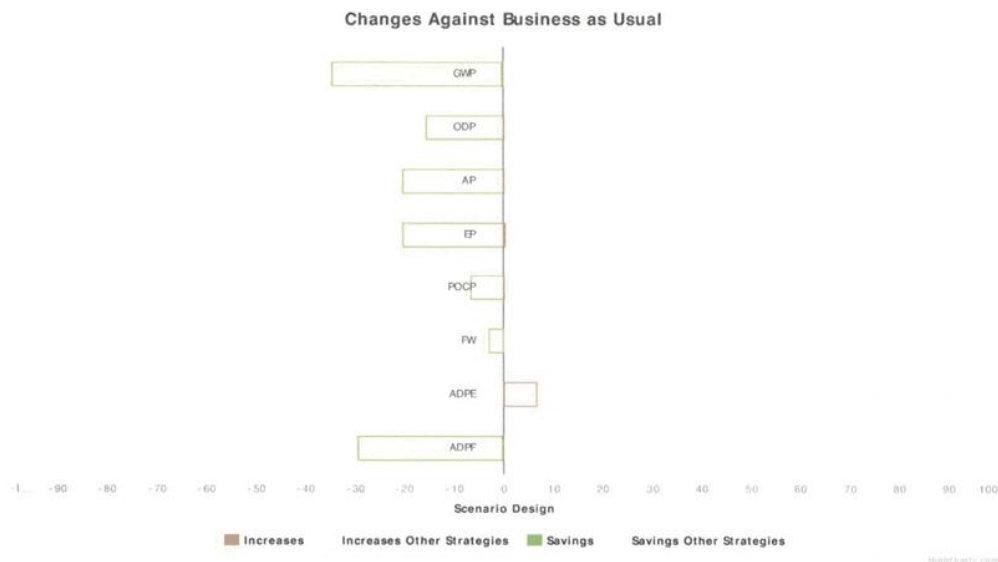


Figure 18: Impact savings (or increases) associated with the HVAC: Ceiling Fans Additional to Heat Pump as a percentage of the base design.

The cooling requirements of modern 6 star houses can be easily met by low energy ceiling fans which in some ways are equally as effective as HVAC systems for cooling. They cool you by triggering evaporation from your skin. For comparison a central A/C unit runs on about 3000 watts per hour whereas a ceiling fan runs on only 30 watts per hour. Installing ceiling fans will allow occupants to choose this more efficient form of cooling over their costly air conditioning systems. A 20% reduction in air conditioning has been assumed.

If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.



(Image source: www.bigassfans.com) (Image source: www.bigassfans.com)



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7.1.13 Finishes: Timber Floors

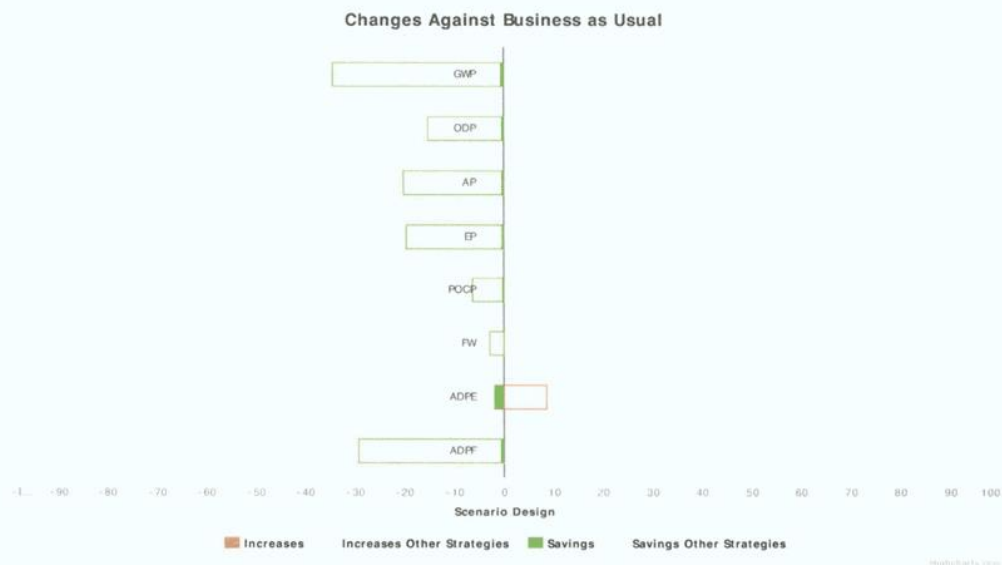


Figure 19: Impact savings (or increases) associated with the Finishes: Timber Floors as a percentage of the base design.

Manufacture and replacement of carpets represents a large amount of recurring & embodied energy. Virgin wool has particularly high impacts. Specifying timber flooring or polished concrete will have lower embodied impacts with the latter having the lowest. Grind and polish concrete eliminates the use of a polyurethane seal/coating and reduces maintenance associated with a grind and seal finish.

If carpets are required effort should be made to ensure they have an Environmental Product Declaration such as those from Interface Carpets which have over 50% lower impacts than industry average carpets. Hemp, jute and sisal are all low impact alternatives to wool/nylon carpets.



(image source: houzz.com.au)



7.1.14 HWS: Gas Instantaneous

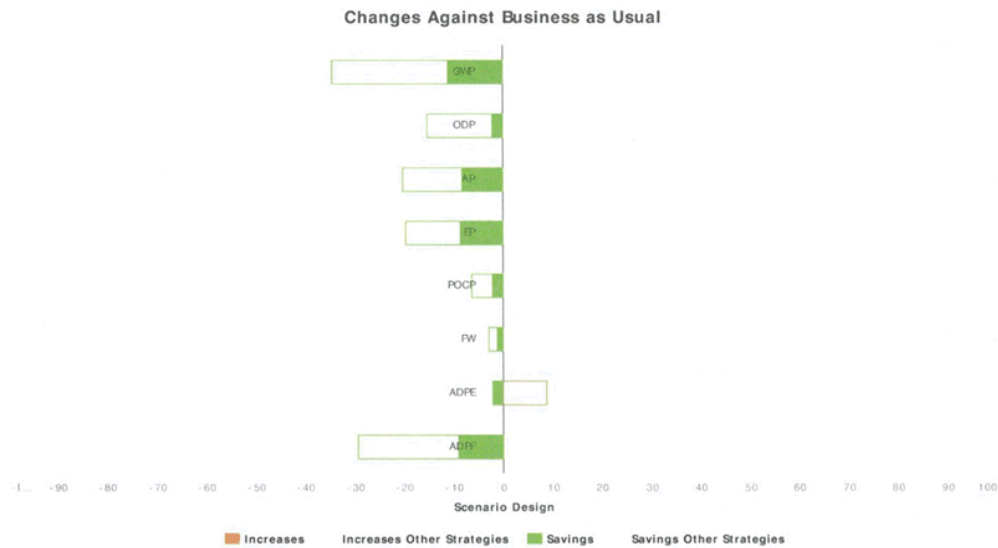


Figure 20: Impact savings (or increases) associated with the HWS: Gas Instantaneous as a percentage of the base design.

Hot water is responsible for 34% of the operational emissions. This is due to the high carbon intensity of the electricity grid (0.82kg CO₂e/kWh) versus gas (0.21 kg CO₂e/kWh). Moving towards an alternative gas base solution would drastically reduce the emissions associated with the hot water supply. Although gas systems typically have a slightly lower efficiency (85%) than electric (99%) the difference in the carbon intensity of the energy supply more than makes up for this.

This design strategy has been modeled by directly replacing the standard practice electric instantaneous systems with gas instantaneous.



8 Conclusions

The Scenario Design shows an expected performance improvement against Business as Usual for 8 indicators.

The following low impact strategies are included in the Scenario Design:

- Lighting: High Efficiency LED Lights
- Lighting: Motion+Lux Sensors & 3min Timers (Carpark)
- Cooking: Gas Stove & Oven
- Refrigeration: Reduced Fridge Space (Maximum 750mm Width)
- Refrigeration: Well Ventilated
- Water Efficient Dishwasher
- Thermal performance NatHERS 6 stars
- Lighting: Motion+Lux Sensors & 3min Timers (Common Area)
- HVAC: High Efficiency Air-Source Heat Pump (COP-4.4, EER-4.4)
- Low GWP Impact Refrigerant Gases R32
- 10kW Solar PV (Au Grid Connected)
- HVAC: Ceiling Fans Additional to Heat Pump
- Finishes: Timber Floors
- HWS: Gas Instantaneous



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9.4 Environmental Product Declarations

No EPD references were recorded.



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Appendix A: Environmental Indicators Description

Global Warming Potential, GWP

Anthropogenic global warming is caused by an increase of greenhouse gasses (GHG) in the earth's atmosphere. These gasses reflect some of the heat radiated from the earth's surface that would normally escape into space back to the surface of the earth. Overtime this warms the earth. Common GHGs include CO₂, N₂O, CH₄ and volatile organic compounds (VOCs). Global Warming Potential (GWP) is expressed in equivalent GHGs released, usually in kgCO₂e.

Ozone Depletion Potential, ODP

Ozone is formed and depleted naturally in the earth's stratosphere (between 15-40 km above the earth's surface). Halocarbon compounds are persistent synthetic halogen containing organic molecules that can reach the stratosphere leading to more rapid depletion of the ozone. As the ozone in the stratosphere is reduced more of the ultraviolet rays in sunlight can reach the earth's surface where they can cause skin cancer and reduced crop yields. Ozone Depletion Potential (ODP) is expressed in equivalent ozone depleting gasses (normally kgCFC11e).

Acidification Potential for Soil and Water, AP

Acidification is a consequence of acids (and other compounds which can be transformed into acids) being emitted to the atmosphere and subsequently deposited in surface soils and water. Increased acidity can result in negative consequences for flora and fauna in addition to increased corrosion of manmade structures (buildings vehicles etc.). Acidification Potential (AP) is an indicator of such damage and is usually measured in kgSO₂e

Eutrophication potential, EP

Over enrichment of aquatic ecosystems with nutrients leading to increased production of plankton, algae and higher aquatic plants leading to a deterioration of the water quality and a reduction in the value and/or the utilisation of the aquatic ecosystem. Eutrophication is primarily caused by surplus nitrogen and phosphorus. Sources of nutrients include agriculture (fertilisers and manure), aquaculture, municipal wastewater, and nitrogen oxide emissions from fossil fuel combustion.

Photochemical Ozone Creation Potential, POCP

Photochemical Ozone Creation Potential (POCP), commonly known as smog, is toxic to humans in high concentration. Although ozone is protective in the stratosphere at low levels it is problematic from both a health and nuisance perspective. Plant growth is also effected through damaged leaf surfaces and reduced photosynthesis. POCP is formed when sunlight and heat react with Volatile Organic Compounds (VOCs).

Net use of fresh water, FW

The pressure on global freshwater resources arises from the demand for everyday goods and services which use water in their production. The interconnected nature of global economic systems means that water abstraction can occur far from where final consumption occurs. Globally, water use has been increasing at more than twice the rate of population growth, and most withdrawals are in watersheds already experiencing water stress. Managing water resources is extremely important for the health of the environment and our current and future agricultural, industrial and personal water requirements. Fresh water can be derived from renewable sources (rain water) and somewhat non-renewable resources (aquifers). Consumptive water (H₂O C) use is abstracted water that is no longer available for other uses because it has evaporated, transpired, been incorporated into products and crops, or consumed by man or livestock.

Abiotic Depletion Potential - Elements, ADPE

Abiotic Resource Depletion of energy (ADPE) is a measure of the extraction and consumption of primary resources from the earth. Such exploitation reduces resources available to future generations and as such must be managed.

Abiotic Depletion Potential - Fossil Fuels, ADPF

Abiotic Resource Depletion of energy (ARDE) is a measure of the extraction and consumption of non-renewable energy sources (primarily fossil fuels, but also inclusive of other energy sources such as uranium). Primary energy content of non-renewable energy sources including the embodied energy to extract, process and deliver the non renewable fuels, or manufacture, transport and install the renewable generator. Hence there is usually a non-renewable energy content associated with renewable fuels also.



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Appendix B: Detailed Structure Scope Diagram

Key: ✓ In Scope, In Design ✓ In Scope, Not In Design ✓ Partial ✗ Out of Scope

Parent Name	Sub Category Name	Benchmark Design	Scenario Design
Substructure	Substructure	✓	✓
	Standard foundations	✓	✓
	Specialist foundations	✗	✓
	Lowest floor construction	✗	✓
	Insulation	✗	✓
	Basement excavation	✗	✓
Superstructure	Basement retaining walls	✗	✓
	Frame	✓	✓
	Frame	✓	✓
	Upper floors	✓	✓
	Floors	✓	✓
	Insulation	✓	✓
	Balconies	✓	✓
	Drainage to balconies	✗	✓
	Roof	✓	✓
	Roof structure	✓	✓
	Roof coverings	✓	✓
	Specialist roof systems	✗	✓
	Roof drainage	✗	✓
	Rooflights, skylights and openings	✓	✓
	Roof features	✓	✗
	Insulation	✓	✓
	Stairs and ramps	✓	✓
	Stair/ramp structures	✓	✓
	Stair/ramp finishes	✗	✓
	Stair/ramp balustrades and handrails	✓	✓
	Ladders/chutes/slides	✗	✓
	External walls	✓	✓
	External enclosing walls above ground level	✓	✓
	Insulation	✓	✓
	External enclosing walls below ground level	✓	✓
	Solar/rain screening	✗	✓
	External soffits	✗	✓
	Subsidiary walls, balustrades and proprietary balconies	✓	✓
	Façade access/cleaning systems	✗	✓
	External Paint, Textures and Renders	✓	✓
	Windows and external doors	✓	✓
	External windows	✓	✓
	Security and Fly Screens	✓	✓
	External doors	✓	✓
	Internal walls and partitions	✓	✓
	Walls and partitions	✓	✓
	Insulation	✓	✓
	Balustrades and handrails	✗	✓
	Moveable room dividers	✗	✓
	Cubicles	✗	✓
	Internal doors	✓	✓
Internal finishes	Internal doors	✓	✓
	Wall finishes	✓	✓
	Wall finishes	✓	✓
	Cornices & Shadowlines	✓	✓
	Paint - Walls	✓	✓
	Wet Area Walls	✓	✓
	Floor finishes	✓	✓
	Finishes to floors	✓	✓
	Wet Area Floors	✓	✓
	Raised access floors	✗	✓



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Parent Name	Sub Category Name	Benchmark Design	Scenario Design
Fittings, furnishings and equipment	Ceiling finishes	✓	✓
	Finishes to ceilings	✓	✓
	False ceilings	✗	✓
	Demountable suspended ceilings	✗	✓
	Fittings, furnishings and equipment	✓	✓
	General fittings, furnishings and equipment	✓	✓
	Domestic kitchen fittings and equipment	✗	✓
	Special purpose fittings, furnishings and equipment	✗	✗
	Signs/notices	✗	✗
	Works of art	✗	✗
Services equipment	Non-mechanical and non-electrical equipment	✗	✗
	Internal planting	✗	✗
	Bird and vermin control	✗	✗
	Sanitary installations	✗	✓
	Sanitary appliances	✗	✓
	Sanitary ancillaries	✗	✓
	Services equipment	✗	✗
	Services equipment	✗	✗
	Disposal installations	✗	✓
	Foul drainage above ground	✗	✓
	Chemical, toxic and industrial liquid waste disposal	✗	✗
	Refuse disposal	✗	✓
	Water installations	✓	✓
	Mains water supply	✓	✓
	Cold water distribution	✗	✓
	Hot water distribution	✗	✓
	Local hot water distribution	✗	✓
	Steam and condensate distribution	✗	✗
	Heat source	✓	✓
	Heat source	✓	✓
	Space heating and air conditioning	✓	✓
	Central heating	✗	✓
	Local heating	✗	✓
	Central cooling	✗	✓
	Local cooling	✗	✓
	Central heating and cooling	✗	✓
	Local heating and cooling	✗	✓
	Central air conditioning	✗	✓
	Local air conditioning	✓	✓
	Ventilation systems	✓	✓
	Central ventilation	✓	✓
	Local and special ventilation	✓	✓
	Smoke extract/control	✓	✓
	Electrical installations	✓	✓
	Electric mains and sub-mains distribution	✗	✓
	Power installations	✗	✓
	Lighting installations	✓	✓
	Specialist lighting installations	✗	✓
	Local electricity generation systems	✗	✓
	Earthing and bonding systems	✗	✓
	Fuel installations	✗	✗
	Fuel storage	✗	✗
	Fuel distribution systems	✗	✗
	Lift and conveyor installations	✗	✓
	Lifts and enclosed hoists	✗	✓
	Escalators	✗	✓
	Moving pavements	✗	✗
	Powered stairlifts	✗	✗
	Conveyors	✗	✗
	Dock levellers and scissor lifts	✗	✗



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Parent Name	Sub Category Name	Benchmark Design	Scenario Design
Prefabricated buildings and building units	Cranes and unenclosed hoists	X	X
	Car lifts, car stacking systems, turntables and the like	X	X
	Document handling systems	X	✓
	Other lift and conveyor installations	X	✓
	Fire and lightning protection	X	✓
	Fire-fighting systems	X	✓
	Fire suppression systems	X	✓
	Lightning protection	X	✓
	Communication, security and control systems	✓	✓
	Communication systems	✓	✓
	Security systems	X	✓
	Central control/building management systems	X	✓
	Specialist installations	✓	✓
	Specialist piped supply installations	X	X
	Specialist refrigeration systems	X	X
	Specialist mechanical installations	X	X
	Specialist electrical/electronic installations	X	X
	Water features	X	X
	Civil Engineering Structure	✓	✓
	Builder's Work in Connection (BWIC) with Services	X	X
	BWIC with services	X	X
	Prefabricated buildings and building units	X	X
	Complete buildings	X	X
	Building units	X	X
	Pods	X	X
Work to existing building	Minor demolitions and alterations	X	X
	Minor Demolitions and Alterations	X	X
	Repairs to existing services	X	X
	Repairs to existing services	X	X
	Damp proof course/fungus and beetle eradication	X	X
	Damp Proof Course/Fungus and Beetle Eradication	X	X
	Façade Retention	X	X
	Façade Retention	X	X
	Cleaning Existing Surfaces	X	X
	Cleaning Existing Surfaces	X	X
	Renovation work	X	X
	Renovation Work	X	X
External works	Site preparation works	✓	✓
	Site clearance	✓	✓
	Preparatory groundworks	✓	✓
	Roads, paths and pavings	X	✓
	Roads, paths and pavings	X	✓
	Special surfacings and pavings	X	✓
	Soft landscaping, planting and irrigation systems	X	✓
	Seeding and turfing	X	✓
	External planting	X	✓
	Irrigation systems	X	✓
	Fencing, railings and walls	X	✓
	Fencing and railings	X	✓
	Walls and screens	X	✓
	Retaining walls	X	✓
	Barriers and guardrails	X	✓
	External fixtures	X	X
	Site/street furniture and equipment	X	X
	Ornamental features	X	X
	External drainage	X	✓
	Surface water and foul water drainage	X	X
	Ancillary drainage systems	X	X
	External chemical, toxic and industrial liquid waste drainage	X	X
	Land drainage	X	✓



Parent Name	Sub Category Name	Benchmark Design	Scenario Design
Facilitating works	External services	✓	✓
	Water mains supply	✓	✓
	Electricity mains supply	✓	✓
	External transformation devices	✗	✓
	Electricity distribution to external plant and equipment	✗	✓
	Gas mains supply	✓	✓
	Telecommunications and other communication system connections	✓	✓
	External fuel storage and piped distribution systems	✗	✓
	External security systems	✗	✓
	External/street lighting systems	✗	✓
	Local/district heating installations	✗	✓
	BWIC with external services	✗	✓
	Minor building works and ancillary buildings	✗	✗
	Minor building works	✗	✗
	Ancillary buildings and structures	✗	✗
	Underpinning to external site boundary walls	✗	✗
	Toxic/hazardous/contaminated material treatment	✗	✗
	Toxic/hazardous material removal	✗	✗
	Contaminated land	✗	✗
	Eradication of plant growth	✗	✗
	Major demolition works	✗	✓
	Demolition works	✗	✓
	Soft strip works	✗	✓
	Temporary support to adjacent structures	✗	✓
	Temporary support to adjacent structures	✗	✓
	Specialist groundworks	✗	✓
	Site dewatering and pumping	✗	✓
	Soil stabilisation measures	✗	✓
	Ground gas venting measures	✗	✗
	Temporary diversion works	✗	✗
	Temporary diversion works	✗	✗
	Extraordinary site investigation	✗	✗
	Archaeological investigation	✗	✗
	Reptile/wildlife mitigation measures	✗	✗
	Other extraordinary site investigation	✗	✗
Project/design team	Consultants	✗	✓
	Planning & Approvals	✗	✓
	Main contractor's pre-construction design	✗	✓
	Project Management	✗	✓
	Main contractor's design	✗	✓
Undefined	Sales and Marketing	✗	✓



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CP Collaborative

Corporate & Property Sustainability Solutions

SUSTAINABILITY ASSESSMENT PLAN

LOT 41 D/P:2360 – 64 CLEAVER STREET WEST PERTH WA

CP Collaborative. Sustainability Assessment Plan Report. Prepared for E F Babaii. Nixon Projects.

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Date: 06 / 08/ 2019	Version: v3				
Consultant: Chiara Pacifici, Masters Sustainability Studies (Curtin), Graduate Certificate Property Investment (Curtin)					
<div>CP Collaborative. Sustainability Assessment Plan Report. Prepared for E F Babail. Nixon Projects.</div>					

SUSTAINABILITY ASSESSMENT PLAN
(LOT 41) 64 CLEAVER STREET, WEST PERTH WA

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Project Information

Architect

ANAN Design Group.

Project Description:

It is anticipated the proposed development will be a high quality, high performing architecturally designed 12 apartment project (over two buildings and 4 levels) that will deliver a range of sustainability outcomes for occupants.

Site Coverage:

A total site area is 839sqm. Open space: 476sqm (56.7%). Deep soil zone: 148.5smq. (17.7%). Canopy coverage: 284sqm (33.9%).

Property Address:

64 Cleaver Street, West Perth

Site Area & Transport Amenity:

Located within 1.5km from the Perth CBD, 1km from Joondalup and Fremantle Train Station and in close proximity to the Leederville Hub. The site is opposite a future project for the Rosewood Aged Care Group.

The walk score achieved for this site is 78 with most errands accomplished on foot. It has an excellent transit score of 76 and is considered convenient for most trips.

<https://www.walkscore.com/score/64-cleaver-st-w-perth-wa-australia>

Proposed Areas:

Commercial	0
Residential	12 Lots 1 x 1 bedroom, 1 bathroom 6 x 2 bedroom, 2 bathroom 5 x 3 bedroom, 2 bathroom Block A: 1 x (1x1), 2x (2x2), 2x (3x2) Block B: 4 x (2x2), 1 x (3x2), 2 x (3x2)
Car Parking	12
Bike racks	1 per resident + 2 Visitor

The sustainable design approach of the building project and its key ESD objectives:

This Sustainability Assessment Plan outlines 9 key sustainable building categories for this project.

The sustainability infrastructure inclusions are identified and explained in this Sustainability Assessment Plan. The developers intentions and how they will meet ESD outcomes are detailed under each category within this report. The Life Cycle Assessment accompanies this Report to meet City of Vincent Built Form Policy 1.8 which requires that a minimum requirement for Global Warming Potential (GWP) of the development over its lifetime to be reduced by 50% or more when compared to the average Australian code-compliant equivalent building built at the same time, and Water use of the development over its lifetime to be reduced by 25% or more when compared to the average Australian code-compliant equivalent building built at the same time (<https://www.vincent.wa.gov.au/documents/730/711-built-form>). This Report also considers sustainability outcomes outlined in Design WA, State Planning Policy 7.0: Design of the Built Environment (<https://www.dplh.wa.gov.au/getmedia/30f0b7b9-9ac0-4711-8b68-c2d2708e5764/SPP-7-0-Design-of-the-Built-Environment>).

This project seeks to quantify and improve design and optimise building performance using Life Cycle Assessment (LCA) according to international standards ISO14044 and EN15978 calculation method. LCA is a method used to determine the real cost and environmental impact of a product over its life and accounts for impacts and costs from cradle to grave. LCA of the built form involves quantifying the total "Embodied" and "Operational" impacts over the design life of the building.

A Life Cycle Assessment has been carried out on the proposed design calculating the greenhouse gas emissions over the whole life of the project as per EN 15978 scope and system boundary. The benchmark chosen to compare against is the AU WA Res Ave 2013Code Compl CZ 5 (10 dwellings) V13 Data. Recommendations are made to reduce the impacts of the design while balancing the trade off between embedded and operational impacts.

The developer has instructed eTool® to conduct an LCA target setting report on the development. The target setting service is a very early stage LCA study with the goal of determining the feasibility of various design options and deciding the performance target for a development. The study confirms the developer and design team has thoroughly considered the life cycle design performance of the development and has shortlisted strategies that will enable the stated performance target to be met.

The final inclusions are subject to development approval however the scoping study report has identified a **Global Warming Potential saving of 50 percent** over building as usual (BAU) design or standard practice. It is anticipated the project will achieve an **eToolLCD SILVER** rating.

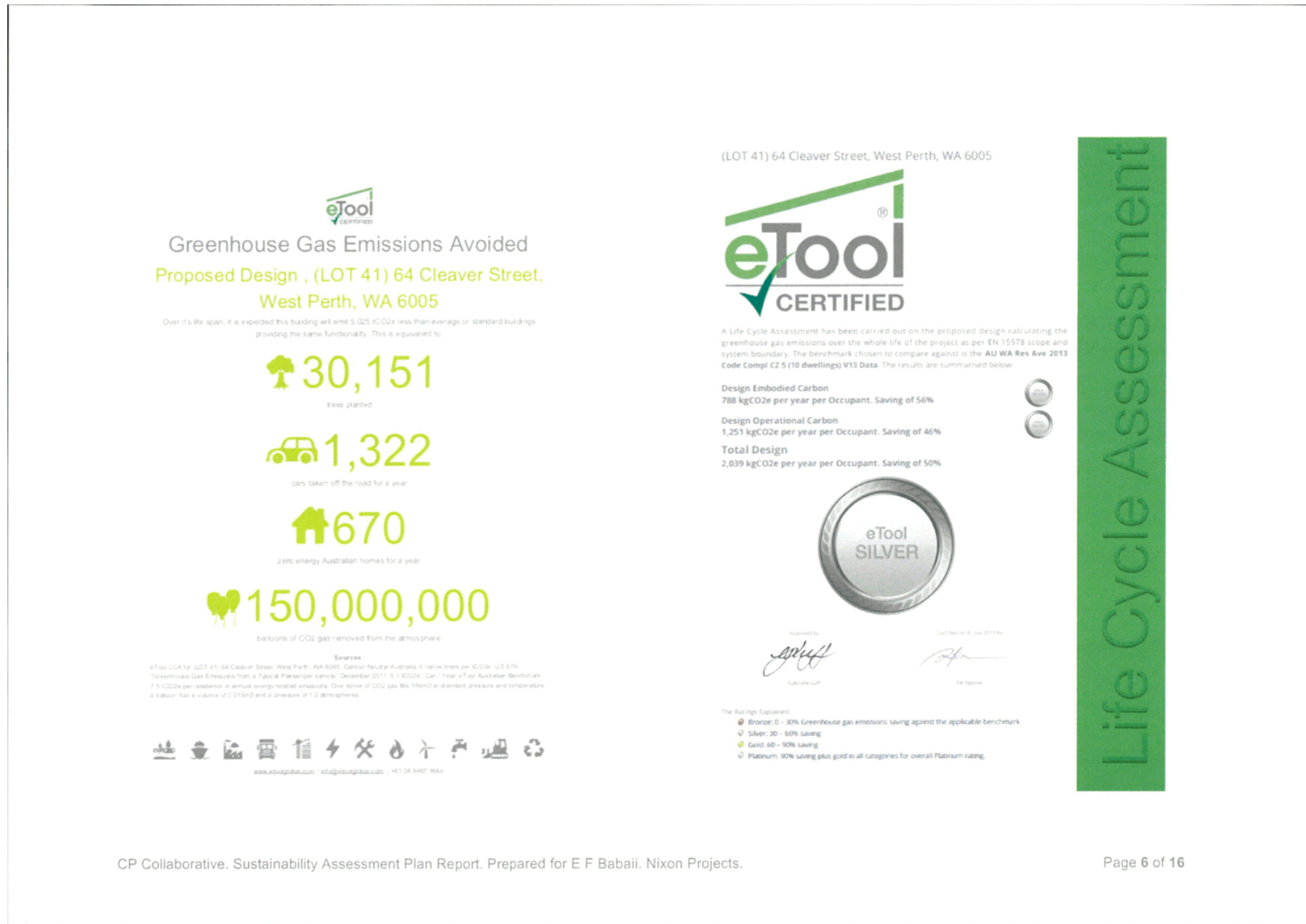
From an Australian benchmark global warming potential of 4100 kgCO₂e / person / year this development proposal is predicted to achieve 2040 kgCO₂e / person / year. This represents a significant saving over the life of the project.

Further, Life Cycle analysis has shown net fresh water savings measured in kL per person per year to be at 24% savings over the benchmark (standard construction) and a Life Cycle Cost saving of 66% AUD per person per year. The LCA scoping study conducted by eToolLCA is attached to this Report. A snap shot of savings can be seen in the tables below.



CP Collaborative. Sustainability Assessment Plan Report. Prepared for E F Babaii, Nixon Projects.

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KEY SUSTAINABLE BUILDING CATEGORIES

1. Indoor Environment Quality (IEQ)

Objectives:

- to achieve a healthy indoor environment quality for the wellbeing of building occupants
- to provide a naturally comfortable indoor environment will lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices

Considerations	Design Responses	Supporting Documentation and/or Statement of Intent
Daylight	During design all consideration is given to maximise the advantages of seasonal natural daylight penetration. The number of dwellings within the development have been maximised with over 33% of dwellings with their living areas facing north to take advantage of winter solar access (Units A5/B2/B5/B6 (of which the 3 get light through the passage). East and West facing windows will be provided with some protection from the sun (overlapping external awning/structure).	- REFER Site and building plans depicting orientation and shadowing.
Ventilation	All apartments have dual access cross ventilation. All glazing to rooms will have an operable portion to allow for natural ventilation.	- REFER Site and architect building plans depicting cross flow ventilation.
Thermal Comfort	The habitable rooms are sufficiently insulated, shaded and conditioned to ensure comfortable temperatures throughout the year. By increasing the efficiency of the air-conditioners, gains in environmental performance can be made. Ceiling fans can be provided to all habitable rooms.	- Statement of Intent: NatHERS rating targeting an average 6.5 Star minimum across the development.

2. Energy Efficiency & GHG Reductions

Objectives:

- to reduce total operating greenhouse emissions, reduce energy peak demand and minimise cost of energy (electricity/gas) through
 - quality energy efficient design (climate responsive design)
 - efficient use of energy
 - renewable energy generation and storage capabilities
 - efficient thermal hot water collectors

Considerations	Design Response	Supporting Documentation and/or Statement of Intent
GHG Emissions: Life Cycle Assessment (LCA)	Using internationally recognized Life Cycle Assessment (LCA) aligned to international standards ISO14044 and EN15978 calculation method, a scoping study has been prepared to determine an expected 50% improvement in environmental performance in Global Warming Potential against standard practice, expressed in impacts per functional unit (kgCO ₂ e/occupant/year). An eTool® Life Cycle Assessment (LCA) report demonstrating how this reduction in emissions is to be achieved will be provided upon final approval of design.	- REFER Scoping study 'As Designed' prepared by LCA engineers targeting 50% reduction in GHG compared to compliant baseline equivalent design (standard practice). Note: A full life cycle assessment of relevant products and details of quantities and uses within the project will be prepared as part of final DA approval.
Climate Responsive Design: NatHERS Rating (NCC)	Achieving a minimum average of 6.5 Star NatHERS across the development. Building orientation, including positioning of fenestration/access points, and associated outdoor areas (as appropriate) have been considered to encourage ideal (optimized) solar orientation, natural lighting and cross flow ventilation. A site analysis of local climatic data (average monthly temperatures, humidity, rainfall, wind speed/ direction), topography, solar access (including sun paths), overshadowing, glare and privacy has been conducted. The building will comply at a minimum with new Design WA State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments, and City of Vincent ESD requirements.	- Once building designs are approved, supporting evidence of NatHERS rating certification using latest generation software systems' thermal calculation method will be provided. - REFER Site and building plans depicting orientation, cross flow ventilation and shadowing.
Hot Water System & heating and cooling systems	Mandated use of: • gas instantaneous hot water (HWS); • ceiling fans; • high efficiency air-source heat pump air conditioning systems (COP -4.4,EER -4.4); (Low GWP impact refrigerant Gases R32).	- Product manufacturer, number and energy star rating and/or COP and EER to be provided once final drawings approved.
Appliances	• high efficiency (energy/water) washing machines; • high efficiency (energy/water) dishwasher; • gas cook top, gas or high efficiency electric oven and range-hood	- Appliance list once final specifications approved including product manufacturer, number and WELS rating provided once final drawings approved.

Efficient Lighting	Internal: Where suitable, high efficiency LED Lights External: MotionLux Sensors & 3min Timers (Common and car park – where applicable) . The common area lighting is largely made up the car park, communal outdoors area, lobbies, stairs and hallways. Application of motion sensors and timers in these areas is likely to reduce common area lamp run-times significantly, in the case of this design with relatively small number of occupants across large communal areas, it's assumed up to 75% reduction in car park and walkway light run time can be achieved.	- Statement from electrical engineer/designer provided once final drawings approved.
Renewable Energy Generation & Storage	Solar PV panels and battery storage will be incorporated in this building. The embodied carbon of the solar PV system is included in the full LCA calculations. Dependent on final roof drawings, it is estimated that a minimum 10kW of solar PV to common areas will be installed. Battery is a consideration dependant on a cost/ benefit analysis.	- Statement from developer provided once final drawings approved.
Demand / behavioural management	<ul style="list-style-type: none"> - Behaviour change management: education using community-based social marketing end user manual (i.e. Sales handover book, strata management 'Management Statement') - Wall ventilation for refrigeration: ventilation for free standing refrigerators can save up to 25% on refrigeration energy consumption. By ensuring that the adjacent cabinetry to the fridge is vented at the bottom and above, superior fridge ventilation can be achieved when an upper and lower vent point is provided to enable air circulation for the fridge condenser as heated the air rises and draws cool air from the bottom vent. - Clothes Drying: Opportunities for clothes drying are provided within communal spaces and/or private balconies. Where clothes dryers are installed within dwellings, the energy rating have an energy consumption of: $\leq 175\text{kWh}$ per annum 	- Statement from developer provided once final drawings approved.

3. Water Efficiency

Objectives:

- to ensure the efficient use of water
- to reduce total operating potable water use
- to minimise associated water costs.

Considerations	Design Responses	Supporting Documentation and/or Statement of Intent
Water Savings: Life Cycle Assessment (LCA)	Life Cycle analysis has shown net fresh water savings measured in kL per person per year to be at 24% savings over the benchmark (standard construction).	- REFER Scoping study 'As Designed' prepared by LCA engineers
Minimising Potable Water Demand	This building will provide high efficiency water fixtures including min 3 Star WELS rated showerhead (using 7.5L/m showerheads) and min 4 Star WELS rated tap fittings (using 6L/m) other than garden taps. Waterwise gardens and landscaping including low-flow trickle irrigation.	- 'Finishes/ specification' list including product manufacturer, number and WELS rating, once final drawings approved.
Water Meter	Sub metering is installed to attribute consumed costs to the actual user. This will help inform users and strata of individual on-going water consumption.	- Evidence in plans with statement of compliance from engineer or developer, once final drawings approved.

4. Building Materials (Built Form)

Objectives:

- to minimise the environmental impact of materials used by encouraging the use of materials with a favourable lifecycle assessment.

Considerations	Design Responses	Supporting Documentation and/or Statement of Intent
Life Cycle Assessment: Embodied Energy	<p>Using internationally recognized Life Cycle Assessment (LCA) aligned to international standards ISO14044 and EN15978 calculation method, a scoping study has been prepared to determine an expected 50% improvement in environmental performance in Global Warming Potential against standard practice, expressed in impacts per functional unit (kgCO₂e/occupant/year).</p> <p>The Embodied Carbon based on As Designed assessment is 788 kgCO₂e per year per Occupant and identifies a saving of 56%.</p>	- REFER LCA Target Setting Report (Scoping Study)

5. Transport

Objectives:

- to minimise car dependency
- to ensure that the built environment is designed to promote the use of public transport, walking and cycling.

Considerations	Design Responses	Supporting Documentation and/or Statement of Intent
Electric Vehicle Parking:	Provide parking for fully electric / fuel-efficient vehicles with 3 of 12 bays of the total vehicle parking capacity provided with EV recharge stations. The body corporate/ strata manager can manage these stations with guidelines for access and use identified in the Strata Management Statement.	- REFER architectural plans.
Public Transport options	Demonstrate access to public transport, such that 75% of dwellings are within: <ul style="list-style-type: none"> • 400m walking distance of a bus stop; • 800m walking distance from a railway station and/or • 1,200m walking distance from a town centre. Legible direction signage to public transport stops provided at key locations.	- The walkscore achieved for this site is 78 with most errands accomplished on foot. It has an excellent transit score of 76 and is considered convenient for most trips. https://www.walkscore.com/score/64-cleaver-st-w-perth-wa-australia
Providing Bike Storage	Provision for 5 bike racks.	- Evidence including in architect drawings of the location and number of bike bays.
Travel Plan: Connected Communities map (Marketing & Sales)	An interactive 'Travel Plan' including walking distances, environmental benefits, health benefits and cost savings will be developed as part of the overall Connected Community map. All sales and marketing will incorporate this detail. Ongoing engagement with residents can continue through 'Green Living' educational program. This can be included in the Strata Management Statement, and administered by the strata managers.	- The Travel Plan will be incorporated into the resident handover book.

6. Waste Management

Objectives:

- to ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development
- to ensure long term reusability of building materials
- to meet requirement that all multi-unit developments must provide a Waste Management Plan
- to enable residents to recycle other household items such as clothes, batteries, mobile phones and e-waste that are otherwise destined for Landfill

Considerations	Design Responses	Supporting Documentation and/or Statement of Intent
Construction & Demolition (C&D) Waste Management Plan	The Construction and Demolition (C&D) Waste Minimisation Plan will work to ensure materials from demolition and waste from construction are recycled by more than 85% (by volume) . Recycling rates are measured by selected service providers following Green Star equivalent standards.	- Quarterly reports (from C&D contractor) will be collected, including waste records for compliance purposes.
Resident Waste Avoidance & Minimisation Plan (Operational RWAM Plan)	A RWAM Plan will encourage reuse/recycling of 'other' household waste and minimise this waste to landfill. Dependant on space, the Plan includes allocation of alternative bins on site such as e-waste, cardboard, organics and a management plan for disposal (including appropriate recycling contractors). While the adoption of waste minimisation activities should reduce the amount of material collected via the waste and recycling collection services, they will not reduce the requirement for storage capacity (as the same volumes of material are generated in the first instance). Therefore, there will still be a requirement to store a similar number of bins in a suitably sized bin store however a variation would be sought to substitute some of the waste and recycling bins to accept other materials.	- Evidence of intent in Waste Management Plan, including proposed RWM bin receptors.

7. Urban Ecology

Objectives:

- to provide sustainable landscaping
- to encourage the planting of indigenous vegetation
- to encourage growing food (edible plants) from small spaces

Considerations	Design Responses	Supporting Documentation and/or Statement of Intent
Landscaped areas to be designated	This development supports water-wise plant species and irrigation systems. Shade tolerant ground floor planting has been selected. Deep soil zone tree canopy coverage (excluding climbers) as follows: Deep soil zone: 148.5smq. (17.7%). Canopy coverage: 284sqm (33.9%). A comprehensive overview and plan of the landscape design is included in the DA submission.	- REFER Landscape Architect drawings
Plant species	All plant species introduced to the site for landscaping public spaces or for landscaping private areas are locally native.	- REFER Landscape palette and plans from registered landscape architect.

8. Sustainable Lifestyles: Green Living Program

Objective:

- to encourage and empower residents within the development to live sustainable lifestyles.

Considerations	Design Responses	Supporting Documentation and/or Statement of Intent
Green Living Program	<p>A Green Living Program will empower residents to enjoy the long-term benefits of the sustainability initiatives within the building. This educational program is initiated post construction, and governed by strata by-laws. A number of educational tools and programs will help activate residents and empower them to live more sustainable lifestyles.</p> <p>The Program is budgeted in the strata budget for the first 2 years and managed by the strata manager and Council of Owners ongoing on behalf of the strata company.</p>	<p>- The end-user manual and proposed structure of the Green Living Program will be included in the buyer handover pack.</p>
Environmental & Sustainability Committee: Management Statement	<p>The strata company/ council of owners may appoint a sub-committee or green caretaker/s from within the residents of the strata scheme whose tasks will be to manage and engage occupiers within the strata scheme on sustainability.</p>	<p>- This provision will be included in the Strata Management Statement and within buyer and strata handover pack.</p>

9. Construction and Building Management

Objective:

- to encourage a holistic and integrated design and construction process and ongoing high performance

Considerations	Design Responses	Supporting Documentation and/or Statement of Intent
Environmental Management : Construction & Occupancy	The list of the following Environmental Management initiatives to be implemented include: - Construction & Demolition Waste Management Reporting (C&D) - Resident Waste Avoidance and Minimisation Plan (RWAM) incorporated in handover pack. - Green Caretaker incorporated into Management Statement - Resident 'Green Living' Program incorporated in handover pack	- Information within the buyer handover pack, strata manager and where applicable embedded in the strata Management Statement.
Building Users' Guide: Home Owners Manual	A homeowner manual will be designed for occupants as a users guide that explains the ESD principles and sustainability initiatives within the apartment and the building. It is provided to the buyer at point of sale contract – and the full document provided in hard copy at handover. It can also be uploaded onto an exclusive on-line platform, managed by the strata manger and can be used by occupants (including tenants), on-going, for the life of the building.	- A statement of compliance from developer detailing the guide will be prepared once plans and sale documentation is prepared

Determination Advice Notes:







1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
3. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
4. The obligation to comply with the requirements of a time limited condition continues whilst the approved development exists.
5. The applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.
6. The City accepts no liability for the relocation of any public utility and/or any other services that may be required as a consequence of this development. The applicant/owner shall ensure that the location of all services is identified prior to submitting an application of building permit. The cost of relocated any services shall be borne by the applicant.
7. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
8. The footpaths adjacent to the subject land are to be upgraded, by the applicant, to a brick paved standard to the City's specification. The verge upgrade may include landscaping, as directed by the City. A plan of the proposed works must be submitted and approved prior to commencement of works. A refundable footpath upgrade bond as determined by the City of Vincent shall be lodged prior to the commencement of building works and will be held until all works have been completed and/or any damage to the existing facilities have been re-instated to the satisfaction of the City. An application to the City for the refund of the upgrade bond must be made in writing.
9. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.

Determination Advice Notes:

10. With regards to privacy screening, the Residential Design Codes: Volume 2 – Apartments defines ‘screening’ as being “permanently perforated panels or trellises composed of solid or obscured translucent panels.
11. With regards to stormwater, no further consideration shall be given to the disposal of stormwater ‘offsite’ without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater ‘offsite’ be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
12. All new crossovers to lots are subject to a separate application to be approved by the City. All new crossovers shall be constructed in accordance with the City’s Standard Crossover Specifications, which specify that the portion of the existing footpath traversing the proposed crossover (subject to the Footpath being in good condition as determined by the Infrastructure and Environment Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not 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.

9.2 NO. 392 (LOT: 152; D/P: 50596) FITZGERALD STREET, NORTH PERTH - PROPOSED CHANGE OF USE TO RESTAURANT/CAFE AND SHOP (AMENDMENT TO APPROVALS) (UNAUTHORISED EXISTING DEVELOPMENT)

Ward: South

- Attachments:**
1. Location Map [!\[\]\(cf5be311f7b2821912d8009884508fa2_img.jpg\)](#) 
 2. Minutes of the 12 December 2017 Ordinary Council Meeting and Approved Development Plans 5.2017.392.1 [!\[\]\(4f49380f3d6bce047bc47b2072cc076f_img.jpg\)](#) 
 3. Notice of Determination and Approved Development Plans 5.2017.247.1 [!\[\]\(d8f7165d5a8d1eba426ea452457190e5_img.jpg\)](#) 
 4. Development Plans [!\[\]\(ecaac2a7ce9fc9f5de2e0b330d2ae13c_img.jpg\)](#) 
 5. Supporting Information [!\[\]\(d6dd49217bf3ceede8ee3a91c4ef7927_img.jpg\)](#) 
 6. Determination Advice Notes [!\[\]\(9ff5120b524da85ef60b4c4679a8f290_img.jpg\)](#) 

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 Change of Use to Restaurant/Café and Shop (Amendment to Approval) (Unauthorised Existing Development) at No. 392 (Lot: 152; D/P: 50596) Fitzgerald Street, North Perth, in accordance with plans provided in Attachment 4, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. All conditions detailed on development approval 5.2017.247.1 granted on 31 October 2017 and on development approval 5.2017.392.1 granted on 12 December 2017 are deleted and replaced with the following conditions:
 - 1.1 This approval is for Change of Use to Restaurant/Café and Shop (Amendment to Approvals) (Unauthorised Existing Development) as shown on the approved plans dated 29 October 2019 and 5 December 2019. No other development forms part of this approval;
 - 1.2 Use of the premises
 - 1.2.1 This approval is for Restaurant/Café and Shop as defined in the City of Vincent Local Planning Scheme No. 2 and the subject land may not be used for any other use without the prior approval of the City; and
 - 1.2.2 The Restaurant/Café and Shop shall be limited to the following:
 - 1.2.2.1 A maximum of 12 persons on site at any one time;
 - 1.3 The development shall maintain an active and interactive relationship and uninterrupted views between the use of the development and Fitzgerald Street during the hours of the development's operation to the satisfaction of the City. Darkened, obscured, mirror or tinted glass or the like is prohibited. Curtains, blinds and other internal or external treatments that obscure the view of the internal area from Fitzgerald Street are not permitted to be used during the hours of the development's operation;
 - 1.4 All external fixtures, such as television antennas (of a non-standard type), radio and other antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive;
 - 1.5 All signage is to be in strict accordance with the City's Policy No. 7.5.2 – Signs and Advertising, unless further development approval is obtained;

- 1.6 Prior to occupation or use of the development, a cash-in-lieu contribution shall be paid to the City for the shortfall of 0.8728 car bays, based on the cost of \$5,400 per bay as set out in the City's 2017/2018 Schedule of Fees and Charges being a contribution of \$4,713; and
- 1.7 All off-street car parking is to be available during business hours for all employees.

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from Eating House to Restaurant/Café and Shop (Amendment to Approved) (Unauthorised Existing Development) at No. 392 Fitzgerald Street, North Perth (subject site).

PROPOSAL:

The subject site is located at No. 392 Fitzgerald Street, North Perth, as shown on the location plan included as **Attachment 1**.

The development application proposes to consolidate and amend the two existing development approvals granted at the subject site.

The application proposes to amend the approvals by deleting and updating the conditions of approval as follows:

- Condition 6 of development approval 5.2017.392.1 is proposed to be deleted to allow the land use to continue to operate indefinitely;
- Condition 2.1 of development approval 5.2017.392.1 is proposed to be deleted as the land use is now classified as 'Shop' under the City's Local Planning Scheme No. 2 (LPS2) and is no longer required to comply with Policy No. 7.5.22 – Consulting Rooms (Consulting Rooms Policy); and
- Delete Condition 2.2 of development approval 5.2017.392.1 and Condition 3 of the development approval 5.2017.247.1. Insert updated condition to reflect the consolidated maximum number of employees and customers who would be on-site across both land uses.

The conditions of development approval 5.2017.392.1 are contained in **Attachment 2** and the conditions of development approval 5.2017.247.1 are contained in **Attachment 3**.

The development plans of the proposal are included as **Attachment 4**. Supporting information provided by the applicant are included in **Attachment 5**, including a description of the business, a Parking Management Plan and a Parking Survey.

BACKGROUND:

Landowner:	North Perth Investment Pty Ltd
Applicant:	Xiaoyang Yang and Yonglin Zhang
Date of Application:	29 October 2019
Zoning:	MRS: Urban LPS2: District Centre
Built Form Area:	Town Centre
Existing Land Use:	Eating House and Non-Medical Consulting Rooms (Unlisted Use)
Proposed Use Class:	Café and Shop
Lot Area:	191m ²
Right of Way (ROW):	Yes – 5.0 metres wide, City owned, drained and sealed
Heritage List:	No

The subject site is bound by Fitzgerald Street to the west, a ROW to the east and commercial properties to the north and south. A location plan is included in **Attachment 1**.

The subject site and adjoining northern, western and southern properties are zoned District Centre under LPS2 and are located within the Town Centre built form area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). The adjoining properties to the east are zoned Residential R40 under LPS2 and are within the Residential built form area under the Built Form Policy.

Previous Approvals:

The site was previously approved under two separate development approvals.

The first approval was issued on 31 October 2017 for a Change of Use from Shop to Eating House and Signage Addition (5.2017.247.1). This approval was granted under delegated authority subject to conditions. The determination notice and approved development plans are included as **Attachment 3**.

The second approval was granted by Council at its Ordinary Council Meeting 12 December 2017 for a Change of Use from Eating House to Non-Medical Consulting Rooms (Unlisted Use) (5.2017.392.1) subject to conditions. The Minutes of the 12 December 2017 Ordinary Council Meeting and the Approved Development Plans are included as **Attachment 2**. Condition 6 of development approval stated that the approval was for a period of 12 months only and this lapsed on 12 December 2018. The business has continued operating after this date.

The initial application was separated into two separate development applications as the Eating House was capable of determination under Delegated Authority and would allow the applicant to commence the use without the delays associated with the Non-Medical Consulting Rooms (Unlisted use) that required Council determination.

The previous development applications were assessed under the City's Town Planning Scheme No.1 (TPS1). Under TPS1 the café component of the proposal was classified as Eating House and the foot spa and massage component was classified as Non-Medical Consulting Rooms (Unlisted Use). Under LPS2 the café component is now classified as Restaurant/Café and the foot spa and massage component is classified as Shop.

The City has not received any formal complaints regarding amenity impacts associated with the Restaurant/Café and Shop business since it began operating in early 2018.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the Built Form Policy and Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Non-Residential 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	Previously approved	Requires further Discretion
Land Use	✓		
Parking & Access			✓
Bicycle Parking	✓		

Detailed Assessment

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

Parking & Access	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements <u>Restaurant/Café</u> 0.15 car bays per persons. 1.8 car bays required (based on 12 persons on-site).	

Parking & Access	
Deemed-to-Comply Standard	Proposal
<u>Shop</u> 3.5 car bays per 100m ² of Net Lettable Area (NLA). 2.52 car bays required (based on the Shop NLA of 72m ²).	
<u>Previously Approved Shortfall</u> 0.87 car bays (5.2019.392.1).	
<u>Total</u> 4 car bays required on-site.	
	2 car bays provided on-site.

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

CONSULTATION/ADVERTISING:

The application has been reviewed against the City's Policy No. 4.1.5 – Community Consultation (Community Consultation Policy) and it was determined that the proposal did not require advertising for the following reasons:

- The subject site is zoned District Centre and is located within the North Perth Town Centre;
- The development application proposes uses that are permitted under LPS2 and the parking shortfall is less than five bays; and
- The proposed amendment would not have a significant impact on the community, or the economy, lifestyle, amenity and/or environment of any member of the community or community group.

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; and
- Policy No. 7.7.1 – Non-Residential Development Parking Policy.

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*.

Delegation to Determine Applications:

This matter has been referred to Council in accordance with the City's Delegated Authority Register as the application is an amendment to a development application that was previously determined by Council.

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

Following the gazettal of LPS2 the land uses now reasonably fall within the definition of a Restaurant/Café and Shop, both are 'P' Permitted uses within the District Centre. The application has been assessed in accordance with the City's Policy No. 7.7.1 – Non-Residential Parking (Parking Policy), Table 1 of the Parking Policy requires the Restaurant/Café and Shop to provide a total of 4.32 parking bays. Two car parking bays are provided on site and Council previously granted a shortfall for 0.87 car bays, which results in an overall shortfall for the development of two bays.

A Parking Management Plan and a Parking Survey have been prepared and submitted by the applicant as justification for the proposed parking shortfall. These are contained in **Attachment 5** and outline the following:

- Two car bays are provided on-site for the use of employees;
- There are a number of on-street car parking bays located on Fitzgerald Street and the surrounding streets which are within walking distance of the subject site;
- Two long-term and two short-term bicycle spaces are provided on-site for use by employees and customers. Two short-term bicycle spaces are located on the footpath directly in front of subject site and there are a number of other public bicycle spaces along Fitzgerald Street available for customers; and
- The subject site is within close proximity of high frequency and regular frequency bus routes along Fitzgerald Street.

The proposed parking provision is suitable for the following reasons:

- The parking shortfall has resulted from a change in Scheme and Policy requirements. It is not a result of the intensification of the development. The classification of the use of the subject site has changed from Eating House and Non-Medical Consulting Rooms (Unlisted Use) under TPS1 to Restaurant/Café and Shop under LPS2. The resultant amendment to the Non-Residential Parking Policy removed reduction factors, changed the base parking rate and changed the method of calculation. This resulted in a further parking shortfall than what was previously approved, even though the intensity of use of the subject site remains consistent with the previous approvals;
- Condition 6 of development approval 5.2017.392.1 required a cash-in-lieu contribution be made to the City for the approved shortfall. The applicant has satisfied this condition by entering into a payment plan with the City for the cash-in-lieu contribution;
- The intensity of the use of the subject site, including operating hours and number of people on-site, remains consistent with the previous approvals;
- The subject site is located in the North Perth Town Centre and the District Centre zone under LPS2. This is a high amenity area connected with pedestrian paths and the wider bicycle network. The nature of the surrounding area would allow for multi-purpose trips and reduce the overall parking demand within the vicinity;
- The subject site is located on Fitzgerald Street, which is a high frequency bus route and is serviced by five different bus routes;
- Two long-term and two short-term bicycle spaces are provided on-site for use by employees and customers. A number of public short-term bicycle spaces are located on the Fitzgerald Street verge, including two on the footpath directly in front of the subject site;
- The City's parking survey data identifies there are a minimum of 39 on-street parking bays surrounding the subject site on the east side of Fitzgerald Street, which are summarised as follows:

- Alma Road comprises a total of 19 bays between Fitzgerald Street and Ethel Street with a three hour restriction; and
- Raglan Road comprises a total of 20 bays between Fitzgerald Street and Ethel Street with a three hour restriction;
- The City's parking surveys undertaken on 28 November 2018, 30 November 2018 and 1 December 2018 reviewed the availability of the abovementioned parking bays. The findings are summarised as follows:
 - The parking bays along Alma Road between Fitzgerald Street and Ethel Street had an average occupancy rate of 55 percent on weekdays and 36 percent on weekends; and
 - The parking bays along Raglan Road between Fitzgerald Street and Ethel Street had an average occupancy rate of 78 percent on both weekdays and weekends; and
- There are a number of other on-street car parking bays located on Fitzgerald Street and the surrounding streets which are within walking distance of the subject site.

Sufficient on-site parking is provided for employees of the proposal. There is sufficient alternative transport methods and public parking within the vicinity of the subject site to accommodate any customer parking demand, without the need for a further cash-in-lieu contribution from the applicant.

Time-Limited Approval

Council's approval granted 12 December 2017 (reference 5.2017.392.1) conditioned the use of the Non-medical consulting rooms to 12 months. The time limited approval was consistent with Policy No. 7.5.22 – Consulting Rooms that required approvals for a Non-Medical Consulting Room to be restricted to a period of 12 months.

At the time of determination the foot spa and massage component of the development was classified as an Unlisted Use under TPS1 and was assessed against the Consulting Rooms Policy as Non-Medical Consulting Rooms. Following the gazettal of LPS2, the foot spa and massage component of the proposal is now classified as Shop. The subject site is located in a District Centre zone in which a Shop is permitted use under LPS2 and is not subject to discretion.

Since the business began operation in early 2018 the City has not received any complaints regarding amenity impacts associated with the Restaurant/Café and Shop business. The City's Health Services business unit have conducted regular inspections of the subject site without issue.

As the use of the subject site is not subject to discretion and the business has been operating without issue Administration recommends deletion of the previous limitation and no further limitation on the land use.

Amendments to Conditions

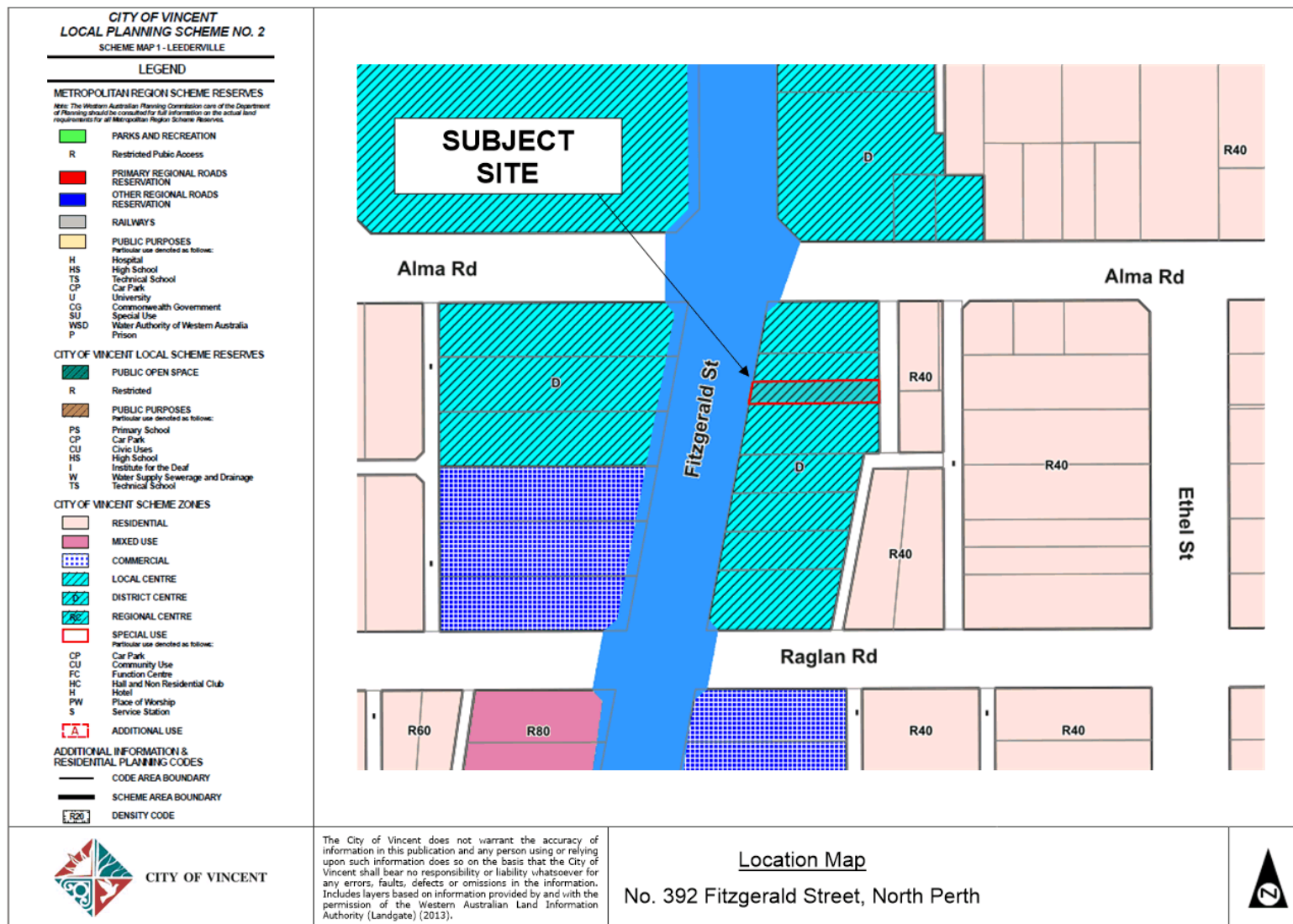
The application proposes to consolidate the two existing approvals on to one amended approval to reflect the correct land use classification and operation of the business. Condition 6 of Council's approval (reference 5.2017.392.1 **Attachment 2**) is proposed to be deleted to allow the land use to continue to operate indefinitely, as the term of approval for the foot spa and massage component of the business was previously limited for 12 months.

Condition 2.1 of development approval 5.2017.392.1 (**Attachment 3**) is proposed to be deleted as the land use is now classified as 'Shop' under LPS2 and is no longer required to comply with the Consulting Rooms Policy.

Condition 2.2 of development approval 5.2017.392.1 and Condition 3 of development approval 5.2017.247.1 are proposed to be deleted and updated to reflect the maximum number of employees and customers who would be on-site across both land uses. Condition 2.2 limited the foot spa and massage component to one consultant operating at any one time and Condition 3 limited the café component to a maximum of six persons at any one time. The applicant has requested that these conditions be deleted, the site proposes a total of 12 persons at any one time as such it is proposed to replace this condition to reflect the consolidated approval for both land uses and allow for flexibility of employee and customer numbers across the site.

Condition 4.1 of Council's approval (reference 5.2017.392.1) and condition 2.3 of development approval 5.2017.247.1 limited the hours of operation of the Eating House and Consulting Rooms 7:00am to 9:00pm Monday to Friday. As the land uses are now classified as 'P' uses under LPS2 it is not necessary to limit the hours of operation as the uses are considered not to have an amenity impact in this location.

The remaining conditions have been deleted and replaced to reflect the consolidated proposal under LPS2 and the standard conditions the City would impose on a new change of use application where the land uses are permitted. The subject site obtained an occupancy permit from the City on 2 February 2018 at which stage the City confirmed that the conditions regarding car parking, bicycle parking, signage and bin stores were satisfied. The applicant has also entered into a payment plan with the City to satisfy Condition 4 of development approval 5.2017.392.1, to ensure future compliance this condition has been retained on the determination notice.





ORDINARY COUNCIL MEETING MINUTES

12 DECEMBER 2017

9 DEVELOPMENT SERVICES**9.1 NO. 392 (LOT: 152; D/P: 50596) FITZGERALD STREET, NORTH PERTH - CHANGE OF USE FROM EATING HOUSE TO NON-MEDICAL CONSULTING ROOMS (UNLISTED USE)**

TRIM Ref: D17/152557

Authors: Andrea Terni, Urban Planner
Rana Murad, Senior Urban Planner

Authoriser: John Corbellini, Director Development Services

Ward: South

Precinct: 9 – North Perth Centre

Attachments: 1. Attachment 1 - Location and Consultation Map 
2. Attachment 2 - Development Plans 
3. Attachment 3 - Determination Advice Notes 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES BY ABSOLUTE MAJORITY the development application for Change of Use from Eating House to Non-Medical Consulting rooms (Unlisted Use) at No. 392 (Lot: 152; D/P: 50596) Fitzgerald Street, North Perth in accordance with plans shown on Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 3:

1. This approval is for Non-Medical Consulting Rooms (Unlisted Use) and associated development as shown on the plans dated received 30 October 2017. No other development is subject of this approval;
2. Use of Premises
 - 2.1. The use shall be carried out in accordance with the definition 'Non-Medical Consulting Rooms' as set out in the City's Policy No. 7.5.22 – Consulting Rooms;
 - 2.2. The use shall be limited to a maximum of one consultant operating at any one time; and
 - 2.3. The hours of operation shall be limited to the following times 7:00am to 9:00pm Monday to Sunday;
3. Interactive Front

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

Prior to occupation or use of the development, a cash-in-lieu contribution shall be paid to the City for the shortfall of 0.8728 car bays, based on the cost of \$5,400 per bay as set out in the City's 2017/2018 Schedule of Fees and Charges being a contribution of \$4,713;
5. Bicycle Bays
 - 5.1. Prior to occupation or use of the development a minimum of one (1) additional Class 1 or Class 2 bicycle parking facilities shall be provided onsite to the City's satisfaction. Bicycle bays must be provided at a location convenient to the entrance, publicly accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3; and

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ORDINARY COUNCIL MEETING MINUTES

12 DECEMBER 2017

- 5.2. Prior to occupancy or use of the development a minimum of two (2) additional Class 3 bicycle parking facilities shall be provided in the Fitzgerald Street verge, in a location to the City's satisfaction. The bicycle facilities shall be designed in accordance with AS2890.3 and all works shall be undertaken to the City's specification and satisfaction; and

6. General

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

Moved: Cr Gontaszewski, Seconded: Cr Hallett

That the recommendation be adopted.

PROPOSED AMENDMENT

Moved: Cr Gontaszewski, Seconded: Cr Harley

That a new Recommendation 6 be inserted and Recommendation 6 be renumbered 7 as follows:

6. Time Limited Approval

This approval for Non-Medical Consulting Rooms (Unlisted Use) is for a period of twelve (12) months only. Should the applicant wish to continue the use after that period, it shall be necessary to re-apply to and obtain approval from the City prior to the continuation of the use; and

6. General

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

AMENDMENT CARRIED (7-2)

For: Presiding Member Mayor Emma Cole, Cr Harley, Cr Gontaszewski, Cr Hallett, Cr Murphy, Cr Castle and Cr Fotakis

Against: Cr Loden and Cr Topelberg

ORDINARY COUNCIL MEETING MINUTES

12 DECEMBER 2017

COUNCIL DECISION ITEM 9.1

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES BY ABSOLUTE MAJORITY the development application for Change of Use from Eating House to Non-Medical Consulting rooms (Unlisted Use) at No. 392 (Lot: 152; D/P: 50596) Fitzgerald Street, North Perth in accordance with plans shown on Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 3:

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2. Use of Premises
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 - 2.2. The use shall be limited to a maximum of one consultant operating at any one time; and
 - 2.3. The hours of operation shall be limited to the following times 7:00am to 9:00pm Monday to Sunday;
3. Interactive Front

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

Prior to occupation or use of the development, a cash-in-lieu contribution shall be paid to the City for the shortfall of 0.8728 car bays, based on the cost of \$5,400 per bay as set out in the City's 2017/2018 Schedule of Fees and Charges being a contribution of \$4,713;
5. Bicycle Bays
 - 5.1. Prior to occupation or use of the development a minimum of one (1) additional Class 1 or Class 2 bicycle parking facilities shall be provided onsite to the City's satisfaction. Bicycle bays must be provided at a location convenient to the entrance, publicly accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3; and
 - 5.2. Prior to occupancy or use of the development a minimum of two (2) additional Class 3 bicycle parking facilities shall be provided in the Fitzgerald Street verge, in a location to the City's satisfaction. The bicycle facilities shall be designed in accordance with AS2890.3 and all works shall be undertaken to the City's specification and satisfaction; and
6. Time Limited Approval

This approval for Non-Medical Consulting Rooms (Unlisted Use) is for a period of twelve (12) months only. Should the applicant wish to continue the use after that period, it shall be necessary to re-apply to and obtain approval from the City prior to the continuation of the use; and

ORDINARY COUNCIL MEETING MINUTES12 DECEMBER 2017**7. General**

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

CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY (9-0)

For: Presiding Member Mayor Emma Cole, Cr Harley, Cr Gontaszewski, Cr Hallett, Cr Loden, Cr Topelberg, Cr Murphy, Cr Castle and Cr Fotakis

Against: Nil

PLAN FOR		
(Lot 152) 392 Fitzgerald Street. North Perth 6006 WA		
PURPOSE		
Change of Use		
From Retail to Cafe & Spa		
NAME OF THE BUSINESS		
 The Little Gem Cafe, Spa & Massage		
DATE 12/07/2017	DESIGNER Xiaoyang Yang	CONTACT 0425036656 / elevdesign@gmail.com

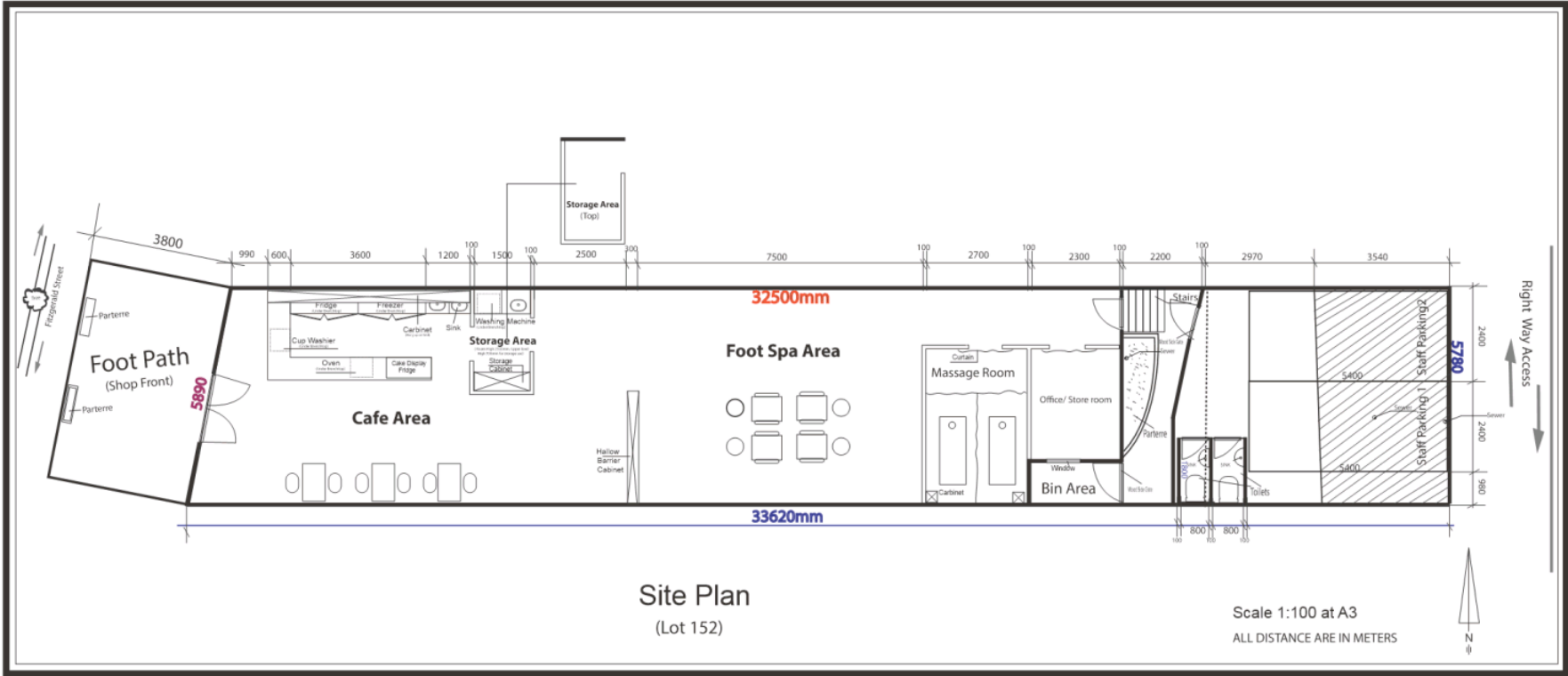
PROPOSED [The Little Gem Cafe, Spa & Massage]
TENANCY AT 392 FITZGERALD STREET,
NORTH PERTH 6006



Location Plan



1/5



PLAN FOR		
(Lot 152) 392 Fitzgerald Street. North Perth 6006 WA		
PURPOSE		
Change of Use		
From Retail to Cafe & Spa		
NAME OF THE BUSINESS		
The Little Gem Cafe, Spa & Massage		
DATE 30/ 08 / 2017	DESIGNER Xiaoyang Yang	CONTACT 0425036656 / elevdesign@gmail.com

CITY OF VINCENT
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07 Dec 2017

- 2 -

Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 392 Fitzgerald Street, NORTH PERTH

Lot, Plan/Diagram: LOT: 152 D/P: 50596

Vol. No: 2650

Folio No: 800

Application date: 20/06/2017

Received on: 13/07/2017

Serial No: 5.2017.247.1

Description of proposed development: Change of Use from Shop to Eating House and Signage Addition

Plans dated: 13 July 2017 and 27 October 2017

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

1. This approval is for a change of use from shop to eating house and associated signage only as shown on the plans dated 13 July 2017 and 27 October 2017. It does not relate to any other development on the lot;
2. Interactive Front
The development shall maintain an active and interactive relationship and uninterrupted views between the use of the development and Fitzgerald Street during the hours of the development's operation to the satisfaction of the City. Darkened, obscured, mirror or tinted glass or the like is prohibited. Curtains, blinds and other internal or external treatments that obscure the view of the eating house from Fitzgerald Street are not permitted to be used during the hours of the developments operation;
3. Number of Persons
The maximum number of customers for the eating house shall be 6;
4. Hours of operation
The hours of operation for the eating house shall be;
4.1 Monday to Friday; 7.00am to 9.00pm
5. On-Site Parking Provision
Two car parking bays are to be provided for the eating house component;
6. Car Parking and Access ways
6.1 The car parking and access areas are to comply with the requirements of AS2890.1;

- 3 -

- 6.2 The car parking area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City;

7. Bicycle Bays

One Class 1 or 2 and one Class 3 bicycle bays are to be provided for the eating house component on-site;

8. Signage

- 6.1 The proposed awning sign shall have a minimum clearance of 2.75 metres from the finished ground level to the lowest part of the sign;

- 6.2 The proposed signage shall;

6.2.1 Not have flashing or intermittent lighting;

6.2.2 Be kept in a good state of repair, safe, non-climbable, and free from graffiti for the duration of its display on-site;

6.2.3 The signage is not to interfere with sight line, distract drivers or have potential to be confused with traffic signals or road signs;

9. Bin store

A bin store is required to be provided, of sufficient size to accommodate the City's maximum bin requirement, as assessed by the City; and

10. External Fixtures

All external fixtures and building plant, including air conditioning units, piping, ducting and water tanks, shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings.

ADVICE NOTES:

1. With regard to Condition 3 and 4, any increase in the number of people for the eating house, change of use for the subject land and/or change in hours of operation shall require Planning Approval to be applied to and obtained from the City;
2. The applicant is required to obtain an Occupancy Permit from the City;
3. With regard to Condition 7, it is recommended that the applicant liaise with the City to determine the appropriate location for the required bicycle bays;
4. All car parking bays shall be dimensioned on the Building Permit application working drawings and all car parking facilities shall meet or exceed the minimum specifications of AS2890;
5. The Right of Way shall remain open at all times and must not be used to store any building or other material or be obstructed in any way. The Right of Way surface (sealed or unsealed) shall be maintained in a trafficable condition for the duration of the works. If at the completion of the development the Right of Way condition has deteriorated, the applicant/developer shall make good the surface to the full satisfaction of the City;

- 4 -

6. An Infrastructure Protection Bond for the sum of \$1000 together with a non-refundable inspection fee of \$100 shall be lodged with the City by the applicant, prior to commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable;
7. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve;
8. Standard 'Visual Truncations', in accordance with the City's Policy 2.2.6 and/or to the satisfaction of the City are to be provided at the intersection of the road reserve or Right of Way boundary, and all internal vehicle access points to ensure that the safety of pedestrians and other road users is not compromised. Details of all required visual truncations shall be included on the building permit application working drawings; and
9. 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.

Date of determination: - 31 October 2017

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

Signed:  Dated: 31 October 2017

JOSLIN COLLI
COORDINATOR PLANNING SERVICES
for and on behalf of the City of Vincent

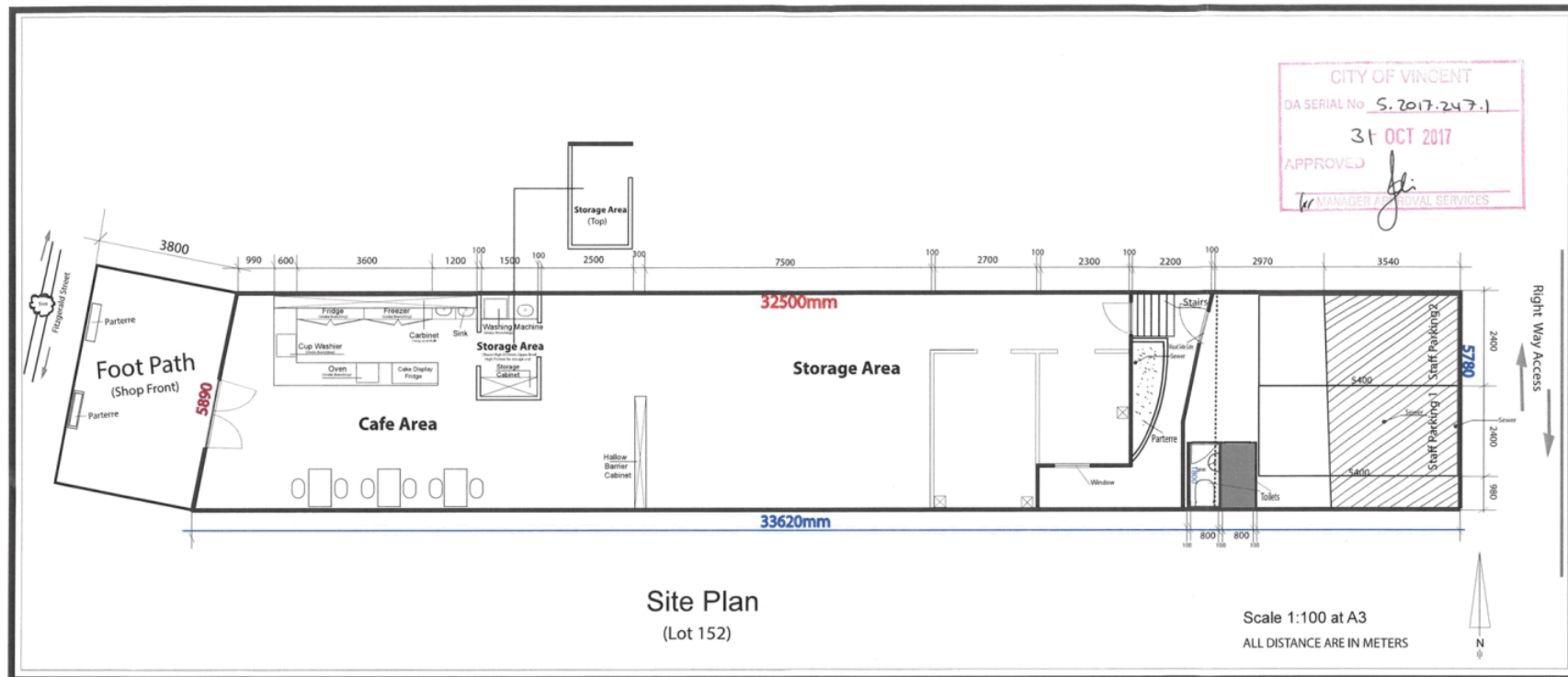


SIGNAGE ELEVATIONS

PLAN FOR			
(Lot 152) 392 Fitzgerald Street. North Perth 6006 WA			
PURPOSE		Change of Use	
		From Retail to Cafe & Spa	
NAME OF THE BUSINESS		The Little Gem Cafe, Spa & Massage	
DATE 12/07/2017	DESIGNER Xiaoyang Yang	CONTACT 0425036656 / elevdesign@gmail.com	



SHEET 5 OF 5



PLAN FOR		
(Lot 152) 392 Fitzgerald Street. North Perth 6006 WA		
PURPOSE		
Change of Use		
From Retail to Cafe & Spa		
NAME OF THE BUSINESS		
The Little Gem Cafe, Spa & Massage		
DATE	DESIGNER	CONTACT
30/ 08 / 2017	Xiaoyang Yang	0425036656 / elevdesign@gmail.com





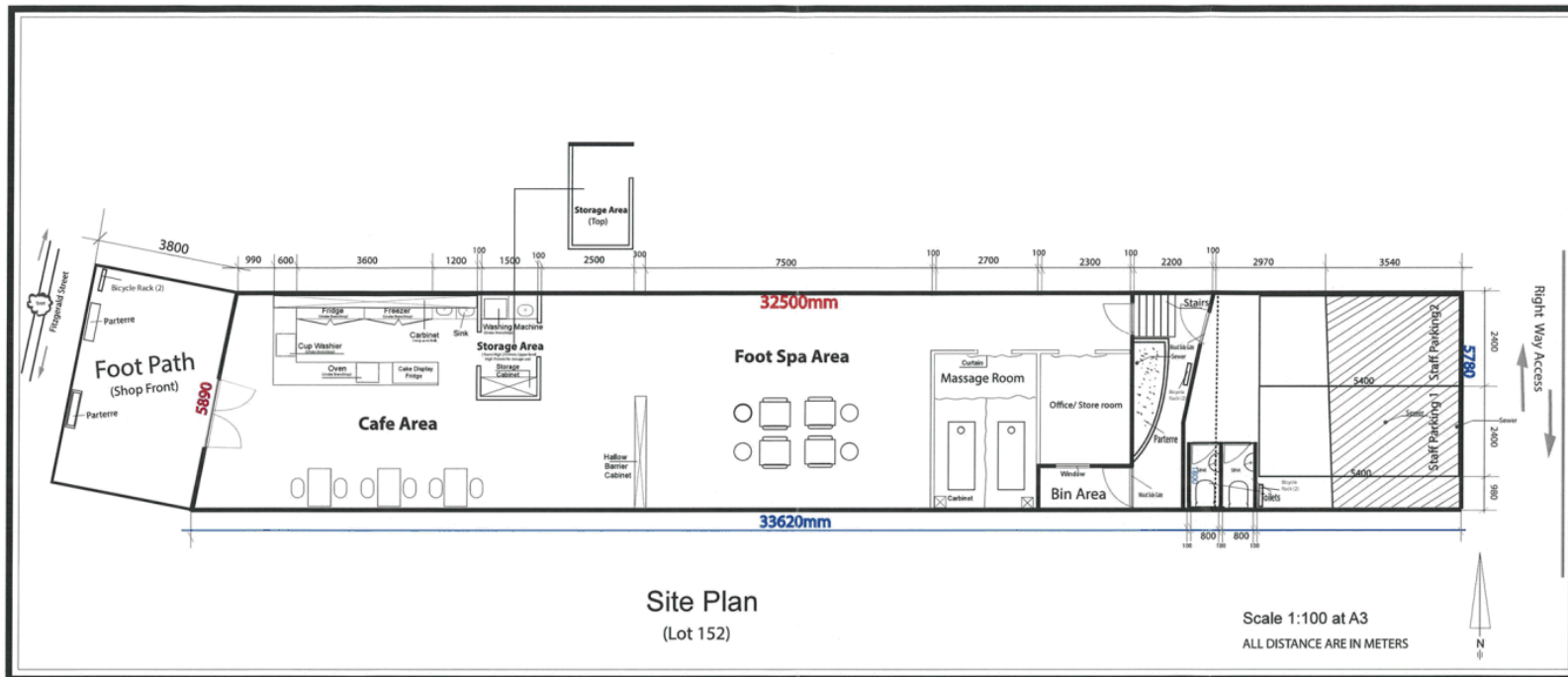
PROPOSED [The Little Gem Cafe, Spa & Massage]
TENANCY AT 392 FITZGERALD STREET,
NORTH PERTH 6006

PLAN FOR	392 Fitzgerald Street, North Perth 6006 <small>(Lot 152)</small>
PURPOSE	Re-Apply Development Application
NAME OF THE BUSINESS	 The Little Gem Cafe, Spa & Massage
DATE 19/10/2019	DESIGNER Xiaoyang Yang CONTACT 0425036656 / thelittlegemcafe@gmail.com



Location Plan





PLAN FOR			
(Lot 152) 392 Fitzgerald Street. North Perth 6006 WA			
PURPOSE			
Re-Apply development application			
NAME OF THE BUSINESS			
The Little Gem Cafe, Spa & Massage			
DATE 19/10/2019	DESIGNER Xiaoyang Yang	CONTACT 0425036656 / thelittlegemcafe@gmail.com	

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5 December 2019



[Xiaoyang Yang & Yonglin Zhang]

[Director]

[**The Little Gem _ Cafe , Spa, Massage**]

[392 Fitzgerald St. North Perth. WA 6006]

ABN: [42 165160510]

ACN: [165160510]

[The Little Gem]
Cafe | Spa | Massage

Statement Outlining:

- Proposed use of the site, including all activities which will be undertaken;
- Hours and days of operation;
- Number of employees;
- Max number of customers at any given time;
- Type of equipment being used (machinery, noise amplifiers etc);
- Details of car parking that will be provided for the use;
- Any other relevant information

Prepared: [19th- Oct - 2019]

Business name: The Little Gem Cafe Spa Massage

Business location: 392 Fitzgerald St. North Perth. WA 6006

Business owner(s): Xiaoyang Yang & Yonglin Zhang

About This Business

The Little Gem in North Perth is, well, a little gem. It's a glorious cafe on Fitzgerald Street with menus that rotate monthly with quality cafe fare, from Sandwiches and Pancakes through to coffees and milkshakes. Better yet, as you'll be able to tell from this North Perth haunt's full name, The Little Gem Cafe Spa Massage is a great spot for a bit of pampering before or after you're done eating. We're honestly pushed to think of a better spot in this part of Perth for taking the edge off and having a solid bit of quality you time.

Proposed use of the site

An unique cafe at the front of the shop, combine with a foot bath area in the middle of the shop, a massage treatment room at the back.

You can enjoy a cuppa or some foods before or after body treatment or even while when you're doing foot bath or foot massage treatment. Ofcause, you can walk in just have foods/ drinks or just get a *massage treatment (*walk-ins welcome but subject to daily Appointment.)

Hours and Days of Operation

- 7 DAYS OPEN

Monday – Sunday 7am -9pm

Number of Employees

- TWO (2)

Number of Customers

- TEN (10)


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29 October 2019

Details of car parking



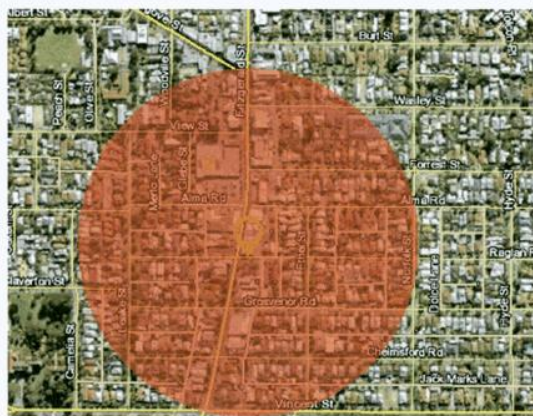
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Public On Street Car Parking Map

 392 Fitzgerald street, north perth 6006 (Set as Central)
 Fitzgerald Street (within 100m)
 Alma Road (within 100m)
 Raglan Road (within 100m)
 Ethel Street (within 100 m)
 Grosvenor Road (within 100m)
 Chelmsford Street (Within 100m)

TICKET FREE 1/4 P MON-FRI 8AM-12NOON SAT	TICKET FREE 1 P MON-FRI 8AM-12NOON SAT	TICKET FREE 2 P MON-FRI 8AM-12NOON SAT	TICKET FREE 3 P MON-FRI 8AM-12NOON SAT	TICKET FREE 5 P MON-FRI 8AM-12NOON SAT	TICKET FREE 1/4 P DISABLE MON-FRI 8AM-12NOON SAT	TICKET 1 P MON-FRI 8AM-12NOON SAT
4	7	-	-	-	2	4
-	-	-	31	25	-	-
-	-	-	25	18	-	-
-	-	-	36	-	-	-
-	-	-	25	-	-	-
-	-	40	-	-	-	-

TOTAL: 217 bays
(within 100 meters of this six streets)



Set 392 Fitzgerald street as central, We believe, within 400 meters estimate have over 400 Public on street car bays.

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Staff Parkings

- TWO (2) Staff Parking at the back of the shop

Bicycle bays

- **PRIVATE BAYS:** TWO(2) Bicycle bays at shop front, TWO(2) Security Bicycle bays at the backyard of the shop, Two(2) outside of the backyard. **Totally 6 of bicycle bays.**
- **Public Bicycle Bays:** from Vincent street to Angrove Street, **Totally SIXTEEN (16) bays**

Public transport Bus: North Perth Plaza (Stop Number 12814)

No. 19/ 361 / 362 / 960

(High Frequency buses, **Every 15 minutes** between 7am and 7pm Monday to Friday. **Every 15 minutes** between 8am and 7pm on Saturdays. **Every 15 minutes** between 9am and 7pm on Sundays.)

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29 October 2019

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:	XIAOYANG YANG & YONGLIN ZHANG
Address:	392 FITZGERALD STREET. NORTH PERTH 6006
Phone:	0425036656
Email:	thelittlegemcafe@gmail.com
Applicant Signature:	

Property Details	
Lot Number:	152
Address:	392 Fitzgerald Street. North Perth 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:	2 off street parkings & over 400 on street FREE parkings
Total Number Short Term Bicycle Parking Spaces:	6 off street
Total Number Long Term Bicycle Parking Spaces:	16 on street
Total Number Other Bays:	4 one hour ticket on street parkings

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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	19 / 361 / 362 / 960

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CITY OF VINCENT
RECEIVED
29 October 2019

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. With reference to Condition 1.2.1, Restaurant/Café *means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licensed under the Liquor Control Act 1988.*
3. With reference to Condition 1.2.1, Shop *means premises other than a bulky goods showroom, a liquor store – large or a liquor store – small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.*
4. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Development Application and Building Permit application, being submitted and approved prior to the erection of the signage.
5. With reference to Condition 1.6 of this approval it is noted that this contribution relates to Council's approval 12 December 2017 and the owner/applicant has already entered into a payment plan with the City to satisfy the condition.

9.3 NOS. 452-460 (LOT: 1; D/P: 613) WILLIAM STREET, PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO SHOP (UNAUTHORISED EXISTING DEVELOPMENT)

Ward: South

Attachments:

1. Consultation and Location Map [↓](#) 
2. Development Plans [↓](#) 
3. Supporting Information [↓](#) 
4. Firearm Storage Requirements [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for proposed Alterations and Additions to Shop (Unauthorised Existing Development) at No. 452-460 (Lot: 1; D/P: 613) William Street, Perth, in accordance with the plans provided in Attachment 2, for the following reasons:

1. The development does not satisfy the deemed-to-comply standards of Clause 1.3 Corner Sites and Clause 1.4 Ground Floor Design of Policy No. 7.1.1 – Built Form, nor does it satisfy the Design Principles and Local Housing Objectives as:
 - 1.1 The roller shutters reduce activation provided to both street frontages, which diminishes the corner presentation and reduces visibility of the internal use from the street;
 - 1.2 The appearance of the roller shutters, as a security measure, adversely detracts from the appearance of the streetscape; and
 - 1.3 As a result of the roller shutters, the use does not integrate with the adjoining public spaces and does not adhere to the performance criteria of the Western Australian Planning Commissions, Design out Crime Planning Guidelines;
2. The development does not satisfy the Built Form Guidelines of Clause 7(v) of the City's Planning and Building Policy Manual – Appendix No.18 Design Guidelines, William Street, between Bulwer and Newcastle Streets, Perth, nor does it satisfy the development objectives as the development is not an appropriate design for the context of the place;
3. The development does not satisfy the Acceptable Development standards of Clause 4 in relation to Building Scale, Bulk and Mass of Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, nor does it satisfy the performance criteria as the roller shutters are not respectful of or compatible with the existing fabric of the building and the detracts from the landmark quality of the heritage place;
4. As a consequence of the adverse appearance of the roller shutter addition and subsequent reduced street surveillance, the proposed development:
 - 4.1 Is not compatible nor complimentary to the town centre area in which it is located (Clause 67(m) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*); and
 - 4.2 Would detract from the amenity and character of the locality and would set an undesirable precedence (Clause 67(n) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*); and
5. Within 28 days from the issuing of the notice of determination, the roller shutters must be removed from the façade and the affected areas of the façade restored to their original form, to the satisfaction of the City.

PURPOSE OF REPORT:

To consider an application for development approval for unauthorised existing development of roller shutter additions to an existing shop at Nos. 452-460 William Street, Perth (subject site).

PROPOSAL:

The application seeks approval for roller shutter additions to the external windows and doors at the subject site. The works are unauthorised existing development as the roller shutters were installed in early 2019. The roller shutters are open when the business is operating, and closed outside of business hours. The business hours for the shop are as follows:

- Monday – Friday: 9:00am – 5:00pm
- Saturday: 9:00am – 12:00pm
- Sunday: Closed

The development plans of the proposal are included as **Attachment 2**. Supporting information provided by the applicant, such as written justification, Heritage Impact Statement, and correspondence from the Western Australian Police, are included as **Attachment 3**.

BACKGROUND:

Landowner:	A Yozzi & F A Yozzi
Applicant:	A Yozzi & F A Yozzi
Date of Application:	26 November 2019
Zoning:	MRS: Urban, Other Regional Road Reservation LPS2: Zone: District Centre
Built Form Area:	Town Centre
Existing Land Use:	Shop
Proposed Use Class:	Shop
Lot Area:	531m ²
Right of Way (ROW):	Not Applicable
Heritage List:	Management Category A, State Registered Place

The subject site is located on the corner of William Street and Brisbane Street and is zoned District Centre under the City of Vincent Local Planning Scheme No. 2 (LPS2). The subject site is one lot under sole ownership, currently occupied by five tenancies being Nos. 452, 454, 456, 458 and 460 William Street. The development subject to this application is located on the corner tenancy at No. 460 William Street, Perth. The location of the subject site is included as **Attachment 1**.

The subject site is bound by William Street to the west, Brisbane Street to the north and commercial properties to the east and south. The land to the east, south and west of the subject site is zoned District Centre under LPS2 and consists of a range of commercial tenancies including restaurants, small bars, cafes, shops, gyms and offices. The land to the north-east of the development site is zoned Mixed Use R80 under LPS2 and comprises residential development including single houses, grouped dwellings and a shop house. The land to the north-west of the development site is zoned Commercial under LPS2 and comprises of a restaurant.

William Street is reserved as an Other Regional Road (ORR) under the Metropolitan Region Scheme, a portion of which affects the western boundary and street corner truncation of the subject site.

The subject site is located within the William Street Design Guideline area and within the Northbridge Town Centre. The subject site is registered on the City's Heritage List and Municipal Heritage Inventory as Management Category A (Conservation Essential). The subject site is also a State Heritage Registered Place. The two-storey building was constructed in 1915 with shops on the ground floor and residences above for the shop tenants. The building is of Federation Free Classical style that has cultural significance for being a recognised landmark at the northern entry to the commercial area of Northbridge. The subject tenancy appears to have been used as a shop since it was constructed in 1915.

The subject site is recreational sports store which includes the sale of firearms and ammunition, the landowner installed the roller shutters in early 2019 following an audit conducted by the Western Australian

Police to meet relevant requirements of the *Firearms Act 1973* and the *Firearms Regulations 1974* and to enable the landowners Firearms Dealers License to be renewed.

Following compliance investigation in August 2019, the applicant submitted a development application on 26 November 2019 seeking approval for the roller shutters. A development application is required as the subject site is on the Heritage List and includes departures from the deemed-to-comply requirements of the City's LPS2.

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 (Built Form Policy), Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy) and Planning and Building Policy Manual – Appendix No. 18 Design Guidelines, William Street, between Bulwer and Newcastle Streets, Perth (William Street Design 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
Heritage Management		✓
Corner Sites		✓
Ground Floor Design		✓
William Street Design Guidelines		✓

Detailed Assessment

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

Heritage Management	
Deemed-to-Comply Standard	Proposal
Policy No. 7.6.1 – Heritage Management – Part 4 Development to Heritage Listed Buildings <i>The Heritage Management Policy sets out Acceptable Development standards in lieu of deemed-to-comply standards.</i> Additions should not obscure or alter an element that contributes to the significance of the place.	Roller shutter additions impact the landscape quality that contributes to the significance of the place.
Corner Sites	
Deemed-to-Comply Standard	Proposal
Policy No. 7.1.1 – Built Form Clause 1.3 Uninterrupted activation of both street frontages.	Roller shutters reduce activation to William Street and Brisbane Street.
Ground Floor Design	
Deemed-to-Comply Standard	Proposal
Policy No. 7.1.1 – Built Form Clause 1.4 Active frontage should be maximised. Security measures located internally behind the glazing line. Security measures transparent and visually permeable.	Roller shutters reduce the active frontage outside of business operating hours. Roller shutters are located externally in front of the glazing. Roller shutters are visually impermeable.

William Street Guidelines	
Deemed-to-Comply Standard	Proposal
Appendix No. 18 - William Street Guidelines Clause 7 (v) – Street Front Openings External visually impermeable roller shutters are not permitted.	Visually impermeable roller shutters are provided to all external windows and doors.

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 4 December 2019 to 17 December 2019. The method of consultation included website notification and 21 letters being mailed to all the owners and occupiers of the properties adjoining the subject site, as shown in **Attachment 1**.

During the community consultation, the City received one submission that neither supports nor objects to the proposal but raised the following concerns:

- Concerns in relation to adverse visual impacts as a result of the roller shutters; and
- Concerns in relation to adverse impacts to the heritage fabric of the building.

Administration's response to these items is included in the comments section of this report. The applicant submitted a Heritage Impact Statement and written justification addressing the visual and heritage impacts of the proposal, as included in **Attachment 3**.

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 on 10 January 2020 advised that while the proposed roller shutter additions would have a negative impact on the cultural significance of the place, with the bulk of the roller shutters and its casing being visible from the street, the roller shutters are reversible and will not cause any permanent damage to the place. The Heritage Council accepts that the firearms business has unique security requirements and therefore the installation of roller shutters are supported by the Heritage Council. The Heritage Council recommended a condition of approval requiring the roller shutters to be removed once the firearms business ceases.

Referral to DPLH was not required in relation to the ORR as the development value is less than \$20,000 and as the proposal is an incidental addition that does not have the intention to alter the existing access arrangements.

Design Review Panel (DRP):

Referred to DRP: Yes

Administration referred the proposed development plans to the City's DRP Heritage specialist for comment in relation to the heritage and streetscape impacts of the proposal. The DRP member provided the following comments:

- The cultural heritage values of the subject site have been assessed as aesthetic and historic. The building is a significant landmark on the corner of Brisbane and William Streets and is a good and intact example of the Federation Free Classical style of architecture. The subject tenancy is located on the corner and it exhibits the aesthetic cultural heritage value. The ground floor of the subject tenancy strongly contributes to the overall aesthetic values of the place. The introduction of solid steel shutters to the external of the ground floor façade negatively impacts on the adjoining buildings and the surrounding context and negatively impacts on the assessed cultural heritage values for the subject site.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Firearms Act 1973*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Firearms Regulations 1974*;
- 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. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties;
- Planning and Building Policy Manual – Appendix No.18 Design Guidelines, William Street, between Bulwer and Newcastle Streets, Perth; and
- Western Australian Planning Commission – Designing Out Crime Planning Guidelines.

Matters to be considered

The following matters set out in Schedule 2, Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* are relevant matters Council is to have due regard to as part of determining this application:

- (k) *the built heritage conservation of any place that is of cultural significance;*
- (m) *the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) *the amenity of the locality including the following –*
 - (i) *environmental impacts of the development;*
 - (ii) *the character of the locality; and*
 - (iii) *social impacts of the development.*

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*.

Delegation to Determine Applications:

This matter has been referred to Council for determination at the request of the applicant.

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:Corner Sites, Ground Floor Design and Street Front Openings

The Built Form Policy requires developments to provide uninterrupted activation to street frontages to maximise street surveillance. The Built Form Policy also requires any security measure to be visually permeable and located internally or to be recessed between elements in the façade. The William Street Design Guidelines does not permit visually impermeable roller shutters as an appropriate security measure for street front openings.

The proposal involves visually impermeable roller shutters to all street facing windows and doors that reduce activation to William Street and Brisbane Street. The roller shutters are located externally and are not recessed between elements of the façade.

The City received comments during the community consultation that raised concerns in regards to adverse visual impacts as a result of the roller shutters.

The applicant has justified the roller shutters as being appropriate in the context of the shop being a Firearms Dealer, and are necessary to satisfy the requirements of the *Firearms Regulations 1974*. The applicant considers the roller shutters improve the aesthetics of the building while providing community safety and criminal deterrence.

The proposed roller shutters do not meet the local housing objectives of the City's Built Form Policy or the Development Objectives of the William Street Design Guidelines for the following reasons:

- The subject site is the northern entry to the Northbridge Town Centre. William Street is a high-traffic street that is a gateway to the Perth Central Business District from the eastern and northern suburbs. Surrounding land uses include commercial tenancies including restaurants, small bars, cafes, shops, gyms and offices. The surrounding land uses feature day time and night time operation and night life in this location is apparent;
- The roller shutters are proposed to be open during business operating hours and closed outside of the operating hours. Based on the operating hours of the shop, the roller shutters would be closed on weekdays after 5:00pm, on Saturdays after 12:00pm and all day on Sundays. The roller shutters would only impact the integration of the shop with adjoining public spaces outside of the business operating hours;
- The roller shutters provide a solid, blank and unarticulated facade that results in a bulky and visually imposing structure to the street. The solid form of the proposed roller shutters appear obtrusive to the streetscape and are not in keeping with the scale and character of the established streetscapes or locality. The roller shutters adversely impact the quality of the pedestrian environment and the overall appeal and aesthetics of an area;
- The Built Form Policy promotes developments within Town Centre Areas to have an 'active front', providing interaction between the development and the street. While the roller shutters are closed, all visual connection and passive surveillance from the shopfront into public spaces is absent. As a result, the liveliness, interest, comfort and safety of the surrounding public spaces is reduced;
- The Western Australian Planning Commission's Designing Out Crime Guidelines (the Guidelines) detail that active frontages have a positive impact on safety. The Guidelines advise that the inclusion of roller shutters could detract from the amenity of an area, resulting in an increase in the perception or fear of crime and that all other security measures should be investigated prior to introducing roller shutters. As the subject site is located within a Town Centre area, an active and engaging frontage is fundamental, but is lost as a result of the proposed roller shutters which may result in an increase in perception of crime within the area;
- The William Street streetscape is open in style with traditional shopfronts, large areas of glazing, alfresco and balconies. Administration conducted an audit for roller shutters within the William Street Design Guideline Area and following a site inspection it was found there was a total of seven tenancies with unauthorised roller shutters installed to street facing windows and doors. Four of the roller shutters were visually permeable and three visually impermeable;
- If approved, the proposal would set an undesirable precedence for roller shutters within the City. A precedent for further approvals could result in consolidated detrimental impact on the valued visual character of prominent arterial streets and Town Centres within the City.

Heritage Management

The subject site is identified as Heritage Management Category A. The Heritage Management Policy does not provide any specific acceptable development specifications for roller shutters or other security measures provided to heritage buildings. The Heritage Management Policy does require additions and alterations to not obscure any element that contributes to the significance of the place. The roller shutters when closed obscure the traditional shopfront windows and detract from the landscape quality of the place.

The City received comments during the community consultation that raised concerns in regards to adverse impacts to the heritage fabric of the building.

The applicant submitted written justification and a Heritage Impact Statement in support of the proposal, included as **Attachment 3**. The applicant considers that the roller shutters are not of a permanent nature and could be easily removed without damaging the façade of the building. The applicant has justified the roller shutters as being appropriate as they are not visible during operating hours and that the roller shutters do not interfere with the heritage brick façade nor any of the heritage aesthetics.

The proposed roller shutters do not meet the performance criteria of the Heritage Management Policy and are not acceptable development for the following reasons:

- The building is of Federation Free Classical style that has cultural significance for being a recognised landmark at the northern entry to the commercial area of Northbridge. The Statement of Significance of the place recognises the landmark significance of the heritage place. The roller shutters visually dominate the corner presentation of the heritage building and adversely detract from the landmark quality of the building that contributes to the significance of the place;
- The roller shutters provide a negative cultural heritage impact to the streetscape and presentation of the place, with the bulk of the roller shutters when closed, being visible from both street frontages. The roller shutters obscure the traditional shop front windows of the development and are not respectful of the existing fabric of the building;
- It is acknowledged that the roller shutters are completely reversible, being installed over timber framing and would provide little to no physical damage to the building; and
- The City's DRP Heritage specialist has reviewed the proposal and concludes that the introduction of solid steel shutters to the external of the ground floor façade negatively impacts on the adjoining buildings and the surrounding context and negatively impacts on the assessed cultural heritage values for the subject site.

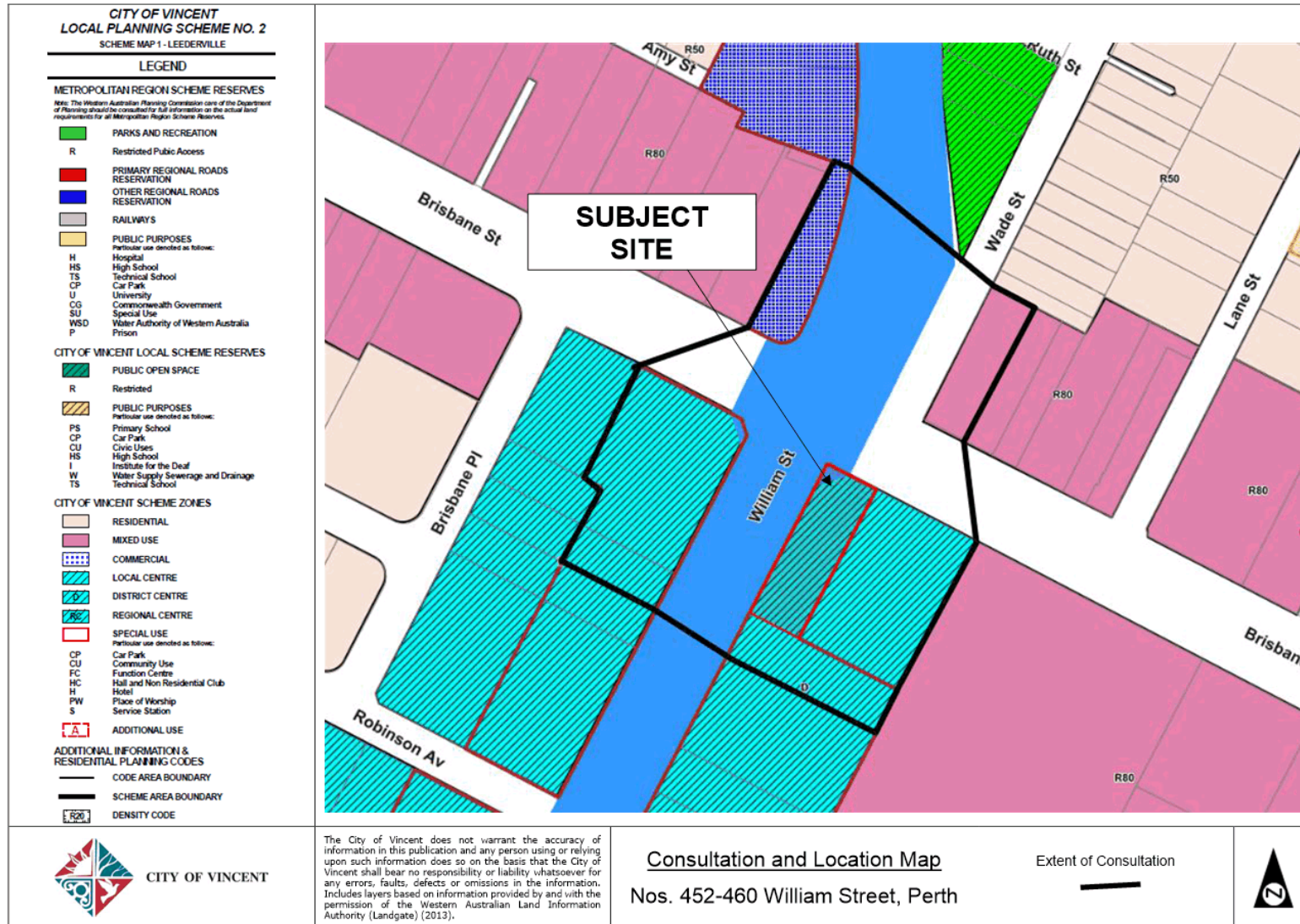
In relation to the subject sites State Heritage listing, comments received from the Heritage Council acknowledged that the roller shutters would have a negative cultural heritage impact to the streetscape and presentation of the place, but support the proposal as the development is reversible.

Other Legislation

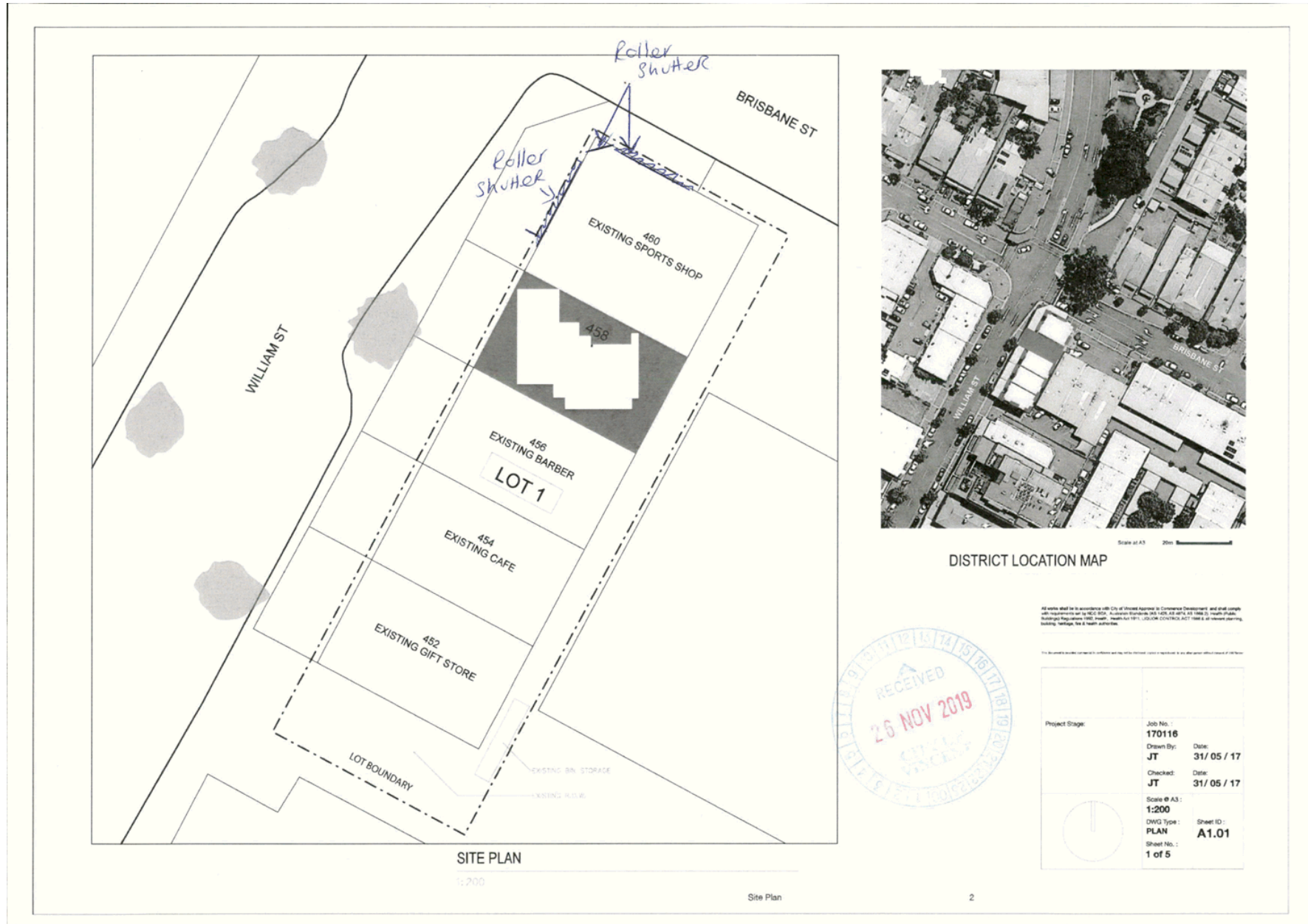
Firearms in Western Australia are governed by the *Firearms Act 1973* and the *Firearms Regulations 1974* (*Firearms Regulations*). Regulation 11A of the *Firearms Regulations* is the relevant piece of legislation governing the safe storage of firearms. In accordance with Regulation 11A(2) firearms and ammunition are to be stored in a locked cabinet or container that meet relevant specifications as detailed in Schedule 4 of the *Firearms Regulations*. A copy of these requirements are included in **Attachment 4**.

Administration has reviewed the applicable specifications as well as the correspondence from the Western Australian Police Force and understands the context of why the roller shutters have been installed to satisfy the *Firearms Regulations* relevant requirements. Schedule 4 of the *Firearms Regulations* does not specifically require roller shutters as a form of safe storage of firearms, and allows for other alternative security measures to be considered.

While the roller shutters satisfy the requirements of the *Firearms Regulations* in relation to firearm storage, they do not satisfy the relevant requirements of the City's Built Form Policy and William Street Design Guidelines as outlined above.









North Eastern Elevation (Brisbane Street)



Western Elevation (William Street)



North western Elevation

ISSUES TO BE DISCUSSED AT FUTURE CITY OF VINCENT COUNCIL MEETING 2020

452-460 WILLIAM STREET, PERTH – INSTALLATION OF SOLID ROLLER SHUTTERS

- Causing immense unnecessary stress on 93 year old Mr Yozzi and his family.
- Community safety and criminal deterrence, being the critical issue at hand.
- WAPOL instructed Mr Yozzi to upgrade his security to enable his dealer's licence to be renewed and to keep his business open.
- Solid Roller shutters installed in compliance with the Police Firearms Act to combat firearms theft.
- Various reports in the media in relation to firearms and ammunition theft, the crime rate has risen considerably in the past few years.
- Latest incident robbery at Claremont Firearms, Yangebup in November 2019. Earlier this year on 4 September 2019 firearms store robbery in Perth, being Barry and sons in Beckenham in which the owner was robbed and abducted bound and gagged and bashed with an iron bar.
- The solid Shutters do not interfere in any way, shape or form with the heritage brick and stucco façade nor any of the heritage aesthetics "concern with beauty or the appreciate of beauty". The solid roller shutters are located under the roof on the windows only.
- The solid roller shutters actually improve the aesthetics of the building if you compare the photos of before and after.
- Community safety and criminal deterrence.
- In Council's letter of 24 September 2019 to Mr Yozzi you state *"examples of security measures that may be acceptable to the City are attached"*. The photos attached to your letter show no options that are acceptable for the WAPOL in relation to the safety of a firearms store. Mr Yozzi already has security grills behind his glass windows which have been there for many years and upon recent auditing of the premises by WAPOL these grills are no longer sufficient as a standalone safety measure and needed to have the solid roller shutters installed together with the grills, as the solid roller shutters will deter criminal activity.
- As stated on Today Tonight on 11 November 2019 the council's examples of acceptable caged solid roller shutters (grills) keep the firearms and ammunition in full view, as the public can see through these, which is precisely what the Police are trying to avoid.
- The solid Roller shutters are rolled up into the window during the day and are only down after COB (for the safety of the community) and down on Sundays as it is not a business day.
- Mr Yozzi installed the solid roller shutters at a cost of \$13,500. Who is going to reimburse Mr Yozzi's costs if Council does not approve the retrospective Development Application.
- If the retrospective Development Application is not approved some persons need to reimburse Mr Yozzi his costs of \$13,500 being the costs for installation of the solid roller shutters and the \$441 for the retrospective Development Application., that the Council has stated in their letters to Mr Yozzi of 24 September 2019 and 25 October 2019, is unlikely to be supported by the City in light of the applicable planning policies.
- As proposed in our email to the council of 17 November 2019 "it is proposed that an exemption to the heritage requirements be given (approved), regarding the unique nature of Mr Yozzi's situation. Mr Yozzi's proposal is that the Council could approve the existing solid roller shutters for the period the premises remains a firearms shop, allowing him to keep the solid roller shutters up until the shop reverts to an alternative use" or closes.
- When the time arrives that the premises is no longer being used as a firearms store, time will be required for the family to work with the WAPOL to remove the firearms and ammunition from the premises which may take some time. Once this has been achieved the solid roller shutters can then be removed. This is the most logical way to resolve this unique situation.

Heritage Impact Statement

Name of Place: Shops

Date: 19 November 2019

Prepared By: To be completed Mr Yozzi

Prepared For: To be completed City of Vincent

The Place/Area: 452-460 William Street, Perth (Tony Yozzi Sports and Sons)

Heritage Listings:

- City of Vincent Heritage List
- State Register
- Register of the National Estate
- Classified by the National Trust

Statement of Significance:

Shops, 452-460 William Street, a two-storey terrace of five shops and dwellings constructed in the Federation Free Classical style in load bearing brick, with stucco decorative treatments and a corrugated iron skillion roof, has cultural heritage significance for the following reasons: the place is a significant landmark at the intersection of William and Brisbane Streets and is a recognised landmark at the northern entry to the commercial area of Northbridge; the place is a good and intact example of a two-storey terrace of shops and dwellings designed in an idiosyncratic rendering of the Federation Free Classical style and it is representative of a form of building where retailers lived over their premises, a practice once common in Western Australia during the late nineteenth and early twentieth centuries; and, the place was designed by well-known Architect Jack Ochiltree and built for Dr. Daniel Kenny, a very prominent doctor in Western Australia in the late nineteenth and early twentieth century and a renowned investor and speculator in real estate. The rear brick single leaf infilling and fibro cement balustrade cladding have little significance.

The shop/houses at 452-460 William Street, are a rare and fine example of the Federation Art Nouveau style. They are a landmark at the corner of a busy and prominent intersection which marks the entry into Northbridge. Changes to the retail and accommodation activities of the place inform of changes in the district's changing demographics and economic fortunes

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

To be completed *the roller shutters are not of a permanent nature
+ can be easily removed without damaging the facade of building

*the roller shutters are not visible during the day (business hours) + are only closed after business hours
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

To be completed *the will be closed after business
*the shutters improve the aesthetics of the building compared to what was previously there.

the solid shutter do not interfere in any way, shape or form with the heritage brick + facade nor any of the heritage aesthetics concern with beauty or the appreciation of beauty. The shutters are located under the roof of the windows only.

*Mr Yozgi proposal is that the Council could approve the existing solid roller shutters for the period the premises remained a fire arms shop, until the shop reverts to an alternative use, the solid roller shutters can then be ~~as~~ easily removed without damage.

Conclusion:

To be completed

References and attachments:

- Inherit Listing - <http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/716c0788-6c48-48a7-bd05-ca7ff1665836>
- Register of Heritage Places - <http://inherit.stateheritage.wa.gov.au/Admin/api/file/a91b0848-e699-ebc3-4d68-2a951b7e8718>



WESTERN AUSTRALIA POLICE FORCE
LICENSING SERVICES
LICENSING ENFORCEMENT DIVISION
303 SEVENOAKS STREET CANNINGTON
WESTERN AUSTRALIA 6107
POST: LOCKED BAG 9 EAST PERTH WA 6892
EMAIL: licensingervicesfirearms@police.wa.gov.au

Your Ref:
Our Ref:
Inquiries:

TELEPHONE: 1300 171 011

Nadine Wellington
Coordinator Compliance Services
City of Vincent
244 Vincent Street
Leederville WA 6007



Ms Wellington

Further to my letter dated 28/08/2019

Please be advised of the following;

Mr Tony YOZZI is a licensed Firearm Dealer.

As you would be aware from the numerous media articles surrounding firearm security, WA Police have re-focused on this critical area of concern in 2019.

As part of the overall strategy to combat firearm theft, Licensing Compliance Unit is in the process of revisiting all businesses involved in the firearms industries to review their present storage capabilities to ensure they are adequate/suitable.

This is a result of recent burglaries and stealing offences from Firearms Dealers.

Section 20 (1)[c] of the Firearms Act 1973 gives the Commissioner the power to revoke any licence if the licence holder does not comply with the storage requirements (relative to safety) of the Act.

Section 23(9)(d)(1) of the Firearms Act 1973 creates the offence of not complying with the storage requirements.

Regulation 11A of the Firearms Regulations 1974, in combination with Schedule 4, is the relevant piece of legislation governing the safe storage of firearms. In particular Regulation 11A(2).

My staff conducted an audit of Tony YOZZI earlier in the year and found his security measures were not in keeping with contemporary standards/practices, having not been assessed for many years.

Accordingly he was instructed he needed to upgrade his security to enable his Dealers Licence to be renewed. To ensure he did everything he was obliged to do, he involved us in the process (we attended his premises when the installer was present to assess the strength of the product).

At some cost, he reluctantly acceded to our direction and installed the roller shutters relative to the present complaint. This was not done willingly by him, and done at some cost.

Mr YOZZI is a 93 year old gentleman, and from my dealings, is a man of great character. He has always done what he considers to be, the right thing.

I have no working knowledge surrounding heritage issues and local shire compliance requirements, but I feel it is important to provide some form of context as to how the roller shutters came to be installed.

I am hoping the council can show some compassion to My YOZZI as to remove the security and replace it with some alternate arrangement will come at a financial detriment to him, and I am not sure he has the available funds to facilitate it.

Yours sincerely

Graeme Porteous
Sgt 6501
Supervisor
Licensing Compliance Unit
Licensing Enforcement Division
05/11/2019

» FIREARM STORAGE REQUIREMENTS

A person entitled to possess firearms or ammunition of any kind is to ensure that the firearms or ammunition are stored in accordance with Schedule 4 of the *Firearms Regulation 1974*.

This pamphlet outlines the requirements that **MUST** be adhered to under Schedule 4 of the *Firearms Regulation 1974* for the safe storage of firearms and ammunition.

Advice is also provided on how to reduce the likelihood of your firearms being stolen.

You may wish to consult a Firearms Dealer for advice on commercially available firearms safes that meet the below requirements. But remember that they must also be *installed* in accordance with the 'Anchoring' requirements contained in Schedule 4.

» FIREARM THEFT PREVENTION

Most firearms are stolen opportunistically during a home burglary. To reduce your risk please consider the following preventative measures:

- Conceal your cabinet so it is not noticeable if your home is burgled;
- Install an alarm system at your home to reduce your risk of burglary, particularly if you have multiple firearms;
- Install windows locks and door locks – and use them – even when you are home;
- Cabinet keys should not be left anywhere someone may find them. Many firearm thefts occur because the cabinet keys were left in a bedside drawer or other place in the house, whilst the owner was out. (It's best to keep firearm storage keys on your person). **It is an offence to have the keys readily accessible where the cabinet is located as this is deemed to have been left unlocked if this is found to be the case;**
- If your cabinet is located within a shed or workshop, ensure that any tools that may be used to cut open a safe are not accessible eg an Angle Grinder;
- Most importantly, if you are going to be away for any period of time then consider having your firearms safely stored with a Dealer or at a Police Station. Many thefts occur when the owners are away on holidays or business and the premises is left unattended;
- **NEVER leave a firearm unattended in a car. It is an offence to do so.**
- Be aware of unknown persons trying to find out if you are a firearms licence holder; and
- Ensure your details are not released that identify you as a firearms licence holder.

CONTACT POLICE LICENSING SERVICES

Website: www.police.wa.gov.au

Email: licensing@police.wa.gov.au

Postal Address: Locked Bag 9, East Perth WA 6892

Telephone: 1300 171 011

Fax: (08) 9454 1522



WA POLICE



WA POLICE



POLICE LICENSING
SERVICES FIREARMS



» FIREARM STORAGE REQUIREMENTS

FIREARMS CALL CENTRE
TEL: 1300 171 011
Office Hours: 8:30am – 3:30pm

SAFE STORAGE OF YOUR FIREARMS REQUIRED BY SCHEDULE 4 FIREARMS STATES:

1. Construction

- The cabinet is to be constructed of mild steel that is 2 mm thick.
- A joint between 2 faces that is butt welded is to have a continuous weld along the full length of the joint.
- A joint where the edge of one face is folded over the edge of another face is to be stitch welded, with welds of at least 20 mm in length at intervals of not more than 100 mm between welds.
- Spot welding is not to be used on the joints between faces.
- The cabinet is to be so designed that no firearm or ammunition within it can be removed from it while it is locked.
- In this clause - 'face' means a side, the top, or the bottom, of the cabinet.

2. Doors

- Doors are to be recessed into the surrounding frame with margins of not more than 4 mm.
- Each edge of the door and door frame is to be internally supported and have a return of at least 10 mm.
- The cabinet is to have an internal stop of at least 10 mm against which each edge of the door, other than the hinged edge, closes.
- The supports and stops required by subclauses (2) and (3) are to be welded at the corners.

3. Hinging mechanisms

- Hinge protection is to be provided in such a way that, if the hinges are removed, the door of the cabinet or container remains in place and locked.
- If the hinged edge of the door is not longer than 1 metre, 2 hinges are required on it, and if it is longer than 1 metre, an additional hinge is required for each additional 500 mm or part thereof.
- If 2 hinges are required, the distance between them is to be not less than one-third of the length of the hinged edge.
- If more than 2 hinges are required the distance between adjacent hinges is to be the same and that is also to be the distance from each of the outermost hinges to the nearest end of the hinged edge.
- If a spindle is used instead of hinges, it is to extend the full length of the hinged edge of the door and is to be attached to the door by welds the number and placement of which comply with the requirements of subclauses (2), (3), and (4) for the number and placement of hinges.
- If, instead of using hinges, the door swings on a spindle or on pivots not extending the full length of the hinged edge of the door, the cabinet is to incorporate a return protecting the hinged edge, along its full length, against the use of a jemmy.

4. Locks and locking points

- If the swinging edge of the door is not longer than 500 mm, one lock is required with a locking point half way along that edge.
- If the swinging edge is longer than 500 mm but not longer than 1.5 metres —
 - a) 2 locks are required each with a separate locking point along the swinging edge; and
 - b) The distance between the 2 locking points is to be not less than one-third of the length of the swinging edge.
- If the swinging edge is longer than 1.5 metres —
 - a) for each additional 500 mm or part thereof there is to be an additional lock with a separate locking point along the swinging edge; and
 - b) the distance between adjacent locking points is to be the same and that is also to be the distance from each of the outermost locking points to the nearest end of the swinging edge.
- It is sufficient compliance with subclause (2) if, when the swinging edge is longer than 500 mm but not longer than 1.5 metres, there is one lock with at least 3 separate locking points.
- Each lock is to have a 5 pin mechanism that deadlocks the bolt in the locked position until it is properly unlocked.
- If the locking bolt is designed to be released by a handle or lever, the design is to be such that, if the handle or lever is forcibly removed while the door is locked, the bolt remains in the locked position.
- The cabinet is to be fitted with a protective structure to guard against the forcible removal of any lock.
- In this clause — "locking point" means the point at which the bolt locks the door to the cabinet or container, preventing the door from opening; "swinging edge" means the edge of the door opposite the hinged edge.

5. Anchoring (Installing your firearms safe)

- The cabinet is to be securely anchored from the inside at 2 points on each of 2 separate surfaces to 2 immovable structural surfaces by means of 8 mm x 75 mm masonry fixing bolts or coach screws, as is appropriate.
- At each anchor point the cabinet is to be reinforced with a 40 mm x 40 mm x 2 mm metal plate, or a 40 mm x 2 mm metal washer, fitted between the surface of the cabinet or container and the head of the bolt or coach screw.

PROPELLANTS INCLUDING BLACK POWDER

BOTH of the following legislative provisions apply when storing propellants/ black powder.

- (The provisions of) Regulation 11A (9) & (10) and Schedule 4 of the Firearms Regulations 1974 (and a licence is required);
- Dangerous Goods Safety (Explosives) Regulations 2007: Part 9 - Storage of Explosives, Schedule 4 (regardless of whether a licence is required).

Method of Storage

- In practice this means placing the propellant or black powder (excluding any ammunition propellant contained within ammunition) in a non-ferrous container (eg: a wooden box or other non-ferrous container).
Note: No more than 2kg of black powder may be stored in any one container.
- It should be noted that whilst it is not a legislative requirement to do so, it is recommended by the Department of Mines & Petroleum (Dangerous Goods & Safety Branch) that the cabinet or container used to store the propellants and black powder is vented in order to prevent gas build up in the case of a fire or other external heat source.
- The amount of ammunition propellant that may be stored at a place must not exceed 15 Kg, and further, there is not more than 4Kg of black powder stored at the same place.
- These Propellants must not be stored, (whether or not it is in another container), in a cabinet that contains any ammunition, firearm or primer.

COMPLIANCE CHECKS BY POLICE

WA Police are proactively checking the safe storage of firearms licence holders to ensure correct compliance with the requirements of Schedule 4 of the Firearms Act. If you fail to store your firearms in accordance with the Act then you are likely to have your firearms seized, a prosecution commenced against you and your licence may be revoked.

FIREARM STORAGE REQUIREMENTS

9.4 AMENDMENT TO THE MUNICIPAL HERITAGE INVENTORY - NO. 165 (STRATA LOT: 1) PALMERSTON STREET, PERTH

Attachments: 1. No. 165 Palmerston Street, Perth - Heritage Assessment  

RECOMMENDATION:**That Council:**

1. **RESOLVES** that No.165 (Strata Lot 1) Palmerston Street, Perth be entered in the Heritage List as Management Category B – Conservation Recommended without modification pursuant to Schedule 2, Part 3, Clause 8(3)(d) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
2. **NOTES** that Administration will notify the Heritage Council of Western Australia and each owner and occupier of the place of this decision pursuant to Schedule 2, Part 3, Clause 8(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE OF REPORT:

For Council to consider a nomination for No. 165 Palmerston Street, Perth to be added onto the City's Heritage List.

BACKGROUND:

The City has received a nomination to add the place at No. 165 Palmerston Street, Perth onto the City's Heritage List from the land owner.

The subject dwelling constructed in stone, brick and iron is one half of a semi-detached pair at Nos. 163-165 Palmerston Street, Perth, representative of the Late Colonial Georgian style of architecture constructed circa 1889. The place is situated along Palmerston Street in the area north of Robertson Park and south of Hyde Park.

The City undertook a heritage assessment of both Nos. 163 and 165 Palmerston Street in approximately 2006. Both places were considered to have 'moderate cultural heritage value' to warrant entry onto the Heritage List as Management Category B – Conservation Recommended. The dwelling at No. 163 Palmerston Street was included on the Heritage List in 2006. The subject place at No. 165 was not included at that time as the landowner objected to the inclusion. In accordance with Local Planning Policy No. 7.6.2 – Heritage Management – Assessment, the City will only include places onto the MHI as a Management Category B with the consent of the owner.

DETAILS:

Administration has assessed the nomination and prepared a Heritage Assessment in accordance with the City's Local Planning Policy No. 7.6.2: Heritage Management – Assessment. A summary of the Heritage Assessment is included below, and a detailed Heritage Assessment is contained in **Attachment 1**.

Summary of Heritage Assessment:

The place has moderate cultural heritage value to warrant entry onto the City of Vincent's Municipal Heritage Inventory as a Management Category B – Conservation Recommended for the following reasons:

1. The place has moderate *aesthetic value* as a good and intact example of a Late Colonial Georgian style semi-detached dwelling;
2. The place has moderate *historic value* as two of the earlier dwellings constructed along Palmerston Street reflecting the expansion of development of residential buildings on the city fringes during the rapid population increase of the 1890's Gold Boom and the early years of the 20th Century; and

3. The place has some *rarity value* as an example of a Late Colonial Georgian semi-detached single storey duplex constructed circa 1889 of which few similar examples remain within the City of Vincent.

CONSULTATION/ADVERTISING:

Consultation was undertaken from 20 November 2019 to 9 December 2019. Advertisements were placed in a local newspaper, on the City's website and letters were sent to adjoining neighbours and the State Heritage Office, in accordance with the City's Policy No. 7.6.5 – Heritage Management – Amendments to the Municipal Heritage Inventory and Schedule 2, Part 3, Clauses 8(3)(a)-(c) in the Regulations.

One submission was received from the State Heritage Office noting the proposed inclusion but making no comment on the proposal.

LEGAL/POLICY:

- *Heritage Act 2018*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Local Planning Policy No. 7.6.2 – Heritage Management – Assessment; and
- Local Planning Policy No. 7.6.5 – Heritage Management – Amendments to the Municipal Heritage Inventory (MHI).

RISK MANAGEMENT IMPLICATIONS:

Low: It is low risk to enter a property onto the Municipal Heritage Inventory.

STRATEGIC IMPLICATIONS:

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

Sensitive Design

Our built form character and heritage is protected and enhanced.

COMMENTS:

The subject place has moderate value as an intact representative example of Late Colonial Georgian style semi-detached dwelling style of architecture constructed circa 1889 and makes a significant contribution to the streetscape. It is recommended that the place be included on the City's Municipal Heritage Inventory as a Management Category B – Conservation Recommended.



CITY OF VINCENT

HERITAGE
ASSESSMENT

Address: No. 165 Palmerston Street, Perth				
Precinct: Hyde Park		Place Name: N/A		
Folio: 600 & 599	S/Lot: 1	STR: 18221	Vol. 1851	Land Use: Residential

STATEMENT OF SIGNIFICANCE:

The subject dwelling represents one half of a semi-detached mirror pair of dwellings located at Nos. 163 and 165 Palmerston Street, Perth. The place is situated along Palmerston Street in the area north of Robertson Park and south of Hyde Park.

The place has *moderate aesthetic* value as a good and intact example of Late Colonial Georgian style semi-detached dwellings.

The place has *moderate historic* value as two of the earlier dwellings constructed along Palmerston Street reflecting the expansion of development of residential buildings on the city fringes during the rapid population increase of the 1890's Gold Boom and the early years of the 20th Century.

The place has *some rarity* value as an example of a Late Colonial Georgian semi-detached single storey duplex constructed circa 1889 of which few like examples remain within the City of Vincent.

OFFICER RECOMMENDATION:

The place has *moderate cultural heritage* value to warrant entry onto the City of Vincent's Municipal Heritage Inventory as a Management Category B – Conservation Recommended.

HERITAGE ASSESSMENT
Page 1 of 8

1.0 ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Policy 7.6.2 '*Heritage Management – Assessment*', adopted by the Council at its Ordinary Meeting held on 17 January 2006 and amended on 10 July 2012, has been used to determine the cultural heritage significance of the place.

1.1 PRINCIPAL HISTORIC THEMES

- Population and settlement

HISTORIC SUB THEMES

- Residential Development

1.2 AESTHETIC VALUE

The place has *moderate aesthetic value* as a good and intact example of Late Colonial Georgian style semi-detached dwellings.

1.3 HISTORIC VALUE

The place has *moderate historic value* as two of the earlier dwellings constructed along Palmerston Street reflecting the expansion of development of residential buildings on the city fringes during the rapid population increase of the 1890's Gold Boom and the early years of the 20th Century.

1.4 SCIENTIFIC VALUE

The place has *little scientific value*.

1.5 SOCIAL VALUE

The place has *little social value*.

2.0 DEGREE OF SIGNIFICANCE**2.1 RARITY**

The place has *some rarity* value as an example of an intact Late Colonial Georgian semi-detached single storey grouped dwelling constructed circa 1895 of which few remain in the City of Vincent.

2.2 REPRESENTATIVENESS

The place is a good representative example of semi-detached dwellings constructed in the Late Colonial Georgian style of architecture.

2.3 CONDITION

The place is considered to be in good condition.

2.4 INTEGRITY

The place holds a high degree of integrity by maintaining its original use as a residence.

2.5 AUTHENTICITY

The place has a *moderate degree* of authenticity, as the place largely displays its original design elements and presentation to the street, with the exception of the new replacement roof and various alterations and additions that have occurred to the rear of the building. Its original fenestration and unpainted masonry contribute to an authentic understanding of the place.

3.0 SUPPORTING EVIDENCE

3.1 DOCUMENTARY EVIDENCE

The subject dwelling is one half of a semi-detached mirror pair of dwellings located at Nos.163 and 165 Palmerston Street in Perth. The place is situated along Palmerston Street in the area north of Robertson Park and south of Hyde Park. The Robertson Park area covers part of a large water body called Lake Henderson, which once formed part of the series of freshwater lakes stretching from East Perth to Joondanna.¹ Hyde Park was once known as the Third Swamp.

This section of Palmerston Street is situated in the area immediately north of Lake Henderson. Market gardening activities were carried out on the bed of Lake Henderson after it was drained in the early 1870's and the surrounding areas developed early. European gardeners were followed by the Chinese market gardeners who operated until the early 1920's.

In the mid 1890s the Gold Boom resulted in the rapid urbanisation of Perth. Initially the immigrant population, which flocked to Perth sought rental accommodation within walking distance to job opportunities and city services. In response to this increased need for housing the inner city land was subdivided and then often subdivided again resulting in an uneven, patchwork pattern of lot sizes in East Perth, Highgate and Northbridge.²

A small number of builders and investors built pockets of semi-detached houses in and around Perth, Highgate, Leederville, North Perth and Subiaco in anticipation of the development of high density neighbourhoods. The establishment of high density neighbourhoods did not eventuate as the availability of relatively inexpensive and larger residential lots, within easy access of the city enabled the majority of the population to pursue the popular ideal of a suburban lifestyle.³ The result of this left a few semi-detached houses isolated amongst detached suburban villas.⁴

The semi-detached pair at Nos. 163 - 165 Palmerston Street were constructed on part of Perth Town Lot Y240 circa 1895. They are shown on the 1897 PWD sewerage plans. The owner at the time of construction was Janet Cook. In 1895, No. 163 was occupied by civil servant Victor Watt and No. 165 by contractor J Franklin. Until 1907 the dwellings were numbered 165 - 167 Palmerston Street.

The dwelling at No. 163 was included on the City's Municipal Heritage Inventory (MHI) in 2006. At this time, both No. 163 and 165 were considered to have *moderate cultural heritage value* to warrant entry onto the MHI as a Management Category B – Conservation Recommended. The subject place at No. 165 was not included at that time as the landowner objected to the inclusion.

¹ Hair, C (1998) *Robertson Park Improvement Plan* for the Hyde Park Precinct Group P:14

² Kelly, I (1992) *The development of Housing Perth 1890-1915* Master of Architecture Thesis for the University of Western Australia, p: 93

³ As above, p: 154

⁴ As above, p:146

3.2 PHYSICAL EVIDENCE

An inspection was undertaken in February 2019 for the purpose of this assessment.

The subject dwelling constructed in stone, brick and iron is one half of a semi-detached pair at Nos. 163 -165 Palmerston Street, Perth, representative of the Late Colonial Georgian style of architecture. The dwelling pair, which have a simple, symmetrical front facade are set back approximately 1.5 metres from the footpath behind a white picket fence.

The symmetry of the pair is created by two tall chimneys, which service the front two rooms of each dwelling and by the centrally located front entry doors, which are flanked either side by projecting front rooms. The projecting front room of the subject property is headed by hipped gables and has a shared iron skillion verandah. The windows within the projecting front rooms comprise a pair of timber framed sash windows and are covered by a timber and iron skillion awning. The windows of No. 165 Palmerston Street have security grills affixed to them and a roller security screen, however these do not diminish the heritage integrity of the place. The walls of the projecting front rooms are stone with red brick quoining, the side elevations of the dwellings are brick.

Building Licence Plans dating from 1989 provide an indication of the internal layout of the dwellings. These plans are contained within the Appendix of this assessment. The plans show the two dwellings having an identical layout with a hallway running either side of the party wall with three entrances, projecting to three separate rooms. A fireplace is located either side of the wall dividing the first and second room in both the dwellings. The plans indicate that the dwellings share a chimney, which services a fireplace located in a third room at the end of the hallway of each dwelling.

3.3 COMPARATIVE INFORMATION

The Federation Bungalow style was widely applied in the City of Vincent. Though some houses were developed with a full expression of the style, most were more conservative like the subject place.

Some examples of the Federation Bungalow style included on the City's Municipal Heritage Inventory are 38 Kalgoorlie Street, 321 Fitzgerald Street and 50 Shakespeare Street.

3.4 REFERENCES

H. Pierssené & H. Wise & Co., The Western Australian Post Office Directories.

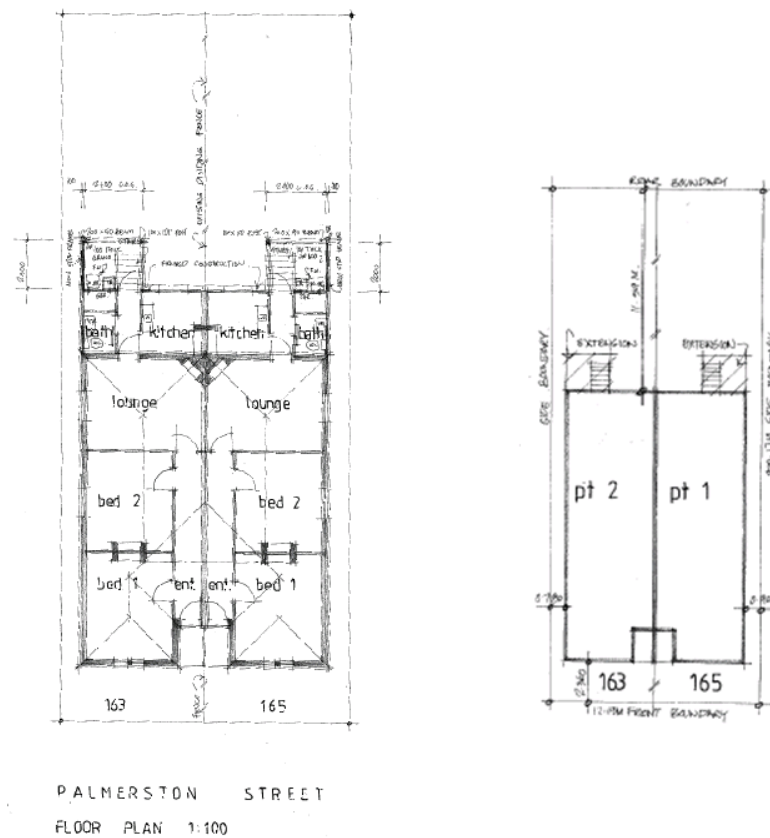
Hair, C (1998) Robertson Park Improvement Plan for the Hyde Park Precinct Group

Kelly, I (1992) The development of Housing Perth 1890-1915 Master of Architecture Thesis for the University of Western Australia.

Appendix 1: Themes and Sub-Themes







Theme	Sub-Theme
1. Population and settlement	<ul style="list-style-type: none"> a. Aboriginal occupation b. Surveys and land allocation c. Workers d. Technology e. Government policy f. Depression and boom g. Exploitation h. Residential development i. Redevelopment and infill j. Refurbishment and recycling
2. Transport and communication	<ul style="list-style-type: none"> a. Roads b. Horses c. Rail d. Mail services e. Newspapers f. Telecommunications g. Bus transport h. Trams
3. What people did for a living	<ul style="list-style-type: none"> a. Rural activities b. Domestic activities c. Factories d. Retail and commercial businesses e. Government utilities and agencies f. Service industries
4. What people did together	<ul style="list-style-type: none"> a. Government and politics b. Education c. Law and order d. Community services and utilities e. Sport, recreation and entertainment f. Religion g. Cultural activities h. Health i. Community organisations j. Environment
5. Outside influences	<ul style="list-style-type: none"> a. Wars b. Other national and world events c. Depression and boom d. Transport routes e. Immigration
6. Famous people and events	<ul style="list-style-type: none"> a. Aborigines b. Early settlement c. Local heroes and battlers d. Famous and infamous

Metropolitan Water Board Sewerage Plans 1954.



City of Perth Building Licence Plans Nos. 163 - 165 Palmerston Street, Perth circa 1989

Appendix 3: Images

	
Front elevation	Rear elevation
	
Internal fireplace	Ceiling rose
	
Outhouse in the backyard	Kitchen hearth

9.5 AMENDMENT NO. 4 TO LOCAL PLANNING POLICY NO. 7.5.15 - CHARACTER RETENTION AREAS AND HERITAGE AREAS TO INCLUDE GUIDELINES FOR THE BOULEVARDE, KALGOORLIE STREET, MATLOCK STREET AND BUXTON STREET

- Attachments:**
1. **Summary of Consultation Results - Mount Hawthorn** [!\[\]\(38441ceaa711016e0bf2ad46ad394ff4_img.jpg\)](#) [!\[\]\(6e027340d4263908f264926b1ad81c5e_img.jpg\)](#)
 2. **Local Planning Policy No. 7.5.15 - Character Retention and Heritage Areas - Amendment No. 4 - with tracked changes** [!\[\]\(781510d64f329bf3c880acf086e884d6_img.jpg\)](#) [!\[\]\(93cdf5b84f2bfec404f7441e84b6ba5c_img.jpg\)](#)
 3. **Local Planning Policy No. 7.5.15 - Character Retention and Heritage Areas - Amendment No. 4 - without tracked changes** [!\[\]\(0f0f932ce3b5577a82f34ad23239a6e5_img.jpg\)](#) [!\[\]\(eae2be0f6c865f0a2febc97c99fc2475_img.jpg\)](#)

RECOMMENDATION:**That Council:**

1. **PREPARES** Amendment No. 4 to Local Planning Policy No. 7.5.15 – Character Retention Areas and Heritage Areas included as Attachment 3 to include guidelines for The Boulevarde, Kalgoorlie Street, Matlock Street and Buxton Street, Mount Hawthorn pursuant to Schedule 2, Part 2, Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the purpose of public consultation; and
2. **NOTES** that Amendment No. 4 to Local Planning Policy No. 7.5.15 – Character Retention Areas and Heritage Areas will be advertised for a period of 28 days pursuant to Schedule 2, Part 2, Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Policy No. 4.1.5 – Community Consultation.

PURPOSE OF REPORT:

To consider:

1. The results of preliminary consultation on the Character Retention Area in the Mount Hawthorn Precinct and the City's draft Standard Character Provisions; and
2. Preparing Amendment No. 4 to Local Planning Policy No. 7.5.15 – Character Retention Areas and Heritage Areas, to:
 - (a) Designate the nominated sections of The Boulevarde, Kalgoorlie Street, Matlock Street and Buxton Street, Mount Hawthorn as a Character Retention Area; and
 - (b) Include a new Appendix 5 containing Development Guidelines for the new Character Retention Area.

BACKGROUND:

The City introduced Local Planning Policy No. 7.5.15 – Character Retention and Heritage Areas in September 2015. This Policy allows local residents to nominate their street or local area to be included in the Policy as either a Character or Heritage Area and to introduce specific planning policy provisions to guide future development in the area.

Mount Hawthorn Nominations

In 2019, the City received three nominations from landowners in three streets in Mount Hawthorn requesting that these streets be considered as Character Retention Areas. These nominations received sufficient support from landowners (>40%) to proceed with the required process:

1. The Boulevarde – between Scarborough Beach Road and Anzac Road;
2. Kalgoorlie Street – between Ashby Street and Anzac Road; and
3. Buxton Street – between Anzac Road and Britannia Road.

These nominations were considered at the 23 April 2019 Ordinary Meeting of Council. Given the close proximity of these streets, and the view that additional streets in this general locality also contain intact character buildings, the Council resolved to progress these nominations as one precinct, approaching it as a demonstration project that would address part of Corporate Business Plan item 5.5 to implement a proactive approach to character retention. In addition to the nominated areas, the City took the opportunity to invite the remainder of the nominated streets as well as the nearby streets that are still largely intact, including Matlock Street, Coogee Street and Seabrook Street, to be involved in the project.

Community Consultation

The City's Administration undertook preliminary community consultation by way of a door knock and flyer delivery to all houses within the project area. Landowners were invited to attend a community forum held on 7 August 2019, which was attended by approximately 45 residents, the Mayor, Council Members and representatives from the City's Administration. The session consisted of a presentation on character retention in the context of the demonstration project, a brief history of the Mount Hawthorn area, question and answer time and small group discussions.

The purpose of the session was to gauge the level of community support for character retention in the area and to identify which streetscape elements were considered by residents as most valuable. Following the forum, all residents in the project area were also invited to participate in an online survey.

DETAILS:

Consultation Outcomes

Of those participants in attendance at the community forum, the following level of support for character retention was noted:

Support	65%
Objection	8%
Unsure	27%

Following the forum, residents in the project area were also invited to participate in an online survey, which indicated similar results as those presented at the workshop. The outcome of consultation combining feedback from the forum and the online survey for each street is summarised in **Attachment 1**.

While participation in initial consultation was low, it is clear that the majority of support for character retention was from residents within the nominated areas. A further nomination was received on 5 February 2020 to consider the portion of Matlock Street between Britannia Road and Anzac Road as a Character Retention Area.

The City then undertook character assessments of the nominated streets to ratify the findings of the community forum, with results detailed below.

The Boulevarde and Kalgoorlie Street (nominated areas)

The nominated portions of The Boulevarde (between Scarborough Beach Road and Anzac Road) and Kalgoorlie Street (between Ashby Street and Anzac Road) represent fine examples of early twentieth century Interwar streetscapes. The level of original façade detailing, form and roofscape results in a consistent streetscape. More detailed characteristics of these streets can be summarised as follows:

- The area is a relatively intact example of an early twentieth century residential development comprising good examples of modest, single storey dwellings constructed in the Interwar and California bungalow style of architecture;
- The overall form, style, height and selection of materials of the dwellings contribute to the uniformity of the streetscape, providing a consistent and coherent character;
- A high level of retained original detail including street facing verandahs, chimneys, windows and materials;
- Front setbacks are generally consistent, reinforcing the building edge, maintaining consistent pattern of development and allowing view lines along the fronts of dwellings;

- Front fences are low and or visually permeable with an absence of solid, obtrusive front fences; and
- New development is generally sympathetic to the form, bulk and scale of the original dwellings.

For these reasons, over 50 percent of the owners in these streets have requested the area be considered as a Character Retention Area.

Buxton Street (nominated area)

Buxton Street (between Anzac Road and Britannia Road) represents a street in transition. The street comprises original dwellings constructed in the early twentieth century, representative of the Interwar style of architecture alongside contemporary dwelling styles. More detailed characteristics can be summarised as follows:

- The overall form, style and height of the original dwellings are representative of the character of a modest Interwar streetscape, however uniformity has been somewhat compromised by the contemporary dwellings that are inconsistent in form and bulk;
- Front setbacks are generally consistent, reinforcing the building edge, maintaining consistent pattern of development and allowing view lines along the fronts of all dwellings, however recent new development has reduced setbacks; and
- Front fences are low and or visually permeable with an absence of solid, obtrusive front fences.

The nomination represents the interest of 61% of owners in support of Buxton Street being considered as a Character Retention Area.

Matlock Street (nominated area)

Matlock Street (between Anzac Road and Britannia Road) represents a highly intact early twentieth century Interwar streetscape. The level of original façade detailing, form and roofscape results in a consistent streetscape. More detailed characteristics of these streets can be summarised as follows:

- The area is a highly intact example of an early twentieth century residential streetscape comprising good examples of modest, single storey dwellings constructed in the Interwar and California bungalow style of architecture;
- The overall form, style, height and selection of materials of the dwellings contribute to the uniformity of the streetscape, providing a consistent and coherent character;
- A high level of retained original detail including street facing verandahs, chimneys, windows, decorative features and materials;
- Front setbacks are generally consistent, reinforcing the building edge, maintaining consistent pattern of development and allowing view lines along the fronts of dwellings;
- Front fences are low and/or visually permeable with an absence of solid, obtrusive front fences;
- Absence of carports in the front setback area maintain unobstructed views of the original dwellings; and
- New development is generally sympathetic to the form, bulk and scale of the original dwellings.

The nomination represents the interest of 69% (9 of 13) of landowners in support of Matlock Street (between Anzac Road and Britannia Road) being considered as a Character Retention Area.

Draft Guidelines

Since there was little support for including Coogee Street and Seabrook Street in a Character Retention Area, the proposed Amendment No. 4 only includes the nominated streets.

Administration has prepared draft guidelines that would apply to the nominated portions of The Boulevard, Kalgoorlie Street, Matlock Street and Buxton Street. The guideline provisions reflect the prevailing character of the streets and aim to protect the elements identified as valuable to landowners and the streetscape. The Guidelines include variations to the deemed to comply provisions of the R-Codes where permitted. The draft guidelines are contained within the policy amendment at **Attachment 3**.

The outcome of the preliminary consultation identified 10 general elements/characteristics that are considered most valuable in all of the nominated streets. The following elements have been addressed in the draft guidelines as follows:

Character element identified at community workshop	Guideline provision
Low front fences providing openness and potential for interaction.	Clause 6 – Street Walls and Fence
Setbacks that are consistent and provide for generous front gardens.	Clause 1 – Street Setbacks
Materials that are in keeping with the existing housing stock.	Clause 7 – General Building Design
Front verandahs for aesthetic appeal and potential for casual interactions and street surveillance.	Clause 5 – Street surveillance
Consistent roof pitches when visible from the street.	Clause 7 – General Building Design
Bulk and scale of new development consistent with existing character dwellings.	Clause 7 – General Building Design
Single storey presentation to street.	Clause 1 – Street setbacks
Low impact carports (no garages).	Clause 4 – Setbacks of Garages and Carports
Front windows that address the street.	Clause 10 – General Building Design
A mix in housing stock and architectural diversity that compliments the existing character.	Clause 10 – General Building Design

The Guidelines are proposed to be included as Appendix 5 of Local Planning Policy No. 7.5.15 – Character Retention and will apply to all dwellings within the designated portion of The Boulevarde, Kalgoorlie Street, Matlock Street and Buxton Street. The above 10 elements are the key focus of the proposed Guidelines.

CONSULTATION/ADVERTISING:

If draft Amendment No. 4 is approved by Council for consultation it will be advertised for 28 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City's Policy No. 4.1.5 – Community Consultation. This will include:

- Written notification to landowners in the affected area;
- Written notification to landowners in the remaining streets within the 'demonstration project area';
- Notice in the Perth Voice and/or Guardian Express once per week for four weeks;
- Notice on the City's website; and
- An information session with landowners in the proposed Character Areas.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- State Planning Policy 3.1 – Residential Design Codes (R Codes);
- Local Planning Scheme No. 2;
- Local Planning Policy 7.5.15 – Character Retention Areas and Heritage Areas; and
- Policy No. 4.1.5 – Community Consultation.

RISK MANAGEMENT IMPLICATIONS:

Low: It is considered a low risk to propose an amendment to the Local Planning Policy for the purpose of advertising.

STRATEGIC IMPLICATIONS:

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

Sensitive Design

Our built form character and heritage is protected and enhanced.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The cost of advertising and implementing this proposal will be met through the existing operational budget.

COMMENTS:

In considering the character retention nominations and any feedback received during the initial consultation phase, it is recommended that Administration proceed with character retention in the nominated areas by way of advertising the draft Guidelines (Appendix 5 of Local Planning Policy 7.5.15 – Character Retention and Heritage Areas) contained in **Attachment 3**.

The level of initial support for character retention by way of the nominations demonstrates a strong interest in preserving the character of these streets, despite the relatively low participation rates during the subsequent community forum and online survey. Proceeding with advertising the draft Guidelines will provide an opportunity for the initial nominations to be realised and the potential for improved development outcomes to retain the existing character in the nominated portion of The Boulevarde, Kalgoorlie Street, Matlock Street and Buxton Street.

On this basis, Administration requests Council to initiate formal consultation of Policy No. 7.5.15 – Character Retention Areas pursuant to Schedule 2, Part 2, Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Following the formal advertising period, the outcome of consultation will be reported to Council with a recommendation relating to the adoption of final Character Retention Guidelines.

Following the final adoption of the Character Retention Guidelines for the nominated streets, the guidelines will be used to progress item 5.5 of the City's Corporate Business Plan 2018/19, to implement a proactive approach to character retention. This process is still to be refined but generally would incorporate advertising of the guidelines and the proposed Character Retention Area in Mount Hawthorn to demonstrate the implications and positive outcomes the policy can achieve.

Summary of Consultation Results – Mount Hawthorn

Of those participants in attendance at the community forum, the following level of support for character retention was noted:

Support	65%
Objection	8%
Unsure	27%

The following table provides a summary of the group discussion, which addresses the two questions posed to participants:

Questions	Summary of Responses
What elements of the street/building are most valuable?	<ol style="list-style-type: none"> 1. Low front fences providing openness and potential for interaction. 2. Setbacks that are consistent and provide for generous front garden. 3. Materials that are in keeping with the existing housing stock. 4. Front verandahs. 5. Consistent roof pitches when visible from the street. 6. Bulk and scale consistent with existing character dwellings. 7. Single storey presentation to street. 8. Low impact carports (no garages). 9. Front windows that address the street. 10. Balancing environmental principles with character retention. 11. A mix in housing stock and architectural diversity.
How should these be protected and does anything need improving?	<ol style="list-style-type: none"> 1. Greater rigour in assessment and decision making. 2. Policy that is not overly prescriptive and more performance based especially for elements like materials and landscaping. 3. Broader consultation in character areas. 4. Greater protection from demolition.

Following the forum, residents in the project area were also invited to participate in an online survey, which indicated similar results as those presented at the workshop.

The outcome of consultation combining feedback from the forum and the online survey for each street is summarised below:

THE BOULEVARDE				
Consultation outcomes:			Values	Concerns
Support	Object	Unsure	<ul style="list-style-type: none">• Front verandahs• Character houses• Low/open fences• Native verges and street trees	<ul style="list-style-type: none">• Enclosed garages• Modern large block houses• Demolition of character houses• Traffic/parking congestion
Nominated area – 75 properties				
11%	0%	9%		
Total Street – 85 properties				
7%	0%	8%		
Comment: The nominated area (between Anzac Road and Scarborough Beach Road) received 52% support in the initial nomination, however the number of participants during the consultation period was only 20% (16 participants). A further 2 residents in the remaining portion of The Boulevard (between Britannia Road and Anzac Road) supported character retention.				

COOGEE STREET				
Consultation outcomes:			Values	Concerns
Total Street – 63 properties			<ul style="list-style-type: none">• Uniform front fences• Character houses• Tree retention	<ul style="list-style-type: none">• Demolition
Support	Object	Unsure		
5%	0%	0%		
Comment: The number of participants during the initial consultation period was 5% (3 participants), all in support of character retention for Coogee Street.				

MATLOCK STREET					
Consultation outcomes			Values	Concerns	
Total Street – 74 properties			<ul style="list-style-type: none">• Character houses• Native verges• Single storey presentation to street• Compatible roof pitches• Compatible materials	<ul style="list-style-type: none">• Removal of trees• Ensure rigor in policy and decision making• Overshadowing• Intrusive car storage	
Support	Object	Unsure			
8%	0%	0%			
Comment: The number of participants during the initial consultation period was 8% (6 participants) all of which were in support of character retention for Matlock Street.					

KALGOORLIE STREET						
Consultation outcomes:			Values		Concerns	
Support	Object	Unsure	<ul style="list-style-type: none">• Blend of architectural styles• Character houses• Compatible roof pitches• Privacy• Low fencing		<ul style="list-style-type: none">• Overshadowing• Intrusive car storage	
Nominated area – 34 properties						
6%	3%	3%				
Total Street – 88 properties						
6%	4%	1%				
Comment: The nominated area (between Anzac Road and Ashby street) received 54% support in the initial nomination, however the number of participants during the consultation period was only 12% (4 participants). A further 5 residents in the remaining portion of Kalgoorlie street participated in consultation with 3 in support and 2 in objection of character retention for Kalgoorlie Street.						

BUXTON STREET					
Consultation outcomes			Values	Concerns	
Nominated area - 13 properties			• Eco friendly initiatives	• Limited character remaining due to demolition. • What elements actually contribute to the character?	
Support	Object	Unsure			
15%	15%	0%			
Comment: The nominated area received 61% support in the nomination. During the consultation period 30% (4 participants) of the nominated area participated with 15% in support and 15% in objection to character retention for Buxton Street.					

SEABROOK STREET				
Consultation outcomes			Values	Concerns
Total Street – 11 properties			No comment	No comment
Support	Object	Unsure		
0%	0%	0%		
Comment: There were no representatives from Seabrook Street at the workshop or during the consultation period.				

ANZAC ROAD				
Consultation outcomes			Values	Concerns
Total Area – 45			No comment	No comment
Support	Object	Unsure		
7%	2%	0%		
Comment: There were 3 participants of support and 1 participant in objection to character retention for Anzac Street during the workshop and consultation period.				

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PART 1 – PRELIMINARY

POLICY DEVELOPMENT

This Policy has been prepared under the provisions of Schedule 2, Part 2 and 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE & APPLICATION

The purpose of this Policy is to:

1. Establish a framework to identify areas within the City of Vincent that contain characteristics that are valued by the community; and
2. Provide guidance on development in identified Character Retention Areas and Heritage Areas.

This Policy applies to:

1. The process used to identify and formally recognise Character Retention Areas and Heritage Areas;
2. The identification and listing of development standards which will be used in assessing all development applications for properties within those Character Retention Areas and Heritage Areas;
3. Appendix 1 of this Policy applies to applications for development in the St Albans Avenue Character Retention Area identified in Table 1 in Appendix 1;
4. Appendix 2 of this Policy applies to applications for development in the Harley Street Heritage Area identified on Figure 12 in Appendix 2;
5. Appendix 3 of this Policy applies to applications for development in the Carr Street Character Retention Area identified on Figure 1 in Appendix 3; and
6. Appendix 4 of this Policy applies to applications for development in the Janet Street Character Retention Area identified on Figure 1 in Appendix 4.
- 6-7. [Appendix 5 of this Policy applies to applications for development in The Boulevard, Kalgoorlie Street, Matlock Street and Buxton Street Character Retention Area identified in Table 1 in Appendix 5.](#)

POLICY OBJECTIVES

1. To identify areas within the City that contain characteristics valued by the community to be known as Character Retention Areas and/or Heritage Areas;
2. To establish a planning and design framework to protect the streetscapes located within Character Retention Areas and/or Heritage Areas;

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3. To ensure that new buildings and additions to existing buildings will be sympathetic to the unique character of the streetscape; and
4. To distinguish between buildings within each Character Retention Area and/or Heritage Areas that contribute to the integrity of the streetscape and those which do not.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Vincent local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is permitted to amend or replace the Deemed to Comply provisions under Clause 7.3.1(a) of the Residential Design Codes, the provisions of this Policy shall prevail. Where this Policy augments the Design Principles under Clause 7.3.1(b) of the Residential Design Codes by providing Local Housing Objectives, both the Design Principles of the Residential Design Codes and the Local Housing Objectives of this Policy shall apply.

Where this Policy is inconsistent with the provisions of another local planning policy the provisions of this Policy shall prevail.

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PART 2 – POLICY PROVISIONS

1. Development Standards

- 1.1. Applications for development that comply with the relevant 'Deemed to Comply' policy provisions and 'Local Housing Objectives' are considered to meet the Policy Objectives.
- 1.2. Applications for development that seek departure from the 'Deemed to Comply' policy provisions may be deemed to be acceptable where:
 - 1.2.1 The applicant applies for assessment, and provides adequate justification, against the relevant Design Principles of the R-Codes, Design Objectives, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme; and
 - 1.2.2 The application obtains the support of the City's Design Advisory Committee where the City determines it to be necessary.
- 1.3 The City will assess and determine at its discretion that the same or better outcome will be achieved than would have been provided by the 'Deemed to Comply' criteria.
- 1.4 Applications for development shall include a contextual elevation showing the elevation of the proposed development and the existing development on the adjoining properties either side pursuant to Schedule 2, Part 8, Clause 63(1)(d) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. Character Retention Area Nomination

- 2.1 A Character Retention Area may include the following:
 - 2.1.1 A collection of no less than five adjoining buildings;
 - 2.1.2 A street block; or
 - 2.1.3 A part of, or whole suburb.
- 2.2 A Character Retention Area may be nominated in writing by a member of the public or by the City.
- 2.3 The City will only proceed with the nomination of the Character Retention Area where it is demonstrated by the nominee that owners of at least 40% of affected properties support proceeding with the nomination.

3. Consultation and Preparation of Guidelines

- 3.1 Following the successful nomination of a Character Retention Area, all owners of the affected properties will be notified of the intention to proceed with the nomination.
- 3.2 The City will invite all owners of the affected properties to attend a facilitated workshop to:
 - 3.2.1 Discuss what the prevailing character of the area is and how it can best be protected;

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- 3.2.2 Agree which buildings contribute to the character of the area and which do not; and
 - 3.2.3 Prepare a policy framework (the Guidelines) and draft provisions to protect the identified character of the area.
 - 3.3 This workshop will be held at a mutually agreed time between the City and the owners of the affected properties. This group is not a decision making authority but acts only in an advisory capacity.
 - 3.4 The City may abandon the nomination at any time during this process if there is a prevailing view from the community that it no longer wishes to proceed.
 - 4. Approval of the Guidelines**
 - 4.1 Once the draft Guidelines have been prepared, Administration will request that Council initiate formal consultation in accordance with the City's community consultation policy.
 - 4.2 Following advertising, Council will be asked to approve, refuse or approve with modifications the Guidelines to be included as an appendix to this policy based on the submissions received.
 - 5. Amendments to the Guidelines**
 - 5.1 The City may consider amending the Character Retention Area Guidelines where it can be demonstrated that owners of at least 40% of the affected properties support the amendment(s).
 - 5.2 Council must initiate formal consultation to advertise any amendment(s) in accordance with the City's community consultation policy.
 - 5.3 Following advertising, Council will be asked to determine the amendment(s) on the basis of the submissions received.
 - 6. Rescission of a Character Retention Area**
 - 6.1 The City will only consider initiating the removal of a Character Retention Area where it can be demonstrated that owners of at least 60% of the affected properties support their removal.
 - 6.2 If supported, Council must initiate formal consultation to amend the policy to remove the Character Retention Area in accordance with the City's community consultation policy.
 - 6.3 Following advertising, Council will be asked to determine the amendment on the basis of the submissions received.
 - 7. Heritage Areas**
 - 7.1 The City may consider designating a Heritage Area in accordance with Part 3 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* in the following instances:
-

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- 7.1.1 Where a nomination has been received for a Character Retention Area in accordance with (1) of this policy and the City is satisfied the area is suitably qualified to be designated as a Heritage Area following a Heritage Assessment;
 - 7.1.2 Where the City has undertaken a Heritage Assessment of any area and is satisfied it is suitably qualified to be designated as a Heritage Area following a Heritage Assessment.
 - 7.2 If an area qualifies as a Heritage Area, the City will consult with affected landowners on the designation prior to making a recommendation to Council on whether to proceed in accordance with Part 3 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
-

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APPENDIX 1: ST ALBANS AVENUE GUIDELINES

Table 1: Properties included in St Albans Avenue Character Retention Area

	Character Retention Areas Name	Street Number of Contributing Buildings	Street Number of Non-Contributing Buildings
1.	St Albans	6, 8, 10, 12, 14, 16, 18 7, 11, 15	9, 11A, 17

St Albans Avenue is located in the suburb of Highgate, to the west of Beaufort Street. Many of the residences located within the area were part of the 1890 Chatsworth Estate development, which was a residential development resulting from the Gold Boom. Buildings constructed during this time contribute to the highly intact and visually cohesive area.

KEY CHARACTERISTICS

- The area is a highly intact example of late nineteenth to early twentieth century residential development comprising fine examples of modest, single storey dwellings constructed in the Federation period of architecture;
- The overall form, style, height, setback and selection of materials of the character dwellings contribute to the uniformity of the streetscape, providing a coherent character with a high level of retained original detail including street facing verandahs and decorative gables;
- Generally consistent lot widths (where semi-detached residences are considered as one);
- A low number of carports or garages to street fronts; and
- Generally consistent setback of dwellings from the street.

DESIRED DEVELOPMENT OUTCOMES

- Retention and conservation of the Federation style dwellings;
- Retention of the visual dominance of late nineteenth to early twentieth century residential development within the Area.

1. DEVELOPMENT GUIDELINES FOR CONTRIBUTING BUILDINGS

Design Objectives	
1.1	Demolition
1.1.1	Applications for the full demolition of the façade of dwellings will not be supported.
1.1.2	The removal of original character features from a contributing dwelling which, are visible from the street will not be supported. Where original character features have been removed from dwellings, they should be reinstated where possible.
1.2	Building Setbacks

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Design Objectives	
1.2.1	Additions to the building, will only be supported where they are located behind the building.
1.2.2	Additions to the side of the original dwelling maybe supported where the applicant can demonstrate to the satisfaction of the Council that there are no adverse impacts on the original building façade and the character of the streetscape.
1.2.3	Side setbacks variations may be supported where they are in line with the existing dwelling and is in keeping with the rhythm of the existing streetscape.
1.3 Building Walls	
1.3.1	Variations to the building wall height may be supported if the proposed height is a continuation of the existing dwelling, and is in keeping with the rhythm of the existing streetscape.
1.4 Building Height	
1.4.1	Where an addition proposes an additional storey, it must not exceed 1 storey above the number of storeys of the original dwelling.
1.4.2	Any additional storey must be setback sufficiently to be in keeping with the rhythm of the streetscape.
1.5 Car Parking, Garages and Car Ports	
1.5.1	Carports or garages are not to be located within the front setback area. Hardstand car parking bays may be supported where it can be demonstrated that there are no visual impacts on the streetscape.
1.5.2	Car ports and garages may be supported where they are located to the side or rear of a dwelling and are set back a minimum of 500mm behind the main building line. The structure must be open or a minimum of 50% visually permeable.
1.6 Street Walls and Fences	
1.6.1	Traditional fencing types as illustrated in Figure 1 (Appendix 1) are encouraged. Minor variations to the examples indicated in Figure 1 may be supported.
1.6.2	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level.

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Design Objectives	
1.6.3	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.
1.7	External Features and Decorative Treatments
1.7.1	Original and intact unpainted surfaces are not permitted to be rendered or painted.
1.7.2	Removal of paint/render from originally unpainted/non-rendered masonry is supported.
1.7.3	Loft additions may be supported where the development is contained wholly within the roof space and where no visible change to the dwellings appearance from the street is made.
1.8	Roof Works
1.8.1	New roofing additions must be sympathetic to the existing roof form.

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2. DEVELOPMENT GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

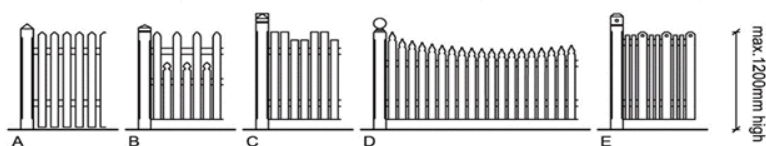
Design Objectives	
2.1	Demolition
2.1.1	Applications for full demolition of dwellings may be supported.
2.2	Building Setbacks
2.2.1	Setback variations may be supported where they are in line with existing dwellings on the street and is in keeping with the rhythm of the existing streetscape.
2.3	Appearance of Additions & New Dwellings
2.3.1	New dwellings must address the street and be consistent with the bulk and scale of adjacent dwellings.
2.4	Building Height
2.4.1	The height of any new development shall not exceed 2 storeys.
2.5	Street Walls and Fences
2.5.1	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level.
2.5.2	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.
2.5.3	The use of contemporary style fences that complement the existing streetscape will be supported.

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3. APPROPRIATE FENCING TYPES FOR CHARACTER RETENTION AREAS

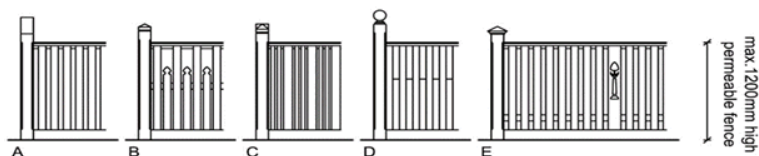
Open Picket Fencing Examples

- A Simple pointed picket
- B Alternating picket shape and height
- C Castellated
- D Shaped tops
- E Alternating picket width (particular example more typical of California Bungalow)



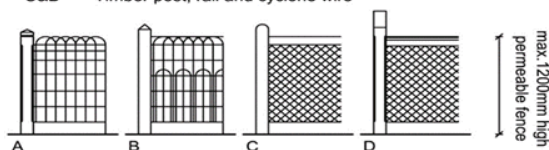
Closed Picket Fencing Examples

- A Simple
- B Alternating picket shape and height
- C Alternating picket width
- D Closed picket lower, open picket upper.
- E Wider picket with decorative cut out (particular example more typical of California Bungalow)

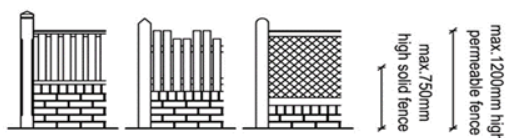


Wire Fencing Examples

- A&B Woven wire with timber posts and rails
- C&D Timber post, rail and cyclone wire



Masonry and Timber Fencing Examples



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APPENDIX 2: HARLEY STREET HERITAGE AREA GUIDELINES

These guidelines are to be read in conjunction with the City's Policy 7.5.15 – Character Retention Areas and Heritage Areas.

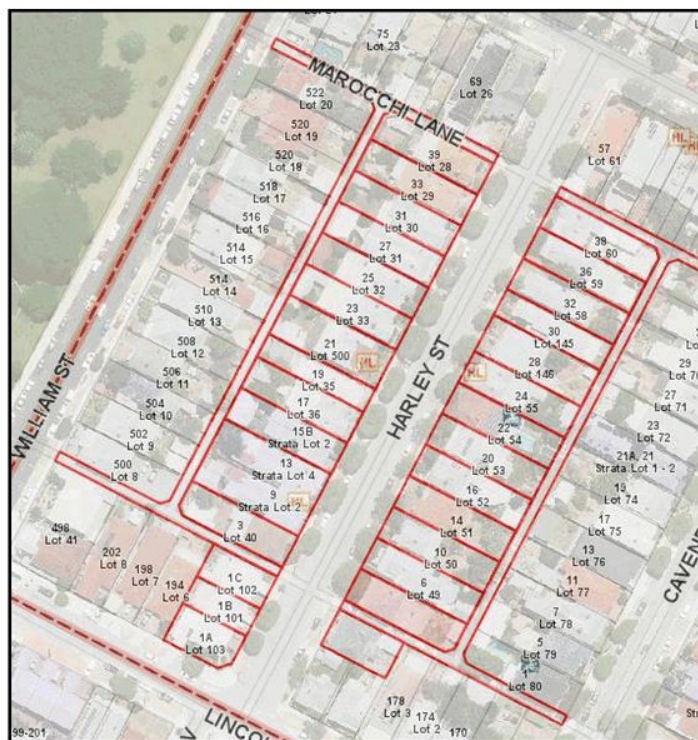


Figure 1: Harley Street Heritage Area

1. PURPOSE

These guidelines have been adopted for the purpose of preserving and enhancing the established neighbourhood character and amenity of Harley Street, while allowing for new development that meets the changing needs of the community.

The guidelines:

1. Provide a comprehensive basis for the control of all development within Harley Street including new development and additions/alterations to existing development;
2. Replace the deemed to comply requirements and/or provide additional deemed to comply requirements in relation to certain elements of the R-Codes.

2. STATEMENT OF HERITAGE SIGNIFICANCE

Harley Street has moderate aesthetic value through its dominant display of single storey residences constructed in the Federation style of architecture.

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Harley Street has moderate historic value as an almost complete example of a 19th century streetscape, with the residences that were predominantly built in the late 1890s - 1910s. It provides a good and rare historic record of the accommodation of people in this period.

Harley Street demonstrates a unified and cohesive physical form in the public realm. The overall form, style, height, setback and selection of materials of the historic dwellings contribute to the uniformity of the streetscapes, providing a coherent character with varied levels of intactness.

Harley Street contains a good representation of the wide variety of building design applied to the inner city residential areas during the Gold Rush period of 1891 to 1919. This includes substantial single residential dwellings with individual architectural detail, modest single residential dwellings, semi-detached and terraced dwellings. All these styles are represented in Harley Street, and although alterations have been undertaken to some of the dwellings, and some new replacement development has occurred in the 1980s, the streetscape is largely consistent with the styles of the Gold Boom period and construction applied during this time.

Overall, Harley Street is a highly intact example of late nineteenth to early twentieth century residential development comprising fine examples of modest single storey dwellings constructed in the Federation period of architecture.

3. RECORD OF PLACES OF HERITAGE SIGNIFICANCE

Property Address	Constructed (circa)	Architectural style ¹	Level of Significance
1A-1C Harley	c.1988	Post-war Conventional Suburban Style	No contribution
2 Harley	c.2017	Contemporary	No contribution
3 Harley	c.1898	Federation Bungalow	Moderate contribution
4 Harley	c.1914	Federation Bungalow	Moderate contribution
6 Harley	c.1900	Federation Queen Anne	Moderate contribution
7, 9, 11 & 13 Harley	c.1898	Federation Italianate	Moderate contribution
10 Harley	c.1905	Federation Queen Anne	Moderate contribution
14 Harley	c.2017	Contemporary	No contribution
15A & 15B Harley	c.1982	Reproduction of Federation Terrace	No contribution
16 Harley	c.1908	Federation Queen Anne	Moderate contribution
17 Harley	c.1900	Federation Bungalow	Moderate contribution
19 Harley	c.1900	Federation Bungalow	Moderate contribution
20 Harley	c.1898	Federation Bungalow	Moderate contribution

¹ The architectural style applied to dwellings below are based on those outlined in *Identifying Australian Architecture* by Apperly, Irving and Reynolds and the City of Vincent Housing Style Guide.

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Property Address	Constructed (circa)	Architectural style ¹	Level of Significance
21 Harley	c.1898	Federation Queen Anne	Moderate contribution
22 Harley	c.1899	Federation Bungalow	Moderate contribution
23 Harley	c.1910	Federation Queen Anne	Moderate contribution
24 Harley	c.1898	Federation Bungalow	Moderate contribution
25 Harley	c.1903	Federation Queen Anne	Moderate contribution
27 Harley	c.1905	Federation Bungalow	Moderate contribution
28 Harley	c.1898	Federation Queen Anne	Moderate contribution
30 Harley	c.1988	Post-war Conventional Suburban Style	No contribution
31 Harley	c.1908	Federation Bungalow	Moderate contribution
32 Harley	c.1900	Federation Bungalow	Moderate contribution
33 Harley	c.1920	Federation Bungalow with Inter War California Bungalow elements	Moderate contribution
36 Harley	c.1905	Federation Bungalow	Moderate contribution
38 Harley	c.1905	Federation Bungalow	Moderate contribution
39 Harley	c.1898	Federation Bungalow	Moderate contribution

4. HARLEY STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation of the original Federation style dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for additions to existing development and new development;
- Additions to existing development and new development is appropriately set back so as to maintain the visual prominence of the single storey streetscape when viewed from Harley Street;
- New development is to respond appropriately to the surrounding street context through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
 - built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings;
- The reinstatement and reconstruction of missing design elements to original building facades such as timber verandahs, decorative timber gables and the removal of render from original brickwork; and site features such as landscaping and front fences;

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- Maintain the absence of and promote the removal of visually intrusive car storage structures and spaces and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

5. DEVELOPMENT GUIDELINES FOR ALL DEVELOPMENT

Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
Street Setbacks					
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties and the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. First floor development shall not be located within 10 meters of the primary street boundary; or First floor development shall not be visible from Harley Street when measured in accordance with 'Figure 2 – Line of Sight'.
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			
Lot Boundary Setbacks					
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.			
Building Height					

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Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>										
Augment 5.1.6 P6	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance. <i>Note: The plate heights on Harley Street are typically around 40 courses, usually starting above limestone footings equal to the internal floor level.</i>	Replace 5.1.6 C6	Replace 6.1.2 C2	The maximum height of a dwelling is to be 2 storeys and comply with the following measurements: <table><tr><td>Element</td><td>Max allowable Heights for Two Storey Dwellings</td></tr><tr><td>Top of external wall (roof above)</td><td>7 metres</td></tr><tr><td>Top of external wall (concealed roof)</td><td>8 meters</td></tr><tr><td>Top of pitched roof</td><td>10 metres</td></tr></table>	Element	Max allowable Heights for Two Storey Dwellings	Top of external wall (roof above)	7 metres	Top of external wall (concealed roof)	8 meters	Top of pitched roof	10 metres
			Element	Max allowable Heights for Two Storey Dwellings									
Top of external wall (roof above)	7 metres												
Top of external wall (concealed roof)	8 meters												
Top of pitched roof	10 metres												
			New 5.1.6 C6.1	New 6.1.2 C2.1	Loft additions will be contained wholly within the roof space and where no visible change is made to the dwelling's appearance from the street. The addition of front facing dormer windows and gables to lofts will cause lofts to be assessed as a storey for the purpose of this policy.								
Vehicular Access													
Augment 5.3.5 P5.1	Augment 6.3.5 P5	No crossovers to Harley Street unless the property has no other vehicular access opportunities.											
Setback of Garages and Carports													
Augment 5.2.1	Augment 6.3.4	Maintain the absence of visually intrusive car storage facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available.								
Street Surveillance													

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Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
Augment 5.2.3 P3	Augment 6.2.1 P1.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or Outdoor Living Areas and by including habitable rooms at the front of the dwelling.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	Ensure a front verandah is incorporated into the façade of new dwellings (at a minimum of 50% of the width of the front facade) with a useable minimum depth of 1.8 metres.
			Replace 5.2.3 C3.2	Replace 6.2.1 C1.2	Incorporate habitable rooms to the front of the development with generous openings to provide street engagement and passive surveillance to the street.
Street Walls and Fences					
Augment 5.2.4 P4	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough to retain views to dwellings and front gardens.	Replace 5.2.4 C4	Replace 6.2.2 C2	<div>a) The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level;</div> <div>b) The maximum height of any solid portion of a new fence is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable;</div> <div>c) The maximum height of fence piers with decorative capping to be 1.8 metres above the adjacent footpath level; and</div> <div>d) Maximum width of piers to be 470mm;</div> <div>or</div> <div>e) The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level;</div> <div>f) The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable; and</div> <div>g) The maximum height of fence piers with decorative capping to be 2.0 metres above the adjacent footpath level;</div> <div>or</div>

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Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
					h) Fencing types as illustrated in the diagrams below are permitted. Variations to the examples indicated below may be supported where it can be demonstrated that they are compatible with the existing fence styles in the street.
General Building Design					
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch of ground and upper storeys of between 30 and 40 degrees, with 35 to 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale, mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling. <i>Floor levels of the original dwellings in Harley Street are raised approximately 300 - 500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.</i>
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the existing dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original facade and set back so that the existing front building and roof form remains the dominant feature to the street.
Demolition					
Applications for development approval should maintain the front façade of a contributing dwelling.			Applications for development approval that retain the original dwelling are considered acceptable.		

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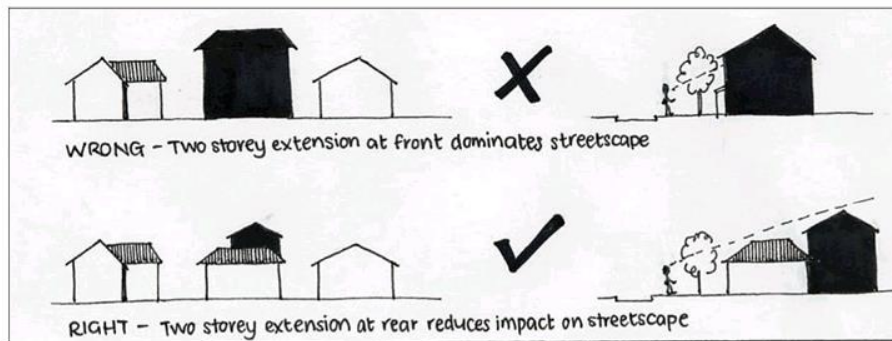


Figure 2 – Line of Sight

6. RECOMMENDED FENCING STYLES FOR HARLEY STREET



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APPENDIX 3: CARR STREET GUIDELINES

These guidelines are to be read in conjunction with the City's Policy 7.5.15 – Character Retention Areas and Heritage Areas.



Figure 1 – Carr Street Character Retention Area

1. PURPOSE

These guidelines have been adopted for the purpose of preserving and enhancing the established neighbourhood character and amenity of Carr Street, while allowing for new development that meets the changing needs of the community.

The guidelines:

1. Provide a basis for the control of all development within Carr Street including new dwellings and additions/alterations to existing buildings;
2. Replace the deemed to comply requirements and/or provide additional deemed to comply requirements in relation to certain elements of the R-Codes.

2. CARR STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation the original Federation and Interwar Bungalow style dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for additions to existing buildings and the development of new buildings;
- Additions to existing buildings and new dwellings are appropriately setback so as to maintain the visual prominence of the single storey streetscape when viewed from Carr Street;

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- New development is to respond appropriately to the surrounding street context through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
 - built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings;
- The reinstatement and reconstruction of missing design elements to original building facades such as a timber verandah, decorative timber gables and the removal of paint and render from original brickwork;
- Maintain the absence of visually intrusive car storage structures and spaces and vehicular crossovers to the primary streetscape; and
- Maintain an open street frontage by ensuring front boundary fences are low and/or visually permeable.

3. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

Local Housing Objectives			Deemed to Comply		
Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.			Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.		
Street Setbacks					
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties or the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			First floor development shall not be located within 4 meters of the ground floor primary street setback; or
First floor development shall not be visible from Carr Street when measured in accordance with 'Figure 2 – Line of Sight'.					
Lot Boundary Setbacks					
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.			

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Building Height													
Augment 5.1.6 P6	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.	Replace 5.1.6 C6	Replace 6.1.2 C2	Minimum building height fronting primary street: 3m Maximum building height: <table><tr><th>Element</th><th>Max allowable Heights for Two Storey Dwellings</th></tr><tr><td>Top of external wall (roof above)</td><td>7 metres</td></tr><tr><td>Top of external wall (concealed roof)</td><td>8 metres</td></tr><tr><td>Top of pitched roof</td><td>10 metres</td></tr></table>	Element	Max allowable Heights for Two Storey Dwellings	Top of external wall (roof above)	7 metres	Top of external wall (concealed roof)	8 metres	Top of pitched roof	10 metres
Element	Max allowable Heights for Two Storey Dwellings												
Top of external wall (roof above)	7 metres												
Top of external wall (concealed roof)	8 metres												
Top of pitched roof	10 metres												
New 5.1.6 P6.1		Windows and gables are consistent with the existing dwellings in the street.	New 5.1.6 C6.1	New 6.1.2 C2.1	Loft additions where the development is contained wholly within the roof space and where there is no visible change to the dwellings appearance from the street.								
Setback of Garages and Carports													
Augment 5.2.1 P5.1	Augment 6.3.4	Maintaining an absence of car parking facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available. Carports setback 500mm behind the front setback line where access is from the Primary Street.								
Street Surveillance													
Augment 5.2.3 P3	Augment 6.2.1 P1.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or Outdoor Living Areas and by including habitable rooms at the front of the dwelling.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	A front verandah is incorporated into the façade of new dwellings (at a minimum 50% of the width of the front façade) with a useable minimum depth of 1.8 metres.								

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Street Walls and Fences					
Augment 5.2.4 P4	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough to retain views to dwellings and front gardens.	Replace 5.2.4 C4	Replace 6.2.2 C2	<p>a) The maximum height of new fences facing the street is to be 1.8 metres above natural ground level;</p> <p>b) The maximum height of any solid portion of a new fence is to be 750mm above natural ground level. The remaining portion is to be a minimum of 80% visually permeable; and</p> <p>c) The maximum height of fence piers with decorative capping to be 2.0 metres above natural ground level.</p>
General Building Design					
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch of ground and upper storeys of between 30 and 40 degrees, with 35 - 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	<p>New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling.</p> <p><i>Note: Floor levels of the original dwellings in Carr Street are raised approximately 300 - 500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.</i></p>
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the original dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original façade and set back so that the original building and roof form remains the dominant feature to the street.

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Demolition	
Application for development approval should maintain the front façade of the original dwelling.	Applications for development approval retain the original dwelling. ²

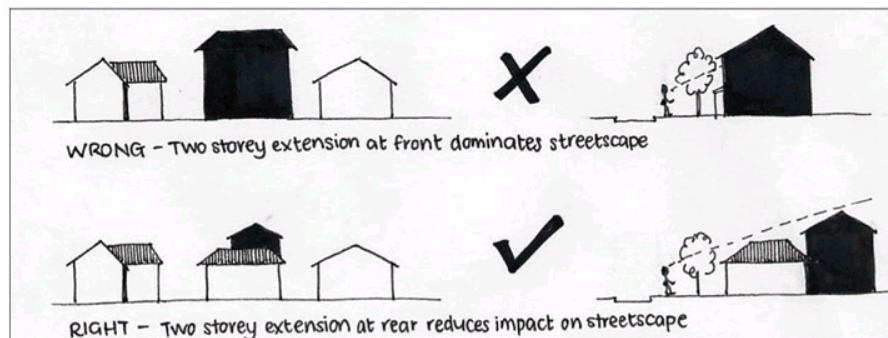


Figure 2 – Line of sight

² Schedule 2, Part 7, Clause 61(1)(e) in the *Planning and Development (Local Planning Schemes) Regulations 2015* does not require a development application for the demolition of a single house, ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool where the structure is not affected by heritage legislation. C7.4 has been included as the requirement in the Regulations may be removed and the provision could then be implemented.

Figure 1 – Janet Street Character Retention Area

1. PURPOSE

The guidelines:

1. Provide a basis for the control of all development within the Janet Street Character Retention Area including new buildings and additions/alterations to existing buildings;
2. Replace the deemed to comply requirements and/or provide additional deemed to comply requirements in relation to certain elements of the R-Codes.

2. JANET STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation of the original Federation style dwellings;
- Protection and enhancement of the existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encouragement of a high standard of architectural and sustainable design solutions for additions to existing buildings and the development of new buildings;

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- Ensuring additions to existing buildings and new dwellings are appropriately setback so as to maintain the visual prominence of the single storey streetscape when viewed from Janet Street;
- New development is appropriate in scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
- The reinstatement and reconstruction of missing design elements to original building facades such a timber verandah, decorative timber gables and the removal of render from original brickwork; and site features such as landscaping and front fences;
- Maintain the absence of and promote the removal of visually intrusive car storage structures and spaces, and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

5. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

Local Housing Objectives			Deemed to Comply		
Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.			Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.		
Street Setbacks					
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties or the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. First floor development shall not be located within 4 meters of the ground floor primary street setback; or First floor development shall not be visible from Janet Street when measured in accordance with 'Figure 2 – Line of Sight'.
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			
Lot Boundary Setbacks					
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.			

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Building Height													
Augment 5.1.6 P6.1	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.	Replace 5.1.6 C6	Replace 6.1.2 C2	Minimum building height fronting primary street: 3m Maximum building height: <table><tr><th>Element</th><th>Max allowable Heights for Two Storey Dwellings</th></tr><tr><td>Top of external wall (roof above)</td><td>7 metres</td></tr><tr><td>Top of external wall (concealed roof)</td><td>8 metres</td></tr><tr><td>Top of pitched roof</td><td>10 metres</td></tr></table>	Element	Max allowable Heights for Two Storey Dwellings	Top of external wall (roof above)	7 metres	Top of external wall (concealed roof)	8 metres	Top of pitched roof	10 metres
Element	Max allowable Heights for Two Storey Dwellings												
Top of external wall (roof above)	7 metres												
Top of external wall (concealed roof)	8 metres												
Top of pitched roof	10 metres												
New 5.1.6 P6.1		Windows and gables are consistent with the existing dwellings in the street.	New C6.1	New 6.1.2 C2.1	Loft additions where the development is contained wholly within the roof space and where there is no visible change to the dwellings appearance from the street.								
Setback of Garages and Carports													
Augment 5.2.1 P5.1		Maintaining an absence of car parking facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available. Carports setback 500mm behind the front setback line where access is from the Primary Street.								
Street Surveillance													
Augment 5.2.3 P3	Augment 6.2.1 P1.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or Outdoor Living Areas and by including habitable rooms at the front of the dwelling.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	A front verandah is incorporated into the façade of new dwellings (at a minimum 50% of the width of the front façade) with a useable minimum depth of 1.8 metres.								
Street Walls and Fences													
Augment 5.2.4 P4	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough to retain views	Replace 5.2.4 C4	Replace 6.2.2 C2	a) The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level; b) The maximum height of any solid portion of a new fence								

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		to dwellings and front gardens.			<p>is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable;</p> <p>c) The maximum height of fence piers with decorative capping to be 1.8 metres above the adjacent footpath level; and</p> <p>d) Maximum width of piers to be 470mm</p> <p>or</p> <p>e) The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level;</p> <p>f) The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable; and</p> <p>g) The maximum height of fence piers with decorative capping to be 2.0 metres above the adjacent footpath level.</p>
General Building Design					
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch between 30 and 40 degrees, with 35 - 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	<p>New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling.</p> <p><i>Note: Floor levels of the original dwellings in Janet Street are raised approximately 300mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.</i></p>
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the

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		respectful of the existing dwelling and the predominant character of the original dwellings within the street.			original façade and set back so that the original building and roof form remains the dominant feature to the street.
Demolition					
Applications for development approval should maintain the front façade of a contributing dwelling.			Applications for development approval that retain the original dwelling are considered acceptable.		

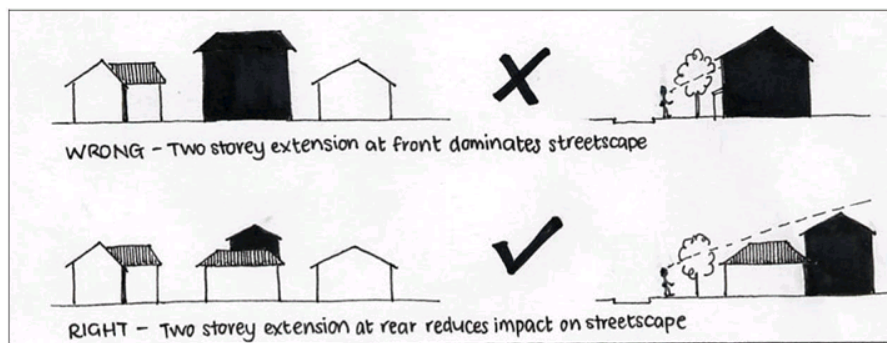


Figure 2 – Line of sight

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APPENDIX 5 –THE BOULEVARDE, KALGOORLIE STREET, MATLOCK STREET AND BUXTON STREET CHARACTER RETENTION GUIDELINES

These guidelines are to be applied to all development within the following areas:

Guideline Area	
1.	The Boulevarde – between Scarborough Beach Road and Anzac Road
2.	Kalgoorlie Street – between Ashby Street and Anzac Road
3.	Buxton Street – between Anzac Road and Britannia Road
4.	Matlock Street – between Anzac Road and Britannia Road

Table 2.1: Properties included in The Boulevarde, Kalgoorlie Street, Matlock Street and Buxton Street Character Retention Area

These guidelines are to be read in conjunction with the City's Policy 7.5.15 – Character Retention Areas and Heritage Areas, the City's Local Planning Scheme No. 2, the Residential Design Codes and Policy 7.1.1 – Built Form.

Development Objectives:

- Retention and conservation of original dwellings;
- Protection and enhancement of the original streetscape character;
- Retention of the visual character of the early twentieth century Interwar and California Bungalow style of architecture;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
 - built form that incorporates consistent physical built form elements of the original character dwellings without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

<u>Local Housing Objectives</u> <i>Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i>	<u>Deemed to Comply</u> <i>Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i>
1. Street Setbacks	
<u>Augments Clause 5.1.2 P2.1 and P2.2</u>	<u>Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3</u>
<u>O1.1</u> The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	<u>C1.1</u> Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
<u>O1.2</u>	<u>C1.2</u>

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First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	Two storey development is to be located in the middle or rear third of the lot.
2. Lot Boundary Setbacks	
<i>Augments Clause 5.1.3 P3.1</i>	
O2.1 Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.	
3. Building Height	
<i>Augments Clause 5.1.6 P6</i>	<i>Replaces Clause 5.1.6 C6</i>
O3.1 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by upholding similar features in terms of the prevailing bulk, scale and proportions of the existing streetscape.	C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights: <ul style="list-style-type: none"> • Top of external wall: 7 metres • Top of concealed wall: 8 metres • Top of pitched roof: 10 metres
O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2 and C1.5</i>
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C4.1 Carports, garages or hardstand car parking bays are to be located at the rear of the property where right of way access is available.
O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.2 Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street.
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.
	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.
	C4.5

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	<p><u>Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.</u></p> <p><u>C4.6</u> <u>Carports and garages shall have a maximum wall height of 2.7 metres.</u></p> <p><u>C4.7</u> <u>Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.</u></p>
5. Street Surveillance	
<u>Augments Clause 5.2.3 P3</u>	<u>Replaces Clause 5.2.3 C3.2</u>
<p><u>O5.1</u> <u>Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling.</u></p>	<p><u>C5.1</u> <u>There must be at least one habitable room incorporated into the front elevation of the dwelling.</u></p> <p><u>C5.2</u> <u>Each habitable room facing the primary street must have at least one major opening with clear glazing and a clear view of the street and approach to the dwelling.</u></p>
6. Street Walls and Fences	
<u>Augments Clause 5.2.4 P4</u>	<u>Replaces Clause 5.2.4 C4</u>
<p><u>O6.1</u> <u>Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.</u></p> <p><u>O6.2</u> <u>Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.</u></p>	<p><u>C6.1</u> <u>The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level;</u></p> <p><u>C6.2</u> <u>The maximum height of any solid portion of a new fence is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum 40% visually permeable;</u></p> <p><u>C6.3</u> <u>The maximum height of fence piers with decorative capping is to be 1.8m above the adjacent footpath level; and</u></p> <p><u>C6.4</u> <u>The maximum width of piers is to be 470mm.</u></p> <p><u>OR</u></p> <p><u>C6.5</u> <u>The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level;</u></p> <p><u>C6.6</u></p>

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	<p><u>The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable;</u></p> <p><u>C6.7</u> <u>The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level; and</u></p> <p><u>C6.8</u> <u>The maximum width of piers is to be 470mm.</u></p>
7. General Building Design	
<u>New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes</u>	<u>Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5</u>
<p><u>O7.1</u> <u>New development is sympathetic to and complements the character of the existing dwellings within the streetscape.</u></p> <p><u>O7.2</u> <u>New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.</u></p> <p><u>O7.3</u> <u>Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.</u></p> <p><u>O7.4</u> <u>The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.</u></p> <p><u>O7.5</u> <u>Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.</u></p>	<p><u>C7.1</u> <u>The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.</u></p> <p><u>C7.2</u> <u>The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.</u></p> <p><u>C7.3</u> <u>Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.</u></p> <p><u>C7.4</u> <u>The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.</u></p> <p><u>C7.5</u> <u>The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.</u></p> <p><u>C7.6</u> <u>Street facing windows shall have a height of at least 1.6 times their width.</u></p> <p><u>C7.7</u> <u>Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings.</u></p>

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	windows when viewed from the primary street.
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<p>Date Adopted: 22 September 2015 Date Amended: 12 December 2017, 1 May 2018 Date Reviewed: NA Date of Next Review: September 2020</p>

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PART 1 – PRELIMINARY

POLICY DEVELOPMENT

This Policy has been prepared under the provisions of Schedule 2, Part 2 and 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE & APPLICATION

The purpose of this Policy is to:

1. Establish a framework to identify areas within the City of Vincent that contain characteristics that are valued by the community; and
2. Provide guidance on development in identified Character Retention Areas and Heritage Areas.

This Policy applies to:

1. The process used to identify and formally recognise Character Retention Areas and Heritage Areas;
2. The identification and listing of development standards which will be used in assessing all development applications for properties within those Character Retention Areas and Heritage Areas;
3. Appendix 1 of this Policy applies to applications for development in the St Albans Avenue Character Retention Area identified in Table 1 in Appendix 1;
4. Appendix 2 of this Policy applies to applications for development in the Harley Street Heritage Area identified on Figure 12 in Appendix 2;
5. Appendix 3 of this Policy applies to applications for development in the Carr Street Character Retention Area identified on Figure 1 in Appendix 3; and
6. Appendix 4 of this Policy applies to applications for development in the Janet Street Character Retention Area identified on Figure 1 in Appendix 4.
- 6-7. [Appendix 5 of this Policy applies to applications for development in The Boulevard, Kalgoorlie Street, Matlock Street and Buxton Street Character Retention Area identified in Table 1 in Appendix 5.](#)

POLICY OBJECTIVES

1. To identify areas within the City that contain characteristics valued by the community to be known as Character Retention Areas and/or Heritage Areas;
2. To establish a planning and design framework to protect the streetscapes located within Character Retention Areas and/or Heritage Areas;

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3. To ensure that new buildings and additions to existing buildings will be sympathetic to the unique character of the streetscape; and
4. To distinguish between buildings within each Character Retention Area and/or Heritage Areas that contribute to the integrity of the streetscape and those which do not.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Vincent local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is permitted to amend or replace the Deemed to Comply provisions under Clause 7.3.1(a) of the Residential Design Codes, the provisions of this Policy shall prevail. Where this Policy augments the Design Principles under Clause 7.3.1(b) of the Residential Design Codes by providing Local Housing Objectives, both the Design Principles of the Residential Design Codes and the Local Housing Objectives of this Policy shall apply.

Where this Policy is inconsistent with the provisions of another local planning policy the provisions of this Policy shall prevail.

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PART 2 – POLICY PROVISIONS

1. Development Standards

- 1.1. Applications for development that comply with the relevant 'Deemed to Comply' policy provisions and 'Local Housing Objectives' are considered to meet the Policy Objectives.
- 1.2. Applications for development that seek departure from the 'Deemed to Comply' policy provisions may be deemed to be acceptable where:
 - 1.2.1 The applicant applies for assessment, and provides adequate justification, against the relevant Design Principles of the R-Codes, Design Objectives, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme; and
 - 1.2.2 The application obtains the support of the City's Design Advisory Committee where the City determines it to be necessary.
- 1.3 The City will assess and determine at its discretion that the same or better outcome will be achieved than would have been provided by the 'Deemed to Comply' criteria.
- 1.4 Applications for development shall include a contextual elevation showing the elevation of the proposed development and the existing development on the adjoining properties either side pursuant to Schedule 2, Part 8, Clause 63(1)(d) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. Character Retention Area Nomination

- 2.1 A Character Retention Area may include the following:
 - 2.1.1 A collection of no less than five adjoining buildings;
 - 2.1.2 A street block; or
 - 2.1.3 A part of, or whole suburb.
- 2.2 A Character Retention Area may be nominated in writing by a member of the public or by the City.
- 2.3 The City will only proceed with the nomination of the Character Retention Area where it is demonstrated by the nominee that owners of at least 40% of affected properties support proceeding with the nomination.

3. Consultation and Preparation of Guidelines

- 3.1 Following the successful nomination of a Character Retention Area, all owners of the affected properties will be notified of the intention to proceed with the nomination.
- 3.2 The City will invite all owners of the affected properties to attend a facilitated workshop to:
 - 3.2.1 Discuss what the prevailing character of the area is and how it can best be protected;

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- 3.2.2 Agree which buildings contribute to the character of the area and which do not; and
 - 3.2.3 Prepare a policy framework (the Guidelines) and draft provisions to protect the identified character of the area.
 - 3.3 This workshop will be held at a mutually agreed time between the City and the owners of the affected properties. This group is not a decision making authority but acts only in an advisory capacity.
 - 3.4 The City may abandon the nomination at any time during this process if there is a prevailing view from the community that it no longer wishes to proceed.
 - 4. Approval of the Guidelines**
 - 4.1 Once the draft Guidelines have been prepared, Administration will request that Council initiate formal consultation in accordance with the City's community consultation policy.
 - 4.2 Following advertising, Council will be asked to approve, refuse or approve with modifications the Guidelines to be included as an appendix to this policy based on the submissions received.
 - 5. Amendments to the Guidelines**
 - 5.1 The City may consider amending the Character Retention Area Guidelines where it can be demonstrated that owners of at least 40% of the affected properties support the amendment(s).
 - 5.2 Council must initiate formal consultation to advertise any amendment(s) in accordance with the City's community consultation policy.
 - 5.3 Following advertising, Council will be asked to determine the amendment(s) on the basis of the submissions received.
 - 6. Rescission of a Character Retention Area**
 - 6.1 The City will only consider initiating the removal of a Character Retention Area where it can be demonstrated that owners of at least 60% of the affected properties support their removal.
 - 6.2 If supported, Council must initiate formal consultation to amend the policy to remove the Character Retention Area in accordance with the City's community consultation policy.
 - 6.3 Following advertising, Council will be asked to determine the amendment on the basis of the submissions received.
 - 7. Heritage Areas**
 - 7.1 The City may consider designating a Heritage Area in accordance with Part 3 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* in the following instances:
-

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- 7.1.1 Where a nomination has been received for a Character Retention Area in accordance with (1) of this policy and the City is satisfied the area is suitably qualified to be designated as a Heritage Area following a Heritage Assessment;
 - 7.1.2 Where the City has undertaken a Heritage Assessment of any area and is satisfied it is suitably qualified to be designated as a Heritage Area following a Heritage Assessment.
 - 7.2 If an area qualifies as a Heritage Area, the City will consult with affected landowners on the designation prior to making a recommendation to Council on whether to proceed in accordance with Part 3 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
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APPENDIX 1: ST ALBANS AVENUE GUIDELINES

Table 1: Properties included in St Albans Avenue Character Retention Area

	Character Retention Areas Name	Street Number of Contributing Buildings	Street Number of Non-Contributing Buildings
1.	St Albans	6, 8, 10, 12, 14, 16, 18 7, 11, 15	9, 11A, 17

St Albans Avenue is located in the suburb of Highgate, to the west of Beaufort Street. Many of the residences located within the area were part of the 1890 Chatsworth Estate development, which was a residential development resulting from the Gold Boom. Buildings constructed during this time contribute to the highly intact and visually cohesive area.

KEY CHARACTERISTICS

- The area is a highly intact example of late nineteenth to early twentieth century residential development comprising fine examples of modest, single storey dwellings constructed in the Federation period of architecture;
- The overall form, style, height, setback and selection of materials of the character dwellings contribute to the uniformity of the streetscape, providing a coherent character with a high level of retained original detail including street facing verandahs and decorative gables;
- Generally consistent lot widths (where semi-detached residences are considered as one);
- A low number of carports or garages to street fronts; and
- Generally consistent setback of dwellings from the street.

DESIRED DEVELOPMENT OUTCOMES

- Retention and conservation of the Federation style dwellings;
- Retention of the visual dominance of late nineteenth to early twentieth century residential development within the Area.

1. DEVELOPMENT GUIDELINES FOR CONTRIBUTING BUILDINGS

Design Objectives	
1.1	Demolition
1.1.1	Applications for the full demolition of the façade of dwellings will not be supported.
1.1.2	The removal of original character features from a contributing dwelling which, are visible from the street will not be supported. Where original character features have been removed from dwellings, they should be reinstated where possible.
1.2	Building Setbacks

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Design Objectives	
1.2.1	Additions to the building, will only be supported where they are located behind the building.
1.2.2	Additions to the side of the original dwelling maybe supported where the applicant can demonstrate to the satisfaction of the Council that there are no adverse impacts on the original building façade and the character of the streetscape.
1.2.3	Side setbacks variations may be supported where they are in line with the existing dwelling and is in keeping with the rhythm of the existing streetscape.
1.3 Building Walls	
1.3.1	Variations to the building wall height may be supported if the proposed height is a continuation of the existing dwelling, and is in keeping with the rhythm of the existing streetscape.
1.4 Building Height	
1.4.1	Where an addition proposes an additional storey, it must not exceed 1 storey above the number of storeys of the original dwelling.
1.4.2	Any additional storey must be setback sufficiently to be in keeping with the rhythm of the streetscape.
1.5 Car Parking, Garages and Car Ports	
1.5.1	Carports or garages are not to be located within the front setback area. Hardstand car parking bays may be supported where it can be demonstrated that there are no visual impacts on the streetscape.
1.5.2	Car ports and garages may be supported where they are located to the side or rear of a dwelling and are set back a minimum of 500mm behind the main building line. The structure must be open or a minimum of 50% visually permeable.
1.6 Street Walls and Fences	
1.6.1	Traditional fencing types as illustrated in Figure 1 (Appendix 1) are encouraged. Minor variations to the examples indicated in Figure 1 may be supported.
1.6.2	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level.

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Design Objectives	
1.6.3	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.
1.7	External Features and Decorative Treatments
1.7.1	Original and intact unpainted surfaces are not permitted to be rendered or painted.
1.7.2	Removal of paint/render from originally unpainted/non-rendered masonry is supported.
1.7.3	Loft additions may be supported where the development is contained wholly within the roof space and where no visible change to the dwellings appearance from the street is made.
1.8	Roof Works
1.8.1	New roofing additions must be sympathetic to the existing roof form.

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2. DEVELOPMENT GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

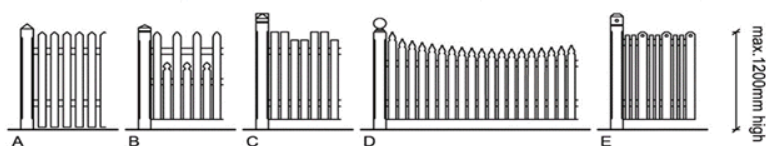
Design Objectives	
2.1	Demolition
2.1.1	Applications for full demolition of dwellings may be supported.
2.2	Building Setbacks
2.2.1	Setback variations may be supported where they are in line with existing dwellings on the street and is in keeping with the rhythm of the existing streetscape.
2.3	Appearance of Additions & New Dwellings
2.3.1	New dwellings must address the street and be consistent with the bulk and scale of adjacent dwellings.
2.4	Building Height
2.4.1	The height of any new development shall not exceed 2 storeys.
2.5	Street Walls and Fences
2.5.1	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level.
2.5.2	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.
2.5.3	The use of contemporary style fences that complement the existing streetscape will be supported.

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3. APPROPRIATE FENCING TYPES FOR CHARACTER RETENTION AREAS

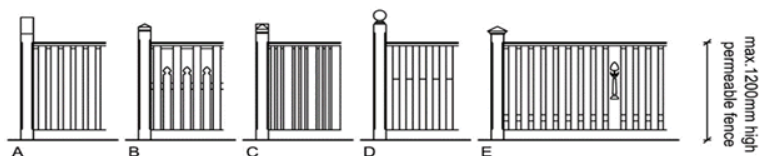
Open Picket Fencing Examples

- A Simple pointed picket
- B Alternating picket shape and height
- C Castellated
- D Shaped tops
- E Alternating picket width (particular example more typical of California Bungalow)



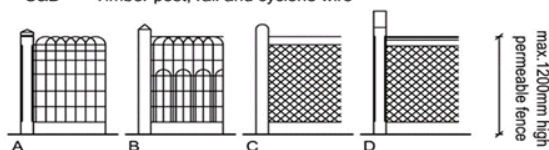
Closed Picket Fencing Examples

- A Simple
- B Alternating picket shape and height
- C Alternating picket width
- D Closed picket lower, open picket upper.
- E Wider picket with decorative cut out (particular example more typical of California Bungalow)

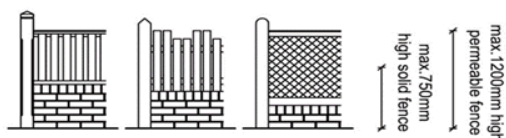


Wire Fencing Examples

- A&B Woven wire with timber posts and rails
- C&D Timber post, rail and cyclone wire



Masonry and Timber Fencing Examples



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APPENDIX 2: HARLEY STREET HERITAGE AREA GUIDELINES

These guidelines are to be read in conjunction with the City's Policy 7.5.15 – Character Retention Areas and Heritage Areas.



Figure 1: Harley Street Heritage Area

1. PURPOSE

These guidelines have been adopted for the purpose of preserving and enhancing the established neighbourhood character and amenity of Harley Street, while allowing for new development that meets the changing needs of the community.

The guidelines:

1. Provide a comprehensive basis for the control of all development within Harley Street including new development and additions/alterations to existing development;
2. Replace the deemed to comply requirements and/or provide additional deemed to comply requirements in relation to certain elements of the R-Codes.

2. STATEMENT OF HERITAGE SIGNIFICANCE

Harley Street has moderate aesthetic value through its dominant display of single storey residences constructed in the Federation style of architecture.

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Harley Street has moderate historic value as an almost complete example of a 19th century streetscape, with the residences that were predominantly built in the late 1890s - 1910s. It provides a good and rare historic record of the accommodation of people in this period.

Harley Street demonstrates a unified and cohesive physical form in the public realm. The overall form, style, height, setback and selection of materials of the historic dwellings contribute to the uniformity of the streetscapes, providing a coherent character with varied levels of intactness.

Harley Street contains a good representation of the wide variety of building design applied to the inner city residential areas during the Gold Rush period of 1891 to 1919. This includes substantial single residential dwellings with individual architectural detail, modest single residential dwellings, semi-detached and terraced dwellings. All these styles are represented in Harley Street, and although alterations have been undertaken to some of the dwellings, and some new replacement development has occurred in the 1980s, the streetscape is largely consistent with the styles of the Gold Boom period and construction applied during this time.

Overall, Harley Street is a highly intact example of late nineteenth to early twentieth century residential development comprising fine examples of modest single storey dwellings constructed in the Federation period of architecture.

3. RECORD OF PLACES OF HERITAGE SIGNIFICANCE

Property Address	Constructed (circa)	Architectural style ¹	Level of Significance
1A-1C Harley	c.1988	Post-war Conventional Suburban Style	No contribution
2 Harley	c.2017	Contemporary	No contribution
3 Harley	c.1898	Federation Bungalow	Moderate contribution
4 Harley	c.1914	Federation Bungalow	Moderate contribution
6 Harley	c.1900	Federation Queen Anne	Moderate contribution
7, 9, 11 & 13 Harley	c.1898	Federation Italianate	Moderate contribution
10 Harley	c.1905	Federation Queen Anne	Moderate contribution
14 Harley	c.2017	Contemporary	No contribution
15A & 15B Harley	c.1982	Reproduction of Federation Terrace	No contribution
16 Harley	c.1908	Federation Queen Anne	Moderate contribution
17 Harley	c.1900	Federation Bungalow	Moderate contribution
19 Harley	c.1900	Federation Bungalow	Moderate contribution
20 Harley	c.1898	Federation Bungalow	Moderate contribution

¹ The architectural style applied to dwellings below are based on those outlined in *Identifying Australian Architecture* by Apperly, Irving and Reynolds and the City of Vincent Housing Style Guide.

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Property Address	Constructed (circa)	Architectural style ¹	Level of Significance
21 Harley	c.1898	Federation Queen Anne	Moderate contribution
22 Harley	c.1899	Federation Bungalow	Moderate contribution
23 Harley	c.1910	Federation Queen Anne	Moderate contribution
24 Harley	c.1898	Federation Bungalow	Moderate contribution
25 Harley	c.1903	Federation Queen Anne	Moderate contribution
27 Harley	c.1905	Federation Bungalow	Moderate contribution
28 Harley	c.1898	Federation Queen Anne	Moderate contribution
30 Harley	c.1988	Post-war Conventional Suburban Style	No contribution
31 Harley	c.1908	Federation Bungalow	Moderate contribution
32 Harley	c.1900	Federation Bungalow	Moderate contribution
33 Harley	c.1920	Federation Bungalow with Inter War California Bungalow elements	Moderate contribution
36 Harley	c.1905	Federation Bungalow	Moderate contribution
38 Harley	c.1905	Federation Bungalow	Moderate contribution
39 Harley	c.1898	Federation Bungalow	Moderate contribution

4. HARLEY STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation of the original Federation style dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for additions to existing development and new development;
- Additions to existing development and new development is appropriately set back so as to maintain the visual prominence of the single storey streetscape when viewed from Harley Street;
- New development is to respond appropriately to the surrounding street context through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
 - built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings;
- The reinstatement and reconstruction of missing design elements to original building facades such as timber verandahs, decorative timber gables and the removal of render from original brickwork; and site features such as landscaping and front fences;

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- Maintain the absence of and promote the removal of visually intrusive car storage structures and spaces and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

5. DEVELOPMENT GUIDELINES FOR ALL DEVELOPMENT

Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
Street Setbacks					
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties and the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. First floor development shall not be located within 10 meters of the primary street boundary; or First floor development shall not be visible from Harley Street when measured in accordance with 'Figure 2 – Line of Sight'.
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			
Lot Boundary Setbacks					
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.			
Building Height					

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Local Housing Objectives			Deemed to Comply							
Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.			Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.							
Augment 5.1.6 P6	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance. <i>Note: The plate heights on Harley Street are typically around 40 courses, usually starting above limestone footings equal to the internal floor level.</i>	Replace 5.1.6 C6	Replace 6.1.2 C2	The maximum height of a dwelling is to be 2 storeys and comply with the following measurements:					
					<table><tr><th>Element</th><th>Max allowable Heights for Two Storey Dwellings</th></tr><tr><td>Top of external wall (roof above)</td><td>7 metres</td></tr><tr><td>Top of external wall (concealed roof)</td><td>8 metres</td></tr><tr><td>Top of pitched roof</td><td>10 metres</td></tr></table>	Element	Max allowable Heights for Two Storey Dwellings	Top of external wall (roof above)	7 metres	Top of external wall (concealed roof)
Element	Max allowable Heights for Two Storey Dwellings									
Top of external wall (roof above)	7 metres									
Top of external wall (concealed roof)	8 metres									
Top of pitched roof	10 metres									
			New 5.1.6 C6.1	New 6.1.2 C2.1	Loft additions will be contained wholly within the roof space and where no visible change is made to the dwelling's appearance from the street. The addition of front facing dormer windows and gables to lofts will cause lofts to be assessed as a storey for the purpose of this policy.					
Vehicular Access										
Augment 5.3.5 P5.1	Augment 6.3.5 P5	No crossovers to Harley Street unless the property has no other vehicular access opportunities.								
Setback of Garages and Carports										
Augment 5.2.1	Augment 6.3.4	Maintain the absence of visually intrusive car storage facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available.					
Street Surveillance										

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Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
Augment 5.2.3 P3	Augment 6.2.1 P1.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or Outdoor Living Areas and by including habitable rooms at the front of the dwelling.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	Ensure a front verandah is incorporated into the façade of new dwellings (at a minimum of 50% of the width of the front facade) with a useable minimum depth of 1.8 metres.
			Replace 5.2.3 C3.2	Replace 6.2.1 C1.2	Incorporate habitable rooms to the front of the development with generous openings to provide street engagement and passive surveillance to the street.
Street Walls and Fences					
Augment 5.2.4 P4	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough to retain views to dwellings and front gardens.	Replace 5.2.4 C4	Replace 6.2.2 C2	<p>a) The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level;</p> <p>b) The maximum height of any solid portion of a new fence is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable;</p> <p>c) The maximum height of fence piers with decorative capping to be 1.8 metres above the adjacent footpath level; and</p> <p>d) Maximum width of piers to be 470mm;</p> <p>or</p> <p>e) The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level;</p> <p>f) The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable; and</p> <p>g) The maximum height of fence piers with decorative capping to be 2.0 metres above the adjacent footpath level;</p> <p>or</p>

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Local Housing Objectives <i>Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.</i>			Deemed to Comply <i>Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.</i>		
					h) Fencing types as illustrated in the diagrams below are permitted. Variations to the examples indicated below may be supported where it can be demonstrated that they are compatible with the existing fence styles in the street.
General Building Design					
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch of ground and upper storeys of between 30 and 40 degrees, with 35 to 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale, mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling. <i>Floor levels of the original dwellings in Harley Street are raised approximately 300 - 500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.</i>
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the existing dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original facade and set back so that the existing front building and roof form remains the dominant feature to the street.
Demolition					
Applications for development approval should maintain the front façade of a contributing dwelling.			Applications for development approval that retain the original dwelling are considered acceptable.		

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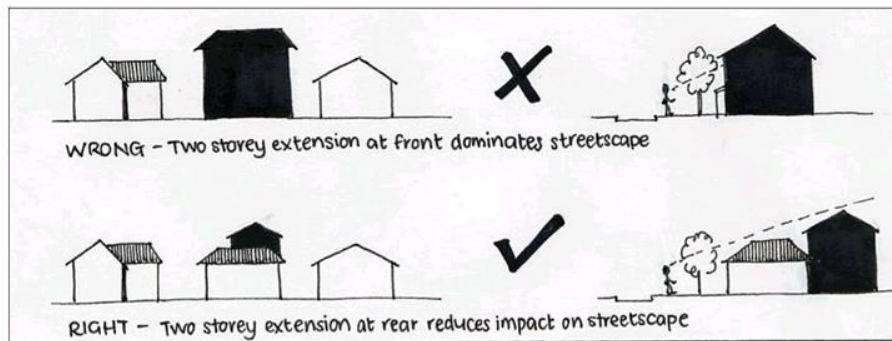


Figure 2 – Line of Sight

6. RECOMMENDED FENCING STYLES FOR HARLEY STREET



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APPENDIX 3: CARR STREET GUIDELINES

These guidelines are to be read in conjunction with the City's Policy 7.5.15 – Character Retention Areas and Heritage Areas.



Figure 1 – Carr Street Character Retention Area

1. PURPOSE

These guidelines have been adopted for the purpose of preserving and enhancing the established neighbourhood character and amenity of Carr Street, while allowing for new development that meets the changing needs of the community.

The guidelines:

1. Provide a basis for the control of all development within Carr Street including new dwellings and additions/alterations to existing buildings;
2. Replace the deemed to comply requirements and/or provide additional deemed to comply requirements in relation to certain elements of the R-Codes.

2. CARR STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation the original Federation and Interwar Bungalow style dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for additions to existing buildings and the development of new buildings;
- Additions to existing buildings and new dwellings are appropriately setback so as to maintain the visual prominence of the single storey streetscape when viewed from Carr Street;

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- New development is to respond appropriately to the surrounding street context through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
 - built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings;
- The reinstatement and reconstruction of missing design elements to original building facades such as a timber verandah, decorative timber gables and the removal of paint and render from original brickwork;
- Maintain the absence of visually intrusive car storage structures and spaces and vehicular crossovers to the primary streetscape; and
- Maintain an open street frontage by ensuring front boundary fences are low and/or visually permeable.

3. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

Local Housing Objectives			Deemed to Comply		
Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.			Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.		
Street Setbacks					
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties or the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			First floor development shall not be located within 4 meters of the ground floor primary street setback; or First floor development shall not be visible from Carr Street when measured in accordance with 'Figure 2 – Line of Sight'.
Lot Boundary Setbacks					
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.			

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Building Height													
Augment 5.1.6 P6	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.	Replace 5.1.6 C6	Replace 6.1.2 C2	Minimum building height fronting primary street: 3m Maximum building height: <table><tr><th>Element</th><th>Max allowable Heights for Two Storey Dwellings</th></tr><tr><td>Top of external wall (roof above)</td><td>7 metres</td></tr><tr><td>Top of external wall (concealed roof)</td><td>8 metres</td></tr><tr><td>Top of pitched roof</td><td>10 metres</td></tr></table>	Element	Max allowable Heights for Two Storey Dwellings	Top of external wall (roof above)	7 metres	Top of external wall (concealed roof)	8 metres	Top of pitched roof	10 metres
Element	Max allowable Heights for Two Storey Dwellings												
Top of external wall (roof above)	7 metres												
Top of external wall (concealed roof)	8 metres												
Top of pitched roof	10 metres												
New 5.1.6 P6.1		Windows and gables are consistent with the existing dwellings in the street.	New 5.1.6 C6.1	New 6.1.2 C2.1	Loft additions where the development is contained wholly within the roof space and where there is no visible change to the dwellings appearance from the street.								
Setback of Garages and Carports													
Augment 5.2.1 P5.1	Augment 6.3.4	Maintaining an absence of car parking facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available. Carports setback 500mm behind the front setback line where access is from the Primary Street.								
Street Surveillance													
Augment 5.2.3 P3	Augment 6.2.1 P1.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or Outdoor Living Areas and by including habitable rooms at the front of the dwelling.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	A front verandah is incorporated into the façade of new dwellings (at a minimum 50% of the width of the front façade) with a useable minimum depth of 1.8 metres.								

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Street Walls and Fences					
Augment 5.2.4 P4	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough to retain views to dwellings and front gardens.	Replace 5.2.4 C4	Replace 6.2.2 C2	<p>a) The maximum height of new fences facing the street is to be 1.8 metres above natural ground level;</p> <p>b) The maximum height of any solid portion of a new fence is to be 750mm above natural ground level. The remaining portion is to be a minimum of 80% visually permeable; and</p> <p>c) The maximum height of fence piers with decorative capping to be 2.0 metres above natural ground level.</p>
General Building Design					
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch of ground and upper storeys of between 30 and 40 degrees, with 35 - 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	<p>New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling.</p> <p><i>Note: Floor levels of the original dwellings in Carr Street are raised approximately 300 - 500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.</i></p>
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the original dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original façade and set back so that the original building and roof form remains the dominant feature to the street.

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Demolition	
Application for development approval should maintain the front façade of the original dwelling.	Applications for development approval retain the original dwelling. ²

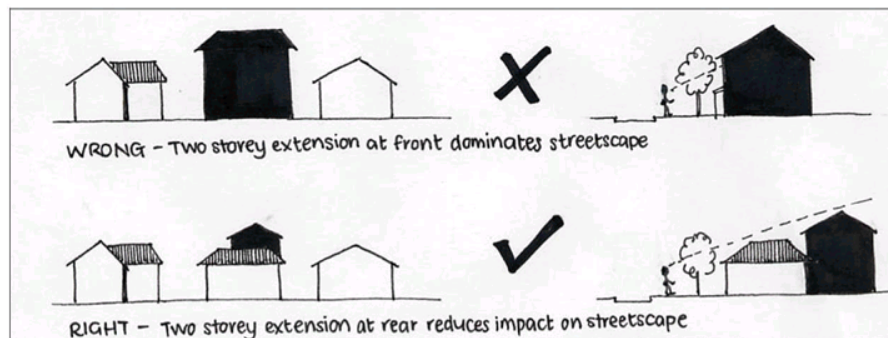


Figure 2 – Line of sight

² Schedule 2, Part 7, Clause 61(1)(e) in the *Planning and Development (Local Planning Schemes) Regulations 2015* does not require a development application for the demolition of a single house, ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool where the structure is not affected by heritage legislation. C7.4 has been included as the requirement in the Regulations may be removed and the provision could then be implemented.

[illegible]

Figure 1 – Janet Street Character Retention Area

1. PURPOSE

The guidelines:

1. Provide a basis for the control of all development within the Janet Street Character Retention Area including new buildings and additions/alterations to existing buildings;
2. Replace the deemed to comply requirements and/or provide additional deemed to comply requirements in relation to certain elements of the R-Codes.

2. JANET STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation of the original Federation style dwellings;
- Protection and enhancement of the existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encouragement of a high standard of architectural and sustainable design solutions for additions to existing buildings and the development of new buildings;

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- Ensuring additions to existing buildings and new dwellings are appropriately setback so as to maintain the visual prominence of the single storey streetscape when viewed from Janet Street;
- New development is appropriate in scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
- The reinstatement and reconstruction of missing design elements to original building facades such as a timber verandah, decorative timber gables and the removal of render from original brickwork; and site features such as landscaping and front fences;
- Maintain the absence of and promote the removal of visually intrusive car storage structures and spaces, and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

5. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

Local Housing Objectives			Deemed to Comply		
Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.			Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions.		
Street Setbacks					
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties or the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. First floor development shall not be located within 4 meters of the ground floor primary street setback; or First floor development shall not be visible from Janet Street when measured in accordance with 'Figure 2 – Line of Sight'.
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			
Lot Boundary Setbacks					
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.			

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Building Height													
Augment 5.1.6 P6.1	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.	Replace 5.1.6 C6	Replace 6.1.2 C2	Minimum building height fronting primary street: 3m Maximum building height: <table><tr><th>Element</th><th>Max allowable Heights for Two Storey Dwellings</th></tr><tr><td>Top of external wall (roof above)</td><td>7 metres</td></tr><tr><td>Top of external wall (concealed roof)</td><td>8 metres</td></tr><tr><td>Top of pitched roof</td><td>10 metres</td></tr></table>	Element	Max allowable Heights for Two Storey Dwellings	Top of external wall (roof above)	7 metres	Top of external wall (concealed roof)	8 metres	Top of pitched roof	10 metres
Element	Max allowable Heights for Two Storey Dwellings												
Top of external wall (roof above)	7 metres												
Top of external wall (concealed roof)	8 metres												
Top of pitched roof	10 metres												
New 5.1.6 P6.1		Windows and gables are consistent with the existing dwellings in the street.	New C6.1	New 6.1.2 C2.1	Loft additions where the development is contained wholly within the roof space and where there is no visible change to the dwellings appearance from the street.								
Setback of Garages and Carports													
Augment 5.2.1 P5.1		Maintaining an absence of car parking facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available. Carports setback 500mm behind the front setback line where access is from the Primary Street.								
Street Surveillance													
Augment 5.2.3 P3	Augment 6.2.1 P1.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or Outdoor Living Areas and by including habitable rooms at the front of the dwelling.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	A front verandah is incorporated into the façade of new dwellings (at a minimum 50% of the width of the front façade) with a useable minimum depth of 1.8 metres.								
Street Walls and Fences													
Augment 5.2.4 P4	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough to retain views	Replace 5.2.4 C4	Replace 6.2.2 C2	a) The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level; b) The maximum height of any solid portion of a new fence								

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		to dwellings and front gardens.			<p>is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable;</p> <p>c) The maximum height of fence piers with decorative capping to be 1.8 metres above the adjacent footpath level; and</p> <p>d) Maximum width of piers to be 470mm</p> <p>or</p> <p>e) The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level;</p> <p>f) The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable; and</p> <p>g) The maximum height of fence piers with decorative capping to be 2.0 metres above the adjacent footpath level.</p>
General Building Design					
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch between 30 and 40 degrees, with 35 - 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	<p>New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling.</p> <p><i>Note: Floor levels of the original dwellings in Janet Street are raised approximately 300mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.</i></p>
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the

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		respectful of the existing dwelling and the predominant character of the original dwellings within the street.			original façade and set back so that the original building and roof form remains the dominant feature to the street.
Demolition					
Applications for development approval should maintain the front façade of a contributing dwelling.			Applications for development approval that retain the original dwelling are considered acceptable.		

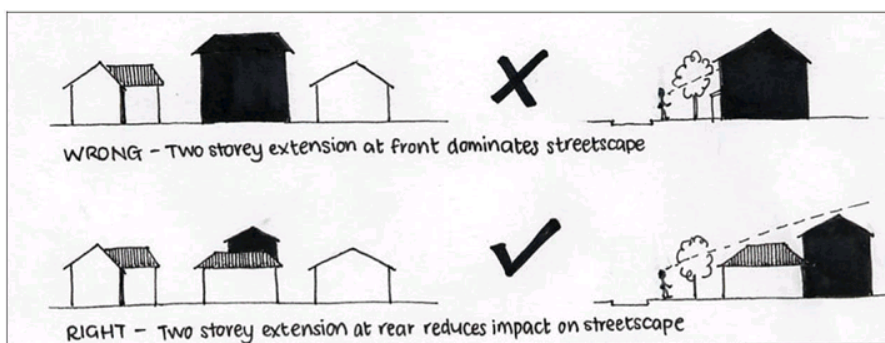


Figure 2 – Line of sight

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APPENDIX 5 –THE BOULEVARDE, KALGOORLIE STREET, MATLOCK STREET AND BUXTON STREET CHARACTER RETENTION GUIDELINES

These guidelines are to be applied to all development within the following areas:

Guideline Area	
1.	The Boulevarde – between Scarborough Beach Road and Anzac Road
2.	Kalgoorlie Street – between Ashby Street and Anzac Road
3.	Buxton Street – between Anzac Road and Britannia Road
4.	Matlock Street – between Anzac Road and Britannia Road

Table 1: Properties included in The Boulevarde, Kalgoorlie Street, Matlock Street and Buxton Street Character Retention Area

These guidelines are to be read in conjunction with the City's Policy 7.5.15 – Character Retention Areas and Heritage Areas, the City's Local Planning Scheme No. 2, the Residential Design Codes and Policy 7.1.1 – Built Form.

Development Objectives:

- Retention and conservation of original dwellings;
- Protection and enhancement of the original streetscape character;
- Retention of the visual character of the early twentieth century Interwar and California Bungalow style of architecture;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
 - built form that incorporates consistent physical built form elements of the original character dwellings without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

<u>Local Housing Objectives</u> <i>Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.</i>	<u>Deemed to Comply</u> <i>Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.</i>
<u>1. Street Setbacks</u>	
<u>Augments Clause 5.1.2 P2.1 and P2.2</u>	<u>Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3</u>
<u>O1.1</u> <u>The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.</u>	<u>C1.1</u> <u>Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.</u>
<u>O1.2</u>	<u>C1.2</u>

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First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	Two storey development is to be located in the middle or rear third of the lot.
2. Lot Boundary Setbacks	
<i>Augments Clause 5.1.3 P3.1</i>	
O2.1 Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.	
3. Building Height	
<i>Augments Clause 5.1.6 P6</i>	<i>Replaces Clause 5.1.6 C6</i>
O3.1 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by upholding similar features in terms of the prevailing bulk, scale and proportions of the existing streetscape.	C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights: <ul style="list-style-type: none"> • Top of external wall: 7 metres • Top of concealed wall: 8 metres • Top of pitched roof: 10 metres
O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
4. Setbacks of Garages and Carports	
<i>Augments Clause 5.2.1 P1</i>	<i>Replaces Clause 5.2.1 C1.1, C1.2 and C1.5</i>
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C4.1 Carports, garages or hardstand car parking bays are to be located at the rear of the property where right of way access is available.
O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.2 Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street.
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.
	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.
	C4.5

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	<p><u>Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.</u></p> <p><u>C4.6</u> <u>Carports and garages shall have a maximum wall height of 2.7 metres.</u></p> <p><u>C4.7</u> <u>Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.</u></p>
5. Street Surveillance	
<u>Augments Clause 5.2.3 P3</u>	<u>Replaces Clause 5.2.3 C3.2</u>
<p><u>O5.1</u> <u>Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling.</u></p>	<p><u>C5.1</u> <u>There must be at least one habitable room incorporated into the front elevation of the dwelling.</u></p> <p><u>C5.2</u> <u>Each habitable room facing the primary street must have at least one major opening with clear glazing and a clear view of the street and approach to the dwelling.</u></p>
6. Street Walls and Fences	
<u>Augments Clause 5.2.4 P4</u>	<u>Replaces Clause 5.2.4 C4</u>
<p><u>O6.1</u> <u>Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.</u></p> <p><u>O6.2</u> <u>Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.</u></p>	<p><u>C6.1</u> <u>The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level;</u></p> <p><u>C6.2</u> <u>The maximum height of any solid portion of a new fence is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum 40% visually permeable;</u></p> <p><u>C6.3</u> <u>The maximum height of fence piers with decorative capping is to be 1.8m above the adjacent footpath level; and</u></p> <p><u>C6.4</u> <u>The maximum width of piers is to be 470mm.</u></p> <p><u>OR</u></p> <p><u>C6.5</u> <u>The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level;</u></p> <p><u>C6.6</u></p>

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	<p><u>The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable;</u></p> <p><u>C6.7</u> <u>The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level; and</u></p> <p><u>C6.8</u> <u>The maximum width of piers is to be 470mm.</u></p>
7. General Building Design	
<u>New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes</u>	<u>Criteria deemed to satisfy Local Housing Objectives O7.1-O7.5</u>
<p><u>O7.1</u> <u>New development is sympathetic to and complements the character of the existing dwellings within the streetscape.</u></p> <p><u>O7.2</u> <u>New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.</u></p> <p><u>O7.3</u> <u>Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.</u></p> <p><u>O7.4</u> <u>The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.</u></p> <p><u>O7.5</u> <u>Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.</u></p>	<p><u>C7.1</u> <u>The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.</u></p> <p><u>C7.2</u> <u>The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.</u></p> <p><u>C7.3</u> <u>Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.</u></p> <p><u>C7.4</u> <u>The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.</u></p> <p><u>C7.5</u> <u>The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.</u></p> <p><u>C7.6</u> <u>Street facing windows shall have a height of at least 1.6 times their width.</u></p> <p><u>C7.7</u> <u>Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings.</u></p>

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	windows when viewed from the primary street.
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<p>Date Adopted: 22 September 2015 Date Amended: 12 December 2017, 1 May 2018 Date Reviewed: NA Date of Next Review: September 2020</p>

9.6 COMMENT ON DRAFT WAPC POSITION STATEMENT: SPECIAL ENTERTAINMENT PRECINCTS AND DWER CONSULTATION PAPER

- Attachments:**
1. **City of Vincent Submission - Planning for Entertainment Noise in the Northbridge Area November 2018** [↓](#) 
 2. **WAPC Draft Position Statement - Special Entertainment Precincts November 2019** [↓](#) 
 3. **DWER Consultation Paper - Managing Amplified Noise in Entertainment Precincts November 2019** [↓](#) 
 4. **City of Vincent Submission February 2020 - WAPC Special Entertainment Precincts** [↓](#) 
 5. **City of Vincent Submission February 2020 - DWER Managing Noise in Entertainment Precincts** [↓](#) 

RECOMMENDATION:
That Council:

1. **ENDORSES Attachments 4 and 5 as the City of Vincent's submissions in response to the Western Australian Planning Commission's draft Position Statement: Special Entertainment Precincts and the Department of Water and Environmental Regulation's Managing Amplified Music Noise in Entertainment Precincts Consultation Paper, respectively; and**
2. **NOTES the City will forward the submissions to the Western Australian Planning Commission and Department of Water and Environmental Regulation.**

PURPOSE OF REPORT:

To consider endorsing the City's submission on the Western Australian Planning Commission's (WAPC) draft Position Statement: Special Entertainment Precincts and the Department of Water and Environmental Regulation's (DWER) Managing Amplified Music Noise in Entertainment Precincts Consultation Paper.

BACKGROUND:

In September 2018 the Department of Planning, Lands and Heritage sought comment on a Consultation Paper – Planning for Entertainment Noise in the Northbridge Area. The September 2018 paper explored six key reform areas as follows:

- Agent of change – A principle that sees primary responsibility for sound attenuation in buildings resting with the party that is making changes to the environment, such as new development and redevelopment, and would apply to both noise sensitive and noise emitting developments;
- Special Control Areas (SCA) in Local Planning Schemes - Designation of a SCA will apply special planning controls to protect the health and amenity of residents and the viability of entertainment venues; and maintain the special character of the entertainment precinct;
- Noise Impact Assessments - Planning proposals for new noise emitting and noise receiving developments are required to undertake a noise assessment to determine the level of noise to be attenuated through design and construction measures;
- Construction Standards - Planning proposals for new noise emitting and noise receiving developments are required to demonstrate how construction and design will achieve acoustic attenuation to comply with the standards set in Noise Regulations;
- Notice on title – Requirement for notice on title for all approved planning proposals affected by entertainment noise; and
- Amendments to Noise Regulations - Indoor areas protected only (with doors and windows closed). This is in contrast to the existing principles of the *Environmental Protection Act 1986*, where the noise emitter, for example a live music venue, is responsible for ensuring sound levels received at a noise sensitive premises, such as a residence comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (the Noise Regulations).

The City provided a submission on the discussion paper in November 2018 supporting the State Government's intention to further investigate options to better manage land use conflict and amplified music noise in entertainment precincts. This included requesting the Department to ensure an outcome that is scientifically robust and appropriately balances the desire to support existing and future entertainment venues whilst adequately managing the noise impacts on sensitive land uses. The City's submission on this paper is included as **Attachment 1**.

The WAPC has since reviewed all comments received and produced a draft Position Statement: Special Entertainment Precincts. A special entertainment precinct is proposed to comprise a diverse mix of land uses, including entertainment venues, which contribute to an active night-time economy. This document was released in November 2019 and a copy is included as **Attachment 2**. The draft position statement no longer aligns with the agent of change principle and instead it sets out the WAPC's position on how entertainment precincts could be designated as SCAs in a local planning scheme.

To complement the WAPC's draft position statement, DWER has concurrently released the 'Managing Amplified Music Noise in Entertainment Precincts' Consultation Paper. A copy of the document is included as **Attachment 3**. The paper provides three options and/or proposed changes to the Noise Regulations that may be required to facilitate the implementation of the draft position statement from the WAPC. The State Government are currently seeking comments on both documents.

DETAILS:

A summary of the key proposals in each document is included below.

1. WAPC Position Statement

Key Proposals

The draft Position Statement provides guidance to local governments to better manage land use conflicts and amplified music noise in entertainment precincts through a local planning scheme. It is suggested that this be done through a scheme amendment to introduce a special control area (SCA).

In order to support the establishment of a special control area, the following material is likely to be required:

- a robust problem definition statement, including current noise levels and any entertainment noise-related complaints;
- evidence of consultation with the local community and adjoining/impacted local governments;
- demonstration of a significant night time economy supported by an economic assessment;
- evidence of an established strategic vision for the precinct, including the existing and/or intended land use mix and the potential for future entertainment venue development; and
- specific performance criteria, development requirements and/ or guidance to be applied to development through a local planning scheme, redevelopment scheme or local planning policy.

These matters would be addressed by the proponent for such an amendment which could be the local government or an applicant. The position statement will guide the WAPC's decisions regarding proposed scheme amendments to introduce SCAs. It does not require SCAs to be prepared or provide guidance on where they may be appropriate.

The designation of a SCA/special entertainment precinct would address the likes of the following:

- Establishment of a maximum amplified music level for entertainment noise. This would be measured at street-level, rather than at a receiver (i.e. residence);
- A requirement that new 'noise-sensitive' developments (e.g. residential) be planned, designed and constructed to achieve a set level of 'building transmission loss' to achieve a maximum internal noise level. No noise level would apply to external areas;
- Conversely, new noise emitting premises (e.g. entertainment venues) would need to be designed and constructed to ensure compliance with the set amplified music noise level is achieved;
- Existing entertainment venues emitting amplified sound would need to ensure compliance with the set amplified music level of the special control area;
- The special control area would contain requirements for a noise assessment to be undertaken for all new development. These assessments would determine the attenuation measures necessary and would be prepared by a qualified acoustic consultant; and

- A Section 70A Notification would be included as a condition of development approval for all new noise-sensitive premises, informing prospective buyers/owners of the likelihood of higher noise levels within the precinct.

Key Comments

Any change to the City's Local Planning Scheme of this nature would require significant investigation to determine whether any location was suitable, and subsequently undertaking a noise study to establish an appropriate sound level for that location. A change of this nature in the City's scheme would shift the responsibility of establishing suitable sound levels from the State Government to Local Government. This represents a significant shift, which has not been accounted for, in workload and responsibility to Local Government taking on the regulatory burden and responsibility that currently lies with the State Government.

The City would like to work with the Western Australian Planning Commission and the Department of Water and Environmental Regulations to address the following matters prior to finalising the position statement:

	Matter	Recommendation
1.	The initial paper by the WAPC sought to protect established live music venues in line with the principles of Creative WA, however the proposed changes have been developed to cater to large entertainment precincts with a high concentration of entertainment venues (namely Northbridge). It seemingly fails to accommodate for isolated but significant local venues which cannot reasonably be considered to represent entertainment precincts, but which nevertheless contribute significantly to the cultural economy and provide for local activity and diversity.	That the Commission, in consultation with the Department of Water and Environmental Regulations, undertake further investigation to establish a suitable option that balances the needs of supporting dispersed but culturally and economically significant live entertainment venues, with the needs of noise sensitive receivers in their locality.
2.	The position statement fails to address the conflict(s) that will exist where noise sensitive land uses are constructed or are already existing adjacent to a special control area. In the City of Vincent's case, the proposed special control area of the City of Perth (Northbridge) directly abuts residents of Vincent along Newcastle Street. It is not clear how this would be managed.	That the Commission, in consultation with the Department of Water and Environmental Regulations, investigate this conflict and provide a suitable solution prior to progressing with the position statement or amendments to the Noise Regulations. This includes providing guidance on investigation and enforcement with respect to cross boundary jurisdiction.
3.	The proposed approach will mean that existing noise sensitive premises within a designated entertainment precinct may experience higher than desirable noise levels. As the paper states, it is unlikely that these buildings have been adequately constructed or attenuated to accommodate for the higher sound levels of the precinct with any remediation costs to fall with the Owner.	That the City request the Commission engage with the Department of Water and Environmental Regulations to provide guidance as to how this may adequately be addressed.
4.	There is insufficient information to identify what support, if any, is proposed to be provided to Local Government in establishing set external sound levels of an entertainment precinct.	Recommended to provide support to Local Government to ensure a level of consistent implementation.
5.	The National Construction Code (NCC) outlines requirements for attenuating buildings. The Planning and Development Act outlines that Building standards prevail. Where a proposal needs to be attenuated to a high standard in accordance with a Local Planning Scheme how can the City require that the high standard be maintained when the requirements of the NCC are lesser.	Consideration and commentary regarding the NCC and how Local Government can require a higher standard of noise attenuation than that offered in the NCC.

	Matter	Recommendation
6.	Establishing a special control area/entertainment precinct in a local planning scheme would require significant time and costs for the City.	As there is shift of roles/responsibilities from State to Local Government the City requests comment from the Department as to whether opportunities will be presented to seek grants or funding to undertake this work.

2. DWER Managing Amplified Music Noise

Key Proposals

To complement the draft position statement, the DWER Consultation Paper sets out three reform options, to provide for entertainment venues to exceed the assigned (prescribed) noise levels in the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations).

The current framework for regulation of noise is through the *Environmental Protection Act 1986* and the Noise Regulations and is designed to protect the health and amenity of receivers, while still allowing for some activities that cannot reasonably and practicably meet noise limits (such as temporary sporting, cultural and entertainment events). The Noise Regulations set out levels that are permitted to be received by particular land uses (i.e. residential, commercial, industrial) at particular times of day. The responsibility for compliance with acceptable noise levels rests with the generator of the noise, irrespective of which use was first established. The Regulations are currently administered by Local Government.

The paper provides three options to complement the proposed planning approach, for the management of amplified music in entertainment precincts, summarised below.

Option 1 – ‘Status Quo’.

This option involves no amendment to the Noise Regulations, with Local Government continuing to manage noise complaints as they already do. Protection for all noise sensitive receivers remains, land use planning conflicts may persist and noise emitters remain responsible for compliance with the Noise Regulations. In the context of an entertainment precinct, should a noise complaint be justified, a venue may be required to alter the way it conducts its business to comply with the Noise Regulations. As the paper outlines, the State Government is committed to exploring reforms to support live music and entertainment venues in WA. It is considered that Option 1 will not easily facilitate progress as land use conflicts may remain in areas trying to strike a balance between residential and commercial uses. As reforms to manage these issues has not yet occurred, the City has an existing Sound Attenuation Policy (7.5.21) which provides a clear framework to minimise the adverse impacts of noise for the sustainable co-existence of a mix of land uses within the City. As a guiding document, the policy has provided better outcomes for new developments in areas where higher sound levels can be expected. It is worth noting, the City experiences a low number of noise complaints associated with encroaching land uses. It is considered the Policy has played an important role in effectively managing this, in the context of new developments.

Option 2 – ‘agent of change principle and indoor assigned levels’.

If implemented, this option would require that the person or business responsible for a new development in an entertainment precinct, would bear the cost associated with the protection of noise-sensitive receivers (primarily residents). New entertainment venues would also have to design and construct their premises sufficiently to implement noise attenuation measures at their business and control sound. Furthermore, it proposes to set indoor sound levels as the basis for assessment against the Noise Regulations (note: the current Noise Regulations set outside sound level limits). This principle was the basis for the initial consultation paper released by the Department of Planning, Lands and Heritage in 2018 (**Attachment 1**). It was intended to provide protection for existing live music venues, from encroaching noise sensitive (residential) development. This option presents implementation and enforcement issues, a lack certainty for entertainment venues and provides no meaningful consideration to existing noise sensitive receivers (i.e. residents). For these reasons, the City does not support this option.

Option 3 – ‘special entertainment precincts’.

The draft position statement by WAPC does not (and indeed cannot) change the provisions currently contained within the Noise Regulations. Option 3 is a proposal to amend the Noise Regulations to complement the position statement. As detailed above, a local planning scheme would set a capped external amplified music level for an Entertainment Precinct. Entertainment Venues within the precinct would then be able to apply for an approval to exceed the existing assigned noise levels in the Noise Regulations.

These are proposed to be called 'Venue Approvals' and will be provided on an 'opt-in' basis only. It is intended that these approvals would be assessed and granted by the relevant local government CEO, and any approval would be subject to operational conditions and might also be time-limited. Venue approvals will generally be issued in accordance with the external amplified music level identified in the special control area. All venues which are not subject to these special approvals will continue to be assessed based on the existing assigned levels set out in the Regulations.

The implications to noise sensitive receivers includes:

- Existing noise sensitive receivers (i.e. residences) in a special entertainment precinct are unlikely to be appropriately acoustically treated to attenuate for the external amplified sound levels set within the planning scheme. These sound levels in the scheme will be higher than those in the Noise Regulations. Subsequently these residents may experience higher than desirable noise levels. The costs of retrofitting a building would likely be imposed on the owner;
- For all **new** residential development in a special entertainment precinct, protection from the external amplified music levels would be limited to indoor living spaces only. Residents would not be able to expect quiet noise levels with windows and doors open or in external areas of their properties i.e. balconies/yards;
- For developers, it will provide certainty when or if they are considering development in a special entertainment precinct as a new standard for the design and construction of a building will be clearly set out. This will be represented in the scheme and be directly to the external amplified music noise level in the local planning scheme; and
- The constructions costs of development in a special entertainment precinct are likely to increase due to the attenuation measures (such as 'winter gardens', glazing, acoustic baffling and slab thickness) necessary to meet the scheme requirements.

Outcomes for entertainment venues who obtain a Venue Approval under the Noise Regulations includes:

- There would be increased certainty for a business's operations (as management and control measures will be set out in the venue approval). Should the entertainment venue be successful in obtaining a venue approval and maintain compliance with that approval, their operations would be exempt from meeting compliance with the assigned levels as stipulated in the Noise Regulations;
- Venue approvals will effectively be 'capped' at the level set in the scheme, to future proof the area for a given level of noise.

The paper states that the City of Perth is currently contemplating a precinct based approach for Northbridge, given the area has been subject of significant deliberation, modelling and research for almost two decades. The Northbridge precinct contains 58 identified entertainment venues and is generally regarded as Perth's premier entertainment precinct. The City of Perth has assigned a noise level of up to 95 decibels (dB) for the core entertainment area and up to 79 decibels (dB) for the surrounding fringe area. The sound level of 95dB is typical of that experienced by residential properties close to a venue hosting a rock concert or the equivalent of a 'factory floor'. In establishing these standards, the City of Perth has acknowledged that attenuating sound levels of this magnitude (particularly in the core area) would render most residential development unviable.

It is worth noting an external amplified sound level at 79dB (@63Hz) is the effective limit to protect health and amenity of the occupants of new residential developments in an entertainment precinct through building and construction standards without becoming financially or practically restrictive.

Any application of the proposed reforms discussed in either paper in other locations such as the City of Vincent, would require thorough technical examination of the issue as well properly quantifying the economic, financial and amenity impacts of such changes. In addition, it will be crucial to undertake meaningful communication and consultation with all affected parties.

Key Comments

The City would like to work with the Western Australian Planning Commission and the Department of Water and Environmental Regulations to address the following matters prior to progressing with any proposed reforms of the Noise Regulations:

	Matter	Recommendation
1.	The paper does not provide details on what a Venue Approval may look like with regard to conditions (such as will a venue approval be time limited? what type of conditions can be applied?).	The City would request the Department consult with all relevant stakeholder prior to a decision being made.
2.	There is limited information in the paper on whether an amendment to the Noise Regulation would enable a venue to emit higher sound levels (in the prescribed area) that those set in a local planning scheme.	The City considers that this should be clarified, to ensure applications for a Venue Approval are made in line with the set sound levels in the local planning scheme.
3.	Will applicants (of a Venue Approval in a special entertainment precinct) have the ability to make an appeal to a condition of approval, namely the capped sound level of the precinct?	To clarify, the City considers this would be counterproductive to the intent of an established special entertainment precinct.
4.	The consultation paper fails to address the conflict(s) that will exist where noise sensitive land uses are constructed or are already existing adjacent to a special control area. In the City of Vincent's case, the proposed special control area of the City of Perth (Northbridge) directly abuts residents of Vincent along Newcastle Street. It is not clear how this would be managed.	That the Department, in consultation with the WAPC investigate this conflict and provide a suitable solution prior to progressing with the position statement or amendments to the Noise Regulations. This includes providing guidance on investigation and enforcement with respect to cross boundary jurisdiction.
5.	In combination with the draft position statement of the WAPC, the implementation of Option 3 will likely see existing noise sensitive premises within a designated entertainment precinct experience higher than desirable noise levels. It is unlikely that these buildings have been adequately constructed or attenuated to accommodate for the higher sound levels of the precinct with any remediation costs to fall with the Owner.	That the City request the Department, in consultation with the WAPC further investigate this issue to provide guidance as to how this may adequately be addressed.
6.	The proposed reforms seemingly fail to address cumulative noise from multiple venues next to each other. Further the impact when new venues are established in an entertainment precinct.	That the Department investigate this issue and propose a resolution to adequately address and manage the impacts.
7.	Whilst there is a proposal to consider placing a Notification on Title for landowners in a special entertainment precinct (as a mitigation/control measure), it must be acknowledged that such notifications will only apply to new development and in any event, is often only effective on Owner-Occupier dwellings. In the City's experience, tenants are often not made aware of such issues prior to occupying a dwelling.	It is recommended that additional measures are also pursued to ensure existing and future residents are made aware of the noise, the potential scale of impact on amenity, what can be expected and any processes for recourse.
8.	With reference to the enforcement of a venue approval, that the penalties for non-compliance be proportionate to the offence, having regard to the flexibility already afforded to those Venues.	The City supports proportional enforcement options should a breach of a venue approval exist. For clarity, the City considers that a breach of a condition of venue approval should be consistent with a Tier 2 offence of the <i>Environmental Protection Act 1986</i> .

CONSULTATION/ADVERTISING:

The closing date for submissions on the WAPC draft position statement and the DWER consultation paper is 14 February 2020.

LEGAL/POLICY:

- *Environmental Protection (Noise) Regulations 1997*;
- Local Planning Scheme No. 2; and
- Local Planning Policy No. 7.5.21 – Sound Attenuation.

RISK MANAGEMENT IMPLICATIONS:

Low: It is low risk for the City to prepare a submission on the WAPC draft position statement for Special Entertainment Precincts and the DWER consultation paper.

STRATEGIC IMPLICATIONS:

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

Thriving Places

We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.

Sensitive Design

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications relating to making a submission on the draft position statement or consultation paper. However, the establishment of an Entertainment Special Control Area/s within the City of Vincent would require specialist modelling and assessment of economic and acoustic impacts which will require adequate resourcing and consultancy budget.

COMMENTS:

The City supports the intent behind the proposed reforms to better protect the ongoing vitality of entertainment precincts within Western Australia. The changes have particular relevance to Vincent given the City's strong desire to have a vibrant 24-hour city, the prevalence of existing entertainment music venues in our Town Centres, along with the City's strategic desire to see an increase in residential accommodation within these areas. The Leederville Town Centre and the Jazz Precinct planned as part of the Arts Development Action Plan 2018-2020 are opportune areas where a SCA could be considered.

Whilst highly practical to do so in Northbridge, where there is a high concentration of entertainment venues in a single locality, the creation of a similar special entertainment precinct for Vincent is complicated by the dispersed nature of entertainment land uses. Designating one area of the CBD as an 'entertainment precinct' subject to relaxed noise regulations may have the unintended consequence of clustering entertainment land uses in a single area. This in turn could have undesired implications for land use diversity in Town Centres or the like. If the City were to pursue a special entertainment precinct for Vincent, its extent would need to be carefully considered not only to factor into account existing venues but to consider the desired future land use mix and character of Vincent.

The issue at hand is inherently complex and has the ability to impact both an important local industry and a significant number of residents. The City supports the intent of the draft position statement by WAPC on Special Entertainment Precincts but notes that any changes to the Noise Regulations needs to be balanced to ensure it is supported by extensive scientific research to ensure the wellbeing of affected residents is not unduly compromised.

It is recommended Council endorse the City's proposed submissions for the reasons detailed above and note the queries and concerns raised for which a response has been requested (**Attachment 4 and 5**).

Planning for entertainment noise in the Northbridge area – Public consultation paper

The City would like to thank the Department for the opportunity to provide comment on this important paper. The City, by virtue of its proximity to the Perth CBD, accommodates a variety of active and vibrant land uses and therefore, understands the perceived and actual conflict between entertainment venues and nearby residential housing. The City strongly supports investigation into this issue and looks forward to working with the Department to develop scientifically robust responses that appropriately balance the desire to support existing and future entertainment venues with the need to adequately regulate noise impacts on sensitive land uses.

1. Do you support the 'Agent of Change' principle in the Northbridge Entertainment Area? What are the advantages and disadvantages?

Generally yes, however, the establishment of that principle will only apply to new 'changes', be they new entertainment venues or new sensitive premises. The principle is appropriate moving forward but will not address the existing issues.

The head of power of the *Environmental Protection (Noise) Regulations 1997* is the *Environmental Protection Act 1986*, which contains the 'polluter pays principle', being those who generate pollution and waste should bear the cost of containment, avoidance or abatement. The obligations for noise emitters to contain and abate noise generated from their premises must therefore remain in some form and be carefully and effectively incorporated into any proposed amendments or modifications to the Noise Regulations.

2. Do you support the requirement for Notification on Titles within the Northbridge Entertainment Area, as a mechanism to communicate to prospective buyers / developers that the area will continue to be noisy?

Yes, however it must be acknowledged that such notifications will only apply to new development and in any event, is often only effective on Owner-Occupier dwellings as, in the City's experience, tenants are often not made aware of such issues prior to occupying a dwelling. That being the case, it is recommended that additional measures are also pursued to ensure existing and future residents are made aware of the noise, the potential scale of impact on amenity, what can be expected and any processes for recourse.

3. Do you think 'agent of change' planning principles should be investigated for broader adoption? What are some of the benefits and challenges of the broader adoption of agent of change?

It is noted that the principle already somewhat exists within various planning frameworks and processes, including in relation to road and rail noise (State Planning Policy 5.4).

A benefit of the agent of change principle is that mixed use areas may remain in place providing diversity and richness in town centres, rather than such uses being removed as they are not compatible, from a noise perspective, with residential dwellings.

4. *How do you see the proposed reforms will impact on the building and construction industry, particularly with regard to compliance issues?*

It will be necessary for planning proposals to demonstrate that effective sound attenuation can be achieved, prior to such a proposal being determined. As part of this, developers should be required to use actual sound levels for the purposes of calculation and reporting, with standardised theoretical sound level limits not being used unless it is absolutely necessary due to subject noise occurring so infrequently, that performing measurements on-site is impractical.

Irrespective of the specific calculation and reporting methodology, the exercise will add an 'up-front' cost to a proposal, with no guarantee of the proposal being supported or ultimately approved. This may either deter development or result in a greater cost in providing housing stock.

If, as the paper suggest, noise complaints from residents of new-noise sensitive developments will be investigated from both the prescribed noise standards and constructions and development standards, then rigorous controls and check points will be required to ensure that inspection and reporting occurs throughout the development and construction phase. There is a limit to the amount of attenuation that can be provided by a building façade, particularly in the low frequency sound range and this must have special consideration in the design and development phase.

5. *How do you see the proposed reforms will impact on the live music and entertainment industries, particularly with regard to compliance issues?*

Broadly, the proposed reforms would be a positive outcome for live music venues and the entertainment industry, although it must be acknowledged that any softening of the standards to benefit that industry will have a commensurate impact on the residents in and around the precinct.

From a technical perspective, in the event of a noise complaint is received from within the SCA, it is likely that a venue (or venues) will find it difficult to achieve compliance with 'indoor sound levels', considering the sound attenuation properties of individual buildings will vary greatly, in addition to variations from the place of measurement within the dwelling. Extensive research and expert input will be required to establish the vulnerabilities and uncertainties around the application of indoor sound levels from a compliance aspect, so as to ensure clarity for all stakeholders.

6. *Do you see any advantages or disadvantages in only applying protections for noise sensitive premises to indoor areas?*

The advantage for the venue operators would be that there would be less of a regulatory burden to constrain their operations, with the related disadvantage being for affected residents whereby there will be no controls that would apply to their outdoor areas or their indoor areas when doors/windows are open. Extensive research and expert input will be required to determine the likely extent of any health impacts that would result from the proposed changes.

7. *Do you think the overall approach to amending the Noise Regulations is reasonable to balance the needs of residents and the entertainment industry in Northbridge?*

It is accepted that to have a vibrant precinct that accommodates a mix of entertainment venues and residential housing (among other things), that there must be some prioritisation of the somewhat incompatible uses. If, as the paper suggests, the balance should be shifted in favour of the entertainment industry, the proposed changes to the Noise Regulations is a reasonable means of achieving that outcome, although, it is strongly recommended that any changes to the regulatory framework should be (i) supported by extensive scientific research to ensure the wellbeing of affected residents is not unduly compromised; and (ii) clearly communicated to existing residents in and around the precinct, who will effectively have to endure greater noise impacts. To this end, the City suggests if it has not done so already, that the Department should be undertaking personalised consultation with all residential occupants and owners within and around the precinct, to ensure an adequate level of community involvement and engagement on this important issue.

8. *Are there other approaches to regulation of noise in the Northbridge entertainment precinct which should be considered?*

It would be open to simply apply the rules as they currently exist as the existing Noise Regulations allow for the measurement of sound levels to occur indoors.

9. *Do you support the application of new indoor levels on all nights of the week? Is there a case for setting different levels on different days of the week or times of the day in Northbridge?*

The City is not opposed to the concept, although would require further information and detail in order to provide a more definitive response. It is acknowledged that the existing Noise Regulations suggest that the application of variable sound level limits (assigned levels) on different days and at different times of day is favourable and appropriate.

As previously stated, any proposed amendments to the current application of assigned levels would require thorough scientific research to ensure any potential health implications on reducing noise protections at night are properly understood.

10. *How can uncertainties associated with indoor noise measurement and acoustic assessment be addressed?*

The issues and concerns raised in Section 6.3.2 of the paper are all valid and must be appropriately addressed before committing to detailed changes to the existing regulatory framework. It is anticipated that such work would be informed by input from acoustic and environmental health experts.

11. *Are there alternatives to measurement of noise indoors which could provide an equivalent level of protection for indoor areas?*

Not that the City is aware of.

12. *Are there any additional measures available to venues to ameliorate/attenuate environmental noise received at noise-sensitive premises?*

The City would defer to independent acoustic experts on this matter.

13. What are the impacts on live music venues, businesses and home owners associated with the outlined noise management options?

The management measures will involve a financial cost to venues and/or restrict the manner in which they can operate. The resultant impact on residents would likely be reduced noise impacts. It should be noted however, that notification and complaint management is not considered genuine management measures, as they do not have any material impact on the actual impacts of noise.

14. What are the limitations for venues or noise-sensitive premises in relation to attenuating music noise?

As per the answer to Question 13.

15. Can you foresee any issues with the management of noise complaints or enforcement of assigned levels as a result of the proposed reforms?

Noise from entertainment venues is a major issue for many local governments, particularly those undergoing densification around key commercial nodes. If intention of the initiative is to support existing and future entertainment venues by reducing the regulatory burden as to noise, it must be accepted that there will be an associated impact on the residents in and around the precinct. Any changes made to the regulatory framework need to be clearly communicated to affected landowners so as to avoid complaints regarding an increase in noise, that may otherwise be permitted.

16. What other mechanism are available to help enhance certainty for entertainment venues in relation to noise levels?

It is noted that the current framework already provides certainty for entertainment venues.

17. Are there approaches adopted in other jurisdictions which could be contemplated here? If so, what?

The City of Vincent has *Local Planning Policy 7.5.21 - Sound Attenuation*, which provides guidance on how developers can maximise the enjoyment and liveability of mixed land use living by mitigating the effects of ambient/environmental noise through appropriate consideration and design. The Policy effectively acts as a project viability screening tool by establishing the potential costs involved with containing sound levels from the development when in operation. If the changes contained within the discussion paper are progressed, it is considered appropriate to develop accompanying policy guidance to ensure a consistent process and resultant outcomes.

Other comments:

- The paper makes reference to Creative WA and the protection of live music venues, however the application of a Special Control Area (SCA) across the Northbridge Precinct is of a broad scale without any precise detail on the location, scale and density of (i) live music venues and (ii) residential dwellings, within the area. It is considered that detailed mapping would assist in considering this issue and quantifying the potential impacts.

- The City of Vincent directly abuts the northern boundary of the proposed Northbridge Entertainment Area, with that portion of the district zoned to facilitate a mix of uses including medium and high density residential housing. It would appear that it is intended for the existing Noise Regulations to apply to areas outside the entertainment precinct, which would effectively mean that entertainment venues would still have an obligation to comply with outdoor noise levels, as received from dwellings within the City of Vincent. It would be appreciated if the Department could clarify this matter and provide the City the opportunity to have further input on this particular issue, prior to any formal decisions being progressed.
- The paper indicates the agent of change principle will not be applied retrospectively and therefore, existing and future entertainment venues will need to comply with (amended) Noise Regulations for noise received by sensitive uses within 'non-attenuated' buildings. Further investigation is required on this issue, particularly given the number of existing entertainment venues and residential dwellings within the subject area.
- It appears that the amendment to the Noise Regulations will only apply to the Northbridge Entertainment Area rather than applying to any Entertainment Area identified as a Special Control Area in a Local Planning Scheme. It is recommended that the latter be pursued as it would allow other entertainment areas to have similar controls if established in the Local Planning Scheme.
- As is common with entertainment venues such as nightclubs, low frequency sound can dominate the spectrum of sound emitted and will likely remain a key source of complaints. Generally, building facade alterations for sound attenuation purposes are often ineffective for reducing the impact of low frequency sound and therefore, extensive research and expert input will be required to establish the noise mitigation standards that will apply as part of any changes to the regulatory framework.
- A clear process will need to be developed to deal with situations where post-construction testing determines that attenuation provided is not adequate to achieve compliance for internal noise levels. That process would need to clearly establish the necessary actions and the roles and responsibilities for the various stakeholders.
- Ultimately, the issue at hand is inherently complex and has the ability to impact both an important local industry and a significant number of residents. For that reason, the City strongly supports thorough technical examination of the scientific elements of the issue as well as hypothetical application of any revised standards, so as to properly quantify both the financial and amenity impacts of such changes. In addition, it is considered crucial to undertake meaningful communication and consultation with the affected parties. It would be appreciated if the Department could outline the manner in which it has consulted the affected residential owners and occupiers within and surrounding the precinct.



Department of Planning,
Lands and Heritage



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Draft **Position Statement:** Special Entertainment Precincts

November 2019

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5.1 Special entertainment precincts

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UWV"NLXVFRV J\XJ]NM" FRQ
NVJ]JRW NVJ NVN JVWVXRNRNAVFRN
VN S

BQNNJ NVJ ULJULPX NVW NVJ XJ
[NVXVFRVJ]QX FRV JX FRVFRV JCN
LJN QJ YVFRVNVJ]JRW NVJ Y[NLFRV
A42 JVWVRVFRV KX VVWJ]b6S JV YUV
XQJ JNFRV" QQRV JB KNVYX FRNM]X
V^YXJ] JCNJ]JKLRQ NVJ XQCN A42
RVLUM

- J[XK"Y] YXJNV FRVFRVJ]JNV NVJ"
RVLUMFRV L^[[NV VXRNRV NV JVW
JVW NVJ]JRW NVJ VXRNRV[N]NM
LXV YUVFRV
- N FRVFRVXQNVWV FRV FRQCN ULJU
LXV V^FRV JVWVRVFRVFRV YJLNM
ULJULPX NVW NVJ
- MN XWJ]JEXVXQJ FRVFRV NVJ Q#
JFRV NVXVFRV b\^YXJ]NMKB JW
NLXVFRV FRV NVN NVJ
- N FRVFRVXQNVJ]JKLRQNVJ]JNFR
FRVFRV JCNVY[NLFRV"RVLUMFRV
JCNFRVFRV JVWFRV FRVFRVUWVRM
^NV FR JVWJCNVY NVJFRV QJ^ [N
NVJ]JRW NVJ NVN NVN NVJ NVJ
- YVFRV YN QXV JVWULFRVFRV
MN NXV NVJ P*FRVENCQ MNFRV NVJ
XJ P*FRVENCQ XKNJYVFRVX
MN NXV NVJ JQX*PQJ ULJUVUWVRP
LQNV N[NM NXV NVJ LQNV N XJ
ULJUVUWVRP YXVFRV

BQNNJJKLRQ NVJ XQCN A42 [NZ*FRN
NVJLXV FRV FRQCN NVJ NVW
2^VJ]JUVUWVRP 4XV V FRVFRV NVJ
5NYJ]V NVJ XCE J]N JVW6VFRV NVJU

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@P* UJ BXV XJ CN8X NVW NVY JPNVb
[N YXVIRUOQ] CNJMV RVRJ [J BXVXQ CN
=XRIN @P* UJ BXV! JQNM XQ CN LQNV N
JV NVW NVY YXLN \ BCNA42 * RUIRNVYB
JCNV[NL RV] KX VVV [b JVMLXVYJRV
YX RVXV JX P* IRN MN NXYV NVYS

BCN KX VVV [b XQ CN YNLBUNVYJ JRV NVY
Y[NL RV] \ QK WIPRNLXVIRN J BXV X
JCN XL J BXVXCNB RVR NVY J RVW NVY
_NV N "N YNLB" CN J CN KX VVV [b
JK] J JVXQ CN XLJUPX NVW NVYS2 XLJU
YUVVVRP YXVB QX VXRIN J NV J BXV RV
\ [X VVRP J NV J V JB KN JY YX YJ] N J
[NM LN] CN RV YJL X VVRIN NV RVR NVV
^N X J IRN J CN A42 S

7XUW RVR J CN YX V IRU RVY X V BXVXO
VW YX RVXV RV CN =XRIN @P* UJ BXV
NVY J RVW NVY _NV N XL J NM RVR
MN RVW J MA42 YNLBUNVYJ JRV NVY
Y[NL RV] [NLXPVRN KX] CN =XRIN
@P* UJ BXV * RUIK N RVR X JY YB QX J
_NV NVY X J JX NBLNM J CN J IRVVM
UJ NV QX Mub JX Mub XY N J BXV "KSL" JX
LXV RVXVS

BCN MN RVW BXVXO YNLBUNVYJ JRV NVY
Y[NL RV] RVX L JUVVVRP \ LQNV N
RV YX NV NVY \ LQNV N X [NM NVXV NVY
\ LQNV N * RUIRNVYJ N J KJUVNM
JY YX J LQX YX J N J RV CN RVR XQ CN
NVY J RVW NVY RVV [J JVML ^YX J RV
_RQ JVY J KJUVLV V VVRN S

5.2 External amplified music noise level

; XLJUPX NVW NVY \ QK WIPRNLXVIRN J BXV X
JCN J NVY J NV RVR [X VVVM O V] BXVXO
JCN Y[NL RV] JVVM O ^ [NM RV] BXVXO
\ [X VVRP UVM ^N JX MN NV RVW
MN RVW UJ N XCNVY J RVW NVY VXRIN QX J CN
YNLBUNVYJ JRV NVY Y[NL RV] BCN MN RVW
N J NVW UJ YUVNMV ^ IR VXRIN UJ N QK W
KN RVX YX J NV RVY X J CN A42 JX RVX V
LXV [^ J BXVJVM MN RVW J VVV [M QX
VV VXRIN NV RVN MN NXYV NVY JVW
VV NVY J RVW NVY _NV NVY X YX J RV
JCN Y[NL RV] BCN N J NVW UJ YUVNMV ^ IR
VXRIN UJ NV RVX J IRN J CN LXV V VVR
* RQJ VVRV J BXVXO CN VXRIN QX L X W
NBYN J JX [NLBN * RQJ CN Y[NL RV] J NVS
BCN N J NVW UJ YUVNMV ^ IR VXRIN UJ NV
\ QK WIPRNLXVIRN J NV NVY VVRN J VV
NBYN N NM J ; :e RV CN,) 9c XL J N KJVM
JVW (+9c XL J N KJVM S

BCN N J NVW UJ YUVNMV ^ IR VXRIN UJ NV
RV CN A42 \ N J NV YUVVRP Y X N
JVVM MN VV [NP UJ N] CN UJ N X VXRIN
NV RV N KX NVY J RVW NVY _NV N X
X N [IRN] CN [N Z * RV NVY XQ CN =XRIN
@P* UJ BXV S

5.3 Venue approvals

CVW J CN YX V IRU RVY X J CN =XRIN
@P* UJ BXV L [NVY KVRP LXVIRN NM
KX] CN S NV J NVY XCE J N JVW
6V RVW NVY J @P* UJ BXV _NV N * RVR
J YNLBUNVYJ JRV NVY Y[NL RV] V JB
JY YB QX J _NV NVY X J JX NBLNM J CN

J VVRV UJ NV QX Mub X Mub XY N J BXV
\ ^ KSL J X LXV RVXV BCN NV NVY X JU
* RUIK N ^ NM KX J CN N YX V IRU UJ
PX NVW NVY RVX L X [M V] RQ J CN =XRIN
@P* UJ BXV BCN NV NVY X JU RV
YNLB J V J RV ^ V JUV KJ VXRIN UJ NV
J J CN NV N KX VVV [b X J M VVRN YX RV
QX LXV YUVN Y X X N JVW JB QJ N
X J CN LXV RVX J J J LQNV BCN V J RV ^ V
JUV KJ V NV N UJ NV RUIK N J RQ
[NP J M X] CN N J NVW UJ YUVNMV ^ IR
VXRIN UJ NV RV CN A42 LXV RV NVY RQ J CN
J NV J BXV N Z * RV NVY J M X J NV QX J CN
Y[NL RV] S

CNV N XY N J RV RQ J J _NV N
JY YX JU RQ J CN YNLBUNVYJ JRV NVY
Y[NL RV] RVX V RV N J KX ^ KSL J X
J CN J VVRV UJ NV N X J RV CN =XRIN
@P* UJ BXV S

5.4 Construction and design standards

BCN XL JUVVVRP \ LQNV N RV YX NV NVY
\ LQNV N X [NM NVXV NVY \ LQNV N
V ^ J X J RV N J CN UJ N NV J BXV X
IK RVR J JVW RVX V J QJ VVM
JX KN J LQNV NV QX VV VXRIN NV RVN
MN NVXV NVYS = NV NVY J RVW NVY _NV N
V JB JUV [N Z * RV NVY] ^ J BXVJVM MN RVW
J JVW [M JX MN X V] J J NVXV YUVN RQ
J CN N J NVW UJ YUVNMV ^ IR VXRIN UJ NV
? [NL RV] * RQ RQ N J NV NVW UJ YUVNM
V ^ IR VXRIN UJ NV RV N Z * RV N J NV N
UJ NV X QJ NV J BXV J JVW RVX V JX
NV [N J LQNV] KJ VVRV QX UJ NV J VVRN
V NV S

6VQJVM NV VXRIN J NV J BXV QX VV
MN NVXV NVY RVN N J NV [NV MN RVW] NM
J YNLBUNVYJ JRV NVY Y[NL RV] KN LV N
KN J NV YX J NV NM QX J CN RV YJL X
JV YUVNMV ^ IR VXRIN X J RV N S

BCN LXV [^ J BXVJVM MN RVW J VVV [M
\ QK WIPRNLXVIRN J NV J JVW RVX V
UJ MN RVW NVY J JVW X J L X ^ J RV NVY
[NV J X N] BXV S J VV J VV JY YB J KJ
XL JUVVVRP YXVB RV N J JVY S

E CN NVY X J RV LXV NV YJ NV J YX N
\ QK WIPRNLXVIRN J NV YX RVN
QX YX J LXV [^ J BXV N J RV J BXVXO
V NV [N RVX YX J NV] X J LQNV N K RVR
J NV J BXV J JVW RVX V S

=XRIN J NV J BXV N Z * RV NVY \ QK W
VX KN JY YB NV [X YNL RVN] X NV RV
MN NVXV NVYS

5.5 Noise assessments for new development

E RVR YNLBUNVYJ JRV NVY Y[NL RV]
JY YB J BXV QX VV VXRIN NV RVN
MN NVXV NVY V ^ J KN J LXV YUVNM
KX J J JVW RVX V MN RVW NVY
\ NV RV X V NV [N JX KN JY YB NV
RV CN LXV [^ J BXVJVM MN RVX QX
MN NVXV NVY JX J LQNV NVX V QX UJ NV N
X J RV CN A42 S

2Y YB J BXV QX MN NVXV NVY X V
NVY J RVW NVY _NV N * RUIK N Z * RV N J
^ KV RVX V ^ J RV NVY MN X V J RV

4

2 LXVW~~W~~WXQY[YX_JUX VKRN#
 \N~~W~~W~~R~~NUVM^N R[XQ_NJ VXRJWJ~~W~~
 YULNMXWJCNJ~~R~~UBCR`RUWQV
 Y[X.YN.JRNY*[LQJN.XCQNB~~R~~JNWXO
 N~~V~~NJRW/N~~W~~W~~W~~VRNRMQNJNJS

Noise-sensitive premises: Q1 J QNJV N
V NVVWP J MhYVMWY QN6VJXWV NVJJS
?XJNJXW=XRN @P UJXW' / / -"
QK N N N NLSUM J QN6XW' RPP QN' [LQN"
NM LJXJNVJJKUQV NVJ NVJMMbQJ N
LGRMJJNOLRRL SEC R MhYVXWVUOMN"
K' R VVJ WJ JNMJX' QN6XW' RPP UVM
^NJV V J MhYVMWVUUVWP JVVM
5N NXYV NVJ ; XJJSVPP ALQV N
@P UJXW' (& ^ALQV W' "LW" N). 0
KMMJVMNNTQJ' LJJ JVJYJ' LJNJTJN
M NUXV' QXWV JLLXV V XMJXW
QXWV QK V QV YJUVQJNV XJNV
V_N_RNMJVJ V NVJ'X' RJ MN NXYV NVJ
JVVM' XJTXJNJJLXV V XMJXWV< JB
JUX RLVNMNQKJXJXWV NVJ JVVM
JN RNVVJWPNMJJNOLRRL S

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(>>5<48D %t =45: / 5DA- ?=C8@=<@=? . >538l:
* <A5?A18; 5<A- ?538<3A@

Part X – Special control areas

XX. Special control areas

- (1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.
- (2) The purpose, objectives and additional provisions that apply to each special control area are set out in the section below.

X.1 &, 1; 5=6>?538<3A Special Entertainment Precinct – Special Control Area

BQNXUW RYP Y[X REXW JYYW]X]CNUVMV J[TNM<Insert name of precinct> AYNLEUVYN]JRW NY
?[NLRW] AYNLEUVYN]XU]J[N XW]CNUVMV N< JYS

QMMR[XWU]N] R[X]NJVW7JV N6VYN]JRW NY 2[NL J[NYXYXNMH
BQNYNLEUVYN]XU]J[N LXV Y[RN J 4X[N6VYN]JRW NY 2[NJ JVWU 7JV N6VYN]JRW NY 2[NJS

X.2 Purpose

BQNY^ [YXINXQ]CNUYNLEUVYN]XU]J[N R]XN]JKBRQJ QUV N X[T]QJ [NM^LN YX]NYPBUVW^N
LXW[R] KQ^ NWWXRN^NVRN^N JVWUYN]JRW NY _N^N]QX^ PQ]CNUYUWJ]BXWKO
[NB JVY YUWVWP LXWVRN]J]BXVS

NOTE – the special control area does not regulate the level of noise emitted by entertainment venues or override the requirements of the Environmental Protection (Noise) Regulations 1997.

X.3 Objectives

J! 6W^ [N]CNU<Insert name of precinct> AYNLEUVYN]JRW NY ?[NLRW] R J Y[R J[b N^N]JRW NY
J[N]^N XU^N J J _R[JVY L^Y^]JUVWU]] LN^N^ RQJ _J[R]b JVWU QRQLXWVNY]J]BXWKO
N^N]JRW NY _N^N S

K! @M^LNXYQ]NYPBUVW^N LXW[R] KQ^ NWWXRN^NVRN^N JVWUYN]JRW NY
_N^N K b N^N [RYP]CNUMR]RUVWMLXW]^ L]BXWCK^ RWRP R[X]YX]J[N JY Y[X]J]N VXRN
J]N^ J]BXW N^ ^ [N S

6

J! Q2N[W]R[N]Nj R2X[N]JW7JVN6V[N]JRW N/2[N]J[N]Y[X]X[N]M
E RCMQ4X[N]6V[N]JRW N/2[N]"CNVXR[N]J]N/ J]XW]JVM[M Q[N]N]JRW N/
_N/ N JVMVXR[N]N/FR[N]N/ R[N] QWKNK[N]MXW VK/ R2U[N]N]N/UV Y[N]N/ ^R
VXR[N]N/ NUK :N aa MB RMQ(N) 9cXLJ NKJVMJVM; :N aa MB RMQ(N) (+9cXLJ NKJVM

7

J! :WLLX[MIVLN' BQLW^N, ')! XQGN?UWWWWP JWM5N_NXYV_NW/ ;XLJUPUWWWWP ALGNV_N!
 @N^UJBRW/ (& +^ALGNM'BU('JWVYYUWJBRWQX[MN_NXYV_NW/ JY[X_JU BCRV]GR^YNLBU
 LXVJ[XUJ[N] QUWUN[NZ^BNMQO
 R JWB' X'TI J^XLBJNM' BQJ VXRBN^N^VRN^Y[N^RN'N^VN]JRW/NW/N^X[V^BNM^VN
 MN_NXYV_NW/ ' BRLXVJRW J VXRBN^N^VRN^Y[N^RN' JWMX[N^VN]JRW/NW/ _N^N
 NLOMRP' X'TI ^VWJ LU^N, ' ! M XQGN?UWWWWP JWM5N_NXYV_NW/ ;XLJUPUWWWWP
 ALGNV_N! @N^UJBRW/ (& +^ALGNM'BU('JWV
 RR JWB LQWPNXO^N^RW_XURJP' X'TI LXV YXWVW/ J MhVWM^VWJ?J] ' XQGN5NW/NM
 ?X BBRWV! XJ VXRBN^N^VRN^Y[N^RN' XJ JWN^VN]JRW/NW/ _N^N5

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X.5 Noise-Sensitive Premises

J! =XPRN#NWFERNY[NV RN \XLJ]NMFMQNYNLRUNYN]JRW NY Y[NLRL \QWKNXLJ]NM
MNI.RVMMJVWLXW][^LJNM\X]QJ] JNEJVVV R\BXW; X\ R J V RWV ^V XQ :NE aa MB FMQCN,)
9cXLJ_NKJVMJVM; :NE aa MB FMQCN' (+9cXLJ_NKJVM

>@

J! QPNWJRN]Nj R4X[NJVM7JV N6VYN]JRW NY 2[NL J[NY[XYX]NMH
=XPRN#NWFERNY[NV RN `RQFMQCN4X[N6VYN]JRW NY 2[NL \QWKNXLJ]NMNI.RVMMJVWL
LXW][^LJNM\X]QJ] JNEJVVV R\BXW; X\ R J V RWV ^V XQ :NE aa MB FMQCN,) 9cXLJ_NKJVM
JVM; :NE aa MB FMQCN' (+9cXLJ_NKJVM

K! QPNWJRN]Nj R4X[NJVM7JV N6VYN]JRW NY 2[NL J[NY[XYX]NMH
=XPRN#NWFERNY[NV RN `RQFMQCN7JV N6VYN]JRW NY 2[NL \QWKNXLJ]NMNI.RVMMJVWL
LXW][^LJNM\X]QJ] JNEJVVV R\BXW; X\ R J V RWV ^V XQ :NE aa MB FMQCN,) 9cXLJ_NKJVM
JVM; :NE aa MB FMQCN' (+9cXLJ_NKJVMYU\ JV6JMMFEXWLEJVVV R\BXW; X\ [NZ^RNM]X
JLCRL_NJ]CNQ[NRBJUYNYVWUMN.RVMBL_NXQ :NE *- MB FMQCN,) 9cXLJ_NKJVMJVM; :NE ** MB
FMQCN' (+9cXLJ_NKJVM

K! E QNJVWYUJ]BXWQ MN_NXYV NY JY[X_JLNUJN.]XO
R JVMB]NWFEXWQ JMMFEXWQJWMBR]RVP VXRN#NWFERNY[NV RN "JVMWQ
RR Y[XYX]NM" X[T X LQVPMN RV^N]XJ VXRN#NWFERNY[NV RN X"]WVMFRLU^Na\$ \$ J!
]CNJYUJ]KUBVXRN]N]NWF J]BXW]JVM[M X"]WVMFRLU^Na\$ \$ \QWKNXLJ]JYUJ]XJV6 VV
QIKRUKU[XXV \!\$

L! EJVVV R\BXW; X\ 5N.RVW@NYX]

R 2WYUJ]BXWQ MN_NXYV NY JY[X_JLNUJ]RVP]XJ VXRN#NWFERNY[NV RN \QW
RVLUMN EJVVV R\BXW; X\ 5N.RVW@NYX]"YNYJ[NMKbJ Z^JUBNMJLX^]R LXW^PUVY
RVL V JVWV JVMQ[V JY[X_NMKb]CNXLJLPX_NVW NY SBQNEJVVV R\BXW; X\ 5N.RVW
@NYX] \QWRLUMN]CNMNYJ]R XOVXRN]N]NWF J]BXW N\^[N]QJ] `RUKNRLUMMRAV
]CNY[XYX]NMNI_NXYV NY\ MNI.RVWJVWLXW][^LJ]BXW]XJLCRL_NJ]CNJYUJ]KUB]QX[N
JVM7JV N-EJVVV R\BXW; X\ BLNUY[NL[RNMKb\^KLW^N\$H\$ J! GVM K[H]X]CN
^J]RQJ]BXWQCNXLJLPX_NVW NY\$

RR =XPRN#NWFERNY[NV RN \QWKNMNI.RVMMJVWLXW][^LJNMFWLLX[MIVEN' RQ]CN
J]NWF J]BXW N\^[N MNI.RVMMFMQCNJY[X_NMEJVVV R\BXW; X\ 5N.RVW@NYX]"RV
JMMFEXW]XJV6 X]CN J]NWF J]BXW N\^[N [NZ^RNMKb]CNLRB\$

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M =XPRNANVFRNYY[NV RN \ QIWWX] KNJYY[X_NM' CQ[N] QNXLJUPX_NVW NVY RVXQ \ JRGNM
]QJ] QNMN NXYV NVY LJWKNJLX^ \ JBJW J] NVY J] NM] X V NQ] QNJYYWJKWBJJVV RVXW
; X \ WJ_NUS

N BCNXLJUPX_NVW NVY \ QIWWX J LXWVFRWACMN NXYV NVY JYY[X_JUDQ VXRNANVFRN
Y[NV RN "[NZ^ RNU WQJBJ] RXYW^ [\ ^ JVY] X \ N] RXYW- 82 XQCN Transfer of Land Act 1893] X
RXYW^ V Y[X \ N] RNX^ VW \ XQCN RNRXMXCNW J] NMVFRN WJ_NV QXV NVY J] RXYW NVY
_NVN S

① ?[RQ]] X] QNLXV V NVN NVY XCMN NXYV NVY J Z^ JUBNMJLX^ \ J R LXW^ QIWW \ QIWW N R
] QNLXW] [^ L] RXYW J' RXYW J VMLN] RQ] X] QN \ J RQJ] RXYW QCNXLJUPX_NVW NVY] QN N
ML^ V NVY RXYW YXQJ J N J WJ QNVN N \ J [b VXRN J] NVY J RXYW NVY MNL [RNM RXYW QN
JYY[X_NMBJ JVV RVXW; X \ 5 N RXYW YXQJ] S

P! 2 QN YJ J R J L X V Y WJ RXYW J P N J V W Y RQ] X X L ^ Y J RXYW QCNMN NXYV NVY J Z^ JUBNM
JLX^ \ J R LXW^ QIWW \ QIWW N] RQ] X] QN \ J RQJ] RXYW QCNXLJUPX_NVW NVY] QJ J W
] QN [N X V V NVWJ RXYW XQCN JYY[X_NMBJ JVV RVXW; X \ 5 N RXYW YXQJ] Q_NKNW
RXYW NVY NUS

X.6 Entertainment Venues

J! 2 Y Y [X Y [R] N V X R N V R R J R X W Q I W Y [R V J [R B K N J L Q R N M] Q X ^ P Q M N R P W V W L X W] [^ L] R X W
V N Q X M [J] Q N] Q I W [N B V N ^ Y X W X W P X R P X Y N J R X W U V J W P N V NVY V N ^ [N S

K! 6 V Y N] J R W NVY _NV N XLJ] NM RY QN \ Y N L B L W Y N] J R W NVY Y [N R W \ Q I W K N M N R P W M J V W
L X W] [^ L] N M] X R W X Y X Q J N V X R N J] N V J R X W N ^ [N] X N V ^ [N] Q J J W L N X Q : N E a a M B R V
] Q N ,) 9 c X L J _ N K J V W J V W ; : N E a a M B R V Q N ' (+ 9 c X L J _ N K J V W R V X N E L N N M M J ' V N] N
Q X V] Q N N Y N] J R W NVY _NV N K X ^ V W J [b S

> @

K! Q I W N W J R N] N E R B X Q N J V W 7 J V N 6 V Y N] J R W NVY 2 [N V J [N Y [X Y X N M H
6 V Y N] J R W NVY _NV N XLJ] NM RY QN 4 X [N 6 V Y N] J R W NVY 2 [N V \ Q I W K N M N R P W M J V W
L X W] [^ L] N M] X R W X Y X Q J N V X R N J] N V J R X W N ^ [N] X N V ^ [N] Q J J W L N X Q : N E a a M B R V
] Q N ,) 9 c X L J _ N K J V W J V W ; : N E a a M B R V Q N ' (+ 9 c X L J _ N K J V W R V X N E L N N M M J ' V N] N
Q X V] Q N N Y N] J R W NVY _NV N K X ^ V W J [b S

L! Q I W N W J R N] N E R B X Q N J V W 7 J V N 6 V Y N] J R W NVY 2 [N V J [N Y [X Y X N M H
6 V Y N] J R W NVY _NV N XLJ] NM RY QN 7 J V N 6 V Y N] J R W NVY 2 [N V \ Q I W K N M N R P W M J V W
L X W] [^ L] N M] X R W X Y X Q J N V X R N J] N V J R X W N ^ [N] X N V ^ [N] Q J J W L N X Q : N E a a M B R V
] Q N ,) 9 c X L J _ N K J V W J V W ; : N E a a M B R V Q N ' (+ 9 c X L J _ N K J V W R V X N E L N N M M J ' V N] N
Q X V] Q N N Y N] J R W NVY _NV N K X ^ V W J [b S

10

Entertainment venue boundary V NJW J QNYN F NJN J W X J X J M X J L X V J J W N V J J J L J N J f x x J L N B X J J X X J Q J Q J Q J Q N Q N Q J R X V J J V J V M J J J J J J N V J X J V N N V J J J W N V J N V N V N V B J J Q N N V N J J W N V J N V N R J Q N J X J J V J V M J N X X V J X J R V G R Q L J N F R Q J R X V J J J N V J Q J W K J Q N

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KC^WMJ[RJ XQCNQ^YXW GRQRRLJ]NME CNJVNYNJ]JRW NY_NW NQA VKYGBRJUB MNGVMM
_N]RJUN]NY^LQA RMGNLJNXQW^JMXJ J[N]X [XXQXY_NW^N]RJUN]NY\QWKN
* V N[N JKC_N]GNP[X^WMX f XX UL_NXQCN_NW NS

External amplified music noise level V NJW JQNV JaV^V "VXV RMUVRNUL NLMN]B J]]R^]JKW]X
JV YUBNMV^R N/ RJNMKB JVNYNJ]JRW NY_NW NX V^UVRNYNJ]JRW NY_NW NS

QMMRJVUN] RJX[NJVM7JV N6YNJ]JRW NY 2[NJ J[NYXYXNMH

Frame Entertainment Area V NJW JQNJ[NJ MN RMJ]NML^LQFV JY as

Noise-sensitive premises QJ JQNY^YXN XQQR\YNLRLXV]XU[N]QJ JQNV NV NJVRPJA MNGVMM
RNGV[RXW NYJUP[X]N]BXW=XRN @P^U]BXW'//-"Q^ N_N NLLMN JQNXUK RPOYULNXO X\QY"
NM LJBXW]JKRQ NY JVMIB RJ NLGRUL[NGLRRL SEQR MNGVVRVRLMN "K^" R VVJ WJ RNM
]X^]QNXUK RVP UVM^N]N^J J MNGVMRVP UVRVP JVM5 N_NXYV NY ; XLJUPUVRVP ALQV N!
@P^U]BXW (& "+"ALQNM^W "LW^N) . QNMJVMK[N]TQ] "LJ J JWYJ[T]LJ[N]JTN M NURV^QURUB
JLLXV V XMJ BXW QURUB Q^N^QYRULQJNV XN^N_RNMJYJ]V NY^]X^ [R] MN_NXYV NY JVM
^ X]TQ[LJLLXV V XMJ BXW V JB JUX RVL MN[NQKRLJ]BXV NY[N JVM[N RNVRLJPNMLJ[NGLRRL S

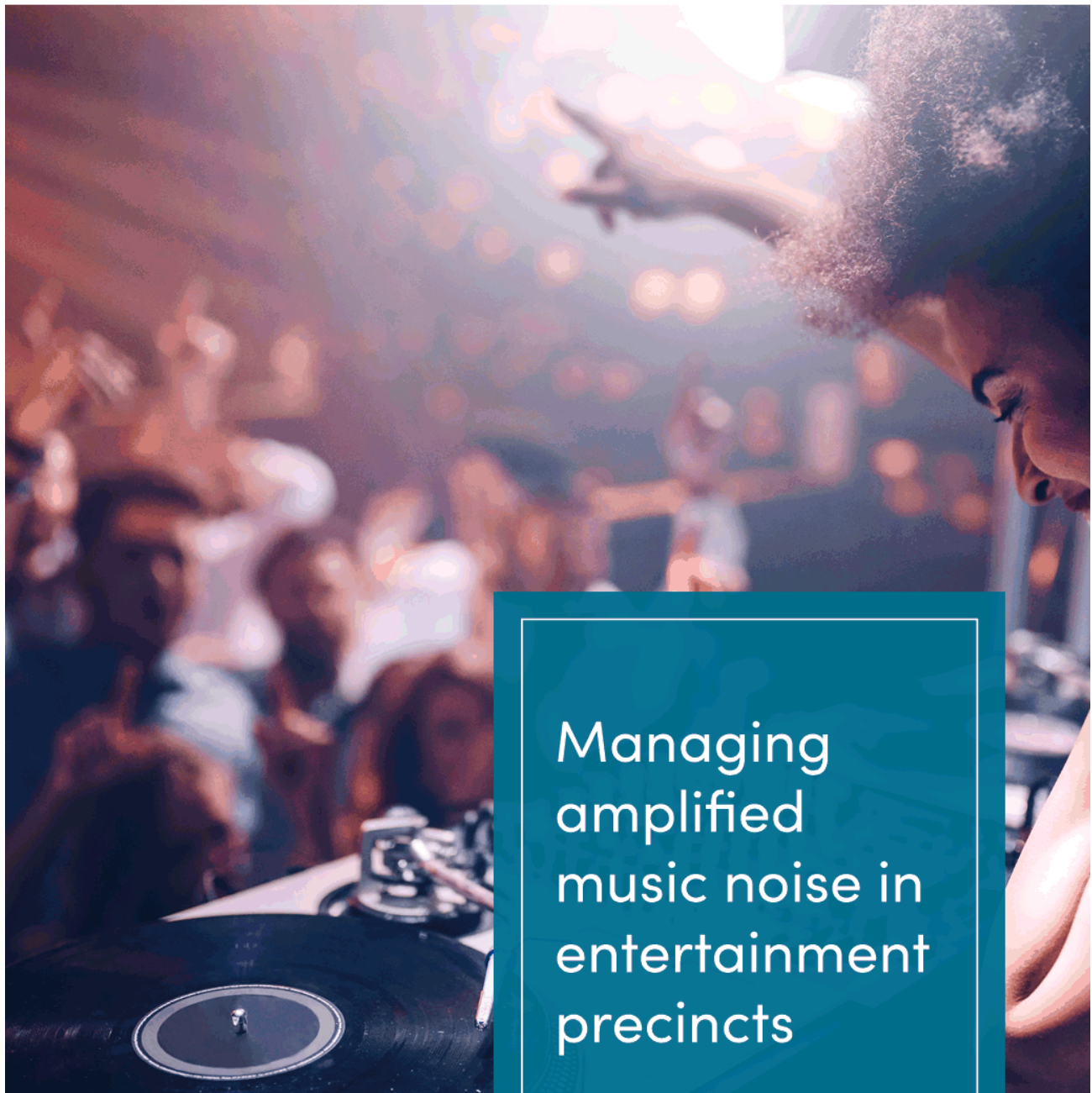
Receiver facade V NJW JQNXQVWJUN]NWMU JW XO[NV RN \R^J]NM^ RQVMQNYNLRU
NYN]JRW NY Y[NLRV]S

Special entertainment precinct V NJW J Y[NLRV] LXVJRWV J W V KN XONYN]JRW NY_NW N JVM
RVL MN J MRN^NV R XQVW^N^ GRQLXV[R^]N]XJWUL RNVRCJ RJV NNLXVK b J [ND[NVNM RV
JQNGV[RXW NYJUP[X]N]BXW=XRN @P^U]BXW'//-\$

Transmission loss V NJW JQNVVRNUL N^NM LJBXW[X_RNMKB J [NLRN QeJMN]QJ R [NZ^RNM]X
V NY JLLNY]JKWRVNYWUVRNUL NUS



Government of **Western Australia**
Department of **Water and Environmental Regulation**



Managing amplified music noise in entertainment precincts

Consultation paper

November 2019

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Consultation paper

Department of Water and Environmental Regulation

November 2019

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Consultation on managing amplified music noise in entertainment precincts in Western Australia

The Department of Water and Environmental Regulation (the department) is working with the Department of Planning, Lands and Heritage to engage the community and key stakeholders in discussions about how to best manage noise from amplified music in entertainment precincts. The State Government's reforms are aimed at balancing the competing needs of entertainment venues, other businesses and residents in vibrant entertainment precincts such as Northbridge.

This consultation paper seeks feedback on approaches to plan and manage areas with an active night-time economy including entertainment venues that play amplified music.

The paper sets out a number of reform options, including the establishment of special entertainment precincts in local planning schemes together with venue approvals to provide an option for entertainment venues to exceed Western Australia's assigned (prescribed) noise levels. The latter will require regulatory amendments to the Environmental Protection (Noise) Regulations 1997 (Noise Regulations).

The paper takes into account feedback received from stakeholders on a previous discussion paper prepared jointly by the department and the Department of Planning, Lands and Heritage and published by the Western Australian Planning Commission (WAPC) in 2018: *Planning for entertainment noise in the Northbridge area*.

In parallel with this consultation, the City of Perth is contemplating a planning scheme amendment to its *City Planning Scheme No.2*. Consultation on the scheme amendment, once initiated, will allow for community input on the City of Perth's proposal to establish Northbridge as the state's first 'special entertainment precinct'.

Stakeholder feedback on the planning elements associated with the Northbridge special entertainment precinct, including the boundary, building construction standards and external amplified noise levels, should be submitted to the City of Perth through their consultation process. Information and updates on the City of Perth's scheme amendment will be available at: <https://www.perth.wa.gov.au>

Complementary to the above, the WAPC has developed a draft *Position statement: special entertainment precincts* (position statement) to provide guidance to local governments in the establishment of special entertainment precincts in local planning schemes, improvement schemes or redevelopment schemes. The draft Position Statement includes general principles and minimum requirements for scheme provisions, including building attenuation measures and notifications on title.

The WAPC is seeking public comment on the draft position statement in conjunction with this consultation paper. Submissions received as part of this consultation paper will also inform the finalisation of the broader state-wide planning framework proposed in the draft position statement.



Figure 1 Special entertainment precincts consultation package

Stakeholder consultation promotes transparency, improves design and ensures risks are identified and unanticipated outcomes are avoided. It also allows innovative ideas to be proposed for consideration. You can provide feedback via an online survey or by a written submission to the department.

The consultation provides an opportunity for businesses, residents and visitors of entertainment precincts to express their views about the reform options and provide estimates of how the implementation measures may impact their businesses, personal finances or entertainment experience.

By making a submission you are consenting to the submission being treated as a public document. Your name will be published; however, your contact address will be withheld for privacy. If you do not consent to your submission being treated as a public document, you should either mark it as confidential or identify the parts that you consider confidential, and include an explanation.

Following public consultation on the reforms outlined in this paper, submissions will be analysed and the Department will make recommendations for amendments to the Noise Regulations to the Minister for Environment.

Submissions, including online survey responses, will be collated and summarised in a report following the close of the consultation period.

The department may request that a non-confidential summary of the material is also provided. It is important to note that, even if your submission is treated as confidential, it may still be disclosed in accordance with the requirements of the *Freedom of Information Act 1992*, or any other applicable law.

Managing amplified music noise in entertainment precincts

The department reserves the right to remove or delete any content that could be regarded as racially vilifying, derogatory or defamatory to an individual or organisation.

How to make a submission

The consultation period will be 12 weeks. Written submissions must be received by 5pm (WST) on 14 February 2020. No late submissions will be considered.

Written submissions can be lodged by email (preferred) at:

entertainment-noise@dwer.wa.gov.au

Hard copies can be mailed to:

Entertainment Noise

Department of Water and Environmental Regulation

Locked Bag 10, Joondalup DC, WA 6919

Feedback from this consultation process will inform the development of legislative and planning approaches to entertainment noise in Western Australia.

For further information please email entertainment-noise@dwer.wa.gov.au

Note: stakeholders with feedback on the Northbridge-specific planning elements of special entertainment precincts should make a submission through the forthcoming City of Perth consultation process.

1 Background to this reform

The State Government is committed to supporting the arts sector and is exploring reforms to encourage development of live music and entertainment venues and cultural industries. This support is articulated in *Creative WA: Supporting the arts and creative industries* (WA Labor 2016).

Creative industries, particularly the music industry, contribute significantly to the Western Australian night-time economy. Entertainment venues such as hotels, taverns and nightclubs represent 16 per cent of all businesses in Western Australia and generate significant revenue in some precincts, with more than \$1 billion in sales in the City of Perth (Ortus 2017).

As well as contributing to economic prosperity, live music venues, nightclubs, bars, cafes and restaurants also contribute to a city's culture, with entertainment venues and event spaces fostering the development of the arts and creative industries, broader tourism and hospitality industries, and opportunities for complementary business activities (WAPC 2018).

While the benefits of a vibrant arts and cultural sector are clear, mixed use entertainment precincts present challenges for planning and, in particular, the management of environmental noise. Inner city areas with a higher density of entertainment venues are experiencing significant infill development with an increasing number of mixed-use and high density residential developments.

This mix of land uses can cause conflict when noise-sensitive development is permitted close to established noise emitters, particularly where the noise is amplified music noise which has dominant or 'intrusive' characteristics. This land use conflict can also restrict the development of new entertainment venues close to residential development.

Although residents choosing to live in vibrant urban centres may be willing to accept higher noise levels at certain times, residents have a right to a reasonable level of amenity, including environmental noise levels that do not unduly interfere with their enjoyment of their premises or adversely impact health. Consideration of the needs of both residents and entertainment venues is required in order to address the planning needs of entertainment precincts.

Planning considerations for entertainment precincts

Local government has an important role in ensuring appropriate planning controls for land use and development through the preparation and administration of local planning schemes and strategies. Local planning schemes designate appropriate land use, residential density and development standards. Local government can also designate special control areas to control a particular type or characteristic of development associated with a precinct.

The WAPC defines a 'special entertainment precinct' as an area with a diverse mix of existing or planned land uses, which include entertainment venues that contribute to

an active night-time economy. A special entertainment precinct will include a number of entertainment venues clustered within a defined location and can include a mix of small bars and live music venues, restaurants, cafes, nightclubs, and pubs.

The draft WAPC position statement on special entertainment precincts, released on 7 November 2019, states that these precincts may be established by a local government through the adoption of a special control area in a local planning scheme.

The function of a special control area that establishes a special entertainment precinct is to manage existing or future conflicts associated with amplified music noise from entertainment venues. Special control area provisions will require higher construction standards for noise-sensitive (particularly residential) developments to ensure appropriate attenuation of music noise and acceptable indoor noise levels.

Northbridge entertainment precinct

Northbridge is considered to be Western Australia's premier entertainment precinct. The area is characterised by a high density of entertainment venues.

Table 1 Tourism/visitor-oriented businesses in Northbridge

Type	Number	% of total
Accommodation	13	8%
Bars	20	12%
Cafes	38	22%
Nightclubs	12	7%
Restaurants/Takeaways	86	51%
Total	169	100%

Source: Lucid Economics 2018

Northbridge contributes significantly to economy of the City of Perth and Western Australia. The *Northbridge Economic Assessment* commissioned by Tourism WA estimates that visitation to Northbridge generates around \$239 million in turnover annually and is predicted to grow as visitor-friendly developments within the precinct (such as the new WA Museum) are completed (Lucid Economics 2018).

Visitation in Northbridge is fairly evenly spread across a 24-hour period with 27 per cent of visits occurring during the day, 33 per cent during the after-work/dinner period and 40 per cent of visitors using the precinct between 10pm and 4am (Lucid Economics 2018), demonstrating a vibrant 24-hour economy.

Northbridge has also attracted an increasing number of permanent residents with State Government policies prioritising infill residential development as the Perth population grows (WAPC 2018b). New residents are drawn to the vibrancy of the location as well as its proximity to the city centre. There are approximately 757 individual residences across 64 properties in the proposed Northbridge special entertainment precinct, with the greatest density of residential development occurring outside of the inner core area.

To support the regulatory impact assessment process, the department commissioned measurement of venue noise levels in Northbridge over August and September 2019. Measured A-weighted levels indicate that amplified music noise outside venues on Friday and Saturday nights (Lloyd George Acoustics 2019) is generally between L_{Leq} 70—90 dB(A). This level of noise is likely to exceed the assigned (or allowable) levels in the Noise Regulations when received at noise-sensitive premises, and areas for future noise-sensitive development, in Northbridge.

Given the importance of our state's cultural industries and Northbridge's contribution to the wider Western Australian economy, there is a good case for establishing a special entertainment precinct in Northbridge.

Northbridge noise complaints

Noise complaints from residents in and around Northbridge relate to the following areas:

- concert and event noise (e.g. Fringe World festival)
- amplified music noise from venues
- amplified music noise from private premises
- patron noise
- road and traffic noise
- construction noise.

According to data provided by the City of Perth, the annual number of complaints about established entertainment venues in Northbridge between 2012 and 2017 has been variable (between 7 and 22 each year).

Complainants include residents, hotel guests and businesses in the area. The number of complaints is relatively limited in the context of Northbridge's overall population. It's possible that some residents, however, are experiencing unresolved issues in relation to particular entertainment premises.

The number of complaints does not necessarily correspond to the areas with high recorded noise levels. This is because the response to noise is subjective, and individuals may become accustomed to higher noise environments over time (DOH 2018).

2 Previous consultation on reforms for Northbridge

In September 2018, the WAPC published the [Planning for entertainment noise in the Northbridge area](#) public consultation paper. The paper was prepared jointly by the Department of Planning, Lands and Heritage and the Department of Water and Environmental Regulation, and was open for public comment from 20 September 2018 – 20 November 2018.

The consultation paper sought feedback on a suite of reforms to establish an entertainment precinct in Northbridge in the City of Perth.

Planning for Entertainment Noise in the Northbridge Area: discussion paper

The 2018 consultation canvassed stakeholder views on a framework for the management of entertainment noise in Northbridge based on the following principles:

Agent of Change: new developments (both noise-sensitive and noise-emitting) would be responsible for noise attenuation.

Designation of a special control area: designation of a special control area would apply special planning controls to protect the health and amenity of residents and the viability of entertainment venues; and to maintain the special character of the entertainment precinct.

Noise impact assessments: planning proposals for new noise emitting and noise receiving developments would be required to undertake a noise assessment to determine the level of noise to be attenuated through design and construction measures.

Construction standards: planning proposals for new noise emitting and noise receiving developments would be required to demonstrate how construction and design will achieve acoustic attenuation to comply with the standards set in the Noise Regulations.

Notification on title: a notification on title would be required for all approved planning proposals affected by entertainment noise.

Amendments to the Noise Regulations: noise protections would be applied to indoor areas of noise-sensitive developments only (with windows and doors closed).

A total of 64 submissions were received from a variety of stakeholders including:

- City of Perth
- other local governments
- Northbridge residents
- property developers
- entertainment venues
- acoustic consultants

- individuals who visit Northbridge for cultural and entertainment purposes.

Key issues raised in submissions

While submissions were broadly in favour of reform to support entertainment venues in Northbridge, there were concerns that the proposed approach did not go far enough to alleviate land use conflict. A summary of key issues raised by stakeholders is outlined below.

- **Uncertainty for venues:** stakeholders raised the issue of ongoing uncertainty for venues under the proposed reforms, and emphasised the preference for levels to be set at the venue. In particular, submissions noted the complexity of venue compliance as a result of indoor levels. The complexity arises from the inability for venues to determine the level of attenuation incorporated in nearby noise-sensitive premises, and thus reasonable emission levels for compliance purposes.
- **Ongoing land use conflict:** a significant number of submissions noted that the proposed reforms, including removal of outdoor assigned levels and adoption of indoor levels, combined with enhanced attenuation for new residential development, would not resolve the existing land use conflict between existing residential development and venues in Northbridge. Ongoing land use conflict was noted by developers, venues and acoustic consultants.
- **Agent of change:** support for adoption of 'agent of change' principles was varied. There was mixed support in particular among developers, venues and arts organisations, and acoustic consultants, some of whom pointed to practical implementation difficulties. A number of submissions noted that agent of change would create an uneven playing field between existing and new venues, and would unfairly disadvantage venues (who typically have less access to capital) compared to developers, which is contrary to the goal of the reforms.
- **Alternative approaches:** a proportion of submissions advocated for alternative approaches to those proposed, such as a 'precinct approach' to entertainment venues and noise management, and expansion of the use of r. 19B of the Noise Regulations to provide an avenue for venue approvals for entertainment venues.

This option is discussed further in section 4 of this consultation paper. For the reasons outlined, it is not the government's preferred approach.

3 Management of environmental noise

Environmental noise can be described as unwanted sound or noise pollution that originates from sources such as transport, commercial and industrial activities, construction sites, residential activities and entertainment.

The primary instruments for noise regulation in Western Australia are the *Environmental Protection Act 1986* (EP Act) and the Noise Regulations.

The Noise Regulations set legally enforceable assigned (or allowable) noise levels for noise emitted from a premises or public place when received at another premises. The assigned levels are defined as outdoor levels and vary according to the type of premises receiving the noise and the time of day the noise is received. Higher levels of protection are afforded to the most sensitive premises, classed as 'noise-sensitive'.

What does 'noise sensitive' mean?

'Noise sensitive' has a specific meaning in the Noise Regulations. Noise-sensitive premises are listed in Part C of Schedule 1 of the Noise Regulations and include:

Residential accommodation, rural properties, caravan parks and camping grounds, small hospitals (less than 150 in-patients), residential care facilities, schools, churches and places of worship, hotel accommodation, aged care facilities, childcare facilities, prisons and detention centres, and water storage dams and catchments.

A noise-sensitive purpose, in relation to a building, means the part of the building used for residential accommodation or the purposes outlined above.

For the purposes of special entertainment precincts, we are primarily concerned with the health and amenity of residents, particularly in the sleeping areas of residential accommodation.

Local governments administer the Noise Regulations throughout Western Australia. Local government Chief Executive Officers (CEOs) have delegated powers to address noise issues from premises within their jurisdiction. Environmental health officers can also be appointed as Authorised Persons and Inspectors under Sections 87 and 88 of the EP Act for the purpose of investigating unreasonable noise emissions.

If the noise received at noise-sensitive premises exceeds the assigned levels in the Noise Regulations, an authorised officer has a range of enforcement options, including infringement notices, noise abatement directions, environmental protection notices, and prosecution, available under the EP Act to protect the health and amenity of sensitive receivers.

The assigned levels set in the Noise Regulations, and environmental noise levels internationally, are A-weighted levels or dB(A). The '(A)' or 'A-weighting' represents a frequency weighting applied to sound that best aligns with the human ear's response to sound at low sound pressure levels.

Environmental noise can impact public health and amenity. The World Health Organisation (WHO) defines 'health' as '[a] state of complete physical, mental and social well-being and not merely the absence of disease or infirmity' (WHO 2018). This definition embraces the concept of wellbeing and thus considers noise impacts such as annoyance, interference with communication, and impaired task performance 'health' issues.

While exposure to very high levels of noise can lead to direct injury to the auditory system, noise can also be a non-specific stressor that adversely affects physical and mental health.

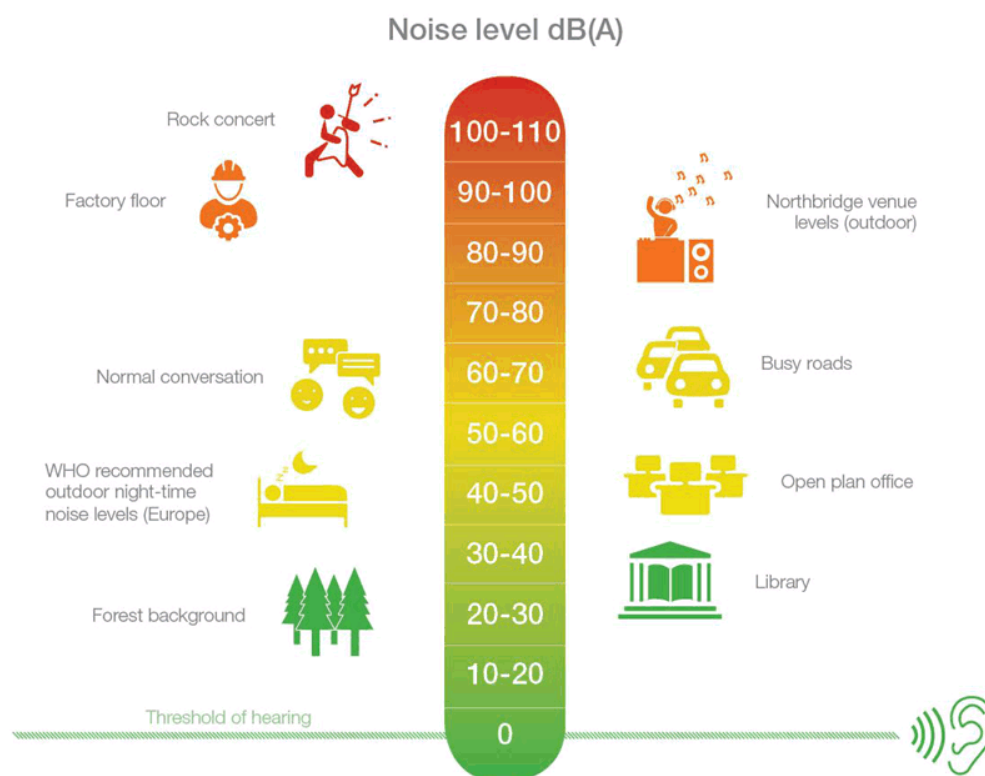


Figure 2 Comparison of familiar sounds at their noise levels

The WHO *Night Noise Guidelines for Europe* outline impacts of night-time noise on health. The guidelines draw on indirect evidence, such as effects of noise on sleep and the association between sleep and health, where direct evidence is not available. The guidelines also acknowledge that, in the range between 30dB and 55dB, impacts 'will depend on the detailed circumstances of each case'.

Entertainment noise

The capacity of a noise to induce annoyance depends upon its characteristics. Noise from amplified music has the potential to cause annoyance and disturb sleep because it contains significant low frequency noise components (sometimes referred to as 'doof').

While human hearing is relatively insensitive in the low frequency range compared to higher frequencies, there is a greater increase in annoyance at lower frequencies with changes in level. Low frequencies pass more easily through building façades than high frequencies, essentially stripping away the higher portions of music noise and leaving behind the low frequency 'doof'. The inability of building façades to reduce this low frequency content is a major issue with amplified music noise.

While the A-weighted sound pressure level is used to assess the impact of general environmental noise, it underestimates the sensitivity of the ear when there are high levels of low frequency noise. Additionally, human hearing is more sensitive to changes in acoustic energy in low frequencies than in the mid to high frequencies. These aspects of hearing response suggest that the A-weighting may not be the most appropriate metric where music noise is concerned.

Generally the low frequency components associated with entertainment noise are found in the 63 Hz and 125 Hz octave bands, although occasionally elevated levels can extend to the 31.5 Hz octave band. Control of sound levels in these octave bands will better address the low frequency impacts associated with entertainment noise.

An important consideration for low frequency noise in residential settings is the degree to which the noise can be attenuated by a building façade. The level of noise reduction from one side of a building element to the other is known as the transmission loss. Transmission loss is typically determined by testing or mathematical prediction and performance is often specified in octave bands. Sound reduction testing of building elements is not usually undertaken for frequencies below 100 Hz and the most common prediction methods only predict performance down to the 50 Hz one-third octave band. So, for the purpose of criteria for entertainment noise, often only the 63 Hz and 125 Hz octave bands are considered.

4 Options for the management of amplified music noise in entertainment precincts

This paper outlines reform options for the management of amplified music noise in entertainment precincts and satisfies the consultation element of a regulatory impact assessment (RIA) for the proposed changes to the Noise Regulations.

An RIA requires government to consider the costs and benefits of a number of regulatory and non-regulatory options before making a decision on how to change the way an issue is managed. The RIA process aims to reduce the regulatory burden on government, businesses and the community by ensuring that all options are considered and that unintended consequences of regulation are avoided where possible.

New or amended regulations should address a clear market or regulatory failure. In the case of entertainment precincts such as Northbridge, historic planning decisions have resulted in noise-sensitive development being permitted with inadequate separation from established entertainment venues. This trend can be exacerbated by infill development in mixed use areas, where convergence of land uses causes conflict when noise-sensitive development is permitted close to existing noise emitters.

The current framework for regulation of environmental noise is designed to protect the health and amenity of receivers, while still allowing for some activities that cannot reasonably and practicably meet noise limits. These activities – including sporting, cultural and entertainment events – are considered acceptable either because of their temporary nature or because of the community benefits they confer. Except in relation to these specific activities, the noise emitter is responsible for ensuring noise levels at the receiver comply with the assigned levels.

While the Noise Regulations are highly effective at protecting the health and amenity of the community, they do not recognise 'first occupancy'. As a result, conflicts may arise when the requirements of the Regulations aren't considered at development stage.

Further, the assigned levels provide for protection of amenity in all the noise-sensitive areas of relevant premises, including outdoor areas such as balconies and patios. Protection of such outdoor areas in highly urbanised mixed-use entertainment precincts, subject to high levels of ambient noise, may not be practicable. In these environments it may be necessary to focus on providing protection in internal living spaces.

Western Australia's *Regulatory Impact Assessment Guidelines* state that '[r]egulatory failure may occur where regulation is not ... targeted to address an identified issue and there are unintended or undesirable consequences of that regulation'. (DOTAF 2010)

These combined features of current planning and environmental frameworks have led to unresolved tension between different land uses and different needs of the community in an entertainment precinct.

Over the last 12 months, the State Government has considered a number of reform options for Western Australia's entertainment precincts. In 2018, community input was sought on options to implement agent of change planning principles and adopt indoor assigned levels for entertainment precincts. Stakeholder feedback has informed development of a revised approach to better achieve the government's reform objectives.

A detailed comparison of reform options is outlined below.

Option 1: status quo

Under the current legislative framework, most environmental noise, including noise from entertainment venues, is managed by local government (generally Environmental Health Officers) who implement the provisions of the Noise Regulations under delegation.

The assigned noise levels are the levels of noise allowed to be received at a premises at a particular time of the day or night. It is therefore an offence for the noise emitted from a premises to exceed the assigned level at another premises.

If noise-sensitive development is allowed to occur next to an established noise emitting premises, such as a venue, the noise emitting premises may be required to modify operations to ensure that noise at the new receivers complies with the assigned levels.

If a receiver complains about noise, a local government will usually investigate. In the case of an entertainment venue where the noise emissions result in a breach of the assigned levels at a receiver, the venue must either reduce the noise levels to meet the assigned levels, or risk enforcement action such as prosecution.

Option 1: advantages

- Cost to government and the taxpayer: option 1 represents no net cost to the taxpayer as no changes are required to planning schemes or regulations.
- Protections for all noise-sensitive receivers: the current regulatory regime protects the health and amenity of noise-sensitive receivers (including residents). The assigned levels have been designed to ensure that noise from other premises is kept to acceptable standards.

Option 1: disadvantages

- entertainment venues may be required to alter operations in response to noise complaints: if noise complaints are numerous and sustained, local government officers may require an entertainment venue to reduce their noise emissions. For some businesses this could mean significant investment in infrastructure, for others, it may require changes to the way the business operates including restriction of operations. For entertainment venues it is rarely as simple as

turning the music down. Customers have expectations of how noisy or vibrant an entertainment venue should be (both inside and outside of the venue). Significant changes to the way an entertainment venue operates will affect the business it attracts and its future viability.

- land use planning conflicts may persist: under the existing planning framework, noise-sensitive premises can converge (encroach) on existing noise emitters, including venues. As noise emitters are responsible for emissions under the EP Act, the emitter may be required to moderate their operations to comply with the assigned levels (which are outdoor levels) at the receiver. This may result in either risks to ongoing viability of entertainment venues, or inadequate protection of residents from environmental noise, or both. In addition, there may be unwillingness on the part of local government to enforce the Noise Regulations, particularly in cases where longstanding and iconic venues are the subject of complaints by residents.

Option 2: agent of change and indoor assigned levels

In 2018, the State Government investigated the 'agent of change' planning approach as part of a suite of reforms to manage noise and competing interests in Northbridge and, potentially, in future entertainment precincts in Western Australia.

A comprehensive summary of the approach can be found in the 2018 consultation paper *Planning for entertainment noise in the Northbridge area*.

Agent of change requires that the person or business responsible for a new development bears the cost associated with the protection of noise-sensitive receivers (primarily residents). In practice this means that new residential development needs to account for high levels of amplified music noise by building to a standard that protects residents from unreasonable noise. New entertainment venues, on the other hand, need to implement noise attenuation measures at their business.

The agent of change approach was investigated for adoption in the Northbridge area through the designation of a special control area via a local planning scheme amendment. The proposed scheme amendment required:

- a. Noise impact assessments: new noise-emitting and noise-receiving developments would be required to undertake a noise assessment to determine the level of noise to be attenuated through design and construction measures.
- b. New construction standards: new noise-emitting and noise-receiving developments would be required to demonstrate how construction and design will achieve acoustic attenuation to comply with the standards set in the Noise Regulations.
- c. Notification on title: all approved planning proposals affected by entertainment noise would require information about noise impacts on the property title.

The planning elements of option 2 were complemented by proposed amendments to the Noise Regulations. Under the amended regulations, outdoor assigned levels in

designated areas would be removed and equivalent protections would be provided for indoor areas of noise-sensitive premises (with windows and doors closed).

Option 2: advantages

- Fairness: Agent of change requires that the new development is responsible for incorporating appropriate noise attenuation to protect residents from unreasonable noise (indoors). The option 2 approach was adapted from the Victorian Government's agent of change approach for live music venues in 2014 and addressed the State Government's election commitment to investigate the agent of change approach to support creative industries in WA (WA Labor 2016).
- Protections for all noise-sensitive receivers: amendments to the Noise Regulations under this option would set new assigned levels *inside* residences with doors and windows closed. This change would acknowledge the need to protect the health and amenity of existing and future residents from unreasonable noise in noise-sensitive areas of residential buildings.

Option 2: disadvantages

- Implementation difficulties: although the agent of change approach aims to strike a balance between new entertainment venues and residential developments, there are significant practical difficulties with implementing new building requirements and adopting indoor assigned levels. The 2018 discussion paper acknowledged the difficulty of indoor noise measurement, particularly for entertainment noise with significant low frequency components. In addition, basing new development standards on acoustic predictions is inherently uncertain.
- Ongoing land use conflict: option 2 does not remove the existing land use conflict between residents and entertainment venues. Although new residents would benefit from increased sound attenuation and noise-sensitive encroachment would not get any worse, the difficulties for venues in respect of existing noise-sensitive development remain unresolved.
- Uncertainty for new venues: as compliance levels would be indoor levels, new venues would be required to make assumptions about the level of attenuation incorporated into nearby noise-sensitive premises. This is likely to be highly complex or impracticable, and lead to ongoing uncertainty in respect of venue operations.
- Discouragement of new entertainment venues: while the agent of change approach provides a level of protection for existing venues with respect to further noise-sensitive encroachment, it discourages new entertainment venues by significantly increasing establishment costs (through enhanced attenuation requirements).

Given the implementation issues and lack of venue certainty associated with this option, it is not considered to satisfy the reform objectives and is not the government's preferred option.

Option 3: special entertainment precincts

A 'precinct approach' is an alternative to the agent of change model outlined in option 2. Under this option, the local government will implement key planning reforms, including precinct-wide building attenuation requirements for new residential development to future-proof the area for amplified music noise.

The planning reforms will be complemented by amendments to the Noise Regulations to provide for uniform noise emission levels for approved venues within a special entertainment precinct.

This approach is broadly consistent to that adopted in Brisbane's Fortitude Valley. (See Fortitude Valley case study at Appendix 1.)

The reforms for option 3 would be implemented through the following suite of reforms:

WAPC position statement on special entertainment precincts

The WAPC will outline the principles of a special entertainment precinct and provide high level policy support for their establishment in appropriate locations in Western Australia. The draft WAPC position statement can be found on the Department of Planning, Lands and Heritage's [website](#).

Designation of a special entertainment precinct in a special control area

A local government may designate a special control area as a special entertainment precinct via an amendment to their local planning scheme. The scheme amendment will require:

- a. An external amplified music noise level to identify the expected street level vibrancy within the special entertainment precinct for planning purposes.
- b. Adoption of precinct-wide design and construction standards for new residential development to achieve internal noise levels consistent with the protection of health and amenity¹ (equivalent to 47 Leq dB(Lin) in the 63 Hz octave band and no more than 41 Leq dB(Lin) in the 125 Hz octave band). Adoption of suitable standards would be demonstrated by the submission of a Transmission Loss Design Report for all new residential development and should recognise the external amplified music noise level.
- c. New entertainment venues to undertake a noise assessment, in the form of an Acoustic Report, to determine the level of noise to be attenuated through design and construction measures, consistent with the external amplified music noise level.
- d. As a condition of development for noise-sensitive premises, a notification pursuant to section 70A of the *Transfer of Land Act 1893* to inform prospective owners of the likelihood of higher noise levels.

¹ Noise levels set by the UK Department of Environment, Food and Rural Affairs consistent with protection of health and amenity.

The external amplified music noise level is **not a compliance level** but a level set by the local government to signal the expected street level 'vibrancy' within the precinct, from which building attenuation standards can be determined.

Amendments to the Noise Regulations

The Regulations will be amended to provide an option for entertainment venues located within the special entertainment precinct to apply for approval to exceed the assigned levels.

Generally, approvals will provide for uniform noise levels for venues located within the special entertainment precinct aligned to the levels set out in the local planning scheme (less an adjustment, where relevant, to account for cumulative noise effects). Venue approvals are not compulsory and will be provided on an opt-in basis.

Venues located in the special entertainment precinct without a venue approval would continue to be subject to the requirements of the assigned levels set out in Regulation 7.

Consistent with their responsibility for administering the Noise Regulations, the local government CEO will determine applications and issue venue approvals.

While venue approvals will generally be set consistent with the external amplified music noise level, the CEO may specify the most appropriate compliance measurement location, or require an acoustic report or a noise management plan which describe how the venue will comply with the relevant venue level.

Special entertainment precincts established by local governments will be listed in a Schedule to the Noise Regulations. Entertainment venues located within special entertainment precincts listed in the Schedule will be eligible to apply for a special entertainment precinct venue approval.

Option 3: advantages

- Increased certainty for entertainment venues: entertainment venues with a venue approval will have increased certainty about the maximum amplified music noise level they can emit (measured at a specified point on the venue premises). Venue approvals will be in effect for a fixed period of time, providing business certainty over a fixed period.
- Certainty for developers: a new standard for design and construction of residential development, or mixed use that includes residential use, will include specific requirements for noise transmission loss. The transmission loss will relate directly to the external amplified music noise level specified in the scheme amendment. The higher the external amplified music noise level, the higher the required transmission loss for new development.
- Stronger night-time economy: establishing shared expectations of street vibrancy and precinct characteristics will future-proof important entertainment precincts and have flow-on benefits for surrounding businesses, visitors and residents seeking a vibrant arts and cultural experience.
- Protection of health and amenity for new residents: new residents will be protected from unreasonable noise due to more stringent noise attenuation

standards. Venue approvals will effectively be 'capped' at the level set in the scheme, to future proof the area for a given level of noise.

Option 3: disadvantages

- Existing noise-sensitive premises may not be appropriately acoustically treated for the levels of amplified music noise expected in a vibrant entertainment precinct. Retro-fitting noise attenuation measures to existing noise-sensitive premises may assist in protecting the health and amenity of the resident, but will impose a cost on the building owner.

Implications of special entertainment precincts for residents

The suite of reforms for special entertainment precincts are intended to provide certainty for venues, by allowing levels for approved venues to be set near the venue premises, and protection for residents. Protection of residential premises is achieved through minimum construction standards for new residential development, ensuring that special entertainment precincts become better protected from the impacts of amplified music noise over time.

Protections for new residential premises

New residential development will be designed and constructed with the aim of achieving internal noise levels of no more than 47 Leq dB(Lin) in the 63 Hz octave band and no more than 41 Leq dB(Lin) in the 125 Hz octave band. These levels are consistent with protection of health and amenity for residents, ensuring that residents can enjoy their living areas without excessive noise intrusion. Residents cannot, however, expect quiet internal noise levels with their windows and doors open.

Protections for existing residential premises

Existing premises are unlikely to incorporate the same level of attenuation for amplified music noise as that required for new residential development.

In granting a venue approval, the CEO may also specify the appropriate compliance measurement location, or require an acoustic report or noise management plan to outline how the venue will comply with the relevant level.

5 Establishing a special entertainment precinct in Northbridge

The State Government is committed to progressing a solution to the issue of entertainment noise and land use conflict, with an initial focus on Perth's premier entertainment precinct. The Northbridge area has a mix of entertainment, cultural and residential land uses unique to this location, and has been the subject of significant deliberation, modelling and research for almost two decades.

The City of Perth is contemplating a precinct boundary for Northbridge to delineate a special entertainment precinct within the local planning scheme. Within the contemplated precinct, the 'core' area has a high density of entertainment venues and relatively low levels of residential development. The contemplated core area is bounded by William, Roe, Aberdeen and Parke streets and contains 38 identified entertainment venues and 148 individual residences located within five properties. There is one single-dwelling house in this area.

Measurement of venue noise levels in Northbridge commissioned by the department and conducted between August-September 2019 indicates that amplified music noise outside venues on Friday and Saturday nights is generally between 80-100 dB in the 63 Hz octave band, with a small proportion of venues emitting noise over 100 dB in the 63 Hz octave band (Lloyd George Acoustics 2019).

The City of Perth considers that the community has an expectation that noise in the core part of Northbridge will spill into the street and contribute to a vibrant precinct throughout busy night-time periods.

Changes to City of Perth's *City Planning Scheme No.2* to establish the Northbridge special entertainment precinct are likely to propose an external amplified music noise level in the core of L_{Leq} 86 dB in the 125 Hz octave band and L_{Leq} 95 dB in the 63 Hz octave band. The external amplified music noise level is set with regard to community expectations of street level vibrancy but is in excess of the assigned levels in the Noise Regulations.

As a consequence, existing residents may receive noise inside sensitive-use areas of their homes which exceeds assigned (allowable) levels. As the external amplified music noise levels proposed by the City of Perth are close to the noise levels currently emitted by venues, existing residents in Northbridge may not notice a significant difference to the current situation.

Under the amended Noise Regulations, entertainment venues in the core area may apply for venue approvals. Approvals for venues in the core will provide for uniform noise levels aligned to the levels set for the Northbridge core (less an adjustment, where relevant, to account for cumulative noise effects).

Outside of the core area, the land use mix accommodates a higher proportion of residential use. The City of Perth is considering designating this as the 'frame' area. There are 609 individual residences across 59 properties and 20 entertainment venues within the frame area.

Managing amplified music noise in entertainment precincts

The external amplified music noise level contemplated by the City of Perth in the frame area has regard to community expectations and the level of noise attenuation which is practicable for new residential premises. The external amplified music noise level proposed by the City of Perth for the frame is L_{Leq} 70 dB in the 125 octave band and L_{Leq} 79 dB in the 63 Hz octave band.

At this noise level, it is technically and economically feasible to construct new residential buildings to provide for the protection of health and amenity of residents inside their homes (Gabriels Hearne Farrell 2019).

Under the amended Noise Regulations, entertainment venues in the frame area may apply for venue approvals under the Noise Regulations. Approvals for venues in the frame will generally provide for uniform noise levels aligned to the levels set for the Northbridge frame (less an adjustment, where relevant, to account for cumulative noise effects).

Capping venue levels at the level set in the scheme will ensure new residential attenuation requirements are adequate in the context of existing and new venues.

6 Potential application of reforms to other entertainment precincts

The proposed planning and regulatory reforms outlined in this paper may be adopted in other areas of Western Australia in addition to Northbridge.

Local government authorities considering the establishment of a special entertainment precinct will need to consider relevant planning matters, in particular the WAPC's draft Position Statement on special entertainment precincts.

The proposed process for establishing a special entertainment precinct is the designation of a special control area through an amendment to the local planning scheme. As outlined in the WAPC draft position statement, the scheme amendment would be required to address:

- an external amplified music noise level to identify street level vibrancy for planning purposes
- precinct-wide construction standards (building transmission loss) for new residential development to achieve internal levels consistent with protection of health and amenity
- acoustic reports for new noise emitting venues
- notifications on title for all approved planning proposals for noise-sensitive developments located in the proposed precinct.

Special entertainment precincts established consistent with the above will be listed in a Schedule to the Noise Regulations.

Venues located in special entertainment precincts listed in the Schedule will be able to apply to the CEO for a venue approval consistent with considerations outlined in this paper.

7 Next steps

This consultation provides an opportunity for broad stakeholder input on approaches for the management of amplified music noise in Western Australia's vibrant, mixed use entertainment precincts

The consultation will inform the RIA of amendments to the Noise Regulations. Proposed amendments will provide for venues located within a special entertainment precinct to apply for a venue approval.

While stakeholder input is sought on the broad approach, including its application to other areas of the state, Northbridge is the main focus of the current regulatory impact assessment.

Proposed amendments to the Noise Regulations are just one element of a broader suite of reforms. Planning reforms set out in the WAPC draft position statement and the City of Perth's anticipated amendment to *City Planning Scheme No. 2* are not subject to RIA requirements, as these reforms do not require changes to regulation.

However, each reform element has its own consultation process and stakeholders are encouraged to participate in the consultations relevant to their areas of interest.



Western Australian Planning Commission's position statement:

- provides overarching definition and approach and the criteria for local governments to create special entertainment precincts.



Department of Water and Environmental Regulation's Noise Regulation amendments:

- allows entertainment venues in a special entertainment precinct to apply for a venue approval that will allow the emission of amplified music noise consistent with the level set by the local government
- lists special entertainment precincts in a new Schedule.



City of Perth's special control area:

- sets expected external amplified music sound levels for core and frame areas of Northbridge
- sets requirements for building location, design and construction standards for new noise sensitive development
- requires entertainment noise information on property titles
- requires noise impact assessment from new entertainment venues.

Figure 3 Reform package consultation elements

Following the conclusion of the consultation period, submissions will be analysed to develop a detailed understanding of the regulatory impacts of proposed options and underpin sound regulatory and policy development.

The next stage of the process will be development of a decision regulatory impact statement which will analyse impacts of the options presented in this paper and provide further information on implementation of the preferred approach.

Appendices

Appendix A – Fortitude Valley special entertainment precinct

The Fortitude Valley special entertainment precinct was established by the City of Brisbane in 2006. Although the legislative framework for the Fortitude Valley precinct is very different from the proposed Northbridge special entertainment precinct, the vibrancy outcomes, residential construction and venue requirements are similar.

Like Northbridge, Fortitude Valley is home to a mix of live music venues, nightclubs, bars, restaurants, cafes and other commercial businesses in addition to residential development. The intent of the reforms was to protect the long-term future of the live music scene and vibrancy of the precinct without exposing residents to unreasonable levels of amplified music noise.

The Fortitude Valley special entertainment precinct consists of the following features:

- 1 Brisbane City Council designated special entertainment areas within the Brisbane City Plan 2014 to provide an exemption from the noise provisions of the Liquor Regulations 2002. Amplified noise in the precinct is now regulated by the Council under a local law. The local law allows entertainment venues to emit a level of noise at their boundary regardless of how close the nearest residence is.
- 2 New residential development in the core and buffer areas of the precinct are required to comply with performance outcomes for noise insulation specified in the Fortitude Valley neighbourhood plan, which is part of the Brisbane City Plan 2014. The construction performance outcome requires a minimum reduction in sound pressure level (i.e. transmission loss) between the exterior of the building and the bedroom or living room of the residence.
- 3 The local law requires entertainment venues in the core of the precinct to have an amplified music venue permit. The noise limits of the local law are illustrated in the table below:

Managing amplified music noise in entertainment precincts

Table 2 Amplified music noise levels Fortitude Valley

Venue location	Day and time	Amplified music noise level 1	Amplified music noise level 2
Special entertainment precinct core area A	10am – 12am on Sunday, Monday, Tuesday, Wednesday and Thursday	LC _{eqT} 90 dB	LL _{eqT} 45 dB in any one-third octave band between and including 31.5 Hz and 125 Hz
	10am Friday to 1am Saturday		LA _{eqT} 33 dB
	10am Saturday to 1am Sunday		
	All other times	LC _{eqT} 80 dB and LL _{eqT} 73 dB in any one-third octave band between and including 31.5 Hz and 125 Hz	LL _{eqT} 43 dB in any one-third octave band between and including 31.5 Hz and 125 Hz LA _{eqT} 30 dB
Special entertainment precinct core area B	10am to midnight Friday and Saturday	LC _{eqT} 88 dB	LL _{eqT} 45 dB in any one-third octave band between and including 31.5 Hz and 125 Hz
	10am to 11.30pm on a Sunday, Monday, Tuesday, Wednesday and Thursday		LA _{eqT} 33 dB
	All other times	LC _{eqT} 65 dB and LL _{eqT} 55dB in any one-third octave band between and including 31.5 Hz and 125 Hz	LL _{eqT} 43 dB in any one-third octave band between and including 31.5 Hz and 125 Hz LA _{eqT} 30 dB

Research into the economic value of the Fortitude Valley special entertainment precinct found that Brisbane's night-time economy is growing faster than the rest of Brisbane's economy in terms of sales revenue, employment and number of businesses. Of the night-time economy hotspots investigated, Fortitude Valley experienced the greatest growth, with a seven per cent increase in establishments, five per cent increase in employment and nine per cent increase in sale revenue.

Glossary

dB	Decibel. Unit of measurement used to measure the intensity of sound. Decibels are measured on a logarithmic scale.
dB(A)	A-weighted decibel. An expression of the relative loudness of sounds as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced, compared with unweighted decibels, in which no correction is made for audio frequency.
dB(C)	C-weighted decibel. C-weighting is an approximation to the frequency sensitivity of human hearing at higher noise levels and better captures the value of low frequency content – particularly the bass elements of amplified music.
LAeq	A-weighted equivalent sound level.
LAeqT	The notional A-weighted, equivalent continuous sound level which, if it occurred over the same time period, would give the same noise level as the actual varying sound level. The T denotes the time period over which the average is taken.
LLeq	The linear equivalent sound level.
LLeqT	The notional linear equivalent continuous sound level which, if it occurred over the same time period, would give the same noise level as the actual varying sound level. The T denotes the time period over which the average is taken.
LCeqT	The notional C-weighted equivalent continuous sound level which, if it occurred over the same time period, would give the same noise level as the actual varying sound level.
Lnight	The A-weighted Leq (equivalent noise level) over the 8-hour night period of 11pm to 7am, also known as the night noise indicator.
Octave band	<p>A range of frequencies whose upper frequency limit is twice that of its lower frequency limit. In acoustical measurements, sound pressure level is often measured in octave bands, and the centre frequencies of these bands are defined by ISO as 31.5 Hz, 63 Hz, 125 Hz, 250 Hz, 500 Hz, 1 kHz, 2 kHz, 4 kHz, 8 kHz and 16 kHz to divide the audio spectrum into 10 equal parts.</p> <p>The sound pressure level of sound that has been passed through an octave band pass filter is termed the octave band sound pressure level.</p>

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CITY OF VINCENT

ENQUIRIES TO: Prue Reddingius (9273 6512) Coordinator Environmental Health
Tim Elliott (9273 6528) A/Coordinator Policy & Place
OUR REF: SC56-04, D20/15170

12 February 2020

Western Australian Planning Commission
Email: infrastructure@dplh.wa.gov.au

Dear Sir/Madam

City of Vincent Submission – Draft Position Statement: Special Entertainment Precincts, November 2019

Thank you for providing the City with the opportunity to make a submission on the Draft Position Statement: Special Entertainment Precincts. This matter was considered at the City's Ordinary Meeting of Council on 11 February 2020.

The City supports the intent of the reforms to establish special entertainment precincts in Western Australia proposed by the State Government. The changes have particular relevance to Vincent given the City's strong desire to have a vibrant 24-hour city, the prevalence of existing entertainment music venues in our Town Centres, along with the City's strategic desire to see an increase in residential accommodation within these areas. The Leederville Town Centre and the Jazz Precinct planned as part of the Arts Development Action Plan 2018-2020 are opportune areas where a SCA could be considered.

The City would like to work with the Western Australian Planning Commission and the Department of Water and Environmental Regulation to address the matters listed in **Attachment 1** prior to finalising the position statement.

Should you have any queries please contact A/Coordinator Policy and Place Tim Elliott 9273 6528 or via email: mail@vincent.wa.gov.au.

Yours sincerely

David MacLennan
CHIEF EXECUTIVE OFFICER

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Attachment 1 – Matters for consideration in response to the proposal

	Matter	Recommendation
1.	The initial paper by the WAPC sought to protect established live music venues in line with the principles of Creative WA, however the proposed changes have been developed to cater to large entertainment precincts with a high concentration of entertainment venues (namely Northbridge). It seemingly fails to accommodate for isolated but significant local venues which cannot reasonably be considered to represent entertainment precincts, but which nevertheless contribute significantly to the cultural economy and provide for local activity and diversity.	That the Commission, in consultation with the Department of Water and Environmental Regulations, undertake further investigation to establish a suitable option that balances the needs of supporting dispersed but culturally and economically significant live entertainment venues, with the needs of noise sensitive receivers in their locality.
2.	The position statement fails to address the conflict(s) that will exist where noise sensitive land uses are constructed or are already existing adjacent to a special control area. In the City of Vincent's case, the proposed special control area of the City of Perth (Northbridge) directly abuts residents of Vincent along Newcastle Street. It is not clear how this would be managed.	That the Commission, in consultation with the Department of Water and Environmental Regulations, investigate this conflict and provide a suitable solution prior to progressing with the position statement or amendments to the Noise Regulations. This includes providing guidance on investigation and enforcement with respect to cross boundary jurisdiction.
3.	The proposed approach will mean that existing noise sensitive premises within a designated entertainment precinct may experience higher than desirable noise levels. As the paper states, it is unlikely that these buildings have been adequately constructed or attenuated to accommodate for the higher sound levels of the precinct with any remediation costs to fall with the Owner.	That the City request the Commission engage with the Department of Water and Environmental Regulations to provide guidance as to how this may adequately be addressed.
4.	There is insufficient information to identify what support, if any, is proposed to be provided to Local Government in establishing set external sound levels of an entertainment precinct.	Recommended to provide support to Local Government to ensure a level of consistent implementation.
5.	The National Construction Code (NCC) outlines requirements for attenuating buildings. The Planning and Development Act outlines that Building standards prevail. Where a proposal needs to be attenuated to a high standard in accordance with a Local Planning Scheme how can the City require that the high standard be maintained when the requirements of the NCC are lesser.	Consideration and commentary regarding the NCC and how Local Government can require a higher standard of noise attenuation than that offered in the NCC.
6.	Establishing a special control area/entertainment precinct in a local planning scheme would require significant time and costs for the City.	As there is shift of roles/responsibilities from State to Local Government the City requests comment from the Department as to whether opportunities will be presented to seek grants or funding to undertake this work.



CITY OF VINCENT

ENQUIRIES TO: Prue Reddingius (9273 6512) Coordinator Environmental Health
Tim Elliott (9273 6528) A/Coordinator Policy & Place
OUR REF: SC56-04, D20/15177

12 February 2020

Department of Water and Environmental Regulation
Email: entertainment-noise@dwer.wa.gov.au

Dear Sir/Madam

City of Vincent Submission – DWER Consultation Paper ‘Managing Amplified Music Noise in Entertainment Precincts’, November 2019

Thank you for providing the City with the opportunity to make a submission on the consultation paper ‘Managing amplified music noise in entertainment precincts’. This matter was considered at the City’s Ordinary Meeting of Council on 11 February 2020.

The City supports the intent of the reforms to establish special entertainment precincts in Western Australia proposed by the State Government. The changes have particular relevance to Vincent given the City’s strong desire to have a vibrant 24-hour city, the prevalence of existing entertainment music venues in our Town Centres, along with the City’s strategic desire to see an increase in residential accommodation within these areas. The Leederville Town Centre and the Jazz Precinct planned as part of the Arts Development Action Plan 2018-2020 are opportune areas where a SCA could be considered.

The issue at hand is inherently complex and impacts both an important local industry and residents. Changes to the Noise Regulations should be balanced to ensure it is supported by extensive scientific research to ensure the wellbeing of affected residents is not unduly compromised.

The City would like to work with the Western Australian Planning Commission and the Department of Water and Environmental Regulations to address the matters listed in **Attachment 1** prior to progressing with any proposed reforms of the Noise Regulations.

Should you have any queries please contact Coordinator Environmental Health Prue Reddingius 9273 6512 or via email: mail@vincent.wa.gov.au.

Yours sincerely

David MacLennan
CHIEF EXECUTIVE OFFICER

- 2 -

Attachment 1 – Matters for consideration in response to the proposal

Issue	Recommendation
The paper does not provide details on what a Venue Approval may look like with regard to conditions (such as will a venue approval be time limited? what type of conditions can be applied?).	The City would request the Department consult with all relevant stakeholders prior to a decision being made.
There is limited information in the paper on whether an amendment to the Noise Regulations would enable a venue to emit higher sound levels (in the prescribed area) that those set in a local planning scheme.	The City considers that this should be clarified, to ensure applications for a Venue Approval are made in line with the set sound levels in the local planning scheme.
Will applicants (of a Venue Approval in a special entertainment precinct) have the ability to make an appeal to a condition of approval, namely the capped sound level of the precinct?	To clarify, the City considers this would be counterproductive to the intent of an established special entertainment precinct.
The consultation paper fails to address the conflict(s) that will exist where noise sensitive land uses are constructed or are already existing adjacent to a special control area. In the City of Vincent's case, the proposed special control area of the City of Perth (Northbridge) directly abuts residents of Vincent along Newcastle Street. It is not clear how this would be managed.	That the Department, in consultation with the WAPC investigate this conflict and provide a suitable solution prior to progressing with the position statement or amendments to the Noise Regulations. This includes providing guidance on investigation and enforcement with respect to cross boundary jurisdiction.
In combination with the draft position statement of the WAPC, the implementation of Option 3 will likely see existing noise sensitive premises within a designated entertainment precinct experience higher than desirable noise levels. It is unlikely that these buildings have been adequately constructed or attenuated to accommodate for the higher sound levels of the precinct with any remediation costs to fall with the Owner.	That the City request the Department, in consultation with the WAPC further investigate this issue to provide guidance as to how this may adequately be addressed.
The proposed reforms seemingly fail to address cumulative noise from multiple venues next to each other. Further the impact when new venues are established in an entertainment precinct.	That the Department investigate this issue and propose a resolution to adequately address and manage the impacts.
Whilst there is a proposal to consider placing a Notification on Title for landowners in a special entertainment precinct (as a mitigation/control measure), it must be acknowledged that such notifications will only apply to new development and in any event, is often only effective on Owner-Occupier dwellings. In the City's experience, tenants are often not made aware of such issues prior to occupying a dwelling.	It is recommended that additional measures are also pursued to ensure existing and future residents are made aware of the noise, the potential scale of impact on amenity, what can be expected and any processes for recourse.
With reference to the enforcement of a venue approval, that the penalties for non-compliance be proportionate to the offence, having regard to the flexibility already afforded to those Venues.	The City supports proportional enforcement options should a breach of a venue approval exist. For clarity, the City considers that a breach of a condition of venue approval should be consistent with a Tier 2 offence of the <i>Environmental Protection Act 1986</i> .

10 INFRASTRUCTURE & ENVIRONMENT**10.1 TENDER NO. 575/19 BANKS RESERVE 'ACTIVE ZONE' CONSTRUCTION**

Attachments: 1. **Evaluation Worksheet - RFT No. 575-19 - Banks Reserve Active Zone Construction - Confidential**

RECOMMENDATION:**That Council:**

1. **ACCEPTS** the tender submitted by Phase 3 Landscape Construction for Tender No. 575/19 to undertake the Banks Reserve 'Active Zone' construction;
2. **APPROVES BY AN ABSOLUTE MAJORITY** the reallocation of \$60,000 within the 2019/20 Public Open Space Implementation capital works budget to the Banks Reserve Masterplan Implementation Stage 1 capital works budget to enable completion of the 'Banks Reserve' Active Zone; and
3. **NOTES** the following budget adjustments to facilitate 2. above:

	From	To
Existing Budget Item: Public Open Space Implementation capital works budget (Capex)	\$60,000	
Existing Budget Item: Banks Reserve Masterplan Implementation Stage 1 capital works budget (Capex)		\$60,000

PURPOSE OF REPORT:

To report to Council the outcome of the assessment for Tender No. 575/19 and to recommend acceptance of the tenderer and reallocation of funding from the 2019/20 capital works budget to enable completion of the project.

BACKGROUND:

At the Ordinary Meeting of Council held on 5 March 2019 the Council adopted the Banks Reserve Masterplan of which construction of the 'active zone' was an integral component and listed as part of Stage 1 of the Masterplan implementation.

Subsequently, an amount of \$500,000 was included in the 2019/20 capital budget to undertake the construction of the active zone as part of the total Banks Reserve Stage 1 Implementation budget of \$687,000.

DETAILS:Tender Advertising

The allocated budget for the project was initially listed at \$500,000. As the budget for the project exceeds \$250,000, Policy No.1.2.3 Purchasing requires an open tender process.

Under CEO Delegation 1.19, the Executive Director Infrastructure and Environment approved the Procurement Plan which included the following Evaluation Criteria:

Qualitative Criteria	Weighting
Relevant Experience Tenderers must address the following information in an attachment and label it “Relevant Experience” <ol style="list-style-type: none"> Provide details of similar projects undertaken including scope of the tenderers involvement and confirming successful completion of the project. 	40%
Demonstrated Understanding of the Project Tenderers must provide the following information in an attachment and label it “Demonstrated Understanding” <ol style="list-style-type: none"> A project delivery plan including key stages and timelines. General site operation procedures/plans. Site safety procedures including measures to ensure public safety. Traffic management procedures/plans 	30%
Key Personnel Skills and Experience Tenderers must address the following information in an attachment and label it “Key Personnel and Experience” <ol style="list-style-type: none"> Their role in the delivery of the contract. Qualifications with particular emphasis on experience of personnel in projects of similar size and scope. 	20%
Environmental Responsibility Tenderers must address the following information in an attachment and label it “Environmental Responsibility” <ol style="list-style-type: none"> Provide details of your organisation’s environmental policy and/or practices which manage or reduce the impact on the environment. Offer details of any initiatives for this project that would support the sustainability objectives of the Principal and assist them to achieve environmental targets <ol style="list-style-type: none"> (e.g. use of recycled construction products, recovery/recycling of site waste) 	10%
TOTAL	100%

The Request for Tender (RFT) No. 575/19 was publically advertised in the West Australian on 27 November 2019 and invited submissions until Wednesday 18 December 2019.

At the close of the advertising period, six tender submissions were received from the following companies:

- D.B. Cunningham Pty Ltd t/a Advantengineering Civil Engineering
- Environmental Industries Pty Ltd
- Landscape Elements
- Menchetti Consolidated Pty Ltd
- Phase 3 Landscape Construction
- Total Eden Pty Ltd

Tender Assessment

The tenders were assessed by members of the Tender Evaluation Panel (below) and each tender was assessed using the above Evaluation Criteria with a scoring system being used as part of the assessment process.

Title	Role
Manager Parks	Chair - Voting
Assets Officer - Projects	Voting
Community Projects Officer – Leisure Planner	Voting
Procurement Officer	Non-voting

Evaluation

A summary table for each compliant tenderer is provided below. A full outline of the Qualitative Evaluation Criteria for each tenderer and pricing is contained within **Confidential Attachment 1**.

Company	Qualitative Score/100	Ranking
Environmental Industries Pty Ltd	83	1
Advanteering Civil Engineering	80	2
Phase 3 Landscape Construction	80	2
Total Eden Pty Ltd	76	3
Landscape Elements	76	3
Menchetti Construction Pty Ltd	71	4

Based on the evaluation panel discussion the submission from Environmental Industries was the highest ranked submission against the Qualitative Evaluation Criteria. All tenderers have shown in their submission that they have the capacity to deliver on this project with the evaluation panel agreeing that all submissions were of a very high standard.

Once the tenders were ranked on the Qualitative Evaluation Criteria, the evaluation panel made a value judgement as to the cost affordability, qualitative ranking and risk of each Tender in order to determine which Tender presented the best value for money to the City. The Tender considered to present the best value for money to the City is the one submitted by Phase 3 Landscape Construction.

CONSULTATION/ADVERTISING:

The RFT was advertised in the West Australian on 27 November 2019 and on both the City's website and Tenderlink portal between 27 November and 18 December 2019.

LEGAL/POLICY:

The RFT was prepared and advertised in accordance with the City's Purchasing protocols: *Policy No. 1.2.3 – Purchasing*. Pursuant to section 2.7(2)(a) of the Local Government Act 1995 (Act) Council's role includes to oversee the allocation of the local government's finances and resources. Therefore it is necessary for Council to approve the reallocation of funds within the budget. Section 6.2(1) of the Act provides that the adoption of a budget requires an absolute majority decision of Council.

RISK MANAGEMENT IMPLICATIONS:

Medium The Banks Reserve Master Plan has been prepared based on comprehensive site planning and a thorough community consultation process.

All required services checks will be undertaken and all relevant safety/site plans completed, submitted and endorsed prior to on-ground works commencing.

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.

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

SUSTAINABILITY IMPLICATIONS:

The Banks Reserve Masterplan aligns with the Sustainable Environment Strategy 2011-2016 as follows:

- “6. Re-establish, conserve and enhance floral and faunal biodiversity, native vegetation, green spaces and green linkages within the City.

As part of the construction for the Banks Reserve ‘active zone’ all tenderers have been required to provide details of any initiatives that would support sustainability objectives of the City and assist in achieving environmental targets.

FINANCIAL/BUDGET IMPLICATIONS:

The costs associated with this contract would be met from the City’s 2019/20 capital budget item, Banks Reserve Masterplan Implementation Stage 1 of which \$500,000 had been originally allocated for this component of Stage 1 of the implementation plan. The lump sum price of the recommended contractor has come in over the allocated sum.

The evaluation panel have assessed the cost of individual components of the project, however cannot specifically identify any one component or various components of the project that could be omitted to reduce the total price without compromising the overall design.

Therefore, it is recommended that an additional \$60,000 (with an allowance of up to \$10,000 contingency variations) be reallocated from the Public Open Space Implementation budget to successfully complete this significant upgrade to Banks Reserve.

COMMENTS:

The submission from Phase 3 Landscape Construction complies with all the tender requirements, was well presented and included all the relevant attachments. The Evaluation Panel deemed the response to be credible, demonstrating excellent capability and capacity to undertake the requirements of this project.

Reference checks were conducted for Phase 3 Landscape Construction by contacting three other organisations. Referees were satisfied with Phase 3’s performance on their delivery in undertaking similar projects.

The Evaluation Panel recommends that Phase 3 Landscape Construction be accepted for Tender No. 575/19 as they presented the best overall value for money for the City.

11 COMMUNITY & BUSINESS SERVICES

11.1 FINANCIAL STATEMENTS AS AT 30 NOVEMBER 2019

Attachments: 1. Financial Statements as at 30 November 2019  

RECOMMENDATION:

That Council **RECEIVES** the financial statements for the month ended 30 November 2019 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 30 November 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 30 November 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 almost on par with the budgeted revenue with a slight favourable variance of \$20,106 (0.02%). There are no material variances that contribute to this position.

Revenue by Nature or Type is tracking favourably against the budgeted revenue by \$94,861 (0.2%). The following items materially contributed to this position: -

- A favourable variance of \$113,448 due to an increase in revenue collected from Rates.

Expenditure by Program reflects an under-spend of \$1,607,632 (6.3%) compared to the year to date budget. The following items materially contributed to this position: -

- Under-spend of \$609,669 mainly contributed by the timing of works relating to recycling waste and bulk verge collection activities (**Community Amenities**);
- Under-spend of \$196,370 mainly contributed by a timing variance relating to Council election costs and vacant positions in the Customer Service area (**Governance**);

- Under-spend of \$313,628 mainly contributed by a timing variance of works within building maintenance and grounds maintenance works with major maintenance not required as yet (**Recreation and culture**); and
- Under-spend of \$279,450 mainly contributed by a timing variance of works relating to parks maintenance and street lighting (**Transport**).

Expenditure by Nature or Type reflects an under-spend of \$1,601,831 (6.2%) compared to the year to date budget. The following items materially contributed to this position: -

- **Materials and contracts** reflects an under-spend of \$1,375,057. This variance is largely contributed by a timing variance of works within multiple service areas as stated above, resulting in a cumulative under-spend;
- **Utility charges** reflects an under-spend of \$130,514 due to a timing variance of utility related invoices; and
- **Other expenditure** reflects an under-spend of \$361,286 largely contributed by a timing variance of works within multiple service areas resulting in a cumulative under-spend.

Opening Surplus Brought Forward – 2019/20

The surplus position brought forward to 2019/20 is \$5,811,178.

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 30 November 2019 is \$13,384,727.

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	7 January 2020
Fourth Instalment	10 March 2020

The outstanding rates debtors balance as at 30 November 2019 is \$10,012,403 including deferred rates (\$122,230) and excluding ESL debtors and pensioner rebates.

8. Receivables (Note 8 Page 66)

Total trade and other receivables outstanding as at 30 November 2019 are \$2,624,446, of which \$1,931,644 relates to outstanding debtors. 93% of the outstanding debtors balance is 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:

- \$1,846,798 (94%) 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, a provisional amount of \$186,666 has been calculated for doubtful debts in accordance to the new requirements of the changes in the Accounting standards.

In addition, \$971,183 has been transferred to long-term infringement debtors (non-current portion). A provisional amount of \$196,072 has been calculated as doubtful debts for this non-current portion.

- \$165,879 (8.9%) 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 30 November 2019, the operating surplus for the centre is \$222,679 compared to the year to date budgeted deficit amount of \$262,230.

10. Explanation of Material Variances (Note 4 Page 6 - 56)

The materiality thresholds used for reporting variances are 10% and \$20,000 respectively. This means that variances will be analysed and separately reported when they are more than 10% (+/-) of the year to date budget and where that variance exceeds \$20,000 (+/-). This threshold was adopted by Council as part of the budget adoption for 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 October 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.

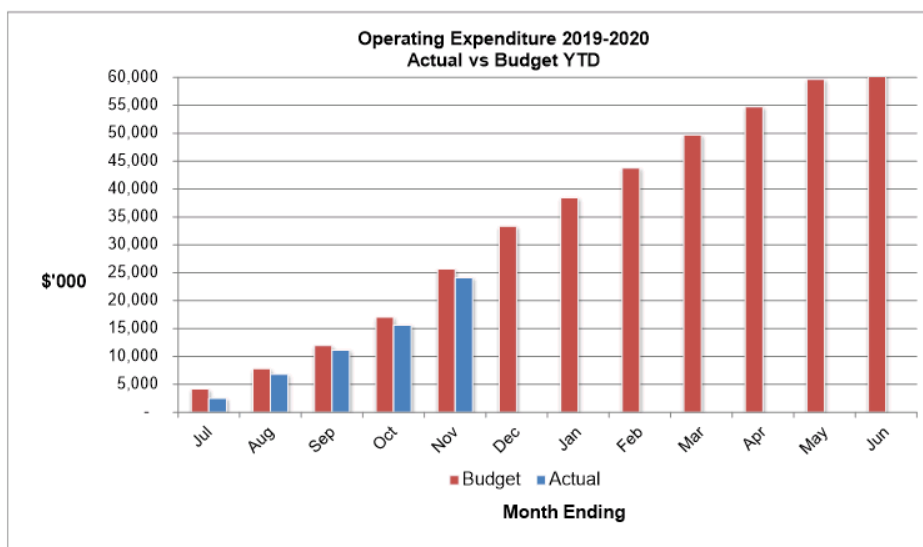
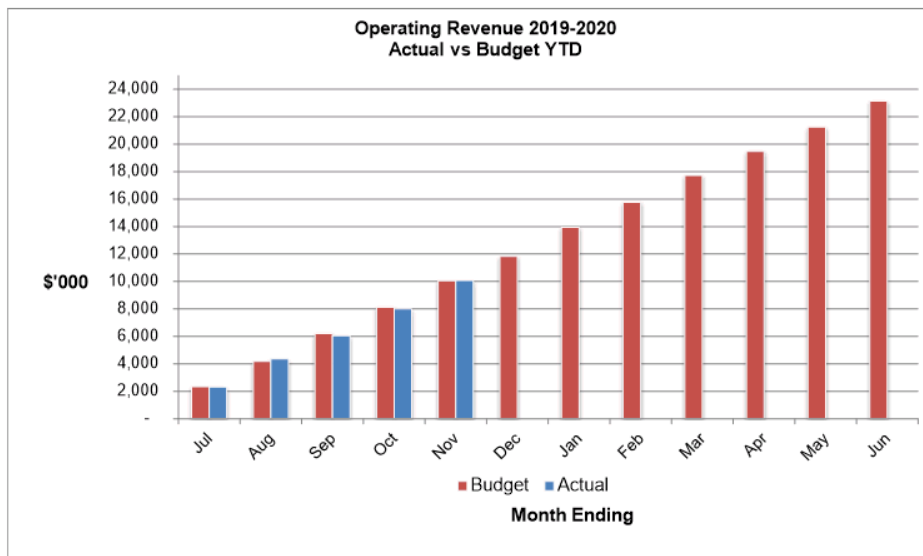
FINANCIAL/BUDGET IMPLICATIONS:

Not applicable.

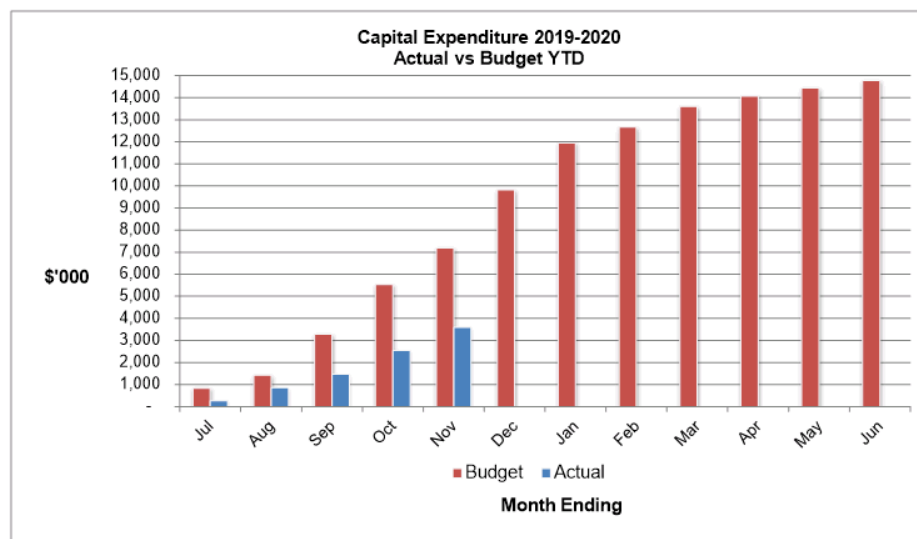
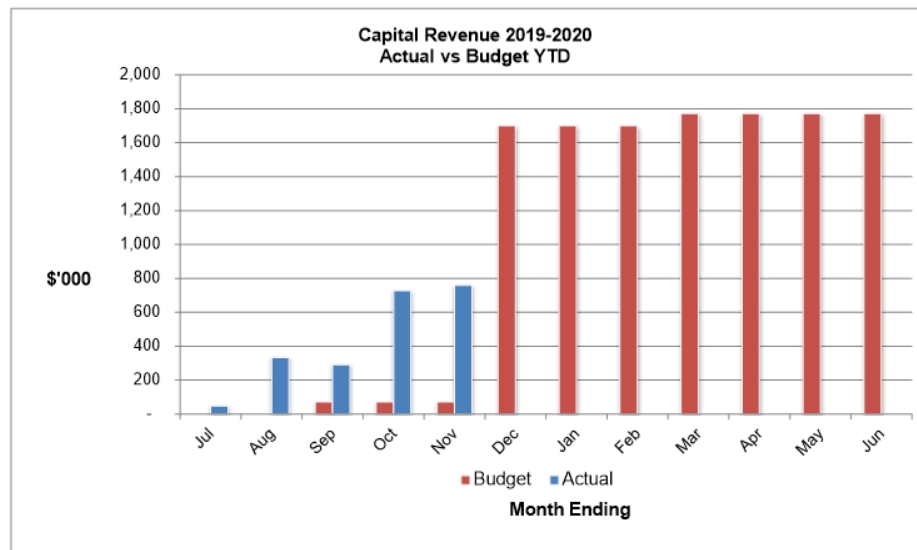
CITY OF VINCENT
NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
BY PROGRAM
FOR THE PERIOD ENDED 30 NOVEMBER 2019

	Revised Budget 2019/20	YTD Budget 30/11/2019	YTD Actual 30/11/2019	YTD Variance	YTD Variance
	\$	\$	\$	\$	%
Opening Funding Surplus/(Deficit)	5,811,178	5,811,178	5,811,178	0	0.0%
Revenue from operating activities					
Governance	41,000	17,080	15,163	(1,917)	-11.2%
General Purpose Funding	2,054,096	1,154,994	1,148,144	(6,850)	-0.6%
Law, Order and Public Safety	128,950	87,906	109,614	21,708	24.7%
Health	378,864	294,167	279,479	(14,688)	-5.0%
Education and Welfare	144,903	48,845	59,852	11,007	22.5%
Community Amenities	1,412,345	616,828	596,343	(20,485)	-3.3%
Recreation and Culture	10,120,133	4,117,813	4,247,355	129,542	3.1%
Transport	8,173,423	3,412,045	3,282,579	(129,466)	-3.8%
Economic Services	366,171	158,956	150,384	(8,572)	-5.4%
Other Property and Services	427,338	148,785	188,612	39,827	26.8%
	23,247,223	10,057,419	10,077,525	20,106	0.2%
Expenditure from operating activities					
Governance	(3,769,554)	(1,625,637)	(1,429,267)	196,370	-12.1%
General Purpose Funding	(842,267)	(334,194)	(301,714)	32,480	-9.7%
Law, Order and Public Safety	(1,665,031)	(781,081)	(677,385)	103,696	-13.3%
Health	(1,686,354)	(669,190)	(599,313)	69,877	-10.4%
Education and Welfare	(1,211,956)	(454,026)	(471,594)	(17,568)	3.9%
Community Amenities	(13,253,727)	(4,721,169)	(4,111,500)	609,669	-12.9%
Recreation and Culture	(23,139,277)	(9,471,829)	(9,158,201)	313,628	-3.3%
Transport	(13,954,021)	(6,334,650)	(6,055,200)	279,450	-4.4%
Economic Services	(637,934)	(268,632)	(246,087)	22,545	-8.4%
Other Property and Services	(2,863,717)	(1,018,663)	(1,021,178)	(2,515)	0.2%
	(63,023,838)	(25,679,071)	(24,071,439)	1,607,632	-6.3%
Add Deferred Rates Adjustment	0	0	9,508	9,508	0.0%
Add Back Depreciation	11,191,787	4,663,244	4,880,393	217,149	4.7%
Adjust (Profit)/Loss on Asset Disposal	(34,073)	(92,062)	(157,559)	(65,497)	71.1%
	11,157,714	4,571,182	4,732,342	161,160	3.5%
Amount attributable to operating activities	(28,618,901)	(11,050,470)	(9,261,572)	1,788,898	-16.2%
Investing Activities					
Non-operating Grants, Subsidies and Contributions	1,889,978	72,155	758,556	686,401	951.3%
Purchase Land and Buildings	(2,935,514)	(1,168,701)	(532,114)	636,587	-54.5%
Purchase Infrastructure Assets	(7,088,267)	(4,154,440)	(2,284,056)	1,870,384	-45.0%
Purchase Plant and Equipment	(3,498,830)	(1,556,260)	(714,219)	842,041	-54.1%
Purchase Furniture and Equipment	(900,171)	(313,547)	(67,576)	245,971	-78.4%
Proceeds from Joint Venture Operations	0	0	0	0	0.0%
Proceeds from Disposal of Assets	555,000	275,000	268,849	(6,151)	-2.2%
Amount attributable to investing activities	(11,977,804)	(6,845,793)	(2,570,560)	4,275,233	-62.5%
Financing Activities					
Repayment of Debentures	(6,132,377)	(419,046)	(414,347)	4,699	-1.1%
Proceeds from New Debentures	1,000,000	0	0	0	0.0%
Transfer to Reserves	(1,146,631)	(896,992)	(924,322)	(27,330)	3.0%
Transfer from Reserves	5,562,257	522,500	122,480	(400,020)	-76.6%
Amount attributable to financing activities	(716,751)	(793,538)	(1,216,189)	(422,651)	53.3%
Surplus/(Deficit) before general rates	(35,502,278)	(12,878,623)	(7,237,143)	5,641,480	-43.8%
Total amount raised from general rates	35,526,498	35,523,619	35,637,067	113,448	0.3%
Closing Funding Surplus/(Deficit)	24,220	22,644,996	28,399,924	5,754,928	25.4%

CITY OF VINCENT
 NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
 BY PROGRAM - GRAPH
 AS AT 30 NOVEMBER 2019



CITY OF VINCENT
NOTE 1 - CAPITAL REVENUE / EXPENDITURE PROGRAM
AS AT 30 NOVEMBER 2019



CITY OF VINCENT
 NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME
 BY NATURE OR TYPE
 FOR THE PERIOD ENDED 30 NOVEMBER 2019

	Adopted Budget 2019/20	YTD Budget 30/11/2019	YTD Actual 30/11/2019	YTD Variance	YTD Variance
	\$	\$	\$	\$	%
Revenue					
Rates	35,526,498	35,523,619	35,637,067	113,448	0%
Operating Grants, Subsidies and Contributions	980,197	323,525	313,718	(9,807)	-3.0%
Fees and Charges	19,766,310	8,644,706	8,621,910	(22,796)	-0.3%
Interest Earnings	1,033,288	528,007	513,139	(14,868)	-2.8%
Other Revenue	1,226,243	442,737	471,621	28,884	6.5%
	<u>58,532,536</u>	<u>45,462,594</u>	<u>45,557,455</u>	<u>94,861</u>	<u>0.2%</u>
Expenses					
Employee Costs	(25,525,892)	(10,152,404)	(10,224,547)	(72,143)	0.7%
Materials and Contracts	(19,714,805)	(8,234,575)	(6,859,518)	1,375,057	-16.7%
Utility Charges	(1,727,188)	(716,007)	(585,493)	130,514	-18.2%
Depreciation on Non-Current Assets	(11,191,787)	(4,663,244)	(4,880,393)	(217,149)	4.7%
Interest Expenses	(723,058)	(275,655)	(269,997)	5,658	-2.1%
Insurance Expenses	(534,879)	(222,870)	(204,262)	18,608	-8.3%
Other Expenditure	(3,399,117)	(1,408,934)	(1,047,648)	361,286	-25.6%
	<u>(62,816,726)</u>	<u>(25,673,689)</u>	<u>(24,071,858)</u>	<u>1,601,831</u>	<u>-6.2%</u>
	<u>(4,284,190)</u>	<u>19,788,905</u>	<u>21,485,597</u>	<u>1,696,692</u>	<u>8.6%</u>
Non-operating Grants, Subsidies and Contributions	1,889,978	72,155	758,556	686,401	951.3%
Profit on Disposal of Assets	241,185	118,444	157,685	39,241	33.1%
Loss on Disposal of Assets	(207,112)	(26,382)	(126)	26,256	-99.5%
	<u>1,924,051</u>	<u>164,217</u>	<u>916,115</u>	<u>751,898</u>	<u>457.9%</u>
Net result	<u>(2,360,139)</u>	<u>19,953,122</u>	<u>22,401,712</u>	<u>2,448,590</u>	<u>12.3%</u>
Other comprehensive income					
<i>Items that will not be reclassified subsequently to profit or loss</i>					
Total other comprehensive income	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.0%</u>
Total comprehensive income	<u>(2,360,139)</u>	<u>19,953,122</u>	<u>22,401,712</u>	<u>2,448,590</u>	<u>12.3%</u>

**CITY OF VINCENT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
NOTE 3 - NET CURRENT FUNDING POSITION
FOR THE PERIOD ENDED 30 NOVEMBER 2019**

	Note	YTD Actual 30/11/2019 \$	FY Actual 30/06/2019 \$
Current Assets			
Cash Unrestricted		27,346,917	12,381,985
Cash Restricted		13,384,726	12,582,885
Investments		11,000	11,000
Receivables - Rates	7	10,556,582	648,084
Receivables - Other	8	2,624,446	3,057,940
Inventories		240,988	175,208
		<u>54,164,659</u>	<u>28,857,102</u>
Less: Current Liabilities			
Payables		(14,768,203)	(13,012,065)
Provisions - employee		(4,018,000)	(3,908,452)
		<u>(18,786,203)</u>	<u>(16,920,517)</u>
Unadjusted Net Current Assets		35,378,456	11,936,585
Adjustments and exclusions permitted by FM Reg 32			
Less: Reserves - restricted cash	6	(13,384,726)	(12,582,885)
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		6,046,011	6,097,295
Add: Infringement Debtors transferred to non current asset		971,183	971,183
		<u>(6,978,532)</u>	<u>(6,125,407)</u>
Adjusted Net Current Assets		<u>28,399,924</u>	<u>5,811,178</u>

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Chief Executive Officer						
Chief Executive Officer Expenditure						
Employee Costs	615,147	248,589	270,854	22,265	9%	
Other Employee Costs	18,317	7,630	6,885	(745)	-10%	
Other Expenses	273,100	94,905	67,332	(27,573)	-29%	Timing variance on management programmes.
Operating Projects	193,103	48,276	40,556	(7,720)	-16%	
Chief Executive Officer Expenditure Total	1,099,667	399,400	385,627	(13,773)	-3%	
Chief Executive Officer Indirect Costs						
Allocations	(1,099,659)	(399,399)	(385,627)	13,772	-3%	
Chief Executive Officer Indirect Costs Total	(1,099,659)	(399,399)	(385,627)	13,772	-3%	
Chief Executive Officer Total	8	1	0	(1)	-100%	
Members of Council						
Members Of Council Expenditure						
Employee Costs	87,876	35,514	35,561	47	0%	
Other Employee Costs	10,000	4,165	3,820	(345)	-8%	
Other Expenses	494,482	302,285	157,818	(144,467)	-48%	\$88,000 for election expenses not required (to be adjusted as part of mid year budget review) and timing variance of \$37,037 for meals and refreshments.
Members Of Council Expenditure Total	592,358	341,964	197,200	(144,764)	-42%	
Members Of Council Indirect Costs						
Allocations	51,858	21,088	19,649	(1,439)	-7%	
Members Of Council Indirect Costs Total	51,858	21,088	19,649	(1,439)	-7%	
Members of Council Total	644,216	363,052	216,849	(146,203)	-40%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Corporate Strategy and Governance Expenditure</u>						
Corporate Strategy and Governance Expenditure						
Employee Costs	559,998	262,471	238,720	(23,751)	-9%	
Other Employee Costs	12,600	6,300	16,831	10,531	167%	
Other Expenses	205,400	85,575	44,071	(41,504)	-48%	Timing variance on Consultants, internal audit program and legal fees.
Operating Projects	120,000	25,000	27,370	2,370	9%	
Corporate Strategy and Governance Expenditure Total	897,998	379,346	326,993	(52,353)	-14%	
Corporate Strategy and Governance Expenditure Total	897,998	379,346	326,993	(52,353)	-14%	
<u>Corporate Strategy and Governance Indirect Costs</u>						
Corporate Strategy and Governance Indirect Costs						
Allocations	391,867	159,721	135,268	(24,453)	-15%	
Corporate Strategy and Governance Indirect Costs Total	391,867	159,721	135,268	(24,453)	-15%	
Corporate Strategy and Governance Indirect Costs Total	391,867	159,721	135,268	(24,453)	-15%	
<u>Human Resources</u>						
Human Resources Revenue						
Revenue	(40,000)	(16,665)	(14,791)	1,874	-11%	
Human Resources Revenue Total	(40,000)	(16,665)	(14,791)	1,874	-11%	
Human Resources Expenditure						
Employee Costs	978,449	298,826	280,550	(18,276)	-6%	
Other Employee Costs	118,600	49,410	24,949	(24,461)	-50%	Favourable variance, however breakdown is individually immaterial.
Other Expenses	124,730	56,540	46,628	(9,912)	-18%	
Human Resources Expenditure Total	1,221,779	404,776	352,126	(52,650)	-13%	
Human Resources Indirect Costs						
Allocations	(1,181,779)	(388,111)	(337,335)	50,776	-13%	
Human Resources Indirect Costs Total	(1,181,779)	(388,111)	(337,335)	50,776	-13%	
Human Resources Total	0	0	0	(0)	100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Information Technology						
Information Technology Expenditure						
Employee Costs	549,432	222,051	198,962	(23,089)	-10%	Favourable variance due to vacant position.
Other Employee Costs	14,500	7,250	9,420	2,170	30%	
Other Expenses	1,060,856	616,865	620,054	3,189	1%	
Operating Projects	305,000	127,085	140,484	13,399	11%	
Information Technology Expenditure Total	1,929,788	973,251	968,919	(4,332)	0%	
Information Technology Indirect Costs						
Allocations	(1,929,788)	(973,251)	(967,560)	5,691	-1%	
Information Technology Indirect Costs Total	(1,929,788)	(973,251)	(967,560)	5,691	-1%	
Information Technology Total	0	0	0	0	100%	
Records Management						
Records Management Revenue						
Revenue	(1,000)	(415)	(373)	42	-10%	
Records Management Revenue Total	(1,000)	(415)	(373)	42	-10%	
Records Management Expenditure						
Employee Costs	289,699	117,091	122,444	5,353	5%	
Other Employee Costs	7,200	3,000	99	(2,901)	-97%	
Other Expenses	36,100	15,040	11,732	(3,308)	-22%	
Records Management Expenditure Total	332,999	135,131	134,276	(855)	-1%	
Records Management Indirect Costs						
Allocations	(331,999)	(134,716)	(133,903)	813	-1%	
Records Management Indirect Costs Total	(331,999)	(134,716)	(133,903)	813	-1%	
Records Management Total	0	0	0	0	100%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Sustainability and Environment</u>						
Sustainability and Environment						
Employee Costs	130,896	52,891	48,343	(4,548)	-9%	
Other Employee Costs	0	0	15	15	100%	
Other Expenses	53,900	15,000	18,502	3,502	23%	
Operating Projects	33,000	0	7,497	7,497	100%	
Sustainability and Environment Total	217,796	67,891	74,356	6,465	10%	
<u>Sustainability and Environment Indirect Cost</u>						
Sustainability and Environment Indirect Cost						
Allocations	71,244	28,953	23,307	(5,646)	-20%	
Sustainability and Environment Indirect Cost Total	71,244	28,953	23,307	(5,646)	-20%	
Sustainability and Environment Indirect Cost Total	71,244	28,953	23,307	(5,646)	-20%	
<u>Director Community and Business Services</u>						
Director Community and Business Services						
Employee Costs	290,309	117,314	106,841	(10,473)	-9%	
Other Employee Costs	7,874	3,280	2,594	(686)	-21%	
Other Expenses	5,300	2,205	546	(1,660)	-75%	
Director Community and Business Services Total	303,483	122,799	109,980	(12,819)	-10%	
<u>Director Community and Business Ser Indirect Costs</u>						
Director Community and Business Ser Indirect Costs						
Allocations	(303,483)	(122,799)	(109,980)	12,819	-10%	
Director Community and Business Ser Indirect Costs Total	(303,483)	(122,799)	(109,980)	12,819	-10%	
Director Community and Business Ser Indirect Costs Total	(303,483)	(122,799)	(109,980)	12,819	-10%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Finance Services</u>						
Finance Services Revenue						
Revenue	(250)	0	(1,054)	(1,054)	100%	
Finance Services Revenue Total	(250)	0	(1,054)	(1,054)	100%	
Finance Services Expenditure						
Employee Costs	773,059	276,305	309,356	33,051	12%	Phasing variance that will be adjusted in December 2019.
Other Employee Costs	16,600	3,307	1,044	(2,263)	-68%	
Other Expenses	173,060	24,856	(908)	(25,764)	-104%	Timing variance relating to external audit fees which will be paid in December 2019.
Finance Services Expenditure Total	962,719	304,468	309,492	5,024	2%	
Finance Services Indirect Costs						
Allocations	(962,469)	(304,468)	(308,438)	(3,970)	1%	
Finance Services Indirect Costs Total	(962,469)	(304,468)	(308,438)	(3,970)	1%	
Finance Services Total	0	0	0	0	100%	
<u>Insurance Premium</u>						
Insurance Premium Expenditure						
Other Expenses	534,879	222,870	204,262	(18,608)	-8%	
Insurance Premium Expenditure Total	534,879	222,870	204,262	(18,608)	-8%	
Insurance Premium Recovery						
Allocations	(534,879)	(222,865)	(208,857)	14,008	-6%	
Insurance Premium Recovery Total	(534,879)	(222,865)	(208,857)	14,008	-6%	
Insurance Premium Total	0	5	(4,595)	(4,600)	-91996%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Insurance Claim</u>						
Insurance Claim Recoup Revenue	(65,000)	(16,251)	(15,553)	698	-4%	
Insurance Claim Recoup Total	(65,000)	(16,251)	(15,553)	698	-4%	
Insurance Claim Expenditure Other Expenses	5,000	2,085	2,256	171	8%	
Insurance Claim Expenditure Total	5,000	2,085	2,256	171	8%	
Insurance Claim Total	(60,000)	(14,166)	(13,297)	869	-6%	
<u>Mindarie Regional Council</u>						
Mindarie Regional Council Revenue Revenue	(118,569)	(49,400)	(42,241)	7,159	-14%	
Mindarie Regional Council Revenue Total	(118,569)	(49,400)	(42,241)	7,159	-14%	
Mindarie Regional Council Expenditure Other Expenses	51,000	29,000	28,678	(322)	-1%	
Mindarie Regional Council Expenditure Total	51,000	29,000	28,678	(322)	-1%	
Mindarie Regional Council Total	(67,569)	(20,400)	(13,562)	6,838	-34%	
<u>General Purpose Revenue</u>						
General Purpose Revenue Revenue	(1,300,496)	(603,454)	(591,345)	12,109	-2%	
General Purpose Revenue Total	(1,300,496)	(603,454)	(591,345)	12,109	-2%	
General Purpose Revenue Total	(1,300,496)	(603,454)	(591,345)	12,109	-2%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Rates Services</u>						
Rates Services Revenue						
Revenue	(36,280,098)	(36,075,159)	(36,193,866)	(118,707)	0%	
Rates Services Revenue Total	(36,280,098)	(36,075,159)	(36,193,866)	(118,707)	0%	
Rates Services Expenditure						
Employee Costs	257,143	103,928	112,228	8,300	8%	
Other Expenses	425,550	167,151	130,566	(36,585)	-22%	\$18,566 for debt recovery cost not required as yet. Other positive variances are individually immaterial.
Rates Services Expenditure Total	682,693	271,079	242,794	(28,285)	-10%	
Rates Services Indirect Costs						
Allocations	159,574	63,115	58,920	(4,195)	-7%	
Rates Services Indirect Costs Total	159,574	63,115	58,920	(4,195)	-7%	
Rates Services Total	(35,437,831)	(35,740,965)	(35,892,152)	(151,187)	0%	
<u>Marketing and Communications</u>						
Marketing and Communications Expenditure						
Employee Costs	822,753	332,650	369,614	36,964	11%	\$21,924 additional graphic designer costs for leave cover. \$7,671 unfavourable variance due to reallocation of staff, budget to be adjusted in mid year budget review.
Other Employee Costs	8,450	3,895	1,154	(2,741)	-70%	
Other Expenses	466,845	171,740	176,582	4,842	3%	
Operating Projects	9,050	0	6,130	6,130	100%	
Marketing and Communications Expenditure Total	1,307,098	508,285	553,479	45,194	9%	
Marketing and Communications Indirect Costs						
Allocations	417,123	169,614	156,250	(13,364)	-8%	
Marketing and Communications Indirect Costs Total	417,123	169,614	156,250	(13,364)	-8%	
Marketing and Communications Total	1,724,221	677,899	709,729	31,830	5%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Recreation, Arts and Culture</u>						
Recreation, Arts and Culture Revenue						
Revenue	(3,000)	0	(1,136)	(1,136)	100%	
Recreation, Arts and Culture Revenue Total	(3,000)	0	(1,136)	(1,136)	100%	
<u>Recreation, Arts and Culture Expenditure</u>						
Employee Costs	117,289	47,409	38,222	(9,187)	-19%	
Other Employee Costs	4,530	1,885	1,854	(31)	-2%	
Other Expenses	120,050	33,689	26,978	(6,711)	-20%	
Operating Projects	13,000	0	0	0		
Recreation, Arts and Culture Expenditure Total	254,869	82,983	67,054	(15,929)	-19%	
Recreation, Arts and Culture Indirect Costs						
Allocations	72,959	24,073	35,276	11,203	47%	
Community Partnerships Mgmt Admin Alloca	51,541	68,416	47,149	(21,267)	-31%	
Library Occupancy Costs Allocations	577	1,425	0	(1,425)	-100%	
Recreation, Arts and Culture Indirect Costs Total	125,077	93,914	82,425	(11,489)	-12%	
Recreation, Arts and Culture Total	376,946	176,897	148,343	(28,554)	-16%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Senior, Disability and Youth Services						
Senior, Disability and Youth Services Revenue						
Revenue	(12,000)	(5,311)	(7,753)	(2,442)	46%	
Senior, Disability and Youth Services Revenue Total	(12,000)	(5,311)	(7,753)	(2,442)	46%	
Senior, Disability and Youth Services Expenditure						
Employee Costs	300,269	94,395	143,738	49,343	52%	Transfer of staff from the Community Partnership team as per the new organisation structure. Budget phasing to be adjusted in December 2019.
Other Employee Costs	1,050	25	609	584	2336%	
Other Expenses	174,600	15,613	30,247	14,634	94%	
Operating Projects	80,000	0	6,680	6,680	100%	
Senior, Disability and Youth Services Expenditure Total	555,919	110,033	181,274	71,241	65%	
Senior, Disability and Youth Serv Indirect Costs						
Allocations	163,305	42,988	51,497	8,509	20%	
Community Partnerships Mgmt Admin Alloca	119,359	158,439	109,862	(48,577)	-31%	
Library Occupancy Costs Allocations	1,074	2,650	0	(2,650)	-100%	
Senior, Disability and Youth Serv Indirect Costs Total	283,738	204,077	161,359	(42,718)	-21%	
Senior, Disability and Youth Services Total	827,657	308,799	334,881	26,082	8%	
Art and Culture						
Art and Culture						
Other Expenses	464,815	143,795	85,196	(58,599)	-41%	Timing variance on event expenses.
Operating Projects	60,000	0	0	0		
Art and Culture Total	524,815	143,795	85,196	(58,599)	-41%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Beatty Park Leisure Centre Administration</u>						
Beatty Park Leisure Centre Admin Revenue						
Revenue	(2,662,200)	(1,099,951)	(1,124,830)	(24,879)	2%	
Beatty Park Leisure Centre Admin Revenue Total	(2,662,200)	(1,099,951)	(1,124,830)	(24,879)	2%	
Beatty Park Leisure Centre Admin Indirect Revenue						
Allocations	2,662,200	1,099,951	1,127,124	27,173	2%	
Beatty Park Leisure Centre Admin Indirect Revenue Total	2,662,200	1,099,951	1,127,124	27,173	2%	
Beatty Park Leisure Centre Admin Expenditure						
Employee Costs	962,863	394,334	365,442	(28,892)	-7%	
Other Employee Costs	20,486	10,229	2,735	(7,494)	-73%	
Other Expenses	276,850	146,050	86,221	(59,829)	-41%	Timing variance of \$12,631 for advertising fees, \$20,000 for legal fees and \$10,000 for consultant fees.
Operating Projects	180,000	0	0	0		
Beatty Park Leisure Centre Admin Expenditure Total	1,440,199	550,613	454,399	(96,214)	-17%	
Beatty Park Leisure Centre Admin Indirect Costs						
Allocations	(1,440,199)	(529,613)	(456,693)	72,920	-14%	
Beatty Park Leisure Centre Admin Indirect Costs Total	(1,440,199)	(529,613)	(456,693)	72,920	-14%	
Beatty Park Leisure Centre Administration Total	0	21,000	0	(21,000)	-100%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Beatty Park Leisure Centre Building</u>						
Beatty Park Leisure Centre Building Revenue	(162,907)	(67,405)	(67,606)	(201)	0%	
Beatty Park Leisure Centre Building Revenue Total	(162,907)	(67,405)	(67,606)	(201)	0%	
Beatty Park Leisure Centre Occupancy Costs						
Building Maintenance	559,250	236,970	183,103	(53,867)	-23%	Major maintenance not required as yet.
Ground Maintenance	58,900	25,040	17,394	(7,646)	-31%	
Other Expenses	2,028,920	831,422	871,699	40,277	5%	Depreciation variance due to disposals and additions of assets during the year. Budget to be adjusted at MYBR.
Beatty Park Leisure Centre Occupancy Costs Total	2,647,070	1,093,432	1,072,195	(21,237)	-2%	
Beatty Park Leisure Centre Indirect Costs						
Allocations	(2,484,163)	(1,026,027)	(1,004,539)	21,488	-2%	
Beatty Park Leisure Centre Indirect Costs Total	(2,484,163)	(1,026,027)	(1,004,539)	21,488	-2%	
Beatty Park Leisure Centre Building Total	0	0	49	49	100%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
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	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Swimming Pool Areas						
Swimming Pool Areas Revenue						
Revenue	(1,784,100)	(652,428)	(702,360)	(49,932)	8%	
Swimming Pool Areas Revenue Total	(1,784,100)	(652,428)	(702,360)	(49,932)	8%	
Swimming Pool Areas Indirect Revenue						
Allocations	(427,287)	(176,544)	(180,903)	(4,359)	2%	
Swimming Pool Areas Indirect Revenue Total	(427,287)	(176,544)	(180,903)	(4,359)	2%	
Swimming Pool Areas Expenditure						
Employee Costs	1,039,679	431,181	435,575	4,394	1%	
Other Employee Costs	20,800	11,669	11,949	280	2%	
Other Expenses	256,270	109,346	86,149	(23,197)	-21%	\$12,951 plant maintenance not yet required as yet and \$9,915 timing variance on purchase of chemicals for water treatment.
Swimming Pool Areas Expenditure Total	1,316,749	552,196	533,673	(18,523)	-3%	
Swimming Pool Areas Indirect Costs						
Allocations	2,987,124	1,245,888	957,846	(288,042)	-23%	
Swimming Pool Areas Indirect Costs Total	2,987,124	1,245,888	957,846	(288,042)	-23%	
Swimming Pool Areas Total	2,092,486	969,112	608,256	(360,856)	-37%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Swim School						
Swim School Revenue						
Revenue	(1,575,000)	(751,085)	(837,550)	(86,465)	12%	Revenue higher than anticipated.
Swim School Revenue Total	(1,575,000)	(751,085)	(837,550)	(86,465)	12%	
Swim School Indirect Revenue						
Allocations	(4,524)	(1,869)	(1,916)	(47)	3%	
Swim School Indirect Revenue Total	(4,524)	(1,869)	(1,916)	(47)	3%	
Swim School Expenditure						
Employee Costs	882,234	365,769	405,452	39,683	11%	Increase in casual hiring costs for swim school lessons.
Other Employee Costs	7,600	3,500	5,332	1,832	52%	
Other Expenses	39,750	29,616	14,131	(15,485)	-52%	
Swim School Expenditure Total	929,584	398,885	424,916	26,031	7%	
Swim School Indirect Costs						
Allocations	228,685	92,851	246,605	153,754	166%	
Swim School Indirect Costs Total	228,685	92,851	246,605	153,754	166%	
Swim School Total	(421,255)	(261,218)	(167,945)	93,273	-36%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20	YTD Budget 30/11/2019	YTD Actual 30/11/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Café</u>						
Cafe Revenue						
Revenue	(724,000)	(287,650)	(289,066)	(1,416)	0%	
Cafe Revenue Total	(724,000)	(287,650)	(289,066)	(1,416)	0%	
Cafe Indirect Revenue						
Allocations	(4,524)	(1,869)	(1,916)	(47)	3%	
Cafe Indirect Revenue Total	(4,524)	(1,869)	(1,916)	(47)	3%	
Cafe Expenditure						
Employee Costs	425,072	178,073	154,671	(23,402)	-13%	Incorrect budget phasing. To be adjusted in MYBR.
Other Employee Costs	1,400	700	0	(700)	-100%	
Other Expenses	325,698	106,926	114,861	7,935	7%	
Cafe Expenditure Total	752,170	285,699	269,532	(16,167)	-6%	
Cafe Indirect Costs						
Allocations	116,913	48,300	112,364	64,064	133%	
Cafe Indirect Costs Total	116,913	48,300	112,364	64,064	133%	
Café Total	140,559	44,480	90,914	46,434	104%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20	YTD Budget 30/11/2019	YTD Actual 30/11/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Retail						
Retail Revenue						
Revenue	(535,000)	(193,000)	(200,721)	(7,721)	4%	
Retail Revenue Total	(535,000)	(193,000)	(200,721)	(7,721)	4%	
Retail Indirect Revenue						
Allocations	(797)	(329)	(338)	(9)	3%	
Retail Indirect Revenue Total	(797)	(329)	(338)	(9)	3%	
Retail Expenditure						
Employee Costs	75,292	30,434	23,519	(6,915)	-23%	
Other Employee Costs	950	475	0	(475)	-100%	
Other Expenses	290,700	136,468	70,092	(66,376)	-49%	Timing variance on stock purchase.
Retail Expenditure Total	366,942	167,377	93,611	(73,766)	-44%	
Retail Indirect Costs						
Allocations	96,810	39,720	32,146	(7,574)	-19%	
Retail Indirect Costs Total	96,810	39,720	32,146	(7,574)	-19%	
Retail Total	(72,045)	13,768	(75,302)	(89,070)	-647%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20	YTD Budget 30/11/2019	YTD Actual 30/11/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Health and Fitness						
Health and Fitness Revenue						
Revenue	(170,500)	(72,960)	(69,953)	3,007	-4%	
Health and Fitness Revenue Total	(170,500)	(72,960)	(69,953)	3,007	-4%	
Health and Fitness Indirect Revenue						
Allocations	(1,472,463)	(608,383)	(623,412)	(15,029)	2%	
Health and Fitness Indirect Revenue Total	(1,472,463)	(608,383)	(623,412)	(15,029)	2%	
Health and Fitness Expenditure						
Employee Costs	541,883	221,898	232,083	10,185	5%	
Other Employee Costs	9,700	4,850	750	(4,100)	-85%	
Other Expenses	148,100	69,315	49,876	(19,439)	-28%	
Health and Fitness Expenditure Total	699,683	296,063	282,709	(13,354)	-5%	
Health and Fitness Indirect Costs						
Allocations	660,544	274,011	244,735	(29,276)	-11%	
Health and Fitness Indirect Costs Total	660,544	274,011	244,735	(29,276)	-11%	
Health and Fitness Total	(282,736)	(111,269)	(165,921)	(54,652)	49%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Group Fitness						
Group Fitness Revenue						
Revenue	(162,000)	(67,665)	(57,367)	10,298	-15%	
Group Fitness Revenue Total	(162,000)	(67,665)	(57,367)	10,298	-15%	
Group Fitness Indirect Revenue						
Allocations	(499,959)	(206,570)	(211,674)	(5,104)	2%	
Group Fitness Indirect Revenue Total	(499,959)	(206,570)	(211,674)	(5,104)	2%	
Group Fitness Expenditure						
Employee Costs	190,927	77,158	88,632	11,474	15%	
Other Employee Costs	4,100	2,050	785	(1,265)	-62%	
Other Expenses	138,250	60,001	60,063	62	0%	
Group Fitness Expenditure Total	333,277	139,209	149,480	10,271	7%	
Group Fitness Indirect Costs						
Allocations	215,531	89,033	94,323	5,290	6%	
Group Fitness Indirect Costs Total	215,531	89,033	94,323	5,290	6%	
Group Fitness Total	(113,151)	(45,993)	(25,238)	20,755	-45%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20	YTD Budget 30/11/2019	YTD Actual 30/11/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Aqua Fitness</u>						
Aqua Fitness Revenue						
Revenue	(33,000)	(13,750)	(12,645)	1,105	-8%	
Aqua Fitness Revenue Total	(33,000)	(13,750)	(12,645)	1,105	-8%	
Aqua Fitness Indirect Revenue						
Allocations	(211,647)	(87,447)	(89,606)	(2,159)	2%	
Aqua Fitness Indirect Revenue Total	(211,647)	(87,447)	(89,606)	(2,159)	2%	
Aqua Fitness Expenditure						
Employee Costs	36,623	15,110	9,152	(5,958)	-39%	
Other Employee Costs	450	225	0	(225)	-100%	
Other Expenses	32,350	13,750	4,077	(9,673)	-70%	
Aqua Fitness Expenditure Total	69,423	29,085	13,228	(15,857)	-55%	
Aqua Fitness Indirect Costs						
Allocations	131,085	52,921	23,385	(29,536)	-56%	
Aqua Fitness Indirect Costs Total	131,085	52,921	23,385	(29,536)	-56%	
Aqua Fitness Total	(44,139)	(19,191)	(65,638)	(46,447)	242%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Crèche						
Crèche Revenue						
Revenue	(24,500)	(10,210)	(11,669)	(1,459)	14%	
Crèche Revenue Total	(24,500)	(10,210)	(11,669)	(1,459)	14%	
Crèche Indirect Revenue						
Allocations	(40,999)	(16,940)	(17,358)	(418)	2%	
Crèche Indirect Revenue Total	(40,999)	(16,940)	(17,358)	(418)	2%	
Crèche Expenditure						
Employee Costs	235,718	97,747	88,472	(9,275)	-9%	
Other Employee Costs	1,425	713	96	(617)	-87%	
Other Expenses	8,375	4,958	569	(4,389)	-89%	
Crèche Expenditure Total	245,518	103,418	89,137	(14,281)	-14%	
Crèche Indirect Costs						
Allocations	113,380	46,677	88,232	41,555	89%	
Crèche Indirect Costs Total	113,380	46,677	88,232	41,555	89%	
Crèche Total	293,399	122,945	148,343	25,398	21%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Community Partnership Mgmt Administration</u>						
Community Partnerships Management Administration						
Employee Costs	172,084	221,988	171,815	(50,173)	-23%	Transfer staff to Policy and Place and Library Services as part of the new organisation structure. Budget will be adjusted in December 2019.
Other Employee Costs	0	2,100	0	(2,100)	-100%	
Other Expenses	153,000	49,460	13,132	(36,328)	-73%	Timing variance on Consultancy costs.
Community Partnerships Management Administration Total	325,084	273,548	184,947	(88,601)	-32%	
Community Partnerships Mgmt Admin Indirect Costs						
Allocations	68,590	83,245	57,762	(25,483)	-31%	
Library Occupancy Costs Allocations	2,065	5,095	0	(5,095)	-100%	
Community Partnerships Mgmt Admin Recove	(272,627)	(361,888)	(251,081)	110,807	-31%	
Community Partnerships Mgmt Admin Indirect Costs Total	(201,972)	(273,548)	(193,320)	80,228	-29%	
Community Partnership Mgmt Administration Total	123,112	0	(8,373)	(8,373)	100%	
<u>Customer Service Centre</u>						
Customer Services Centre Expenditure						
Employee Costs	597,134	244,037	189,614	(54,423)	-22%	Favourable variance due to vacant position.
Other Employee Costs	7,700	3,625	0	(3,625)	-100%	
Other Expenses	41,000	17,085	8,025	(9,060)	-53%	
Customer Services Centre Expenditure Total	645,834	264,747	197,639	(67,108)	-25%	
Customer Services Centre Indirect Costs						
Allocations	(645,834)	(264,747)	(197,639)	67,108	-25%	
Customer Services Centre Indirect Costs Total	(645,834)	(264,747)	(197,639)	67,108	-25%	
Customer Service Centre Total	0	0	0	0	100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Library Services</u>						
Library Services Revenue						
Revenue	(19,700)	(8,205)	(4,286)	3,919	-48%	
Library Services Revenue Total	(19,700)	(8,205)	(4,286)	3,919	-48%	
Library Services Expenditure						
Employee Costs	997,633	359,936	379,842	19,906	6%	
Other Employee Costs	13,290	5,080	8	(5,072)	-100%	
Other Expenses	123,450	49,393	44,487	(4,906)	-10%	
Library Services Expenditure Total	1,134,373	414,409	424,337	9,928	2%	
Library Services Indirect Costs						
Allocations	483,184	178,573	169,578	(8,995)	-5%	
Community Partnerships Mgmt Admin Alloca	33,910	45,011	31,357	(13,654)	-30%	
Library Occupancy Costs Allocations	20,185	11,004	0	(11,004)	-100%	
Library Services Indirect Costs Total	537,279	234,588	200,934	(33,654)	-14%	
Library Services Total	1,651,952	640,792	620,986	(19,806)	-3%	
<u>Library Building</u>						
Library Occupancy Costs						
Building Maintenance	135,500	35,870	23,857	(12,013)	-33%	
Ground Maintenance	0	0	2,925	2,925	100%	
Other Expenses	157,937	65,806	60,483	(5,323)	-8%	
Library Occupancy Costs Total	293,437	101,676	87,265	(14,411)	-14%	
Library Indirect Costs						
Allocations	5,422	2,260	2,140	(120)	-5%	
Library Occupancy Costs Recovery	(59,769)	(20,788)	0	20,788	-100%	
Library Indirect Costs Total	(54,347)	(18,528)	2,140	20,668	-112%	
Library Building Total	239,090	83,148	89,405	6,257	8%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Loftus Community Centre Revenue</u>						
Loftus Community Centre Revenue	(75,000)	0	0	0		
Loftus Community Centre Revenue Total	(75,000)	0	0	0		
<u>Loftus Community Centre Expenditure</u>						
Loftus Community Centre Expenditure						
Employee Costs	85,000	0	0	0		
Building Maintenance	16,272	0	0	0		
Other Expenses	16,778	0	0	0		
Loftus Community Centre Expenditure Total	118,050	0	0	0		
<u>Loftus Community Centre Indirect Costs</u>						
Loftus Community Centre Indirect Costs						
Allocations	6,950	0	0	0		
Loftus Community Centre Indirect Costs Total	6,950	0	0	0		
Loftus Community Centre Indirect Costs Total	6,950	0	0	0		

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Director Strategy and Development Services</u>						
Director Strategy and Development Services						
Employee Costs	319,647	129,202	121,986	(7,216)	-6%	
Other Employee Costs	6,354	2,645	1,662	(983)	-37%	
Other Expenses	3,630	1,505	351	(1,154)	-77%	
Director Strategy and Development Services Total	329,631	133,352	123,999	(9,353)	-7%	
Director Strategy and Development Services Total	329,631	133,352	123,999	(9,353)	-7%	
<u>Director Strategy and Development Ser Indirect Co</u>						
Director Strategy and Development Ser Indirect Co						
Allocations	(329,631)	(133,352)	(123,999)	9,353	-7%	
Director Strategy and Development Ser Indirect Co Total	(329,631)	(133,352)	(123,999)	9,353	-7%	
Director Strategy and Development Ser Indirect Co Total	(329,631)	(133,352)	(123,999)	9,353	-7%	
<u>Health Administration and Inspection</u>						
Health Administration and Inspection Revenue						
Revenue	(351,605)	(277,673)	(258,465)	19,208	-7%	
Health Administration and Inspection Revenue Total	(351,605)	(277,673)	(258,465)	19,208	-7%	
Health Administration and Inspection Expenditure						
Employee Costs	921,683	372,527	337,331	(35,196)	-9%	
Other Employee Costs	24,783	8,910	9,096	186	2%	
Other Expenses	108,300	27,325	8,708	(18,617)	-68%	
Health Administration and Inspection Expenditure Total	1,054,766	408,762	355,134	(53,628)	-13%	
Health Administration and Inspection Indirect Cost						
Allocations	538,808	219,279	202,878	(16,401)	-7%	
Health Administration and Inspection Indirect Cost Total	538,808	219,279	202,878	(16,401)	-7%	
Health Administration and Inspection Total	1,241,969	350,368	299,547	(50,821)	-15%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Food Control						
Food Control Revenue						
Revenue	(500)	(125)	0	125	-100%	
Food Control Revenue Total	(500)	(125)	0	125	-100%	
Food Control Expenditure						
Other Expenses	15,500	7,875	8,813	938	12%	
Food Control Expenditure Total	15,500	7,875	8,813	938	12%	
Food Control Total	15,000	7,750	8,813	1,063	14%	
Health Clinics						
Health Clinics Revenue						
Revenue	(19,260)	(8,870)	(8,981)	(111)	1%	
Health Clinics Revenue Total	(19,260)	(8,870)	(8,981)	(111)	1%	
Health Clinics Expenditure						
Building Maintenance	17,650	7,961	3,401	(4,560)	-57%	
Ground Maintenance	0	0	1,753	1,753	100%	
Other Expenses	57,879	24,583	26,523	1,940	8%	
Health Clinics Expenditure Total	75,529	32,544	31,677	(867)	-3%	
Health Clinics Indirect Costs						
Allocations	1,751	730	685	(45)	-6%	
Health Clinics Indirect Costs Total	1,751	730	685	(45)	-6%	
Health Clinics Total	58,020	24,404	23,381	(1,023)	-4%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Statutory Planning Services						
Statutory Planning Services Revenue						
Revenue	(929,551)	(274,725)	(168,868)	105,857	-39%	Revenue lower than anticipated. Budget to be adjusted at MYBR.
Statutory Planning Services Revenue Total	(929,551)	(274,725)	(168,868)	105,857	-39%	
Statutory Planning Services Expenditure						
Employee Costs	1,071,753	433,191	455,882	22,691	5%	
Other Employee Costs	13,992	5,830	4,316	(1,514)	-26%	
Other Expenses	330,584	150,800	82,915	(67,885)	-45%	\$27,233 DA panel expenses not required as yet and a timing variance on \$33,239 for legal fees. Budget will be adjusted at MYBR.
Statutory Planning Services Expenditure Total	1,416,329	589,821	543,113	(46,708)	-8%	
Statutory Planning Services Indirect Costs						
Allocations	581,950	236,726	218,386	(18,340)	-8%	
Statutory Planning Services Indirect Costs Total	581,950	236,726	218,386	(18,340)	-8%	
Statutory Planning Services Total	1,068,728	551,822	592,631	40,809	7%	
Compliance Services						
Compliance Services Revenue						
Revenue	(19,800)	(8,250)	(43,534)	(35,284)	428%	Court fees revenue higher than anticipated. Budget to be adjusted in MYBR.
Compliance Services Revenue Total	(19,800)	(8,250)	(43,534)	(35,284)	428%	
Compliance Services Expenditure						
Employee Costs	447,368	180,815	174,313	(6,502)	-4%	
Other Employee Costs	11,391	4,920	7,320	2,400	49%	
Other Expenses	98,400	40,995	15,746	(25,249)	-62%	\$23,848 legal fees not required as yet.
Compliance Services Expenditure Total	557,159	226,730	197,379	(29,351)	-13%	
Compliance Services Indirect Costs						
Allocations	265,498	108,010	101,484	(6,526)	-6%	
Compliance Services Indirect Costs Total	265,498	108,010	101,484	(6,526)	-6%	
Compliance Services Total	802,857	326,490	255,329	(71,161)	-22%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Policy and Place Services</u>						
Policy and Place Services Revenue						
Revenue	(1,800)	(750)	(702)	48	-6%	
Policy and Place Services Revenue Total	(1,800)	(750)	(702)	48	-6%	
 Policy and Place Serv Expenditure						
Employee Costs	1,215,677	410,960	378,930	(32,030)	-8%	
Other Employee Costs	24,854	10,241	5,638	(4,603)	-45%	
Other Expenses	560,577	97,250	80,363	(16,887)	-17%	
Operating Projects	241,000	0	6,821	6,821	100%	
Policy and Place Serv Expenditure Total	2,042,108	518,451	471,753	(46,698)	-9%	
 Policy and Place Services Indirect Cost						
Allocations	657,434	223,231	224,444	1,213	1%	
Policy and Place Services Indirect Cost Total	657,434	223,231	224,444	1,213	1%	
 Policy and Place Services Total	2,697,742	740,932	695,495	(45,437)	-6%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Building Control</u>						
Building Control Revenue						
Revenue	(356,300)	(149,085)	(148,838)	247	0%	
Building Control Revenue Total	(356,300)	(149,085)	(148,838)	247	0%	
Building Control Expenditure						
Employee Costs	316,347	127,863	137,071	9,208	7%	
Other Employee Costs	24,053	10,020	3,643	(6,377)	-64%	
Other Expenses	55,600	23,160	3,036	(20,124)	-87%	Timing variance of \$10,415 for consultant fees and other positive variances are individually immaterial.
Building Control Expenditure Total	396,000	161,043	143,750	(17,293)	-11%	
Building Control Indirect Costs						
Allocations	197,934	80,589	81,989	1,400	2%	
Building Control Indirect Costs Total	197,934	80,589	81,989	1,400	2%	
Building Control Total	237,634	92,547	76,901	(15,646)	-17%	
<u>Director Infrastructure and Environment Expe</u>						
Director Infrastructure and Environment Expe						
Employee Costs	391,459	158,248	153,442	(4,806)	-3%	
Other Employee Costs	20,574	9,720	3,670	(6,050)	-62%	
Other Expenses	74,200	30,915	2,047	(28,868)	-93%	\$21,485 relating to timing variance on consultant fees.
Director Infrastructure and Environment Expe Total	486,233	198,883	159,158	(39,725)	-20%	
Director Infrastructure and Environment Expe Total	486,233	198,883	159,158	(39,725)	-20%	
<u>Director Infrastructure and Environment Indirect</u>						
Director Infrastructure and Environment Indirect						
Allocations	(486,233)	(198,883)	(159,158)	39,725	-20%	
Director Infrastructure and Environment Indirect Total	(486,233)	(198,883)	(159,158)	39,725	-20%	
Director Infrastructure and Environment Indirect Total	(486,233)	(198,883)	(159,158)	39,725	-20%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Ranger Services Administration</u>						
Ranger Services Administration Revenue						
Revenue	(3,000)	(1,250)	(1,453)	(203)	16%	
Ranger Services Administration Revenue Total	(3,000)	(1,250)	(1,453)	(203)	16%	
Ranger Services Administration Expenditure						
Employee Costs	2,208,961	893,962	914,717	20,755	2%	
Other Employee Costs	52,047	22,823	33,548	10,725	47%	
Other Expenses	229,000	86,045	46,501	(39,544)	-46%	Timing variance of \$12,500 for consultant fees, \$6,923 for legal costs and \$21,875 for CCTV maintenance.
Ranger Services Administration Expenditure Total	2,490,008	1,002,830	994,765	(8,065)	-1%	
Ranger Services Administration Indirect Costs						
Allocations	(2,487,008)	(1,001,580)	(993,313)	8,267	-1%	
Ranger Services Administration Indirect Costs Total	(2,487,008)	(1,001,580)	(993,313)	8,267	-1%	
Ranger Services Administration Total	0	0	0	(0)	100%	
<u>Fire Prevention</u>						
Fire Prevention Revenue						
Revenue	(3,000)	(3,000)	0	3,000	-100%	
Fire Prevention Revenue Total	(3,000)	(3,000)	0	3,000	-100%	
Fire Prevention Indirect Costs						
Allocations	35,611	14,616	12,936	(1,680)	-11%	
Fire Prevention Indirect Costs Total	35,611	14,616	12,936	(1,680)	-11%	
Fire Prevention Total	32,611	11,616	12,936	1,320	11%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Animal Control</u>						
Animal Control Revenue						
Revenue	(74,100)	(50,437)	(53,926)	(3,489)	7%	
Animal Control Revenue Total	(74,100)	(50,437)	(53,926)	(3,489)	7%	
Animal Control Expenditure						
Other Expenses	12,300	5,120	7,602	2,482	48%	
Animal Control Expenditure Total	12,300	5,120	7,602	2,482	48%	
Animal Control Indirect Costs						
Allocations	284,997	116,968	127,271	10,303	9%	
Animal Control Indirect Costs Total	284,997	116,968	127,271	10,303	9%	
Animal Control Total	223,197	71,651	80,947	9,296	13%	
<u>Local Laws (Law and Order)</u>						
Local Laws (Law and Order) Revenue						
Revenue	(48,850)	(33,219)	(23,312)	9,907	-30%	
Local Laws (Law and Order) Revenue Total	(48,850)	(33,219)	(23,312)	9,907	-30%	
Local Laws (Law and Order) Indirect Costs						
Allocations	455,997	187,149	188,537	1,388	1%	
Local Laws (Law and Order) Indirect Costs Total	455,997	187,149	188,537	1,388	1%	
Local Laws (Law and Order) Total	407,147	153,930	165,225	11,295	7%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Abandoned Vehicles</u>						
Abandoned Vehicles Revenue						
Revenue	(13,500)	(5,625)	(1,430)	4,195	-75%	
Abandoned Vehicles Revenue Total	(13,500)	(5,625)	(1,430)	4,195	-75%	
Abandoned Vehicles Expenditure						
Other Expenses	9,000	3,750	1,410	(2,340)	-62%	
Abandoned Vehicles Expenditure Total	9,000	3,750	1,410	(2,340)	-62%	
Abandoned Vehicles Indirect Costs						
Allocations	398,997	163,755	159,841	(3,914)	-2%	
Abandoned Vehicles Indirect Costs Total	398,997	163,755	159,841	(3,914)	-2%	
Abandoned Vehicles Total	394,497	161,880	159,821	(2,059)	-1%	
<u>Inspectorial Control</u>						
Inspectorial Control Revenue						
Revenue	(2,627,750)	(1,105,554)	(951,905)	153,649	-14%	Revenue lower than anticipated. Budget to be adjusted in MYBR.
Inspectorial Control Revenue Total	(2,627,750)	(1,105,554)	(951,905)	153,649	-14%	
Inspectorial Control Expenditure						
Other Expenses	1,067,195	686,743	646,041	(40,702)	-6%	
Inspectorial Control Expenditure Total	1,067,195	686,743	646,041	(40,702)	-6%	
Inspectorial Control Indirect Costs						
Allocations	2,536,474	1,041,019	965,188	(75,831)	-7%	
Inspectorial Control Indirect Costs Total	2,536,474	1,041,019	965,188	(75,831)	-7%	
Inspectorial Control Total	975,919	622,208	659,324	37,116	6%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Car Park Control</u>						
Car Park Control Revenue						
Revenue	(2,891,579)	(1,204,825)	(1,226,831)	(22,006)	2%	
Car Park Control Revenue Total	(2,891,579)	(1,204,825)	(1,226,831)	(22,006)	2%	
Car Park Control Expenditure						
Ground Maintenance	108,650	45,275	60,068	14,793	33%	
Other Expenses	713,948	335,742	323,965	(11,777)	-4%	
Car Park Control Expenditure Total	822,598	381,017	384,033	3,016	1%	
Car Park Control Total	(2,068,981)	(823,808)	(842,798)	(18,990)	2%	
<u>Kerbside Parking Control</u>						
Kerbside Parking Control Revenue						
Revenue	(2,525,598)	(1,052,335)	(1,069,594)	(17,259)	2%	
Kerbside Parking Control Revenue Total	(2,525,598)	(1,052,335)	(1,069,594)	(17,259)	2%	
Kerbside Parking Control Expenditure						
Other Expenses	550,761	240,353	282,590	42,237	18%	\$70,886 leasing costs relating to parking ticket machines incurred earlier than anticipated.
Kerbside Parking Control Expenditure Total	550,761	240,353	282,590	42,237	18%	
Kerbside Parking Control Total	(1,974,837)	(811,982)	(787,003)	24,979	-3%	
<u>Dog Pound Expenditure</u>						
Dog Pound Expenditure						
Building Maintenance	1,300	540	3,108	2,568	476%	
Dog Pound Expenditure Total	1,300	540	3,108	2,568	476%	
Dog Pound Expenditure Total	1,300	540	3,108	2,568	476%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Community Connections						
Community Connections Expenditure						
Employee Costs	51,572	20,845	25,304	4,459	21%	
Other Expenses	98,720	45,835	23,106	(22,729)	-50%	Timing variance of \$13,000 for Noongar outreach service and \$8,815 for safer Vincent initiatives.
Community Connections Expenditure Total	150,292	66,680	48,410	(18,270)	-27%	
Community Connections Indirect Costs						
Allocations	25,052	9,910	15,552	5,642	57%	
Community Partnerships Mgmt Admin Alloca	67,817	90,022	62,738	(27,284)	-30%	
Library Occupancy Costs Allocations	1,050	613	0	(613)	-100%	
Community Connections Indirect Costs Total	93,919	100,545	78,290	(22,255)	-22%	
Community Connections Total	244,211	167,225	126,699	(40,526)	-24%	
Engineering Design Services						
Engineering Design Services Revenue						
Revenue	(7,500)	(2,641)	(1,177)	1,464	-55%	
Engineering Design Services Revenue Total	(7,500)	(2,641)	(1,177)	1,464	-55%	
Engineering Design Services Expenditure						
Employee Costs	607,858	245,672	250,981	5,309	2%	
Other Employee Costs	32,514	13,920	39,103	25,183	181%	Variance due to agency labour costs of \$34,000 relating to employee initially engaged for cover leave but offered an extension. To be adjusted at MYBR.
Other Expenses	264,550	120,395	27,681	(92,714)	-77%	Timing variance of \$43,690 for asset management - data collection & building condition survey cost, \$21,180 for consultant fees and \$12,500 for road condition assessments.
Operating Projects	280,000	200,000	250,000	50,000	25%	Signalised Pedestrian crossing projects paid earlier than expected.
Engineering Design Services Expenditure Total	1,184,922	579,987	567,765	(12,222)	-2%	
Engineering Design Services Indirect Costs						
Allocations	327,471	132,491	123,281	(9,210)	-7%	
Engineering Design Services Indirect Costs Total	327,471	132,491	123,281	(9,210)	-7%	
Engineering Design Services Total	1,504,893	709,837	689,869	(19,968)	-3%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Bike Station Expenditure</u>						
Bike Station Expenditure						
Other Expenses	5,000	1,250	676	(574)	-46%	
Bike Station Expenditure Total	5,000	1,250	676	(574)	-46%	
Bike Station Expenditure Total	5,000	1,250	676	(574)	-46%	
<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	314,580	242,799	(71,781)	-23%	Timing variance on electricity costs.
Street Lighting Expenditure Total	765,000	314,580	242,799	(71,781)	-23%	
Street Lighting Total	740,500	314,580	242,799	(71,781)	-23%	
<u>Bus Shelter</u>						
Bus Shelter Revenue						
Revenue	(109,000)	0	(19,542)	(19,542)	100%	
Bus Shelter Revenue Total	(109,000)	0	(19,542)	(19,542)	100%	
Bus Shelter Expenditure						
Other Expenses	118,864	49,527	41,074	(8,453)	-17%	
Bus Shelter Expenditure Total	118,864	49,527	41,074	(8,453)	-17%	
Bus Shelter Total	9,864	49,527	21,532	(27,995)	-57%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parking and Street Name Signs Expenditure</u>						
Parking and Street Name Signs Expenditure						
Other Expenses	86,000	35,835	29,118	(6,717)	-19%	
Parking and Street Name Signs Expenditure Total	86,000	35,835	29,118	(6,717)	-19%	
<u>Parking and Street Name Signs Expenditure Total</u>	<u>86,000</u>	<u>35,835</u>	<u>29,118</u>	<u>(6,717)</u>	<u>-19%</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	6,250	4,405	(1,845)	-30%	
Crossovers Expenditure Total	15,000	6,250	4,405	(1,845)	-30%	
<u>Crossovers Total</u>	<u>15,000</u>	<u>6,250</u>	<u>4,155</u>	<u>(2,095)</u>	<u>-34%</u>	
<u>Roads Linemarking Expenditure</u>						
Roads Linemarking Expenditure						
Other Expenses	65,000	27,085	8,627	(18,458)	-68%	
Roads Linemarking Expenditure Total	65,000	27,085	8,627	(18,458)	-68%	
<u>Roads Linemarking Expenditure Total</u>	<u>65,000</u>	<u>27,085</u>	<u>8,627</u>	<u>(18,458)</u>	<u>-68%</u>	
<u>Tree Lighting Leederville Expenditure</u>						
Tree Lighting Leederville Expenditure						
Other Expenses	70,000	35,000	33,286	(1,714)	-5%	
Tree Lighting Leederville Expenditure Total	70,000	35,000	33,286	(1,714)	-5%	
<u>Tree Lighting Leederville Expenditure Total</u>	<u>70,000</u>	<u>35,000</u>	<u>33,286</u>	<u>(1,714)</u>	<u>-5%</u>	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parklets Expenditure</u>						
Parklets Expenditure						
Other Expenses	3,500	1,750	0	(1,750)	-100%	
Parklets Expenditure Total	3,500	1,750	0	(1,750)	-100%	
Parklets Expenditure Total	3,500	1,750	0	(1,750)	-100%	
<u>Environmental Services</u>						
Environmental Services Revenue						
Revenue	(8,000)	(3,335)	(5,901)	(2,566)	77%	
Environmental Services Revenue Total	(8,000)	(3,335)	(5,901)	(2,566)	77%	
Environmental Services Expenditure						
Employee Costs	89,389	36,129	43,024	6,895	19%	
Other Expenses	233,300	79,290	85,390	6,100	8%	
Environmental Services Expenditure Total	322,689	115,419	128,414	12,995	11%	
Environmental Services Indirect Costs						
Allocations	45,896	18,195	17,545	(650)	-4%	
Environmental Services Indirect Costs Total	45,896	18,195	17,545	(650)	-4%	
Environmental Services Total	360,585	130,279	140,058	9,779	8%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Property Management Administration</u>						
Property Management Administration Revenue						
Revenue	(2,000)	(835)	(10,468)	(9,633)	1154%	
Property Management Administration Revenue Total	(2,000)	(835)	(10,468)	(9,633)	1154%	
Property Management Administration Expenditure						
Employee Costs	304,768	123,170	122,822	(348)	0%	
Other Employee Costs	4,770	1,990	1,990	0	0%	
Other Expenses	2,650	1,100	1,173	73	7%	
Property Management Administration Expenditure Total	312,188	126,260	125,985	(275)	0%	
Property Management Administration Indirect Costs						
Allocations	215,341	88,155	65,279	(22,876)	-26%	
Property Management Administration Indirect Costs Total	215,341	88,155	65,279	(22,876)	-26%	
Property Management Administration Total	525,529	213,580	180,796	(32,784)	-15%	
<u>Civic Centre Building</u>						
Civic Centre Building Expenditure						
Building Maintenance	284,400	122,381	93,992	(28,389)	-23%	Major maintenance not required as yet.
Ground Maintenance	66,100	28,370	14,946	(13,424)	-47%	
Other Expenses	809,485	342,037	375,504	33,467	10%	
Civic Centre Building Expenditure Total	1,159,985	492,788	484,442	(8,346)	-2%	
Civic Centre Building Indirect Costs						
Allocations	(1,159,985)	(492,788)	(484,392)	8,396	-2%	
Civic Centre Building Indirect Costs Total	(1,159,985)	(492,788)	(484,392)	8,396	-2%	
Civic Centre Building Total	0	0	49	49	100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Child Care Centres and Play Groups</u>						
Child Care Centres and Play Groups Revenue						
Revenue	(11,686)	(2,799)	(3,904)	(1,105)	39%	
Child Care Centres and Play Groups Revenue Total	(11,686)	(2,799)	(3,904)	(1,105)	39%	
Child Care Centres and Play Groups Expenditure						
Building Maintenance	5,400	2,707	2,293	(414)	-15%	
Ground Maintenance	500	210	478	268	127%	
Other Expenses	46,684	19,449	19,834	385	2%	
Child Care Centres and Play Groups Expenditure Total	52,584	22,366	22,605	239	1%	
Child Care Centres and Play Groups Indirect Costs						
Allocations	2,171	905	845	(60)	-7%	
Child Care Centres and Play Groups Indirect Costs Total	2,171	905	845	(60)	-7%	
Child Care Centres and Play Groups Total	43,069	20,472	19,547	(925)	-5%	
<u>Pre Schools and Kindergartens</u>						
Pre Schools and Kindergartens Revenue						
Revenue	(56,433)	(18,157)	(32,107)	(13,950)	77%	
Pre Schools and Kindergartens Revenue Total	(56,433)	(18,157)	(32,107)	(13,950)	77%	
Pre Schools and Kindergartens Expenditure						
Building Maintenance	2,775	1,391	616	(775)	-56%	
Ground Maintenance	4,000	4,000	303	(3,697)	-92%	
Other Expenses	47,805	19,918	21,571	1,653	8%	
Pre Schools and Kindergartens Expenditure Total	54,580	25,309	22,490	(2,819)	-11%	
Pre Schools and Kindergartens Indirect Costs						
Allocations	1,591	665	605	(60)	-9%	
Pre Schools and Kindergartens Indirect Costs Total	1,591	665	605	(60)	-9%	
Pre Schools and Kindergartens Total	(262)	7,817	(9,012)	(16,829)	-215%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Community and Welfare Centres</u>						
Community and Welfare Centres Revenue						
Revenue	(64,784)	(22,578)	(16,089)	6,489	-29%	
Community and Welfare Centres Revenue Total	(64,784)	(22,578)	(16,089)	6,489	-29%	
Community and Welfare Centres Expenditure						
Building Maintenance	26,450	13,240	5,438	(7,802)	-59%	
Ground Maintenance	3,150	1,315	1,602	287	22%	
Other Expenses	224,628	73,141	72,710	(431)	-1%	
Community and Welfare Centres Expenditure Total	254,228	87,696	79,750	(7,946)	-9%	
Community and Welfare Centres Indirect Costs						
Allocations	7,145	2,975	2,665	(310)	-10%	
Community and Welfare Centres Indirect Costs Total	7,145	2,975	2,665	(310)	-10%	
Community and Welfare Centres Total	196,589	68,093	66,326	(1,767)	-3%	
<u>Department of Sports and Recreation Building</u>						
Dept of Sports and Recreation Building Revenue						
Revenue	(770,115)	(314,420)	(340,937)	(26,517)	8%	2017/18 and 2018/19 final settlement of variable outgoings processed in this financial year. Budget to be adjusted at mid-year budget review.
Dept of Sports and Recreation Building Revenue Total	(770,115)	(314,420)	(340,937)	(26,517)	8%	
Dept of Sports and Recreation Building Expenditure						
Building Maintenance	98,000	43,250	37,854	(5,396)	-12%	
Ground Maintenance	9,800	4,090	2,283	(1,807)	-44%	
Other Expenses	488,067	239,352	241,468	2,116	1%	
Dept of Sports and Recreation Building Expenditure Total	595,867	286,692	281,606	(5,086)	-2%	
Dept of Sports and Recreation Building Indirect Costs						
Allocations	12,469	5,195	4,435	(760)	-15%	
Dept of Sports and Recreation Building Indirect Costs Total	12,469	5,195	4,435	(760)	-15%	
Department of Sports and Recreation Building Total	(161,779)	(22,533)	(54,896)	(32,363)	144%	

CITY OF VINCENT
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 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	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	7,431	7,417	(14)	0%	
nib Stadium Expenditure Total	17,835	7,431	7,417	(14)	0%	
nib Stadium Total	(9,930)	(20,334)	(20,431)	(97)	0%	
<u>Leederville Oval</u>						
Leederville Oval Revenue						
Revenue	(242,274)	(95,705)	(60,823)	34,882	-36%	Timing variance due to ongoing discussions with the tenants.
Leederville Oval Revenue Total	(242,274)	(95,705)	(60,823)	34,882	-36%	
Leederville Oval Expenditure						
Building Maintenance	33,600	16,800	1,073	(15,727)	-94%	
Ground Maintenance	100,000	41,665	22,899	(18,766)	-45%	
Other Expenses	461,699	187,139	195,795	8,656	5%	
Leederville Oval Expenditure Total	595,299	245,604	219,767	(25,837)	-11%	
Leederville Oval Indirect Costs						
Allocations	11,872	4,945	4,630	(315)	-6%	
Leederville Oval Indirect Costs Total	11,872	4,945	4,630	(315)	-6%	
Leederville Oval Total	364,897	154,844	163,574	8,730	6%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Loftus Centre						
Loftus Centre Revenue						
Revenue	(660,984)	(265,852)	(268,241)	(2,389)	1%	
Loftus Centre Revenue Total	(660,984)	(265,852)	(268,241)	(2,389)	1%	
Loftus Centre Expenditure						
Building Maintenance	87,100	31,641	41,106	9,465	30%	
Ground Maintenance	35,850	14,935	10,385	(4,550)	-30%	
Other Expenses	794,268	319,873	331,330	11,457	4%	
Operating Projects	130,000	0	80,000	80,000	100%	Loftus centre external paint project commenced ahead of schedule.
Loftus Centre Expenditure Total	1,047,218	366,449	462,821	96,372	26%	
Loftus Centre Indirect Costs						
Allocations	21,685	9,040	8,460	(580)	-6%	
Loftus Centre Indirect Costs Total	21,685	9,040	8,460	(580)	-6%	
Loftus Centre Total	407,919	109,637	203,040	93,403	85%	
Public Halls						
Public Halls Revenue						
Revenue	(164,319)	(71,757)	(54,464)	17,293	-24%	
Public Halls Revenue Total	(164,319)	(71,757)	(54,464)	17,293	-24%	
Public Halls Expenditure						
Building Maintenance	130,500	54,907	35,242	(19,665)	-36%	
Ground Maintenance	2,000	2,000	0	(2,000)	-100%	
Other Expenses	217,909	92,199	110,371	18,172	20%	
Public Halls Expenditure Total	350,409	149,106	145,613	(3,493)	-2%	
Public Halls Indirect Costs						
Allocations	5,742	2,395	2,230	(165)	-7%	
Public Halls Indirect Costs Total	5,742	2,395	2,230	(165)	-7%	
Public Halls Total	191,832	79,744	93,379	13,635	17%	

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 BY SERVICE AREAS
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	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Reserves Pavilions and Facilities</u>						
Reserves Pavilions and Facilities Revenue						
Revenue	(77,631)	(36,074)	(39,484)	(3,410)	9%	
Reserves Pavilions and Facilities Revenue Total	(77,631)	(36,074)	(39,484)	(3,410)	9%	
Reserves Pavilions and Facilities Expenditure						
Building Maintenance	314,605	136,132	88,078	(48,054)	-35%	Major maintenance not required as yet.
Ground Maintenance	5,500	4,250	262	(3,988)	-94%	
Other Expenses	303,816	129,487	130,473	986	1%	
Operating Projects	60,000	0	51,079	51,079	100%	Birdwood Square changeroom rationalisation project commenced ahead of schedule.
Reserves Pavilions and Facilities Expenditure Total	683,921	269,869	269,892	23	0%	
Reserves Pavilions and Facilities Indirect Costs						
Allocations	7,392	3,085	2,475	(610)	-20%	
Reserves Pavilions and Facilities Indirect Costs Total	7,392	3,085	2,475	(610)	-20%	
Reserves Pavilions and Facilities Total	613,682	236,880	232,883	(3,997)	-2%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Sporting Clubs Buildings</u>						
Sporting Clubs Buildings Revenue						
Revenue	(132,988)	(41,756)	(46,009)	(4,253)	10%	
Sporting Clubs Buildings Revenue Total	(132,988)	(41,756)	(46,009)	(4,253)	10%	
 Sporting Clubs Buildings Expenditure						
Building Maintenance	48,000	21,161	35,202	14,041	66%	
Ground Maintenance	2,000	1,000	0	(1,000)	-100%	
Other Expenses	718,704	299,459	303,791	4,332	1%	
Operating Projects	0	0	(932)	(932)	100%	
Sporting Clubs Buildings Expenditure Total	768,704	321,620	338,061	16,441	5%	
 Sporting Clubs Buildings Indirect Costs						
Allocations	27,935	11,635	10,845	(790)	-7%	
Sporting Clubs Buildings Indirect Costs Total	27,935	11,635	10,845	(790)	-7%	
Sporting Clubs Buildings Total	663,651	291,499	302,897	11,398	4%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parks and Reserves Administration</u>						
Parks and Reserves Administration Revenue						
Revenue	(3,200)	(1,335)	(1,581)	(246)	18%	
Parks and Reserves Administration Revenue Total	(3,200)	(1,335)	(1,581)	(246)	18%	
Parks and Reserves Administration Expenditure						
Employee Costs	976,551	394,964	439,582	44,618	11%	Timing variance.
Other Employee Costs	24,823	10,345	30,740	20,395	197%	Overspent on uniform expenses.
Other Expenses	120,391	51,096	44,262	(6,834)	-13%	
Parks and Reserves Administration Expenditure Total	1,121,765	456,405	514,584	58,179	13%	
Parks and Reserves Administration Indirect Costs						
Allocations	1,431,127	550,958	567,937	16,979	3%	
On Costs Recovery	(1,420,564)	(591,900)	(560,100)	31,800	-5%	
Parks and Reserves Administration Indirect Costs Total	10,563	(40,942)	7,837	48,779	-119%	
Parks and Reserves Administration Total	1,129,128	414,128	520,840	106,712	26%	
<u>Parks and Reserves</u>						
Parks and Reserves Revenue						
Revenue	(50,950)	(10,311)	(9,700)	611	-6%	
Parks and Reserves Revenue Total	(50,950)	(10,311)	(9,700)	611	-6%	
Parks and Reserves Expenditure						
Ground Maintenance	2,255,450	997,435	945,659	(51,776)	-5%	
Other Expenses	694,577	289,382	247,387	(41,995)	-15%	Depreciation variance due to disposals and additions of assets during the year. Budget to be adjusted at MYBR.
Parks and Reserves Expenditure Total	2,950,027	1,286,817	1,193,046	(93,771)	-7%	
Parks and Reserves Indirect Costs						
Allocations	324	135	125	(10)	-7%	
Parks and Reserves Indirect Costs Total	324	135	125	(10)	-7%	
Parks and Reserves Total	2,899,401	1,276,641	1,183,471	(93,170)	-7%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Sporting Grounds</u>						
Sporting Grounds Revenue						
Revenue	(57,000)	(27,694)	(8,612)	19,082	-69%	Revenue lower than anticipated.
Sporting Grounds Revenue Total	(57,000)	(27,694)	(8,612)	19,082	-69%	
Sporting Grounds Expenditure						
Ground Maintenance	1,221,700	595,120	543,479	(51,641)	-9%	
Other Expenses	564,286	235,113	237,463	2,350	1%	
Sporting Grounds Expenditure Total	1,785,986	830,233	780,941	(49,292)	-6%	
Sporting Grounds Total	1,728,986	802,539	772,330	(30,209)	-4%	
<u>Road Reserves Expenditure</u>						
Road Reserves Expenditure						
Ground Maintenance	412,900	174,290	138,649	(35,641)	-20%	Timing variance on labour cost.
Other Expenses	15,290	6,375	3,932	(2,443)	-38%	
Road Reserves Expenditure Total	428,190	180,665	142,581	(38,084)	-21%	
Road Reserves Expenditure Total	428,190	180,665	142,581	(38,084)	-21%	
<u>Parks Other</u>						
Parks Other Revenue						
Revenue	(2,000)	(2,000)	(1,545)	455	-23%	
Parks Other Revenue Total	(2,000)	(2,000)	(1,545)	455	-23%	
Parks Other Expenditure						
Other Expenses	1,673,600	1,011,362	899,467	(111,895)	-11%	Timing variance of \$118,042 for street trees and contractor expenses.
Money/Monger Street Trees Surgery	20,000	20,000	20,408	408	2%	
Parks Other Expenditure Total	1,693,600	1,031,362	919,875	(111,487)	-11%	
Parks Other Total	1,691,600	1,029,362	918,330	(111,032)	-11%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Processable Waste Collection</u>						
Processable Waste Collection Revenue						
Revenue	(332,944)	(325,083)	(343,384)	(18,301)	6%	
Processable Waste Collection Revenue Total	(332,944)	(325,083)	(343,384)	(18,301)	6%	
Processable Waste Collection Expenditure						
Employee Costs	1,022,099	413,243	377,836	(35,407)	-9%	
Other Employee Costs	43,339	18,055	11,983	(6,072)	-34%	
Other Expenses	4,282,239	1,554,666	1,464,432	(90,234)	-6%	
Operating Projects	80,000	0	4,047	4,047	100%	
Processable Waste Collection Expenditure Total	5,427,677	1,985,964	1,858,298	(127,666)	-6%	
Processable Waste Collection Indirect Costs						
Allocations	1,049,496	403,557	386,563	(16,994)	-4%	
On Costs Recovery	(880,657)	(366,940)	(307,013)	59,927	-16%	
Processable Waste Collection Indirect Costs Total	168,839	36,617	79,551	42,934	117%	
Processable Waste Collection Total	5,263,572	1,697,498	1,594,465	(103,033)	-6%	
<u>Other Waste Services</u>						
Other Waste Services Revenue						
Revenue	(5,750)	(2,395)	(4,110)	(1,715)	72%	
Other Waste Services Revenue Total	(5,750)	(2,395)	(4,110)	(1,715)	72%	
Other Waste Services Expenditure						
Other Expenses	617,159	256,806	60,144	(196,662)	-77%	Timing variance of \$153,671 for bulk verge collection. The phasing of the budget to be adjusted at mid year budget review to ensure alignment with the delivery of works.
Other Waste Services Expenditure Total	617,159	256,806	60,144	(196,662)	-77%	
Other Waste Services Total	611,409	254,411	56,034	(198,377)	-78%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Recycling Expenditure						
Recycling Expenditure	771,417	252,140	66,725	(185,415)	-74%	Timing variance for works and receipt of invoices from supplier relating to recyclable processing.
Recycling Expenditure Total	771,417	252,140	66,725	(185,415)	-74%	
Public Works Overhead						
Public Works Overhead Revenue						
Revenue	(56,200)	(23,415)	(27,384)	(3,969)	17%	
Public Works Overhead Revenue Total	(56,200)	(23,415)	(27,384)	(3,969)	17%	
Public Works Overhead Expenditure						
Employee Costs	430,007	173,908	182,538	8,630	5%	
Other Employee Costs	45,559	18,985	24,902	5,917	31%	
Other Expenses	68,000	28,335	43,002	14,667	52%	
Public Works Overhead Expenditure Total	543,566	221,228	250,442	29,214	13%	
Public Works Overhead Indirect Costs						
Allocations	649,054	250,203	238,350	(11,853)	-5%	
On Costs Recovery	(289,370)	(240,270)	(236,877)	3,393	-1%	
Public Works Overhead Indirect Costs Total	359,684	9,933	1,473	(8,460)	-85%	
Public Works Overhead Total	847,050	207,746	224,531	16,785	8%	
Plant Operating						
Plant Operating Expenditure						
Other Expenses	1,481,092	617,118	619,055	1,937	0%	
Plant Operating Expenditure Total	1,481,092	617,118	619,055	1,937	0%	
Plant Operating Indirect Costs						
Allocations	(1,253,542)	(543,993)	(564,723)	(20,730)	4%	
Plant Operating Indirect Costs Total	(1,253,542)	(543,993)	(564,723)	(20,730)	4%	
Plant Operating Total	227,550	73,125	54,332	(18,793)	-26%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Recoverable Works</u>						
Recoverable Works Revenue						
Revenue	(50,000)	0	(28,099)	(28,099)	100%	Timing variance.
Recoverable Works Revenue Total	(50,000)	0	(28,099)	(28,099)	100%	
Recoverable Works Expenditure						
Other Expenses	50,000	0	24,828	24,828	100%	Timing variance.
Recoverable Works Expenditure Total	50,000	0	24,828	24,828	100%	
Recoverable Works Total	0	0	(3,271)	(3,271)	100%	
<u>Drainage Expenditure</u>						
Drainage Expenditure						
Other Expenses	370,435	154,353	145,757	(8,596)	-6%	
Drainage Expenditure Total	370,435	154,353	145,757	(8,596)	-6%	
Drainage Expenditure Total	370,435	154,353	145,757	(8,596)	-6%	
<u>Footpaths/Cycleways Expenditure</u>						
Footpaths/Cycleways Expenditure						
Other Expenses	988,195	411,747	434,435	22,688	6%	
Footpaths/Cycleways Expenditure Total	988,195	411,747	434,435	22,688	6%	
Footpaths/Cycleways Expenditure Total	988,195	411,747	434,435	22,688	6%	
<u>Rights of Way Expenditure</u>						
Rights of Way Expenditure						
Other Expenses	286,532	119,396	100,352	(19,044)	-16%	
Rights of Way Expenditure Total	286,532	119,396	100,352	(19,044)	-16%	
Rights of Way Expenditure Total	286,532	119,396	100,352	(19,044)	-16%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Roads Expenditure</u>						
Roads Expenditure						
Other Expenses	3,041,958	1,267,478	1,289,286	21,808	2%	
Roads Expenditure Total	3,041,958	1,267,478	1,289,286	21,808	2%	
Roads Expenditure Total	3,041,958	1,267,478	1,289,286	21,808	2%	
<u>Street Cleaning Expenditure</u>						
Street Cleaning Expenditure						
Other Expenses	1,307,070	542,153	493,158	(48,995)	-9%	
Street Cleaning Expenditure Total	1,307,070	542,153	493,158	(48,995)	-9%	
Street Cleaning Expenditure Total	1,307,070	542,153	493,158	(48,995)	-9%	
<u>Traffic Control for Roadworks Expenditure</u>						
Traffic Control for Roadworks Expenditure						
Other Expenses	166,000	69,165	52,795	(16,370)	-24%	
Traffic Control for Roadworks Expenditure Total	166,000	69,165	52,795	(16,370)	-24%	
Traffic Control for Roadworks Expenditure Total	166,000	69,165	52,795	(16,370)	-24%	
<u>Roadwork Signs and Barricades Expenditure</u>						
Roadwork Signs and Barricades Expenditure						
Other Expenses	5,000	2,085	0	(2,085)	-100%	
Roadwork Signs and Barricades Expenditure Total	5,000	2,085	0	(2,085)	-100%	
Roadwork Signs and Barricades Expenditure Total	5,000	2,085	0	(2,085)	-100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

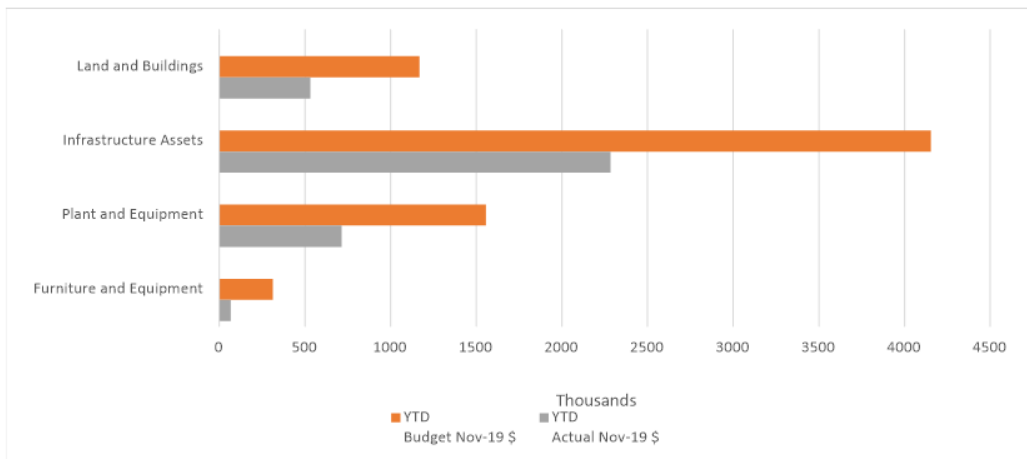
	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Sump Expenditure</u>						
Sump Expenditure						
Other Expenses	0	0	118	118	100%	
Sump Expenditure Total	0	0	118	118	100%	
Sump Expenditure Total	0	0	118	118	100%	
<u>Works Depot Revenue</u>						
Works Depot Revenue						
Revenue	0	0	(436)	(436)	100%	
Works Depot Revenue Total	0	0	(436)	(436)	100%	
Works Depot Revenue Total	0	0	(436)	(436)	100%	
<u>Works Depot</u>						
Works Depot Expenditure						
Employee Costs	185,958	75,153	83,584	8,431	11%	
Other Employee Costs	3,300	1,375	681	(694)	-50%	
Other Expenses	10,250	4,265	4,290	25	1%	
Works Depot Expenditure Total	199,508	80,793	88,556	7,763	10%	
Works Depot Indirect Costs						
Allocations	(199,508)	(80,793)	(88,120)	(7,327)	9%	
Works Depot Indirect Costs Total	(199,508)	(80,793)	(88,120)	(7,327)	9%	
Works Depot Total	0	0	436	436	100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 30 NOVEMBER 2019

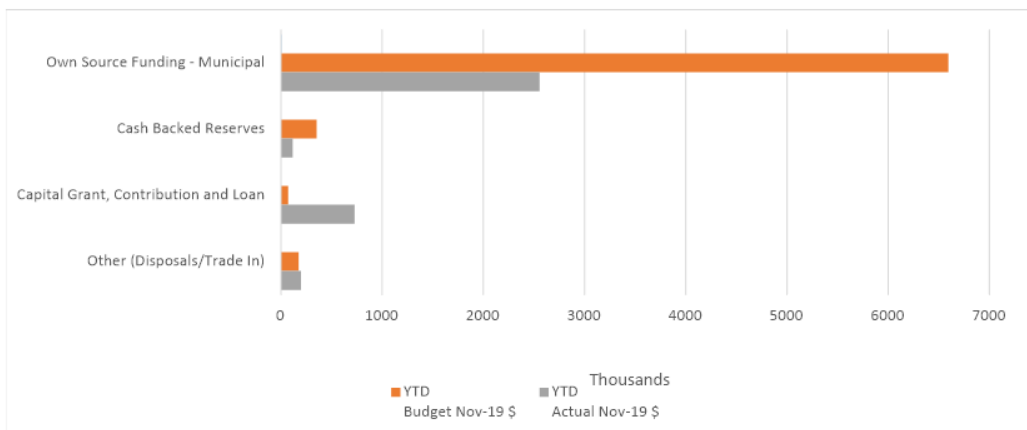
	Adopted Budget 2019/20 \$	YTD Budget 30/11/2019 \$	YTD Actual 30/11/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Depot Building</u>						
Depot Occupancy Costs						
Building Maintenance	130,000	33,710	33,659	(51)	0%	
Ground Maintenance	0	0	564	564	100%	
Other Expenses	238,284	115,123	120,479	5,356	5%	
Depot Occupancy Costs Total	368,284	148,833	154,703	5,870	4%	
Depot Indirect Costs						
Allocations	(368,284)	(175,983)	(154,703)	21,280	-12%	
Depot Indirect Costs Total	(368,284)	(175,983)	(154,703)	21,280	-12%	
Depot Building Total	0	(27,150)	0	27,150	-100%	
Net Operating	4,284,190	(19,788,905)	(21,485,595)	(1,696,690)	9%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 30 NOVEMBER 2019

CAPITAL EXPENDITURE	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2019/20	Nov-19	Nov-19		
	\$	\$	\$	\$	%
Land and Buildings	2,935,514	1,168,701	532,114	(636,587)	-54%
Infrastructure Assets	7,088,267	4,154,440	2,284,056	(1,870,384)	-45%
Plant and Equipment	3,498,830	1,556,260	714,219	(842,041)	-54%
Furniture and Equipment	900,171	313,547	67,576	(245,971)	-78%
Total	14,422,782	7,192,948	3,597,965	(3,594,983)	-50%



FUNDING	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2019/20	Nov-19	Nov-19		
	\$	\$	\$	\$	%
Own Source Funding - Municipal	6,427,116	6,594,293	2,555,862	(4,038,431)	-61%
Cash Backed Reserves	5,597,436	352,500	115,238	(237,262)	-67%
Capital Grant, Contribution and Loan	1,843,230	72,155	728,556	656,401	910%
Other (Disposals/Trade In)	555,000	174,000	198,309	24,309	14%
Total	14,422,782	7,192,948	3,597,965	(3,594,983)	-50%



CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 30 NOVEMBER 2019

Description	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	179,201	56,513	(122,688)	-68%	Obtained Western Power approval. Works in progress.
Administration & Civic Centre Upgrade/Renewals - Workforce Accommodation Upgrade	225,000	75,000	159,478	84,478	113%	Works in progress.
BEATTY PARK LEISURE CENTRE						
Beatty Park Leisure Centre - Risk Renewals	354,349	200,000	2,936	(197,064)	-99%	Currently in tender process and works scheduled to commence in February 2020.
Solar Photovoltaic Panel System Installation - Beatty Park	69,743	69,500	66,617	(2,883)	-4%	Project completed. The budget has been adjusted as part of the carry forward budget review and will be refreshed in December report
Beatty Park - Ceiling renewal passive pool slides	60,000	-	-	0	0%	Works not commenced as yet.
Beatty Park - Landscape renewal passive pool	30,000	-	-	0	0%	Works not commenced as yet.
Beatty Park - Roof sheet and screw renewal	100,000	-	15,860	15,860	100%	Works commenced ahead of schedule.
Beatty Park - Ground floor switchboards and cabling	250,000	10,000	-	(10,000)	-100%	Pending final outcome of BPLC 2082 steering committee in December 2019.
Beatty Park - Replacement of gym carpet	70,000	-	-	0	0%	Works not commenced as yet.
Beatty Park - Replacement of studio 2 carpet	30,000	-	-	0	0%	Works not commenced as yet.
LIBRARY						
Library - Reception Desk Fit-Out Renewal	30,750	35,000	163	(34,837)	-100%	Project on hold.
Co-location of reception to library	225,000	200,000	134,667	(65,333)	-33%	Works in progress.
DEPARTMENT OF SPORTS AND RECREATION						
Carpet Replacement - DSR □	100,471	40,000	28,180	(11,820)	-30%	Works in progress.
Sub water meter installation - DSR	25,000	-	-	0	0%	
MISCELLANEOUS						
Mt Hawthorn main hall Renewal/Upgrade	175,000	130,000	168	(126,832)	-100%	Project commenced in November 2019.
Mt Hawthorn - Additional Flooring	20,000	-	-	0	0%	Works not commenced as yet.
Loftus Recreation Centre - Change room upgrade	184,000	-	3,000	3,000	100%	Works commenced ahead of schedule.
Charles Veryard - Change Room Renewal/Upgrade	50,000	50,000	50,249	249	0%	Project completed.
Leederville Oval Stadium - Electrical renewal - 3 boards	130,000	40,000	8,500	(31,500)	-79%	Works in progress.
Loftus Community Centre - Ceiling Fabric and Lighting Renewal	120,000	-	-	0	0%	Works not commenced as yet.
Air Conditioning & HVAC Renewal - Depot	75,000	75,000	-	(75,000)	-100%	Works to commence in April 2020.
Air Conditioning & HVAC Renewal - Belgravia Leisure	98,000	5,000	-	(5,000)	-100%	Project at planning stage and expected to be completed in March 2020.
Air Conditioning & HVAC Renewal - Menzies Pavilion	10,000	-	-	0	0%	Works not commenced as yet.
Air Conditioning & HVAC Renewal - Mt Hawthorn main hall	49,000	-	3,978	3,978	100%	Project commenced and expected to be completed by December 2019.
North Perth bowling club-removal of ACM and reinstatement of soffit	60,000	60,000	-	(60,000)	-100%	Works in progress.
Belgravia Leisure - Non-fixed assets renewal	50,000	-	-	0	0%	Works not commenced as yet.
Public Toilet - Hyde park east - renewal	65,000	-	-	0	0%	Works not commenced as yet.
Roof Renewal - Menzies Pavilion	51,000	-	-	0	0%	Works not commenced as yet.
Roof Renewal - Depot	51,000	-	1,804	1,804	100%	Works not going ahead. □
FOR LAND & BUILDING ASSETS	2,935,514	1,168,701	532,114	(636,587)	-54%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 30 NOVEMBER 2019

Description	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 (Walcott St & William St., Bulwer St, Fitzgerald St.)	180,000	110,000	3,300	(106,700)	-97%	Awaiting approval from Main Roads.
40kph area wide speed zone trial	35,000	10,000	14,687	4,687	47%	Works in progress.
Intersection Modifications Scarborough Beach Road, Green, Main and Brady Streets	30,000	15,000	-	(15,000)	-100%	MRWA are now lead agency for project, funds can be relinquished in mid-year budget review.
Minor Traffic Management Improvement Program	85,000	25,000	26,908	1,908	8%	Works in progress.
Alma/Ciaverton Local Area Traffic Management	50,000	25,000	452	(24,548)	-98%	Public consultation to be completed in Feb 2020, subsequently works will commence in March/April 2020 if approved.
Britannia Rd Traffic Calming - Seabrook St to Federation St	62,000	-	220	220	100%	Priority to be reconsidered in mid-year budget review.
Clevedon and Hunter St Intersection	30,000	30,000	5,976	(24,024)	-80%	Project complete. Awaiting final invoices.
Harold and Lord St Intersection	25,000	-	-	0	0%	Public consultation to be completed in Feb 2020, subsequently works will commence in March/April 2020 if approved.
LOCAL ROADS PROGRAM						
North Perth Public Open Space	-	-	-	0	0%	
Intersection of Loftus/Vincent Streets	-	-	0	(0)	100%	
Norfolk St - North Perth/Mt Lawley - Burt to Monmouth St	119,000	119,000	107,015	(11,985)	-10%	Project complete. Awaiting final invoices.
Blake St - North Perth - Knutsford St to Norham St	47,000	47,000	51,272	4,272	9%	Project complete.
East St - Mt Hawthorn - Berryman St to Ashby St	98,000	98,000	71,841	(26,159)	-27%	Project complete.
East St - Mt Hawthorn - Ashby St to Anzac Rd	119,000	119,000	75,163	(43,837)	-37%	Project complete.
Larne St - Mt Hawthorn - The Boulevard to Matlock St	41,000	41,000	26,195	(14,805)	-36%	Project complete.
Wylie Pl - Leederville - Oxford to Cul-de-Sac	38,000	38,000	41,664	3,664	10%	Project complete.
Egina St - Mt Hawthorn - Anzac Rd to Britannia Rd	61,000	61,000	32,541	(28,459)	-47%	Project complete. Awaiting final invoices.
Buxton - Mt Hawthorn - Anzac Rd to Britannia Rd	57,000	57,000	28,450	(28,550)	-50%	Project complete.
BLACK SPOT PROGRAM						
Intersection Lincoln and Wright Streets Roundabout	14,343	-	4,556	4,556	100%	Completed and grant fully acquitted. Budget to be adjusted as part of the mid year budget review.
Vincent - Fitzgerald St to Chelmsford Rd	75,000	-	2,200	2,200	100%	Public consultation to be completed in Feb 2020, subsequently works will commence in March/April 2020 if approved.
Vincent - Beaufort St to Grosvenor Rd	12,000	-	-	0	0%	Not funded by Black Spot Program, City's contribution to be relinquished in mid-year budget review.
STREET SCAPE IMPROVEMENTS						
Greening (Streetscapes)	160,525	150,000	171,019	21,019	14%	Works in progress. Budget to be amended as part of the mid-year budget review.
Streetscape Improvements/Place Making	-	-	-	0	0%	Works not commenced as yet.
- Miscellaneous Renewals	3,285	-	-	0	0%	Works not commenced as yet.
Minor streetscape improvements	30,000	7,500	3,723	(3,777)	-50%	Works in progress.
Barlee St shared space, project initiation, design and construction (staged over 2 yrs)	20,000	20,000	-	(20,000)	-100%	Feasibility of the project to be reviewed as part of the mid year budget review.

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 30 NOVEMBER 2019

Description	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	360,000	207,085	(152,915)	-42%	Completed, awaiting final invoices.
Newcastle Street, Loftus Street to Charles Street	7,495	50,000	-	(50,000)	-100%	Completed and grant fully acquitted. Budget to be adjusted as part of the mid year budget review.
Bulwer St - Beaufort St to Williams St	194,400	194,400	113,858	(80,542)	-41%	Completed other than MRWA line-marking. Awaiting final invoices.
Newcastle St EB - Fitzgerald St to Money St	192,100	192,100	127,788	(64,312)	-33%	Completed other than MRWA line-marking. Awaiting final invoices.
Vincent St - Loftus St to Morriston St	76,700	76,700	69,859	(6,841)	-9%	Completed other than MRWA line-marking.
Loftus St - Bourke St to Scarborough Beach Rd	619,300	200,000	31,837	(168,163)	-84%	Works in progress.
RIGHTS OF WAY						
Annual review based upon the most recent condition assessment survey	75,000	-	-	0	0%	Works not commenced as yet.
ROADS TO RECOVERY						
R2R - Ellesmere St - Mt Hawthorn - Scar Boh to matlock St	186,992	100,000	131,219	31,219	31%	Project completed. Awaiting final invoices.
SLAB FOOTPATH PROGRAMME						
Golding St - Newcastle St to Old Aberdeen Place	108	-	-	0	0%	Project complete.
Florence/Carr bike network plan construction	450,000	-	-	0	0%	Out to public consultation, for construction in Mar/April 2020 if approved.
Footpath upgrade and construction	16,500	8,250	-	(8,250)	-100%	Budget to reallocated as part of the mid year budget review.
Footpath - Ellesmere St shared path-stage 4	55,000	-	-	0	0%	Works not commenced as yet.
Tactile indicators Installation Program	20,000	5,000	-	(5,000)	-100%	Works to commence in January 2020.
Charles Street - Footpath Upgrade & Cons	55,000	27,500	1,995	(25,505)	-93%	Works in progress.
Oxford St - Footpath Upgrade and Const	7,500	3,750	5,249	1,499	40%	Project completed. Awaiting final invoices.
Clevedon St - Footpath Upgrade and Cons	10,000	5,000	-	(5,000)	-100%	Works in progress.
Stirling St - Footpath Upgrade and Const	4,500	2,250	-	(2,250)	-100%	Project completed. Awaiting final invoices.
Vincent St - Footpath Upgrade and Const	56,000	28,000	-	(28,000)	-100%	Project completed. Awaiting final invoices.
Mount Hawthorn Main Hall - Footpath Upgr	5,500	5,500	6,433	933	17%	Project completed.
Angove St - Footpath Upgrade and Const	25,000	12,500	-	(12,500)	-100%	Works to commence in March 2020.
BICYCLE NETWORK						
Bike Network Implementation (Loftus Street - Vincent to Richmond St)	170,955	40,000	37,152	(2,848)	-7%	Project completed. Budget to be adjusted as part of mid year budget review.
Bike Parking	3,008	-	3,008	3,008	100%	Project completed.
DRAINAGE						
Beatty Park Reserve - Drainage Improvements	30,000	-	-	0	0%	Remaining funds can be relinquished during the mid-year budget review
Minor drainage improvement program	50,000	35,000	-	(35,000)	-100%	On-going program throughout the year. Works not required as yet.
Gully Soak-well program	80,000	40,000	46,565	9,565	24%	Works in progress.
CAR PARK DEVELOPMENT						
The Avenue carpark, stage 1 upgrade lights to LED	30,000	-	-	0	0%	Works not commenced as yet.

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 30 NOVEMBER 2019

Description	Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Variance Commentary
Frame court carpark, stage 1 upgrade lights to LED	30,000	-	-	0	0%	Works not commenced as yet.
Brisbane St carpark WSUD Project	180,000	180,000	129,731	(50,269)	-28%	Civil works completed, landscaping to be completed in Dec 2019.
PARKS AND RESERVES						
Public Open Space Strategy Implementation	526,460	125,000	70,160	(54,840)	-44%	Works in progress.
Banks Reserve Master Plan Implementation - Stage 1	759,610	687,000	43,738	(643,262)	-94%	Works in progress. Phasing to be corrected as part of the mid-year budget review.
Central Control Irrigation System	60,000	60,000	45,076	(14,924)	-25%	Project completed.
Netball Installation Public Open Space	12,000	12,000	3,952	(8,048)	-67%	Works completed. Awaiting final invoices.
Greening Plan - Brisbane St carpark redevelopment (stage 2)	200,000	64,000	205,747	141,747	221%	Works completed.
Greening Plan - Redfern St	25,000	10,000	-	(10,000)	-100%	Works completed. Budget to be adjusted in mid-year budget review.
Greening Plan - Cliveden St	25,000	10,000	1,271	(8,729)	-87%	Works completed. Budget to be adjusted in mid-year budget review.
Greening Plan - Sydney St	25,000	8,000	14,000	6,000	75%	Works completed. Budget to be adjusted in mid-year budget review.
Greening Plan - Berryman St	25,000	8,000	1,861	(6,139)	-77%	Works completed. Budget to be adjusted in mid-year budget review.
Synthetic cricket wicket surfaces replacement - Various Locations	25,000	-	-	0	0%	Works commencing in April 2020.
Brentham st reserve - installation of pathways (greenway link)	80,000	80,000	-	(80,000)	-100%	Works commencing in January 2020.
Blackford st reserve - replace playground rubber soft fall	25,000	25,000	-	(25,000)	-100%	Works commencing in January 2020.
Les Lilleyman Reserve - Fencing	25,000	25,000	-	(25,000)	-100%	Works in progress.
Lynton Street Park Upgrade	25,000	25,000	-	(25,000)	-100%	Project deferred until April 2020.
Leederville Oval - Various assets renewal work	245,000	60,000	34,682	(25,318)	-42%	Works in progress.
Eco Zoning - Brentham St reserve	30,000	30,000	-	(30,000)	-100%	Works commencing in March/April 2020.
PARKS FURNITURE						
Gladstone St reserve - replace electric BBQ	15,000	-	10,710	10,710	100%	Works completed. Awaiting final invoices.
Fencing - Beatty park reserve - replacement bollard fencing	25,000	25,000	23,359	(1,641)	-7%	Works completed.
Fencing - Keith frame reserve - replacement bollard fencing	15,000	15,000	-	(15,000)	-100%	Project not proceeding. To be adjusted in mid-year budget review.
Fencing - Leake/Alma reserve - replacement pine-log fencing	15,000	-	20,294	20,294	100%	Works completed and awaiting final invoices.
Fencing - Birdwood square - replacement chain wire fencing	70,000	70,000	42,069	(27,931)	-40%	Works completed and awaiting final invoices.
Hyde park - replacement of existing high pressure sodium park lights with LED (stage 2 of 2)	50,000	50,000	49,784	(216)	0%	Works completed and awaiting final invoices.
PLAYGROUND EQUIPMENT						
Playground Equipment - Forrest park - replace exercise equipment	60,000	60,000	-	(60,000)	-100%	Works commencing in January 2020.
RETICULATION						
Reticulation - Aukland/Hobart st reserve - upgrade irrigation system	50,000	-	1,400	1,400	100%	Works in progress.
Reticulation - Robertson park reserve - replace irrigation cubicle	15,000	-	-	0	0%	Works not commenced as yet.
Reticulation - Brisbane/Wase st reserve - replace irrigation cubicle	15,000	-	-	0	0%	Works not commenced as yet.
STREET FURNITURE						
Bike parking	20,000	5,000	-	(5,000)	-100%	Works not commenced as yet.
Bus Shelter Replacement	40,000	15,000	12,400	(2,600)	-17%	Works in progress.
Upgrade lighting at Oxford st/Anzac Rd roundabout	12,000	12,000	-	(12,000)	-100%	Works in progress.

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 30 NOVEMBER 2019

Description	Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Variance Commentary
Street Lighting - Kadina, Albert St and Tay Place, North Perth	50,000	50,000	21,304	(28,697)	-57%	Works completed and awaiting final invoices.
FOR INFRASTRUCTURE ASSETS	6,948,277	4,069,450	2,183,761	(1,885,689)	-46%	
<u>PLANT & EQUIPMENT ASSETS</u>						
LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME						
Light Fleet - Annual Changeover	674,874	650,750	483,494	(167,256)	-26%	Fleet replacement programme progressing as planned.
MAJOR PLANT REPLACEMENT PROGRAMME						
Single Axle Truck (Flocon)	215,000	-	168	168	100%	Delivery to be completed in January 2020.
Single Axle Truck (Parks Mowing Operations)	129,000	-	128,602	128,602	100%	Truck delivered.
Replace Existing Rear Loader (Rubbish Truck)□	392,368	-	168	168	100%	Truck to be delivered in February 2020.
Replace Existing Side Loader (Rubbish Truck)□	420,668	-	-	0	0%	Truck to be delivered in Dec 2019.
Ride on Mower	35,000	-	33,227	33,227	100%	Mower delivered.
Single Axle Tipper Truck	170,000	170,000	-	(170,000)	-100%	Tender in progress.
Gang Mower	55,000	-	12,000	12,000	100%	Mower delivered.
Road Sweeper	380,000	380,000	-	(380,000)	-100%	Tender documentation being finalised and to be advertised in February 2020.
Rubbish Compactor 10T Lge Rear Loader	470,000	-	-	0	0%	Truck purchase on hold.
Single Axle Truck	80,000	-	-	0	0%	Truck to be delivered in March 2020.
MISCELLANEOUS						
Water and Energy Efficiency Initiatives	100,000	50,000	56,393	6,393	13%	Works in progress.
Laneway Lighting Program (Right of Way)	84,990	84,990	98,488	13,498	16%	Works completed. Over expenditure to be adjusted in December 2019 due to misallocation.
Beaufort Street CCTV Network Upgrade	305,510	305,510	168	(305,342)	-100%	Works in progress. Awaiting invoices.
Relocate UMS supply for the CCTV Camera in Oxford street	20,000	-	-	0	0%	Works not commenced as yet.
Parking Sensors Pilot Project	51,410	-	-	0	0%	Works not commenced as yet.
Laneway Lighting Between Fairfield st & Oxford st, leederville, Laneway	13,750	-	1,807	1,807	100%	Works in progress
Laneway Lighting Between Pennant st and Coronation st North Perth	13,750	-	-	0	0%	Works not commenced as yet.
Laneway 3	13,750	-	-	0	0%	Project not going ahead, budget to be amended at MYBR.
Laneway 4	13,750	-	-	0	0%	Works not commenced as yet.
TOTAL EXPENDITURE						
FOR PLANT & EQUIPMENT ASSETS	3,638,820	1,641,250	814,514	(826,736)	-50%	
<u>FURNITURE & EQUIPMENT ASSETS</u>						
ADMINISTRATION & CIVIC CENTRE						

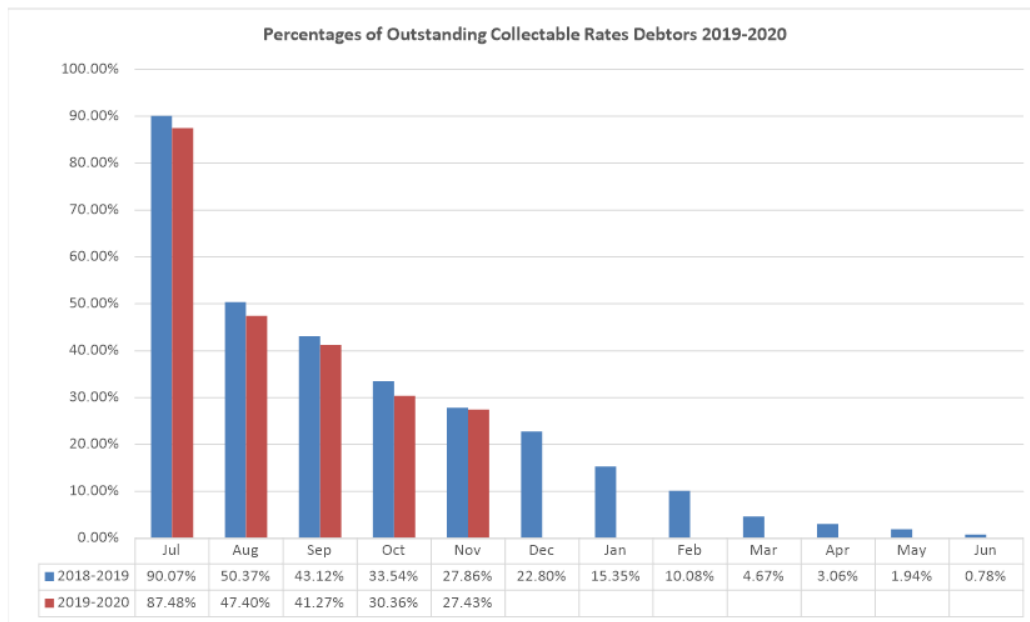
CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 30 NOVEMBER 2019

Description	Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Variance Commentary
INFORMATION TECHNOLOGY						
Replacement of CARs system	28,148	-	9,698	9,698	100%	Works in progress. Costs incurred for clean up of NAR records.
Upgrade of IT Firewall	41,029	39,000	4,110	(34,800)	-89%	Firewall security works planned. Remaining budget to be adjusted as part of the mid year budget review.
Upgrade IT Network Remote Access Facility	20,000	20,000	-	(20,000)	-100%	Change in scope of works. Budget to be updated as part of the mid year budget review.
Online Lodgement of Applications	30,000	27,547	-	(27,547)	-100%	Carry forward to next year. Budget to be adjusted as part of mid year budget review.
Backup Server	35,000	-	-	0	0%	Works not commenced as yet.
Renew Switches	35,000	35,000	-	(35,000)	-100%	Works not commenced as yet.
Wi-Fi Installation	41,994	35,000	-	(35,000)	-100%	Majority of works completed. Remaining budget to be adjusted as part of the mid year budget review.
ICT Strategy Implementation	300,000	-	-	0	0%	Change in scope of works. Budget to be updated as part of the mid year budget review.
Disc for Storage System	10,000	-	9,900	9,900	100%	Project completed.
MARKETING & COMMUNICATIONS						
Mount Lawley/ Highgate Town Centre Streetscape Upgrades	75,000	50,000	15,125	(34,875)	-70%	Works in progress.
Public Art Project	200,000	50,000	-	(50,000)	-100%	Pending approval at the December 2019 Council meeting. Works scheduled to commence in February 2020.
MISCELLANEOUS						
Purchase of portable water fountain/refill station	7,000	7,000	-	(7,000)	-100%	Commenced sourcing the refill station and works to be completed by December 2019.
Install colour change LED up-lights for Albert square Ficus tree	12,000	-	-	0	0%	Works not commenced as yet.
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%	Works not commenced as yet.
Miscellaneous Assets Renewal	50,000	50,000	24,437	(25,563)	-51%	Works in progress.
TOTAL EXPENDITURE						
FOR FURNITURE & EQUIPMENT ASSETS	900,171	313,547	67,576	(245,971)	-78%	
TOTAL CAPITAL EXPENDITURE	14,422,782	7,192,948	3,597,965	(3,594,983)	-50%	

CITY OF VINCENT
NOTE 6 - CASH BACKED RESERVES
AS AT 30 NOVEMBER 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 30/11/2019 \$	Budget Interest Earned 30/06/2020 \$	YTD Actual Interest Earned 30/11/2019 \$	Budget Transfers from Reserve 30/06/2020 \$	YTD Actual Transfers from Reserve 30/11/2019 \$	Budget Closing Balance 30/06/2020 \$	Actual Closing Balance 30/11/2019 \$
Asset Sustainability Reserve	4,198,844	4,135,364	(0)	0	106,956	40,201	(424,349)	(59,450)	3,881,451	4,116,115
Beatty Park Leisure Centre Reserve	99,278	99,246	0	0	2,681	957	0	0	101,959	100,203
Cash in Lieu Parking Reserve	1,846,678	1,867,959	50,000	11,788	45,878	17,894	(320,000)	0	1,622,556	1,897,641
Hyde Park Lake Reserve	156,142	156,166	0	0	4,216	1,504	0	0	160,358	157,670
Land and Building Acquisition Reserve	291,632	291,677	(0)	0	7,874	2,809	0	0	299,506	294,486
Leederville Oval Reserve	163,981	164,016	(0)	0	2,672	1,525	(130,000)	(34,682)	36,653	130,859
Loftus Community Centre Reserve	31,475	31,481	0	3,165	850	318	0	0	32,325	34,964
Loftus Recreation Centre Reserve	117,941	118,291	58,116	24,215	3,184	1,169	0	0	179,241	143,675
Office Building Reserve - 246 Vincent Street	445,105	421,187	0	0	9,318	4,123	(100,472)	(28,180)	353,951	397,130
Parking Facility Reserve	103,535	103,550	(0)	0	2,795	997	0	0	106,330	104,547
Percentage For Public Art Reserve	200,000	200,000	260,200	260,240	5,400	3,922	(200,000)	0	265,600	464,162
Plant and Equipment Reserve	188,701	188,734	0	0	3,565	1,819	(170,000)	(168)	22,266	190,385
State Gymnastics Centre Reserve	102,652	102,201	0	1,404	2,772	984	0	0	105,424	104,589
Strategic Waste Management Reserve	21,962	21,965	500,000	500,000	10,718	212	0	0	532,680	522,177
Tamala Park Land Sales Reserve	4,258,875	4,259,422	(0)	0	58,054	41,015	(4,217,436)	0	99,493	4,300,437
Underground Power Reserve	205,930	205,961	(0)	0	5,560	1,983	0	0	211,490	207,944
Waste Management Plant and Equipment Reserve	215,632	215,665	(0)	0	5,822	2,078	0	0	221,454	217,743
	12,648,362	12,582,885	868,316	800,812	278,315	123,510	(5,562,257)	(122,480)	8,232,736	13,384,727

**CITY OF VINCENT
NOTE 7 - RATING INFORMATION
AS AT 30 NOVEMBER 2019**



**CITY OF VINCENT
NOTE 7 - RATING INFORMATION
FOR THE MONTH ENDED 30 NOVEMBER 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	334,877	152.2%
Rates Waiver	0		(145,000)	(138,421)	95.5%
Total Amount Made up from Rates	511,990,474		35,526,498	35,637,067	
Non Payment Penalties					
Instalment Interest @ 5.5%			185,000	194,661	105.2%
Penalty Interest @ 11%			145,000	49,781	34.3%
Administration Charge - \$13 per instalment			260,000	255,645	98.3%
Legal Costs Recovered			45,000	12,383	27.5%
			36,161,498	36,149,536	
Other Revenue					
Exempt Bins - Non Rated Properties			155,021	176,295	113.7%
Commercial / Residential Additional Bins			166,223	161,039	96.9%
Swimming Pools Inspection Fees			18,800	13,682	72.8%
			36,501,542	36,500,552	
Opening Balance				648,084	
Total Collectable			36,501,542	37,148,636	101.77%
Less					
Cash Received				26,049,182	
Rebates Allowed				1,087,052	
Rates write off				0	
Rates Balance To Be Collected			36,501,542	10,012,403	27.43%
Add					
ESL Debtors				233,813	
Pensioner Rebates Not Yet Claimed				417,684	
ESL Rebates Not Yet Claimed				14,911	
Less					
Deferred Rates Debtors				(122,230)	
Current Rates Debtors Balance				10,556,582	

CITY OF VINCENT
NOTE 8 - DEBTOR REPORT
FOR THE MONTH ENDED 30 NOVEMBER 2019

DESCRIPTION	CURRENT	31-59 DAYS	60-89 DAYS	OVER 90 DAYS	BALANCE
	\$	\$	\$	\$	\$
DEBTOR CONTROL - HEALTH LICENCES	3,105	2,770	34,690	62,052	102,616
DEBTOR CONTROL - CASH IN LIEU CAR PARKING *	4,913	0	0	160,966	165,879
DEBTOR CONTROL - PROPERTY INCOME	0	13,919	7,850	22,342	44,111
DEBTOR CONTROL - RECOVERABLE WORKS	23,117	0	0	0	23,117
DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE	0	0	0	0	0
DEBTOR CONTROL - OTHER	31,061	0	0	60,458	91,519
DEBTOR CONTROL - % ART CONTRIBUTIONS	21,420	0	0	0	21,420
DEBTOR CONTROL - PLANNING SERVICES FEES	70	0	0	0	70
DEBTOR CONTROL - GST	0	0	0	0	0
DEBTOR CONTROL - INFRINGEMENT *	85,795	49,128	39,734	1,846,798	2,021,456
PROVISION FOR DOUBTFUL DEBT	0	(186,666)	0	(196,072)	(382,738)
IMPAIRMENT OF RECEIVABLES	0	0	0	(155,806)	(155,806)
TOTAL DEBTORS OUTSTANDING AS AT 30/11/2019	169,481	(120,849)	82,274	1,800,738	1,931,644
ACCRUED INCOME					62,813
ACCRUED INTEREST					206,984
PREPAYMENTS					423,005
TOTAL TRADE AND OTHER RECEIVABLES					2,624,446

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	26,862.09	Turf maintenance & top dressing	In the process of finalising.
21/02/2019	Loftus Community Centre	8,041.27	Building Ins, Lease, Utility & maintenance	On going to discussions to ascertain a payment arrangement before the
07/03/2019	North Perth (Tuart Hill) Cricket Club	2,001.40	Water recoup	Close to finalising. Dispute percentage, refer Property Officer/CommPart
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.
21/01/2019	Matthew Slinger	21,800.30	Cost for court fine	Have been handed over to FER.
09/07/2019	R Cox	1,170.00	Breach of condition of hall hire	Final reminder issued before proceeding with legal action.
22/08/2019	Primed Projects Pty Ltd	16,153.85	Outstanding court costs awarded to COV	On fortnightly payment plan.
22/08/2019	Liam Howard	4,038.45	Outstanding court costs awarded to COV	On fortnightly payment plan.
BALANCE OF 90 DAY DEBTORS OVER \$500.00		143,804.70		

CITY OF VINCENT
NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION
AS AT 30 NOVEMBER 2019

	Adopted Budget 2019/20	YTD Budget Nov-19	YTD Actuals Nov-19	YTD Actuals Nov-18	Month Actuals Nov-19	Month Actuals Nov-18
	\$	\$	\$	\$	\$	\$
ADMINISTRATION						
Revenue	0	0	(2,295)	0	0	0
Expenditure	0	(21,000)	2,245	6,368	456,590	(499)
Surplus/(Deficit)	0	(21,000)	(49)	6,368	456,590	(499)
SWIMMING POOLS AREA						
Revenue	2,211,387	828,972	883,263	930,951	210,218	220,503
Expenditure	(4,303,873)	(1,798,084)	(1,491,519)	(1,634,340)	(570,027)	(424,063)
Surplus/(Deficit)	(2,092,486)	(969,112)	(608,256)	(703,389)	(359,810)	(203,560)
SWIM SCHOOL						
Revenue	1,579,524	752,954	839,466	1,018,310	156,877	200,210
Expenditure	(1,158,269)	(491,736)	(671,521)	(768,048)	(170,710)	(237,990)
Surplus/(Deficit)	421,255	261,218	167,945	250,262	(13,832)	(37,779)
CAFÉ						
Revenue	728,524	289,519	290,982	385,656	69,293	82,798
Expenditure	(869,083)	(333,999)	(381,896)	(428,848)	(98,820)	(132,206)
Surplus/(Deficit)	(140,559)	(44,480)	(90,914)	(43,192)	(29,528)	(49,408)
RETAIL SHOP						
Revenue	535,797	193,329	201,059	198,374	52,061	46,502
Expenditure	(463,752)	(207,097)	(125,757)	4,860	(33,499)	(28,916)
Surplus/(Deficit)	72,045	(13,768)	75,302	203,233	18,562	17,587
HEALTH & FITNESS						
Revenue	1,642,963	681,343	693,365	218,519	132,180	39,219
Expenditure	(1,360,227)	(570,074)	(527,444)	(673,929)	(151,154)	(172,609)
Surplus/(Deficit)	282,736	111,269	165,921	(455,411)	(18,974)	(133,391)
GROUP FITNESS						
Revenue	661,959	274,235	269,041	123,629	51,946	24,570
Expenditure	(548,808)	(228,242)	(243,803)	(302,568)	(74,318)	(76,569)
Surplus/(Deficit)	113,151	45,993	25,238	(178,939)	(22,373)	(51,999)
AQUAROBICS						
Revenue	244,647	101,197	102,252	20,826	19,129	3,782
Expenditure	(200,508)	(82,006)	(36,614)	(95,881)	(9,619)	(24,766)
Surplus/(Deficit)	44,139	19,191	65,638	(75,055)	9,510	(20,984)
CRECHE						
Revenue	65,499	27,150	29,027	98,064	5,565	19,058
Expenditure	(358,898)	(150,095)	(177,369)	(211,946)	(52,854)	(67,766)
Surplus/(Deficit)	(293,399)	(122,945)	(148,343)	(113,882)	(47,289)	(48,709)
Net Surplus/(Deficit)	(1,593,118)	(733,634)	(347,517)	(1,110,004)	(7,144)	(528,742)
Less: Depreciation	(1,131,369)	(471,404)	(570,196)	(469,491)	(113,607)	(469,491)
Cash Surplus/(Deficit)	(461,749)	(262,230)	222,679	(640,512)	106,463	(59,251)

11.2 INVESTMENT REPORT AS AT 30 NOVEMBER 2019

Attachments: 1. Investment Report November 2019  

RECOMMENDATION:

That Council **NOTES** the Investment Report for the month ended 30 November 2019 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's investments as at 30 November 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 30 November 2019, the total funds held in the City's operating account (including on call) is \$46,118,236 compared to \$44,188,761 for the period ending 30 November 2018.

The total term deposit investments for the period ending 30 November 2019 is \$36,123,083 compared to last year's amount of \$42,678,504. The total term deposit amount has reduced compared to last year for cash flow management purposes to cover for major payments earmarked for the next couple of months.

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	\$44,876,698	\$41,017,535
October	\$44,463,021	\$41,180,325	\$46,846,286	\$37,782,515
November	\$44,188,761	\$42,678,504	\$46,118,236	\$36,123,083
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 30 November 2019 is:

	Annual Budget	YTD Budget	YTD Actual	% of YTD Budget
Municipal	\$420,000	\$175,000	\$148,215	84.69%

Reserve	\$278,688	\$116,120	\$123,506	106.36%
Sub-total	\$698,688	\$291,120	\$271,721	93.34%
Leederville Gardens Inc. Surplus Trust*	\$0	\$0	\$46,605	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 1.81% for current investments including the operating account and 1.91% excluding the operating account. The Reserve Bank 90 days accepted bill rate for November 2019 is 0.91%.

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 30 November 2019, \$8,708,290 (18.9%) 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 table below.

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%	28.5%	30%	Nil	90%	60.7%
A1	25%	1.7%	30%	Nil	80%	1.7%
A2	20%	20.5%*	n/a	Nil	60%	37.6%

* The maximum allowable position with an A-2 accredited institution (Bank of Queensland) has exceeded the threshold. This is because the total investment closing balance at the end of the November has decreased compared to when the investments were undertaken resulting in an increase in the portfolio percentage for Bank of Queensland.

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:

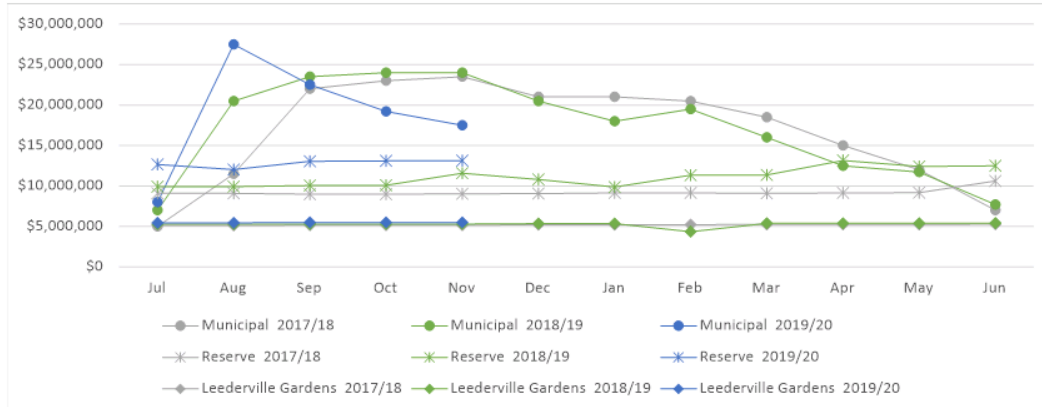
Nil.

FINANCIAL/BUDGET IMPLICATIONS:

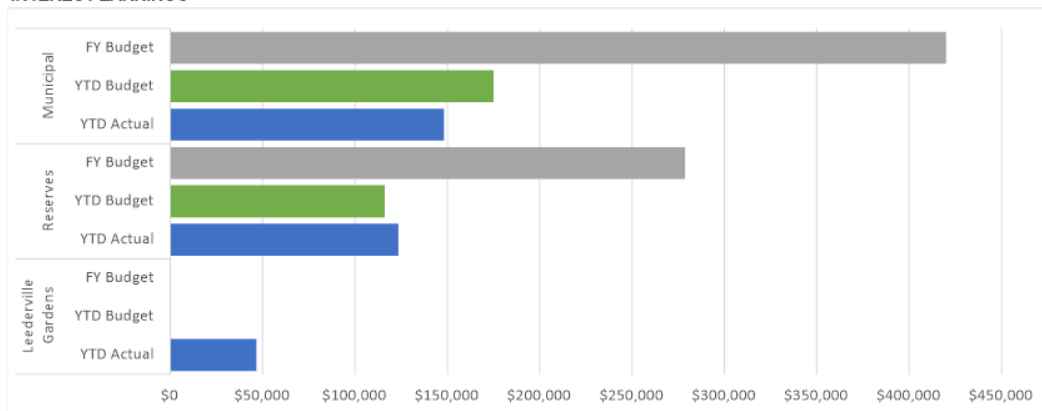
The financial implications of this report are as noted in the details section of the report. Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 30 NOVEMBER 2019**

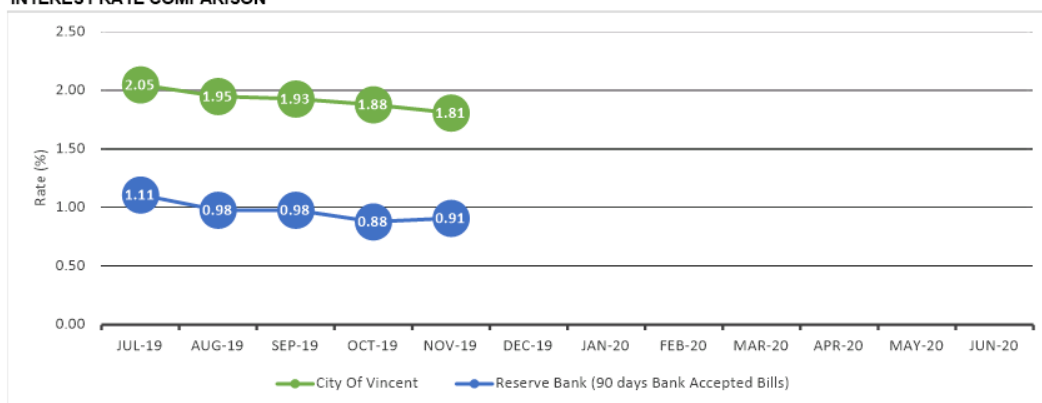
FUNDS INVESTED OVER 3 YEARS



INTEREST EARNINGS

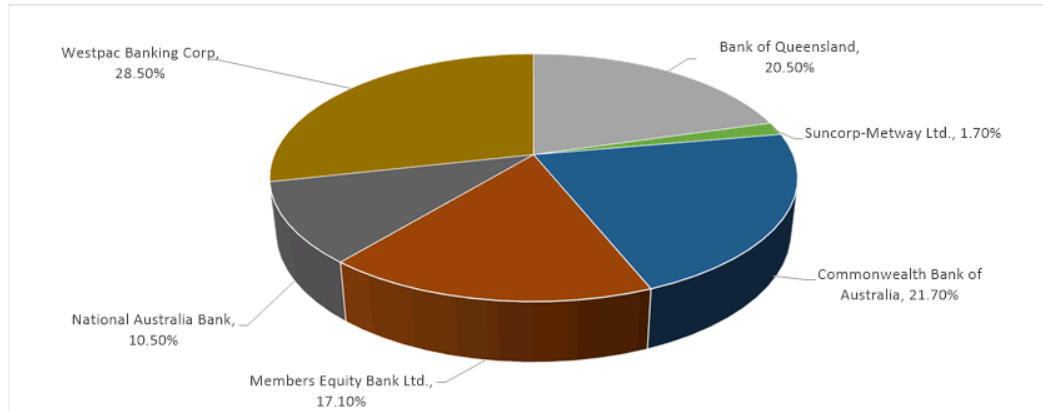


INTEREST RATE COMPARISON

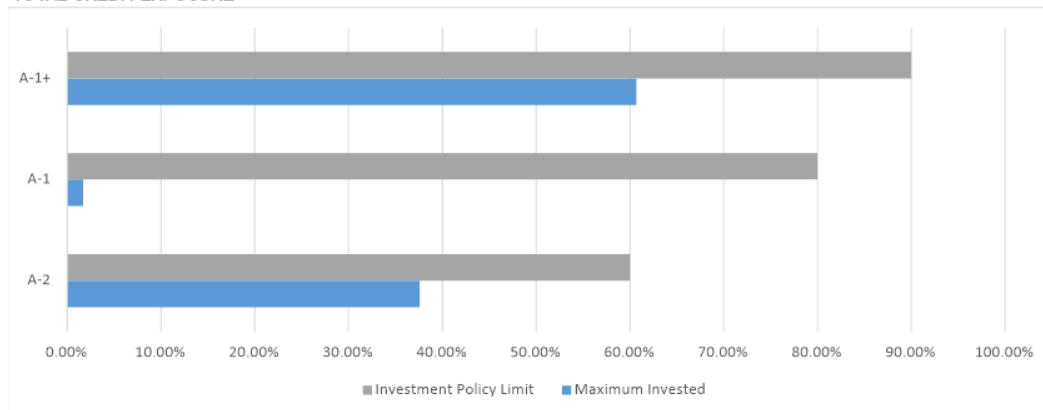


**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 30 NOVEMBER 2019**

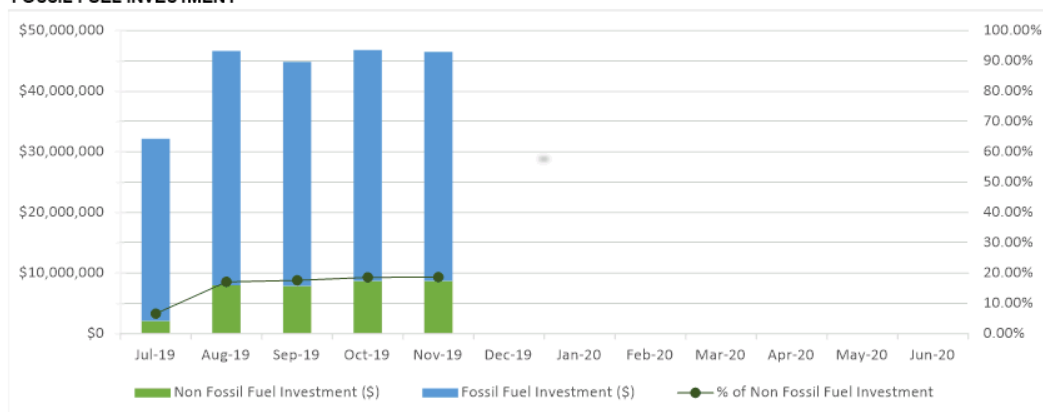
TOTAL PORTFOLIO EXPOSURE



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 30 NOVEMBER 2019**

	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	9,744,889	250,264	0	0	9,995,153	21.7%
Term Deposits	17,500,000	13,134,462	0	5,477,621	36,112,083	78.3%
Equity Shares	11,000	0	0	0	11,000	0.0%
	27,255,889	13,384,726	0	5,477,621	46,118,236	100.0%
BY INSTITUTION						
Bank of Queensland	3,750,000	5,667,384	0	0	9,417,384	20.5%
Commonwealth Bank of Australia	9,744,889	250,264	0	0	9,995,153	21.7%
Members Equity Bank Ltd.	5,000,000	994,448	0	1,910,419	7,904,867	17.1%
National Australia Bank	2,750,000	0	0	2,107,457	4,857,457	10.5%
North Perth Community Bank	11,000	0	0	0	11,000	0.0%
Suncorp-Metway Ltd.	0	792,423	0	0	792,423	1.7%
Westpac Banking Corp	6,000,000	5,680,207	0	1,459,745	13,139,952	28.5%
	27,255,889	13,384,726	0	5,477,621	46,118,236	100.0%
BY CREDIT RATINGS (SHORT-TERM ISSUE)						
A-1+	18,494,889	5,930,471	0	3,567,202	27,992,562	60.7%
A-1	0	792,424	0	0	792,424	1.7%
A-2	8,761,000	6,661,831	0	1,910,419	17,333,250	37.6%
	27,255,889	13,384,726	0	5,477,621	46,118,236	100.0%
BY TERMS						
0-30 days	9,744,889	250,264	0	0	9,995,153	21.7%
31-90 days	0	0	0	0	0	0.0%
91-180 days	4,500,000	0	0	0	4,500,000	9.7%
181-270 days	12,500,000	12,145,175	0	0	24,645,175	53.4%
270-365 days	500,000	989,287	0	5,477,621	6,966,908	15.2%
> 1 year	11,000	0	0	0	11,000	0.0%
	27,255,889	13,384,726	0	5,477,621	46,118,236	100.0%
BY MATURITY						
0-30 days	10,244,889	1,239,551	0	0	11,484,440	24.9%
31-90 days	6,250,000	4,880,160	0	0	11,130,160	24.1%
91-180 days	10,750,000	3,958,026	0	0	14,708,026	31.9%
181-270 days	0	3,306,989	0	5,477,621	8,784,610	19.1%
270-365 days	0	0	0	0	0	0.0%
> 1 year	11,000	0	0	0	11,000	0.0%
	27,255,889	13,384,726	0	5,477,621	46,118,236	100.0%
BY FOSSIL FUEL EXPOSURE (as determined by www.marketforces.org.au)						
Fossil Fuel Lending	22,244,889	11,597,855	0	3,567,202	37,409,946	81.1%
Non Fossil Fuel Lending	5,011,000	1,786,871	0	1,910,419	8,708,290	18.9%
	27,255,889	13,384,726	0	5,477,621	46,118,236	100.0%

**CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 30 NOVEMBER 2019**

	YTD 30/11/2019 \$	YTD 30/11/2018 \$	FY 2019/20 \$	FY 2018/19 \$
MUNICIPAL FUNDS				
Budget	175,000	228,200	420,000	420,000
Interest Earnings	148,215	232,715	148,215	526,801
% Income to Budget	84.69%	101.98%	35.29%	125.43%
RESERVE FUNDS				
Budget	116,120	110,500	278,688	226,060
Interest Earnings	123,506	114,302	123,506	295,189
% Income to Budget	106.36%	103.44%	44.32%	130.58%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	46,605	58,781	46,605	141,214
% Income to Budget	0.00%	0.00%	0.00%	0.00%
TOTAL				
Budget	291,120	338,700	698,688	646,060
Interest Earnings	318,326	405,798	318,326	963,204
% Income to Budget	109.35%	119.81%	45.56%	149.09%
Variance	27,206	67,098	(380,362)	317,144
% Variance to Budget	9.35%	19.81%	-54.44%	49.09%
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	291,120	338,700	698,688	646,060
Interest Earnings	271,721	347,017	271,721	821,990
% Income to Budget	93.34%	102.46%	38.89%	127.23%
Variance	(19,399)	8,317	(426,967)	175,930
% Variance to Budget	-6.66%	2.46%	-61.11%	27.23%

**CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 30 NOVEMBER 2019**

Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
<u>OPERATING ACCOUNTS</u>						
Municipal	Commonwealth Bank of Australia					9,563,249
Reserve	Commonwealth Bank of Australia					431,904
Total Operating Funds						9,995,153
<u>EQUITY SHARES</u>						
Municipal	North Perth Community Bank	23/11/2001				11,000
Total Shares						11,000
<u>TERM DEPOSITS</u>						
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
Reserve	Westpac Banking Corp	30/04/2019	13/01/2020	258	2.65%	2,360,090
Leederville Gardens Inc	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
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	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	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
Leederville Gardens Inc	Members Equity Bank Ltd.	04/09/2019	24/08/2020	355	1.60%	1,910,419
Reserve	Bank of Queensland	04/09/2019	05/05/2020	244	1.63%	656,421
Reserve	Members Equity Bank Ltd.	24/09/2019	01/06/2020	251	1.65%	994,448
Reserve	Suncorp-Metway Ltd.	18/10/2019	22/06/2020	248	1.58%	792,423
Reserve	Westpac Banking Corp	26/11/2019	20/07/2020	237	1.63%	1,520,118
Total Term Deposits						36,112,083
Total Investment Including At Call						46,118,236

11.3 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 19 NOVEMBER 2019 TO 31 DECEMBER 2019

- Attachments:**
1. Payments by EFT, BPAY and Payroll December 19 [↓](#) 
 2. Payments by Cheque December 19 [↓](#) 
 3. Payments by Direct Debit December 19 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 19 November 2019 to 31 December 2019 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT and BPAY payments, including payroll	\$9,743,141.06
Cheques	\$2,089.49
Direct debits, including credit cards	\$5,397,746.75
Total payments for December 2019	\$15,142,977.30

PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 19 November 2019 to 31 December 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 19 November 2019 to 31 December 2019, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
EFT and BPAY Payments	2487 - 2500	\$7,833,243.50
Payroll by Direct Credit	November/December 2019	\$1,909,897.56
Sub Total		\$9,743,141.06
Cheques		
Cheques	82578 - 82588	\$3,844.52
Cancelled cheques	82578	-\$1,755.03
Sub Total		\$2,089.49
Direct Debits (including Credit Cards)		
Lease Fees		\$385.00
Loan Repayments		\$5,367,445.61

Bank Charges – CBA	\$20,596.48
Credit Cards	\$9,319.66
Sub Total	\$5,397,746.75
 Total Payments	 \$15,142,977.30

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 —*
- (a)
- *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 —*
- (b)
- *the payee’s name;*
 - *the amount of the payment;*
 - *the date of the payment; and*
 - *sufficient information to identify the transaction.*
- (2) *A list prepared under sub regulation (1) is to be —*
- (c)
- *presented to Council at the next ordinary meeting of Council after the list is prepared; and*
 - *recorded in the minutes of that meeting.”*

RISK MANAGEMENT IMPLICATIONS:

Low: Management systems are in place that establish satisfactory controls, supported by the internal and external audit functions. Financial reporting to Council increases transparency and accountability.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

regan

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 19/11/19 to 31/12/19			
<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
20/11/2019	Australian Services Union	Payroll deduction	\$ 310.80
20/11/2019	Child Support Agency	Payroll deduction	\$ 1,598.03
20/11/2019	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
20/11/2019	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,256.80
20/11/2019	City of Vincent Staff Social Club	Payroll deduction	\$ 490.00
20/11/2019	Depot Social Club	Payroll deduction	\$ 68.00
20/11/2019	Health Insurance Fund of WA	Payroll deduction	\$ 260.60
20/11/2019	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
20/11/2019	Australian Taxation Office	Payroll deduction	\$ 201,034.00
26/11/2019	Water Corporation	Water charges - various locations	\$ 652.01
26/11/2019	Synergy	Electricity and gas charges - various locations	\$ 9,668.05
28/11/2019	M Slater	Fitness instructor fees	\$ 180.87
28/11/2019	Eclipse Soils Pty Ltd	Supply of mulch - various locations	\$ 6,296.40
28/11/2019	WA Profiling & Stabilisation Pty Ltd	Profiling services - various locations	\$ 56,955.63
28/11/2019	Transfolk of WA	Donation - Transgender Day of Remembrance	\$ 500.00
28/11/2019	Maxima Group Training	School based trainees - Apprenticeship Cert II in business	\$ 808.51
28/11/2019	Print and Sign Co	Printing services - various departments	\$ 2,893.28
28/11/2019	L Ward	Fitness instructor fees	\$ 56.84
28/11/2019	Newground Water Services	Repairs to geothermal bore - BPLC	\$ 660.00
28/11/2019	A Austin	Fitness instructor fees	\$ 113.68
28/11/2019	Trophy Choice	Supply of medals - Student citizenship awards	\$ 201.50
28/11/2019	Nature Calls Portable Toilets	Hire of portable toilets - Perth Jazz Festival	\$ 785.50
28/11/2019	Focus Networks	Manage corporate WiFi, firewall and onsite managed network support	\$ 26,307.44
28/11/2019	Select Fresh	Beatty Park Café supplies	\$ 553.70
28/11/2019	Domus Nursery	Supply of plants	\$ 3,914.47
28/11/2019	YogaNut	Fitness instructor fees	\$ 180.00
28/11/2019	LG Professionals Australia NSW	Performance excellence program - Council comparison window	\$ 1,100.00
28/11/2019	Insight Enterprises Australia Pty Ltd	Annual subscription - Trend Micro suite (IT security)	\$ 38,985.21
28/11/2019	Indie Mix Pop Choir	Performance - Citizenship ceremony	\$ 550.00
28/11/2019	Renew Property Maintenance	Clearing rights of way and associated tipping fees - North Perth	\$ 13,909.50
28/11/2019	A1 Pools Pty Ltd	Repayment of interest accrued on two infrastructure bonds	\$ 107.81
28/11/2019	IMCO Australasia	Supply of concrete repairing product	\$ 7,813.30
28/11/2019	A du Buisson Perrine	Design concept fee - Youth Action Plan artwork	\$ 500.00
28/11/2019	D Zabiello	Refund of duplicate infringement payment	\$ 60.00
28/11/2019	Little Kickers Perth	Refund of key deposit	\$ 300.00

Date	Payee	Description	Amount
28/11/2019	Eden Dance Institute	Refund of hall bond	\$ 250.00
28/11/2019	P M Flaherty	Refund of infrastructure bond	\$ 3,000.00
28/11/2019	Barclays Building Services (WA) Pty Ltd	Refund of infrastructure bond	\$ 1,800.00
28/11/2019	H Katsamakias	Refund of planning bond	\$ 2,500.00
28/11/2019	Lim & Lim Holdings Pty Ltd	Refund of art bond	\$ 18,500.00
28/11/2019	C M Gotsis	Rates refund - overpayment	\$ 480.48
28/11/2019	N Chand	Refund of parking permit	\$ 180.00
28/11/2019	A Davis	Part refund of Beatty Park Leisure Centre fees	\$ 57.12
28/11/2019	DevelopmentWA	Staff training - Delivering the missing middle	\$ 180.00
28/11/2019	S P Vellianitis	Part refund of Beatty Park Leisure Centre fees	\$ 440.53
28/11/2019	A McCrackan	Part refund of Beatty Park Leisure Centre fees	\$ 330.00
28/11/2019	S Joo	Part refund of Beatty Park Leisure Centre fees	\$ 461.40
28/11/2019	Fivesixty Enterprises Pty Ltd (In Liquidation)	Refund of infrastructure bond	\$ 2,200.00
28/11/2019	E A Smith	Rates refund - overpayment	\$ 1,755.03
28/11/2019	S Butler	Expense reimbursement - taxi fares associated with medical appointments	\$ 44.27
28/11/2019	Niche Bar	Refund for payment of liquor licence	\$ 100.00
28/11/2019	Semeling Pty Ltd	Part refund of annual food business fee	\$ 353.33
28/11/2019	L M Anderson	Part refund of Beatty Park Leisure Centre fees	\$ 612.51
28/11/2019	I Bellissimo	Refund of overcharge of development application fee	\$ 51.40
28/11/2019	Elven Property Pty Ltd	Crossover subsidy	\$ 3,440.00
28/11/2019	Collier Homes (1959) Pty Ltd	Refund of infrastructure bond	\$ 2,000.00
28/11/2019	A O'Dea	Refund of infrastructure bond	\$ 500.00
28/11/2019	C H Cutress	Crossover subsidy	\$ 3,629.00
28/11/2019	R M Zoccali	Refund of infrastructure bond	\$ 3,000.00
28/11/2019	Bunnings Trade	Hardware supplies - various departments	\$ 881.28
28/11/2019	Benara Nurseries	Supply of plants	\$ 1,981.76
28/11/2019	BOC Limited	Oxygen supplies - BPLC	\$ 1,330.88
28/11/2019	Chadson Engineering Pty Ltd	Supply of automatic water leveller - BPLC	\$ 478.50
28/11/2019	City Of Perth	BA archive retrievals	\$ 404.44
28/11/2019	Cobblestone Concrete	Concrete path repairs - various locations	\$ 5,040.20
28/11/2019	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 3,015.38
28/11/2019	Landgate	Land enquiries and gross rental valuations for interims	\$ 753.79
28/11/2019	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 2,050.30
28/11/2019	Kleenheat Gas	Forklift gas supplies - Depot	\$ 139.80
28/11/2019	Line Marking Specialists	Line marking services - various locations	\$ 9,367.64
28/11/2019	LO-GO Appointments	Temporary staff - various departments	\$ 6,079.01
28/11/2019	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 4,647.93
28/11/2019	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 20,533.15
28/11/2019	Mindarie Regional Council	Processable and non processable waste	\$ 160,481.74

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Date	Payee	Description	Amount
28/11/2019	Pro Turf Services	Plant repairs and maintenance	\$ 850.41
28/11/2019	SAS Locksmiths	Key cutting and lock maintenance service - various locations	\$ 980.81
28/11/2019	Sigma Chemicals	Pool chemicals - BPLC	\$ 9,806.35
28/11/2019	Civica Pty Limited	Purchase of Authority support services	\$ 10,004.50
28/11/2019	Speedo Australia Pty Ltd	Merchandise - BPLC	\$ 6,063.20
28/11/2019	Sportsworld Of WA	Merchandise - BPLC	\$ 82.50
28/11/2019	Tabata Australia Pty Ltd	Merchandise - BPLC	\$ 278.70
28/11/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 548.77
28/11/2019	Turfmaster Facility Management	Turf maintenance - Leederville Oval (two months)	\$ 9,828.50
28/11/2019	Water Corporation	Water charges - various locations	\$ 27,947.26
28/11/2019	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Rangers	\$ 3,080.26
28/11/2019	St John Ambulance Western Australia Ltd	First aid kits for vehicles	\$ 1,492.70
28/11/2019	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 1,304.53
28/11/2019	The Royal Life Saving Society Western Australia Inc	Staff training courses - BPLC	\$ 1,760.00
28/11/2019	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 9,768.00
28/11/2019	TJ Depiazzi & Sons	Supply of mulch	\$ 3,259.85
28/11/2019	WALGA	Staff and Councillor training - various courses and website development for	\$ 14,777.00
28/11/2019	KS Black Pty Ltd	Bore and pump maintenance - various locations	\$ 14,718.44
28/11/2019	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 1,439.24
28/11/2019	Local Government Professionals Australia WA	Staff training - place making event	\$ 25.00
28/11/2019	Coates Hire Operations Pty Ltd	Hire of plate compactor	\$ 420.76
28/11/2019	My Best Friend Veterinary Centre	Vet services	\$ 1,287.00
28/11/2019	Award Contracting	Locating services - Turner Street	\$ 418.00
28/11/2019	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 29,447.00
28/11/2019	Baileys Fertilisers	Supply of turf, fertiliser and soil wetting agent	\$ 22,031.90
28/11/2019	RPG Auto Electrics	Plant repairs and maintenance	\$ 187.00
28/11/2019	E Bentley	Expense reimbursement - Poster lamination	\$ 93.60
28/11/2019	Allmark and Associates Pty Ltd	Name plate - Admin	\$ 64.90
28/11/2019	State Law Publisher	Government gazette advertising	\$ 221.32
28/11/2019	Blyth Enterprises Pty Ltd	Hardware supplies	\$ 207.17
28/11/2019	CSP Group Pty Ltd	Plant repairs and maintenance	\$ 551.90
28/11/2019	West Australian Newspapers Limited	Newspapers for resale - BPLC	\$ 804.14
28/11/2019	Orbit Health & Fitness Solutions Pty Ltd	Gym equipment supplies; staff training - Throwdown (BPLC)	\$ 1,207.80
28/11/2019	City of Stirling	Green waste tipping fees	\$ 1,662.70
28/11/2019	Ausnet Industries	Supply and install soccer goal - Banks Reserve	\$ 2,367.20
28/11/2019	Winc Australia Pty Ltd	Office supplies and consumables	\$ 2,285.54
28/11/2019	Greenwood Party Hire	Hire of tables and chairs - 2019 Garden competition	\$ 661.00
28/11/2019	Nosh Catering	Catering services - 2019 Garden competition dinner	\$ 8,646.00
28/11/2019	Donegan Enterprises Pty Ltd	Supply and install specialised decking - Oxford Street Reserve playground	\$ 528.00

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Date	Payee	Description	Amount
28/11/2019	Western Resource Recovery Pty Ltd	Grease trap maintenance - Loftus Recreation Centre	\$ 128.70
28/11/2019	Horizons West	Bus hire - Seniors outing	\$ 467.50
28/11/2019	Reln Pty Ltd	Supply of worm farms	\$ 1,320.00
28/11/2019	Kennards Hire	Equipment hire - various	\$ 199.80
28/11/2019	Chittering Valley Worm Farm	Worms and castings	\$ 440.00
28/11/2019	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance - BPLC	\$ 2,236.30
28/11/2019	J D Organics	Supply of soil	\$ 491.04
28/11/2019	Asphalttech Pty Ltd	Asphalt supplies - various locations	\$ 195,004.64
28/11/2019	W.A. Limestone Co	Limestone supplies	\$ 519.98
28/11/2019	G Burgess	Distribution services - recycling guides and Summer events calendars	\$ 4,699.20
28/11/2019	Suez Recycling & Recovery Pty Ltd	Waste collection - BPLC	\$ 719.66
28/11/2019	West-Sure Group Pty Ltd	Cash collection services - Admin	\$ 313.50
28/11/2019	Blackwoods	Hardware supplies - Depot	\$ 2,304.90
28/11/2019	Tom Lawton - Bobcat Hire	Bobcat hire and tipping fees for verges	\$ 13,722.50
28/11/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 22,104.13
28/11/2019	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 14,927.00
28/11/2019	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 11,583.73
28/11/2019	Cockburn Cement Limited	Cement and pallets	\$ 1,700.25
28/11/2019	Officeworks Ltd	Office supplies and consumables	\$ 875.93
28/11/2019	Totally Workwear	Uniform supplies - various departments	\$ 5,796.05
28/11/2019	Alsco Pty Ltd	Mat supplies - BPLC	\$ 396.22
28/11/2019	Repco	Auto part supplies	\$ 674.50
28/11/2019	ATF Services Pty Ltd	Security fence - Cheriton Street	\$ 144.21
28/11/2019	Way Funky Company Pty Ltd	Merchandise - BPLC	\$ 13,939.09
28/11/2019	Holcim (Australia) Pty Ltd	Concrete supplies	\$ 741.40
28/11/2019	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 9,693.53
28/11/2019	A Team Printing	Printing services - various departments	\$ 1,943.70
28/11/2019	Kott Gunning	Legal services - land exchange at Brentham Street	\$ 4,903.89
28/11/2019	McLeods Barristers & Solicitors	Legal services - SAT appeal 131 Harold Street and compliance matter 114 - 116 Bulwer Street	\$ 4,818.06
28/11/2019	Tamala Park Regional Council	Account for GST for sale of land	\$ 945.70
28/11/2019	Subaru Osborne Park	Vehicle service and repairs	\$ 670.65
28/11/2019	Erections (WA)	Supply and install guardrails - various locations	\$ 4,041.40
28/11/2019	ABC Distributors WA	Supply of hand towels	\$ 3,449.60
28/11/2019	Massey's Herd	Milk supplies - Depot	\$ 586.50
28/11/2019	Graffiti Force Pty Ltd	Graffiti removal services - various locations	\$ 1,518.00
28/11/2019	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 2,395.60
28/11/2019	Manheim Pty Ltd	Towing services	\$ 236.50
28/11/2019	Kleen West Distributors	Cleaning supplies	\$ 396.00

Date	Payee	Description	Amount
28/11/2019	Adelphi Apparel	Uniform supplies - Rangers	\$ 1,265.00
28/11/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies - various departments	\$ 247.75
28/11/2019	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 3,764.45
28/11/2019	Boral Construction Materials Group Limited	Concrete supplies	\$ 4,194.62
28/11/2019	Devco Builders	Maintenance and repairs - various locations	\$ 305,519.30
28/11/2019	Light Application Pty Ltd	Supply of Halloween LED light globes - North Perth Common	\$ 379.50
28/11/2019	T&H Wilkes Pty Ltd	Gravel supplies	\$ 2,772.00
28/11/2019	Dulux Australia	Supply of paint	\$ 68.96
28/11/2019	M J Ford	Rates refund - overpayment	\$ 1,477.97
28/11/2019	The BBQ Man	Bin, BBQ and pressure cleaning services - various locations	\$ 6,067.10
28/11/2019	Quality Press	Printing services - timesheet books	\$ 1,683.72
28/11/2019	Scarboro Motors Pty Ltd	Vehicle service and repairs	\$ 555.17
28/11/2019	Department of Transport	Vehicle ownership searches	\$ 3,624.40
28/11/2019	Danterr Pty Ltd	Supply of lawnmower blades	\$ 1,408.00
28/11/2019	Shop for Shops	Pricing stickers - BPLC	\$ 100.50
28/11/2019	P A Reddingius	Expense reimbursement - course travel cost	\$ 49.90
28/11/2019	Globe Australia Pty Ltd	Supply of rat bait	\$ 198.00
28/11/2019	PriceMark Pty Ltd	Bar-lock band supplies for spa and sauna	\$ 694.10
28/11/2019	Thrifty Car Rental	Hire of bus - 2019 Garden competition judging	\$ 290.99
28/11/2019	Joe Crisafio Kia	Vehicle service and repairs	\$ 687.99
28/11/2019	Beaufort Street Network Inc.	Event sponsorship - Dogtober 2019	\$ 3,127.90
28/11/2019	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	\$ 10,612.61
28/11/2019	Bridgestone Australia LTD	Tyre services	\$ 52.25
28/11/2019	APARC	Meter maintenance and integration of the EasyPark payment application	\$ 25,448.50
28/11/2019	Mackay Urban Design	Design advisory fees	\$ 440.00
28/11/2019	Retech Rubber	Repairs to soft fall play area - Hyde Park	\$ 2,244.00
28/11/2019	Red Spear Pty Ltd	Welcome to Country - Citizenship ceremony	\$ 550.00
28/11/2019	JBA Surveys	Surveying services - Mary Street Piazza	\$ 990.00
28/11/2019	Hans Andresen	Banner installation - various locations	\$ 2,636.70
28/11/2019	Turf Care WA Pty Ltd	Turf maintenance - various locations	\$ 32,890.00
28/11/2019	C Wood Distributors	Beatty Park Café supplies	\$ 779.90
28/11/2019	Christou Nominees Pty Ltd	Design advisory fees	\$ 550.00
28/11/2019	Steann Pty Ltd	Bulk green waste collection	\$ 19,149.57
28/11/2019	Repeat Plastics (WA)	Supply of bollards, wheel stops and spikes	\$ 8,756.87
28/11/2019	Syba Signs Pty Ltd	Library supplies - book spine labels	\$ 20.90
28/11/2019	CCA Productions	Stage and PA hire - 2019 Garden competition	\$ 1,050.00
28/11/2019	Turf Developments (WA) Pty Ltd	Turf maintenance - Woodville Reserve	\$ 2,511.52
28/11/2019	Briskleen Supplies	Toiletry and cleaning products - BPLC	\$ 3,034.60
28/11/2019	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 12,098.48

Date	Payee	Description	Amount
28/11/2019	Northsands Resources	Sand supplies and construction waste disposal services - various projects	\$ 14,260.40
28/11/2019	Natural Area Holdings Pty Ltd	Weed control - various locations	\$ 2,475.00
28/11/2019	Yoshino Sushi	Beatty Park Café supplies	\$ 118.58
28/11/2019	Centropak	Beatty Park Café supplies	\$ 936.05
28/11/2019	Worldwide East Perth	Printing services - postcards and booklets	\$ 1,353.00
28/11/2019	Perth International Jazz Festival Inc.	Sponsorship - Perth International Jazz Festival 2019	\$ 5,500.00
28/11/2019	Raymond Sleeman	Fitness instructor fees	\$ 284.20
28/11/2019	Anna Cappelletta	Fitness instructor fees	\$ 663.19
28/11/2019	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
28/11/2019	Soundtown	Repairs to PA system - BPLC	\$ 198.00
28/11/2019	Aqueo Import & Distribution Pty Ltd	Merchandise - BPLC	\$ 2,832.04
28/11/2019	Richard Harrison	Bee removal services - various locations	\$ 300.00
28/11/2019	Alerton Australia	Building management system control contract; control strategy for window louvres - BPLC	\$ 2,918.30
28/11/2019	Allerding & Associates	Professional fees - SAT appeals, various properties	\$ 10,071.88
28/11/2019	Unicare Health	Disability hoist repairs - BPLC	\$ 489.75
28/11/2019	Rawlicious Delights	Beatty Park Café supplies	\$ 127.05
28/11/2019	Synergy	Electricity and gas charges - various locations	\$ 22,903.87
28/11/2019	Marketforce Pty Ltd	Advertising services - various departments	\$ 14,563.03
28/11/2019	Osborne Park Mazda	Vehicle service and repairs	\$ 281.90
28/11/2019	Leo Heaney Pty Ltd	Street tree watering and pruning services - various locations	\$ 33,535.00
28/11/2019	Till Payments Solutions Pty Limited (Formerly SimplePay Solutions)	Credit card transactions - parking terminals	\$ 10,260.86
28/11/2019	Vendpro	Vending machine hire - BPLC	\$ 235.40
28/11/2019	Perth Sail Shades & Umbrellas	Reinstall shade sails - BPLC	\$ 275.00
28/11/2019	Oshgroup Pty Ltd	Employee medical assessment	\$ 1,854.50
28/11/2019	Charmaine Amanda Magness	Fitness instructor fees	\$ 284.20
28/11/2019	MessageMedia	SMS integrating for Phoenix	\$ 150.48
28/11/2019	Courtney Hahipene	Fitness instructor fees	\$ 120.58
28/11/2019	Knight Frank Australia Pty Ltd	Lease negotiation services - 246 Vincent Street	\$ 8,800.00
28/11/2019	Technology One Ltd	GIS consulting services	\$ 3,935.80
28/11/2019	Roadline Removal (WA)	Line marking removal services	\$ 4,679.18
28/11/2019	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 818.40
28/11/2019	Risk Management Technologies Pty Ltd	Annual subscription - ChemAlert 19/20	\$ 3,129.50
28/11/2019	Innovations Catering	Catering services - various events including Citizenship ceremony	\$ 7,726.10
28/11/2019	Institute of Public Administration Australia WA	Staff training - The transition to leadership	\$ 55.00
28/11/2019	Stephen Carrick Architects Pty Ltd	Heritage advice - 164 Flinders Street, Mount Hawthorn	\$ 880.00
28/11/2019	AWB Building Co.	Plumbing services - various locations	\$ 2,791.36
28/11/2019	Kuditj (as a partner of Sodexo)	Catering services - Parks Six Seasons workshop	\$ 802.25
28/11/2019	Tree Amigos	Street trees and parks pruning/removal - various locations	\$ 51,655.16

Date	Payee	Description	Amount
28/11/2019	Colleagues Nagels	Integrated transferable parking permits	\$ 183.42
28/11/2019	Minter Ellison	Legal services - General employment matters	\$ 6,545.00
28/11/2019	Boyan Electrical Services	Electrical services - various locations	\$ 43,209.82
28/11/2019	Central Regional Tafe	Staff training - Prosecution course (Rangers)	\$ 1,143.00
28/11/2019	AV Truck Services Pty Ltd	Plant repairs and maintenance	\$ 198.01
28/11/2019	All Aussie Carpet Clean	Carpet cleaning services - BPLC	\$ 550.00
28/11/2019	Apollo Plumbing and Gas Pty Ltd	Plumbing services - BPLC	\$ 7,180.00
28/11/2019	Design Right Pty Ltd	Design services - Leederville Oval & Loftus Community Centre change rooms	\$ 8,800.00
28/11/2019	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 1,437.28
28/11/2019	Nordic Fitness Equipment	Cleaning wipes for gym	\$ 995.00
28/11/2019	Unilever Australia Ltd	Beatty Park Café supplies	\$ 2,601.72
28/11/2019	Konica Minolta Business Solutions Australia Pty Ltd	Copy costs - various departments	\$ 2,010.37
28/11/2019	Zoho Corporation Pty Ltd	Annual subscription - ManageEngine	\$ 12,361.14
28/11/2019	Elyse Amy Johnstone	Fitness instructor fees	\$ 589.72
28/11/2019	StrataGreen	Supply of weedkiller	\$ 356.40
28/11/2019	Boya Equipment	Plant repairs and maintenance	\$ 253.00
28/11/2019	Noma Pty Ltd	Design advisory fees	\$ 880.00
28/11/2019	Gymcare	Gym equipment repairs and maintenance	\$ 216.65
28/11/2019	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 496.10
28/11/2019	Information Proficiency	Functional and technical health check - Content Manager	\$ 8,800.00
28/11/2019	Cirrus Networks	CISCO software upgrade (part payment)	\$ 18,018.00
28/11/2019	SJR Civil Consulting Pty Ltd	Consultancy services - Black spot project	\$ 1,056.00
28/11/2019	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 10,420.81
28/11/2019	Metal Artwork Creations	Supply of staff name badges - BPLC	\$ 152.90
28/11/2019	PeopleSense by Altius	Counselling services	\$ 1,532.30
28/11/2019	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 237.60
28/11/2019	Market Creations	Website dedicated IP address - BPLC	\$ 88.00
28/11/2019	SPP Group WA Pty Ltd	Electrical consultancy - Leederville Oval	\$ 9,350.00
28/11/2019	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 381.15
28/11/2019	New Dimension Mechanical Services	Fridge repairs - BPLC	\$ 1,930.69
28/11/2019	Nao Williams	Fitness instructor fees	\$ 150.00
28/11/2019	Stott Hoare	Supply of iPads, keyboards and monitor	\$ 4,045.25
28/11/2019	Securus	Security services - Royal Park Pavilion	\$ 98.49
28/11/2019	CM Promotions	Sunscreen supplies	\$ 192.00
28/11/2019	The Event Mill	Hire of umbrellas - Citizenship ceremony	\$ 616.00
28/11/2019	Teena Smith	Fitness instructor fees	\$ 330.00
28/11/2019	Shaaron Taylor	Fitness instructor fees	\$ 227.50
28/11/2019	Dalin Electrical Controls	Service geothermal system - BPLC	\$ 330.00
28/11/2019	The Fabric Printer	Supply of t-shirts - COV Summer events	\$ 3,510.10

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Date	Payee	Description	Amount
28/11/2019	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 20,428.85
28/11/2019	Access Office Industries	Library supplies	\$ 289.50
28/11/2019	Cockburn Party Hire	Hire of chairs - Citizenship ceremony	\$ 1,182.40
28/11/2019	Park Motor Body Builders	Plant repairs and maintenance	\$ 1,239.70
28/11/2019	Sid Thoo	Design advisory fees	\$ 440.00
28/11/2019	Powerlux WA	Supply and install LED solar lights - Leake Street (part payment)	\$ 11,838.75
28/11/2019	R Bala	Distribution services - 40 km per hour trial flyers	\$ 178.00
28/11/2019	Sia Sasha Ivanovich Architects	Design advisory fees	\$ 770.00
28/11/2019	Perth Auto Alliance Pty Ltd	Vehicle service and repairs	\$ 1,394.55
28/11/2019	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 2,501.89
28/11/2019	Northside Nissan	Purchase of vehicle, as per fleet management programme	\$ 28,679.55
28/11/2019	United Equipment Pty Ltd	Supply of plant operator manual	\$ 87.76
28/11/2019	Enzed Malaga	Plant repairs and maintenance	\$ 305.25
28/11/2019	S Iuliano	Expense reimbursement - gifts for competition judges	\$ 70.00
28/11/2019	CAI Fences	Supply and install chainmesh fencing and gates - Birdwood Square	\$ 14,982.00
28/11/2019	CAI Fences	Fitness instructor fees	\$ 645.00
28/11/2019	B Fiebig	Fitness instructor fees	\$ 113.68
28/11/2019	M Humich	Fitness instructor fees	\$ 170.52
28/11/2019	Connect Call Centre Services	After hours call service	\$ 1,381.71
28/11/2019	Pixel Poetry	Photography services - 2019 Garden competition event	\$ 1,100.00
28/11/2019	S Patchett	Fitness instructor fees	\$ 405.00
28/11/2019	Cleansweep WA	Hire of road sweepers - various locations	\$ 515.63
28/11/2019	i Lidia Love	Instagram influencer - Summer events campaign	\$ 275.00
28/11/2019	Aussie Translations	Translation services - letter to business owners	\$ 99.00
03/12/2019	Mercer Spectrum	Superannuation	\$ 7,096.53
04/12/2019	Maxima Group Training	School based trainees - Apprenticeship Cert II in business	\$ 1,202.26
04/12/2019	Print and Sign Co	Printing services - various departments	\$ 69.30
04/12/2019	Tama Management Consulting	Consultancy - Services and place review projects	\$ 6,050.00
04/12/2019	P S Dimmock & A C Mesquita	Refund for compost bin	\$ 30.00
04/12/2019	LO-GO Appointments	Temporary staff - various departments	\$ 5,543.03
04/12/2019	Sigma Chemicals	Pool chemicals - BPLC	\$ 290.13
04/12/2019	Zipform	Rates notices 19/20 - 3rd instalment	\$ 7,518.75
04/12/2019	Bollinger & Co Pty Ltd	Repair automatic gate - Depot	\$ 541.80
04/12/2019	Award Contracting	Locating services - Brisbane Street	\$ 929.50
04/12/2019	West Australian Newspapers Limited	Newspapers for resale - BPLC	\$ 228.12
04/12/2019	Woodlands Distributors & Agencies Pty Ltd	Supply of compostable dog waste bags	\$ 7,319.40
04/12/2019	Mayne Publications	Magazine subscription - Arbor Age (Parks)	\$ 77.00
04/12/2019	Academy Services WA Pty Ltd	Cleaning services and cleaning materials - various locations	\$ 57,816.92
04/12/2019	Blackwoods	Hardware supplies - Depot	\$ 129.60

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Date	Payee	Description	Amount
04/12/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 12,283.33
04/12/2019	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 6,550.50
04/12/2019	Totally Workwear	Uniform supplies - Parks	\$ 146.25
04/12/2019	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 4,981.90
04/12/2019	I Ellies	Expense reimbursement - vehicle headlight	\$ 111.15
04/12/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies - various departments	\$ 131.20
04/12/2019	The Perth Mint	Purchase of 2020 coins - Citizenship ceremony	\$ 1,009.80
04/12/2019	Devco Builders	Maintenance and repairs - various locations	\$ 19,295.65
04/12/2019	Australian HVAC Services Pty Ltd	Air-conditioning maintenance and repairs - various locations	\$ 7,474.94
04/12/2019	Remida WA	Artist fee - Eco Christmas tree sculpture (balance)	\$ 2,200.00
04/12/2019	Forrest Park Croquet Club Inc	Croquet club hire - Community & Business Services end of year function	\$ 520.00
04/12/2019	Mayor E Cole	Expense reimbursement - parking	\$ 93.32
04/12/2019	North Perth Community Garden	Community precinct group annual grant	\$ 328.00
04/12/2019	Allerding & Associates	Professional fees - SAT appeal 48 Egina Street	\$ 16,576.45
04/12/2019	Synergy	Electricity and gas charges - various locations	\$ 2,573.46
04/12/2019	Marketforce Pty Ltd	Advertising services - various departments	\$ 1,189.28
04/12/2019	S E Hill	Expense reimbursement - lettering for tree signage	\$ 311.39
04/12/2019	AWB Building Co.	Plumbing services - Depot	\$ 161.44
04/12/2019	New Dimension Mechanical Services	Air conditioning repairs - BPLC	\$ 3,246.10
04/12/2019	Perth Marquees	Marquee hire - children's art classes at North Perth Common	\$ 290.00
04/12/2019	Cr A Castle	Expense reimbursement - child care	\$ 480.00
04/12/2019	SpacetoCo Pty Ltd	Facilities weekly reporting and financial handling - two months	\$ 1,485.00
04/12/2019	Sid Thoo	Design advisory fees	\$ 440.00
04/12/2019	K M Allen	Expense reimbursement - road closure applications & various event supplies	\$ 165.00
04/12/2019	Element Advisory Pty Ltd	Advisory services - Beaufort Street vacancy project	\$ 6,696.25
04/12/2019	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 462.00
04/12/2019	Cleansweep WA	Hire of road sweepers - various locations	\$ 550.00
04/12/2019	Australian Taxation Office	Payroll deduction	\$ 191,808.00
04/12/2019	Smartsalary Pty Limited	Payroll deduction	\$ 1,416.60
04/12/2019	Australian Services Union	Payroll deduction	\$ 310.80
04/12/2019	Child Support Agency	Payroll deduction	\$ 1,571.83
04/12/2019	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
04/12/2019	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,203.54
04/12/2019	City of Vincent Staff Social Club	Payroll deduction	\$ 516.00
04/12/2019	Depot Social Club	Payroll deduction	\$ 72.00
04/12/2019	Health Insurance Fund of WA	Payroll deduction	\$ 260.60
06/12/2019	The Trustee for Fergco Family Super Fund	Superannuation	\$ 2,166.84
06/12/2019	The Trustee for Guild Retirement Fund	Superannuation	\$ 528.94
06/12/2019	SuperChoice Services Pty Ltd	Superannuation	\$ 219,445.57

Date	Payee	Description	Amount
12/12/2019	M Slater	Fitness instructor fees	\$ 120.58
12/12/2019	Natale Group Australia Pty Ltd	Security services - BPLC	\$ 330.00
12/12/2019	Cleantex Pty Ltd	Washroom consumables - Admin	\$ 257.73
12/12/2019	Maxima Group Training	School based trainees - Apprenticeship Cert II in business	\$ 810.70
12/12/2019	Print and Sign Co	Printing services - various departments	\$ 5,873.45
12/12/2019	L Ward	Fitness instructor fees	\$ 56.84
12/12/2019	Matrix Traffic and Transport Data Pty Ltd	Traffic data collection	\$ 11,066.00
12/12/2019	Trophy Choice	Supply of medals - Kambarang sports tournament	\$ 515.25
12/12/2019	ES2 Pty Ltd	Technical security review for user, systems and network access	\$ 7,755.00
12/12/2019	Select Fresh	Beatty Park Café supplies	\$ 592.72
12/12/2019	BDO Advisory (WA) Pty Ltd	Consultancy services - Risk management register	\$ 9,592.26
12/12/2019	Domus Nursery	Supply of plants	\$ 7,141.14
12/12/2019	Apparatus: Public Art and Cultural Services Pty Ltd	Consultancy fee - Major public artwork commission panel	\$ 529.38
12/12/2019	YogaNut	Fitness instructor fees	\$ 180.00
12/12/2019	N J Giles	Consultancy fee - Major public artwork commission panel	\$ 600.00
12/12/2019	D Dama	Fitness instructor fees	\$ 213.15
12/12/2019	Insight Enterprises Australia Pty Ltd	Annual subscription - Microsoft suite	\$ 123,955.61
12/12/2019	Aeroture	Photographic services - Kambarang Sports and Culture Showcase	\$ 2,200.00
12/12/2019	Carramar Coastal Nursery	Supply of plants	\$ 157.30
12/12/2019	So Media Group	'Shop Local' campaign - first claim	\$ 12,540.00
12/12/2019	Bredideca Pty Ltd	Floor cleaner repairs - BPLC	\$ 665.50
12/12/2019	Beatty Lodge Pty Ltd	Accommodation for competitors - Kambarang Sports and Culture Showcase	\$ 1,050.00
12/12/2019	N Lennon	Partial refund of food assessment fee	\$ 309.17
12/12/2019	The Bullshit Company	Workshop - COV Innovation program (deposit)	\$ 1,650.00
12/12/2019	MJA Studio	Refund of event licence, due to cancellation	\$ 132.00
12/12/2019	Fortec Australia Pty Ltd	Refund of works licence, due to not being required	\$ 132.00
12/12/2019	Grill'd Pty Ltd	Catering services - staff rewards and recognition end of year event	\$ 684.30
12/12/2019	Owners of 10 Alma Road SP18891	Reimbursement from heritage assistance fund	\$ 2,612.50
12/12/2019	Snap Northbridge	Printing services - Binding marketing presentation	\$ 116.16
12/12/2019	D Bereshezckiy	Part refund of Beatty Park Leisure Centre fees	\$ 73.60
12/12/2019	S Pelemis	Part refund of Beatty Park Leisure Centre fees	\$ 530.28
12/12/2019	D Tomlinson	Part refund of dog registration	\$ 150.00
12/12/2019	D Gamage	Refund of parking permit	\$ 180.00
12/12/2019	B McKay	Refund of hall bond	\$ 250.00
12/12/2019	S & W Parker	Part refund of dog registration	\$ 77.50
12/12/2019	N Sarapunas	Refund of parking permit	\$ 180.00
12/12/2019	N Stokes	Expense reimbursement	\$ 113.50
12/12/2019	Rodico Engineering	Refund of infringement- withdrawn on appeal	\$ 70.00
12/12/2019	ASHM (Australia Society for HIV, Viral Hepatitis and Sexual Health)	Staff training - National asbestos safety conference (Health)	\$ 475.00

Date	Payee	Description	Amount
12/12/2019	Aline Brick Paving	Brick paving services - various locations	\$ 2,667.50
12/12/2019	Alinta Energy	Gas charges - Banks Reserve	\$ 59.15
12/12/2019	Australia Post (Agency Commission)	Commission charges	\$ 589.64
12/12/2019	Bunnings Trade	Hardware supplies - various departments	\$ 821.42
12/12/2019	Benara Nurseries	Supply of plants	\$ 1,269.86
12/12/2019	Cobblestone Concrete	Concrete path repairs - various locations	\$ 8,164.20
12/12/2019	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 5,073.46
12/12/2019	Landgate	Gross rental valuations for interims	\$ 1,354.23
12/12/2019	Inner City Newsagency	Newspaper delivery - Library	\$ 16.48
12/12/2019	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 6,176.34
12/12/2019	Line Marking Specialists	Line marking services - various locations	\$ 15,191.46
12/12/2019	LO-GO Appointments	Temporary staff - various departments	\$ 3,730.57
12/12/2019	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 2,502.24
12/12/2019	Major Motors Pty Ltd	Truck repairs and maintenance	\$ 3,143.86
12/12/2019	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 8,430.95
12/12/2019	Mindarie Regional Council	Processable and non processable waste	\$ 71,875.98
12/12/2019	Running Bare Australia Pty Ltd	Merchandise - BPLC	\$ 231.00
12/12/2019	SAS Locksmiths	Key cutting and lock maintenance service - various locations	\$ 3,210.78
12/12/2019	Civica Pty Limited	Staff training - Interim rates processing; BIS upgrade	\$ 6,518.88
12/12/2019	Sportsworld Of WA	Merchandise - BPLC	\$ 7,255.60
12/12/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 817.03
12/12/2019	W.A. Hino Sales & Service	Plant repairs and maintenance	\$ 2,950.55
12/12/2019	Water Corporation	Water charges - various locations	\$ 8,689.76
12/12/2019	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Rangers	\$ 2,500.85
12/12/2019	St John Ambulance Western Australia Ltd	First aid cover - Basketball tournament	\$ 440.00
12/12/2019	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 1,705.84
12/12/2019	The Royal Life Saving Society Western Australia Inc	Watch around water wristbands - BPLC; servicing of AIDS memorial fountain; repairs and maintenance - Hyde Park water playground	\$ 7,336.41
12/12/2019	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 3,806.00
12/12/2019	Total Packaging WA Pty Ltd	Supply of bin liners	\$ 4,259.20
12/12/2019	WALGA	Design of COV Summer events website 2019	\$ 1,502.00
12/12/2019	KS Black Pty Ltd	Bore and pump maintenance - various locations	\$ 4,468.20
12/12/2019	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 3,062.22
12/12/2019	Coates Hire Operations Pty Ltd	Hire of plate compactor	\$ 453.95
12/12/2019	Les Mills Asia Pacific	Licence fees for fitness classes	\$ 1,585.49
12/12/2019	Award Contracting	Locating services - various locations	\$ 2,975.50
12/12/2019	Kone Elevators Pty Ltd	Lift repairs - BPLC	\$ 588.50
12/12/2019	Baileys Fertilisers	Supply of fertiliser and soil wetting agent	\$ 5,552.25
12/12/2019	RPG Auto Electrics	Plant repairs and maintenance	\$ 605.00

Date	Payee	Description	Amount
12/12/2019	Nyoongar Patrol Systems Inc.	Nyoongar patrol services	\$ 13,750.00
12/12/2019	Ed Art Supplies	Library supplies	\$ 101.31
12/12/2019	Department of Mines, Industry Regulation and Safety	Building services levy collection	\$ 57,524.61
12/12/2019	Allmark and Associates Pty Ltd	Name plate - Council Chamber	\$ 162.25
12/12/2019	Australasian Performing Right Association Ltd	Music licence fees - BPLC	\$ 4,131.92
12/12/2019	Blyth Enterprises Pty Ltd	Supply of bins and lids	\$ 472.01
12/12/2019	CSP Group Pty Ltd	Supply of gardening equipment	\$ 3,968.80
12/12/2019	West Australian Newspapers Limited	Newspaper delivery - Library	\$ 288.00
12/12/2019	Winc Australia Pty Ltd	Office supplies and consumables	\$ 1,940.88
12/12/2019	Donegan Enterprises Pty Ltd	Playground safety inspection - Braithwaite Park	\$ 110.00
12/12/2019	Sports Turf Technology Pty Ltd	Turf inspection and report - Charles Veryard Reserve	\$ 495.00
12/12/2019	J & K Hopkins	Office furniture supplies - various departments	\$ 5,000.00
12/12/2019	Parallax Productions Pty Ltd	Artist fee - Major public artwork commission	\$ 2,200.00
12/12/2019	Kennards Hire	Equipment hire - various	\$ 676.00
12/12/2019	Cleanaway	Recycling contract	\$ 18,527.50
12/12/2019	Roseworthy (WA) Pty Ltd t/as Roworth's Nursery	Supply of plants	\$ 330.00
12/12/2019	Kerbing West	Kerbing services - various locations	\$ 8,060.97
12/12/2019	Downer EDI Engineering Power Pty Ltd	Beaufort Street CCTV upgrade (part payment)	\$ 141,540.83
12/12/2019	Academy Services WA Pty Ltd	Additional cleaning services - Admin	\$ 1,509.76
12/12/2019	Perth Party Hire	Hire of furniture, marquees & staging - Kambarang Sports & Culture Showcase	\$ 1,150.00
12/12/2019	M Stojanoski	Expense reimbursement - fuel for hire car (COV vehicle was being repaired)	\$ 65.40
12/12/2019	West-Sure Group Pty Ltd	Cash collection services - Admin	\$ 250.80
12/12/2019	Blackwoods	Hardware supplies - Depot	\$ 1,791.34
12/12/2019	Jonathan Epps Arboriculturist	Arboriculture services - BPLC	\$ 760.00
12/12/2019	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 3,631.10
12/12/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 26,047.07
12/12/2019	Dunbar Services (WA) Pty Ltd	Café canopy clean - BPLC	\$ 303.60
12/12/2019	Telstra Infrastructure Services	Repair Telstra pit - Newcastle Street	\$ 8,150.15
12/12/2019	Jackson McDonald	Legal services - general advice	\$ 2,997.95
12/12/2019	Officeworks Ltd	Office supplies and consumables	\$ 15.00
12/12/2019	The Good Guys	Bluetooth speaker - Parks	\$ 35.00
12/12/2019	Totally Workwear	Uniform supplies - various departments	\$ 2,116.25
12/12/2019	ATF Services Pty Ltd	Security fence - Cheriton Street	\$ 144.21
12/12/2019	Holcim (Australia) Pty Ltd	Concrete supplies	\$ 267.08
12/12/2019	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 9,936.04
12/12/2019	A Team Printing	Printing services - BPLC	\$ 1,017.50
12/12/2019	Erections (WA)	Supply and install crash barrier, supply and install pedestrian fencing and repair damaged guardrail - various locations	\$ 8,036.60
12/12/2019	CVP Electrical Co	Spa pump repairs - BPLC	\$ 339.16

Date	Payee	Description	Amount
12/12/2019	Mega Vision Australia Pty Ltd	Audio equipment hire - Kambarang Sports and Culture Showcase	\$ 185.25
12/12/2019	Belgravia Health & Leisure Group Pty Ltd	Court hire - Kambarang Sports and Culture Showcase	\$ 1,205.00
12/12/2019	Total Eden Pty Ltd	Reticulation supplies	\$ 127.91
12/12/2019	Manheim Pty Ltd	Towing services	\$ 709.50
12/12/2019	Artery Media Solutions	Artwork - Eco Christmas tree sculpture (final payment)	\$ 2,200.00
12/12/2019	Kleen West Distributors	Cleaning and graffiti removal supplies	\$ 1,952.23
12/12/2019	Replants.com Pty Ltd	Design advisory fees	\$ 880.00
12/12/2019	Adelphi Apparel	Uniform supplies - Rangers	\$ 869.00
12/12/2019	ZIP Heaters Aust Pty Ltd	Hydrotap maintenance - various locations	\$ 1,718.04
12/12/2019	Battery World Osborne Park	Supply of batteries	\$ 89.95
12/12/2019	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 4,913.65
12/12/2019	Boral Construction Materials Group Limited	Concrete supplies	\$ 1,483.94
12/12/2019	Devco Builders	Maintenance and repairs - various locations	\$ 248,394.47
12/12/2019	Stevlec Electrical Pty Ltd	Installation of barbecue and concrete pad - Britannia Reserve	\$ 8,772.72
12/12/2019	Australian HVAC Services Pty Ltd	Air-conditioning maintenance and repairs - various locations	\$ 679.25
12/12/2019	WC Convenience Management Pty Ltd	Maintenance of exelooos - various locations	\$ 3,992.44
12/12/2019	Plastic Card Printing Pty Ltd	Supply of ID cards - Rangers	\$ 240.90
12/12/2019	Orig-equip Auto Tops	Supply and fit vehicle tonneau cover	\$ 275.00
12/12/2019	APARC	Central management system, software licensing and meter maintenance	\$ 42,997.04
12/12/2019	Mackay Urban Design	Design advisory fees	\$ 440.00
12/12/2019	Retech Rubber	Repairs to soft fall play area - various locations	\$ 1,381.60
12/12/2019	Artistralia Pty Ltd	Film screening copyright - Coco	\$ 495.00
12/12/2019	Australian Paper	Supply of envelopes	\$ 344.30
12/12/2019	Atom Supply	Supply of masks	\$ 728.64
12/12/2019	C Wood Distributors	Beatty Park Café supplies	\$ 731.50
12/12/2019	Halls Head College ESC	Supply of plants	\$ 550.00
12/12/2019	Christou Nominees Pty Ltd	Design advisory fees	\$ 550.00
12/12/2019	Steann Pty Ltd	Bulk green waste collection	\$ 20,149.64
12/12/2019	Chindarsi Architects	Design advisory fees	\$ 440.00
12/12/2019	Turf Developments (WA) Pty Ltd	Turf maintenance - Mary Street Piazza	\$ 2,438.15
12/12/2019	Vorgee Pty Ltd	Merchandise - BPLC	\$ 1,226.37
12/12/2019	Briskleen Supplies	Toiletry and cleaning products - BPLC; sanipod service	\$ 4,629.05
12/12/2019	Taman Diamond Tool Solutions	Purchase of two petrol road saws	\$ 6,270.00
12/12/2019	Regents Commercial	Variable outgoings - Barlee Street car park	\$ 3,184.97
12/12/2019	Compu-Stor	Records digitisation and off-site storage	\$ 6,744.42
12/12/2019	Natural Area Holdings Pty Ltd	Weed control - various locations	\$ 5,173.08
12/12/2019	Action Logistics (WA) Pty Ltd t/a Action Couriers	Courier services	\$ 42.94
12/12/2019	Yoshino Sushi	Beatty Park Café supplies	\$ 435.60
12/12/2019	Centropak	Beatty Park Café supplies	\$ 2,224.25

Date	Payee	Description	Amount
12/12/2019	Anna Cappelletta	Fitness instructor fees	\$ 602.90
12/12/2019	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
12/12/2019	Advancetag Pty Ltd	Label supplies - BPLC	\$ 220.00
12/12/2019	Aqueo Import & Distribution Pty Ltd	Merchandise - BPLC	\$ 894.96
12/12/2019	Alerton Australia	Emergency repairs on building management system - BPLC	\$ 4,183.30
12/12/2019	Unicare Health	Disability hoist repairs - BPLC	\$ 1,857.50
12/12/2019	Rawlicious Delights	Beatty Park Café supplies	\$ 381.15
12/12/2019	Synergy	Electricity and gas charges - various locations	\$ 12,465.08
12/12/2019	CS Legal	Debt recovery services	\$ 599.10
12/12/2019	Marketforce Pty Ltd	Advertising services - various departments	\$ 880.26
12/12/2019	Lester Blades	Recruitment costs - Executive Director position	\$ 8,250.00
12/12/2019	D A Evans	Part refund of Beatty Park Leisure Centre fees	\$ 468.59
12/12/2019	Leo Heaney Pty Ltd	Street tree watering and pruning services - various locations	\$ 17,259.00
12/12/2019	IAP2 Australasia	Staff training - Engagement design and essentials	\$ 13,090.00
12/12/2019	Kestral Computing Pty Ltd	Phoenix annual licence and support - BPLC	\$ 10,502.91
12/12/2019	SwimFin Australia Pty Ltd	Merchandise - BPLC	\$ 626.00
12/12/2019	3 Monkeys Audiovisual Pty Ltd	Purchase of pull up projector screen	\$ 150.00
12/12/2019	Karen Grant	Fitness instructor fees	\$ 140.00
12/12/2019	Cleanaway Co Pty Ltd	Disposal of waste spill - Hyde Park ablutions	\$ 2,199.50
12/12/2019	Charmaine Amanda Magness	Fitness instructor fees	\$ 341.04
12/12/2019	Courtney Hahipene	Fitness instructor fees	\$ 120.58
12/12/2019	Jean-Paul Barbier	Fitness instructor fees	\$ 297.00
12/12/2019	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 2,175.25
12/12/2019	Local Government Professionals Australia	Registration - 2020 Australasian management challenge	\$ 5,885.00
12/12/2019	Innovations Catering	Catering services - Major public artwork panel meeting	\$ 350.00
12/12/2019	Institute of Public Administration Australia WA	Staff training - The transition to leadership	\$ 55.00
12/12/2019	Stephen Carrick Architects Pty Ltd	Presentation fee - Heritage and character in Vincent	\$ 880.00
12/12/2019	AWB Building Co.	Plumbing services - various locations	\$ 2,800.69
12/12/2019	Solo Resource Recovery	Pressure cleaning services - various locations	\$ 5,546.75
12/12/2019	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
12/12/2019	Tree Amigos	Street trees and parks pruning/removal - various locations	\$ 29,634.00
12/12/2019	Colleagues Nagels	Integrated transferable parking permits	\$ 194.70
12/12/2019	Boyan Electrical Services	Installation of Christmas tree lights	\$ 4,510.00
12/12/2019	Club 55 Travel	Bus hire - Seniors outing	\$ 1,984.00
12/12/2019	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 1,116.00
12/12/2019	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 1,372.04
12/12/2019	Direct Coffee Supplies Pty Ltd	Vending machine supplies - Library	\$ 437.00
12/12/2019	Perth Office Equipment Repairs	Office equipment repairs - folder insert	\$ 368.50
12/12/2019	Unilever Australia Ltd	Beatty Park Café supplies	\$ 916.31

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Date	Payee	Description	Amount
12/12/2019	RAMM Software Pty Ltd	Software support and maintenance 2019/20	\$ 10,293.54
12/12/2019	Jackie Barron	Fitness instructor fees	\$ 260.00
12/12/2019	StrataGreen	Supply of garden equipment - various	\$ 10,267.64
12/12/2019	Nightlife Music Pty Ltd	Crowd DJ - BPLC	\$ 668.92
12/12/2019	Australia Post	Postage charges	\$ 10,271.21
12/12/2019	Superior Pak Pty Ltd	Plant repairs and maintenance	\$ 138.05
12/12/2019	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
12/12/2019	Gymcare	Gym equipment repairs and maintenance	\$ 1,387.10
12/12/2019	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 1,228.92
12/12/2019	Benerin Electrical Services	Install bus shelter mesh panels - various locations	\$ 352.00
12/12/2019	Assured Certification Services	Certification services - various locations	\$ 550.00
12/12/2019	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 237.60
12/12/2019	WA Library Supplies	Library supplies - book covering	\$ 349.50
12/12/2019	Altus Planning	Cost of planning appeals	\$ 2,200.00
12/12/2019	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 1,121.73
12/12/2019	Smoke and Mirrors AV	Supply of PA system - Citizenship ceremony	\$ 998.50
12/12/2019	New Dimension Mechanical Services	Air conditioning repairs - BPLC	\$ 2,924.90
12/12/2019	Stott Hoare	Supply of iPad, computers and accessories	\$ 5,530.80
12/12/2019	Fiona Oakshott	Fitness instructor fees	\$ 56.84
12/12/2019	Event Artillery	Christmas tree hire - Seniors Christmas lunch	\$ 340.00
12/12/2019	Danica Zuks Photography	Photographic services - Citizenship ceremony	\$ 262.50
12/12/2019	The Event Mill	Hire of furniture - Staff Christmas party	\$ 1,611.50
12/12/2019	Teena Smith	Fitness instructor fees	\$ 140.00
12/12/2019	Dalin Electrical Controls	Service and repairs to geothermal system - BPLC	\$ 3,625.35
12/12/2019	Frostbland Pty Ltd	Merchandise - BPLC	\$ 1,256.92
12/12/2019	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 3,449.24
12/12/2019	Signbiz WA Pty Ltd	Sign supplies - Admin	\$ 308.00
12/12/2019	Ward Packaging	Supply of paper cups	\$ 151.80
12/12/2019	Daniel Bullen	Fitness instructor fees	\$ 1,176.84
12/12/2019	Whitfords Event Hire	Hire of marquee - Scitech visit	\$ 3,405.00
12/12/2019	A Lazarus	Fitness instructor fees	\$ 113.68
12/12/2019	Sid Thoo	Expert witness statement for SAT hearing	\$ 792.00
12/12/2019	Ausblue Pty Ltd	Ad blue supplies - additive to reduce truck carbon emissions	\$ 950.40
12/12/2019	K Roach	Fitness instructor fees	\$ 170.52
12/12/2019	Billi Australia Pty Ltd	Water heater repairs - BPLC	\$ 348.70
12/12/2019	R Bala	Distribution services - various flyers	\$ 623.00
12/12/2019	CSE Crosscom Pty Ltd	Supply and install desktop base radio - Library	\$ 3,338.07
12/12/2019	En. Yoga	Fitness instructor fees	\$ 60.00
12/12/2019	Sia Sasha Ivanovich Architects	Design advisory fees	\$ 550.00

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Date	Payee	Description	Amount
12/12/2019	Department of Planning Lands and Heritage	Amended DAP fees	\$ 10,218.00
12/12/2019	Holmes a Court Gallery	COV contribution - Douglas Street mural	\$ 4,400.00
12/12/2019	Kanga Loaders WA	Plant repairs and maintenance	\$ 3,131.36
12/12/2019	Aspect Studios Pty Ltd	Design advisory fees	\$ 440.00
12/12/2019	B Fiebig	Fitness instructor fees	\$ 113.68
12/12/2019	M Humich	Fitness instructor fees	\$ 113.68
12/12/2019	S Patchett	Fitness instructor fees	\$ 315.00
12/12/2019	Australian Taxation Office	Payroll deduction	\$ 216,162.85
12/12/2019	Smartsalary Pty Limited	Payroll deduction	\$ 1,416.60
12/12/2019	Australian Services Union	Payroll deduction	\$ 310.80
12/12/2019	Child Support Agency	Payroll deduction	\$ 1,571.83
12/12/2019	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
12/12/2019	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,203.54
12/12/2019	City of Vincent Staff Social Club	Payroll deduction	\$ 536.00
12/12/2019	Depot Social Club	Payroll deduction	\$ 64.00
12/12/2019	Health Insurance Fund of WA	Payroll deduction	\$ 260.60
13/12/2019	Cr Ashley Wallace	Council meeting fee	\$ 1,935.83
13/12/2019	Cr Sally Smith	Council meeting fee	\$ 1,935.83
13/12/2019	Cr J Topelberg	Council meeting fee	\$ 1,935.83
13/12/2019	Mayor E Cole	Council meeting fee	\$ 7,875.25
13/12/2019	Cr D Loden	Council meeting fee	\$ 1,935.83
13/12/2019	Cr S Gontaszewski	Council meeting fee	\$ 3,255.70
13/12/2019	Cr J Hallett	Council meeting fee	\$ 1,935.83
13/12/2019	Cr A Castle	Council meeting fee	\$ 1,935.83
13/12/2019	Cr J Fotakis	Council meeting fee	\$ 1,935.83
18/12/2019	Natale Group Australia Pty Ltd	Security services - BPLC	\$ 330.00
18/12/2019	Cleantex Pty Ltd	Washroom consumables - Admin	\$ 322.17
18/12/2019	S Jamieson	Expense reimbursement - TravelSmart breakfast catering	\$ 150.66
18/12/2019	A Bosich	Refund for Seniors Christmas lunch	\$ 35.00
18/12/2019	Ultimo Catering & Events Pty Ltd	Catering services - Tamala Park Regional Council dinner	\$ 1,349.50
18/12/2019	Soul Cocina Catering	Catering services - Staff Christmas party 2019 (part payment)	\$ 2,200.00
18/12/2019	Rock 'n' Toddle	Children's entertainer - Kids Christmas market	\$ 418.00
18/12/2019	P Roberts	Rates refund - overpayment	\$ 405.21
18/12/2019	K J von Knoll	Rates refund - overpayment	\$ 730.19
18/12/2019	City Of Perth	Cycle lane cleaning services - various locations	\$ 353.99
18/12/2019	Department of Fire and Emergency Services (DFES)	Emergency services levy - 2nd quarter 2019/20	\$ 2,287,043.16
18/12/2019	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 32,017.16
18/12/2019	West Australian Newspapers Limited	Newspapers for resale - BPLC	\$ 114.06
18/12/2019	J & K Hopkins	Office furniture supplies - Admin	\$ 358.00

Date	Payee	Description	Amount
18/12/2019	Cleanaway	Recycling contract	\$ 17,390.12
18/12/2019	Way Funky Company Pty Ltd	Merchandise - BPLC	\$ 157.25
18/12/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies - various departments	\$ 201.58
18/12/2019	Environmental Health Australia (WA) Inc	Registration - WA Conference 2019	\$ 2,080.00
18/12/2019	Synergy	Electricity and gas charges - various locations	\$ 22,548.40
18/12/2019	Vendpro	Vending machine hire - BPLC	\$ 235.40
18/12/2019	S E Hill	Expense reimbursement - Parks team building morning tea	\$ 107.16
18/12/2019	Innovations Catering	Catering services - Council workshop	\$ 532.00
18/12/2019	Institute of Public Administration Australia WA	Staff training - Women in public sector conference	\$ 290.00
18/12/2019	Studio Elementa	Graphic design services - COV youth action plan	\$ 460.00
18/12/2019	Cr A Castle	Expense reimbursement - child care	\$ 415.00
18/12/2019	Outdoor Furniture Northside Pty Ltd	Supply of sun loungers - BPLC	\$ 3,517.00
18/12/2019	K M Allen	Expense reimbursement - event road closure applications	\$ 420.58
18/12/2019	K A Balm	Expense reimbursement - supplies for Kambarang Sports & Culture Showcase	\$ 290.95
18/12/2019	Mount Lawley Art Framers	Framed certificates - Recognition of service	\$ 180.00
18/12/2019	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 1,155.00
20/12/2019	M Slater	Fitness instructor fees	\$ 60.29
20/12/2019	Eclipse Soils Pty Ltd	Supply of mulch - Brisbane Street car park	\$ 1,049.40
20/12/2019	WA Profiling & Stabilisation Pty Ltd	Profiling services - various locations	\$ 19,140.18
20/12/2019	DNX Energy Pty Ltd	Supply and install solar photovoltaic system - Admin (progress claim)	\$ 57,981.00
20/12/2019	Maxima Group Training	School based trainees - Apprenticeship Cert II in business	\$ 464.51
20/12/2019	Print and Sign Co	Printing services - various departments	\$ 3,484.80
20/12/2019	A Austin	Fitness instructor fees	\$ 454.72
20/12/2019	Select Fresh	Beatty Park Café supplies	\$ 515.63
20/12/2019	All4cycling Pty Ltd	Service community bike pumps - various areas	\$ 429.00
20/12/2019	BDO Advisory (WA) Pty Ltd	Consultancy services - Risk management register	\$ 1,742.50
20/12/2019	Civiq Pty Ltd	Supply of cycle racks - Admin	\$ 913.00
20/12/2019	P Baxendale	Structural assessment report - BPLC (final claim)	\$ 25,025.00
20/12/2019	Office of the Auditor General	External audit fee for the year ended 30 June 2019	\$ 63,679.88
20/12/2019	YogaNut	Fitness instructor fees	\$ 180.00
20/12/2019	Andrea Gaynor	Speaker fee - Library forum	\$ 150.00
20/12/2019	Afgri Equipment Australia Pty Ltd	Mower repairs	\$ 1,054.24
20/12/2019	Bending Rules Pty Ltd	Hire of PA - Deep House Yoga at North Perth Common	\$ 2,265.00
20/12/2019	B Honey	Artist fee - Concept design for major public artwork	\$ 2,200.00
20/12/2019	Medium Co	Artist fee - Concept design for major public artwork	\$ 2,200.00
20/12/2019	Soul Cocina Catering	Catering services - Staff Christmas party 2019 (balance)	\$ 660.00
20/12/2019	My Ride Perth Central	Community and staff electric bike repair	\$ 438.79
20/12/2019	Periscope Pictures	Licence fee and equipment hire - Virtual Whadjuk workshop	\$ 2,926.00
20/12/2019	Stompcoffee House	Hire of coffee cart - Kids Christmas Market	\$ 902.00

Date	Payee	Description	Amount
20/12/2019	IRP Pty Ltd	Temporary staff - Waste	\$ 4,592.67
20/12/2019	Envirodry Towels	Supply of disposable gym towels	\$ 126.50
20/12/2019	Bredideca Pty Ltd	Floor cleaner repairs - BPLC	\$ 109.78
20/12/2019	The Bullshift Company	Workshop - COV Innovation program (balance)	\$ 4,950.00
20/12/2019	The Posy Factory	Table decorations for Seniors Christmas lunch	\$ 660.00
20/12/2019	Binar Sports Inc	Umpiring fees - Kambarang Sports and Culture Showcase	\$ 600.00
20/12/2019	M Di Scerni	Umpiring fees - Kambarang Sports and Culture Showcase	\$ 120.00
20/12/2019	C P Johns	Umpiring fees - Kambarang Sports and Culture Showcase	\$ 60.00
20/12/2019	D O'Reilly	Umpiring fees - Kambarang Sports and Culture Showcase	\$ 120.00
20/12/2019	C Chikwenya	Refund of parking permit	\$ 155.45
20/12/2019	The Trustee for Chambers Family Trust	Refund of infrastructure bond	\$ 1,000.00
20/12/2019	E Lee	Refund for bokashi bin	\$ 25.00
20/12/2019	C Bywater	Reimbursement of parking costs incurred during attendance on interview panel	\$ 45.43
20/12/2019	F Cramphorn	Part refund of cat registration	\$ 40.00
20/12/2019	J Raishley	Refund of parking permit	\$ 180.00
20/12/2019	S Mullenger	Part refund of Beatty Park Leisure Centre fees	\$ 607.83
20/12/2019	XPress Print	Printing services - posters	\$ 480.00
20/12/2019	X Ma	Part refund of Beatty Park Leisure Centre fees	\$ 540.40
20/12/2019	The Real Sing	Choir performance - Seniors Christmas lunch	\$ 300.00
20/12/2019	S Saveski	Rates refund - overpayment	\$ 1,606.54
20/12/2019	The BBQ Man	BBQ cleaning services - various locations	\$ 4,483.10
20/12/2019	D & S North Perth Pty Ltd	Catering services - Innovation Day	\$ 410.00
20/12/2019	R J Lewis	Rates refund - overpayment	\$ 120.64
20/12/2019	J P Clarkson	Rates refund - overpayment	\$ 119.38
20/12/2019	N Burton	Rates refund - overpayment	\$ 47.72
20/12/2019	A Vocisano	Rates refund - overpayment	\$ 19,207.56
20/12/2019	Bunnings Trade	Hardware supplies - various departments	\$ 349.00
20/12/2019	BOC Limited	Oxygen supplies and CO2 for beverage - BPLC	\$ 635.54
20/12/2019	City Of Perth	BA archive retrievals	\$ 160.25
20/12/2019	Landgate	Land enquiries	\$ 209.60
20/12/2019	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 4,100.60
20/12/2019	Kleenheat Gas	Forklift gas supplies - Depot	\$ 189.26
20/12/2019	LO-GO Appointments	Temporary staff - various departments	\$ 2,374.24
20/12/2019	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 5,054.61
20/12/2019	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 10,917.50
20/12/2019	Midland Brick Company	Supply of brick pavers	\$ 13,670.31
20/12/2019	Mindarie Regional Council	Processable and non processable waste	\$ 92,238.65
20/12/2019	Leederville Foods Pty Ltd	Catering services - Kambarang Sports and Culture Showcase	\$ 500.00
20/12/2019	Sigma Chemicals	Pool chemicals and pool equipment repairs - BPLC	\$ 7,942.07

Date	Payee	Description	Amount
20/12/2019	Speedo Australia Pty Ltd	Merchandise - BPLC	\$ 32,542.95
20/12/2019	Sportsworld Of WA	Merchandise - BPLC	\$ 5,489.00
20/12/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 80.14
20/12/2019	Water Corporation	Water charges - various locations	\$ 1,604.78
20/12/2019	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Rangers	\$ 662.97
20/12/2019	Sanax Medical & First Aid Supplies	First aid supplies - BPLC	\$ 117.77
20/12/2019	St John Ambulance Western Australia Ltd	First aid cover - various events; first aid training - Depot	\$ 3,870.88
20/12/2019	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 1,185.90
20/12/2019	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 4,081.00
20/12/2019	TJ Depiazzi & Sons	Supply of mulch	\$ 3,259.85
20/12/2019	WALGA	Councillor training - Meeting procedures	\$ 865.00
20/12/2019	PPG Industries Australia Pty Ltd	Graffiti removal supplies	\$ 1,750.66
20/12/2019	Australian Plant Wholesalers	Supply of plants	\$ 187.00
20/12/2019	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 3,609.20
20/12/2019	Coates Hire Operations Pty Ltd	Hire of plate compactor	\$ 59.40
20/12/2019	Award Contracting	Locating services - various locations	\$ 1,358.50
20/12/2019	City of Stirling	Green waste tipping fees	\$ 12,298.50
20/12/2019	Winc Australia Pty Ltd	Office supplies and consumables	\$ 17.73
20/12/2019	Greenwood Party Hire	Hire of linen - Seniors Christmas lunch	\$ 224.00
20/12/2019	Nosh Catering	Catering services - Mayors sundowner and Seniors Christmas lunch	\$ 9,848.85
20/12/2019	KMart Australia Ltd	Toys for crèche Christmas party - BPLC	\$ 150.00
20/12/2019	Donegan Enterprises Pty Ltd	Playground safety inspection - Braithwaite Park	\$ 110.00
20/12/2019	Exclusive Trophies	Supply of trophies - 2019 Garden competition	\$ 1,182.00
20/12/2019	Western Resource Recovery Pty Ltd	Grease trap maintenance - BPLC	\$ 478.50
20/12/2019	Naturalis Spring Water	Bottled spring water supplies - Customer service	\$ 64.80
20/12/2019	WA Electoral Commission	Local Government election fees 2019	\$ 62,123.62
20/12/2019	Chittering Valley Worm Farm	Worms and castings	\$ 65.00
20/12/2019	Cleanaway	Recycling contract	\$ 12,996.01
20/12/2019	Modern Teaching Aids Pty Ltd	Purchase of craft materials - Library	\$ 175.90
20/12/2019	ABCorp Australasia Pty Ltd	Supply of membership cards and barcodes - Library	\$ 467.50
20/12/2019	Asphalttech Pty Ltd	Asphalt supplies - various locations	\$ 9,082.27
20/12/2019	W.A. Limestone Co	Limestone supplies	\$ 1,773.10
20/12/2019	Kerbing West	Kerbing services - various locations	\$ 25,143.74
20/12/2019	Suez Recycling & Recovery Pty Ltd	Waste collection - BPLC	\$ 809.62
20/12/2019	Academy Services WA Pty Ltd	Cleaning services and cleaning materials - various locations	\$ 29,865.89
20/12/2019	West-Sure Group Pty Ltd	Cash collection services - BPLC	\$ 282.15
20/12/2019	Blackwoods	Hardware supplies - Depot	\$ 1,330.82
20/12/2019	Tom Lawton - Bobcat Hire	Bobcat hire and tipping fees for verges	\$ 13,307.80
20/12/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 16,228.76

Date	Payee	Description	Amount
20/12/2019	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 4,273.50
20/12/2019	Schindler Lifts Australia Pty Ltd	Lift maintenance - DSR	\$ 4,276.38
20/12/2019	Officeworks Ltd	Office supplies and consumables	\$ 733.26
20/12/2019	Totally Workwear	Uniform supplies - various departments	\$ 1,711.59
20/12/2019	Alsco Pty Ltd	Air freshener, towel and mat supplies - various locations	\$ 927.45
20/12/2019	Repco	Auto part supplies	\$ 145.20
20/12/2019	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 3,899.50
20/12/2019	McLeods Barristers & Solicitors	Legal services - SAT appeal 131 Harold Street	\$ 607.00
20/12/2019	Cardno (WA) Pty Ltd	Professional services - COV integrated transport plan	\$ 16,500.00
20/12/2019	Subaru Osborne Park	Vehicle service and repairs	\$ 651.40
20/12/2019	Workwear Group Pty Ltd	Uniform supplies - Library	\$ 3,330.96
20/12/2019	CVP Electrical Co	Electrical repairs - BPLC	\$ 286.00
20/12/2019	Belgravia Health & Leisure Group Pty Ltd	Room hire - International day of people with disability	\$ 183.00
20/12/2019	Massey's Herd	Milk supplies - Depot	\$ 561.00
20/12/2019	Replants.com Pty Ltd	Design advisory fees	\$ 440.00
20/12/2019	Adelphi Apparel	Uniform supplies - Rangers	\$ 462.00
20/12/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies - various departments	\$ 113.04
20/12/2019	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 2,368.70
20/12/2019	Boral Construction Materials Group Limited	Concrete supplies	\$ 258.03
20/12/2019	Data 3	Annual subscription renewal - Photoshop suite	\$ 10,276.75
20/12/2019	Fitness Australia	Annual registration renewal	\$ 750.00
20/12/2019	Devco Builders	Maintenance and repairs - various locations	\$ 45,526.55
20/12/2019	Australian HVAC Services Pty Ltd	Airconditioning maintenance and repairs - various locations	\$ 706.75
20/12/2019	The BBQ Man	Bin and pressure cleaning services - various locations	\$ 1,364.00
20/12/2019	iSUBSCRiBE Pty Ltd	Library magazine subscriptions	\$ 535.29
20/12/2019	Thrifty Car Rental	Vehicle hire whilst COV vehicle being repaired	\$ 286.44
20/12/2019	Workpower Incorporated	Catering services - platters for two Council meetings	\$ 120.00
20/12/2019	Bridgestone Australia LTD	Tyre services	\$ 245.89
20/12/2019	APARC	Supply and install parking meter - Brisbane Street car park	\$ 8,690.00
20/12/2019	C Wood Distributors	Beatty Park Café supplies	\$ 1,515.47
20/12/2019	Chindarsi Architects	Design advisory fees	\$ 440.00
20/12/2019	Briskleen Supplies	Toiletry and cleaning products - BPLC; sanipod service	\$ 3,412.33
20/12/2019	Visual Inspirations Australia Pty Ltd	Install and dismantle street Christmas trees and decorations	\$ 41,352.68
20/12/2019	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 12,098.48
20/12/2019	Northsands Resources	Construction waste disposal services - various projects	\$ 3,119.60
20/12/2019	Natural Area Holdings Pty Ltd	Weed control - various locations	\$ 3,802.74
20/12/2019	Yoshino Sushi	Beatty Park Café supplies	\$ 303.16
20/12/2019	Centropak	Beatty Park Café supplies	\$ 1,296.52
20/12/2019	Anna Cappelletta	Fitness instructor fees	\$ 663.19

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Date	Payee	Description	Amount
20/12/2019	Aqueo Import & Distribution Pty Ltd	Merchandise - BPLC	\$ 2,300.76
20/12/2019	Daniela Toffali	Fitness instructor fees	\$ 260.00
20/12/2019	Mayor E Cole	Expense reimbursement - mileage allowance	\$ 888.19
20/12/2019	North Perth Community Garden	Expense reimbursement- electricity service charge	\$ 385.75
20/12/2019	Alerton Australia	Building management system control contract - BPLC	\$ 2,131.80
20/12/2019	Talis Consultants Pty Ltd - ATF Talis Unit Trust	Consultancy - Waste strategy implementation	\$ 10,850.40
20/12/2019	Unicare Health	Disability hoist repairs - BPLC	\$ 148.50
20/12/2019	Rawlicious Delights	Beatty Park Café supplies	\$ 211.75
20/12/2019	Synergy	Electricity and gas charges - various locations	\$ 92,061.08
20/12/2019	Spider Waste Collection Services Pty Ltd	Mattress collection services	\$ 2,194.50
20/12/2019	Cat Haven	Cat impound fees	\$ 100.00
20/12/2019	Marketforce Pty Ltd	Advertising services - various departments	\$ 6,161.10
20/12/2019	Lester Blades	Recruitment costs - Executive Director position	\$ 8,250.00
20/12/2019	Wilson Security	Security services - Admin	\$ 1,177.00
20/12/2019	Leo Heaney Pty Ltd	Street tree watering and pruning services - various locations	\$ 67,056.00
20/12/2019	OSHGROUP Pty Ltd	Employee medical assessment	\$ 766.65
20/12/2019	MessageMedia	SMS integrating for Phoenix	\$ 150.98
20/12/2019	Cr D Loden	Expense reimbursement - child care	\$ 265.00
20/12/2019	Innovations Catering	Catering services - Council briefing, Council workshop and Audit committee	\$ 1,338.00
20/12/2019	Capic	Water treatment services - BPLC	\$ 211.20
20/12/2019	Subthermal	Engineering consultancy - BPLC	\$ 6,050.00
20/12/2019	Stephen Carrick Architects Pty Ltd	Design advisory fees	\$ 440.00
20/12/2019	AWB Building Co.	Plumbing services - various locations	\$ 2,271.14
20/12/2019	Tree Amigos	Street trees and parks pruning/removal - various locations	\$ 44,456.32
20/12/2019	Boyan Electrical Services	Electrical services - various locations	\$ 11,760.10
20/12/2019	Domain Catering Pty Ltd	Catering services - Depot	\$ 170.00
20/12/2019	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 186.00
20/12/2019	Design Right Pty Ltd	Design services - Leederville Oval change room	\$ 7,700.00
20/12/2019	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 1,447.95
20/12/2019	Supafit Seat Covers	Supply of vehicle seat covers	\$ 486.20
20/12/2019	Unilever Australia Ltd	Beatty Park Café supplies	\$ 6,124.76
20/12/2019	Konica Minolta Business Solutions Australia Pty Ltd	Copy costs - various departments	\$ 2,667.51
20/12/2019	Shape Urban Pty Ltd	Community workshop facilitation	\$ 3,801.60
20/12/2019	Excel Trophies	Engraving Council honour board - 2019 updates	\$ 198.00
20/12/2019	Safari Building Products	Concrete tool supplies	\$ 423.50
20/12/2019	Noma Pty Ltd	Design advisory fees	\$ 440.00
20/12/2019	DDLS Training	Staff training - Business analysis and foundation (IT)	\$ 3,135.00
20/12/2019	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 1,137.40
20/12/2019	Read Me Copywriting	Writing style guide	\$ 450.00

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Date	Payee	Description	Amount
20/12/2019	Benerin Electrical Services	Install bus shelter mesh panels - various locations	\$ 1,001.00
20/12/2019	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 475.20
20/12/2019	Penterpaper	Review, edit and draft 2018/19 annual report	\$ 3,000.00
20/12/2019	KP Electric (Australia) Pty Ltd	Electrical services - Robertson Park	\$ 657.80
20/12/2019	Securus	Security services - various locations	\$ 255.99
20/12/2019	Teena Smith	Fitness instructor fees	\$ 280.00
20/12/2019	Shaaron Taylor	Fitness instructor fees	\$ 325.00
20/12/2019	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 34,647.17
20/12/2019	Signbiz WA Pty Ltd	Sign supplies - Library	\$ 1,254.00
20/12/2019	EcoAdvance	Consultancy services - Solar photovoltaic system feasibility study for all City owned buildings (progress claim)	\$ 15,954.84
20/12/2019	Allwest Plant Hire Australia Pty Ltd	Drainage works - Loftus Centre	\$ 6,942.10
20/12/2019	Element Advisory Pty Ltd	Advisory services - Beaufort Street vacancy project	\$ 2,750.00
20/12/2019	A Duckworth-Smith	Design advisory fees	\$ 400.00
20/12/2019	Department of Planning Lands and Heritage	Amended DAP fees	\$ 241.00
20/12/2019	TenderLink.com	Public tender advertising	\$ 184.80
20/12/2019	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 1,750.19
20/12/2019	M Baker	Artist fee - Pride breakfast	\$ 1,300.00
20/12/2019	The Little Bar Cart	Hire of bar cart for Mayor's Sundowner	\$ 2,128.50
20/12/2019	B Fiebig	Fitness instructor fees	\$ 113.68
20/12/2019	M Humich	Fitness instructor fees	\$ 170.52
20/12/2019	Water Works and Wellness	Fitness instructor fees	\$ 165.00
20/12/2019	S Byford	Inspection and development of maintenance program of public artworks (50%)	\$ 1,495.00
20/12/2019	Connect Call Centre Services	After hours call service	\$ 1,267.15
20/12/2019	S Patchett	Fitness instructor fees	\$ 315.00
20/12/2019	M M Ranaldi	Part refund of Beatty Park Leisure Centre fees	\$ 468.59
20/12/2019	Blue Tang (WA) Pty Ltd ATF The Reef Unit Trust	Consultancy services - Bank Reserve active zone	\$ 21,637.00
			\$ 7,833,243.50
Payroll			
26/11/2019	Pay 11		\$ 626,703.27
26/11/2019	Ad hoc		\$ 636.49
10/12/2019	Pay 12		\$ 671,941.45
20/12/2019	Pay 13		\$ 610,616.35
Total Payroll			\$ 1,909,897.56
Total Payments			\$ 9,743,141.06

Creditors Report - Payments by Cheque 19/11/19 to 31/12/19				
Creditor	Date	Payee	Description	Amount
00082578	20/11/2019	E A Smith	Rates refund - overpayment	\$ 1,755.03
00082579	28/11/2019	Commissioner of State Revenue	Refund of ESL and rates rebate - various assessments	\$ 605.96
00082580	28/11/2019	Petty Cash - Library	Petty cash recoup	\$ 372.90
00082581	28/11/2019	V Licastro	Refund - Seniors bus outing	\$ 34.00
00082582	28/11/2019	T K Khuu	Part refund of Beatty Park Leisure Centre fees	\$ 96.68
00082583	28/11/2019	N K Flood	Refund of parking permit	\$ 28.00
00082584	28/11/2019	J Pooley	Part refund of dog registration	\$ 75.00
00082585	12/12/2019	M Hawthorne	Refund - Seniors Christmas lunch	\$ 35.00
00082586	12/12/2019	B Nicholson	Refund - Seniors bus outing	\$ 34.00
00082587	12/12/2019	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$ 340.40
00082588	12/12/2019	Petty Cash - Finance	Petty cash recoup	\$ 467.55
				\$ 3,844.52
Cancelled Cheques				
00082578	20/11/2019	E A Smith	Cancelled and repaid by EFT	-\$ 1,755.03
Total Cancelled Cheques				-\$ 1,755.03
Total Nett Cheque Payments				\$ 2,089.49

Creditors Report - Payments by Direct Debit				
19/11/19 to 31/12/19				
Credit Card Transactions for the Period 7 November 2019 - 6 December 2019				
Card Holder	Date	Payee	Description	Amount
CEO	15/11/2019	Local Government Professionals WA	CEO registration - Executive leadership program 2019	\$ 2,159.00
	21/11/2019	WALGA	Councillor training - Local government and mental health forum	\$ 99.00
	26/11/2019	Dough Holdings Pty Ltd	Catering for end of year rewards and recognition	\$ 261.00
	28/11/2019	Swan Taxis	Taxi - external meeting	\$ 20.69
	02/12/2019	Wilson Parking	Parking - external meeting	\$ 25.31
				\$ 2,565.00
Director Community & Business Services	07/11/2019	ASIC	Company search	\$ 9.00
Manager Marketing and Communications	07/11/2019	Coles	Catering - Inner Perth assembly hosting	\$ 6.00
	07/11/2019	Planoly	Instagram management tool	\$ 13.09
	07/11/2019	International transaction fee	Instagram management tool	\$ 0.33
	07/11/2019	VVL Pty Ltd	Catering - Inner Perth assembly hosting	\$ 24.00
	08/11/2019	Hass & Co Botanics	Prizes - Greening Vincent garden competition 2019	\$ 1,500.00
	08/11/2019	Amazon	Supplies for Beatty Park Pride staging	\$ 325.29
	08/11/2019	Debra Hayes	Prizes - Greening Vincent garden competition 2019	\$ 250.00
	08/11/2019	Coles	Catering - Seniors week event	\$ 45.90
	10/11/2019	Mailchimp	Email campaign	\$ 337.19
	14/11/2019	Dominos	Catering - Vincent Youth Network meeting	\$ 46.50
	14/11/2019	Kmart	Prizes - Animal registration	\$ 97.00
	15/11/2019	Pets Meat suppliers	Prizes - Animal registration	\$ 100.00
	17/11/2019	Wufoo.com	Software for creation of online forms	\$ 28.03
	17/11/2019	International transaction fee	Software for creation of online forms	\$ 0.70
	19/11/2019	Creately	Diagram templates for Marketing	\$ 7.37
	19/11/2019	International transaction fee	Diagram templates for Marketing	\$ 0.18
	22/11/2019	Asana.com	Subscription - Project management tool	\$ 353.61
	22/11/2019	International transaction fee	Subscription - Project management tool	\$ 8.84
	24/11/2019	Shutterstock	Image download subscription	\$ 99.00
	25/11/2019	Smart Group Enterprises	Recycled paper bags - Citizenship ceremony	\$ 187.51
	25/11/2019	Apple iTunes Store	Music subscription	\$ 11.99
	25/11/2019	Sweet Remedy	Prize - staff engagement survey competition	\$ 66.00
	26/11/2019	WA Hospitality Supply	Table number holders - Seniors Christmas lunch	\$ 95.60

<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
	26/11/2019	Dominos	Catering - Vincent Youth Network meeting	\$ 30.95
	27/11/2019	Kmart	Supplies for Pride truck staging	\$ 103.00
	27/11/2019	Officeworks	Supplies for Lightbox Laneway project	\$ 114.62
	28/11/2019	Officeworks	Supplies for Pride truck staging	\$ 9.98
	28/11/2019	Wembley Police Station	Road closure application	\$ 82.50
	30/11/2019	Facebook	Advertising	\$ 354.65
	01/12/2019	Createsend.com	Email campaign	\$ 30.65
	04/12/2019	Officeworks	Supply of certificate frames - Spirit of Christmas	\$ 84.00
				\$ 4,414.48
Manager ICT	07/11/2019	City of Perth Parking	Parking - external meeting	\$ 23.22
	07/11/2019	City of Perth Parking	Parking - external meeting	\$ 18.17
	07/11/2019	SendGrid	Purchase of software	\$ 116.24
	07/11/2019	International transaction fee	Purchase of software	\$ 2.91
	07/11/2019	Udemy	Online learning tool	\$ 14.99
	08/11/2019	Officeworks	Supply of IT accessories	\$ 88.62
	12/11/2019	KMart	Supply of IT accessories	\$ 160.00
	27/11/2019	EasyPark	Parking - external meeting	\$ 1.57
	28/11/2019	No-IP	Annual software subscription	\$ 36.84
	28/11/2019	International transaction fee	Annual software subscription	\$ 0.92
	02/12/2019	Netregistry	Annual domain name subscription	\$ 20.90
	02/12/2019	SendGrid	Purchase of software	\$ 118.34
	02/12/2019	International transaction fee	Purchase of software	\$ 2.96
	03/12/2019	Officeworks	Supply of IT accessories	\$ 52.95
	05/12/2019	EasyPark	Parking - external meeting	\$ 3.30
				\$ 661.93
Manager Community Partnerships	11/11/2019	Big W	Esky - Seniors Week outdoor event	\$ 69.00
	11/11/2019	Chemist Warehouse	Sunscreen - Seniors Week outdoor event	\$ 26.09
	11/11/2019	The Strand Liquor Store	Supply of ice - Seniors Week outdoor event	\$ 9.99
	12/11/2019	Woolworths	Catering - Library event for Seniors Week	\$ 71.22
	12/11/2019	Lawleys Bakery	Catering - Library event for Seniors Week	\$ 69.50
	20/11/2019	Spotlight	Craft supplies - Library event for Seniors Week	\$ 98.00
	26/11/2019	Trint	Translation service - Local History Centre	\$ 22.16
	26/11/2019	International transaction fee	Translation service - Local History Centre	\$ 0.55
	27/11/2019	JB Hifi	DVD for library	\$ 44.67
	29/11/2019	Kmart	Supplies - Seniors Christmas lunch	\$ 88.00

<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
	29/11/2019	Coles	Supplies - Seniors Christmas lunch	\$ 97.00
	29/11/2019	Coles	Supplies - Seniors Christmas lunch	\$ 43.71
	02/12/2019	Coles	Refreshments - International day of people with disability event	\$ 6.50
	02/12/2019	The Reject Shop	Gift bags for raffle prizes - Seniors Christmas lunch	\$ 10.50
	03/12/2019	KMart	Beanbag refills and Christmas craft supplies - Library	\$ 58.00
	03/12/2019	Target	Beanbag refills and Christmas craft supplies - Library	\$ 92.00
	04/12/2019	Trint	Translation service - Local History Centre	\$ 22.01
	04/12/2019	International transaction fee	Translation service - Local History Centre	\$ 0.55
				\$ 829.45
Procurement and Contracts Officer	26/11/2019	Tenderlink	Tender advertising	\$ 184.80
	04/12/2019	Woolworths	Gift cards - Parks team building event	\$ 360.00
	05/12/2019	Rocket Gourmet Pizza	Catering - Community and Business Services end of year event	\$ 295.00
				\$ 839.80
Total Corporate Credit Cards				\$ 9,319.66
Direct Debits				
Lease Fees	03/12/2019	Neopost 1659932	Franking machine	\$ 385.00
Loan Repayments		Treasury Corporation	Balloon payment for Department Sport and Recreation Building, Loftus Centre, Loftus Underground Car Park and Beatty Park Leisure Centre	\$ 5,367,445.61
Bank Fees and Charges		Commonwealth Bank	Bank fees	\$ 20,596.48
Total Direct Debits including Credit Cards				\$ 5,397,746.75

11.4 FINANCIAL STATEMENTS AS AT 31 DECEMBER 2019

Attachments: 1. Financial Statements as at 31 December 2019 [↓](#) 

RECOMMENDATION:

That Council **RECEIVES** the financial statements for the month ended 31 December 2019 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 31 December 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 December 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	6-55
5.	Capital Expenditure and Funding and Capital Works Schedule	56-63
6.	Cash Backed Reserves	64
7.	Rating Information and Graph	65-66
8.	Debtors Report	67
9.	Beatty Park Leisure Centre Financial Position	68

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 under the budgeted revenue amount by \$850,753 (7.1%). The following items materially contributed to this position: -

- An unfavourable variance of \$119,619 due to a timing variance in the processing of receipts for income relating to Beatty Park Leisure Centre (**Recreation and Culture**).
- An unfavourable variance of \$655,060 due to a timing variance in the processing of receipts amounting to \$400,000 for income relating to parking fees, infringement and fines (**Transport**).

Revenue by Nature or Type is tracking under the budgeted revenue by \$1,022,067 (2.1%).

An unfavourable variance of \$776,356 due to a timing variance in the processing of receipts for income relating to Beatty Park, parking fees, infringements and fines (**Fees and Charges**).

Expenditure by Program reflects an under-spend of \$2,766,046 (8.7%) compared to the year to date budget. The following items materially contributed to this position: -

- An under-spend of \$1,271,532 mainly contributed by the timing of works relating to waste collection and the delivery of operating projects within Policy and place, resulting in a cumulative under-spend (**Community Amenities**);
- Under-spend of \$198,205 mainly contributed by a timing variance relating to Council election costs and vacant positions in the Customer Service area (**Governance**);
- Under-spend of \$652,552 mainly contributed by a timing variance of works within multiple service areas resulting in a cumulative under-spend (**Recreation and culture**); and
- Under-spend of \$290,491 mainly contributed by a timing variance of works relating to parks maintenance and street lighting (**Transport**).

Expenditure by Nature or Type reflects an under-spend of \$2,778,812 (8.7%) compared to the year to date budget. The following items materially contributed to this position: -

- **Materials and contracts** reflects an under-spend of \$2,348,714. This variance is mainly contributed by a timing variance of works within the following areas:
 - Waste collection Service - \$550,000 underspent;
 - Building and ground maintenance - \$300,000 underspent; and
 - Operating initiative projects within multiple areas - \$ 650,000 underspent
- **Utility charges** reflects an under-spend of \$144,828 due to a timing variance relating to utility invoices; and
- **Other expenditure** reflects an under-spend of \$433,221 largely contributed by a timing variance of works within multiple service areas resulting in a cumulative under-spend.

All accounts with an under-spend or over-spend will be reviewed and adjusted accordingly during the mid-year budget review.

Surplus Position – 2019/20

The surplus position brought forward to 2019/20 is \$5,811,178 as per the City's 2018/19 audited financials. The current closing position is \$23,984,684, this is a favourable position (\$4,322,319) compared to the budget.

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 Comprehensive Income shows operating revenue and expenditure classified by Nature or Type.
3. Net Current Funding Position (Note 3 Page 5)
'Net current assets' is the difference between the current assets and current liabilities; less committed assets and restricted assets.
4. Summary of Income and Expenditure by Service Areas (Note 4 Page 6 – 55)
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 56 - 63)
The full capital works program is listed in detail in Note 5 of **Attachment 1**.

6. Cash Backed Reserves (Note 6 Page 64)

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 December 2019 is \$9,166,639.

7. Rating Information (Note 7 Page 65 - 66)

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:

	Due Date
First Instalment	26 August 2019
Second Instalment	29 October 2019
Third Instalment	7 January 2020
Fourth Instalment	10 March 2020

The outstanding rates debtors balance as at 31 December 2019 is \$8,831,698 including deferred rates (\$105,250) and excluding ESL debtors and pensioner rebates.

8. Receivables (Note 8 Page 67)

Total trade and other receivables outstanding as at 31 December 2019 are \$2,604,714, of which \$1,959,159 relates to outstanding debtors. 94% of the outstanding debtors balance is 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:

- \$1,807,556 (94%) 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.

\$971,183 of this amount has been transferred to long-term infringement debtors (non-current portion). Due to the aged nature of some of the unpaid infringements, a provisional amount of \$186,666 has been calculated as doubtful debts for the current portion (within 12 months) and a provisional amount of \$196,072 has been calculated as doubtful debts for the non-current portion (greater than 12 months). This treatment is in accordance to the new requirements of the changes in the Accounting standards (AASB 9).
- \$165,354 (8.7%) 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 68)

As at 31 December 2019, the operating surplus for the centre is \$114,445 compared to the year to date budgeted deficit amount of \$197,565.

10. Explanation of Material Variances (Note 4 Page 6 - 56)

The materiality thresholds used for reporting variances are 10% and \$20,000 respectively. This means that variances will be analysed and separately reported when they are more than 10% (+/-) of the year to date budget and where that variance exceeds \$20,000 (+/-). This threshold was adopted by Council as part of the budget adoption for 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 December 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.

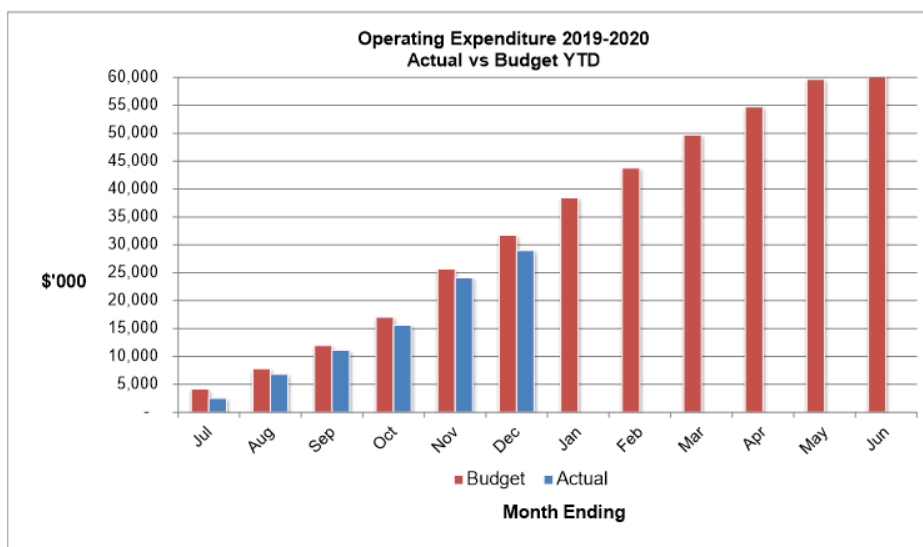
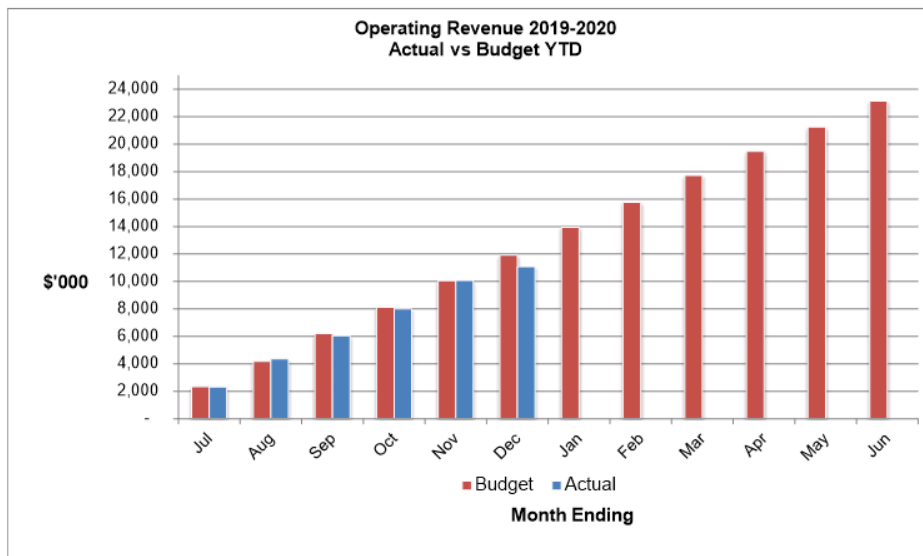
FINANCIAL/BUDGET IMPLICATIONS:

Not applicable.

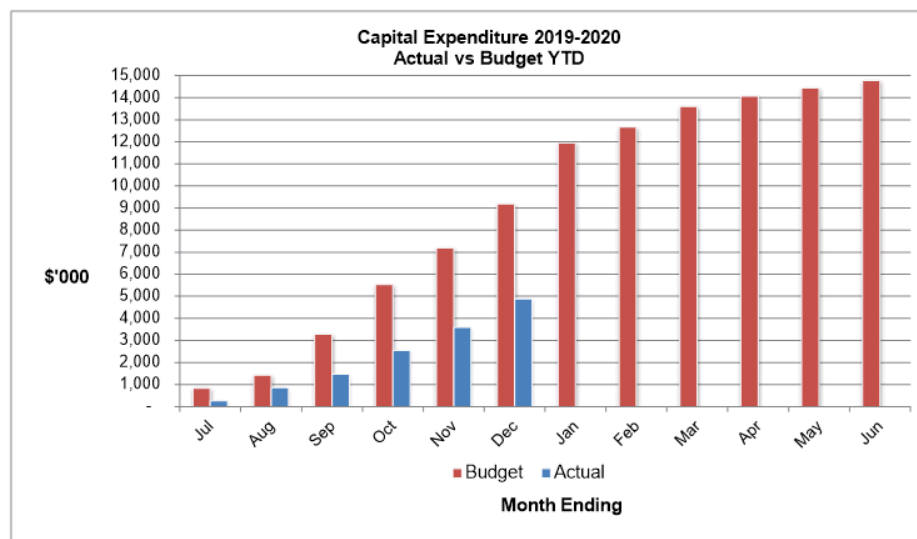
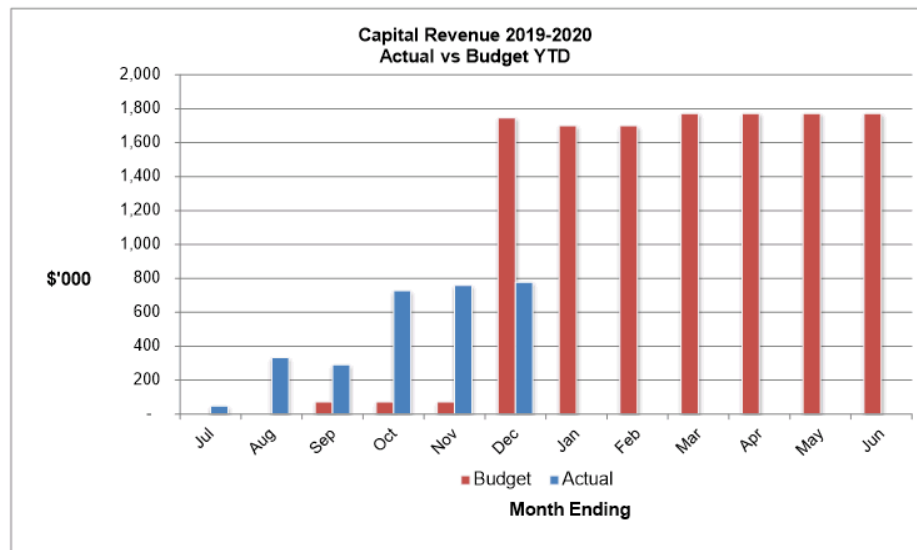
CITY OF VINCENT
NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
BY PROGRAM
FOR THE PERIOD ENDED 31 DECEMBER 2019

	Revised Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	YTD Variance
	\$	\$	\$	\$	%
Opening Funding Surplus/(Deficit)	5,811,178	5,811,178	5,811,178	0	0.0%
Revenue from operating activities					
Governance	41,000	20,496	15,282	(5,214)	-25.4%
General Purpose Funding	2,054,096	1,264,589	1,187,672	(76,917)	-6.1%
Law, Order and Public Safety	128,950	97,026	116,286	19,260	19.9%
Health	378,864	305,612	332,055	26,443	8.7%
Education and Welfare	144,903	71,534	74,803	3,269	4.6%
Community Amenities	1,412,345	708,200	671,545	(36,655)	-5.2%
Recreation and Culture	10,120,133	5,004,241	4,884,622	(119,619)	-2.4%
Transport	8,173,423	4,081,394	3,426,334	(655,060)	-16.0%
Economic Services	366,171	188,023	165,979	(22,044)	-11.7%
Other Property and Services	427,338	183,639	199,423	15,784	8.6%
	23,247,223	11,924,754	11,074,001	(850,753)	-7.1%
Expenditure from operating activities					
Governance	(3,769,554)	(2,013,093)	(1,814,888)	198,205	-9.8%
General Purpose Funding	(842,267)	(396,490)	(346,373)	50,117	-12.6%
Law, Order and Public Safety	(1,665,031)	(888,205)	(809,894)	78,311	-8.8%
Health	(1,686,354)	(830,292)	(725,998)	104,294	-12.6%
Education and Welfare	(1,211,956)	(543,560)	(562,265)	(18,705)	3.4%
Community Amenities	(13,253,727)	(6,327,656)	(5,056,124)	1,271,532	-20.1%
Recreation and Culture	(23,139,277)	(11,616,839)	(10,964,287)	652,552	-5.6%
Transport	(13,954,021)	(7,477,626)	(7,187,135)	290,491	-3.9%
Economic Services	(637,934)	(319,773)	(295,269)	24,504	-7.7%
Other Property and Services	(2,863,717)	(1,344,368)	(1,229,623)	114,745	-8.5%
	(63,023,838)	(31,757,902)	(28,991,856)	2,766,046	-8.7%
Add Deferred Rates Adjustment	0	0	16,027	16,027	0.0%
Add Back Depreciation	11,191,787	5,595,901	5,858,741	262,840	4.7%
Adjust (Profit)/Loss on Asset Disposal	(34,073)	(106,228)	(152,990)	(46,762)	44.0%
	11,157,714	5,489,673	5,721,778	232,105	4.2%
Amount attributable to operating activities	(28,618,901)	(14,343,475)	(12,196,077)	2,147,398	-15.0%
Investing Activities					
Non-operating Grants, Subsidies and Contributions	1,889,978	1,745,668	778,467	(967,201)	-55.4%
Purchase Land and Buildings	(2,935,514)	(1,613,514)	(727,164)	886,350	-54.9%
Purchase Infrastructure Assets	(7,088,267)	(4,408,125)	(2,751,395)	1,656,730	-37.6%
Purchase Plant and Equipment	(3,498,830)	(2,721,712)	(1,270,247)	1,451,465	-53.3%
Purchase Furniture and Equipment	(900,171)	(448,171)	(133,122)	315,049	-70.3%
Proceeds from Joint Venture Operations	0	0	0	0	0.0%
Proceeds from Disposal of Assets	555,000	290,000	282,086	(7,914)	-2.7%
Amount attributable to investing activities	(11,977,804)	(7,155,854)	(3,821,375)	3,334,479	-46.6%
Financing Activities					
Repayment of Debentures	(6,132,377)	(5,720,633)	(5,865,802)	(145,169)	2.5%
Proceeds from New Debentures	1,000,000	1,000,000	1,000,000	0	0.0%
Transfer to Reserves	(1,146,631)	(953,408)	(950,269)	3,139	-0.3%
Transfer from Reserves	5,562,257	5,237,257	4,366,515	(870,742)	-16.6%
Amount attributable to financing activities	(716,751)	(436,784)	(1,449,556)	(1,012,772)	231.9%
Surplus/(Deficit) before general rates	(35,502,278)	(16,124,935)	(11,655,830)	4,469,105	-27.7%
Total amount raised from general rates	35,526,498	35,787,300	35,640,514	(146,786)	-0.4%
Closing Funding Surplus/(Deficit)	24,220	19,662,365	23,984,684	4,322,319	22.0%

CITY OF VINCENT
 NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
 BY PROGRAM - GRAPH
 AS AT 31 DECEMBER 2019



CITY OF VINCENT
NOTE 1 - CAPITAL REVENUE / EXPENDITURE PROGRAM
AS AT 31 DECEMBER 2019



CITY OF VINCENT
 NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME
 BY NATURE OR TYPE
 FOR THE PERIOD ENDED 31 DECEMBER 2019

	Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	YTD Variance
	\$	\$	\$	\$	%
Revenue					
Rates	35,526,498	35,787,300	35,640,514	(146,786)	0%
Operating Grants, Subsidies and Contributions	980,197	350,284	324,846	(25,438)	-7.3%
Fees and Charges	19,766,310	10,264,309	9,487,953	(776,356)	-7.6%
Interest Earnings	1,033,288	599,736	539,923	(59,813)	-10.0%
Other Revenue	1,226,243	577,815	564,141	(13,674)	-2.4%
	<u>58,532,536</u>	<u>47,579,444</u>	<u>46,557,377</u>	<u>(1,022,067)</u>	<u>-2.1%</u>
Expenses					
Employee Costs	(25,525,892)	(12,370,773)	(12,287,311)	83,462	-0.7%
Materials and Contracts	(19,714,805)	(10,560,633)	(8,211,919)	2,348,714	-22.2%
Utility Charges	(1,727,188)	(859,206)	(714,378)	144,828	-16.9%
Depreciation on Non-Current Assets	(11,191,787)	(5,595,901)	(5,858,741)	(262,840)	4.7%
Interest Expenses	(723,058)	(344,283)	(336,434)	7,849	-2.3%
Insurance Expenses	(534,879)	(267,444)	(243,866)	23,578	-8.8%
Other Expenditure	(3,399,117)	(1,768,280)	(1,335,059)	433,221	-24.5%
	<u>(62,816,726)</u>	<u>(31,766,520)</u>	<u>(28,987,708)</u>	<u>2,778,812</u>	<u>-8.7%</u>
	<u>(4,284,190)</u>	<u>15,812,924</u>	<u>17,569,669</u>	<u>1,756,745</u>	<u>11.1%</u>
Non-operating Grants, Subsidies and Contributions	1,889,978	1,745,668	778,467	(967,201)	-55.4%
Profit on Disposal of Assets	241,185	132,610	157,685	25,075	18.9%
Loss on Disposal of Assets	(207,112)	(26,382)	(4,695)	21,687	-82.2%
	<u>1,924,051</u>	<u>1,851,896</u>	<u>931,457</u>	<u>(920,439)</u>	<u>-49.7%</u>
Net result	<u>(2,360,139)</u>	<u>17,664,820</u>	<u>18,501,126</u>	<u>836,306</u>	<u>4.7%</u>
Other comprehensive income					
<i>Items that will not be reclassified subsequently to profit or loss</i>					
Total other comprehensive income	0	0	0	0	0.0%
Total comprehensive income	<u>(2,360,139)</u>	<u>17,664,820</u>	<u>18,501,126</u>	<u>836,306</u>	<u>4.7%</u>

**CITY OF VINCENT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
NOTE 3 - NET CURRENT FUNDING POSITION
FOR THE PERIOD ENDED 31 DECEMBER 2019**

	Note	YTD Actual 31/12/2019 \$	FY Actual 30/06/2019 \$
Current Assets			
Cash Unrestricted		23,210,008	12,381,985
Cash Restricted		9,166,638	12,582,885
Investments		11,000	11,000
Receivables - Rates	7	8,831,698	648,084
Receivables - Other	8	2,604,714	3,057,940
Inventories		253,151	175,208
		<u>44,077,209</u>	<u>28,857,102</u>
Less: Current Liabilities			
Payables		(13,307,927)	(13,012,065)
Provisions - employee		(4,013,643)	(3,908,452)
		<u>(17,321,570)</u>	<u>(16,920,517)</u>
Unadjusted Net Current Assets		26,755,639	11,936,585
Adjustments and exclusions permitted by FM Reg 32			
Less: Reserves - restricted cash	6	(9,166,638)	(12,582,885)
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		6,035,500	6,097,295
Add: Infringement Debtors transferred to non current asset		971,183	971,183
		<u>(2,770,955)</u>	<u>(6,125,407)</u>
Adjusted Net Current Assets		23,984,684	5,811,178

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Chief Executive Officer						
Chief Executive Officer Expenditure						
Employee Costs	615,147	295,948	320,573	24,625	8%	
Other Employee Costs	18,317	9,156	8,277	(879)	-10%	
Other Expenses	273,100	118,220	79,538	(38,682)	-33%	Timing variance on management programmes.
Operating Projects	193,103	96,552	63,306	(33,246)	-34%	Timing variance on Beatty Park options project.
Chief Executive Officer Expenditure Total	1,099,667	519,876	471,694	(48,182)	-9%	
Chief Executive Officer Indirect Costs						
Allocations	(1,099,659)	(519,874)	(471,694)	48,180	-9%	
Chief Executive Officer Indirect Costs Total	(1,099,659)	(519,874)	(471,694)	48,180	-9%	
Chief Executive Officer Total	8	2	0	(2)	-100%	
Members of Council						
Members Of Council Expenditure						
Employee Costs	87,876	42,278	42,719	441	1%	
Other Employee Costs	10,000	4,998	3,820	(1,178)	-24%	
Other Expenses	494,482	329,742	249,344	(80,398)	-24%	\$43,750 for election expenses not required (to be adjusted as part of mid year budget review (MYBR) and timing variance of \$35,051 for meals and refreshments.
Members Of Council Expenditure Total	592,358	377,018	295,884	(81,134)	-22%	
Members Of Council Indirect Costs						
Allocations	51,858	26,427	24,267	(2,160)	-8%	
Members Of Council Indirect Costs Total	51,858	26,427	24,267	(2,160)	-8%	
Members of Council Total	644,216	403,445	320,151	(83,294)	-21%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Corporate Strategy and Governance Expenditure</u>						
Corporate Strategy and Governance Expenditure						
Employee Costs	559,998	287,622	288,510	888	0%	
Other Employee Costs	12,600	6,300	17,640	11,340	180%	
Other Expenses	205,400	102,690	58,554	(44,136)	-43%	Timing variance on Consultants, internal audit program and legal fees.
Operating Projects	120,000	90,000	33,110	(56,890)	-63%	Timing variance for digitising 2016 planning and health plan.
Corporate Strategy and Governance Expenditure Total	897,998	486,612	397,814	(88,798)	-18%	
Corporate Strategy and Governance Expenditure Total	897,998	486,612	397,814	(88,798)	-18%	
<u>Corporate Strategy and Governance Indirect Costs</u>						
Corporate Strategy and Governance Indirect Costs						
Allocations	391,867	199,280	169,390	(29,890)	-15%	
Corporate Strategy and Governance Indirect Costs Total	391,867	199,280	169,390	(29,890)	-15%	
Corporate Strategy and Governance Indirect Costs Total	391,867	199,280	169,390	(29,890)	-15%	
<u>Human Resources</u>						
Human Resources Revenue						
Revenue	(40,000)	(19,998)	(14,791)	5,207	-26%	
Human Resources Revenue Total	(40,000)	(19,998)	(14,791)	5,207	-26%	
Human Resources Expenditure						
Employee Costs	978,449	597,087	337,930	(259,158)	-43%	Favourable variance due to budget phasing. To be adjusted in MYBR.
Other Employee Costs	118,600	59,292	49,686	(9,606)	-16%	
Other Expenses	124,730	63,348	46,863	(16,485)	-26%	
Human Resources Expenditure Total	1,221,779	719,727	434,478	(285,249)	-40%	
Human Resources Indirect Costs						
Allocations	(1,181,779)	(699,729)	(419,688)	280,041	-40%	
Human Resources Indirect Costs Total	(1,181,779)	(699,729)	(419,688)	280,041	-40%	
Human Resources Total	0	0	(0)	(0)	100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Information Technology						
Information Technology Expenditure						
Employee Costs	549,432	264,344	239,158	(25,186)	-10%	
Other Employee Costs	14,500	7,250	12,270	5,020	69%	
Other Expenses	1,060,856	662,442	807,086	144,644	22%	Timing variance for consultant fees, furniture and equipment and software upgrade and maintenance. Budget to be adjusted in MYBR.
Operating Projects	305,000	152,502	96,538	(55,964)	-37%	Underspent on IT strategy project, budget to be adjusted in MYBR.
Information Technology Expenditure Total	1,929,788	1,086,538	1,155,052	68,514	6%	
Information Technology Indirect Costs						
Allocations	(1,929,788)	(1,086,538)	(1,153,693)	(67,155)	6%	
Information Technology Indirect Costs Total	(1,929,788)	(1,086,538)	(1,153,693)	(67,155)	6%	
Information Technology Total	0	0	0	(0)	100%	
Records Management						
Records Management Revenue						
Revenue	(1,000)	(498)	(491)	7	-1%	
Records Management Revenue Total	(1,000)	(498)	(491)	7	-1%	
Records Management Expenditure						
Employee Costs	289,699	139,391	146,172	6,781	5%	
Other Employee Costs	7,200	3,600	118	(3,482)	-97%	
Other Expenses	36,100	18,048	12,779	(5,269)	-29%	
Operating Projects	0	0	0	0		
Records Management Expenditure Total	332,999	161,039	159,069	(1,970)	-1%	
Records Management Indirect Costs						
Allocations	(331,999)	(160,541)	(158,578)	1,963	-1%	
Records Management Indirect Costs Total	(331,999)	(160,541)	(158,578)	1,963	-1%	
Records Management Total	0	0	(0)	(0)	100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Sustainability and Environment</u>						
Sustainability and Environment						
Employee Costs	130,896	62,960	58,148	(4,812)	-8%	
Other Employee Costs	0	0	15	15	100%	
Other Expenses	53,900	53,900	18,622	(35,278)	-65%	Timing variance on sustainable environment strategy implementation project.
Operating Projects	33,000	33,000	23,337	(9,663)	-29%	
Sustainability and Environment Total	217,796	149,860	100,121	(49,739)	-33%	
Sustainability and Environment Total	217,796	149,860	100,121	(49,739)	-33%	
<u>Sustainability and Environment Indirect Cost</u>						
Sustainability and Environment Indirect Cost						
Allocations	71,244	36,315	29,657	(6,658)	-18%	
Sustainability and Environment Indirect Cost Total	71,244	36,315	29,657	(6,658)	-18%	
Sustainability and Environment Indirect Cost Total	71,244	36,315	29,657	(6,658)	-18%	
<u>Director Community and Business Services</u>						
Director Community and Business Services						
Employee Costs	290,309	139,662	131,237	(8,425)	-6%	
Other Employee Costs	7,874	3,936	3,100	(836)	-21%	
Director Community and Business Services Total	303,483	146,244	135,086	(11,158)	-8%	
Director Community and Business Services Total	303,483	146,244	135,086	(11,158)	-8%	
<u>Director Community and Business Ser Indirect Costs</u>						
Director Community and Business Ser Indirect Costs						
Allocations	(303,483)	(146,244)	(135,086)	11,158	-8%	
Director Community and Business Ser Indirect Costs Total	(303,483)	(146,244)	(135,086)	11,158	-8%	
Director Community and Business Ser Indirect Costs Total	(303,483)	(146,244)	(135,086)	11,158	-8%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Finance Services						
Finance Services Revenue						
Revenue	(250)	0	(1,054)	(1,054)	100%	
Finance Services Revenue Total	(250)	0	(1,054)	(1,054)	100%	
Finance Services Expenditure						
Employee Costs	773,059	353,770	371,789	18,019	5%	
Other Employee Costs	16,600	4,206	4,502	296	7%	
Other Expenses	173,060	29,743	58,623	28,880	97%	Budget phasing variance relating to external audit fees. To be adjusted in MYBR.
Finance Services Expenditure Total	962,719	387,719	434,914	47,195	12%	
Finance Services Indirect Costs						
Allocations	(962,469)	(387,719)	(433,859)	(46,140)	12%	
Finance Services Indirect Costs Total	(962,469)	(387,719)	(433,859)	(46,140)	12%	
Finance Services Total	0	0	0	0		
Insurance Premium						
Insurance Premium Expenditure						
Other Expenses	534,879	267,444	243,866	(23,578)	-9%	
Insurance Premium Expenditure Total	534,879	267,444	243,866	(23,578)	-9%	
Insurance Premium Recovery						
Allocations	(534,879)	(267,438)	(243,866)	23,572	-9%	
Insurance Premium Recovery Total	(534,879)	(267,438)	(243,866)	23,572	-9%	
Insurance Premium Total	0	6	(0)	(6)	-103%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Insurance Claim</u>						
Insurance Claim Recoup Revenue	(65,000)	(21,668)	(15,553)	6,115	-28%	
Insurance Claim Recoup Total	(65,000)	(21,668)	(15,553)	6,115	-28%	
Insurance Claim Expenditure Other Expenses	5,000	2,502	2,256	(246)	-10%	
Insurance Claim Expenditure Total	5,000	2,502	2,256	(246)	-10%	
Insurance Claim Total	(60,000)	(19,166)	(13,297)	5,869	-31%	
<u>Mindarie Regional Council</u>						
Mindarie Regional Council Revenue Revenue	(118,569)	(59,280)	(47,253)	12,027	-20%	
Mindarie Regional Council Revenue Total	(118,569)	(59,280)	(47,253)	12,027	-20%	
Mindarie Regional Council Expenditure Other Expenses	51,000	29,000	28,678	(322)	-1%	
Mindarie Regional Council Expenditure Total	51,000	29,000	28,678	(322)	-1%	
Mindarie Regional Council Total	(67,569)	(30,280)	(18,575)	11,705	-39%	
<u>General Purpose Revenue</u>						
General Purpose Revenue Revenue	(1,300,496)	(678,280)	(607,368)	70,912	-10%	Interest income lower than anticipated.
General Purpose Revenue Total	(1,300,496)	(678,280)	(607,368)	70,912	-10%	
General Purpose Revenue Total	(1,300,496)	(678,280)	(607,368)	70,912	-10%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Rates Services</u>						
Rates Services Revenue						
Revenue	(36,280,098)	(36,373,609)	(36,220,817)	152,792	0%	
Rates Services Revenue Total	(36,280,098)	(36,373,609)	(36,220,817)	152,792	0%	
Rates Services Expenditure						
Employee Costs	257,143	123,721	132,336	8,615	7%	
Other Expenses	425,550	192,722	141,276	(51,446)	-27%	\$18,566 for debt recovery cost not required as yet. Other positive variances are individually immaterial.
Rates Services Expenditure Total	682,693	316,443	273,612	(42,831)	-14%	
Rates Services Indirect Costs						
Allocations	159,574	80,047	72,761	(7,286)	-9%	
Rates Services Indirect Costs Total	159,574	80,047	72,761	(7,286)	-9%	
Rates Services Total	(35,437,831)	(35,977,119)	(35,874,444)	102,675	0%	
<u>Marketing and Communications</u>						
Marketing and Communications Expenditure						
Employee Costs	822,753	395,987	436,879	40,892	10%	\$21,924 for leave cover for Graphic designer. \$7,671 unfavourable variance due to reallocation of staff, budget to be adjusted in mid year budget review.
Other Employee Costs	8,450	4,574	3,356	(1,218)	-27%	
Other Expenses	466,845	245,324	243,276	(2,048)	-1%	
Operating Projects	9,050	9,050	6,130	(2,920)	-32%	
Marketing and Communications Expenditure Total	1,307,098	654,935	689,641	34,706	5%	
Marketing and Communications Indirect Costs						
Allocations	417,123	212,506	193,444	(19,062)	-9%	
Marketing and Communications Indirect Costs Total	417,123	212,506	193,444	(19,062)	-9%	
Marketing and Communications Total	1,724,221	867,441	883,084	15,643	2%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Recreation, Arts and Culture</u>						
Recreation, Arts and Culture Revenue						
Revenue	(3,000)	0	(1,136)	(1,136)	100%	
Recreation, Arts and Culture Revenue Total	(3,000)	0	(1,136)	(1,136)	100%	
<u>Recreation, Arts and Culture Expenditure</u>						
Employee Costs	117,289	56,438	45,440	(10,998)	-19%	
Other Employee Costs	4,530	2,262	2,223	(39)	-2%	
Other Expenses	120,050	40,267	38,895	(1,372)	-3%	
Operating Projects	13,000	13,000	0	(13,000)	-100%	
Recreation, Arts and Culture Expenditure Total	254,869	111,967	86,558	(25,409)	-23%	
Recreation, Arts and Culture Indirect Costs						
Allocations	72,959	36,193	42,261	6,068	17%	
Community Partnerships Mgmt Admin Alloca	51,541	51,541	47,149	(4,392)	-9%	
Library Occupancy Costs Allocations	577	577	0	(577)	-100%	
Recreation, Arts and Culture Indirect Costs Total	125,077	88,311	89,410	1,099	1%	
Recreation, Arts and Culture Total	376,946	200,278	174,832	(25,446)	-13%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Senior, Disability and Youth Services						
Senior, Disability and Youth Services Revenue						
Revenue	(12,000)	(5,395)	(7,690)	(2,295)	43%	
Senior, Disability and Youth Services Revenue Total	(12,000)	(5,395)	(7,690)	(2,295)	43%	
Senior, Disability and Youth Services Expenditure						
Employee Costs	300,269	130,951	178,286	47,335	36%	Unfavourable variance due to hiring of new employee for youth action plan project. Budget to be adjusted in MYBR.
Other Employee Costs	1,050	30	609	579	1930%	
Other Expenses	174,600	23,324	43,247	19,923	85%	
Operating Projects	80,000	30,000	7,140	(22,860)	-76%	Favourable variance due to youth action plan project. Budget to be adjusted in MYBR.
Senior, Disability and Youth Services Expenditure Total	555,919	184,305	229,282	44,977	24%	
Senior, Disability and Youth Serv Indirect Costs						
Allocations	163,305	75,319	67,157	(8,162)	-11%	
Community Partnerships Mgmt Admin Alloca	119,359	119,359	109,862	(9,497)	-8%	
Library Occupancy Costs Allocations	1,074	1,074	0	(1,074)	-100%	
Senior, Disability and Youth Serv Indirect Costs Total	283,738	195,752	177,020	(18,732)	-10%	
Senior, Disability and Youth Services Total	827,657	374,662	398,611	23,949	6%	
Art and Culture						
Art and Culture						
Other Expenses	464,815	217,281	85,443	(131,838)	-61%	Timing variance of events.
Operating Projects	60,000	0	0	0		
Art and Culture Total	524,815	217,281	85,443	(131,838)	-61%	
Art and Culture Total	524,815	217,281	85,443	(131,838)	-61%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Beatty Park Leisure Centre Administration</u>						
Beatty Park Leisure Centre Admin Revenue						
Revenue	(2,662,200)	(1,294,601)	(1,219,944)	74,657	-6%	
Beatty Park Leisure Centre Admin Revenue Total	(2,662,200)	(1,294,601)	(1,219,944)	74,657	-6%	
Beatty Park Leisure Centre Admin Indirect Revenue						
Allocations	2,662,200	1,294,601	1,222,239	(72,362)	-6%	
Beatty Park Leisure Centre Admin Indirect Revenue Total	2,662,200	1,294,601	1,222,239	(72,362)	-6%	
Beatty Park Leisure Centre Admin Expenditure						
Employee Costs	962,863	468,455	434,145	(34,310)	-7%	
Other Employee Costs	20,486	10,707	3,213	(7,494)	-70%	
Other Expenses	276,850	161,420	104,089	(57,331)	-36%	Timing variance of \$12,631 for advertising fees, \$20,000 for legal fees and \$10,000 for consultant fees.
Operating Projects	180,000	45,000	0	(45,000)	-100%	Painting project schedule to commence in May 2020.
Beatty Park Leisure Centre Admin Expenditure Total	1,440,199	685,582	541,446	(144,136)	-21%	
Beatty Park Leisure Centre Admin Indirect Costs						
Allocations	(1,440,199)	(716,582)	(543,741)	172,841	-24%	
Beatty Park Leisure Centre Admin Indirect Costs Total	(1,440,199)	(716,582)	(543,741)	172,841	-24%	
Beatty Park Leisure Centre Administration Total	0	(31,000)	0	31,000	-100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Beatty Park Leisure Centre Building</u>						
Beatty Park Leisure Centre Building Revenue						
Revenue	(162,907)	(80,886)	(81,128)	(242)	0%	
Beatty Park Leisure Centre Building Revenue Total	(162,907)	(80,886)	(81,128)	(242)	0%	
Beatty Park Leisure Centre Occupancy Costs						
Building Maintenance	559,250	275,364	199,212	(76,152)	-28%	Major maintenance not required as yet.
Ground Maintenance	58,900	29,448	20,821	(8,627)	-29%	
Other Expenses	2,028,920	988,101	1,035,422	47,321	5%	
Beatty Park Leisure Centre Occupancy Costs Total	2,647,070	1,292,913	1,255,455	(37,458)	-3%	
Beatty Park Leisure Centre Indirect Costs						
Allocations	(2,484,163)	(1,211,462)	(1,174,327)	37,135	-3%	
Beatty Park Leisure Centre Indirect Costs Total	(2,484,163)	(1,211,462)	(1,174,327)	37,135	-3%	
Beatty Park Leisure Centre Building Total	0	565	0	(565)	-100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Swimming Pool Areas						
Swimming Pool Areas Revenue						
Revenue	(1,784,100)	(823,483)	(896,841)	(73,358)	9%	
Swimming Pool Areas Revenue Total	(1,784,100)	(823,483)	(896,841)	(73,358)	9%	
Swimming Pool Areas Indirect Revenue						
Allocations	(427,287)	(207,785)	(196,169)	11,616	-6%	
Swimming Pool Areas Indirect Revenue Total	(427,287)	(207,785)	(196,169)	11,616	-6%	
Swimming Pool Areas Expenditure						
Employee Costs	1,039,679	511,218	518,845	7,627	1%	
Other Employee Costs	20,800	12,504	12,549	45	0%	
Other Expenses	256,270	129,727	101,787	(27,940)	-22%	\$19,154 plant maintenance not yet required as yet and \$10,005 timing variance on purchase of chemicals for water treatment.
Swimming Pool Areas Expenditure Total	1,316,749	653,449	633,181	(20,268)	-3%	
Swimming Pool Areas Indirect Costs						
Allocations	2,987,124	1,495,067	1,161,747	(333,320)	-22%	
Swimming Pool Areas Indirect Costs Total	2,987,124	1,495,067	1,161,747	(333,320)	-22%	
Swimming Pool Areas Total	2,092,486	1,117,248	701,918	(415,330)	-37%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Swim School						
Swim School Revenue						
Revenue	(1,575,000)	(892,462)	(842,207)	50,255	-6%	
Swim School Revenue Total	(1,575,000)	(892,462)	(842,207)	50,255	-6%	
Swim School Indirect Revenue						
Allocations	(4,524)	(2,200)	(2,078)	122	-6%	
Swim School Indirect Revenue Total	(4,524)	(2,200)	(2,078)	122	-6%	
Swim School Expenditure						
Employee Costs	882,234	433,685	470,430	36,745	8%	
Other Employee Costs	7,600	3,500	5,332	1,832	52%	
Other Expenses	39,750	31,824	14,957	(16,867)	-53%	
Swim School Expenditure Total	929,584	469,009	490,719	21,710	5%	
Swim School Indirect Costs						
Allocations	228,685	114,487	262,817	148,330	130%	
Swim School Indirect Costs Total	228,685	114,487	262,817	148,330	130%	
Swim School Total	(421,255)	(311,166)	(90,749)	220,417	-71%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Café</u>						
Cafe Revenue						
Revenue	(724,000)	(356,200)	(356,334)	(134)	0%	
Cafe Revenue Total	(724,000)	(356,200)	(356,334)	(134)	0%	
Cafe Indirect Revenue						
Allocations	(4,524)	(2,200)	(2,078)	122	-6%	
Cafe Indirect Revenue Total	(4,524)	(2,200)	(2,078)	122	-6%	
Cafe Expenditure						
Employee Costs	425,072	210,796	185,739	(25,057)	-12%	Incorrect budget phasing. To be adjusted in MYBR.
Other Employee Costs	1,400	700	0	(700)	-100%	
Other Expenses	325,698	137,082	146,012	8,930	7%	
Cafe Expenditure Total	752,170	348,578	331,751	(16,827)	-5%	
Cafe Indirect Costs						
Allocations	116,913	58,525	120,225	61,700	105%	
Cafe Indirect Costs Total	116,913	58,525	120,225	61,700	105%	
Café Total	140,559	48,703	93,564	44,861	92%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Retail						
Retail Revenue						
Revenue	(535,000)	(257,500)	(259,974)	(2,474)	1%	
Retail Revenue Total	(535,000)	(257,500)	(259,974)	(2,474)	1%	
Retail Indirect Revenue						
Allocations	(797)	(387)	(367)	20	-5%	
Retail Indirect Revenue Total	(797)	(387)	(367)	20	-5%	
Retail Expenditure						
Employee Costs	75,292	36,230	27,878	(8,352)	-23%	
Other Employee Costs	950	475	0	(475)	-100%	
Other Expenses	290,700	171,806	106,868	(64,938)	-38%	Timing variance on stock purchase.
Retail Expenditure Total	366,942	208,511	134,746	(73,765)	-35%	
Retail Indirect Costs						
Allocations	96,810	48,463	38,626	(9,837)	-20%	
Retail Indirect Costs Total	96,810	48,463	38,626	(9,837)	-20%	
Retail Total	(72,045)	(913)	(86,968)	(86,055)	9426%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Health and Fitness						
Health and Fitness Revenue						
Revenue	(170,500)	(90,752)	(87,242)	3,510	-4%	
Health and Fitness Revenue Total	(170,500)	(90,752)	(87,242)	3,510	-4%	
Health and Fitness Indirect Revenue						
Allocations	(1,472,463)	(716,044)	(676,020)	40,024	-6%	
Health and Fitness Indirect Revenue Total	(1,472,463)	(716,044)	(676,020)	40,024	-6%	
Health and Fitness Expenditure						
Employee Costs	541,883	263,613	274,404	10,791	4%	
Other Employee Costs	9,700	4,850	750	(4,100)	-85%	
Other Expenses	148,100	74,048	54,231	(19,817)	-27%	
Health and Fitness Expenditure Total	699,683	342,511	329,385	(13,126)	-4%	
Health and Fitness Indirect Costs						
Allocations	660,544	330,659	288,190	(42,469)	-13%	
Health and Fitness Indirect Costs Total	660,544	330,659	288,190	(42,469)	-13%	
Health and Fitness Total	(282,736)	(133,626)	(145,688)	(12,062)	9%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Group Fitness						
Group Fitness Revenue						
Revenue	(162,000)	(80,998)	(68,485)	12,513	-15%	
Group Fitness Revenue Total	(162,000)	(80,998)	(68,485)	12,513	-15%	
Group Fitness Indirect Revenue						
Allocations	(499,959)	(243,125)	(229,536)	13,589	-6%	
Group Fitness Indirect Revenue Total	(499,959)	(243,125)	(229,536)	13,589	-6%	
Group Fitness Expenditure						
Employee Costs	190,927	91,855	106,734	14,879	16%	
Other Employee Costs	4,100	2,050	785	(1,265)	-62%	
Other Expenses	138,250	69,126	70,709	1,583	2%	
Group Fitness Expenditure Total	333,277	163,031	178,228	15,197	9%	
Group Fitness Indirect Costs						
Allocations	215,531	107,858	109,847	1,989	2%	
Group Fitness Indirect Costs Total	215,531	107,858	109,847	1,989	2%	
Group Fitness Total	(113,151)	(53,234)	(9,946)	43,288	-81%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Aqua Fitness</u>						
Aqua Fitness Revenue						
Revenue	(33,000)	(16,500)	(15,483)	1,017	-6%	
Aqua Fitness Revenue Total	(33,000)	(16,500)	(15,483)	1,017	-6%	
Aqua Fitness Indirect Revenue						
Allocations	(211,647)	(102,922)	(97,168)	5,754	-6%	
Aqua Fitness Indirect Revenue Total	(211,647)	(102,922)	(97,168)	5,754	-6%	
Aqua Fitness Expenditure						
Employee Costs	36,623	17,930	10,884	(7,046)	-39%	
Other Employee Costs	450	225	0	(225)	-100%	
Other Expenses	32,350	16,175	5,819	(10,356)	-64%	
Aqua Fitness Expenditure Total	69,423	34,330	16,704	(17,626)	-51%	
Aqua Fitness Indirect Costs						
Allocations	131,085	65,630	32,925	(32,705)	-50%	
Aqua Fitness Indirect Costs Total	131,085	65,630	32,925	(32,705)	-50%	
Aqua Fitness Total	(44,139)	(19,462)	(63,022)	(43,560)	224%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Crèche						
Crèche Revenue						
Revenue	(24,500)	(12,252)	(13,429)	(1,177)	10%	
Crèche Revenue Total	(24,500)	(12,252)	(13,429)	(1,177)	10%	
Crèche Indirect Revenue						
Allocations	(40,999)	(19,938)	(18,822)	1,116	-6%	
Crèche Indirect Revenue Total	(40,999)	(19,938)	(18,822)	1,116	-6%	
Crèche Expenditure						
Employee Costs	235,718	115,893	105,474	(10,419)	-9%	
Other Employee Costs	1,425	713	96	(617)	-87%	
Other Expenses	8,375	4,960	589	(4,371)	-88%	
Crèche Expenditure Total	245,518	121,566	106,159	(15,407)	-13%	
Crèche Indirect Costs						
Allocations	113,380	56,759	96,196	39,437	69%	
Crèche Indirect Costs Total	113,380	56,759	96,196	39,437	69%	
Crèche Total	293,399	146,135	170,104	23,969	16%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Community Partnership Mgmt Administration</u>						
Community Partnerships Management Administration						
Employee Costs	172,084	172,084	173,360	1,276	1%	
Other Employee Costs	0	0	595	595	100%	
Other Expenses	153,000	60,666	14,522	(46,144)	-76%	Timing variance on consultancy costs.
Community Partnerships Management Administration Total	325,084	232,750	188,478	(44,272)	-19%	
Community Partnerships Mgmt Admin Indirect Costs						
Allocations	68,590	68,590	62,701	(5,889)	-9%	
Library Occupancy Costs Allocations	2,065	2,065	0	(2,065)	-100%	
Community Partnerships Mgmt Admin Recove	(272,627)	(272,627)	(251,081)	21,546	-8%	
Community Partnerships Mgmt Admin Indirect Costs Total	(201,972)	(201,972)	(188,381)	13,591	-7%	
Community Partnership Mgmt Administration Total	123,112	30,778	97	(30,681)	-100%	
<u>Customer Service Centre</u>						
Customer Services Centre Expenditure						
Employee Costs	597,134	290,005	226,196	(63,809)	-22%	Favourable variance due to vacant position.
Other Employee Costs	7,700	3,850	545	(3,305)	-86%	
Other Expenses	41,000	20,502	9,591	(10,911)	-53%	
Customer Services Centre Expenditure Total	645,834	314,357	236,332	(78,025)	-25%	
Customer Services Centre Indirect Costs						
Allocations	(645,834)	(314,357)	(236,332)	78,025	-25%	
Customer Services Centre Indirect Costs Total	(645,834)	(314,357)	(236,332)	78,025	-25%	
Customer Service Centre Total	0	0	(0)	(0)	100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Library Services</u>						
Library Services Revenue						
Revenue	(19,700)	(9,846)	(5,517)	4,329	-44%	
Library Services Revenue Total	(19,700)	(9,846)	(5,517)	4,329	-44%	
Library Services Expenditure						
Employee Costs	997,633	459,134	460,261	1,127	0%	
Other Employee Costs	13,290	6,462	3,581	(2,881)	-45%	
Other Expenses	123,450	58,150	49,096	(9,054)	-16%	
Library Services Expenditure Total	1,134,373	523,746	512,938	(10,808)	-2%	
Library Services Indirect Costs						
Allocations	483,184	238,671	212,019	(26,652)	-11%	
Community Partnerships Mgmt Admin Alloca	33,910	33,910	31,357	(2,553)	-8%	
Library Occupancy Costs Allocations	20,185	12,562	0	(12,562)	-100%	
Library Services Indirect Costs Total	537,279	285,143	243,376	(41,767)	-15%	
Library Services Total	1,651,952	799,043	750,797	(48,246)	-6%	
<u>Library Building</u>						
Library Occupancy Costs						
Building Maintenance	135,500	92,744	42,342	(50,402)	-54%	Major maintenance not required as yet.
Ground Maintenance	0	0	2,925	2,925	100%	
Other Expenses	157,937	78,967	75,733	(3,234)	-4%	
Library Occupancy Costs Total	293,437	171,711	121,000	(50,711)	-30%	
Library Indirect Costs						
Allocations	5,422	2,712	2,568	(144)	-5%	
Library Occupancy Costs Recovery	(59,769)	(34,884)	0	34,884	-100%	
Library Indirect Costs Total	(54,347)	(32,172)	2,568	34,740	-108%	
Library Building Total	239,090	139,539	123,568	(15,971)	-11%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Loftus Community Centre Revenue</u>						
Loftus Community Centre Revenue	(75,000)	0	0	0		
Loftus Community Centre Revenue Total	(75,000)	0	0	0		
<u>Loftus Community Centre Revenue Total</u>	<u>(75,000)</u>	<u>0</u>	<u>0</u>	<u>0</u>		
<u>Loftus Community Centre Expenditure</u>						
Loftus Community Centre Expenditure						
Employee Costs	85,000	0	0	0		
Building Maintenance	16,272	0	0	0		
<u>Loftus Community Centre Expenditure Total</u>	<u>118,050</u>	<u>0</u>	<u>0</u>	<u>0</u>		
<u>Loftus Community Centre Indirect Costs</u>						
Loftus Community Centre Indirect Costs						
Allocations	6,950	0	0	0		
<u>Loftus Community Centre Indirect Costs Total</u>	<u>6,950</u>	<u>0</u>	<u>0</u>	<u>0</u>		
<u>Loftus Community Centre Indirect Costs Total</u>	<u>6,950</u>	<u>0</u>	<u>0</u>	<u>0</u>		

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Director Strategy and Development Services</u>						
Director Strategy and Development Services						
Employee Costs	319,647	153,808	146,679	(7,129)	-5%	
Other Employee Costs	6,354	3,174	1,944	(1,230)	-39%	
Other Expenses	3,630	1,806	472	(1,334)	-74%	
Director Strategy and Development Services Total	329,631	158,788	149,094	(9,694)	-6%	
Director Strategy and Development Services Total	329,631	158,788	149,094	(9,694)	-6%	
<u>Director Strategy and Development Ser Indirect Co</u>						
Director Strategy and Development Ser Indirect Co						
Allocations	(329,631)	(158,788)	(149,094)	9,694	-6%	
Director Strategy and Development Ser Indirect Co Total	(329,631)	(158,788)	(149,094)	9,694	-6%	
Director Strategy and Development Ser Indirect Co Total	(329,631)	(158,788)	(149,094)	9,694	-6%	
<u>Health Administration and Inspection</u>						
Health Administration and Inspection Revenue						
Revenue	(351,605)	(288,861)	(309,787)	(20,926)	7%	
Health Administration and Inspection Revenue Total	(351,605)	(288,861)	(309,787)	(20,926)	7%	
Health Administration and Inspection Expenditure						
Employee Costs	921,683	443,476	402,710	(40,766)	-9%	
Other Employee Costs	24,783	12,392	12,775	383	3%	
Other Expenses	108,300	52,150	9,288	(42,862)	-82%	\$18,500 legal fees not required as yet. Other positive variances are individually immaterial.
Health Administration and Inspection Expenditure Total	1,054,766	508,018	424,773	(83,245)	-16%	
Health Administration and Inspection Indirect Cost						
Allocations	538,808	274,480	252,109	(22,371)	-8%	
Health Administration and Inspection Indirect Cost Total	538,808	274,480	252,109	(22,371)	-8%	
Health Administration and Inspection Total	1,241,969	493,637	367,096	(126,541)	-26%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Food Control						
Food Control Revenue						
Revenue	(500)	(250)	0	250	-100%	
Food Control Revenue Total	(500)	(250)	0	250	-100%	
Food Control Expenditure						
Other Expenses	15,500	8,750	8,813	63	1%	
Food Control Expenditure Total	15,500	8,750	8,813	63	1%	
Food Control Total	15,000	8,500	8,813	313	4%	
Health Clinics						
Health Clinics Revenue						
Revenue	(19,260)	(9,002)	(10,236)	(1,234)	14%	
Health Clinics Expenditure						
Building Maintenance	17,650	8,828	5,713	(3,115)	-35%	
Ground Maintenance	0	0	2,180	2,180	100%	
Other Expenses	57,879	29,340	31,461	2,121	7%	
Health Clinics Expenditure Total	75,529	38,168	39,354	1,186	3%	
Health Clinics Indirect Costs						
Allocations	1,751	876	822	(54)	-6%	
Health Clinics Indirect Costs Total	1,751	876	822	(54)	-6%	
Health Clinics Total	58,020	30,042	29,940	(102)	0%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Statutory Planning Services						
Statutory Planning Services Revenue						
Revenue	(929,551)	(336,570)	(241,284)	95,286	-28%	Revenue lower than anticipated. Budget to be adjusted at MYBR.
Statutory Planning Services Revenue Total	(929,551)	(336,570)	(241,284)	95,286	-28%	
Statutory Planning Services Expenditure						
Employee Costs	1,071,753	515,694	545,599	29,905	6%	
Other Employee Costs	13,992	6,996	5,057	(1,939)	-28%	
Other Expenses	330,584	165,868	118,306	(47,562)	-29%	\$25,379 DA panel expenses not required as yet and a timing variance of \$17,617 for legal fees. Budget will be adjusted at MYBR.
Statutory Planning Services Expenditure Total	1,416,329	688,558	668,962	(19,596)	-3%	
Statutory Planning Services Indirect Costs						
Allocations	581,950	296,399	270,414	(25,985)	-9%	
Statutory Planning Services Indirect Costs Total	581,950	296,399	270,414	(25,985)	-9%	
Statutory Planning Services Total	1,068,728	648,387	698,092	49,705	8%	
Compliance Services						
Compliance Services Revenue						
Revenue	(19,800)	(9,900)	(43,272)	(33,372)	337%	Court fees revenue higher than anticipated. Budget to be adjusted in MYBR.
Compliance Services Revenue Total	(19,800)	(9,900)	(43,272)	(33,372)	337%	
Compliance Services Expenditure						
Employee Costs	447,368	215,252	209,955	(5,297)	-2%	
Other Employee Costs	11,391	5,844	7,676	1,832	31%	
Other Expenses	98,400	49,194	16,204	(32,990)	-67%	\$31,348 legal fees not required as yet.
Compliance Services Expenditure Total	557,159	270,290	233,835	(36,455)	-13%	
Compliance Services Indirect Costs						
Allocations	265,498	135,212	125,848	(9,364)	-7%	
Compliance Services Indirect Costs Total	265,498	135,212	125,848	(9,364)	-7%	
Compliance Services Total	802,857	395,602	316,411	(79,191)	-20%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Policy and Place Services</u>						
Policy and Place Services Revenue						
Revenue	(1,800)	(900)	(774)	126	-14%	
Policy and Place Services Revenue Total	(1,800)	(900)	(774)	126	-14%	
Policy and Place Serv Expenditure						
Employee Costs	1,215,677	543,448	473,928	(69,520)	-13%	Favourable variance due to vacant position.
Other Employee Costs	24,854	11,929	12,236	307	3%	
Other Expenses	560,577	241,983	101,190	(140,793)	-58%	Timing variance on strategic planning, heritage and performance measurement programmes.
Operating Projects	241,000	191,000	15,502	(175,498)	-92%	Scope of projects to be reviewed and adjusted at MYBR.
Policy and Place Serv Expenditure Total	2,042,108	988,360	602,856	(385,504)	-39%	
Policy and Place Services Indirect Cost						
Allocations	657,434	313,302	284,464	(28,838)	-9%	
Policy and Place Services Indirect Cost Total	657,434	313,302	284,464	(28,838)	-9%	
Policy and Place Services Total	2,697,742	1,300,762	886,546	(414,216)	-32%	
<u>Building Control</u>						
Building Control Revenue						
Revenue	(356,300)	(178,152)	(165,508)	12,644	-7%	
Building Control Revenue Total	(356,300)	(178,152)	(165,508)	12,644	-7%	
Building Control Expenditure						
Employee Costs	316,347	152,215	163,358	11,143	7%	
Other Employee Costs	24,053	12,024	4,320	(7,704)	-64%	
Other Expenses	55,600	27,792	3,509	(24,283)	-87%	Timing variance of \$12,498 for consultant fees and other positive variances are individually immaterial.
Building Control Expenditure Total	396,000	192,031	171,187	(20,844)	-11%	
Building Control Indirect Costs						
Allocations	197,934	100,742	99,635	(1,107)	-1%	
Building Control Indirect Costs Total	197,934	100,742	99,635	(1,107)	-1%	
Building Control Total	237,634	114,621	105,314	(9,307)	-8%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Director Infrastructure and Environment Expe</u>						
Director Infrastructure and Environment Expe						
Employee Costs	391,459	188,381	181,035	(7,346)	-4%	
Other Employee Costs	20,574	10,284	4,230	(6,054)	-59%	
Other Expenses	74,200	37,098	12,212	(24,886)	-67%	\$16,204 relating to timing variance on consultant fees.
Director Infrastructure and Environment Expe Total	486,233	235,763	197,477	(38,286)	-16%	
<u>Director Infrastructure and Environment Indirect</u>						
Director Infrastructure and Environment Indirect						
Allocations	(486,233)	(235,763)	(197,477)	38,286	-16%	
Director Infrastructure and Environment Indirect Total	(486,233)	(235,763)	(197,477)	38,286	-16%	
Director Infrastructure and Environment Indirect Total	(486,233)	(235,763)	(197,477)	38,286	-16%	
<u>Ranger Services Administration</u>						
Ranger Services Administration Revenue						
Revenue	(3,000)	(1,500)	(1,646)	(146)	10%	
Ranger Services Administration Revenue Total	(3,000)	(1,500)	(1,646)	(146)	10%	
Ranger Services Administration Expenditure						
Employee Costs	2,208,961	1,064,004	1,089,079	25,075	2%	
Other Employee Costs	52,047	26,410	41,059	14,649	55%	
Other Expenses	229,000	108,254	57,558	(50,696)	-47%	Timing variance of \$15,000 for consultant fees, \$24,032 for CCTV maintenance and \$8,558 for legal costs.
Ranger Services Administration Expenditure Total	2,490,008	1,198,668	1,187,696	(10,972)	-1%	
Ranger Services Administration Indirect Costs						
Allocations	(2,487,008)	(1,197,168)	(1,186,050)	11,118	-1%	
Ranger Services Administration Indirect Costs Total	(2,487,008)	(1,197,168)	(1,186,050)	11,118	-1%	
Ranger Services Administration Total	0	0	(0)	(0)	100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Fire Prevention</u>						
Fire Prevention Revenue						
Revenue	(3,000)	(3,000)	0	3,000	-100%	
Fire Prevention Revenue Total	(3,000)	(3,000)	0	3,000	-100%	
Fire Prevention Indirect Costs						
Allocations	35,611	17,526	16,373	(1,153)	-7%	
Fire Prevention Indirect Costs Total	35,611	17,526	16,373	(1,153)	-7%	
Fire Prevention Total	32,611	14,526	16,373	1,847	13%	
<u>Animal Control</u>						
Animal Control Revenue						
Revenue	(74,100)	(54,731)	(58,802)	(4,071)	7%	
Animal Control Revenue Total	(74,100)	(54,731)	(58,802)	(4,071)	7%	
Animal Control Expenditure						
Other Expenses	12,300	6,144	7,693	1,549	25%	
Animal Control Expenditure Total	12,300	6,144	7,693	1,549	25%	
Animal Control Indirect Costs						
Allocations	284,997	140,253	149,309	9,056	6%	
Animal Control Indirect Costs Total	284,997	140,253	149,309	9,056	6%	
Animal Control Total	223,197	91,666	98,200	6,534	7%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Local Laws (Law and Order)</u>						
Local Laws (Law and Order) Revenue						
Revenue	(48,850)	(37,795)	(24,914)	12,881	-34%	
Local Laws (Law and Order) Revenue Total	(48,850)	(37,795)	(24,914)	12,881	-34%	
Local Laws (Law and Order) Indirect Costs						
Allocations	455,997	224,406	223,774	(632)	0%	
Local Laws (Law and Order) Indirect Costs Total	455,997	224,406	223,774	(632)	0%	
Local Laws (Law and Order) Total	407,147	186,611	198,860	12,249	7%	
<u>Abandoned Vehicles</u>						
Abandoned Vehicles Revenue						
Revenue	(13,500)	(6,750)	(2,990)	3,760	-56%	
Abandoned Vehicles Revenue Total	(13,500)	(6,750)	(2,990)	3,760	-56%	
Abandoned Vehicles Expenditure						
Other Expenses	9,000	4,500	2,055	(2,445)	-54%	
Abandoned Vehicles Expenditure Total	9,000	4,500	2,055	(2,445)	-54%	
Abandoned Vehicles Indirect Costs						
Allocations	398,997	196,355	190,688	(5,667)	-3%	
Abandoned Vehicles Indirect Costs Total	398,997	196,355	190,688	(5,667)	-3%	
Abandoned Vehicles Total	394,497	194,105	189,753	(4,352)	-2%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Inspectorial Control</u>						
Inspectorial Control Revenue						
Revenue	(2,627,750)	(1,322,804)	(1,048,218)	274,586	-21%	Revenue lower than anticipated. Budget to be adjusted in MYBR.
Inspectorial Control Revenue Total	(2,627,750)	(1,322,804)	(1,048,218)	274,586	-21%	
Inspectorial Control Expenditure						
Other Expenses	1,067,195	741,092	670,543	(70,549)	-10%	
Inspectorial Control Expenditure Total	1,067,195	741,092	670,543	(70,549)	-10%	
Inspectorial Control Indirect Costs						
Allocations	2,536,474	1,248,249	1,161,260	(86,989)	-7%	
Inspectorial Control Indirect Costs Total	2,536,474	1,248,249	1,161,260	(86,989)	-7%	
Inspectorial Control Total	975,919	666,537	783,585	117,048	18%	
<u>Car Park Control</u>						
Car Park Control Revenue						
Revenue	(2,891,579)	(1,445,790)	(1,256,805)	188,985	-13%	
Car Park Control Revenue Total	(2,891,579)	(1,445,790)	(1,256,805)	188,985	-13%	
Car Park Control Expenditure						
Ground Maintenance	108,650	54,330	72,669	18,339	34%	
Other Expenses	713,948	381,556	369,161	(12,395)	-3%	
Car Park Control Expenditure Total	822,598	435,886	441,830	5,944	1%	
Car Park Control Total	(2,068,981)	(1,009,904)	(814,975)	194,929	-19%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Kerbside Parking Control</u>						
Kerbside Parking Control Revenue						
Revenue	(2,525,598)	(1,262,802)	(1,083,399)	179,403	-14%	Timing variance.
Kerbside Parking Control Revenue Total	(2,525,598)	(1,262,802)	(1,083,399)	179,403	-14%	
Kerbside Parking Control Expenditure						
Other Expenses	550,761	275,380	312,734	37,354	14%	\$70,886 leasing costs relating to parking ticket machines incurred earlier than anticipated.
Kerbside Parking Control Expenditure Total	550,761	275,380	312,734	37,354	14%	
Kerbside Parking Control Total	(1,974,837)	(987,422)	(770,665)	216,757	-22%	
<u>Dog Pound Expenditure</u>						
Dog Pound Expenditure						
Building Maintenance	1,300	648	3,309	2,661	411%	
Dog Pound Expenditure Total	1,300	648	3,309	2,661	411%	
Dog Pound Expenditure Total	1,300	648	3,309	2,661	411%	
<u>Community Connections</u>						
Community Connections Expenditure						
Employee Costs	51,572	24,815	29,168	4,353	18%	
Other Expenses	98,720	54,862	35,718	(19,144)	-35%	
Community Connections Expenditure Total	150,292	79,677	64,886	(14,791)	-19%	
Community Connections Indirect Costs						
Allocations	25,052	12,772	17,848	5,076	40%	
Community Partnerships Mgmt Admin Alloca	67,817	67,817	62,738	(5,079)	-7%	
Library Occupancy Costs Allocations	1,050	662	0	(662)	-100%	
Community Connections Indirect Costs Total	93,919	81,251	80,586	(665)	-1%	
Community Connections Total	244,211	160,928	145,472	(15,456)	-10%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Engineering Design Services</u>						
Engineering Design Services Revenue	(7,500)	(3,349)	(1,356)	1,993	-60%	
Engineering Design Services Expenditure						
Employee Costs	607,858	292,463	295,494	3,031	1%	
Other Employee Costs	32,514	16,254	46,159	29,905	184%	Variance due to agency labour costs relating to leave cover. To be adjusted at MYBR.
Other Expenses	264,550	132,274	39,165	(93,109)	-70%	Timing variance of \$43,690 for asset management - data collection & building condition survey costs and \$21,180 for consultant fees.
Operating Projects	280,000	280,000	250,000	(30,000)	-11%	Timing variance on signalised pedestrian project. To be adjusted at MYBR.
Engineering Design Services Expenditure Total	1,184,922	720,991	630,818	(90,173)	-13%	
Engineering Design Services Indirect Costs						
Allocations	327,471	167,366	151,429	(15,937)	-10%	
Engineering Design Services Indirect Costs Total	327,471	167,366	151,429	(15,937)	-10%	
Engineering Design Services Total	1,504,893	885,008	780,892	(104,116)	-12%	
<u>Bike Station Expenditure</u>						
Bike Station Expenditure						
Other Expenses	5,000	2,500	1,066	(1,434)	-57%	
Bike Station Expenditure Total	5,000	2,500	1,066	(1,434)	-57%	
Bike Station Expenditure Total	5,000	2,500	1,066	(1,434)	-57%	

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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	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	382,496	300,383	(82,113)	-21%	Timing variance on electricity costs.
Street Lighting Expenditure Total	765,000	382,496	300,383	(82,113)	-21%	
Street Lighting Total	740,500	382,496	300,383	(82,113)	-21%	
<u>Bus Shelter</u>						
Bus Shelter Revenue						
Revenue	(109,000)	(25,000)	(19,542)	5,458	-22%	
Bus Shelter Revenue Total	(109,000)	(25,000)	(19,542)	5,458	-22%	
Bus Shelter Expenditure						
Other Expenses	118,864	59,432	48,265	(11,167)	-19%	
Bus Shelter Expenditure Total	118,864	59,432	48,265	(11,167)	-19%	
Bus Shelter Total	9,864	34,432	28,723	(5,709)	-17%	
<u>Parking and Street Name Signs Expenditure</u>						
Parking and Street Name Signs Expenditure						
Other Expenses	86,000	43,002	35,531	(7,471)	-17%	
Parking and Street Name Signs Expenditure Total	86,000	43,002	35,531	(7,471)	-17%	
Parking and Street Name Signs Expenditure Total	86,000	43,002	35,531	(7,471)	-17%	

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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<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	7,500	4,405	(3,095)	-41%	
Crossovers Expenditure Total	15,000	7,500	4,405	(3,095)	-41%	
Crossovers Total	15,000	7,500	4,155	(3,345)	-45%	
<u>Roads Linemarking Expenditure</u>						
Roads Linemarking Expenditure						
Other Expenses	65,000	32,502	18,505	(13,997)	-43%	
Roads Linemarking Expenditure Total	65,000	32,502	18,505	(13,997)	-43%	
Roads Linemarking Expenditure Total	65,000	32,502	18,505	(13,997)	-43%	
<u>Tree Lighting Leederville Expenditure</u>						
Tree Lighting Leederville Expenditure						
Other Expenses	70,000	70,000	66,573	(3,427)	-5%	
Tree Lighting Leederville Expenditure Total	70,000	70,000	66,573	(3,427)	-5%	
Tree Lighting Leederville Expenditure Total	70,000	70,000	66,573	(3,427)	-5%	
<u>Parklets Expenditure</u>						
Parklets Expenditure						
Other Expenses	3,500	1,750	0	(1,750)	-100%	
Parklets Expenditure Total	3,500	1,750	0	(1,750)	-100%	
Parklets Expenditure Total	3,500	1,750	0	(1,750)	-100%	

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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Environmental Services</u>						
Environmental Services Revenue						
Revenue	(8,000)	(4,002)	(5,874)	(1,872)	47%	
Environmental Services Revenue Total	(8,000)	(4,002)	(5,874)	(1,872)	47%	
Environmental Services Expenditure						
Employee Costs	89,389	43,010	50,465	7,455	17%	
Other Expenses	233,300	90,648	92,805	2,157	2%	
Environmental Services Expenditure Total	322,689	133,658	143,269	9,611	7%	
Environmental Services Indirect Costs						
Allocations	45,896	23,781	21,729	(2,052)	-9%	
Environmental Services Indirect Costs Total	45,896	23,781	21,729	(2,052)	-9%	
Environmental Services Total	360,585	153,437	159,125	5,688	4%	
<u>Property Management Administration</u>						
Property Management Administration Revenue						
Revenue	(2,000)	(1,002)	(10,662)	(9,660)	964%	
Property Management Administration Revenue Total	(2,000)	(1,002)	(10,662)	(9,660)	964%	
Property Management Administration Expenditure						
Employee Costs	304,768	146,630	148,136	1,506	1%	
Other Employee Costs	4,770	2,388	2,388	0	0%	
Other Expenses	2,650	1,320	1,276	(44)	-3%	
Property Management Administration Expenditure Total	312,188	150,338	151,800	1,462	1%	
Property Management Administration Indirect Costs						
Allocations	215,341	109,148	80,555	(28,593)	-26%	
Property Management Administration Indirect Costs Total	215,341	109,148	80,555	(28,593)	-26%	
Property Management Administration Total	525,529	258,484	221,693	(36,791)	-14%	

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	Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Civic Centre Building</u>						
Civic Centre Building Expenditure						
Building Maintenance	284,400	142,500	131,935	(10,565)	-7%	
Ground Maintenance	66,100	33,044	15,836	(17,208)	-52%	
Other Expenses	809,485	408,814	449,968	41,154	10%	
Civic Centre Building Expenditure Total	1,159,985	584,358	597,739	13,381	2%	
Civic Centre Building Indirect Costs						
Allocations	(1,159,985)	(584,358)	(597,739)	(13,381)	2%	
Civic Centre Building Indirect Costs Total	(1,159,985)	(584,358)	(597,739)	(13,381)	2%	
Civic Centre Building Total	0	0	0	0	100%	
<u>Child Care Centres and Play Groups</u>						
Child Care Centres and Play Groups Revenue						
Revenue	(11,686)	(4,725)	(6,843)	(2,118)	45%	
Child Care Centres and Play Groups Revenue Total	(11,686)	(4,725)	(6,843)	(2,118)	45%	
Child Care Centres and Play Groups Expenditure						
Building Maintenance	5,400	2,707	3,371	664	25%	
Ground Maintenance	500	252	478	226	90%	
Other Expenses	46,684	23,339	23,593	254	1%	
Child Care Centres and Play Groups Expenditure Total	52,584	26,298	27,442	1,144	4%	
Child Care Centres and Play Groups Indirect Costs						
Allocations	2,171	1,086	1,014	(72)	-7%	
Child Care Centres and Play Groups Indirect Costs Total	2,171	1,086	1,014	(72)	-7%	
Child Care Centres and Play Groups Total	43,069	22,659	21,613	(1,046)	-5%	

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NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Pre Schools and Kindergartens</u>						
Pre Schools and Kindergartens Revenue	(56,433)	(31,542)	(36,180)	(4,638)	15%	
Pre Schools and Kindergartens Expenditure						
Building Maintenance	2,775	1,391	616	(775)	-56%	
Ground Maintenance	4,000	4,000	596	(3,404)	-85%	
Other Expenses	47,805	23,902	25,570	1,668	7%	
Pre Schools and Kindergartens Indirect Costs						
Allocations	1,591	798	726	(72)	-9%	
Pre Schools and Kindergartens Indirect Costs Total	1,591	798	726	(72)	-9%	
Pre Schools and Kindergartens Total	(262)	(1,451)	(8,672)	(7,221)	498%	
<u>Community and Welfare Centres</u>						
Community and Welfare Centres Revenue	(64,784)	(29,872)	(24,090)	5,782	-19%	
Community and Welfare Centres Revenue Total	(64,784)	(29,872)	(24,090)	5,782	-19%	
Community and Welfare Centres Expenditure						
Building Maintenance	26,450	13,240	8,193	(5,047)	-38%	
Ground Maintenance	3,150	1,578	1,870	292	19%	
Other Expenses	224,628	87,640	86,738	(902)	-1%	
Community and Welfare Centres Expenditure Total	254,228	102,458	96,802	(5,656)	-6%	
Community and Welfare Centres Indirect Costs						
Allocations	7,145	3,570	3,198	(372)	-10%	
Community and Welfare Centres Indirect Costs Total	7,145	3,570	3,198	(372)	-10%	
Community and Welfare Centres Total	196,589	76,156	75,910	(246)	0%	

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 BY SERVICE AREAS
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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Department of Sports and Recreation Building</u>						
Dept of Sports and Recreation Building Revenue						
Revenue	(770,115)	(385,058)	(403,350)	(18,292)	5%	
Dept of Sports and Recreation Building Revenue Total	(770,115)	(385,058)	(403,350)	(18,292)	5%	
Dept of Sports and Recreation Building Expenditure						
Building Maintenance	98,000	49,000	46,068	(2,932)	-6%	
Ground Maintenance	9,800	4,908	2,758	(2,150)	-44%	
Other Expenses	488,067	289,555	291,668	2,113	1%	
Dept of Sports and Recreation Building Expenditure Total	595,867	343,463	340,494	(2,969)	-1%	
Dept of Sports and Recreation Building Indirect Costs						
Allocations	12,469	6,234	5,322	(912)	-15%	
Dept of Sports and Recreation Building Indirect Costs Total	12,469	6,234	5,322	(912)	-15%	
Department of Sports and Recreation Building Total	(161,779)	(35,361)	(57,534)	(22,173)	63%	
<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	8,917	8,897	(20)	0%	
nib Stadium Expenditure Total	17,835	8,917	8,897	(20)	0%	
nib Stadium Total	(9,930)	(18,848)	(18,950)	(102)	1%	

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 BY SERVICE AREAS
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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Leederville Oval</u>						
Leederville Oval Revenue						
Revenue	(242,274)	(121,132)	(68,912)	52,220	-43%	Timing variance due to ongoing discussions with the tenants.
Leederville Oval Revenue Total	(242,274)	(121,132)	(68,912)	52,220	-43%	
Leederville Oval Expenditure						
Building Maintenance	33,600	16,800	1,363	(15,437)	-92%	
Ground Maintenance	100,000	49,998	22,899	(27,099)	-54%	
Other Expenses	461,699	230,854	230,491	(363)	0%	
Leederville Oval Expenditure Total	595,299	297,652	254,753	(42,899)	-14%	
Leederville Oval Indirect Costs						
Allocations	11,872	5,934	5,556	(378)	-6%	
Leederville Oval Indirect Costs Total	11,872	5,934	5,556	(378)	-6%	
Leederville Oval Total	364,897	182,454	191,397	8,943	5%	

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 BY SERVICE AREAS
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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Loftus Centre</u>						
Loftus Centre Revenue						
Revenue	(660,984)	(330,491)	(320,197)	10,294	-3%	
Loftus Centre Revenue Total	(660,984)	(330,491)	(320,197)	10,294	-3%	
Loftus Centre Expenditure						
Building Maintenance	87,100	35,809	60,183	24,374	68%	\$18,242 timing variance for contractors.
Ground Maintenance	35,850	17,922	12,371	(5,551)	-31%	
Other Expenses	794,268	382,081	394,857	12,776	3%	
Operating Projects	130,000	100,000	120,638	20,638	21%	Loftus centre external paint project commenced ahead of schedule.
Loftus Centre Expenditure Total	1,047,218	535,812	588,049	52,237	10%	
Loftus Centre Indirect Costs						
Allocations	21,685	10,848	10,152	(696)	-6%	
Loftus Centre Indirect Costs Total	21,685	10,848	10,152	(696)	-6%	
Loftus Centre Total	407,919	216,169	278,005	61,836	29%	

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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
Public Halls						
Public Halls Revenue						
Revenue	(164,319)	(81,539)	(60,742)	20,797	-26%	Hall hire fees revenue lower than anticipated.
Public Halls Revenue Total	(164,319)	(81,539)	(60,742)	20,797	-26%	
Public Halls Expenditure						
Building Maintenance	130,500	60,997	44,099	(16,898)	-28%	
Ground Maintenance	2,000	2,000	0	(2,000)	-100%	
Other Expenses	217,909	110,127	131,877	21,750	20%	Depreciation variance due to disposals and additions of assets during the year. Budget to be adjusted at MYBR.
Public Halls Expenditure Total	350,409	173,124	175,976	2,852	2%	
Public Halls Indirect Costs						
Allocations	5,742	2,874	2,676	(198)	-7%	
Public Halls Indirect Costs Total	5,742	2,874	2,676	(198)	-7%	
Public Halls Total	191,832	94,459	117,910	23,451	25%	
Reserves Pavilions and Facilities						
Reserves Pavilions and Facilities Revenue						
Revenue	(77,631)	(39,958)	(46,808)	(6,850)	17%	
Reserves Pavilions and Facilities Revenue Total	(77,631)	(39,958)	(46,808)	(6,850)	17%	
Reserves Pavilions and Facilities Expenditure						
Building Maintenance	314,605	155,254	131,128	(24,126)	-16%	Major maintenance not required as yet.
Ground Maintenance	5,500	4,250	262	(3,988)	-94%	
Other Expenses	303,816	154,393	155,839	1,446	1%	
Operating Projects	60,000	60,000	51,079	(8,921)	-15%	
Reserves Pavilions and Facilities Expenditure Total	683,921	373,897	338,308	(35,589)	-10%	
Reserves Pavilions and Facilities Indirect Costs						
Allocations	7,392	3,702	2,970	(732)	-20%	
Reserves Pavilions and Facilities Indirect Costs Total	7,392	3,702	2,970	(732)	-20%	
Reserves Pavilions and Facilities Total	613,682	337,641	294,470	(43,171)	-13%	

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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Sporting Clubs Buildings</u>						
Sporting Clubs Buildings Revenue						
Revenue	(132,988)	(56,721)	(72,569)	(15,848)	28%	
Sporting Clubs Buildings Revenue Total	(132,988)	(56,721)	(72,569)	(15,848)	28%	
Sporting Clubs Buildings Expenditure						
Building Maintenance	48,000	23,873	38,710	14,837	62%	
Ground Maintenance	2,000	1,000	0	(1,000)	-100%	
Other Expenses	718,704	359,351	365,012	5,661	2%	
Operating Projects	0	0	(932)	(932)	100%	
Sporting Clubs Buildings Expenditure Total	768,704	384,224	402,790	18,566	5%	
Sporting Clubs Buildings Indirect Costs						
Allocations	27,935	13,962	13,014	(948)	-7%	
Sporting Clubs Buildings Indirect Costs Total	27,935	13,962	13,014	(948)	-7%	
Sporting Clubs Buildings Total	663,651	341,465	343,235	1,770	1%	
<u>Parks and Reserves Administration</u>						
Parks and Reserves Administration Revenue						
Revenue	(3,200)	(1,602)	(1,848)	(246)	15%	
Parks and Reserves Administration Revenue Total	(3,200)	(1,602)	(1,848)	(246)	15%	
Parks and Reserves Administration Expenditure						
Employee Costs	976,551	470,109	533,113	63,004	13%	Timing variance.
Other Employee Costs	24,823	12,414	36,647	24,233	195%	Overspent on uniform expenses. Budget to be adjusted at MYBR.
Other Expenses	120,391	61,315	50,541	(10,774)	-18%	
Parks and Reserves Administration Expenditure Total	1,121,765	543,838	620,301	76,463	14%	
Parks and Reserves Administration Indirect Costs						
Allocations	1,431,127	739,388	700,225	(39,163)	-5%	
On Costs Recovery	(1,420,564)	(710,280)	(655,672)	54,608	-8%	
Parks and Reserves Administration Indirect Costs Total	10,563	29,108	44,553	15,445	53%	
Parks and Reserves Administration Total	1,129,128	571,344	663,007	91,663	16%	

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Adopted Budget 2019/20	YTD Budget 31/12/2019	YTD Actual 31/12/2019	YTD Variance	Variance	Variance Commentary
\$	\$	\$	\$	%	

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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parks and Reserves</u>						
Parks and Reserves Revenue						
Revenue	(50,950)	(16,645)	(15,114)	1,531	-9%	
Parks and Reserves Revenue Total	(50,950)	(16,645)	(15,114)	1,531	-9%	
Parks and Reserves Expenditure						
Ground Maintenance	2,255,450	1,177,122	1,105,140	(71,982)	-6%	
Other Expenses	694,577	347,260	297,806	(49,454)	-14%	Depreciation variance due to disposals and additions of assets during the year. Budget to be adjusted at MYBR.
Parks and Reserves Expenditure Total	2,950,027	1,524,382	1,402,946	(121,436)	-8%	
Parks and Reserves Indirect Costs						
Allocations	324	162	150	(12)	-7%	
Parks and Reserves Indirect Costs Total	324	162	150	(12)	-7%	
Parks and Reserves Total	2,899,401	1,507,899	1,387,982	(119,917)	-8%	
<u>Sporting Grounds</u>						
Sporting Grounds Revenue						
Revenue	(57,000)	(26,848)	(8,853)	17,995	-67%	
Sporting Grounds Revenue Total	(57,000)	(26,848)	(8,853)	17,995	-67%	
Sporting Grounds Expenditure						
Ground Maintenance	1,221,700	684,644	631,188	(53,456)	-8%	
Other Expenses	564,286	282,136	284,885	2,749	1%	
Sporting Grounds Expenditure Total	1,785,986	966,780	916,073	(50,707)	-5%	
Sporting Grounds Total	1,728,986	939,932	907,220	(32,712)	-3%	

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	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Road Reserves Expenditure</u>						
Road Reserves Expenditure						
Ground Maintenance	412,900	208,348	169,683	(38,665)	-19%	Timing variance on labour costs.
Other Expenses	15,290	7,650	5,810	(1,840)	-24%	
Road Reserves Expenditure Total	428,190	215,998	175,493	(40,505)	-19%	
Road Reserves Expenditure Total	428,190	215,998	175,493	(40,505)	-19%	
<u>Parks Other</u>						
Parks Other Revenue						
Revenue	(2,000)	(2,000)	(471)	1,529	-76%	
Parks Other Revenue Total	(2,000)	(2,000)	(471)	1,529	-76%	
Parks Other Expenditure						
Other Expenses	1,673,600	1,201,738	1,057,476	(144,262)	-12%	Timing variance for works relating to street trees, verge and other parks maintenance.
Money/Monger Street Trees Surgery	20,000	20,000	20,408	408	2%	
Parks Other Expenditure Total	1,693,600	1,221,738	1,077,884	(143,854)	-12%	
Parks Other Total	1,691,600	1,219,738	1,077,413	(142,325)	-12%	

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 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Processable Waste Collection</u>						
Processable Waste Collection Revenue						
Revenue	(332,944)	(326,206)	(344,557)	(18,351)	6%	
Processable Waste Collection Revenue Total	(332,944)	(326,206)	(344,557)	(18,351)	6%	
Processable Waste Collection Expenditure						
Employee Costs	1,022,099	491,903	468,986	(22,917)	-5%	
Other Employee Costs	43,339	21,666	14,780	(6,886)	-32%	
Other Expenses	4,282,239	1,912,130	1,717,975	(194,155)	-10%	Timing variance on waste tipping costs.
Operating Projects	80,000	80,000	4,157	(75,843)	-95%	Timing variance on three bin strategy project.
Processable Waste Collection Expenditure Total	5,427,677	2,505,699	2,205,898	(299,801)	-12%	
Processable Waste Collection Indirect Costs						
Allocations	1,049,496	542,469	479,137	(63,332)	-12%	
On Costs Recovery	(880,657)	(440,328)	(359,903)	80,425	-18%	
Processable Waste Collection Indirect Costs Total	168,839	102,141	119,234	17,093	17%	
Processable Waste Collection Total	5,263,572	2,281,634	1,980,575	(301,059)	-13%	
<u>Other Waste Services</u>						
Other Waste Services Revenue						
Revenue	(5,750)	(2,874)	(4,380)	(1,506)	52%	
Other Waste Services Revenue Total	(5,750)	(2,874)	(4,380)	(1,506)	52%	
Other Waste Services Expenditure						
Other Expenses	617,159	300,623	94,138	(206,485)	-69%	Timing variance of \$169,826 for bulk verge collection. The phasing of the budget to be adjusted at mid year budget review to ensure alignment with the delivery of services.
Other Waste Services Expenditure Total	617,159	300,623	94,138	(206,485)	-69%	
Other Waste Services Total	611,409	297,749	89,758	(207,991)	-70%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Recycling Expenditure</u>						
Recycling Expenditure	771,417	315,175	109,893	(205,282)	-65%	Timing variance for works and receipt of invoices from supplier relating to recyclable processing.
Recycling Expenditure Total	771,417	315,175	109,893	(205,282)	-65%	
<u>Public Works Overhead</u>						
Public Works Overhead Revenue						
Revenue	(56,200)	(28,098)	(32,908)	(4,810)	17%	
Public Works Overhead Revenue Total	(56,200)	(28,098)	(32,908)	(4,810)	17%	
Public Works Overhead Expenditure						
Employee Costs	430,007	206,995	219,787	12,792	6%	
Other Employee Costs	45,559	22,782	28,089	5,307	23%	
Other Expenses	68,000	34,002	46,597	12,595	37%	
Public Works Overhead Expenditure Total	543,566	263,779	294,473	30,694	12%	
Public Works Overhead Indirect Costs						
Allocations	649,054	335,161	294,834	(40,327)	-12%	
On Costs Recovery	(289,370)	(247,285)	(270,511)	(23,226)	9%	
Public Works Overhead Indirect Costs Total	359,684	87,876	24,324	(63,552)	-72%	
Public Works Overhead Total	847,050	323,557	285,889	(37,668)	-12%	
<u>Plant Operating</u>						
Plant Operating Expenditure						
Other Expenses	1,481,092	740,542	765,202	24,660	3%	
Plant Operating Expenditure Total	1,481,092	740,542	765,202	24,660	3%	
Plant Operating Indirect Costs						
Allocations	(1,253,542)	(652,161)	(669,886)	(17,725)	3%	
Plant Operating Indirect Costs Total	(1,253,542)	(652,161)	(669,886)	(17,725)	3%	
Plant Operating Total	227,550	88,381	95,316	6,935	8%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Recoverable Works</u>						
Recoverable Works Revenue						
Revenue	(50,000)	0	(31,761)	(31,761)	100%	Timing variance.
Recoverable Works Revenue Total	(50,000)	0	(31,761)	(31,761)	100%	
Recoverable Works Expenditure						
Other Expenses	50,000	0	25,950	25,950	100%	Timing variance.
Recoverable Works Expenditure Total	50,000	0	25,950	25,950	100%	
Recoverable Works Total	0	0	(5,811)	(5,811)	100%	
<u>Drainage Expenditure</u>						
Drainage Expenditure						
Other Expenses	370,435	185,224	167,361	(17,863)	-10%	
Drainage Expenditure Total	370,435	185,224	167,361	(17,863)	-10%	
Drainage Expenditure Total	370,435	185,224	167,361	(17,863)	-10%	
<u>Footpaths/Cycleways Expenditure</u>						
Footpaths/Cycleways Expenditure						
Other Expenses	988,195	494,096	530,040	35,944	7%	
Footpaths/Cycleways Expenditure Total	988,195	494,096	530,040	35,944	7%	
Footpaths/Cycleways Expenditure Total	988,195	494,096	530,040	35,944	7%	
<u>Rights of Way Expenditure</u>						
Rights of Way Expenditure						
Other Expenses	286,532	143,275	122,639	(20,636)	-14%	Favourable variance, however the breakdown is individually immaterial.
Rights of Way Expenditure Total	286,532	143,275	122,639	(20,636)	-14%	
Rights of Way Expenditure Total	286,532	143,275	122,639	(20,636)	-14%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

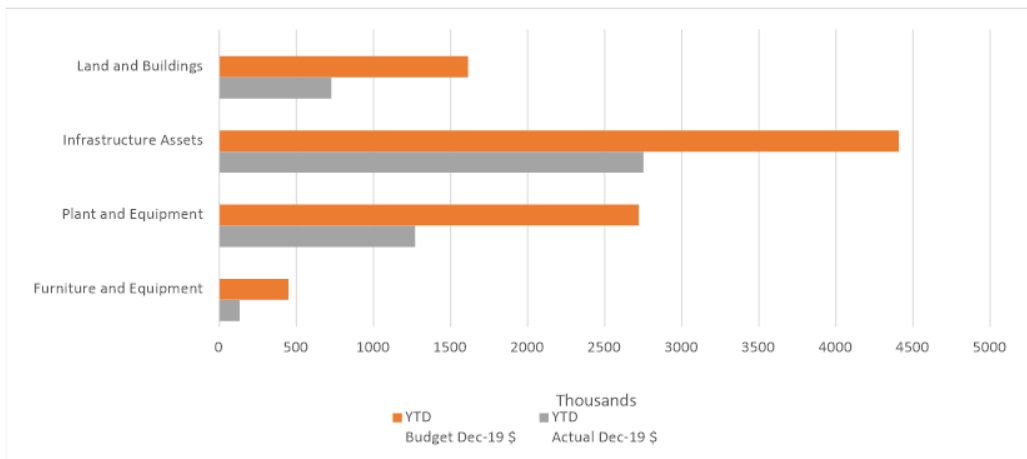
	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Roads Expenditure</u>						
Roads Expenditure						
Other Expenses	3,041,958	1,520,974	1,548,673	27,699	2%	
Roads Expenditure Total	3,041,958	1,520,974	1,548,673	27,699	2%	
Roads Expenditure Total	3,041,958	1,520,974	1,548,673	27,699	2%	
<u>Street Cleaning Expenditure</u>						
Street Cleaning Expenditure						
Other Expenses	1,307,070	651,528	605,709	(45,819)	-7%	
Street Cleaning Expenditure Total	1,307,070	651,528	605,709	(45,819)	-7%	
Street Cleaning Expenditure Total	1,307,070	651,528	605,709	(45,819)	-7%	
<u>Traffic Control for Roadworks Expenditure</u>						
Traffic Control for Roadworks Expenditure						
Other Expenses	166,000	82,998	83,808	810	1%	
Traffic Control for Roadworks Expenditure Total	166,000	82,998	83,808	810	1%	
Traffic Control for Roadworks Expenditure Total	166,000	82,998	83,808	810	1%	
<u>Roadwork Signs and Barricades Expenditure</u>						
Roadwork Signs and Barricades Expenditure						
Other Expenses	5,000	2,502	0	(2,502)	-100%	
Roadwork Signs and Barricades Expenditure Total	5,000	2,502	0	(2,502)	-100%	
Roadwork Signs and Barricades Expenditure Total	5,000	2,502	0	(2,502)	-100%	
<u>Sump Expenditure</u>						
Sump Expenditure						
Other Expenses	0	0	118	118	100%	
Sump Expenditure Total	0	0	118	118	100%	
Sump Expenditure Total	0	0	118	118	100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2019

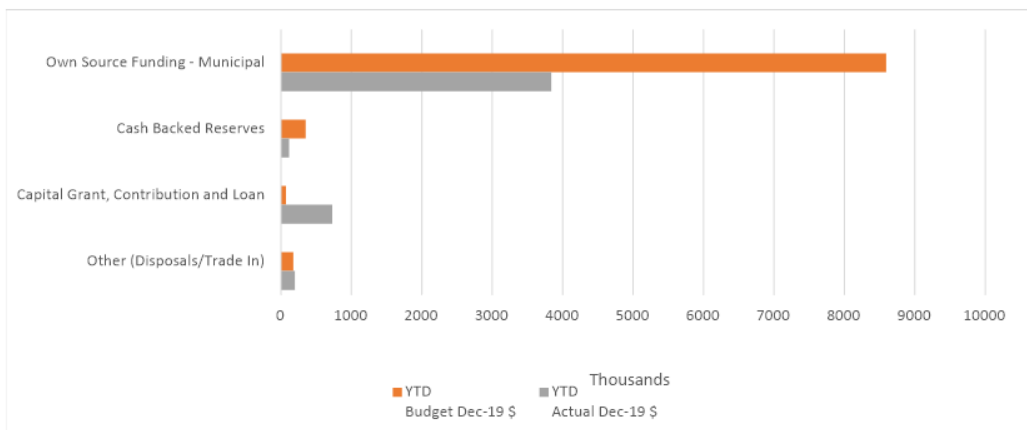
	Adopted Budget 2019/20 \$	YTD Budget 31/12/2019 \$	YTD Actual 31/12/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Works Depot Revenue</u>						
Works Depot Revenue	0	0	(533)	(533)	100%	
Works Depot Revenue Total	0	0	(533)	(533)	100%	
Works Depot Revenue Total	0	0	(533)	(533)	100%	
<u>Works Depot</u>						
Works Depot Expenditure						
Employee Costs	185,958	89,466	99,804	10,338	12%	
Other Employee Costs	3,300	1,650	681	(969)	-59%	
Other Expenses	10,250	5,118	4,855	(263)	-5%	
Works Depot Expenditure Total	199,508	96,234	105,340	9,106	9%	
Works Depot Indirect Costs						
Allocations	(199,508)	(96,234)	(104,808)	(8,574)	9%	
Works Depot Indirect Costs Total	(199,508)	(96,234)	(104,808)	(8,574)	9%	
Works Depot Total	0	0	533	533	100%	
<u>Depot Building</u>						
Depot Occupancy Costs						
Building Maintenance	130,000	89,502	48,773	(40,729)	-46%	
Ground Maintenance	0	0	564	564	100%	
Other Expenses	238,284	132,718	139,715	6,997	5%	
Depot Occupancy Costs Total	368,284	222,220	189,052	(33,168)	-15%	
Depot Indirect Costs						
Allocations	(368,284)	(235,795)	(189,052)	46,743	-20%	
Depot Indirect Costs Total	(368,284)	(235,795)	(189,052)	46,743	-20%	
Depot Building Total	0	(13,575)	0	13,575	-100%	
Net Operating	4,284,190	(15,812,924)	(17,569,669)	(1,756,745)	11%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 DECEMBER 2019

CAPITAL EXPENDITURE	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2019/20	Dec-19	Dec-19		
	\$	\$	\$	\$	%
Land and Buildings	2,935,514	1,613,514	727,164	(886,350)	-55%
Infrastructure Assets	7,088,267	4,408,125	2,751,396	(1,656,730)	-38%
Plant and Equipment	3,498,830	2,721,712	1,270,247	(1,451,465)	-53%
Furniture and Equipment	900,171	448,171	133,122	(315,049)	-70%
Total	14,422,782	9,191,522	4,881,929	(4,309,593)	-47%



FUNDING	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2019/20	Dec-19	Dec-19		
	\$	\$	\$	\$	%
Own Source Funding - Municipal	6,427,116	8,592,867	3,839,826	(4,753,041)	-55%
Cash Backed Reserves	5,597,436	352,500	115,238	(237,262)	-67%
Capital Grant, Contribution and Loan	1,843,230	72,155	728,556	656,401	910%
Other (Disposals/Trade In)	555,000	174,000	198,309	24,309	14%
Total	14,422,782	9,191,522	4,881,929	(4,309,593)	-47%



CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 DECEMBER 2019

Description	Revised Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentary
LAND & BUILDING ASSETS							
ADMIN CENTRE							
Solar Photovoltaic Panel System Installation - Administration and Civic Centre	179,201	179,201	110,425	(68,776)	-38%	53,295	Works in progress.
Administration & Civic Centre Upgrade/Renewals - Workforce Accommodation Upgrade	225,000	125,000	163,653	38,653	31%	57,516	Works in progress.
BEATTY PARK LEISURE CENTRE							
Beatty Park Leisure Centre - Risk Renewals	354,349	284,349	9,049	(275,300)	-97%	194,585	Works scheduled to commence in February 2020.
Solar Photovoltaic Panel System Installation - Beatty Park	69,743	69,743	66,617	(3,126)	-4%	-	Project completed.
Beatty Park - Ceiling renewal passive pool slides	60,000	-	-	0	0%	-	Works not commenced as yet.
Beatty Park - Landscape renewal passive pool	30,000	-	-	0	0%	-	Works not commenced as yet.
Beatty Park - Roof sheet and screw renewal	100,000	-	37,378	37,378	100%	12,162	Works commenced ahead of schedule.
Beatty Park - Ground floor switchboards and cabling	250,000	10,000	-	(10,000)	-100%	12,510	Further stakeholder consultation required as per the BPLC 2062 meeting.
Beatty Park - Replacement of gym carpet	70,000	-	-	0	0%	-	Works not commenced as yet.
Beatty Park - Replacement of studio 2 carpet	30,000	-	-	0	0%	28,320	Works not commenced as yet.
LIBRARY							
Library - Reception Desk Fit-Out Renewal	30,750	30,750	163	(30,587)	-99%	1,818	Project on hold.
Co-location of reception to library	225,000	225,000	179,961	(45,039)	-20%	17,000	Works in progress.
DEPARTMENT OF SPORTS AND RECREATION							
Carpet Replacement - DSR □	100,471	100,471	28,180	(72,291)	-72%	-	Project completed. Budget to be adjusted as part of mid year review.
Sub water meter installation - DSR	25,000	-	-	0	0%	-	Project completed. Costs to be adjusted in January.
MISCELLANEOUS							
Mt Hawthorn main hall Renewal/Upgrade	175,000	175,000	16,708	(158,292)	-90%	151,892	Works in progress.
Mt Hawthorn - Additional Flooring	20,000	20,000	12,500	(7,500)	-38%	7,600	Works in progress, project to be completed by February 2020.
Loftus Recreation Centre - Change room upgrade	184,000	-	3,000	3,000	100%	-	Design works commenced.
Charles Veryard - Change Room Renewal/Upgrade	50,000	50,000	50,249	249	0%	-	Project completed.
Leederville Oval Stadium - Electrical renewal - 3 boards	130,000	90,000	8,500	(81,500)	-91%	8,500	Works in progress.
Loftus Community Centre - Ceiling Fabric and Lighting Renewal	120,000	-	-	0	0%	-	Works not commenced as yet.
Air Conditioning & HVAC Renewal - Depot	75,000	75,000	-	(75,000)	-100%	70,740	Works to commence in January 2020.
Air Conditioning & HVAC Renewal - Belgravia Leisure	96,000	5,000	-	(5,000)	-100%	-	Project at planning stage and expected to be completed in March 2020.
Air Conditioning & HVAC Renewal - Menzies Pavilion	10,000	-	-	0	0%	-	Works not commenced as yet.
Air Conditioning & HVAC Renewal - Mt Hawthorn main hall	49,000	49,000	38,978	(10,022)	-20%	14,210	Works in progress, project to be completed by February 2020.
North Perth bowling club-removal of ACM and reinstatement of soffit	60,000	60,000	-	(60,000)	-100%	42,662	Works in progress.
Belgravia Leisure - Non-fixed assets renewal	50,000	-	-	0	0%	-	Works not commenced as yet.
Public Toilet - Hyde park east - renewal	65,000	65,000	-	(65,000)	-100%	-	Works not commenced as yet. Budget to be adjusted as part of the mid year review.
Roof Renewal - Menzies Pavilion	51,000	-	1,804	1,804	100%	-	Works in progress.
Roof Renewal - Depot	51,000	-	-	0	0%	-	Works not going ahead. Budget to be adjusted as part of the mid year review.
FOR LAND & BUILDING ASSETS	2,935,514	1,613,514	727,164	(886,350)	-55%		

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 DECEMBER 2019

Description	Revised Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentary
INFRASTRUCTURE ASSETS							
TRAFFIC MANAGEMENT							
Improved pedestrian crossings at signalised intersections (Walcott St & William St ; Bulwer St, Fitzgerald St.)	180,000	110,000	3,300	(106,700)	-97%	928	Awaiting approval from Main Roads.
40kph area wide speed zone trial	35,000	20,000	20,587	587	3%	118,431	Works in progress.
Intersection Modifications Scarborough Beach Road, Green, Main and Brady Streets	30,000	30,000	-	(30,000)	-100%	-	MRWA are now lead agency for project, funds can be relinquished in mid-year budget review.
Minor Traffic Management Improvement Program	85,000	45,000	33,878	(11,122)	-25%	4,831	Works in progress.
Alma/Claverton Local Area Traffic Management	50,000	50,000	452	(49,548)	-99%	2,435	Public consultation to be completed in Feb 2020, subsequently works will commence in March/April 2020 if approved.
Britannia Rd Traffic Calming - Seabrook St to Federation St	62,000	-	220	220	100%	-	Priority to be reconsidered in mid-year budget review.
Cliveden and Hunter St Intersection	30,000	30,000	6,040	(23,960)	-80%	-	Project complete. Awaiting final invoices.
Harold and Lord St Intersection	25,000	-	-	0	0%	-	Public consultation to be completed in Feb 2020, subsequently works will commence in March/April 2020 if approved.
LOCAL ROADS PROGRAM							
Norfolk St - North Perth/Mt Lawley - Burt to Monmouth St	119,000	119,000	107,015	(11,985)	-10%	1,150	Project complete. Budget to be adjusted as part of mid year budget review.
Blake St - North Perth - Knutsford St to Norham St	47,000	47,000	51,272	4,272	9%	-	Project complete. Budget to be adjusted as part of mid year budget review.
East St - Mt Hawthorn - Berryman St to Ashby St	98,000	98,000	71,841	(26,159)	-27%	-	Project complete. Budget to be adjusted as part of mid year budget review.
East St - Mt Hawthorn - Ashby St to Anzac Rd	119,000	119,000	75,163	(43,837)	-37%	-	Project complete. Budget to be adjusted as part of mid year budget review.
Larne St - Mt Hawthorn - The Boulevard to Matlock St	41,000	41,000	26,195	(14,805)	-36%	-	Project complete. Budget to be adjusted as part of mid year budget review.
Wylie Pl - Leederville - Oxford to Cul-de-Sac	38,000	38,000	41,664	3,664	10%	-	Project complete. Budget to be adjusted as part of mid year budget review.
Egina St - Mt Hawthorn - Anzac Rd to Britannia Rd	61,000	61,000	32,541	(28,459)	-47%	-	Project complete. Budget to be adjusted as part of mid year budget review.
Buxton - Mt Hawthorn - Anzac Rd to Britannia Rd	57,000	57,000	28,450	(28,550)	-50%	-	Project complete. Budget to be adjusted as part of mid year budget review.
BLACK SPOT PROGRAM							
Intersection Lincoln and Wright Streets Roundabout	14,343	14,343	4,556	(9,787)	-68%	4,159	Completed and grant fully acquitted. Budget to be adjusted as part of the mid year budget review.
Vincent - Fitzgerald St to Chelmsford Rd	75,000	-	2,200	2,200	100%	-	Public consultation to be completed in Feb 2020, subsequently works will commence in March/April 2020 if approved.
Vincent - Beaufort St to Grosvenor Rd	12,000	-	-	0	0%	-	Works not commenced as yet.
STREETSCAPE IMPROVEMENTS							
Greening (Streetscapes)	160,525	160,525	201,522	40,997	26%	16,785	Works in progress. Budget to be amended as part of the mid-year budget review.
Streetscape Improvements/Place Making	-	-	-	-	-	-	-
- Miscellaneous Renewals	3,285	3,285	-	(3,285)	-100%	16,097	Works not commenced as yet.
Minor streetscape improvements	30,000	15,000	7,845	(7,155)	-48%	3,750	Works in progress.
Barlee St shared space, project initiation, design and construction (staged over 2 yrs)	20,000	20,000	-	(20,000)	-100%	-	Feasibility of the project to be reviewed as part of the mid year budget review.

**CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 DECEMBER 2019**

Description	Revised Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentary
ROADWORKS - REHABILITATION (MRRG PROGRAM)							
William St 2 Way Project	360,000	360,000	229,595	(130,405)	-36%	318,266	Completed, awaiting final invoices.
Newcastle Street, Loftus Street to Charles Street	7,495	7,495	-	(7,495)	-100%	11,171	Completed and grant fully acquitted. Budget to be adjusted as part of the mid year budget review.
Bulwer St - Beaufort St to Williams St	194,400	194,400	114,720	(79,680)	-41%	54,613	Completed other than MRWA line-marking. Awaiting final invoices.
Newcastle St EB - Fitzgerald St to Money St	192,100	192,100	127,788	(64,312)	-33%	2,589	Completed other than MRWA line-marking. Awaiting final invoices.
Vincent St - Loftus St to Morrison St	76,700	76,700	69,859	(6,841)	-9%	8,378	Completed other than MRWA line-marking.
Loftus St - Bourke St to Scarborough Beach Rd	619,300	419,300	382,090	(37,210)	-9%	15,282	Works in progress.
RIGHTS OF WAY							
Annual review based upon the most recent condition assessment survey	75,000	18,750	-	(18,750)	-100%	-	Works not commenced as yet.
ROADS TO RECOVERY							
R2R - Ellesmere St - Mt Hawthorn - Scar Bch to matlock St	186,992	100,000	131,219	31,219	31%	-	Project completed. Awaiting final invoices.
SLAB FOOTPATH PROGRAMME							
Golding St - Newcastle St to Old Aberdeen Place	106	106	-	(106)	-100%	-	Project complete.
Florence/Carr bike network plan construction	450,000	-	-	0	0%	-	Out to public consultation, for construction in Mar/April 2020 if approved.
Footpath upgrade and construction	16,500	12,375	-	(12,375)	-100%	-	Budget to reallocated as part of the mid year budget review.
Footpath - Ellesmere St shared path-stage 4	55,000	-	-	0	0%	-	Works to commence in February 2020.
Tactile Indicators Installation Program	20,000	10,000	-	(10,000)	-100%	11,782	Works to commence in January 2020.
Charles Street - Footpath Upgrade & Cons	55,000	41,250	1,995	(39,255)	-95%	-	Works in progress.
Oxford St - Footpath Upgrade and Const	7,500	5,625	5,249	(376)	-7%	-	Project completed.
Clevedon St - Footpath Upgrade and Cons	10,000	7,500	-	(7,500)	-100%	-	Works to commence in February 2020.
Stirling St - Footpath Upgrade and Const	4,500	3,375	-	(3,375)	-100%	-	Works to commence in February 2020.
Vincent St - Footpath Upgrade and Const	56,000	42,000	-	(42,000)	-100%	4,845	Works to commence in March 2020.
Mount Hawthorn Main Hall - Footpath Upgr	5,500	5,500	6,433	933	17%	4,166	Project completed.
Angove St - Footpath Upgrade and Const	25,000	18,750	-	(18,750)	-100%	-	Works to commence in March 2020.
BICYCLE NETWORK							
Bike Network Implementation (Loftus Street - Vincent to Richmond St)	170,955	60,000	37,152	(22,848)	-38%	26,467	Project completed. Budget to be adjusted as part of mid year budget review.
Bike Parking	3,006	3,006	3,136	130	4%	767	Project completed.
DRAINAGE							
Beatty Park Reserve - Drainage Improvements	30,000	-	-	0	0%	-	Budget to be adjusted during the mid-year budget review.
Minor drainage improvement program	50,000	35,000	-	(35,000)	-100%	-	On-going program throughout the year. Works not required as yet.
Gully Soak-well program	80,000	60,000	49,565	(10,435)	-17%	55	Works in progress.

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 DECEMBER 2019

Description	Revised Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentary
CAR PARK DEVELOPMENT							
The Avenue carpark, stage 1 upgrade lights to LED	30,000	30,000	-	(30,000)	-100%	-	Works not commenced as yet.
Frame court carpark, stage 1 upgrade lights to LED	30,000	30,000	-	(30,000)	-100%	-	Works not commenced as yet.
Brisbane St carpark WSUD Project	180,000	180,000	136,526	(43,474)	-24%	1,500	Works in progress.
PARKS AND RESERVES							
Public Open Space Strategy Implementation	526,460	185,000	70,426	(114,574)	-62%	26,135	Works in progress.
Banks Reserve Master Plan Implementation - Stage 1	759,610	260,000	64,099	(195,901)	-75%	3,018	Works in progress. Phasing to be corrected as part of the mid-year budget review.
Central Control Irrigation System	60,000	60,000	51,480	(8,520)	-14%	-	Project completed.
Netball Installation Public Open Space	12,000	12,000	3,952	(8,048)	-67%	1,620	Works completed. Awaiting final invoices.
Greening Plan - Brisbane St carpark redevelopment (stage 2)	200,000	80,000	205,747	125,747	157%	250	Works completed earlier than anticipated.
Greening Plan - Redfern St	25,000	12,000	-	(12,000)	-100%	-	Works completed. Costs and budget to be adjusted in mid-year budget review.
Greening Plan - Cliveden St	25,000	12,000	1,271	(10,729)	-89%	-	Works completed. Costs and budget to be adjusted in mid-year budget review.
Greening Plan - Sydney St	25,000	10,000	14,000	4,000	40%	-	Works completed. Costs and budget to be adjusted in mid-year budget review.
Greening Plan - Berryman St	25,000	10,000	1,861	(8,139)	-81%	-	Works completed. Costs and budget to be adjusted in mid-year budget review.
Synthetic cricket wicket surfaces replacement - Various Locations	25,000	-	-	0	0%	-	Works commencing in April 2020.
Brentham st reserve - installation of pathways (greenway link)	80,000	80,000	821	(79,179)	-99%	-	Works in progress.
Blackford st reserve - replace playground rubber soft fall	25,000	25,000	-	(25,000)	-100%	25,728	Works commencing in January 2020.
Les Lilleyman Reserve - Fencing	25,000	25,000	-	(25,000)	-100%	50,752	Works in progress.
Lynton Street Park Upgrade	25,000	25,000	-	(25,000)	-100%	7,820	Project deferred until April 2020.
Leederville Oval - Various assets renewal work	245,000	160,000	41,682	(118,318)	-74%	157,320	Works in progress.
Eco Zoning - Brentham St reserve	30,000	30,000	-	(30,000)	-100%	4,703	Works commencing in March/April 2020.
PARKS FURNITURE							
Gladstone St reserve - replace electric BBQ	15,000	-	11,768	11,768	100%	-	Project completed. Budget to be adjusted in mid-year budget review.
Fencing - Beatty park reserve - replacement bollard fencing	25,000	25,000	23,359	(1,641)	-7%	18,124	Project completed. Budget to be adjusted in mid-year budget review.
Fencing - Keith frame reserve - replacement bollard fencing	15,000	15,000	-	(15,000)	-100%	-	Project not proceeding. To be adjusted in mid-year budget review.
Fencing - Leake/Alma reserve - replacement pine-log fencing	15,000	15,000	20,294	5,294	35%	-	Project completed. Budget to be adjusted in mid-year budget review.
Fencing - Birdwood square - replacement chain wire fencing	70,000	70,000	42,069	(27,931)	-40%	400	Project completed. Budget to be adjusted in mid-year budget review.
Hyde park - replacement of existing high pressure sodium park lights with LED (stage 2 of 2)	50,000	50,000	49,784	(216)	0%	-	Project completed. Budget to be adjusted in mid-year budget review.

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 DECEMBER 2019

Description	Revised Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentary
PLAYGROUND EQUIPMENT							
Playground Equipment - Forrest park - replace exercise equipment	60,000	60,000	-	(60,000)	-100%		Works commencing in January 2020.
RETICULATION							
Reticulation - Aukland/Hobart st reserve - upgrade irrigation system	50,000	-	1,400	1,400	100%		Works in progress.
Reticulation - Robertson park reserve - replace irrigation cubicle	15,000	-	-	0	0%		Works not commenced as yet.
Reticulation - Brisbane/Wase st reserve - replace irrigation cubicle	15,000	-	2,999	2,999	100%		Works in progress.
STREET FURNITURE							
Bike parking	20,000	10,000	-	(10,000)	-100%	-	Works not commenced as yet.
Bus Shelter Replacement	40,000	25,000	12,720	(12,280)	-49%	15,709	Works in progress.
Upgrade lighting at Oxford st/Anzac Rd roundabout	12,000	12,000	-	(12,000)	-100%	6,620	Works in progress.
Street Lighting - Kadina, Albert St and Tay Place, North Perth	50,000	50,000	21,304	(28,697)	-57%	21,868	Works completed and awaiting final invoices.
FOR INFRASTRUCTURE ASSETS	6,948,277	4,309,385	2,651,101	(1,658,284)	-38%		
<u>PLANT & EQUIPMENT ASSETS</u>							
LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME							
Light Fleet - Annual Changeover	674,874	610,124	484,186	(125,938)	-21%		Fleet replacement programme progressing as planned.
MAJOR PLANT REPLACEMENT PROGRAMME							
Single Axle Truck (Flocon)	215,000	-	168	168	100%	214,560	Delivery to be completed in January 2020.
Single Axle Truck (Parks Mowing Operations)	129,000	129,000	128,602	(398)	0%	-	Truck delivered.
Replace Existing Rear Loader (Rubbish Truck)□	392,368	-	168	168	100%	392,200	Truck to be delivered in February 2020.
Replace Existing Side Loader (Rubbish Truck)□	420,668	420,668	420,362	(306)	0%	-	Truck delivered.
Ride on Mower	35,000	35,000	33,227	(1,773)	-5%	-	Mower delivered
Single Axle Tipper Truck	170,000	170,000	-	(170,000)	-100%	-	Tender in progress.
Gang Mower	55,000	-	12,000	12,000	100%	-	Mower delivered
Road Sweeper	380,000	380,000	-	(380,000)	-100%	-	Tender documentation being finalised and to be advertised in February 2020.
Rubbish Compactor 10T Lge Rear Loader	470,000	470,000	-	(470,000)	-100%	-	Truck purchase on hold.
Single Axle Truck	80,000	80,000	-	(80,000)	-100%	85,332	Delivery to be completed in March 2020.

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
AS AT 31 DECEMBER 2019

Description	Revised Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentary
MISCELLANEOUS							
Water and Energy Efficiency Initiatives	100,000	50,000	64,493	14,493	29%	40,104	Works in progress.
Laneway Lighting Program (Right of Way)	84,990	84,990	84,738	(253)	0%	500	Project completed.
Beaufort Street CCTV Network Upgrade	305,510	305,510	127,041	(178,469)	-58%	113,126	Works in progress. Awaiting invoices.
Relocate UMS supply for the CCTV Camera in Oxford street	20,000	20,000	-	(20,000)	-100%	23,073	Works completed. Awaiting final invoices.
Parking Sensors Pilot Project	51,410	51,410	-	(51,410)	-100%	46,620	Installation to be commenced in February.
Laneway Lighting Between Fairfield st & Oxford st, leederville. Laneway	13,750	-	1,807	1,807	100%	-	Project commenced ahead of schedule.
Laneway Lighting Between Pennant st and Coronation st North Perth	13,750	13,750	13,750	0	0%	-	Project completed.
Laneway 3	13,750	-	-	0	0%	-	Works not commenced as yet.
Laneway 4	13,750	-	-	0	0%	7,841	Works not commenced as yet.
TOTAL EXPENDITURE							
FOR PLANT & EQUIPMENT ASSETS	3,638,820	2,820,452	1,370,541	(1,449,911)	-51%		
FURNITURE & EQUIPMENT ASSETS							
ADMINISTRATION & CIVIC CENTRE							
INFORMATION TECHNOLOGY							
Replacement of CARs system	28,148	28,148	9,698	(18,451)	-66%	-	Works complete. Costs incurred for clean up of NAR records. Budget to be adjusted as part of MYBR.
Upgrade of IT Firewall	41,029	41,029	-	(41,029)	-100%	-	Firewall security has been implemented. The hardware configuration will be finalised by January 2020.
Upgrade IT Network Remote Access Facility	20,000	20,000	-	(20,000)	-100%	-	Change in scope of works. Budget to be updated as part of the mid year budget review.
Online Lodgement of Applications	30,000	30,000	-	(30,000)	-100%	-	Carry forward to next year. Budget to be adjusted as part of mid year budget review.
Backup Server	35,000	35,000	-	(35,000)	-100%	-	Works not commenced as yet.
Renew Switches	35,000	35,000	-	(35,000)	-100%	-	Works not commenced as yet.
Wi-Fi Installation	41,994	41,994	13,975	(28,020)	-67%	-	Majority of works completed. Remaining budget to be adjusted as part of the mid year budget review.
ICT Strategy Implementation	300,000	-	-	0	0%	7,543	Change in scope of works. Budget to be updated as part of the mid year budget review.
Disc for Storage System	10,000	10,000	9,900	(100)	-1%	-	Project completed.
MARKETING & COMMUNICATIONS							
Mount Lawley/ Highgate Town Centre Streetscape Upgrades	75,000	75,000	15,125	(59,875)	-80%	29,876	Works in progress.
Public Art Project	200,000	75,000	-	(75,000)	-100%	-	Works scheduled pending Council approval in February 2020.
MISCELLANEOUS							
Purchase of portable water fountain/refill station	7,000	7,000	-	(7,000)	-100%	-	Commenced sourcing the refill station and works to be completed by January 2020.
Install colour change LED up-lights for Albert square Ficus tree	12,000	-	-	0	0%	-	Works not commenced as yet.
Install additional Christmas tree lights in large spotted gum inter. Carr place and Newcastle st	10,000	-	8,614	8,614	100%	-	Works in progress.
Installation of public recycling stations	5,000	-	-	0	0%	-	Works not commenced as yet.
Miscellaneous Assets Renewal	50,000	50,000	75,812	25,812	52%	47,880	Works in progress. Budget to be adjusted as part of MYBR.

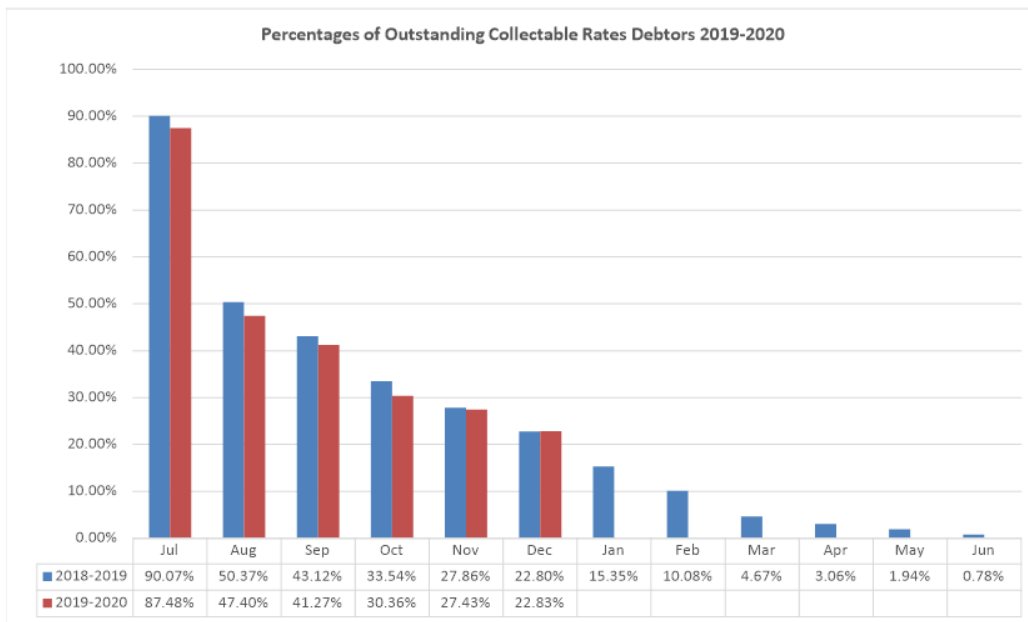
CITY OF VINCENT
 NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20
 AS AT 31 DECEMBER 2019

Description	Revised Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commitment (PO) Balance	Variance Commentary
TOTAL EXPENDITURE FOR FURNITURE & EQUIPMENT ASSETS	900,171	448,171	133,122	(315,049)	-70%		
TOTAL CAPITAL EXPENDITURE	14,422,782	9,191,522	4,881,929	(4,309,593)	-47%		

CITY OF VINCENT
NOTE 6 - CASH BACKED RESERVES
AS AT 31 DECEMBER 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 31/12/2019 \$	Budget Interest Earned 30/06/2020 \$	YTD Actual Interest Earned 31/12/2019 \$	Budget Transfers from Reserve 30/06/2020 \$	YTD Actual Transfers from Reserve 31/12/2019 \$	Budget Closing Balance 30/06/2020 \$	Actual Closing Balance 31/12/2019 \$
Asset Sustainability Reserve	4,198,844	4,135,364	(0)	0	106,956	47,033	(424,349)	(79,049)	3,881,451	4,103,348
Beatty Park Leisure Centre Reserve	99,278	99,246	0	0	2,681	1,123	0	0	101,959	100,369
Cash in Lieu Parking Reserve	1,846,678	1,867,959	50,000	12,312	45,878	21,044	(320,000)	0	1,622,556	1,901,315
Hyde Park Lake Reserve	156,142	156,166	0	0	4,216	1,766	0	0	160,358	157,932
Land and Building Acquisition Reserve	291,632	291,677	(0)	0	7,874	3,298	0	0	299,506	294,975
Leederville Oval Reserve	163,981	164,016	(0)	0	2,672	1,742	(130,000)	(41,682)	36,653	124,076
Loftus Community Centre Reserve	31,475	31,481	0	3,165	850	376	0	0	32,325	35,022
Loftus Recreation Centre Reserve	117,941	118,291	58,116	24,215	3,184	1,407	0	0	179,241	143,913
Office Building Reserve - 246 Vincent Street	445,105	421,187	0	0	9,318	4,782	(100,472)	(28,180)	353,951	397,789
Parking Facility Reserve	103,535	103,550	(0)	0	2,795	1,171	0	0	106,330	104,721
Percentage For Public Art Reserve	200,000	200,000	260,200	260,240	5,400	4,692	(200,000)	0	265,600	464,932
Plant and Equipment Reserve	188,701	188,734	0	0	3,565	2,135	(170,000)	(168)	22,266	190,701
State Gymnastics Centre Reserve	102,652	102,201	0	4,611	2,772	1,158	0	0	105,424	107,970
Strategic Waste Management Reserve	21,962	21,965	500,000	500,000	10,718	1,079	0	0	532,680	523,044
Tamala Park Land Sales Reserve	4,258,875	4,259,422	(0)	0	58,054	48,153	(4,217,436)	(4,217,436)	99,493	90,139
Underground Power Reserve	205,930	205,961	(0)	0	5,560	2,328	0	0	211,490	208,289
Waste Management Plant and Equipment Reserve	215,632	215,665	(0)	0	5,822	2,439	0	0	221,454	218,104
	12,648,362	12,582,885	868,316	804,543	278,315	145,726	(5,562,257)	(4,366,515)	8,232,736	9,166,639

**CITY OF VINCENT
NOTE 7 - RATING INFORMATION
AS AT 31 DECEMBER 2019**



**CITY OF VINCENT
NOTE 7 - RATING INFORMATION
FOR THE MONTH ENDED 31 DECEMBER 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	338,324	153.8%
Rates Waiver	0		(145,000)	(138,421)	95.5%
Total Amount Made up from Rates	511,990,474		35,526,498	35,640,514	
Non Payment Penalties					
Instalment Interest @ 5.5%			185,000	194,798	105.3%
Penalty Interest @ 11%			145,000	60,544	41.8%
Administration Charge - \$13 per instalment			260,000	255,957	98.4%
Legal Costs Recovered			45,000	14,754	32.8%
			36,161,498	36,166,567	
Other Revenue					
Exempt Bins - Non Rated Properties			155,021	176,295	113.7%
Commercial / Residential Additional Bins			166,223	161,117	96.9%
Swimming Pools Inspection Fees			18,800	13,682	72.8%
			36,501,542	36,517,661	
Opening Balance				648,084	
Total Collectable			36,501,542	37,165,745	101.82%
Less					
Cash Received				27,745,082	
Rebates Allowed				1,087,052	
Rates write off				0	
Rates Balance To Be Collected			36,501,542	8,333,612	22.83%
Add					
ESL Debtors				181,456	
Pensioner Rebates Not Yet Claimed				409,042	
ESL Rebates Not Yet Claimed				12,838	
Less					
Deferred Rates Debtors				(105,250)	
Current Rates Debtors Balance				8,831,698	

CITY OF VINCENT
NOTE 8 - DEBTOR REPORT
FOR THE MONTH ENDED 31 DECEMBER 2019

DESCRIPTION	CURRENT	31-59 DAYS	60-89 DAYS	OVER 90 DAYS	BALANCE
	\$	\$	\$	\$	\$
DEBTOR CONTROL - HEALTH LICENCES	40,554	579	2,357	82,339	125,829
DEBTOR CONTROL - CASH IN LIEU CAR PARKING *	0	4,831	0	160,523	165,354
DEBTOR CONTROL - PROPERTY INCOME	39,154	1,033	13,538	57,632	111,358
DEBTOR CONTROL - RECOVERABLE WORKS	0	14,555	11,237	0	25,792
DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE	0	0	0	0	0
DEBTOR CONTROL - OTHER	882	4,144	0	84,494	89,521
DEBTOR CONTROL - PLANNING SERVICES FEES	0	50	0	0	50
DEBTOR CONTROL - INFRINGEMENT *	52,000	76,750	43,493	1,807,556	1,979,799
PROVISION FOR DOUBTFUL DEBT	0	(186,666)	0	(196,072)	(382,738)
IMPAIRMENT OF RECEIVABLES	0	0	0	(155,806)	(155,806)
TOTAL DEBTORS OUTSTANDING AS AT 31/12/2019	132,590	(84,722)	70,625	1,840,666	1,959,159

ACCRUED INCOME	59,827
ACCRUED INTEREST	220,559
PREPAYMENTS	365,169
TOTAL TRADE AND OTHER RECEIVABLES	2,604,714

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	41,790.19	Turf maintenance & top dressing	In the process of finalising.
21/02/2019	Loftus Community Centre	8,417.26	Building Ins, Lease, Utility & maintenance	On going discussion to finalise the Centre's position relating to the debt
07/03/2019	North Perth (Tuart Hill) Cricket Club	1,924.84	Water recoup	In the process of finalising disputed water percentage.
04/11/2016	C Cafarelli	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
21/01/2019	Matthew Slinger	21,800.30	Cost for court fine	Final reminder issued before proceeding with legal action.
09/07/2019	R Cox	1,170.00	Breach of condition of hall hire	Final reminder issued before proceeding with legal action.
5421.09	Primed Projects Pty Ltd	15,384.62	Outstanding court costs awarded to COV	On fortnightly payment plan.
22/08/2019	Liam Howard	3,846.14	Outstanding court costs awarded to COV	On fortnightly payment plan.
BALANCE OF 90 DAY DEBTORS OVER \$500.00		158,070.69		

CITY OF VINCENT
NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION
AS AT 31 DECEMBER 2019

	Adopted Budget 2019/20	YTD Budget Dec-19	YTD Actuals Dec-19	YTD Actuals Dec-18	Month Actuals Dec-19	Month Actuals Dec-18
	\$	\$	\$	\$	\$	\$
ADMINISTRATION						
Revenue	0	0	(2,295)	0	0	0
Expenditure	0	30,435	2,295	48,219	49	41,851
Surplus/(Deficit)	0	30,435	(0)	48,219	49	41,851
SWIMMING POOLS AREA						
Revenue	2,211,387	1,031,268	1,093,010	1,155,309	209,747	224,358
Expenditure	(4,303,873)	(2,148,516)	(1,794,928)	(1,932,182)	(303,408)	(297,842)
Surplus/(Deficit)	(2,092,486)	(1,117,248)	(701,918)	(776,873)	(93,662)	(73,484)
SWIM SCHOOL						
Revenue	1,579,524	894,662	844,285	1,209,503	4,819	191,193
Expenditure	(1,158,269)	(583,496)	(753,536)	(905,679)	(82,016)	(137,632)
Surplus/(Deficit)	421,255	311,166	90,749	303,824	(77,196)	53,561
CAFÉ						
Revenue	728,524	358,400	358,412	474,126	67,430	88,470
Expenditure	(869,083)	(407,103)	(451,976)	(515,352)	(70,080)	(86,504)
Surplus/(Deficit)	(140,559)	(48,703)	(93,564)	(41,226)	(2,651)	1,966
RETAIL SHOP						
Revenue	535,797	257,887	260,341	262,941	59,281	64,567
Expenditure	(463,752)	(256,974)	(173,373)	(205,258)	(47,615)	(210,118)
Surplus/(Deficit)	72,045	913	86,968	57,682	11,666	(145,551)
HEALTH & FITNESS						
Revenue	1,642,963	806,796	763,262	264,127	69,897	45,608
Expenditure	(1,360,227)	(673,170)	(617,575)	(791,189)	(90,131)	(117,259)
Surplus/(Deficit)	282,736	133,626	145,688	(527,061)	(20,234)	(71,651)
GROUP FITNESS						
Revenue	661,959	324,123	298,021	146,783	28,980	23,154
Expenditure	(548,808)	(270,889)	(288,075)	(355,673)	(44,272)	(53,105)
Surplus/(Deficit)	113,151	53,234	9,946	(208,890)	(15,292)	(29,951)
AQUAROBICS						
Revenue	244,647	119,422	112,651	28,346	10,400	7,520
Expenditure	(200,508)	(99,960)	(49,629)	(113,189)	(13,016)	(17,308)
Surplus/(Deficit)	44,139	19,462	63,022	(84,843)	(2,616)	(9,788)
CRECHE						
Revenue	65,499	32,190	32,251	117,245	3,225	19,181
Expenditure	(358,898)	(178,325)	(202,355)	(252,370)	(24,986)	(40,424)
Surplus/(Deficit)	(293,399)	(146,135)	(170,104)	(135,125)	(21,761)	(21,243)
Net Surplus/(Deficit)	(1,593,118)	(763,250)	(569,213)	(1,364,293)	(221,696)	(254,289)
Less: Depreciation	(1,131,369)	(565,685)	(683,659)	(522,027)	(113,462)	(52,535)
Cash Surplus/(Deficit)	(461,749)	(197,565)	114,445	(842,266)	(108,234)	(201,754)

11.5 INVESTMENT REPORT AS AT 31 DECEMBER 2019

Attachments: 1. Investment Report December 2019  

RECOMMENDATION:

That Council **NOTES** the Investment Report for the month ended 31 December 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 December 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 December 2019, the total funds held in the City's operating account (including on call) is \$38,557,295 compared to \$40,977,846 for the period ending 31 December 2018.

The total term deposit investments for the period ending 31 December 2019 is \$34,633,796 compared to last year's amount of \$38,633,796. The total term deposit amount has reduced compared to last year for cash flow management purposes to cover for major payments in December 2019 and January 2020 respectively.

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	\$44,876,698	\$41,017,535
October	\$44,463,021	\$41,180,325	\$46,846,286	\$37,782,515
November	\$44,188,761	\$42,678,504	\$46,118,236	\$36,123,083
December	\$40,977,846	\$38,667,039	\$38,557,295	\$34,633,796
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 December 2019 is:

	Annual Budget	YTD Budget	YTD Actual	% of YTD Budget
Municipal	\$420,000	\$210,000	\$162,493	77.38%
Reserve	\$278,688	\$139,344	\$125,252	89.89%
Sub-total	\$698,688	\$349,344	\$287,745	82.37%
Leederville Gardens Inc. Surplus Trust*	\$0	\$0	\$55,391	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 1.99% for current investments including the operating account and 1.87% excluding the operating account. The Reserve Bank 90 days accepted bill rate for December 2019 is 0.90%.

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 December 2019, \$8,708,290 (22.6%) 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 table below.

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%	32.8%*	30%	Nil	90%	55.6%
A1	25%	2.1%	30%	Nil	80%	2.1%
A2	20%	21.8%*	n/a	Nil	60%	42.4%

* The maximum allowable position with an A-1+ (Westpac Bank) and A-2 accredited institution (Bank of Queensland) has exceeded the threshold. This is because the total investment closing balance at the end of December has decreased compared to when the investments were undertaken resulting in an increase in the portfolio percentage i.e. inversely proportional relationship.

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:

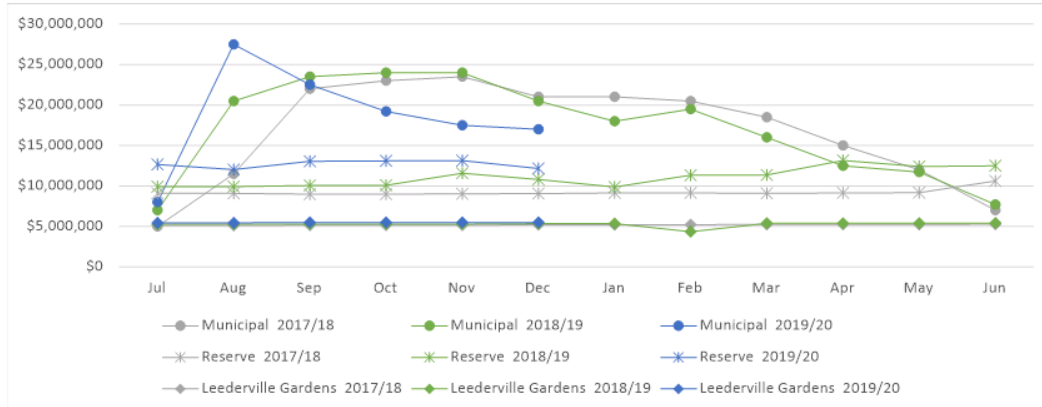
Nil.

FINANCIAL/BUDGET IMPLICATIONS:

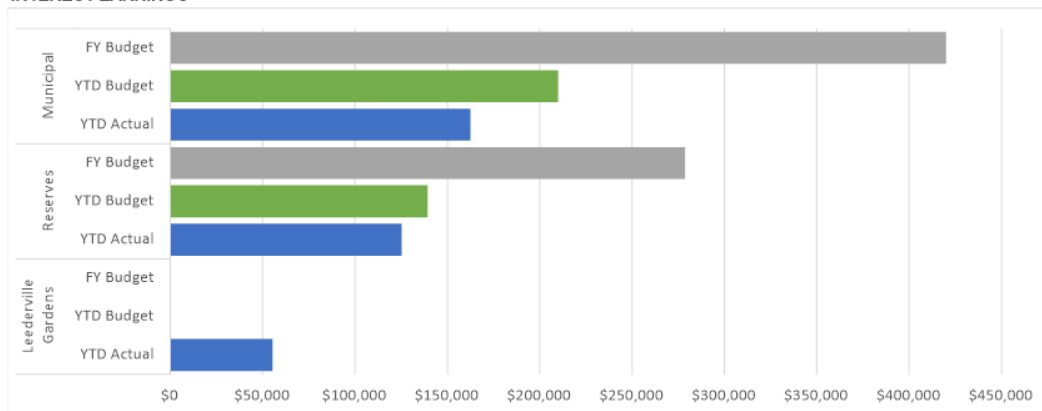
The financial implications of this report are as noted in the details section of the report. Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 31 DECEMBER 2019**

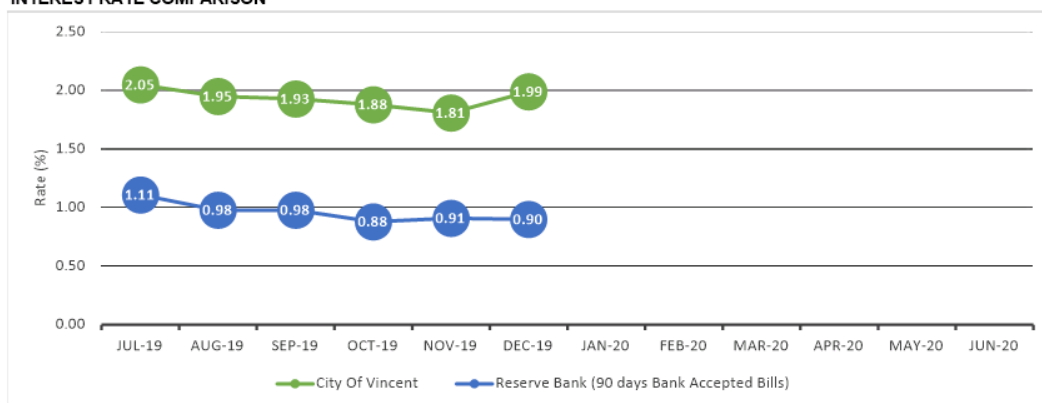
FUNDS INVESTED OVER 3 YEARS



INTEREST EARNINGS

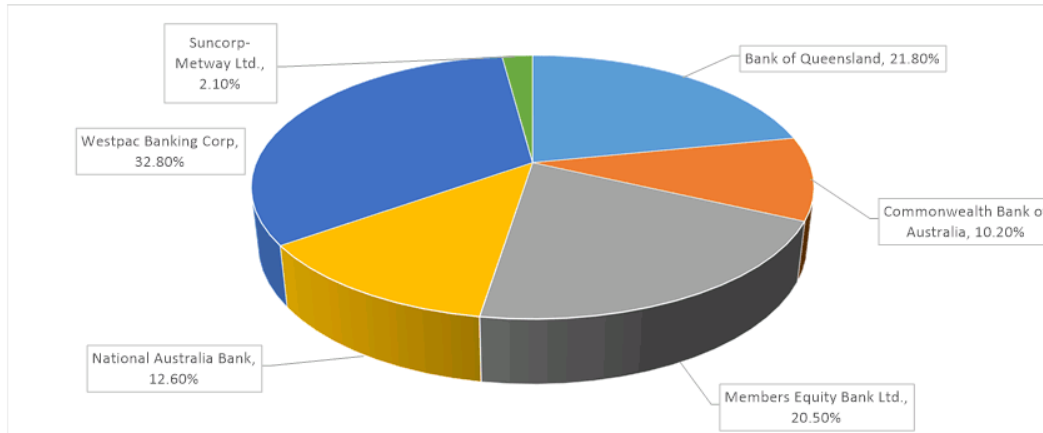


INTEREST RATE COMPARISON

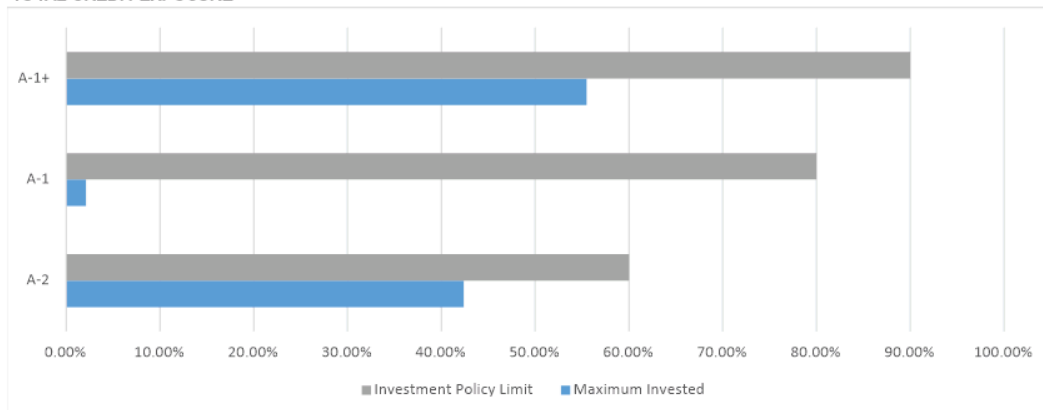


**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 31 DECEMBER 2019**

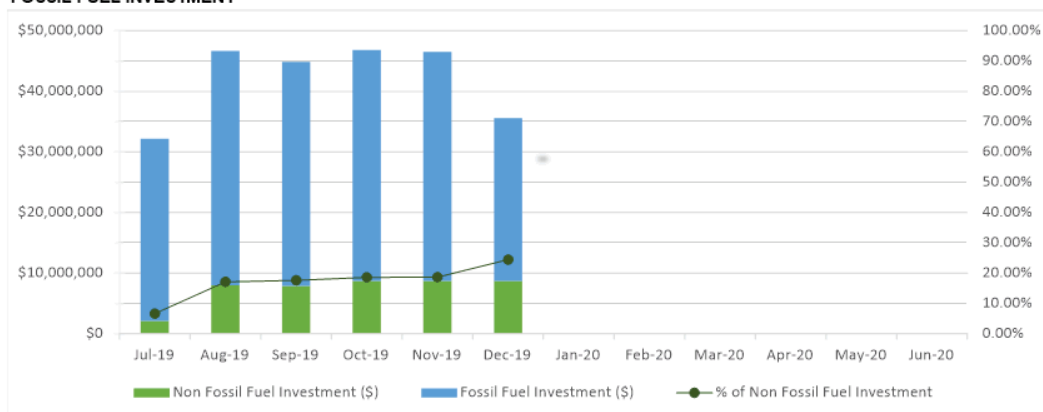
TOTAL PORTFOLIO EXPOSURE



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 DECEMBER 2019**

	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	3,923,499	0	0	0	3,923,499	10.2%
Term Deposits	17,000,000	12,145,175	0	5,477,621	34,622,796	89.8%
Equity Shares	11,000	0	0	0	11,000	0.0%
	20,934,499	12,145,175	0	5,477,621	38,557,295	100.0%
BY INSTITUTION						
Bank of Queensland	3,750,000	4,678,097	0	0	8,428,097	21.8%
Commonwealth Bank of Australia	3,923,499	0	0	0	3,923,499	10.2%
Members Equity Bank Ltd.	5,000,000	994,448	0	1,910,419	7,904,867	20.5%
National Australia Bank	2,750,000	0	0	2,107,457	4,857,457	12.6%
North Perth Community Bank	11,000	0	0	0	11,000	0.0%
Suncorp-Metway Ltd.	0	792,423	0	0	792,423	2.1%
Westpac Banking Corp	5,500,000	5,680,207	0	1,459,745	12,639,952	32.8%
	20,934,499	12,145,175	0	5,477,621	38,557,295	100.0%
BY CREDIT RATINGS (SHORT-TERM ISSUE)						
A-1+	12,173,499	5,680,207	0	3,567,202	21,420,908	55.5%
A-1	0	792,423	0	0	792,423	2.1%
A-2	8,761,000	5,672,545	0	1,910,419	16,343,964	42.4%
	20,934,499	12,145,175	0	5,477,621	38,557,295	100.0%
BY TERMS						
0-30 days	3,923,499	0	0	0	3,923,499	10.2%
31-90 days	0	0	0	0	0	0.0%
91-180 days	4,500,000	0	0	0	4,500,000	11.6%
181-270 days	12,500,000	12,145,175	0	0	24,645,175	63.9%
270-365 days	0	0	0	5,477,621	5,477,621	14.3%
> 1 year	11,000	0	0	0	11,000	0.0%
	20,934,499	12,145,175	0	5,477,621	38,557,295	100.0%
BY MATURITY						
0-30 days	5,923,499	2,360,089	0	0	8,283,588	21.5%
31-90 days	9,500,000	5,077,733	0	0	14,577,733	37.8%
91-180 days	5,500,000	3,187,235	0	1,459,745	10,146,980	26.3%
181-270 days	0	1,520,118	0	4,017,876	5,537,994	14.4%
270-365 days	0	0	0	0	0	0.0%
> 1 year	11,000	0	0	0	11,000	0.0%
	20,934,499	12,145,175	0	5,477,621	38,557,295	100.0%
BY FOSSIL FUEL EXPOSURE (as determined by www.marketforces.org.au)						
Fossil Fuel Lending	15,923,499	10,358,304	0	3,567,202	29,849,005	77.4%
Non Fossil Fuel Lending	5,011,000	1,786,871	0	1,910,419	8,708,290	22.6%
	20,934,499	12,145,175	0	5,477,621	38,557,295	100.0%


**CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 31 DECEMBER 2019**

	YTD 31/12/2019 \$	YTD 31/12/2018 \$	FY 2019/20 \$	FY 2018/19 \$
MUNICIPAL FUNDS				
Budget	210,000	273,300	420,000	420,000
Interest Earnings	162,493	289,138	162,493	526,801
% Income to Budget	77.38%	105.80%	38.69%	125.43%
RESERVE FUNDS				
Budget	139,344	129,600	278,688	226,060
Interest Earnings	125,252	140,042	125,252	295,189
% Income to Budget	89.89%	108.06%	44.94%	130.58%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	55,391	68,841	55,391	141,214
% Income to Budget	0.00%	0.00%	0.00%	0.00%
TOTAL				
Budget	349,344	402,900	698,688	646,060
Interest Earnings	343,136	498,021	343,136	963,204
% Income to Budget	98.22%	123.61%	49.11%	149.09%
Variance	(6,208)	95,121	(355,552)	317,144
% Variance to Budget	-1.78%	23.61%	-50.89%	49.09%
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	349,344	402,900	698,688	646,060
Interest Earnings	287,745	429,180	287,745	821,990
% Income to Budget	82.37%	106.52%	41.18%	127.23%
Variance	(61,599)	26,280	(410,943)	175,930
% Variance to Budget	-17.63%	6.52%	-58.82%	27.23%

**CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 DECEMBER 2019**

Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
<u>OPERATING ACCOUNTS</u>						
Municipal	Commonwealth Bank of Australia					6,720,396
Reserve	Commonwealth Bank of Australia					(2,796,897)
Total Operating Funds						3,923,499
<u>EQUITY SHARES</u>						
Municipal	North Perth Community Bank	23/11/2001				11,000
Total Shares						11,000
<u>TERM DEPOSITS</u>						
Reserve	Westpac Banking Corp	30/04/2019	13/01/2020	258	2.65%	2,360,090
Leederville Gardens Inc.	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
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.	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	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
Leederville Gardens Inc.	Members Equity Bank Ltd.	04/09/2019	24/08/2020	355	1.60%	1,910,419
Reserve	Bank of Queensland	04/09/2019	05/05/2020	244	1.63%	656,421
Reserve	Members Equity Bank Ltd.	24/09/2019	01/06/2020	251	1.65%	994,448
Reserve	Suncorp-Metway Ltd.	18/10/2019	22/06/2020	248	1.58%	792,423
Reserve	Westpac Banking Corp	26/11/2019	20/07/2020	237	1.63%	1,520,118
Total Term Deposits						34,622,797
Total Investment Including At Call						38,557,296

11.6 WAIVER OF FEES - WEST AUSTRALIAN FOOTBALL COMMISSION (WAFC) - AFL WOMENS

Attachments: 1. **Waiver request - West Australian Football Commission** [↓](#) 

RECOMMENDATION:**That Council:**

1. **APPROVES a waiver of fees for the West Australian Football Commission to host an Australian Football League Women's match between West Coast Eagles and Western Bulldogs on Saturday 29 February 2020 totalling \$8,000; and**
2. **ADVISES the West Australian Football Commission that consideration of any further requests for waiver of fees remains subject to Council endorsement.**

PURPOSE OF REPORT:

To consider a request from the West Australian Football Commission (WAFC) to waive the fees associated with the hire of Leederville Oval for an Australian Football League Women's (AFLW) match.

BACKGROUND:

In 2018 and 2019, AFL preseason matches were played at Leederville Oval between the West Coast Eagles Football Club and Port Adelaide and Geelong respectively. The 2019 event attracted approximately 6,500 attendees.

The City has been advised that there will be no preseason AFL games played at Leederville Oval this year, however, an AFLW match between the West Coast Eagles and Western Bulldogs is instead planned and fixtured at Leederville oval on Saturday 29 February 2020 at 4:10pm.

DETAILS:

Administration has received a request (**Attachment 1**) from the West Australian Football Commission (WAFC), who oversee the operation of all football activities throughout Western Australia, requesting a waiver of fees for the use of Leederville Oval for the AFLW match planned for 29 February 2020 on the basis that the ground entrance fees will be significantly less than those charged for the preseason AFL games previously held at Leederville Oval and potentially free.

Previously, the WAFC has paid the Council endorsed fees and charges for preseason AFL games, with income generated through the collection of an entrance fees that offset the expenditure associated with the hiring of Leederville oval.

Any fees associated with the hire of Leederville Oval are offset against the variable outgoings paid by Subiaco & East Perth Football Club and as such these fees have previously benefited these clubs rather than the City. Both clubs have been consulted regarding the fee waiver request and are supportive of the event being hosted at Leederville Oval.

Councils support to waive the above fees (excluding the bond), will be subject to the following conditions as detailed in the waiver request from the West Australian Football Commission:

- Promotional artwork/advert for the City of Vincent to use in an integrated marketing campaign – to be supplied by the AFL/WAFC;
- Recognition of the City's support on all media releases; and
- City recognition and logo use including a link to the City's social media platforms when mentioned on social media forums by AFL or WAFC.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

The City's Register of Delegations, Authorisations and Appointments only enables the Executive Director Community and Business Services and Executive Manager Finance Services to waive fees up to an amount not exceeding \$2,000 hence the requirement for Council approval.

RISK MANAGEMENT IMPLICATIONS:

Low: The activation of Leederville Oval along with the promotion of women in sport aligns with the City's strategic objectives and given the WAFC has previously hosted two (2) preseason AFL fixtures at Leederville Oval; Administration has confidence in the delivery of this event.

STRATEGIC IMPLICATIONS:

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

Connected Community

*Our community facilities and spaces are well known and well used.
We have enhanced opportunities for our community to build relationships and connections with each other and the City.*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The Table below demonstrates the proposed waiver amount (excluding bond).

Leederville Oval Events			Quantity	Total
Event Application Fee	Per booking	\$500	1	\$500
Leederville Oval	Per day	\$5,000	1 day	\$5,000
Bump in / Bump out	Per day	\$2,500	1 day	\$2,500
Event Bond	Per booking	\$5,000	1	\$5,000
Total payable				\$13,000
Proposed waiver amount – excluding bond				\$8,000

COMMENTS:

Given the City's commitment to increasing female participation in sport, the opportunity to host an AFLW match at Leederville Oval that is significantly discounted or free for the community to attend enables the City to further demonstrate our goal of increasing the community's awareness of the importance of female participation in sport.



21 November 2019

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

Dear David

RE: Request to waive booking fee for 2020 AFLW Fixture

The WAFC would firstly like to thank the City of Vincent for their support in securing a 2020 AFLW fixture to be played at Leederville Oval. The fixture to be played on Saturday, 29 February 2020 between the West Coast Eagles and the Western Bulldogs will provide significant benefits to the City of Vincent community.

The event offers the opportunity to resident WAFL clubs to raise funds through the coordination of all functions, food and beverage sales; and provides junior football clubs the chance to receive donations from the AFL by being tasked with key match day roles.

There are also economic benefits to the Oxford Street precinct with the fixture expected to attract many patrons from outside the City of Vincent, as a free community event.

In considering the benefits to the City of Vincent, the WAFC on behalf of the AFL, respectfully requests that the commercial booking fee is waived for the fixture. This will assist in ensuring the event remains cost efficient when considering all the operating expenses in bringing the AFL to the venue.

As part of the commitment to continuing the working relationship with the City of Vincent, the WAFC will ensure the following conditions are met;

- Promotional artwork/advert for the City of Vincent to use in integrated marketing campaign;
- Recognition of the City's support on all media releases; and
- City recognition or logo including link to the City social media platforms when mentioned on social media forums by AFL or WAFC.

The WAFC looks forward to continuing the working relationship with the City of Vincent. Should you have any questions regarding the request please don't hesitate to contact me on 9287 5510.

Yours sincerely

TOM BOTTRELL

Executive Manager Country Football and Facilities
West Australian Football Commission

Gate 6, Subiaco Oval, Subiaco Road, Subiaco. PO Box 275, Subiaco WA 6904
Tel 08 9381 5599 ABN 51 167 923 136 www.wafootball.com.au



11.7 VINCENT MEN'S SHED LICENSE FOR STORAGE CONTAINERS - 10 FARMER STREET, WOODVILLE RESERVE

- Attachments:**
1. Signed Vincent Men's Shed Lease 2014 [↓](#) 
 2. Plan of Existing Lease and Proposed License Areas [↓](#) 
 3. Development Application [↓](#) 

RECOMMENDATION:

That Council;

1. Subject to the approval of the Minister for Lands, **APPROVES** a license for the use of a portion of Woodville Reserve, Lot 2545, 10 Farmer Street, North Perth, on the following key terms;
 - 1.1 **Term:** One year;
 - 1.2 **Licence Fee:** \$221.00 plus GST (paid on demand);
 - 1.3 **Licence Area:** Approximately 30 square metres;
 - 1.4 **Permitted Purpose:** Storage associated with existing lease purpose;
 - 1.5 **Outgoings:** Licensee to pay all outgoings including utilities and ESL;
 - 1.6 **Insurance:** Licensee to effect and maintain public liability insurance;
 - 1.7 **Cleaning:** Licensee to keep clean and tidy;
 - 1.8 **Rates and Taxes:** Any applicable rates and taxes to be paid by the licensee including bin and waste removal;
 - 1.9 **Maintenance:** Licensee to keep, maintain and substantially repair the Premises including maintaining the health of any plantings associated with screening;
 - 1.10 **Pest Control:** Licensee to cover costs necessary to keep free of pests and vermin; and
 - 1.11 **Termination:** By mutual agreement in writing; or
 - 1.11.1 In the event that the Lease between the City and Vincent Men's Shed (The Lease) is terminated without replacement, this Licence terminates at the same time and date that the Lease is to terminate, at which time the Licensee will have removed any storage containers and made good to the satisfaction of the City the Premises to an unimproved state; or
 - 1.11.2 In the event that the City's strategic framework is updated, a new framework adopted, a master plan, or any other strategic instrument applied over Woodville Reserve, 10 Farmer Street, North Perth, the City may terminate the License by providing one (1) months' notice in writing to the licensee, in which time the licensee will remove any storage containers and make good to the satisfaction of the City the Premises to an unimproved state; or
 - 1.11.3 In the event that the Premises is deemed unnecessary to the continuing function of the Licensee's permitted purposes outlined in Item 8 of the Lease, the Licensee may terminate the Licence by providing one (1) months' notice in writing to the City, the Licence will terminate the day that the Licensee yields up the premises;
2. Subject to the Minister's approval in clause 1 above and final satisfactory negotiations being carried out by the Chief Executive Officer, **AUTHORISES** the Mayor and the Chief Executive Officer to affix the common seal and execute the License as set out above; and
3. **NOTES** that the Vincent Men's Shed Inc. are required to notify immediate neighbours of the installation of the sea containers.

PURPOSE OF REPORT:

For Council to consider entering into a License for the placement of storage containers on Woodville Reserve by the Vincent Men's Shed Inc. (Vincent Men's Shed) for storage.

BACKGROUND:

Woodville Reserve (Lot 2545) is a Class "A" Reserve set aside for 'Recreation' purposes. It is the subject of a 999 year Crown lease (CL 1013/1925) to the City of Vincent, originally issued on 30 June 1925. To 'the Mayor and Councillors of the City of Perth'.

The Reserve is a multi-use facility, with leases held by:

- North Perth Bowling Club Inc.
- North Perth Tennis Club Inc.
- North Perth Community Garden

Vincent Men's Shed currently holds a Lease on part of Woodville Reserve (**Attachment 1**). The Lease's agreed initial term was from 1 October 2013, expiring on 1 October 2015, with a ten year option to renew at the lessee/lessor's discretion. At the Ordinary Meeting of Council held on 5 November 2013, it was resolved:

"That the Council APPROVES:

- 1.1 a peppercorn lease from 1 October 2013 to 1 October 2015;*
- 1.2 one (1) further option of ten (10) year lease; and*
- 1.3 rent not to exceed \$2,000 per annum for the duration of the lease agreement for the premises at No. 10 (Lot 2545) Farmer Street, North Perth an area of approximately 252m² being granted to the Vincent Men's Shed (Inc.) as shown in Appendix 9.4.1. (Drawing 2846-CP-01E)"*

The ten-year option was not exercised in October 2015 by the Vincent Men's Shed, and currently they are subject to a monthly ongoing tenancy in accordance with clause 14 of the Lease.

DETAILS:

Administration received a proposal to install storage containers on the eastern side adjacent to the Vincent Men's Shed (**Attachment 2**). As the containers would need to be located outside of their lease area a formal licence is required. The Men's Shed would then need to seek a Development Application (**Attachment 3**) where aesthetic impact would be a key consideration, although the two storage containers will have visual screening from the street provided by a lightweight wall and plantings.

Action 23 of the City's adopted Public Open Space Strategy 2018 lists the preparation of the Woodville Reserve Master Plan and as such, any requests for improvements on this Reserve must take into consideration the upcoming Master Plan.

A short term License is considered by Administration to be a low risk option for the City to support a successful community organisation in the short term. Administration will continue to liaise with Vincent Men's Shed in regards to renewing their Lease with in line with the draft City Property Management Framework (Framework) once adopted. Entering into a License will provide Vincent Men's Shed the opportunity to meet storage concerns in the interim between negotiating a new Lease and any capital works commenced resulting from the Woodville Reserve Master Plan.

This report covers the first of three approvals required before the development can be installed on the site. The approvals are as follows:

- Entering into a lease, license or other agreement for the additional land;
- Signing, lodgement and determination of the development application; and
- Signing, lodgement and determination of the Building Permit.

It should be noted that Policy 7.5.1 – Minor Nature Development restricts the installation of containers within the City, however a variation to this restriction is being requested, due to the temporary nature of the proposed licence and the urgent need for storage space for the Men's Shed. Additionally the approval is conditional upon the installation of fencing and plants that effectively screen the containers from the street. Administration notes the temporary nature of the storage containers and will consider the optimal planting

and fencing solution prior to implementation. A more permanent storage solution will be considered under the Woodville Reserve Master Plan.

Licence Terms

The license terms have been framed to match where possible the existing lease agreement dated 1 October 2013 that remains in effect.

Item	Proposed License Terms	Current Lease Terms
Area	Footprint of two storage containers to be placed on site. Approximately 30m ²	Area of approximately 252m ² within the shed
Length of Term	One year	2 years with a 10-year option (untaken). Currently a monthly periodic lease
Fee	\$221.00 plus GST (paid on demand)	\$1.00 plus GST (paid on demand)
Insurance	Licensee to pay costs of public liability insurance	Lessee pays public liability insurance
Utilities	No additional utility charges are anticipated. Licensee to pay a proportion part of any utility costs	Lessee pays a proportionate part of all utility charges where not separately charged
Pest Control	Licensee is to pay all costs of pest control	Lessee to pay all costs of pest control
Termination	Termination on mutual agreement or with one month notice from either party	Termination not explicitly outlined in Lease

The peppercorn lease of \$1.00 is a historic arrangement. In the past the City intended these leases to be provided to community groups for a short term, while they were in the early stages of development. However, the leases were not then reset to a more reasonable lease arrangement in subsequent periods.

The recommended fee of \$221.00 plus GST reflects the proposed charging methodology the City intends to transition to in future, and reflects the conditions set out in the draft Framework.

Administration has recommended a **one (1) year licence term** in order to provide maximum flexibility for both parties, whilst negotiating the overarching lease within the proposed Framework, and considering the possible impact of the Woodville Reserve Masterplan. It is Administration's intention to combine the current Lease and the new Licence into one lease agreement once the Framework has been adopted.

The group queried termination clause 1.11.3 that allows either party to terminate this agreement within one month. Administration reassured the group that this was a standard clause and that the City would provide advance notice should this need to be enacted.

These licencing terms are acceptable to the Vincent Men's Shed.

CONSULTATION/ADVERTISING:

Administration consulted representatives from the Vincent Men's Shed on 20 December 2019 and provided them with the proposed licence terms and conditions. These terms were then confirmed in an email on the same date.

Administration has subsequently provided the group with a draft copy of this report to review, and also advised them the report would be included on the agenda of this meeting.

There is no requirement for the City to advertise the License to the community; however, given this relates to the installation of sea containers, the Vincent Men's Shed Inc. will be required to notify the immediate neighbours.

LEGAL/POLICY:

Disposal of Property

As Vincent Men's Shed is recreational in nature, and the members would not receive income from the Licence, it is evident that the proposed Licence would not be subject to the requirements of the Local

Government Act, with regards to auction or tender nor the requirement for the City to advertise any intention to enter into a Licence agreement with Vincent Men's Shed.

Execution of Documents

As per the City's Policy 4.1.10 – Execution of Document Policy, the proposed Licence is a category 1(A) document. Category 1(A) documents require a resolution of Council to enter into an agreement, and authority to affix the common seal, and be signed by both the Mayor and Chief Executive Officer.

The Development Application is currently being processed.

RISK MANAGEMENT IMPLICATIONS:

Low: The proposed license is considered low risk based on the low cost, temporary and reversible nature of the intended development.

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

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

Our community facilities and spaces are well known and well used.

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

All costs generated as the result of the License and development proposed are to be paid by the Licensee. Operational and administrative costs can be met through the City's existing operational budget.

COMMENTS:

The Vincent Men's Shed is a community-based, not-for-profit organisation that is accessible to all men and women, whose primary activity is the provision of a safe, friendly and welcoming environment where members are able to work on meaningful projects at their own pace in their own time in the company of others. A major objective is to advance the health and well-being of their members, particularly men, and to encourage social inclusion.

Administration supports the proposal to install storage containers on the eastern side adjacent to the Vincent Men's Shed to assist with managing storage issues.

Lease

Portion of No. 10 (Lot 2545) Farmer
Street, North Perth

City of Vincent (Lessor)

Vincent Men's Shed (Inc.) (Lessee)

Lease

Portion of No. 10 (Lot 2545) Farmer Street, North Perth

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Recitals

- A The City is the management body of the Land and has the care, control and management of the Land.
- B The building is constructed on the Land and includes the Premises.
- C The City has power to Sub Lease the Land subject to the prior written approval of the Minister for Lands.
- D The Minister for Lands has consented to this Sub Lease.

Details

This Deed of Lease is made on: ___ day of _____ 2013

Between the following parties

Parties

Name	City of Vincent
Short form name	Lessor
Notice details	Administration and Civic Centre 244 Vincent Street (Cnr Loftus) Leederville, Western Australia 6007 Facsimile (08) 9273 6099 Attention: Chief Executive Officer

and

Name	Vincent Men's Shed
Short form name	Lessee
Notice details	6 C Osborne Street Joondanna, Western Australia. 6060 Attention: Vincent Men's Shed Chair

Information table

Item 1	Land Lot 2545 on Plan 143599 being part of the land described in Land Certificate of Title Volume .
Item 2	Building Part of the improvement erected on the Land.
Item 3	Premises Part of the building which is hachured black and coloured yellow on the Plan.
Item 4	Initial Term Two (2) years followed by one (1) option of ten (10) years (a) Commencement Date 1 October 2013 (b) Expiration Date 1 October 2015
Item 5	Rent (a) \$1.00 plus GST (paid on demand). Address for payment of Rent City of Vincent Administration and Civic Centre 244 Vincent Street (cnr Loftus) Leederville, Western Australia 6007 (b) Dates for Payment of Rent Payable yearly during the Term commencing on the Commencement Date.
Item 6	Rent Review Dates Reviewed after two (2) years but not to exceed \$2,000 per annum plus GST (paid on demand).
Item 7	Lettable Area of the Premises Approximately 252 m ²
Item 8	Permitted purpose The Premises is to be used only for the Lessee's community activities purpose, which is community, recreational and leisure activities. The Premises is not to be used for any business, commercial, illegal or immoral purposes.
Item 9	Prescribed Rate 4% per annum more than the maximum overdraft rate (expressed as a rate per annum) from time to time applied by the Commonwealth Bank of Australia on overdrafts of less than \$100,000.
Item 10	Intervals for painting (?) At the expiration of every five (5) years during the Term.

Item 11**Further Terms of this Lease:**

Nil

Further Terms of this Lease: five (5) years each

(a) Commencement Date:

..... 20..

Expiration Date

..... 20..

(b) Commencement Date:

..... 20..

Expiration Date

..... 20..

(c) Commencement Date:

..... 20..

Expiration Date

..... 20..

Agreed terms

1. Defined Terms & Interpretation

1.1 Defined Terms

In this Lease:

Act means a statute (State or Federal) including amendments and re-enactments from time to time and any by-laws, local laws or regulations made pursuant to it as amended or substituted from time to time and any notice, direction or instrument issued under any of them.

Annexure means an annexure to this Lease and annexed has a similar meaning.

approval means prior written approval and approved has a similar meaning.

Building means the building described in Item 2 and includes any modifications, extensions or alterations from time to time and the Lessor's Installations.

Business Day means a day that is not a public holiday or bank holiday in Perth.

Business Hours means hours of the Club's access to the Premises according to the confirmed Seasonal booking or as specified in the addendum.

Commencement Date means the Commencement Date specified in Item 4 in respect of the Initial Term.

consent means prior written consent.

Consumer Price Index (CPI) means the Consumer Price Index All Groups Index Numbers for Perth the subject of Catalogue No. 6401.0 provided by the Australian Bureau of Statistics or if the basis upon which it is determined is substantially altered then such basis as the Lessor may reasonably determine to be as near to the Consumer Price Index previously referred to as is reasonably possible.

Corporation means any body corporate.

Expiration Date means the Expiration Date specified in Item 4 in respect of the Initial Term.

Further Term means the further term specified in Item 11.

Initial Term means the Initial Term specified in Item 4.

Information table means the part of this document described as Information table.

Item means an item in the Information table.

Land means the land described in Item 1 as may be added to or reduced in area from time to time comprising the Premises and the Car Parking Areas.

Lease means the lease evidenced by this document, the Information table, the schedule and each Annexure whether or not the lease or any of the Lessee's Covenants are enforceable at law or in equity or otherwise and includes any express or implied lease, tenancy or other right of occupancy of or interest in the Premises granted by or derived from the Lessor under this document.

Lessee where not inconsistent with the context includes the Lessee's Employees and Visitors.

Lessee's Covenants means the terms covenants and conditions expressed or implied in this Lease and on the part of the Lessee to be observed and performed.

Lessee's Employees and Visitors means:

- (a) any person at any time upon the Premises other than the Lessor and its employees, agents and contractors; and
- (b) the Lessee's employees, agents, customers, clients, visitors and contractors at any time upon the Premises.

Lessor means the City of Vincent and where not inconsistent with the context includes the Lessor's employees, agents and contractors.

Lessor's Installations means any fixtures, fittings, plant and equipment installed by or belonging to the Lessor and providing services and utilities to the whole or any part of the Building, including any air conditioning plant, lifts or fire detection, prevention or fighting plant and equipment.

Local or Public Authority means every Governmental or Semi-Governmental body, Local Government, the Insurance Council of Australia and any other board, person or authority now or in the future exercising under any Act any control or jurisdiction over or power in connection with the Premises or with any business at any time conducted on or from the Premises.

Notice is defined in clause 14.1.

Outgoings means the outgoings referred to in clause 3.4.

parties means the Lessor, the Lessee and **party** means one of them.

person means a natural person or Corporation or incorporated association or any other entity established pursuant to any Act.

Plan means the plan or plans the subject of Annexure A.

Premises means the Premises described in Item 3 and includes the Lessor's Installations.

Prescribed Rate means the Prescribed Rate specified in Item 9.

Quarter means each consecutive period of three (3) months during the Term with the first quarter commencing on the Commencement Date.

Rates and Taxes means water rates and land tax (if the Premises become subject to water rates or land tax during the term) and in the case of land tax assuming that the Land is the only land owned by the Lessor in Western Australia and other taxes, rates, charges and assessments and other outgoings of a similar nature now or in the future charged upon the Land or any part of the Land or otherwise chargeable against the Lessor including the Emergency Services Levy.

Rent means initially the Rent specified in Item 5 and then that Rent as subsequently reviewed and varied pursuant this Lease.

Rent Review Date means each Rent Review Date specified in Item 6.

Schedule means a Schedule to this Lease.

Term means the Initial Term of this Lease commencing on the Commencement Date and expiring on the Expiration Date.

1.2 Interpretation

- (a) A reference to this Lease or any related document includes:
 - (i) both express and implied terms, covenants and conditions of; and
 - (ii) all variations and additions to, those documents at any time.

- (b) A reference to a person includes a reference to the person's personal representatives, executors, administrators, successors and assigns and a reference to a Corporation includes a reference to the Corporation's successors and assigns.
- (c) A reference to any person if that person ceases to exist or is reconstituted, renamed or replaced or its powers or functions are transferred to any other person, refers respectively to the person established or constituted in its place or succeeding to its powers or functions.
- (d) An obligation, covenant, representation or warranty in favour of two or more persons is for the benefit of them jointly and each of them severally.
- (e) An obligation, covenant, representation or warranty on the part of two or more persons binds them jointly and each of them severally.
- (f) A reference to any thing includes the whole or any part of that thing and a reference to a group of things or persons includes each thing or person in that group.
- (g) A reference to a clause, paragraph, information table, schedule or annexure is a reference to a clause or paragraph or the information table in, or a schedule or an annexure to, this lease and a reference to this lease includes the information table and any schedule or annexure.
- (h) The index and all headings have been included for ease of reference only and they are not to be used to construe or interpret any part of this Lease.

2. Lease

The Lessor leases to and the Lessee takes the Premises for the Term subject to:

- (i) the covenants implied in leases by the *Transfer of Land Act 1893* as amended by the terms and conditions contained in this Lease; and
- (ii) the other rights reserved to the Lessor by this Lease.

3. Payments

3.1 Rent

The Lessee must pay the Rent to the Lessor (free of deductions) at the times, in the manner and at the address referred to in Item 5 or to such other place or person as the Lessor from time to time specifies by notice to the Lessee.

3.2 Rent Review

On each Rent Review Date the Rent shall be increased by a factor equal to the percentage increase in the Consumer Price Index between the Consumer Price Index published for the quarter ending immediately prior to the relevant Rent Review Date and the Consumer Price Index published for the quarter ending immediately prior to the Rent Review Date which occurred immediately prior to the Rent Review Date in question (or in the case of the first Rent Review Date, between the Consumer Price Index published for the quarter ending immediately prior to the Rent Review Date in question and the Consumer Price Index published for the quarter ending immediately prior to the Commencement Date). The Rent payable following a Rent Review Date shall never be less than the Rent payable immediately preceding the Rent Review Date.

3.3 Rates and Taxes

The Lessee must duly and punctually pay all Rates and Taxes directly assessed in respect of the Premises during or applicable to the Term. This includes the charges for waste bins and rubbish removals.

3.4 Outgoings

The Lessee must pay a proportion of all charges for gas, electricity, fuel, telephone or other services, utilities or facilities (including meter rental, use or consumption, calls, re-connection, re-location or otherwise) directly relating to the Premises or the use or occupation of the Premises. Water consumption charges will be calculated at 2.5% of the total bill for 10 Farmer Street, to be reviewed in August 2014. Power consumption charges will be calculated at 5% of the total bill for 10 Farmer Street, to be reviewed in August 2014. Where practicable, the account for these services shall be held in the name of the Lessee.

3.5 Proportionate Liability

If the Premises are not separately charged or assessed the Lessee will pay to the Lessor a proportionate part of any charges or assessments referred to in clauses 3.3 and 3.4 being the proportion that the Premises bears to the total area of the land or Premises included in the charge or assessment.

3.6 Payment of Costs and Interest

The Lessee must pay to the Lessor on demand:

- (a) all stamp duty (if any) (including all fines and penalties) payable on this Lease; and
- (b) all costs (calculated as between solicitor and client in the case of legal fees) charges and expenses incurred by the Lessor:
 - (i) attributable to any default by the Lessee in observing or performing any of the Lessee's Covenants;
 - (ii) relating to the preparation and service of a notice under Section 81 of the *Premises Law Act 1969*;
 - (iii) in obtaining professional advice as to the Lessor's rights, remedies and obligations as a result of any default by the Lessee; and
- (c) interest at the Prescribed Rate on all Rent and other money payable by the Lessee to the Lessor under this Lease but unpaid for more than 7 days from the respective due date computed on daily rests on the amount from time to time remaining owing from and including the due date until the date of payment.

3.7 GST

- (a) In this clause 3.7:
 - (i) **GST, supply, taxable supply** and **tax invoice** have the same meaning as in *A New Tax System (Goods and Services Tax) Act 1999*; and
 - (ii) a reference to payment being made or received includes a reference to consideration other than money being given or received.
- (b) The Lessee must:
 - (i) pay to the Lessor, on each date the Lessee must make payment for a taxable supply under this Lease, an additional amount equal to the GST payable on the taxable supply or component of the supply for which that payment is made; and

- (ii) ensure that any policy of insurance the Lessee must take out under this Lease provides for the insurer to pay, in addition to any amount paid on a claim, an amount on account of any GST payable by the insured on receipt of that payment.
- (c) When calculating the amount of:
 - (i) any reimbursement from the Lessee to the Lessor; and
 - (ii) the indemnification by the Lessee of the Lessor of an expense, loss or liability incurred by the Lessor,the Lessor must exclude the GST paid or payable on the supply giving rise to the amount.
- (d) The Lessor must give the Lessee a tax invoice for supplies under this Lease in accordance with the law.

4. Insurance and Indemnity

4.1 Indemnities

- (a) The Lessee occupies the Premises at the risk of the Lessee in all respects.
- (b) Except to the extent caused or contributed to by the negligence of the Lessor, the Lessee releases and agrees to indemnify the Lessor and keep the Lessor indemnified from all costs claims actions proceedings demands expenses judgments damages or losses of any kind including any relating to loss of life or personal injury to any person or damage to any Premises (wherever occurring) resulting from or attributable to anything occurring on or in the vicinity of the Premises by any act, neglect, default or omission by the Lessee or any of the Lessee's Employees and Visitors.

4.2 Insurance

- (a) Throughout the Term the Lessee must effect and keep current with a public insurance office approved by the Lessor, on behalf of the Lessee and the Lessor for their respective rights and interests:
 - (i) a policy to cover the Lessee's fixtures, fittings, plant and equipment and stock in the Premises to their full insurable value against all usual risks against which in the opinion of the Lessor from time to time a tenant should ordinarily insure;
 - (ii) workers' compensation and employer's indemnity insurance in respect of the Lessee's employees;
 - (iii) a policy with a cover not less than the amount specified from time to time by the Lessor in respect of the risks referred to in clause 4.1;
 - (iv) a public liability policy with a cover of not less than \$10,000,000 (or such greater sum as the Lessor may from time to time specify) in respect of any one occurrence; and
 - (v) any other policy of insurance which the Lessor acting reasonably may from time to time require the Lessee to effect and maintain with an amount of cover and on terms as the Lessor may reasonably specify.
- (b) The Lessee must:
 - (i) immediately expend all money recovered in respect of any insurance under clause 4.2(a) in the satisfaction of the payment of damages or the reinstatement or replacement of the items for which that money is received to the extent that that money is sufficient for that purpose; and

- (ii) where the money recovered in respect of any insurance under clause 4.2(a) is insufficient for the purpose there specified, on demand pay to the City the difference required to make it sufficient for that purpose

4.3 Evidence of Insurance and Renewal

The Lessee must:

- (a) pay all insurance premiums on any policies referred to in this clause 4 not later than the due date for payment specified in the first premium notice or demand for payment; and
- (b) on demand produce to the Lessor proper evidence of the policies and their renewal.

4.4 The Lessee's Insurance Policies

The Lessee may not vary, surrender or cancel any of the policies referred to in clause 4.2(a) without the Lessor's consent.

4.5 Lessor's Insurance

- (a) The Lessee must reimburse the Lessor on demand for all premiums paid or payable by the Lessor for insurance of the Premises for full replacement value under a reinstatement or like policy against loss or damage by the fusion, explosion, smoke, lightning, flood, storm, tempest, rainwater damage, impact by vehicles, aircraft and articles dropped from them and any other risks required by the Lessor, such cover not to be less than the full insurable value of the Premises and plate glass on a replacement and/or reinstatement basis. If the insurance premium is not separately charged or assessed for the Premises the Lessee's contribution shall be determined in accordance with clause 3.5. If any claim is made by the Lessor on its insurance arising from an act or omission of the Lessee or the Lessee's Employees and Visitors the Lessee must pay to the Lessor on demand any excess in claiming on its policy of insurance.
- (b) If the Lessor's insurer requests any details concerning any claims or details in respect of insurance effected by the Lessor or Lessee, the Lessee must cause the Lessee's Employees and Visitors to respond to the Lessor's insurer in a timely manner and furnish all details and answers asked by the Lessor's insurer.

4.6 Voiding Insurance Policies

- (a) Except with the Lessor's consent the Lessee must not do or allow to be done any thing in or near the Premises as a result of which any insurances in respect of the Premises taken out by the Lessor or the Lessee may be invalidated or avoided or the rate of premium on any insurance may be liable to be increased or any claim under that insurance may be lawfully refused in whole or in part.
- (b) If the Lessee or the Lessee's Employees and Visitors do or permit to be done anything which has the effect of invalidating or avoiding any policy of insurance taken out by the Lessor or the Lessee or by virtue of which the insurer may lawfully refuse a claim in whole or in part, then the Lessee is responsible for and must pay on demand any resulting damage or loss which the Lessor suffers or incurs and (without limiting any other rights of the Lessor) must pay to the Lessor on demand any increased amount of premium over the existing premium which may be charged on any such insurance.

4.7 Hazards

The Lessee must not bring onto or keep in the Premises or permit to be brought onto or kept in the Premises anything of a dangerous, hazardous or flammable nature.

5. Maintenance and Repair

5.1 General Maintenance and Repair

The Lessee must:

- (a) keep the Premises in good substantial and functional repair order and condition (damage by fair wear and tear and by any risk insured against to the extent of the money recovered under that insurance cover excepted);
- (b) repair and make good any damage to the Premises where that damage results from or is attributable to the want of care, negligence, misuse or abuse by the Lessee or the Lessee's Employees and Visitors or from any breach of any of the Lessee's Covenants; and
- (c) carry out the following specific maintenance obligations:
 - (i) **Light Fittings, Switches and Power Points** - To be maintained in a safe and operable condition. Immediately replace all electric light fittings, light bulbs, globes and fluorescent tubes in the Premises which become damaged, broken or which fail to function and the Lessee agrees that upon installation any replacements will become the Premises of the Lessor.

5.2 Painting

- (a) At the painting intervals referred to in Item 10; and
- (b) in the final two (2) months of the Term (whether or not the Term is to be extended) or upon the earlier determination of the Term if required by the Lessor,

the Lessee must paint in a good and tradesman-like manner and otherwise to the Lessor's reasonable satisfaction all parts of the Premises which have been previously painted. The Lessee must use two (2) coats of quality paint approved by the Lessor and in colours and designs also approved by the Lessor.

5.3 Cleaning

The Lessee must:

- (a) keep the Premises and its entrances and surrounds:
 - (i) thoroughly clean and not allow any rubbish to accumulate on or about the Premises;
 - (ii) free and clear of all rodents vermin insects birds animals and other pests and wherever necessary must employ pest exterminators approved by the Lessor to carry out the necessary work; and
 - (iii) carry out the following specific obligations:

Internal

Cleaning - The complete interior of all buildings shall be maintained in a clean and tidy condition, free from cobwebs, damage, pests and vermin (including termites). The Lessee must reimburse the Lessor for termite inspections and treatment/spraying.

Windows - To be kept clean, operable and lockable.

Doors - To be kept clean, operable and lockable.

Ceilings - To be kept clean.

Floors - To be kept clean and maintained in accordance with the requirements of the type of surface.

Sinks & Basins - To be kept clean and free from blockages.

Appliances - Hot water service, stoves, air conditioning units, refrigerators, fans and heaters are to be kept clean and regularly maintained and in good operable condition.

Showers - Must be operable with tiles and accessories regularly cleaned.

Cistern & Pans - To be kept clean and operable.

Cupboards - To be kept clean and in an operable condition.

Externally

Windows - To be kept clean and operable.

Security Screens - To be kept clean and firmly fixed.

Verandahs & Eaves - To be kept clean and free of cobwebs.

Light Fittings - To be kept clean, operable and in a safe condition.

Fire Prevention/Fighting Equipment - The Lessee must reimburse the Lessor for the cost of mandatory services as required by the Insurance Companies and FESA.

Gutters & Downpipes - To be kept clean, level and in a sound condition. The Lessee must reimburse the Lessor for the cost of cleaning as well as repairs and maintenance.

Surrounds - To be kept clean, tidy and free of litter, rubbish and broken glass;

- (b) leave rubbish containers outside the Premises only in the areas and at the times and for the periods from time to time prescribed for that purpose by the Lessor;
- (c) when required by the Lessor permit any cleaning contractor nominated by the Lessor to have access to the Premises at all necessary times and to remain on the Premises with necessary employees, sub-contractors, plant and equipment for cleaning purposes; and
- (d) remove from the Premises at its own expense all rubbish and litter.

5.4 Protection of Floor Coverings

In relation to floor coverings installed in the Premises by the Lessor, the Lessee must:

- (a) maintain them in good clean and substantial repair and condition;
- (b) make good all damage to them arising otherwise than from fair wear and tear;
- (c) replace an appropriate part of them with floor coverings of a similar nature, design, colour and quality as the original floor covering if in the reasonable opinion of the Lessor any part is so damaged as to be incapable of being reinstated to its former condition;
- (d) protect them from excessive wear by the provision of protective devices reasonably specified by the Lessor; and
- (e) not cut alter or replace any of them or install any other floor coverings in the Premises without the consent of the Lessor.

6. Use of Premises

6.1 Use of Premises

The Lessee must use the Premises only for the purpose described in Item 8 and in accordance with Item 11 (Addendum) if applicable.

6.2 Nuisance and Incidental Use

The Lessee must not:

- (a) do or permit to be done in or near the Premises anything which may give rise to nuisance, disturbance or annoyance to the Lessor or to any tenant or occupier of other Premises in the vicinity of the Premises;
- (b) sell or illegally dispense alcohol or permit alcohol to be sold or illegally dispensed from the Premises without the prior written consent of the Lessor and then only in accordance with the Liquor Control Act 1988;
- (c) permit any person to sleep on the Premises without the prior written consent of the Lessor; and
- (d) do or permit to be done anything in, on or near the Premises which is, or may be in breach of copyright (including, without limitation, playing any music or performing any play which is subject to copyright) without first obtaining a licence from the holder of the copyright.
- (e) use the Premises for any other purpose without the written consent of the Lessor, which consent may be granted or withheld at the Lessor's absolute discretion without assigning any reason therefore PROVIDED THAT:
 - (i) if the Lessee wishes to use the Premises for a use other than its Permitted Use the Lessor shall not unreasonably withhold its consent to such variation of use if:
 - (A) the variation is not for any of the following:
 - (i) any auctions, business or commercial use; or
 - (ii) any illegal purposes; or
 - (iii) rock bands or any event including entertainment with amplified music;
 - (B) any variation shall be in accordance with Council policy and shall not continue past 1.00am unless the event is in the public interest and is approved by the Chief Executive Officer;
 - (C) Community Consultation (in accordance with the Council's Consultation Policy) is to be undertaken by the organiser proposing to conduct a function or event on the Premises which may have an impact on residents and ratepayers in the immediate vicinity of the Premises at no cost to Council to the satisfaction of the Chief Executive Officer of the Lessor;
 - (D) the Council shall after having duly considered the outcome of the Community Consultation forms the view that the approval of the variation of use of the Premises is not likely to impact on the residents and ratepayers; and
 - (E) that the organiser proposing to conduct a function or event on the Premises ensures and provides proof that adequate insurance is in place to cover any loss, damage or personal injury associated with the activity.

6.3 No Sign, Antenna or Amplifier

- (a) Except with the consent of the Lessor and the approval of each relevant Local or Public Authority, the Lessee must not place or permit to be placed or maintained in the Premises or on the roof or any exterior part of the Building or on the Land:
 - (i) any sign, awning, canopy, decoration lettering, advertising device, notice, matter or thing visible from outside the Premises;
 - (ii) any television or radio antenna or mast or other apparatus; or
 - (iii) any radio or television receiver, loudspeaker, amplifier or other similar device (other than any emergency communication apparatus installed by the Lessor) audible from outside the Premises.
- (b) Any consent given by the Lessor pursuant to clause 6.3(a) may be withdrawn at any time.
- (c) On the first to occur of:
 - (i) the Lessor withdrawing the consent referred to in clause 6.3(a);
 - (ii) the expiration of the Term;
 - (iii) the determination of the Term prior to expiration,the Lessee must immediately remove any of the things referred to in clause 6.3(a) and make good any damage or disfigurement caused by that thing or by its removal.

6.4 Keeping Authorised Signs in Good Order

The Lessee must maintain in good condition and repair any thing approved by the Lessor under clause 6.3.

6.5 Equipment Restrictions

The Lessee may not without the consent of the Lessor (which will not be unreasonably withheld) use or permit to be used in or in connection with the Premises any form of lighting, heating, cooling or ventilation other than as installed in the Premises at the Commencement Date.

6.6 No Floor Overloading

- (a) The Lessee must not without the consent of the Lessor bring onto the Building, the Land or the Premises any heavy machinery, plant or equipment of a nature, size, weight or design as to cause, which causes or which in the reasonable opinion of the Lessor is likely to cause damage of any kind to any part of the Land, the Building or the Premises.
- (b) The Lessee must take all steps reasonably necessary to ensure that no part of the Premises is broken over-stressed or damaged by any overloading from any cause and must observe the maximum floor loading weights for the respective portions of the Premises specified from time to time by the Lessor.
- (c) Before bringing or permitting to be brought onto the Land, the Building or the Premises any items referred to in clause 6.6(a) the Lessee must give notice to the Lessor of the Lessee's intention to do so and must comply with every reasonable direction given by the Lessor in respect of the delivery times, routing, installation and location of each of those items and when appropriate their removal.
- (d) On demand, the Lessee must make good to the Lessor's satisfaction any damage done to the Premises, the Building or the Land by any of those items or their delivery or removal.

6.7 No electrical overloading

The Lessee must not without the consent of the Lessor install or use any electrical equipment on the Premises that overloads or has the capacity to overload the cables, switchboards or sub-boards through which electricity is conveyed to or through the Premises.

6.8 Air-conditioning Plant

The Lessee must comply with and observe the reasonable requirements of the Lessor in respect of the air-conditioning plant (if any) and not do nor permit to be done anything which interferes with or impairs their safe and efficient operation.

6.9 Sanitary Appliances

The Lessee must not use or permit to be used any toilets, sinks, drains and other plumbing facilities in the Premises for any purpose other than that for which they were respectively designed constructed or provided and must not deposit or permit to be deposited in any of those facilities any sweepings, rubbish or other matter.

6.10 Charges

- (a) The Lessee must not without the Lessor's consent give any charge or any other security interest of any kind (the Security) over or affecting any plant or equipment affixed or to be affixed to the Premises and the Lessee must:
 - (i) duly and punctually comply in all respects with the terms and conditions of the Security; and
 - (ii) give immediate notice to the Lessor of any notice of default or demand received by the Lessee in respect of the Security.
- (b) The Lessee authorises the Lessor and the Lessor's employees and agents to obtain from any grantee of the Security any particulars (including the amount from time to time owing) under the Security.

6.11 City Planning

The Lessee must not do or permit to be done anything in breach of any applicable City planning scheme or zoning or as a result of which the zoning or permitted use of the Premises for their present purposes under any Act, Local law, order or scheme relating to City planning may be cancelled or otherwise prejudiced or altered.

6.12 Keeping Premises and Premises Secure

The Lessee must:

- (a) use the Lessee's best endeavours to protect and keep safe the Premises and any Premises contained in the Premises from theft or robbery; and
- (b) keep all doors, windows and other openings closed and securely fastened when the Premises are not open for business; and
- (c)
 - (i) If the Lessee installs a security system in the Premises, the Lessee must keep the security system in good working order, pay all monitoring and service costs associated with the security system and promptly attend any call outs required to the Premises. If the Lessee does not respond to a call out and the Lessor is called upon to attend the Premises, the Lessee must pay to the Lessor on demand all costs incurred by the Lessor in attending that call out; and
 - (ii) If the Lessor provides a security system to the Premises as part of the Lessor's Installations, the Lessee must on demand pay to the Lessor all costs for the maintenance and monitoring of the security system (including any call out fees).

6.13 Sponsorship and naming rights

- (a) The Lessor reserves to itself the right to:
 - (i) enter into any sponsorship arrangements (including without limitation advertising and promotional activities) in respect of the Premises and any improvements on the Premises;
 - (ii) display as it sees fit any poster, signs or advertising materials wherever it thinks fit; and
 - (iii) retain any income derived from granting any naming rights.
- (b) Prior to entering into any sponsorship or naming rights arrangements, the Lessor must liaise with the Lessee to ensure that they do not conflict with any sponsorship entered into by the Lessee.
- (c) For the avoidance of doubt, any monies received from the naming rights arrangements will be retained by the Lessor.

6.14 Prohibition on Naming

Except with the consent of the Lessor, which consent will not be unreasonably withheld by the Lessor, the Lessee must not name or dedicate any facility within its Premises in favour of any person or organisation.

6.15 No Smoking

The Lessee must not and must not permit the Lessee's Employees and Visitors to smoke in the interior of the Premises. The Lessee must at its own expense provide all receptacles reasonably necessary (having regard to the number of people who smoke) outside the Premises for the disposal and removal of litter from smokers.

6.16 Shared Usage

The Lessee shall permit the Lessor, community, charitable and recreational associations and bodies and such other associations, bodies or persons as the Lessor may approve, to use the Premises at all times when the Premises are not required by the Lessee, and not to charge any fee for such use in excess of the fees fixed by the Lessor from time to time.

7. Alterations and installations**7.1 No Alterations or Additions**

The Lessee must not without the consent of the Lessor:

- (a) make any alterations or additions to the construction or arrangement of the Premises or any of the Lessor's Installations;
- (b) cut, alter or damage any of the walls, roofs, partitions, timbers, doors or floors of the Premises;
- (c) erect or install any internal partitions, fixtures or fittings in the Premises;
- (d) install any water, gas or electrical fixtures, equipment, appliances or apparatus for illuminating, air conditioning, heating, cooling or ventilating the Premises; or
- (e) alter and/or install any keys, locks, padlocks and/or security alarm system pertaining to the Premises.

7.2 Legislation Orders and Regulations

- (a) The Lessee must duly and punctually comply with and observe and indemnify the Lessor in respect of all Acts and all orders requirements and notices from or by any Local or Public Authority which relate or apply in any way to the Premises or their use or occupation or the number or sex of the Lessee's Employees and Visitors. The Lessee obligations under this clause 7.2(a) include the carrying out of any repairs, alterations or works to or the provision of fire or smoke alarms or other emergency services in or for the Premises.
- (b) If any compliance or observance under clause 7.2(a) includes a requirement for structural alterations or additions to the Premises, the Lessee's obligations under clause 7.2(a) only apply insofar as they relate to the Lessee's business or the use to which the Premises are put by the Lessee or the number or sex of the Lessee's Employees and Visitors.

7.3 Standard of Works and Lessor's Costs

The Lessee must:

- (a) ensure that all works which the Lessee carries out or is required to carry out under clauses 7.1 and 7.2 are carried out only by contractors and tradesmen approved of by the Lessor and in accordance with plans, specifications and schedules of works, materials and finishes approved by the Lessor before any of those works are commenced; and
- (b) pay to the Lessor on demand the costs incurred by the Lessor in relation to the consents and approvals referred to in clauses 7.1 and 7.3(a) and in ensuring that those works are carried out in accordance with this Lease.

8. Entry by Lessor**8.1 Permitting Lessor to enter and inspect**

The Lessee must permit the Lessor and any person authorised by the Lessor at any time to enter the Premises:

- (a) to view the state of repair and condition of the Premises and to make reasonable investigations to ascertain if there has been any breach of any of the Lessee's Covenants;
- (b) to serve upon the Lessee written notice of any default found on such inspection requiring the Lessee to remedy that default in accordance with the Lessee's Covenants; and
- (c) to the extent necessary to remain on the Premises with all necessary tradesmen, contractors, plant, equipment and materials:
 - (i) to carry out any repairs, renovations, maintenance, modifications, extensions, alterations or replacements to any part of the Building and to any plant, machinery or equipment within the Building (whether within the Premises or not);
 - (ii) without limiting clause 8.1(c)(i), to erect, make, excavate, lay or install in, on, over or under the Premises and to make use of any pipe, wire, amplifier, light, alarm, channel, drain, sump, vent, duct, inlet, outlet, plant or machinery or other thing;
 - (iii) to inspect, remove, maintain, replace, repair, service, alter or add to any of the items referred to in clause 8.1(c)(ii) in or about the Premises or the walls floors and ceilings of the Premises or any other part of the Building;

- (iv) to comply with any Act or any request, requirement, notification or order of any Local or Public Authority for which the Lessee is not responsible under this Lease.
- (d) In exercising the right of entry referred to in clause 8.1(a), (b) or (c) the Lessor must cause as little inconvenience disruption or damage to the Lessee as is practicable in the circumstances. The Lessee has no claim for any abatement of Rent or compensation or damages in respect of that exercise.

9. Assignment and subletting

9.1 Prohibition on Assignment, Subletting and Mortgaging

- (a) Subject to clause 9.2, the Lessee must not without the consent of the Lessor (and where required the consent of the Minister for Lands) assign, sublet, transfer or part with possession of the whole or any part of the Premises or the benefit of this Lease or any estate or interest in the Premises or this Lease.
- (b) The Lessee must not without the consent of the Lessor mortgage, charge or otherwise encumber the interest of the Lessee under this Lease.
- (c) The provisions of Sections 80 and 82 of the *Premises Law Act 1969* do not apply to this Lease.

9.2 Conditions Applying to Assignment and Subletting

The Lessor will not unreasonably withhold consent under clause 9.1(a) if:

- (a) the Lessee proves to the satisfaction of the Lessor that the proposed sublessee or assignee is a respectable responsible and solvent person capable of adequately carrying on the use permitted to be carried on in the Premises and capable of complying with all the Lessee's Covenants;
- (b) in the case of a proposed sublease the Lessee proves to the satisfaction of the Lessor that the proposed sublease is at a rent which is not more than the Rent payable under this Lease and on terms and conditions which are not more favourable to the proposed sublessee than the Lessee's Covenants;
- (c) all Rent and other money (including interest) then due and payable by the Lessee under this Lease have been paid;
- (d) there is not at either or both of the time such consent is sought and at the date any sublease or assignment is to take effect any subsisting breach of any of the Lessee's Covenants;
- (e) the Lessee has procured the execution by the Lessee and the proposed assignee or sublessee and any guarantor referred to in clause 9.2(g) of a deed of assignment of this Lease or a sublease (as the case may be) to which the Lessor is a party and which is in a form prepared by the Lessor's solicitors and has delivered that deed or sublease to the Lessor;
- (f) the Lessee pays to the Lessor all costs and expenses including legal costs, administrative costs, stamp duty and other disbursements incurred or to be incurred by the Lessor in respect of:
 - (i) the deed of assignment or the sublease; and
 - (ii) any enquiries and investigations which are made by or on behalf of the Lessor as to the respectability, solvency and suitability of any proposed assignee or sublessee; and

- (g) where any proposed sublessee or assignee is a Corporation, its directors and principal shareholders at their expense execute and complete a deed of guarantee and indemnity in a form approved by the Lessor's solicitors in favour of the Lessor in respect of:
 - (i) in the case of an assignment, the payment by the proposed assignee of all Rent and other money and interest which becomes due from and including the assignment date and the observance and performance by the proposed assignee of all of the Lessee's Covenants which are due to be observed and performed from and including the assignment date; and
 - (ii) in the case of a sublease, the payment by the proposed sublessee of all rent and other money and interest which becomes due under the sublease and the observance and performance by the proposed sublessee of all of the terms covenants and conditions which are due to be observed and performed by the proposed sublessee.

9.3 The Lessee's Liabilities to Continue

The covenants and agreements on the part of any assignee or sublessee expressed or implied in any deed of assignment or sublease and in favour of the Lessor are supplementary to those contained in this Lease and do not in any way relieve the Lessee from the Lessee's Covenants. Despite any assignment by the Lessee of the benefit of this Lease, the Lessee will remain liable to observe and perform all of the Lessee's Covenants throughout the balance of the Term current at the date of assignment.

9.4 Costs Payable in any Event

The Lessee must pay to the Lessor on demand all costs and expenses incurred by the Lessor in relation to clause 9.2 even if:

- (a) the Lessor refuses to consent to the proposed assignment or proposed sublease; and
- (b) the proposed assignment or proposed sublease is not completed for any reason (other than the default of the Lessor).

10. Expiration of the Term

10.1 Remove Fixtures and Fittings

Immediately before the expiration of the Term (or within five (5) Business Days after the earlier determination of the Term) the Lessee must:

- (a) remove from the Premises all items which have been erected or installed by the Lessee or any previous tenant or occupier of the Premises (other than any which in the opinion of the Lessor form an integral part of the Premises including all light fittings located in or affixed to the Premises);
- (b) make good to the satisfaction of the Lessor any damage caused to the Premises, the Building or the Land by any erection, installation or removal referred to in clause 10.1(a); and
- (c) if required by the Lessor re-alter any alterations (whether structural or otherwise) made to the Premises during the Term so that the Premises are restored to their condition prior to commencement of those alterations.

10.2 Abandoned Items

Any items referred to in clause 10.1 not removed by the Lessee within the time specified in clause 10.1 are deemed to have been abandoned by the Lessee and become the Premises of the Lessor without any right by the Lessee to make any claim against the Lessor in respect of those items.

The Lessee must pay to the Lessor on demand the cost of removing abandoned items from the Premises and making good any damage caused by that removal.

10.3 Yield Up

At the expiration of the Term the Lessee must:

- (a) deliver up possession of the Premises to the Lessor in good and substantial repair, order and condition and a state of cleanliness and decoration consistent with the due and punctual observance and performance by the Lessee of the Lessee's Covenants; and
- (b) deliver to the Lessor all keys cards, switching equipment, combinations, identification cards or other devices for or enabling the Lessee or the Lessee's Employees and Visitors to gain access to the Premises or the Building.

11. Reports to the Lessor

11.1 General Reports to the Lessor

The Lessee must:

- (a) on receipt of any notice by the Lessee from any Local or Public Authority relating to the Premises or their use or occupation immediately give the Lessor a copy of that notice;
- (b) promptly report to the Lessor, any acts of vandalism or damage which occurs on or adjacent to the Premises and any incident which occurs on or adjacent to the Premises which is likely to be a breach of the peace or something which would ordinarily be the subject of a report to the Police; and
- (c) provide any reports of items requiring maintenance and repair by the Lessor.

11.2 Immediate Reporting

The Lessee must notify the Lessor immediately and follow-up in writing with a written report within twenty-four (24) hours of becoming aware of any incident within the Premises involving:

- (a) Any significant occupational safety and health issues arising within the Premises;
- (b) Any significant Premises damage to the Premises;
- (c) Damage to the Premises that may cause any interruption to normal operation of the Premises;
- (d) Any matter that may result in media attention which may adversely reflect on the Lessor;
- (e) Any person dying or receiving any serious injury (requiring hospitalisation of the person) in the Premises or on any accident occurring to or defect being found in any of the Lessor's Installations or in the Building;
- (f) Any serious criminal activity by either an employee, patrons, volunteers or contractors which may adversely reflect on the Lessor;
- (g) Any other matter that may expose the Lessor or its employees to litigation or otherwise adversely affect the interests of the Lessor; and
- (h) Plant failure that may cause any interruption to normal operations of the Premises.

The report must include the date, time, and location of the incident and staff involved.

12. Lessor's Covenants

12.1 Quiet Enjoyment

The Lessor covenants with the Lessee that the Lessee duly paying the Rent and other money payable under this Lease and observing and performing all other of the Lessee's Covenants may peaceably and quietly hold and enjoy the Premises during the Term without any interruption by the Lessor.

13. Default and Termination

13.1 Default

If:

- (a) the Rent or any part the Rent is at any time unpaid for seven (7) days after becoming due (whether formally demanded or not); or
- (b) The Lessee breaches or fails to observe or perform any other of the Lessee's Covenants and that breach or failure continues after the expiration of fourteen (14) days (or any further time as the Lessor may specify) after notice has been given to the Lessee to remedy it or where that breach or failure is incapable of being remedied, the Lessee has failed to pay adequate monetary compensation to the Lessor by the expiration of that period; or
- (c) the Lessee goes into liquidation or becomes bankrupt or enters into any composition, arrangement with or assignment for the benefit of the Lessee's creditors; or
- (d) a manager, an administrator, a trustee, a receiver, a receiver and manager or liquidator is appointed under any Act or instrument or by order of any court in relation to any part of the Lessee's undertakings, assets or Premises; or
- (e) any execution is issued against any assets or Premises of the Lessee; or
- (f) the Premises are abandoned or otherwise left vacant by the Lessee; or
- (g) The Lessee being an incorporated association:
 - (i) is wound up or resolves to be wound up voluntarily;
 - (ii) without the prior consent of the Lessor, changes its name, objects, rules or constitution; or
 - (iii) is convicted of an offence under the *Associations Incorporations Act 1987*,

then in any such case a default occurs and the Lessor may at its option re-enter occupy and resume possession of the Premises or any part of the Premises in the name of the whole.

13.2 Termination and re-entry

- (a) The parties must ensure that no default occurs under clause 13.1.

If either Party defaults under clause 13.1, the other Party may by notice to the Party in default, terminate this Lease as from the date of giving that notice.

- (c) If this Lease is lawfully terminated by one Party:
 - (i) the Party in default indemnifies the other Party for any claim, demand, liability, loss, damages, proceedings, costs, charges and expenses in connection with any default giving rise to the termination; and

- (ii) the Party which terminates this Lease may recover damages from the Party in default for the damage suffered by that first Party for the Term.
- (d) In exercising its right of re-entry the Lessor or any person authorised by the Lessor may by any means open any door or lock and may remove all persons, and all fixtures, fittings and other Premises of the Lessee from the Premises without being liable for any action in trespass, assault, detainee or otherwise.
- (e) On exercising the right of re-entry (other than the provisions of this Lease which apply for the benefit of the Lessor after the expiration or earlier determination of the Term) this Lease and the Term ceases and determines.
- (f) Despite this Lease and the Term having ceased and determined the Lessee remains liable to pay the Rent, the Outgoings, the Rates and Taxes and other money accrued, due and payable up to the time of the re-entry.
- (g) Any re-entry of the Premises does not prejudice any other rights of the Lessor in respect of any breach of or failure to comply with the Lessee's Covenants.

13.3 Lessor's right to remedy defaults

- (a) The Lessor may but is not obliged to remedy at any time without notice any default by the Lessee under this Lease and whenever the Lessor so elects any or all of the Lessor and any person authorised by the Lessor may enter and remain upon the Premises together with all necessary plant, equipment and materials for the purpose of remedying that default.
- (b) The Lessee shall pay on demand to the Lessor all costs and expenses incurred by the Lessor (including legal costs and expenses calculated as between solicitor and client) in remedying that default.

13.4 Essential terms

- (a) Each of the covenants by the Lessee:
 - (i) to pay the Rent, the Outgoings and the Rates and Taxes;
 - (ii) to use the Premises only for the purpose specified in Item 8; and
 - (iii) not to assign, sublet, transfer or part with possession of the whole or any part of the Premises or of the benefit of this Lease,is an essential term of this Lease.
- (b) Any breach of an essential term will be regarded by the Lessor as a fundamental breach by the Lessee of this Lease.

13.5 Effect of breach of an essential term

- (a) If the Lessor determines this Lease following a breach of an essential term of this Lease by the Lessee, then (without prejudicing or limiting any other right or remedy of the Lessor under this Lease) the Lessor is entitled to recover from the Lessee as liquidated damages for the breach the difference between:
 - (i) the aggregate of the Rent, Variable Outgoings, Rates and Taxes and any other money which would have been payable by the Lessee for the unexpired residue of the Term remaining after the determination; and
 - (ii) the rent, outgoings and other money which the Lessor by taking reasonable steps to relet the Premises obtains or could reasonably be expected to obtain by

reletting the Premises for the unexpired residue of the Term on reasonable terms as to rent and otherwise.

- (b) The Lessor is not obliged to effect any reletting referred to in clause 13.5(a) on the same or similar terms as are expressed and implied in this Lease.
- (c) The Lessor's acceptance of arrears or any late payment of any of the Rent, Outgoings, Rates and Taxes or other money due under this Lease does not constitute a waiver of the essentiality of the Lessee obligations to make those payments.
- (d) The Lessor's entitlement to recover damages under this clause is not prejudiced or limited if:
 - (i) the Lessee abandons or vacates the Premises;
 - (ii) the Lessor elects to re-enter the Premises or to determine this Lease;
 - (iii) the Lessor accepts the Lessee's repudiation of this Lease; or
 - (iv) any conduct constitutes a surrender by operation of law.
- (e) The Lessor is entitled to institute proceedings to recover damages under this clause either before or after any of the events or matters referred to in this clause.
- (f) Any conduct by the Lessor to mitigate damages does not of itself constitute acceptance of the Lessee's breach or repudiation or a surrender by operation of law.

13.6 Damage to the Premises

If during the Term the Premises are destroyed or damaged so as to render them substantially unfit for the use and occupation of the Lessee or so as (in either case) to deprive the Lessee of substantial use of them or so as (in the case of damage or destruction) to render the rebuilding or reconstruction of the Building in its previous form impracticable or undesirable in the opinion of the Lessor, then:

- (a) this Lease may be terminated (without compensation) by either the Lessor or (subject to clause 13.6(b)) the Lessee by notice to the other;
- (b) the Lessee is only entitled to terminate this Lease under this clause if
 - (i) any policy of insurance effected in respect of any damage or destruction has not been made void or payment of any of the policy money refused as a consequence of an act or default of the Lessee or any of the Lessee's Employees and Visitors; and
 - (ii) the Lessor has failed to rebuild or reinstate the Premises within a reasonable time (having regard to the extent of the damage and the work required) after notice by the Lessee to the Lessor requesting that the Premises be rebuilt or reinstated;
- (c) any termination under this clause will be without prejudice to the rights of either party in respect of any antecedent breach, matter or thing; and
- (d) nothing expressed or implied in this clause will be deemed to impose any obligation on the Lessor to rebuild or reinstate the Premises or to make them fit for use and occupation of the Lessee.

13.7 Abatement of Rent

If any damage or destruction referred to in clause 13.6 occurs and if the policy of insurance effected in respect of any relevant damage or destruction has not been made void or payment of the policy money refused in consequence of an act or default of the Lessee or any of the Lessee's Employees and Visitors then:

- (a) the Rent or a proportionate part of it depending on the nature, extent and effect of the resumption, declaration, order, destruction or damage will abate until the Premises have been rebuilt or reinstated or made fit for the occupation and use of the Lessee or until the Lease is terminated pursuant to the provisions of clause 13.6 as the case may be;
- (b) until the Lessor and the Lessee mutually agree or in the absence of an agreement a determination of the extent of the abatement is made, the Lessee must continue to pay the Rent in full;
- (c) upon mutual agreement or determination of the extent of the abatement, the Lessor must refund to the Lessee any Rent which according to that agreement or determination has been overpaid;
- (d) if any dispute arises as to the extent of the abatement it may be referred at the request of either party to a person nominated by the President for the time being of The Law Society of Western Australia and that nominee is to act as an expert and not as an arbitrator;
- (e) each party is entitled to make written submissions to the expert but any failure to make or unreasonable delay in making submissions is not to delay, annul or otherwise affect the expert's determination;
- (f) on completion of his determination the expert must provide to the Lessor and the Lessee written reasons for his determination in which the expert must specify the matters taken into account by the expert in reaching his determination and the weight given by the expert to each such matter;
- (g) the expert's determination is final and binding upon the Lessor and the Lessee;
- (h) the expert's costs are to be borne by the Lessee unless the extent of the abatement is determined to be greater than that offered by the Lessor in which case the Lessor and the Lessee must share that cost equally.

14. Holding Over

If the Lessee continues to occupy the Premises after the expiration or earlier determination of the Term with the consent of the Lessor then the Lessee will become a monthly tenant of the Lessor but (unless otherwise agreed) at a rent equal to one twelfth of the aggregate of the Rent (increased by 10% above that payable immediately prior to that expiration or determination) and Outgoings and Rates and Taxes payable by the Lessee immediately preceding that expiration or determination and otherwise on and subject to the Lessee's Covenants and the same conditions as are expressed or implied in this Lease except for any option to renew which the parties agree is deemed to be expressly excluded.

15. Exclusion of Liability

Despite any implication or rule of law or equity to the contrary the Lessor shall not in any circumstances be liable to the Lessee:

- (a) for any loss or damage suffered by the Lessee or the Lessee's Employees and Visitors attributable in any way to:
 - (i) any act, default or negligence of any other tenant of the Building or the Land or that tenant's employees, agents, contractors or invitees; or
 - (ii) any malfunction, breakdown, interference or interruption of or to the Lessor's Installations; or

- (iii) the breakage, blockage or overflow of any sewer, gutter or drain from any cause;
or
- (b) for any damage or loss that the Lessee may suffer by reason of the neglect or omission of the Lessor to do any act or thing to or in respect of the Premises, the Building or the Land which the Lessor is liable to do unless the Lessee has given to the Lessor notice of that act or omission and the Lessor has without reasonable cause failed within a reasonable time to take proper steps to do that act or rectify that omission.

16. Limitation of Liability

The Lessor is only liable for breaches of its covenants under this Lease which occur while the Premises are in the care, control and management of the Lessor.

17. Moratorium

The application to this Lease of any moratorium or Act having the effect of extending the Term, reducing or postponing the payment of the Rent or otherwise affecting the operation of the Lessee's Covenants or providing for compensation, rights or privileges at the expense of the Lessor in favour of the Lessee or any other person is expressly excluded to the extent that this exclusion is lawful.

18. Severance

If any condition, covenant or stipulation of this Lease or its application to any person or circumstances is or becomes invalid or unenforceable, the remaining covenants, conditions and stipulations are not to be affected and each covenant, condition and stipulation of this Lease will be valid and enforceable to the fullest extent permitted by law.

19. Waiver

- (a) If the Lessor fails to take advantage of any default or breach of any of the Lessee's Covenants that failure is not to be or be construed as a waiver by the Lessor of that breach or default.
- (b) Any custom or practice which may grow up between the parties in the course of administering this Lease is not to be construed to waive or lessen the right of the Lessor to insist upon the observance or performance by the Lessee of any of the Lessee's Covenants.
- (c) No consent or waiver expressed or implied by or on behalf of the Lessor to or in respect of any particular breach of any of the Lessee's Covenants is to be construed as a consent to or waiver of any other breach of that or any other of the Lessee's Covenants.
- (d) The acceptance by the Lessor of Rent or any other money under this Lease is not to be, nor to be deemed to be a waiver of any default or breach by the Lessee of any of the Lessee's Covenants at the time of that acceptance.

20. Consents and Approvals

Except as otherwise specifically provided in this Lease any consent or approval which may be granted by the Lessor pursuant to this Lease may be granted or refused or granted subject to conditions at the discretion of the Lessor.

21. Notices and other communications

21.1 Service of Notices

A notice, demand, consent, approval or communication under this Lease (**Notice**) must be:

- (a) in writing, in English and signed by a person duly authorised by the sender; and
- (b) hand delivered or sent by prepaid post or facsimile to the recipient's address for Notices specified in the Information table, as varied by any Notice given by the recipient to the sender.

21.2 Effective on Receipt

A Notice given in accordance with clause 21.1 takes effect when taken to be received (or at a later time specified in it), and is taken to be received:

- (a) if hand delivered, on delivery;
- (b) if sent by prepaid post, on the second Business Day after the date of posting (or on the seventh Business Day after the date of posting if posted to or from a place outside Australia);
- (c) if sent by facsimile, when the sender's facsimile system generates a message confirming successful transmission of the entire Notice unless, within eight Business Hours after the transmission, the recipient informs the sender that it has not received the entire Notice,

but if the delivery, receipt or transmission is not on a Business Day or is after 5.00pm on a Business Day, the Notice is taken to be received at 9.00am on the next Business Day.

22. Time is of the Essence

Time is of the essence in every respect in relation to the observance and performance of the Lessee's Covenants.

23. Whole Agreement

The covenants and provisions expressed and implied in this Lease cover and comprise the whole of the agreement between the parties to this Lease and no further or other covenants or provisions whether in respect of the Premises or otherwise are to be deemed to be implied in this Lease or to arise between the parties to this Lease by way of collateral or other agreement.

24. Proper Law

The laws of the State of Western Australia and where applicable the Commonwealth of Australia apply to this Lease and the parties submit to the jurisdiction of the Courts of Western Australia and Courts having jurisdiction to hear appeals from those Courts.

25. Additional Terms, Covenants and Conditions

The parties agree that all (if any) additional terms, covenants and conditions in the Information table are deemed to be incorporated in this Lease.

26. Option of Renewal

As outlined in Item 11.

27. Capital Works and Redevelopment

- (a) The Lessor may elect to carry out such major capital works or redevelopment of the Land and Premises, if any, to such value and at such times as the Lessor at its sole discretion sees fit.
- (b) With the exception of urgent works, the Lessor will give the Lessee a minimum of three (3) months notice of such works or redevelopment.
- (c) In the event of major capital works or redevelopment of the Land and the Premises, the Lessor at its sole discretion may terminate the Lease.
- (d) In the event of any major capital works or redevelopment, the Lessee must comply with any direction given by the Lessor (acting reasonably) to terminate the Lease or amend or vary the leased area.

28. Legal Costs

- (a) Each party must pay its own costs of and incidental to the negotiations and instructions for the preparation and completion of this Lease.
- (b) The Lessee shall pay all costs, charges and expenses (including legal costs) incurred by the Lessor for the purpose of or incidental to the preparation and service of any notice requiring the Lessee to remedy any breach of any covenants specified in the Lease.

29. No Absolute Caveat

The Lessee shall not lodge or cause to be lodged an absolute caveat over the Land or any part of it. If the Lessee shall lodge any "subject to claim" caveat, the Lessee shall withdraw such subject to claim caveat at the expiration or sooner determination of the Term or upon any assignment of this Lease. In consideration of the Lessor granting this Lease, the Lessee hereby irrevocably appoints the Lessor to be the agent and attorney of the Lessee to sign and register a withdrawal of any absolute caveat (at any time) or any subject to claim caveat (after the expiration or sooner determination of the Term) the cost of which shall be borne and paid by the Lessee.

Signing page

EXECUTED as a Deed.

The Common Seal of the City of Vincent was hereunto affixed by authority of a resolution of the Council in the presence of:



Mayor John Carey

M. Rootsey
Acting Chief Executive Officer, Mike Rootsey

The Common Seal of _____ the Lessee, was hereunto affixed in accordance with its Constitution in the presence of:

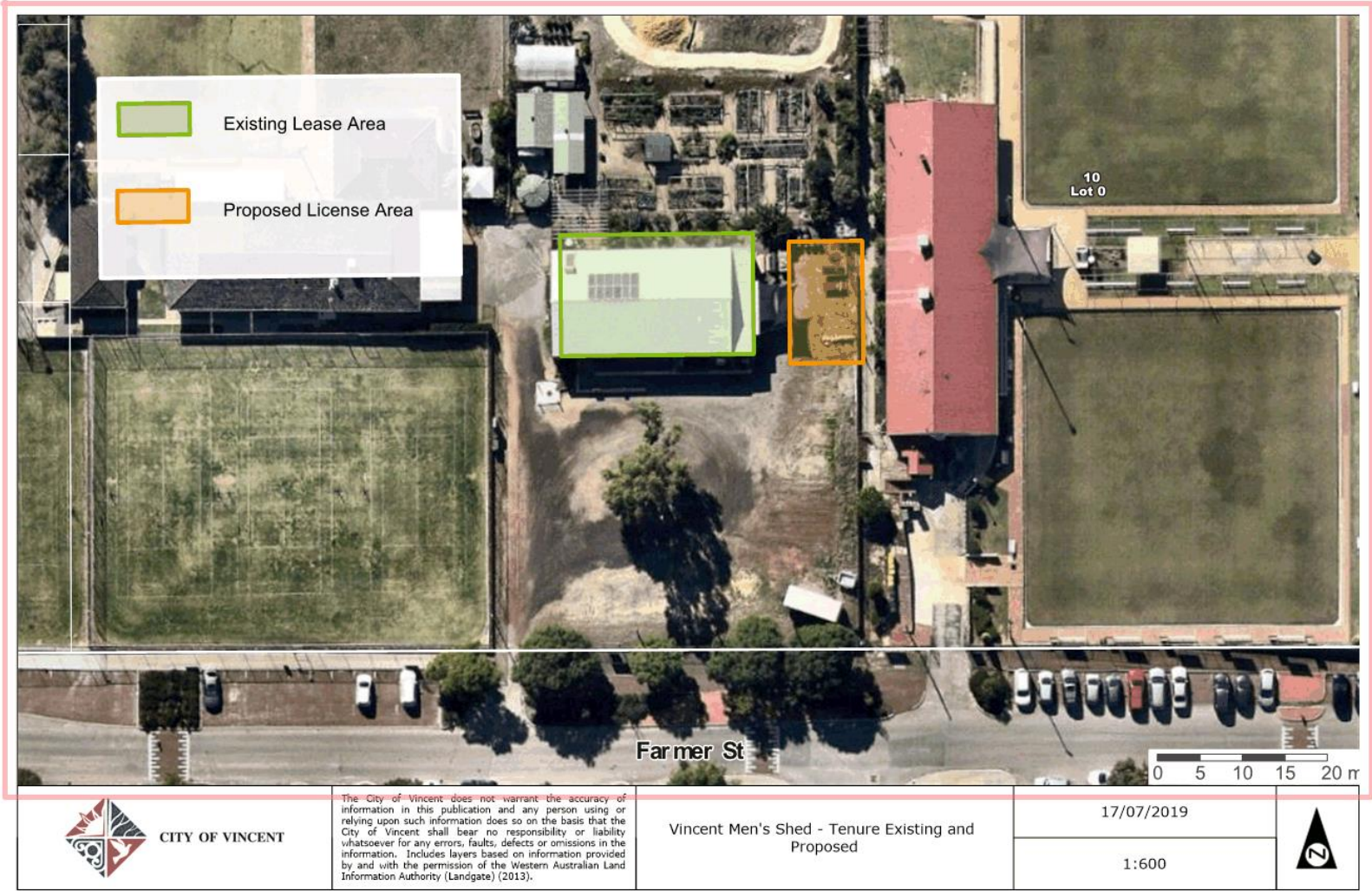
[Signature]
Vincent Men's Shed Chairperson

[Signature]
Witness

Annexure A

Plan

Annexure to Lease





Vincent Men's Shed Inc
10 Farmer St North Perth WA 6906
vincentmensshed@mensshedswa.org.au
www.vincentmensshed.mensshedswa.org.au

City of Vincent
244 Vincent St
Leederville WA 6007
21 June 2019

APPLICATION FOR DEVELOPMENT APPROVAL – VINCENT MEN'S SHED

Please find attached our application to install two shipping containers to the east of the existing Vincent Men's Shed.

The City of Vincent is the "Owner" and hence the Owners details have been left blank for completion by the City.

The purpose of the containers is to provide storage to relieve the congestion within the Men's Shed building to improve the safety of operations within the shed.

Attached to this application is a plan showing the proposed location of the shipping containers and the proposed landscaping to mitigate visual impact from Farmer Street.

Vincent Men's Shed Committee understand that a new Master Plan for the Woodville reserve is soon to be developed and that the shipping containers would be temporary pending compliance with the plan when it is developed.

Kind regards

Lynton Hebiton
Chairman Vincent Men's Shed
0433 094 567



CITY OF VINCENT

APPLICATION FOR DEVELOPMENT APPROVAL FORM

Owner/s Details		
Name:		ABN (if applicable):
Address:		Postcode:
Phone/Mobile:	Fax:	Email:
Contact person for correspondence:		
Signatures:		Date:
The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).		
Applicant details (if different from owner)		
Name: VINCENT MEN'S SHED INC		
Address: 10 FARMER ST NORTH PERTH		Postcode: 6006
Phone/Mobile: 0433094567	Fax:	Email: lhebton@bigpond.com
Contact person for correspondence: LYNTON HEBTON		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Signatures: L. Heblton		Date: 21/06/2019
Property details		
Diagram/Plan No: 143599	Vol. No: LR 3139	Folio: 155
Location No:	Lot No: 2545	House/Street No: 10
Street name: FARMER ST		Suburb: NORTH PERTH
Nearest street intersection: DAPHNE ST		Title encumbrances (easements restrictive covenants):
Proposed development		
Nature of development: SHED/OUTBUILDINGS (STORAGE CONTAINERS) <input checked="" type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and Use		
Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use		
Description of exemption claimed (if relevant):		
Description of proposed works and/or land use: (PLAN ATTACHED) INSTALL TWO 20' SHIPPING CONTAINERS ADJACENT TO MEN'S SHED		
Nature of any existing buildings and/or land use: MEN'S SHED, BOWLING CLUB, COMMUNITY GARDENS		
Estimated time of completion: 3 MONTHS	Approximate development cost: \$5000	
OFFICE USE ONLY		
DA number:	Officer's initials:	Date:





CITY OF VINCENT

DEVELOPMENT APPLICATION

CONSENT AND INDEMNITY FORM

Proposed Development: INSTALL TWO SHIPPING
CONTAINERS ADJACENT TO VINCENT MEN'S SHED

Lot No. 2545 Street No. 10

Street Name: FARMER ST

Suburb: NORTH PERTH





"the applicant hereby consents to copies of this application and all accompanying plans and documents being made available to the Council and members of the public, under the provisions of the Local Government Act 1995 and indemnifies the City against all loss and damage which it may suffer in respect of any claims brought against the City for infringement of copyright or breach of confidence relating from copies of any such plans or other documents being made available to members of the public."

APPLICANT'S SIGNATURE: *L. Heluta*

DATE: 21/06/2019

The Council acknowledges that where an applicant refuses to sign the consent and indemnity form to include plans in the agenda and for these to be displayed to members of the public (outside the statutory requirements) the City still has a statutory duty to receive and determine development applications. (Note: There is no legal basis upon which an applicant can be required to sign the indemnity and consent form as a condition of having the application processed.)

12 CHIEF EXECUTIVE OFFICER**12.1 PERMIT WITH MAIN ROADS WA - ECO-ZONE LANDSCAPING OF LOT 210 ON DEPOSITED PLAN 32190, CORNER OF VINCENT STREET & LEEDERVILLE PARADE, LEEDERVILLE**

- Attachments:**
1. Aerial plan of Lot 210 and adjacent land at corner of Leederville Parade and Vincent Street  
 2. Aerial plan of corner of Menzies Park, Mount Hawthorn - example of eco-zone landscaping  

RECOMMENDATION:**That Council:**

1. **APPROVES** the City entering into a permit with Main Roads WA to use Lot 210 on Deposited Plan 32190, located on the corner of Leederville Parade and Vincent Street, Leederville (Lot 210), as shown in Attachment 1, on the following key terms:
 - 1.1. **Term:** 4 years, commencing 1 March 2020;
 - 1.2. **Permitted use:** Landscaping and ongoing maintenance;
 - 1.3. **Licence fee:** Nil;
 - 1.4. **Outgoings:** City pays any utilities and rates;
 - 1.5. **Maintenance:** City to keep clean and tidy;
 - 1.6. **Indemnity:** City indemnifies the Commissioner of Main Roads against any liability arising from loss or damage to property or persons occurring as a result of the City's access and use of Lot 210;
 - 1.7. **Insurance:** City to effect and maintain public liability insurance in respect to Lot 210; and
 - 1.8. **Termination:** Main Roads WA may terminate the permit by providing 6 months' notice to the City.
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 permit in recommendation 1. above.

PURPOSE OF REPORT:

To enter into a permit with Main Roads Western Australia (MRWA) for use of Lot 210 on Deposited Plan 32190, to enable the City to eco-zone landscape the land at the corner of Leederville Parade and Vincent Street, Leederville, as shown at **Attachment 1**.

BACKGROUND:

In accordance with the City's Greening Plan 2018 – 2023 objectives 1 and 2, an opportunity for eco-zone landscaping and increasing urban canopy at the south east corner of Leederville Parade and Vincent Street was identified. The relevant land parcels are:

- 39m² portion of Lot 33 on Diagram 53031 on Certificate of Title Volume 1696 Folio 605 - owned in freehold by the City;
- 130m² portion of Lot 1 on Deposited Plan 63619 on Certificate of Title Volume 2724 Folio 679 - owned in freehold by the City; and

- Lot 210 on Deposited Plan 32190 on Certificate of Title Volume 2221 Folio 38 - owned in freehold by MRWA (95m²).

Lot 210 is currently vacant and un-landscaped. The City informally maintains Lot 210 when undertaking weed control and rubbish removal on the adjacent City owned land. An ATCO gas main and underground power infrastructure are within Lot 210.

DETAILS:

Eco-zone landscaping the three lots is an opportunity for the City to deliver on objectives 1 and 2 of the Greening Plan.

Objective 1: Increase Canopy Cover on Public Land

- Investigate options to increase canopy on public land through additional tree planting in car parks.

Objective 2: Enhance Habitat and Promote Biodiversity

- Protect, enhance and expand on the City's existing pockets of biodiversity. Preference local native plants where possible for tree and understory planting.

The City's eco-zoning program commenced in 2011. It is aimed at revegetating underutilised grassed areas in parks and reserves with native understorey plants, thereby converting them into native gardens that provide food and habitat for local fauna. An aerial image example of the eco-zone landscaping style from Menzies Park, Mount Hawthorn is at **Attachment 2**. This style of eco-zoning landscape would be appropriate for the land at the corner of Leederville Parade and Vincent Streets.

Administration has sought the approval of MRWA to landscape Lot 210 either through a permit/licence or by acquiring the freehold in the land. MRWA has confirmed that it is unable to transfer ownership of Lot 210 to the City as it may be required for transport infrastructure in the future. Instead, MRWA has offered to grant a permit to the City, which will enable the City to eco-zone landscape and maintain the land.

The key terms of the permit are:

- | | | |
|-----|----------------|---|
| 1.1 | Term: | 4 years, commencing 1 March 2020; |
| 1.2 | Permitted use: | Landscaping and ongoing maintenance; |
| 1.3 | Licence fee: | Nil; |
| 1.4 | Outgoings: | City pays any utilities and rates; |
| 1.5 | Maintenance: | City to keep clean and tidy; |
| 1.6 | Indemnity: | City indemnifies the Commissioner of Main Roads against any liability arising from loss or damage to property or persons occurring as a result of the City's access and use of Lot 210; |
| 1.7 | Insurance: | City to effect and maintain public liability insurance in respect to use of Lot 210; |
| | and | |
| 1.8 | Termination: | MRWA may terminate the permit by providing 6 months' notice to the City. |

The permit will enable the City to landscape the three lots in accordance with the Greening Plan.

CONSULTATION/ADVERTISING:

Section 3.58 of the *Local Government Act 1995* (LGA) prescribes the process for disposing of land. As this proposal is for the City to acquire the use of land, and is for no fee, it is not necessary for public notice to be provided.

LEGAL/POLICY:

Policy 4.1.10 – Execution of Documents

The permit is a Category 1(A) document. Category 1(A) documents require the common seal affixed under authorisation of Council.

RISK MANAGEMENT IMPLICATIONS:

Low: The permit will formalise the City's current maintenance of Lot 210 and enable Lot 210 and the adjacent land to be eco-zone landscaped in accordance with the City's Greening Plan.

STRATEGIC IMPLICATIONS:

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

Enhanced Environment

Our urban forest/canopy is maintained and increased.

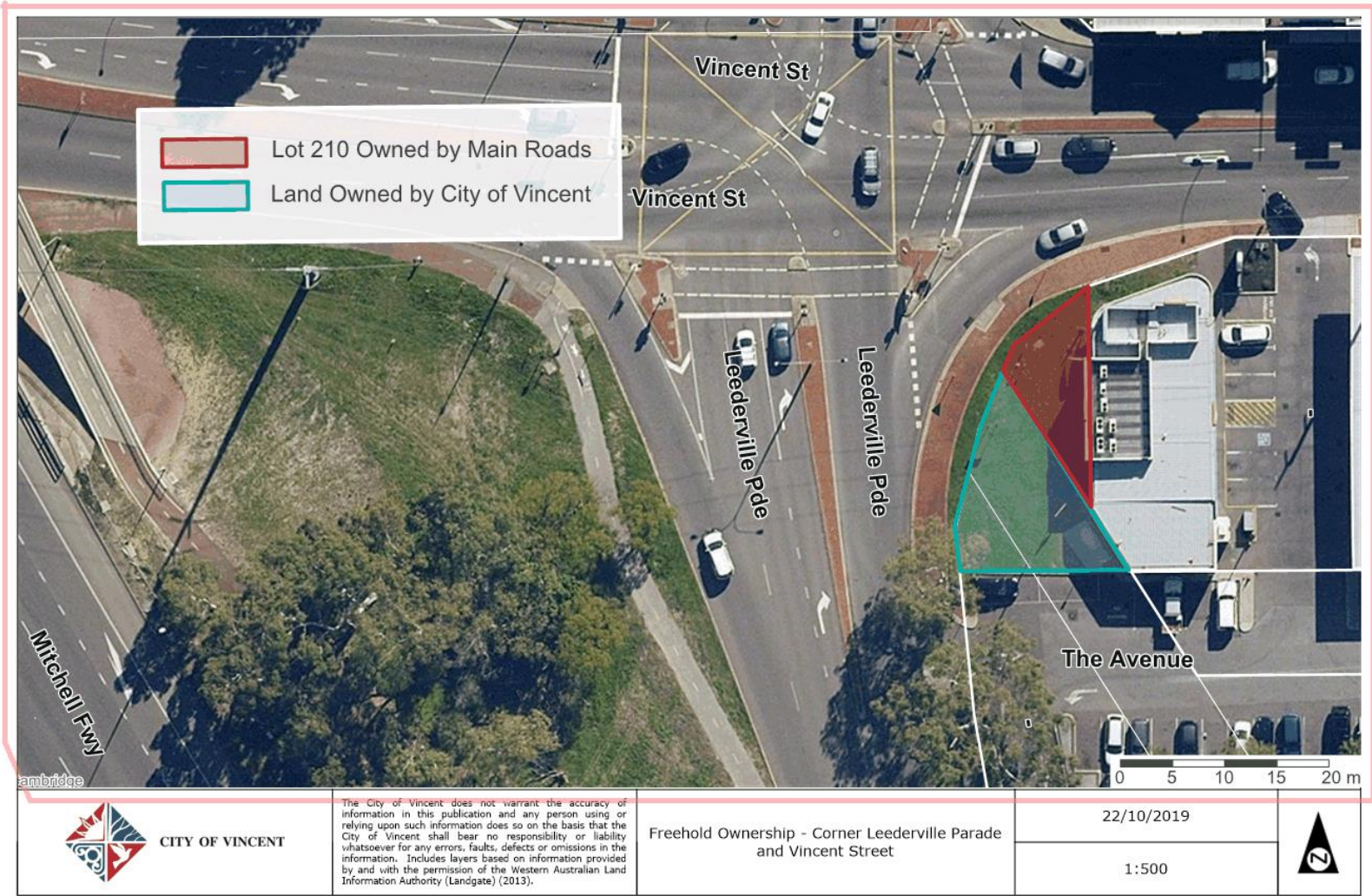
Our parks and reserves are maintained, enhanced and well utilised.

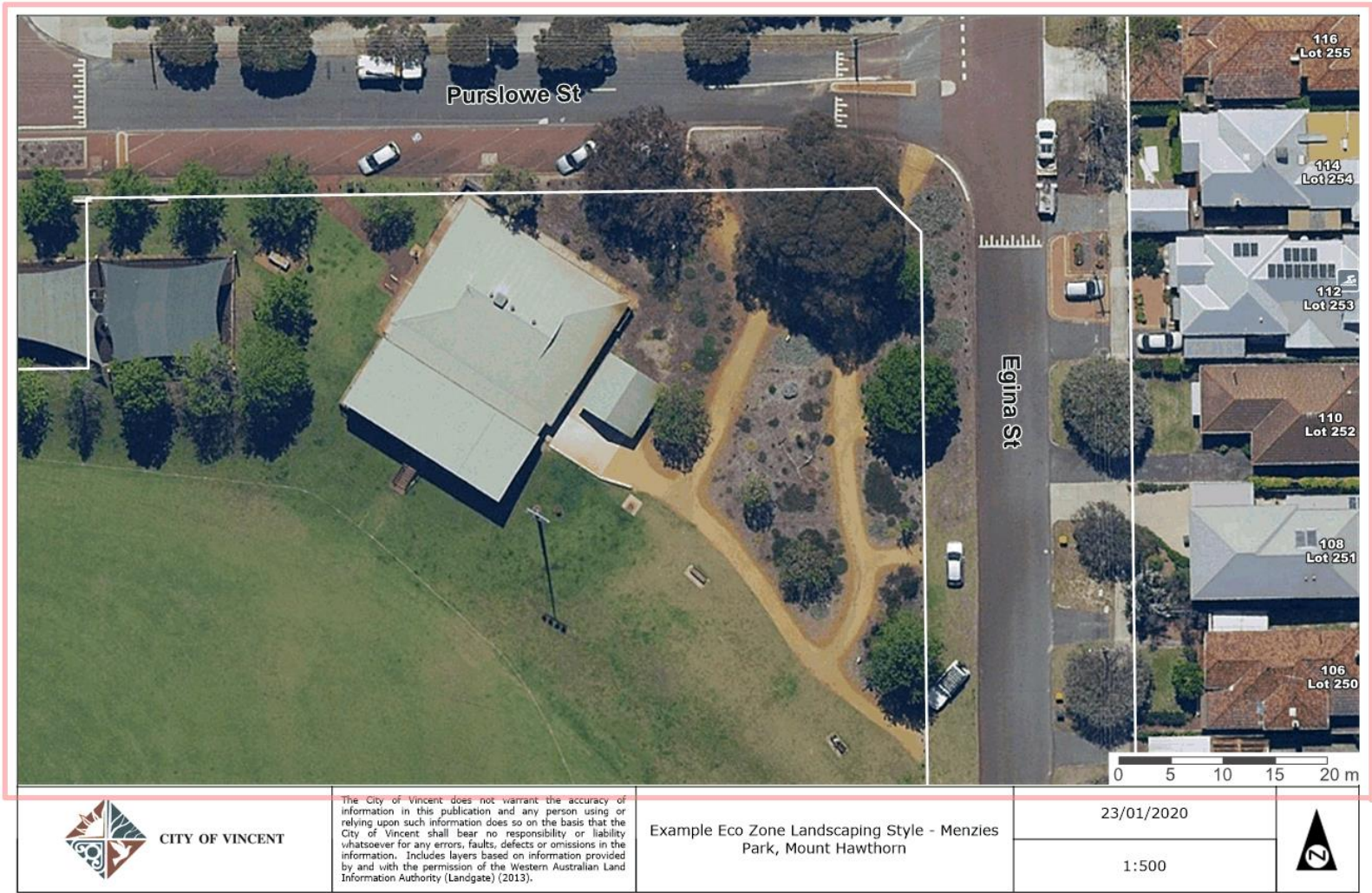
SUSTAINABILITY IMPLICATIONS:

The landscaping is to be low water, low maintenance natives similar to the eco-zone landscaping of the north east corner of Menzies Park.

FINANCIAL/BUDGET IMPLICATIONS:

\$5,000 is included in the 2019/20 budget for eco-zone landscaping this land.





12.2 ACQUISITION OF PRIVATE RIGHTS OF WAY - LOTS 350 - 357 ON PLAN 2503, BOUNDED BY SCARBOROUGH BEACH ROAD, GREEN, FAIRFIELD AND MATLOCK STREETS, MOUNT HAWTHORN AS CROWN LAND, AND VESTING IN THE CITY AS PUBLIC RIGHTS OF WAY

- Attachments:
1. Aerial plan of Lots 350-357 on Plan 2503 [↓](#) 
 2. Aerial example of ceded land for ROW widening [↓](#) 

RECOMMENDATION:**That Council:**

1. **REQUESTS** the Minister for Lands to acquire the following rights of way owned in freehold by the City:
 - 1.1 Lot 350 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 101;
 - 1.2 Lot 351 on Plan 2503, comprised in Certificate of Title Volume 1976 Folio 293;
 - 1.3 Lot 352 on Plan 2503, comprised in Certificate of Title Volume 1976 Folio 293;
 - 1.4 Lot 353 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 102;
 - 1.5 Lot 354 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 103;
 - 1.6 Lot 355 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 104;
 - 1.7 Lot 356 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 105; and
 - 1.8 Lot 357 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 106;

as shown in Attachment 1, as Crown land pursuant to section 52(1)(b) of the *Land Administration Act 1997* (LAA) subject to the Chief Executive Officer:

 - 1.9 notifying the owners of each lot adjacent to Lots 350-357 of the proposed acquisition;
 - 1.10 advising all suppliers of public utility services to Lots 350-357 of the proposed acquisition;
 - 1.11 stating in the notices in recommendation 1.9 and 1.10 above that submissions must be provided to the City within 31 days of the date of the notice; and
 - 1.12 considering and responding to any submissions or objections received;
2. **NOTES** that any submissions or objections received in accordance with recommendation 1. above will be considered by the Chief Executive Officer and incorporated into the request to the Minister for Lands; and
3. **Following** the acquisition of Lots 350-357 on Plan 2503, **REQUESTS** the Minister for Lands to reserve these lots for the purpose of a public right of way and place the care, control and management in the City of Vincent pursuant to sections 41 and 46(1) of the LAA.

PURPOSE OF REPORT:

To request the Minister for Lands (Minister) to acquire as Crown Land eight private rights of way located in Mount Hawthorn, in accordance with section 52(1)(b) of the *Land Administration Act 1997* (LAA), and reserve them as public rights of way pursuant to sections 41 and 46(1) of the LAA.

BACKGROUND:

The details of the rights of way between Scarborough Beach Road, Green, Fairfield and Matlock Streets, Mount Hawthorn are:

- Lot 350 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 101
- Lot 351 on Plan 2503, comprised in Certificate of Title Volume 1976 Folio 293
- Lot 352 on Plan 2503, comprised in Certificate of Title Volume 1976 Folio 293;
- Lot 353 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 102;
- Lot 354 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 103;
- Lot 355 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 104;
- Lot 356 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 105; and
- Lot 357 on Plan 2503, comprised in Certificate of Title Volume 2740 Folio 106 (together the ROWs).

The ROWs are owned in freehold by the City of Vincent and used by the owners and occupiers of the adjacent properties for rear access to their properties. The ROWs are all 5 metres wide, sealed, drained, without illumination. The City maintains and upgrades the ROWs as required. An aerial plan of the ROWs is at **Attachment 1**.

DETAILS:

In accordance with Planning Bulletin 33/2017, when a lot is subdivided the City may require a portion of the lot adjacent to a right of way to be ceded to the Crown for the purpose of right of way widening. The subdivision of lots within the Scarborough Beach Road, Green, Fairfield and Matlock Street area in Mount Hawthorn has created fragmented parcels of Crown land adjacent to the ROWs. An example of this can be found adjacent to Lot 355, the ROW between Matlock, Green, Coogee and Ellesmere Streets, Mount Hawthorn, as shown at **Attachment 2**.

The proposed acquisition and reservation of the ROWs will consolidate the Crown land portions with the City's freehold ROWs, creating public ROWs. Portions of land ceded to the Crown in future will also be amalgamated with the public ROWs.

Acquiring and reserving the ROWs will not alter the access rights of any abutting property owners or occupiers, and will make the ROWs available for use by the public.

CONSULTATION/ADVERTISING:

In accordance with the LAA, the *Land Administration Regulations 1998* (Regulations) and City's Policy 4.1.5 – Community Consultation (Consultation Policy), Administration will:

- publish notification of the request in a State-wide newspaper, and on the City's website (Appendix 1, No. 35 of the Consultation Policy);
- notify all landowners of adjacent properties of the request to the Minister (s.52(3)(a)(ii) of the LAA); and
- notify all public service utility providers who have infrastructure passing through the Lots of the intended request to the Minister (s.52(3)(a)(iii) of the LAA).

Once the consultation periods have closed, the City will consider any comments or objections raised, and make a request to the Minister for Lands which includes:

- written confirmation of Council's resolution (Regulation 6(1)(a));
- written reasons for the City's request – to formalise ownership, maintenance and use of the Lots (Regulation 6(1)(b));
- evidence of notice to all adjacent landowners and utility providers of the proposed acquisition (Regulation 6(1)(d));
- copies of any submissions received and the City's responses to those submissions (Regulation 6(1)(e)); and
- written confirmation that the City has complied with section 52(3) of the LAA.

LEGAL/POLICY:

Section 52(1) of the LAA provides that a local government may ask the Minister to acquire as Crown land certain land in district including any private road.

Regulation 6 sets out the procedure for making a request pursuant to section 52(1)(b) of the LAA as follows:

- (1) *Before requesting the Minister under section 52(1)(b) of the Act to acquire as Crown land any private road (the subject land), a local government –*
 - (a) *must give to the Minister written confirmation that the local government has resolved to make the request, details of the date when the relevant resolution was passed and any other information relating to that resolution that the Minister may require; and*
 - (b) *must give to the Minister written reasons as to why the local government proposes to request the Minister to acquire the subject land; and*
 - (c) *must give to the Minister and to the persons given notice under section 52(3)(a) of the Act a sketch plan showing the proposed future disposition of the subject land after it has been acquired; and*
 - (d) *must give to the Minister written advice that the local government has taken all reasonable steps to identify the persons who are required to be given notice under section 52(3)(a) of the Act; and*
 - (e) *must give to the Minister –*
 - (i) *copies of any submissions (other than objections given under section 52(2)(b) of the Act) relating to the proposed request to acquire the subject land that, after complying with the requirements to give notice and advertise under section 52(3) of the Act, the local government has received; and*
 - (ii) *the local government's comments on those submissions; and*
 - (f) *must give to the Minister written confirmation that the local government has complied with section 52(3) of the Act.*

RISK MANAGEMENT IMPLICATIONS:

Low The proposed acquisition and vesting in the City will formalise use and management of the ROWs. There are no liability or financial implications for the City.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

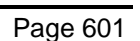
Our resources and assets are planned and managed in an efficient and sustainable manner.

SUSTAINABILITY IMPLICATIONS:

Nil




FINANCIAL/BUDGET IMPLICATIONS:

Nil.





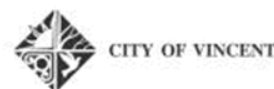
12.3 INFORMATION BULLETIN

- Attachments:**
1. **Confirmed Minutes of the Design Review Panel Meeting held on 13 November 2019** [↓](#) 
 2. **Confirmed Minutes of the Design Review Panel Meeting held on 27 November 2019** [↓](#) 
 3. **Confirmed Minutes of the Design Review Panel Meeting held on 4 December 2019** [↓](#) 
 4. **Confirmed Minutes of the Design Review Panel Meeting held on 11 December 2019** [↓](#) 
 5. **Confirmed Minutes Arts Advisory Group 3 October 2019** [↓](#) 
 6. **Statistics for Development Applications as at December 2019** [↓](#) 
 7. **Register of Legal Action and Prosecutions Monthly - Confidential - Confidential**
 8. **Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 25 January 2020** [↓](#) 
 9. **Register of Applications Referred to the MetroWest Development Assessment Panel – Current** [↓](#) 
 10. **Register of Applications Referred to the Design Review Panel – Current** [↓](#) 
 11. **Register of Petitions - Progress Report - February 2020** [↓](#) 
 12. **Register of Notices of Motion - Progress Report - February 2020** [↓](#) 
 13. **Register of Reports to be Actioned - Progress Report - February 2020** [↓](#) 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated February 2020.

MINUTES



DESIGN REVIEW PANEL

Wednesday 13 November 2019 at 3.30pm

Venue: Function Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Attendees:

Design Review Panel Members

Sasha Ivanovich (Chairperson)
Ailsa Blackwood
Simon Venturi
Munira Mackay

City of Vincent Officers

Jay Naidoo (Manager Development and Design)
Joslin Colli (Coordinator Planning Services)

Applicant – Item 3.1

M Van Den Bergh Urbis
Aileen Chew CAPA
Justin Carrier CAPA
Dominic Snellgrove CNN

1. Welcome/Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm

2. Apologies

3. Business

4.00pm–4.30pm – Applicant's Presentation – Pre-Lodgement

3.1 **Address:** Nos. 318, 324, 330, 332, 334 Charles Street, North Perth

Proposal: Mixed Use Development

Applicant: Urbis / Saracen Properties 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 18 September 2019

Previous design review comments from 18 September 2019

Principle 1 – Context and Character	<ul style="list-style-type: none"> • More information needs to be provided with regard to the f proposed materials and colours. • Consider the locations of the garden centre and café. Both provide real opportunities to meet the city's requirements for street activation and also provide buffer between residential neighbours and commercial activities. Consider different proposals of garden centre and café at street level, to the rear of site (to enable buffer) or as a
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	<p>roof top experience to find which best enables activation and increased landscape opportunities for public.</p> <ul style="list-style-type: none"> • Building facade is generally well articulated. Consider scaling down facade elements and introducing vertical elements or vertical brakes, to achieve a better form and visual relationship to the surrounding built form. • Consider 'sleeving' the carpark to the back of the site whilst placing and exposing public shopping spaces to the street and other options that offer active uses of the ground floor such as relocation of facilities from the roof area to the ground floor. • A glass facade alone to the multi-storey carpark is not considered sufficient as a device to establish an active relationship between the building occupants and the street.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscaping is mostly provided within the road widening zone; there will be little landscaping left once road widening takes place. Look at increasing landscaping by setting back the development further from the lot's future street boundary to ensure landscaping will not be taken away at a later stage • Laneway side – it is not compliant with the setback requirements; it is also short on landscaping. Consider providing a more positive buffer from the development to the adjoining residential properties. The development's interface with adjoining properties could be softened with landscaping. As per note above one potential in relocating the garden centre to the rear of the site, is that this position allows for more stepping down of the development to tie in with the lower scale of the residential interface at the rear of the site • The proposal does not meet the city's requirements for deep soil and canopy cover. Consider ways to meet these requirements such as introducing rooftop gardens, and increasing activation landscaping to ground floor. • Could the garden centre come to the bottom/ ground floor to improve activation to the street • The front landscaping, albeit being too small, is well designed with good themes and well selected species • Consider further proposals for landscaping in the front facade
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Look at incorporating additional vertical elements to increase articulation and introduce a finer grain/scale as the facade is currently feels very large • Look at stepping the building to the rear to reduce impacts to the adjoining residential properties.
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A

Principle 10 – Aesthetics	Early presentation of intended signage, integration into the design, location and intended scale, as well as any use of bulk colour, for consideration by the DRP, is encouraged.
Comments	N/A

Design review comments from 30 October 2019		
Design quality evaluation		
		Supported
		Pending further attention
		Not supported
Design Principles		
Principle 1 - Context and character		<p><u>Principle</u> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <ul style="list-style-type: none"> Improvement to façade is commended and the introduction of the brick texture contributes as reference to the local context Examples given of projects of similar scale façade and massing which this project would emulate were a different building type (museums etc.) which generally don't have window aspects to the street. Their design program is different to the project, a commercial development. More activation to the streetscape is needed. The escalator is not considered as a suitable means of addressing Council policy on <u>street</u> activation and interactivity to help support public life at the interface. Consider having the café (which is provided) opening to the street and sleeving boutique shops between the carpark/escalators and the street instead of an atrium of pedestrian ramps and escalators Consider 'sleeving' the carpark to the back of the site whilst placing and exposing public shopping spaces to the street (at ground level and possibly above) or other options that offer active uses of the ground floor such as relocation of retail facilities from the top floor area to the ground floor Introduction of the tiles to the street façade is supported. Long thin rectangular tiles relate more to the character shops in the area. It is suggested these (or another relatable application, such as wood?) be applied in lieu of the mosaic (small) blue tiles shown on the perspective renders. Extending the tiles to the top of the development façade arguably, loses its reference to the traditional shop front character where traditionally, they only would have a band of tiles on the bottom or at ground level streetscape façade level only More detailed elevations need to be submitted including the other elevations not currently shown Art work is too isolated at one end of the streetscape elevation and would not be overly visible when viewed from the street moving North along Charles Street. Draw on some other element of design or apply it across other suitable elements of the façade Locating the medical centre to a higher floor is supported as generally with this kind of use, the contribution to the streetscape would be low as windows get usually get blocked or covered with film Neighbouring streetscape and existing buildings are distinct in terms of their façade proportions - width to height and scale. Consider providing vertical recesses or breaks to the street façade that more closely reflect the rhythm and building width of neighbouring houses in the surrounding context and break up the mass of the

	development
Principle 2 - Landscape quality	<p><u>Principle</u> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ul style="list-style-type: none"> • Landscaping shown is commended. The landscaping design species and feature typologies are cleverly designed and selected. • However, the location of the majority of landscape within the future road widening areas is not supported. Canopy cover and deep soil are required to sit within the lot boundary. Landscaping cannot be solely dependent on the widening areas. • Innovative design features need clarification; for example the location of the removable planters after road widening needs to be shown, and the location of the new placements for mature street trees needs verification. These measures may in fact be superfluous. • Greater setback for deep soil and canopy to the rear that is useable is required • Consider how to incorporate deep soil or tree canopy in other areas of the design including within the building, or as roof top planting. • Consider removing some car parking bays to provide further deep soil zones • There is an opportunity to provide further tree canopy to pedestrian access ways. • There is opportunity to extend landscaping near childcare for public amenity. Childcare landscaping needs to be documented.
Principle 3 - Built form and scale	<p><u>Principle</u> <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>
	<ul style="list-style-type: none"> • See comments provided under Principle 1. The bulk and scale is supported provided further articulation (vertical recess / break elements) are introduced to help to break up bulk of the building and sit more comfortably in its context. • Try to create some depth to the façade - deeper recesses to break up sections of the building
Principle 4 - Functionality and build quality	<p><u>Principle</u> <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p> <ul style="list-style-type: none"> • Child care centre and landscape area on the upper level is in a good location • Consider locating one, or more, commercial tenancies at streetscape level facing the street to create more activation • Look at relocating ground level parking bays that are near the front to provide space for a more active interface with the streetscape • Child care drop off needs further consideration: for example safe access paths for children, prams and parents, and how to coordinate/communicate/police that drop off spaces are very short term only. • Close shared access, between the child care and medical centre, may need further consideration in relation to possible health issues.
Principle 5 - Sustainability	<p><u>Principle</u> <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p> <ul style="list-style-type: none"> • Nil
Principle 6 - Amenity	<p><u>Principle</u> <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p> <ul style="list-style-type: none"> • Refer to comments in the Functionality and Build Quality Principle Section
Principle 7 - Legibility	<p><u>Principle</u> <i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p>

	<ul style="list-style-type: none"> Elevations showing people in the laneway - how would this function? A pathway and/or appropriate wayfinding and associated legibility need to be demonstrated Demonstrate appropriate way finding for customers if they are to use and seek alternative access to car parks from rear entrance Provide further detail on an integrated design approach for signage in respect of its impact on the building facades and the street. Consider how to reinstate main building entrance prominence, provided in the preceding submission and now dominated by customers vehicle entry
Principle 8 - Safety	<p><u>Principle</u> <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p>
	<ul style="list-style-type: none"> Consider more passive surveillance of the rear laneway Demonstrate more detailed design to provide safety for parents with babies and toddlers for the Childcare Centre and Medical Centre including safe set-down points and dedicated parking bays
Principle 9 - Community	<p><u>Principle</u> <i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></p>
	<ul style="list-style-type: none"> Community benefits created by the mix of uses are commended
Principle 10 - Aesthetics	<p><u>Principle</u> <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p>
	<ul style="list-style-type: none"> Refer to comments in the Context & Character Principle Section
Other comments provided by the DRP	
<ul style="list-style-type: none"> Nil 	
Other general comments provided by the City	
<ul style="list-style-type: none"> Further refinement to the materials and building design is called for, with introduction of more recesses and vertical articulation responsive to the context's proportions Further refinement to the landscaping is called for. Identify location where planter boxes could be relocated. Rear lane landscaping to be further developed / extended and additional landscaping is required on the site (- not in the road widening area). Consider the façade and opportunities for greater interaction at street level to achieve better street activation. Consider opportunities to bring commercial uses to the street Rear elevations needs further consideration to demonstrate their architectural treatment, passive surveillance, pedestrian use and landscaping outcomes. 	

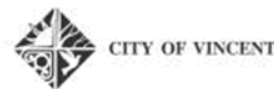
Conclusion To be returned to the DRP

4. Close/Next Meeting

The Chairperson closed the meeting at 4.30pm

The next meeting is scheduled to be held on Wednesday 27 November 2019

MINUTES



DESIGN REVIEW PANEL

Wednesday 27 November 2019 at 3.30pm

Venue: Function Room
City of Vincent
Administration and Civic Centre
244 Vincent Street Leederville

Attendees:

Design Review Panel Members

Sasha Ivanovich (Chairperson)
Tom Griffiths
Stephen Carrick
Joe Chindarsi

City of Vincent Officers

Jay Naidoo (Manager Development & Design)
Joslin Colli (Coordinator Planning Services)
Kate Miller (Senior Urban Planner)
Mitch Hoad (Senior Urban Planner)
Dan McCluggage (Urban Planner)

Applicant – Item 3.1

Tony Watson
Shamim Babaei

Applicant – Item 3.2

Lou Di Florio
Malcolm Mackay

Applicant – Item 3.3

Neil Cownie
Justin Hatch

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### 1. Welcome/Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm

### 2. Apologies

### 3. Business

#### 4.00pm–4.30pm – Applicant's Presentation – DA Lodged 5.2019.246.1

3.1 **Address:** 64 Cleaver Street, West Perth

**Proposal:** 11 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 4 September 2019



## Previous design review comments from 4 September

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Principle 1 – Context and Character           | <ul style="list-style-type: none"> <li>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</li> </ul>                                                                                                                                                 |
| Principle 2 – Landscape quality               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 3 – Built form and scale            | <ul style="list-style-type: none"> <li>Consider setting the fourth storey back further to reduce the perception of bulk.</li> </ul>                                                                                                                                                                                                                                                                                                                     |
| Principle 4 – Functionality and build quality | <ul style="list-style-type: none"> <li>Consider dropping a unit to accommodate site planning requirements</li> <li>The balconies are undersized and needs to be reconsidered to be more useable for residents</li> </ul>                                                                                                                                                                                                                                |
| Principle 5 – Sustainability                  | <ul style="list-style-type: none"> <li>Good to see change of external cladding colour to lower solar absorbance</li> <li>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</li> </ul> |
| Principle 6 – Amenity                         | <ul style="list-style-type: none"> <li>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.</li> <li>Visual privacy for the adjoining northern properties needs further consideration</li> </ul>                             |
| Principle 7 – Legibility                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 8 – Safety                          | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 9 – Community                       | <ul style="list-style-type: none"> <li>Communal space falls short on Design WA principles. Look at creating a communal area on the roof</li> </ul>                                                                                                                                                                                                                                                                                                      |
| Principle 10 – Aesthetics                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Comments                                      | <ul style="list-style-type: none"> <li>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</li> </ul>                                                                                                                                                                                                                                  |

| Design review comments from 27 November 2019 |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design quality evaluation                    |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                              |  | Supported                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                              |  | Pending further attention                                                                                                                                                                                                                                                                                                                                                                                          |
|                                              |  | Not supported                                                                                                                                                                                                                                                                                                                                                                                                      |
| Design Principles                            |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Principle 1 - Context and character          |  | <p><b><u>Principle</u></b><br/> <b>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</b></p> <ul style="list-style-type: none"> <li>The mix of colours and materials is suitable for the context of the site.</li> <li>The streetscape is transitional and the design of the building references the existing and new development</li> </ul> |
| Principle 2 - Landscape                      |  | <p><b><u>Principle</u></b><br/> <b>Good design recognises that together landscape and buildings operate as an</b></p>                                                                                                                                                                                                                                                                                              |

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| quality                                       | <p><b><i>integrated and sustainable system, within a broader ecological context.</i></b></p> <ul style="list-style-type: none"> <li>• The development relies on the adjoining properties trees, noting that tree protection zones can extend beyond the canopy of the tree. Consider how this development may affect the root zones of the adjoining property mature trees. Provide advice from a suitably qualified person to confirming that the tree root zone will not be impacted.</li> <li>• Consider whether the existing tree at the rear of the site can be retained.</li> <li>• Landscaping that is fully undercover (for example, adjacent to vehicle bays B3-B5) is tokenistic and unlikely to survive as it is fully covered and will not have access to any natural sunlight. Consider other options to achieve compliance on deep soil and tree crown/canopy cover including the upper level amenity area.</li> </ul>                                                                                                                      |
| Principle 3 - Built form and scale            | <p><b><u>Principle</u></b></p> <p><b><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                               | <ul style="list-style-type: none"> <li>• The boundary walls to the northern elevation represent a large blank surface to the neighbour. This development requires public art in accordance with City Policy No. 7.5.13 Percent for Public Art, and the boundary wall provides an opportunity for public art work to be integrated into this component of the development.</li> <li>• The appearance and scale of the front façade is relatively fine.</li> <li>• Further consideration to the composition and articulation of the south-facing windows to the front of the proposal is recommended so the development addresses the street and adjoining properties better.</li> <li>• The rear setback is minor and could set an undesired precedence. It is noted however that the rear of this property is adjacent to an existing carpark, mitigating impact of a reduced rear setback. However greater rear setbacks are encouraged - to allow for additional landscaping and canopy coverage and to provide a buffer between properties.</li> </ul> |
| Principle 4 - Functionality and build quality | <p><b><u>Principle</u></b></p> <p><b><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                               | <ul style="list-style-type: none"> <li>• The layout of the front unit has been improved and presents a cleaner planning outcome.</li> <li>• The apartment layouts are well designed and functional.</li> <li>• Front façade rendered section (southern section) could be set forward a fraction from the red face-brick portion to provide a more volumetric rather than flat articulation to the façade between these two differently treated surfaces.</li> <li>• Consider how the fourth storey front elevation can be better integrated so it does not appear stuck on top – taking cue of the white balcony overhang parapet and mass white wall form below. Such overhang to top storey front façade, could provide sun protection to the forth storey windows (in lieu of current individual sun-hoods).</li> </ul>                                                                                                                                                                                                                                |
| Principle 5 - Sustainability                  | <p><b><u>Principle</u></b></p> <p><b><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                               | <ul style="list-style-type: none"> <li>• Ventilation has been shown on the windows opening to the unit's entry passages to lift and stair which will be required to be fire rated. These ventilation pathways may not be achievable without expensive self-closing motorised fire-rated windows. Please review and confirm extent of proposed cross-ventilation, bearing this in mind.</li> <li>• The shade structures on the front facade should be flipped to allow for winter sun, with the vertical fin located to the southern sides of windows. Alternatively, required shading can be achieved as noted under Principle 4, last item.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                   |
| Principle 6 -                                 | <p><b><u>Principle</u></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenity                                                   | <p><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p> <ul style="list-style-type: none"> <li>Unit B2 –occupants to one of the two bedrooms provided have a long way to travel to a bathroom. A powder room/bathroom could be provided adjoining this bedroom</li> <li>Ventilation diagrams need further consideration as per comments provided within Principle 5 above.</li> <li>Further design development of the communal open space (located on the roof) needs to be undertaken to ensure that a high quality, user friendly, functional communal space is provided. Consider providing sun protection, furnishings and landscaping, to enhance amenity and uses.</li> </ul>                                                                                                                             |
| Principle 7 - Legibility                                  | <p><b><i>Principle</i></b><br/><b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b></p> <ul style="list-style-type: none"> <li>The entrance for the units to the upper floors requires everyone to access the dwellings by crossing the parking area and pathway of cars accessing parking bays - there is a conflict there between vehicle and pedestrian spaces. It is recommended these spaces be separated. A possible solution could be providing this principal pedestrian access along the northern boundary. It would also reduce the extent of the boundary walls and would improve way finding into the building. It would also create greater use of the courtyard located adjacent to the northern boundary. The current arrangement is not considered a good design or safety-in-design outcome.</li> </ul> |
| Principle 8 - Safety                                      | <p><b><i>Principle</i></b><br/><b><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                           | <ul style="list-style-type: none"> <li>The 'front door' to the units is essentially a carpark. The current arrangement does not facilitate a good design outcome as intended by design WA. Refer to comments provided within Principle 7 above</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 9 - Community                                   | <p><b><i>Principle</i></b><br/><b><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></b></p> <ul style="list-style-type: none"> <li>The communal open space requires further consideration and design development. Refer to comments provided within Principle 6 above.</li> <li>Consider how public art could better be integrated into this development. Refer to comments provided within Principle 3 above</li> </ul>                                                                                                                                                                                                                                                                                                                                                                             |
| Principle 10 - Aesthetics                                 | <p><b><i>Principle</i></b><br/><b><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></b></p> <ul style="list-style-type: none"> <li>Consider how the south west corner of the building could be improved so as to have a more considered composition of windows and better interact with the adjoining properties and the streetscape</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b><i>Other comments provided by the DRP</i></b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <ul style="list-style-type: none"> <li>Nil</li> </ul>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><i>Other general comments provided by the City</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <ul style="list-style-type: none"> <li>Nil</li> </ul>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

**Conclusion** To be returned to the DRP

## 4.30pm–5.00pm – Applicant Presentation – DA Lodged 5.2019.191.1

3.2 Address: 12 Newcastle Street, Perth

Proposal: Billboard Signage (Third Party Advertising)

Applicant: Adbrands Media/Superline Enterprises 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 2 October 2019

| Design review comments from 2 October 2019 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design quality evaluation                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                            | Supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                            | Pending further attention                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                            | Not supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Design Principles                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Principle 1 – Context and character        | <p><b>Principle</b><br/> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <ul style="list-style-type: none"> <li>The sign should be read as part of the building and not as a billboard sitting on top of the building. The DRP's concern with the previous proposal was not in relation to the depth of the sign but rather, with the detailing which created disproportionate scale and bulk. A sculptural, sophisticated design is required</li> <li>The minutes from the previous DRP meeting appear to have been misinterpreted by the applicant based on the amended plans that have been produced. Whilst the white border of the sign and elements referencing the existing building have been removed, of the sign structure still represents a heavy bulk that does not integrate the sign with the existing building at all</li> <li>These comments should not be interpreted as meaning that the use of the same façade treatment as the existing building is appropriate, as mentioned in the minutes from the previous DRP meeting, the use of these elements was too heavy and inappropriate</li> <li>Approach the building differently in terms of its detail, hide the structure and create a seamless façade</li> </ul> |
| Principle 2 – Landscape quality            | <p><b>Principle</b><br/> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ul style="list-style-type: none"> <li>Consider providing some landscaping structure The intent of the previous DRP comments was to consider options for physical landscaping to be provided on structure to mitigate the impacts of the sign rather than for digital images of landscaping to be programmed on the sign itself</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Principle 3 – Built form and scale         | <p><b>Principle</b><br/> <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <ul style="list-style-type: none"> <li>Consider engaging an architect and a landscape architect who is able to interpret the comments from the previous DRP meeting and produce an amended design accordingly</li> <li>Create the building in the first instance, the signage should be secondary to the design of the actual structure</li> <li>Consider increasing the depth of the structure as a method of increasing integration with the building</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Principle 4 – Functionality and            | <p><b>Principle</b><br/> <i>Good design meets the needs of users efficiently and effectively, balancing functional</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                           |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| build quality                                             |  | <b><i>requirements to perform well and deliver optimum benefit over the full life-cycle.</i></b>                                                                                                                                                                                                                                                                                                                                                          |
|                                                           |  | <ul style="list-style-type: none"> <li>It is unclear how the revised design addresses the panel's previous concerns about the rear and side views of the proposed sign - imagery of vegetation is unlikely to compensate for the impact the proposed signage will have on nearby residents. If actual landscaping is proposed, please provide detailed design drawings, species selection and maintenance regime for the proposed landscaping.</li> </ul> |
| Principle 5 - Sustainability                              |  | <b><u>Principle</u></b><br><b><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></b>                                                                                                                                                                                                                                                                              |
|                                                           |  | <ul style="list-style-type: none"> <li>Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 6 - Amenity                                     |  | <b><u>Principle</u></b><br><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b>                                                                                                                                                                                                                                                 |
|                                                           |  | <ul style="list-style-type: none"> <li>Proposed signage and illumination is likely to have an adverse impact on amenity for nearby apartment residents, both existing and currently under construction</li> </ul>                                                                                                                                                                                                                                         |
| Principle 7 - Legibility                                  |  | <b><u>Principle</u></b><br><b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b>                                                                                                                                                                                                                                                      |
|                                                           |  | <ul style="list-style-type: none"> <li>Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 8 - Safety                                      |  | <b><u>Principle</u></b><br><b><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></b>                                                                                                                                                                                                                                                                                           |
|                                                           |  | <ul style="list-style-type: none"> <li>Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 9 - Community                                   |  | <b><u>Principle</u></b><br><b><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></b>                                                                                                                                                                                                                              |
|                                                           |  | <ul style="list-style-type: none"> <li>Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 10 - Aesthetics                                 |  | <b><u>Principle</u></b><br><b><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></b>                                                                                                                                                                                                                                                           |
|                                                           |  | <ul style="list-style-type: none"> <li>Consider engaging an architect who is able to interpret the comments from and the previous DRP meeting and produce an amended design accordingly</li> </ul>                                                                                                                                                                                                                                                        |
| <b><i>Other comments provided by the DRP</i></b>          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                           |  | <ul style="list-style-type: none"> <li>Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b><i>Other general comments provided by the City</i></b> |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                           |  | <ul style="list-style-type: none"> <li>The proposed signage still appears to be contrary to the City's Built Form Policy Objectives and Design Principles for Signs and Advertising</li> <li>Noted that even in the instance that design excellence was achieved and the support of the DRP was obtained, this would not mitigate the City's concerns from a planning perspective</li> </ul>                                                              |



| Design review comments from 27 November 2019  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design quality evaluation                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                               | Supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                               | Pending further attention                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                               | Not supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Design Principles                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Principle 1 - Context and character           | <p><b>Principle</b><br/> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <ul style="list-style-type: none"> <li>The proposal is for a commercial use associated with a commercial building.</li> <li>Whilst the design is an improvement on the previous schemes, the proposed sign still appears to be disproportionate in size to the existing building. The design should be more sculptural and sophisticated rather than rectangular and box like.</li> <li>The amended proposal could be improved if the reference to design elements of the building below are toned down and simplified – such as removal of double overhang to the sign parapet.</li> <li>The sign still appears as a heavy large overpowering element on the roof of the building. Recessing the base of the sign and its overall structure, providing less solid surface and facade to the sign 'box' structure would mitigate against its large and heavy bulk appearance over the building.</li> </ul>                                       |
| Principle 2 - Landscape quality               | <p><b>Principle</b><br/> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ul style="list-style-type: none"> <li>Whilst the introduction of the roof terrace is considered to be positive, further consideration should be given to the on-structure landscaping. Consider using landscaping for screening purposes.</li> <li>More information needed on the proposed tree species</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Principle 3 - Built form and scale            | <p><b>Principle</b><br/> <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <ul style="list-style-type: none"> <li>Whilst the proposed height of the structure itself in relation to the surrounding context is not considered to be excessive, the scale of the proposed sign in relation to the existing building remains disproportionate. Consider a reduction in the scale of the sign.</li> <li>The proposed sign still gives the appearance of being stuck on the top of the building rather than effectively integrated.</li> <li>Some of it is related to the façade along Newcastle Street. Visual correspondence would be improved with that sign façade being parallel to the building south façade. The proposed sign is in a prominent, highly visible location and needs to be 'something special' in terms of design. Refer to 'Context and Character' comments in relation to sculptural, sophisticated design</li> </ul> |
| Principle 4 - Functionality and build quality | <p><b>Principle</b><br/> <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p> <ul style="list-style-type: none"> <li>More information is required in relation to the functionality of the roof terrace. Identify where the access point would be from. Also refer to Landscape Quality comments</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Principle 5 - Sustainability                  | <p><b>Principle</b><br/> <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p> <ul style="list-style-type: none"> <li>Large format digital signage inherently performs poorly from a sustainability standpoint.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    | <ul style="list-style-type: none"> <li>Consider integrating solar panels into the design to improve the sustainability.</li> <li>Consider running the sign on 'green' power.</li> <li>Consider other sustainability initiatives</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 6 -<br>Amenity                           | <p><b><u>Principle</u></b><br/><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p> <ul style="list-style-type: none"> <li>Consider light cast issues for residents in the St. Bartholomeus building.</li> <li>Whilst the inclusion of the roof terrace is considered to be positive, the amenity that would be provided for the users of the terrace needs further consideration. Consider the outlook from the roof terrace for users and the possibility of making the space less enclosed and generally other means that could be incorporated to enhance the amenity of the communal space. Perhaps the roof terrace pixilation screen is facing west and there is more open aspect present to the city skyline.</li> <li>Ensure that roof top services do not impact on the amenity of users.</li> <li>Also refer to Landscape Quality comments</li> </ul> |
| Principle 7 -<br>Legibility                        | <p><b><u>Principle</u></b><br/><b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b></p> <p>Nil</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Principle 8 - Safety                               | <p><b><u>Principle</u></b><br/><b><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></b></p> <p>Nil</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Principle 9 -<br>Community                         | <p><b><u>Principle</u></b><br/><b><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></b></p> <ul style="list-style-type: none"> <li>Consider allowing the City to utilise the sign to promote City of Vincent events etc. as this could provide a community benefit.</li> <li>Note – The examples provided during the applicant's presentation of other existing large format digital signs around the world identified that these signs should be associated with pedestrian oriented areas however, the intent of this sign is to advertise to motorists</li> </ul>                                                                                                                                                                                                                                                                                  |
| Principle 10 -<br>Aesthetics                       | <p><b><u>Principle</u></b><br/><b><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></b></p> <ul style="list-style-type: none"> <li>The curved element to reflect the corner of the existing building is supported.</li> <li>Consider whether the overhanging roof line of the screen is necessary as it feels like it is competing with and duplicating the existing building. Consider an alternate roof form which compliments the existing building but is lighter in appearance/feel.</li> <li>The communal space should not have a rectangular box like form. Consider a more sculptural and sophisticated design.</li> <li>A recess between the existing building and the signage would help to make it look like the sign is floating above the building rather than stuck on.</li> </ul>                                                                                   |
| <b>Other comments provided by the DRP</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| •                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Other general comments provided by the City</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| •                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**Conclusion:** To be returned to DRP

## 5.00pm–5.30pm – Applicant Presentation – Pre-Lodgment

3.3 Address: 225-227 Oxford Street, Leederville

Proposal: Commercial Development

Applicant: Neil Cownie Architects

**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)

| Design review comments from 27 November 2019 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design quality evaluation                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                              | Supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                              | Pending further attention                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                              | Not supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Design Principles                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Principle 1 - Context and character          | <p><b>Principle</b><br/> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <ul style="list-style-type: none"> <li>A Street contextual study is needed to show buildings on either side and perspective views from up and down Oxford Street and down Richmond Street.</li> <li>Glazed curtain walls to facades above podium, appears quite commercial and not in keeping with the prevalent masonry/solid wall language/character of the area and does not complement the existing streetscape. Consider further a fine grain analysis of the existing neighbourhood to inform the design in relation to the Leederville context.</li> <li>Interpretation of design in relation to site and its Leederville original landscape is supported. Need to ensure this is carried through to the final building development and is not lost. Design references also need to be balanced out/tempered with relationship to existing/current landscape/urban condition.</li> <li>Consider the extent/rhythm/articulation of ground floor tenancies provided - the development is effectively replacing three existing tenancies with one. The full height glazing along Oxford Street is out of scale and presents as too commercial. Look at fine grain detail and materials of the character buildings along Oxford Street to inform the design solution.</li> </ul> |
| Principle 2 - Landscape quality              | <p><b>Principle</b><br/> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ul style="list-style-type: none"> <li>Engage a landscape architect to ensure that the landscape program as required by the City is delivered.</li> <li>Integration of landscaping incorporated through canopy is supported</li> <li>Further provision of landscape in rooftop area should be considered</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Principle 3 - Built form and scale           | <p><b>Principle</b><br/> <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <ul style="list-style-type: none"> <li>Corner site can handle additional height. On that account there is support for the proposed marginal increase to building height above the set policy.</li> <li>Need to address the northern elevation and the extent of the blank boundary wall. Same attention to this elevation should be given to the rest of the development. Articulation, colour and materials shifts would assist in its development/resolution.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     | <ul style="list-style-type: none"> <li>Consider stepping down of the development towards the adjoining neighbour to the north, more consistently with allowable boundary parapet wall heights - this would need to be handled well to integrate with the ground floor when viewed from the street.</li> <li>Public art could also be incorporated, and consideration is to be given in order to demonstrate how and where this would be best be integrated within the proposed building/design.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Principle 4 -<br>Functionality<br>and build quality | <p><b><u>Principle</u></b><br/><b><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></b></p> <ul style="list-style-type: none"> <li>Ensure sun screening proposed over windows works and is not just decorative. Further development is required that will demonstrate functional screening of glazed facades and windows as applicable. Design approach to screening may change depending on orientation in relation to solar access.</li> <li>Vehicular access entrances needs to be further refined. Ramp grades to be confirmed. Consider further if the provision of two crossovers &amp; entry points to two parking floors is the preferred outcome.</li> <li>Review whether timber cross beams would meet fire code requirements in WA.</li> </ul>                                                                                                                                                                                                                                                                                |
| Principle 5 -<br>Sustainability                     | <p><b><u>Principle</u></b><br/><b><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></b></p> <ul style="list-style-type: none"> <li>Shading for the upper floor facades needs further consideration. Vertical fins would assist in providing shading to the long south facing glazed facade</li> <li>Double glazing and correct glass selection would assist with sustainability requirements.</li> <li>Consider further opportunities for operable windows to achieve good natural ventilation, although it is acknowledged that management of operable windows in a generally air-conditioned office environment may difficult to enforce. Consider allowing for Building Management System to control lighting/mechanical and ventilation systems. Consider whether dedicated spaces within an open office plan, fitted with openable windows can be provided.</li> <li>Provide further design detail and resolution generally – façade screens, materiality finishes etc to demonstrate how the development satisfies the requirements of the Built Form Policy.</li> </ul> |
| Principle 6 -<br>Amenity                            | <p><b><u>Principle</u></b><br/><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p> <ul style="list-style-type: none"> <li>Further design development is required in relation to the proposed communal area.</li> <li>During design development consider spaces in the building that may open to outside and natural air.</li> <li>Street awning to be extended to provide for pedestrian amenity</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Principle 7 -<br>Legibility                         | <p><b><u>Principle</u></b><br/><b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b></p> <ul style="list-style-type: none"> <li>Awnings that could be discontinuous, to be extended along the secondary street.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Principle 8 -<br>Safety                             | <p><b><u>Principle</u></b><br/><b><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></b></p> <ul style="list-style-type: none"> <li>Consider truncation requirements around the vehicle entrance points.</li> <li>Consider lighting requirements in relation to security issues on the three street</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

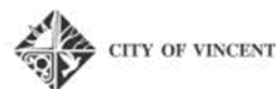
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                 | <p>aspects.</p> <ul style="list-style-type: none"> <li>• Provide further information to demonstrate that ramp grades are compliant</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Principle 9 - Community                                                                                                                                                                                                                         | <p><b><u>Principle</u></b></p> <p><b><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></b></p> <ul style="list-style-type: none"> <li>• If public art is required, this could be integrated into the development.</li> <li>• Consider what the development can contribute to the community</li> <li>• Incorporation of history into building is encouraged</li> <li>• Explore possible uses for the micro tenancy</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Principle 10 - Aesthetics                                                                                                                                                                                                                       | <p><b><u>Principle</u></b></p> <p><b><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></b></p> <ul style="list-style-type: none"> <li>• Ensure that materials and colours on the ground floor have enough depth to visually support the upper floors.</li> <li>• Upper storeys neighbouring facades tend to be solid. Fully Glazed upper floors are not consistent with this. Consider extending some masonry wall treatment from the ground floor/ podium facade to the upper floors of the development.</li> <li>• Proposed materiality is supported but expression/articulation may need to be tempered to better reference the existing built character/context of the immediate locality. Details of this to be provided through the DA process</li> <li>• Further detailed design development of the seed ideas forming the basis of the current submission will assist with integrating the development into the surrounding immediate context.</li> </ul> |
| <b><i>Other comments provided by the DRP</i></b>                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <ul style="list-style-type: none"> <li>• In principle, the proposal presented is a good development. It will be important to ensure that the design concepts/reference are carried through into the detailed design moving forward.</li> </ul>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><i>Other general comments provided by the City</i></b>                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <ul style="list-style-type: none"> <li>• Proposal would benefit from being presented back to the DRP with further detail in relation to materials and additional street context, and design development addressing the DRP comments.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

#### 4. Close/Next Meeting

The Chairperson closed the meeting at 7.30pm

The next meeting is scheduled to be held on Wednesday 4 December 2019

# MINUTES



## DESIGN REVIEW PANEL

Wednesday 4 December at 3.30pm

Venue: Function Room  
City of Vincent  
Administration and Civic Centre  
244 Vincent Street Leederville

### Attendees:

#### Design Review Panel Members

James Christou (Chairperson)  
Ailsa Blackwood  
Munira Mackay  
Anthony Duckworth-Smith

#### City of Vincent Officers

Jay Naidoo (Manager Development & Design)  
Joslin Colli (Coordinator Planning Services)  
Mitch Hoad (Senior Urban Planner)

#### Applicant – Item 3.1

Alan Stewart                      Stewart Urban Planning  
Leo Chong                        Rechitects  
Yee Fung Moy                    Rechitects

#### Applicant – Item 3.2

Mandy Leung                    Hillam Architects  
Filipe Soto                        Hillam Architects

### 1. Welcome/Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.00pm

### 2. Apologies

### 3. Business

#### 4.00pm–4.30pm – Applicant's Presentation – Prelodgment

3.1 **Address:** 160-166 Palmerston Street, Perth

**Proposal:** Proposed Motel Addition and Fast Food Outlet

**Applicant:** Stewart Urban Planning

**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)

### Design review comments from 4 December 2019

#### Design quality evaluation

|  |                           |
|--|---------------------------|
|  | Supported                 |
|  | Pending further attention |

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               | Not supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Design Principles</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Principle 1 - Context and character           | <p><b><u>Principle</u></b><br/> <b><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></b></p> <ul style="list-style-type: none"> <li>The rationale for the character of the building design is unclear, including the circle motif. The applicant needs to articulate what is informing their design direction. Further streetscape analysis required.</li> <li>Further detail is needed in terms of how the materials and colours relate to and are consistent within the streetscape. The building needs to connect to the area and surrounding context. The current development does not relate to the context of the area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Principle 2 - Landscape quality               | <p><b><u>Principle</u></b><br/> <b><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></b></p> <ul style="list-style-type: none"> <li>Look into creating greater opportunities for activating landscape areas, so occupants may use and enjoy landscape, this will enhance amenity.</li> <li>Look at increasing the landscaping in front of the Restaurant entrance</li> <li>Consider activating the streetscape along the Palmerston Street. The location of the trees behind the screens does not contribute to the public realm. Reconsider the position of the trees, or remove the screen. This will also increase shade over the footpath. There is also potential for more trees to be included in this position thereby increasing canopy cover, and potential public realm activation.</li> <li>Consider making landscape areas more suitable for the use of residents. Consider creating more opportunities for sitting, relaxing and recreating in the shade of trees, by placement of feature seating, or small nooks and pathways.</li> <li>Greater canopy and shade extending into the public realm would be a positive.</li> <li>Making the landscape areas, such as the internal pool courtyard, visible from the street, will increase amenity of project.</li> <li>Consider native planting which reflects the character of the street, and also look at height variations in the planting.</li> </ul> |
| Principle 3 - Built form and scale            | <p><b><u>Principle</u></b><br/> <b><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                               | <ul style="list-style-type: none"> <li>The circular screening provides a lack of interaction to Palmerston Street, the screens dominate.</li> <li>Ground floor needs to be further refined as pedestrian-scaled shop fronts. Flat façade needs to be broken up and articulated since it currently resembles the character of a show room.</li> <li>Shopfront should be designed to engage with the streetscape and not just rely on glazing. Refer to existing examples of traditional shop front design in the area that include elements such as fine detailing, indented entrances, stall risers and small scale materials for texture and visual interest. The City will provide a design guide on good design for ground floors.</li> <li>Concerns around how the new building integrates with the existing building, which is exacerbated through the different roof forms. Connection to the existing building needs further resolution</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Principle 4 - Functionality and build quality | <p><b><u>Principle</u></b><br/> <b><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | <p><b>life-cycle.</b></p> <ul style="list-style-type: none"> <li>Consider how servicing of the restaurant would take place without impacting on the communal areas.</li> <li>Second floor rooms (facing Earl Street) appear to have small liveable spaces and high level windows only. Reconsider configuration of the rooms to achieve a more functional layout</li> <li>Images presented suggests the screen detailing is in timber, the applicant however, stated they intended to use metal. DRP have concerns with the proposed material in terms of its suitability to context and detailing requirements to achieve suggested forms. Materials could be derived from character study.</li> <li>Pool area appears to be tight and difficult to access and use.</li> <li>Shading on ground floor fronting Bulwer Street should be considered.</li> </ul> |
| Principle 5 - Sustainability | <p><b>Principle</b></p> <p><b><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></b></p> <ul style="list-style-type: none"> <li>Consider shading options</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Principle 6 - Amenity        | <p><b>Principle</b></p> <p><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p> <ul style="list-style-type: none"> <li>Consider additional landscaping to contribute towards public and guest amenity.</li> <li>Reconsider planning layout of small habitable rooms and bathrooms for greater amenity</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                |
| Principle 7 - Legibility     | <p><b>Principle</b></p> <p><b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b></p> <ul style="list-style-type: none"> <li>Entrances to the ground floor tenancies need to be more legible. It is unclear how these are accessed. Refer to comments in Principle 3.</li> <li>Main entrance to the motel is illegible and hidden from view. Clearer wayfinding is required for visitors arriving at the motel both via the street and the carpark, to the reception and the lift.</li> <li>Setting back of the entrances and varying paving colours/materials reinterpreted from conventional shopfront design could assist with wayfinding and legibility.</li> </ul>                                                                    |
| Principle 8 - Safety         | <p><b>Principle</b></p> <p><b><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                              | <ul style="list-style-type: none"> <li>Confirm pool compliance with applicable legislation, including the balcony above.</li> <li>Consider fire escape distances.</li> <li>Screening limits opportunities for passive surveillance from openings of all floor levels.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Principle 9 - Community      | <p><b>Principle</b></p> <p><b><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></b></p> <ul style="list-style-type: none"> <li>Consider opportunities for alfresco dining to activate the street</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Principle 10 - Aesthetics    | <p><b>Principle</b></p> <p><b><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></b></p> <ul style="list-style-type: none"> <li>Internal elevations and sections are required.</li> <li>The ground floor façade appears to lack materiality and detail. The ground floor should</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



|                                                    |                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    | reflect the materials and colours of the area. <ul style="list-style-type: none"> <li>• Vertical articulation should be incorporated to provide visual interest and reflect the shop-style rhythm.</li> <li>• Further clarity in proposed materials is required</li> </ul>                                                                                   |
| <b>Other comments provided by the DRP</b>          |                                                                                                                                                                                                                                                                                                                                                              |
|                                                    | <ul style="list-style-type: none"> <li>• To be returned to DRP</li> </ul>                                                                                                                                                                                                                                                                                    |
| <b>Other general comments provided by the City</b> |                                                                                                                                                                                                                                                                                                                                                              |
|                                                    | <ul style="list-style-type: none"> <li>• Development form and materials to be more reflective of the existing streetscape context.</li> <li>• Showroom type glazing to be reduced. Consider other elements which incorporate streetscape character.</li> <li>• Refer to the town centre requirements on built form and ground floor façade design</li> </ul> |

**Conclusion** To be returned to the DRP

The applicant has failed to articulate how the design response has been derived in relation to its context, the design has not captured the character of the street, or the precinct.

To create an active street, especially on Bulwer Street the applicant should explore depth and texture within the shop fronts and use quality materials.

The approach to the Architecture is uncoordinated, building massing should be broken down into a series of street wall elements to reinforce the vertical grain, rhythm and scale of its surrounding context, especially on Bulwer Street.

#### 4.30pm–5.00pm – Applicant Presentation – DA Lodged 5.2019.390.1

3.2 **Address:** 194-200 Carr Place, Leederville

**Proposal:** Multi-Residential Development (52 multiple dwellings)

**Applicant:** Hillam Architects/Hanrise 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 24 July 2019

#### Recommendations & Comments by DRP on 24 July 2019:

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Principle 1 –<br/>Context and Character</b> | <ul style="list-style-type: none"> <li>• Providing a diversity of colours and materials, a reduction of height to the front form, and the breaking-up of the massing of the building into several smaller-scale components, is a good improvement to the preceding proposal. The rounding of edges to the building assists to further reduce the impact of bulk.</li> <li>• Tapering of the building mass to the sides as the building increases in height above current allowable limits would provide opportunities for further landscaping on the upper two floors, and would further assist in reducing and mitigating the effect of building mass in relation to the scale of the immediate neighbours (including the restriction of sunlight into these sites). A further reduction of height to the front block could create a more pronounced stepping effect to the rear, as the overall height of the project and building height in relation to side boundaries and neighbouring development, is still considered an issue. The opportunities to peel back or tier the building from the side boundaries as the height increases, as well as further stepping at front in order to moderate the impact of this</li> </ul> |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      | <p>development on the Carr Place streetscape should be considered.</p> <ul style="list-style-type: none"> <li>Podium interface and inclusion of brick work elements is supported</li> <li>Podium design proposed matches the scale of the prevalent immediate neighbourhood but needs further consideration in order to reflect the scale, articulation and pattern of components that define the character of the existing streetscape and neighbouring cottage dwellings. Vertical break up and detailed articulation of mass to be explored. Texture materials, and rhythm of cottage verandah posts could be referenced to inform the design of the podium facade. Greater articulation of solid walls to boundary parapets to be considered softening this interface until redevelopment of adjoining properties occurs.</li> </ul> |
| <b>Principle 2 – Landscape quality</b>               | <ul style="list-style-type: none"> <li>Concept and approach to landscaping supported in principle</li> <li>Purpose and detailed design of the upper level landscape deck to be developed further</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Principle 3 – Built form and scale</b>            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Principle 4 – Functionality and build quality</b> | <ul style="list-style-type: none"> <li>Refine floorplans to maintain efficient layout. Simplified layouts to be explored (such as bathrooms backing onto lift shafts etc)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Principle 5 – Sustainability</b>                  | <ul style="list-style-type: none"> <li>Windows to bathrooms facing internal corridors should be incorporated to maintain access to direct sunlight and air</li> <li>Current general provision of cross ventilation, access to sunlight and disability access is supported</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Principle 6 – Amenity</b>                         | <ul style="list-style-type: none"> <li>Analysis of the east-west axis to be provided to determine impact on the amenity of adjoining neighbours</li> <li>Comparison between compliant height and proposed height in relation to amenity/access to direct sun-light of adjoining properties needs to be further investigated.</li> <li>Acoustic privacy for openings onto circulation corridor to be investigated further. Further investigation is required for openings into communal corridors through the use of acoustic glazing in order to maintain privacy, where common access passages adjoin window openings.</li> <li>Further detail required on how landscaping on balconies can be used to maintain privacy between dwellings.</li> </ul>                                                                                   |
| <b>Principle 7 – Legibility</b>                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Principle 8 – Safety</b>                          | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Principle 9 – Community</b>                       | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Principle 10 – Aesthetics</b>                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Comments</b>                                      | <ul style="list-style-type: none"> <li>Previous feedback has been taken on board</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

### Design review comments from 4 December 2019

| Design quality evaluation |                                                                                                                       |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------|
|                           | Supported                                                                                                             |
|                           | Pending further attention                                                                                             |
|                           | Not supported                                                                                                         |
| Design Principles         |                                                                                                                       |
| Principle 1 - Context and | <p><b>Principle</b></p> <p><i>Good design responds to and enhances the distinctive characteristics of a local</i></p> |

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| character                                     | <p><b>area, contributing to a sense of place.</b></p> <ul style="list-style-type: none"> <li>• The idea of finer grain in the ground floor is supported given it is a higher density residential context.</li> <li>• Context is not an urban corridor like Vincent Street therefore the building should taper down to reflect the residential nature of Carr Place.</li> <li>• Nil setback of the tower element and its scale/height is not reflective of the typical street setbacks of the street or the envisioned character type.</li> <li>• Generally supportive of the design concept to the street however further resolution of the tower element and pocket park required.</li> <li>• Front fence element contributes towards the residential street feel</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Principle 2 - Landscape quality               | <p><b><u>Principle</u></b></p> <p><b><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></b></p> <ul style="list-style-type: none"> <li>• Continuation of the landscape in front of the tower element will create better public draw into pocket park, and increase landscape amenity.</li> <li>• Pocket park is supported, however the small entrance from the footpath creates a private feel to space, and public use will be difficult to attract. Consider widening the entrance and placing a community feature such as a playground in potential added front landscape or pocket to create greater public invitation and use.</li> <li>• Front garden space on the ground floor units could also be considered as a pocket park type feature. The raised level maintains some privacy for residents in ground floor o/d living areas of units.</li> <li>• Further seating opportunities would also be suggested. There is potential for seating along pathway under shade of trees.</li> <li>• Consider the extent of planting and paving in the resident garden.</li> <li>• Fencing along eastern side of pocket park may restrict usability. Consider additional furniture/seating opportunities that look into the park to create social interaction, and soften views to the fence.</li> </ul>                                                                                                                                                                                                                  |
| Principle 3 - Built form and scale            | <p><b><u>Principle</u></b></p> <p><b><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></b></p> <ul style="list-style-type: none"> <li>• Building located on Carr Place appears solid and disengaged from the streetscape</li> <li>• Tower element with nil setback is out of context with the preferred streetscape character. It does not integrate with the podium element. The podium element presents more of a human scale, which is not reflected in the tower element.</li> <li>• Lack of setback to the street presents bulk which is exacerbated by the seven storey height. Perception of bulk and scale is increased as a result of this element with a nil setback to the street.</li> <li>• Breaking up of the grain at the street level is supported in principle, but the height and massing/scale impacts the street character.</li> <li>• Tower element needs further articulation around the ground floor to make it more inviting for the community. Limited engagement and interaction provided with the pocket park makes it seem to be a private space.</li> <li>• Consider the alternative use of the ground floor apartment for use by the community, such a facility should converge with the pocket park.</li> <li>• Lower levels of tower element could be better articulated to meet the ground in a more open and inviting fashion through detailing, materiality, the use of double height elements and colour selection</li> </ul> |
| Principle 4 - Functionality and build quality | <p><b><u>Principle</u></b></p> <p><b><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



|                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                                                                                                                                                   | <p><b>life-cycle.</b></p> <ul style="list-style-type: none"> <li>Consider privacy to the balconies where reduced setbacks are proposed.</li> <li>Apartments on level two behind the tower element do not have access to sunlight as a result of the boundary wall, aside from the light well. Apartment depth to be reconsidered, or additional information to demonstrate how this is available adequate light and ventilation will be achieved.</li> <li>Further information in respect to the treatment of roofs where there are balconies which will look onto these spaces.</li> <li>Reconsider the angle of the bedroom wall on the ground floor next to the entry path</li> </ul> |
| Principle 5 - Sustainability                                                                                                                                                      | <p><b>Principle</b></p> <p><b><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></b></p> <ul style="list-style-type: none"> <li>Consider access to natural light to habitable rooms</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                   |
| Principle 6 - Amenity                                                                                                                                                             | <p><b>Principle</b></p> <p><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p> <ul style="list-style-type: none"> <li>Consider internal amenity of residents as part of the apartment layouts.</li> <li>Consider extending landscaping across the front of the ground floor unit in front of the pocket park to provide some privacy.</li> <li>Apartments on level two have "snorkel" rooms. Consider positioning of windows to increase access to light</li> </ul>                                                                                       |
| Principle 7 - Legibility                                                                                                                                                          | <p><b>Principle</b></p> <p><b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b></p> <ul style="list-style-type: none"> <li>Satisfied with disability access available through car park</li> </ul>                                                                                                                                                                                                                                                                                                                                                                   |
| Principle 8 - Safety                                                                                                                                                              | <p><b>Principle</b></p> <p><b><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></b></p> <ul style="list-style-type: none"> <li>Limited engagement with the building and pocket park may make people feel unsafe</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                   |
| Principle 9 - Community                                                                                                                                                           | <p><b>Principle</b></p> <p><b><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></b></p> <ul style="list-style-type: none"> <li>Pocket park a positive contribution to the public realm but needs further consideration in terms of its connectivity to the other communal and public areas.</li> </ul>                                                                                                                                                                                                                                          |
| Principle 10 - Aesthetics                                                                                                                                                         | <p><b>Principle</b></p> <p><b><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></b></p> <ul style="list-style-type: none"> <li>Overall the materiality and many aspects of the articulation and composition are supported</li> </ul>                                                                                                                                                                                                                                                                                                                                         |
| <p><b>Other comments provided by the DRP</b></p> <ul style="list-style-type: none"> <li>➤ Scheme has been significantly refined and improved through the DRP process</li> </ul>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>Other general comments provided by the City</b></p> <ul style="list-style-type: none"> <li>➤ Further consideration needs to be given to the seven storey element</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**Conclusion:**

To be returned to DRP

The applicant has made meaningful refinements to the plan, the mass is broken down into smaller parts to minimise the impact of the building.

However, the DRP is not convinced the seven level building located on Carr Place - zero set back is appropriate (in its current form) and is not creating a human scaled, high quality public realm.

The applicant needs to consider the following:

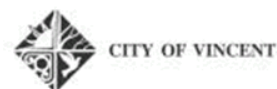
- Reduce the height of the Carr Place 7 level building to ideally 4 level, maximum 5.
- Review the plan on the ground to incorporate a public use that connects to the pocket park
- The applicant should consider revising the ground plane to extend the western podium and ground level landscape space around to the entry of the building and to also truncate the plan so the landscape space in front of the western podium merges with the pocket park.

**4. Close/Next Meeting**

The Chairperson closed the meeting at 5.00pm

The next meeting is scheduled to be held on Wednesday 11 December 2019

# MINUTES



## DESIGN REVIEW PANEL

Wednesday 11 December 2019 at 3.30pm

Venue: Function Room  
City of Vincent  
Administration and Civic Centre  
244 Vincent Street Leederville

### Attendees:

#### Design Review Panel Members

James Christou (Chairperson)  
Ailsa Blackwood  
Joe Chindarsi  
Simon Venturi

#### City of Vincent Officers

Jay Naidoo (Manager Development & Design)  
Joslin Colli (Coordinator Planning Services)  
Mitch Hoad (Senior Urban Planner)  
Kate Miller (Senior Urban Planner)  
Dan McCluggage (Urban Planner)

#### Applicant – Item 3.1

Daniel Lees  
Alene Sullivan FJM  
Rob Grandison Aspect  
Yong Lee Hassell

#### Applicant – Item 3.2

Daniel Lomma  
Yorick Van Dommeven

#### Applicant – Item 3.3

Graham Hutton Giorgi  
Paul Trettel Swanline  
Claude Giorgi Giorgi

#### Applicant – Item 3.4

Clancy White  
Mark Swann Serneke  
Ben Caine Leanhaus

### 1. Welcome/Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.00pm

### 2. Apologies

### 3. Business

4.00pm–4.30pm – Applicant's Presentation – DA Lodged 5.2019.405.1

3.1 Address: No. 742 Newcastle Street and No. 301 Vincent Street, Leederville

**Proposal:** Amendment to Commercial Development

**Applicant:** Element / FJM

**Reason for Referral:** To consider the amendments proposed to the approved development.

| Design review comments from 11 December 2019 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design quality evaluation                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                              | Supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                              | Pending further attention                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                              | Not supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Design Principles                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Principle 1 - Context and character          | <p><b>Principle</b><br/> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <ul style="list-style-type: none"> <li>No comment provided</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 2 - Landscape quality              | <p><b>Principle</b><br/> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ul style="list-style-type: none"> <li>Verge planting scenario is generous and adds amenity to the streetscape.</li> <li>Original proposal was approved based on a certain amount of landscaping that was already less than required. The current proposal with a further reduction of landscaping will not be supported. It is essential the project matches the amount of landscaping on site that was previously approved.</li> <li>Additional planters of a movable nature could assist with increasing landscaping in maintenance/balcony areas.</li> <li>More flexible landscaping to be considered on the first floor terrace.</li> <li>Considering species which match the colour of the existing verge trees would provide continuity.</li> <li>Consider rock seating spaces/informal crossing spaces within the verge planting to provide more street activation and minimise damage through public created paths.</li> <li>Provide continuity between the ground floor planting and how these spaces could attract and retain people.</li> <li>Planting sections on the ground floor to be robust and resilient species.</li> <li>Consider opportunities to wrap landscaping around the north-western corner of the first floor terrace.</li> <li>Opportunity to extend the landscaping onto the roof should be considered. Additional landscaping on roof would provide amenity and reduce urban heat island effect.</li> <li>The Western laneway urban response is supported.</li> <li>The southern façade feels quite hard and backs on to a soft environment. Look at ways to incorporate landscaping or natural landscape patterns that would assist in softening the extent of glazing and relate to the trees on The Garden site.</li> </ul> |
| Principle 3 - Built form and scale           | <p><b>Principle</b><br/> <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <ul style="list-style-type: none"> <li>Northern podium is supported but will require a canopy for shading and weather protection. As currently shown it would not be usable during significant periods in</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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|                                                                                                                                                                                                                        | summer and winter. – details required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Principle 4 -<br>Functionality<br>and build quality                                                                                                                                                                    | <p><b><u>Principle</u></b><br/><b><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></b></p> <ul style="list-style-type: none"> <li>Consider opportunity for a pedestrian canopy / awning to be provided along Vincent Street.</li> <li>North facing terrace without any canopy for shading and weather protection could make this area unusable during significant periods of summer and winter.</li> </ul>                                                                                                                                                                                                      |
| Principle 5 -<br>Sustainability                                                                                                                                                                                        | <p><b><u>Principle</u></b><br/><b><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></b></p> <ul style="list-style-type: none"> <li>Additional shading structure along the north would assist</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Principle 6 -<br>Amenity                                                                                                                                                                                               | <p><b><u>Principle</u></b><br/><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p> <ul style="list-style-type: none"> <li>Western laneway urban response supported.</li> <li>In principle the inclusion of additional public art is supported and would contribute additional amenity.</li> </ul>                                                                                                                                                                                                                                                                                                                |
| Principle 7 -<br>Legibility                                                                                                                                                                                            | <p><b><u>Principle</u></b><br/><b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b></p> <ul style="list-style-type: none"> <li>No comment provided</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Principle 8 -<br>Safety                                                                                                                                                                                                | <p><b><u>Principle</u></b><br/><b><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></b></p> <ul style="list-style-type: none"> <li>No comment provided</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Principle 9 -<br>Community                                                                                                                                                                                             | <p><b><u>Principle</u></b><br/><b><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></b></p> <ul style="list-style-type: none"> <li>No comment provided</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Principle 10 -<br>Aesthetics                                                                                                                                                                                           | <p><b><u>Principle</u></b><br/><b><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></b></p> <ul style="list-style-type: none"> <li>Public art on Vincent Street elevation is strong but may have limited engagement during the day. Consider daytime activation.</li> <li>If providing public art in the rear laneway this should be engaging and accessible / legible during the day.</li> <li>Public art could be more effective if concentrated into particular areas rather than extended around the building.</li> <li>Form and colour of artwork around the southern elevation could be reflective of landscaping.</li> </ul> |
| <b>Other comments provided by the DRP</b>                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <ul style="list-style-type: none"> <li>The landscaping has been reduced each time the proposal has been presented to the DRP. Opportunities for this to be returned to the development need to be explored.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| <ul style="list-style-type: none"> <li>The extension to the ground floor to have a nil setback to Vincent Street is supported with respect to the built form outcome.</li> </ul>                                                                                                                                                               |
| <b>Other general comments provided by the City</b>                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>The City has concerns with the extent of the reduction of on-structure landscaping in light of the removal of the deep soil along Vincent Street. The proposal presently does not appear to be consistent with the local objectives with respect to landscaping under the Built Form Policy.</li> </ul> |

**Conclusion** To be returned to DRP  
 The DRP has at each iteration supported the applicants design, however, the DRP does not support the current further dilution of the landscape.  
 The applicant should incorporate a shading device on the ground level (it could be a free standing element over the footpath) or project from the building.  
 A shading device should be adopted on the 1<sup>st</sup> floor and upper level. There is an opportunity to visually link these devices on all levels, planting on these devices needs to be part of the solution.

#### 4.30pm–5.00pm – Applicant Presentation – PreLodgement

3.2 **Address:** 12 Florence Street, West Perth  
**Proposal:** Four Grouped Dwellings  
**Applicant:** Applicant - Daniel Lomma Design  
**Owner:** XSCOPE 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 4 September 2019

#### Recommendations & Comments by DRP from 4 September 2019:

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Principle 1 – Context and Character</b> | <ul style="list-style-type: none"> <li>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</li> <li>More consideration is needed for street activation. Look at reconfiguring the front dwelling to incorporate the entrance facing the street</li> <li>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</li> <li>Reconsider entry sequence to the dwelling; kept front façade should consider approach to the dwelling</li> <li>More information is needed on the materials, colours etc</li> </ul> |
| <b>Principle 2 – Landscape quality</b>     | <ul style="list-style-type: none"> <li>Please provide a landscaping plan and deep soil zone calculations</li> <li>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.</li> <li>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.</li> <li>Consideration should be given to maintenance access to upper level planting.</li> </ul>                                                                                                                                                                                                                                     |
| <b>Principle 3 – Built form and scale</b>  | <ul style="list-style-type: none"> <li>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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                |



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|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      | <ul style="list-style-type: none"> <li>The roof pitch has been effectively used to reduce perception of bulk and stair location is well placed to mitigate the principle of bulk</li> <li>Presents as two storey with loft this has been well designed to reduce impact of additional height.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Principle 4 – Functionality and build quality</b> | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Principle 5 – Sustainability</b>                  | <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>Consider the inclusion of solar PV on the north facing roof to take advantage of optimum solar access</li> <li>Recommend light colours with low solar absorbance for external colours and finishes</li> <li>Recommend dark coloured exposed thermal mass to living area floors to maximise solar passive performance</li> <li>Consider inclusion of ceiling fans to habitable areas and bedrooms to reduce summer cooling loads and increase occupant thermal comfort</li> <li>Recommend obtaining preliminary energy ratings to ascertain likely material and construction specification, and possible design changes that can improve thermal performance</li> <li>For the perforated metal balcony floors proposed, recommend conducting solar/shading study to determine if adequate daylight will still reach lower outdoor levels.</li> </ul> |
| <b>Principle 6 – Amenity</b>                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Principle 7 – Legibility</b>                      | <ul style="list-style-type: none"> <li>Pedestrian access needs to be separate and legible</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Principle 8 – Safety</b>                          | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Principle 9 – Community</b>                       | <ul style="list-style-type: none"> <li>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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Principle 10 – Aesthetics</b>                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Comments</b>                                      | <ul style="list-style-type: none"> <li>When seeking additional height or concessions then consider other aspects that could compensate or offset those variations to the dwelling</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### Design review comments from 11 December 2019

| Design quality evaluation           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | Supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     | Pending further attention                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     | Not supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Design Principles                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Principle 1 - Context and character | <p><b>Principle</b></p> <p><b>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</b></p> <ul style="list-style-type: none"> <li>At this stage, it is not clear whether the development would be complementary to the existing streetscape and surrounding context. Applicant to provide additional surrounding context information on the plans, elevations and updated rendered images showing the context to demonstrate whether the proposed development would sit well within the existing</li> </ul> |



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|                                                     | <p>streetscape.</p> <ul style="list-style-type: none"> <li>• Whilst the retention of the existing dwelling façade is not opposed, it is not currently considered that the retention will add value based on the current design. If the existing façade is retained, it should sit forward of the contemporary upper floor addition which would allow the brickwork of the existing façade to be the feature.</li> <li>• A full contextual built form streetscape analysis should be conducted to show how the dwelling sits in its surrounding context. It is considered that some further references to the existing streetscape be provided in the front façade design and general architectural language of the development would be beneficial is this not the same as first comment?</li> </ul>                                                                                                                                                                                                                                                                                                   |
| Principle 2 -<br>Landscape quality                  | <p><b><u>Principle</u></b></p> <p><b><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></b></p> <ul style="list-style-type: none"> <li>• Whilst the provision of the landscaping plan is positive, additional canopy coverage is required</li> <li>• It is noted that the technical assessment for canopy coverage can only include what is within the boundaries of the site however, canopy that falls outside the lot boundaries is not considered to be a negative as it still contributes to amenity.</li> <li>• Consider additional landscaping/canopy cover by rooftop gardens.</li> <li>• The landscaped areas should be activated further so that they can be effectively be used by future occupants.</li> <li>• Consider the addition of a communal space/landscaping area. This could be integrated around the visitor parking space.</li> <li>• There is the potential to increase landscaping in the courtyard areas to increase resident amenity and canopy coverage.</li> </ul> |
| Principle 3 - Built<br>form and scale               | <p><b><u>Principle</u></b></p> <p><b><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></b></p> <ul style="list-style-type: none"> <li>• The orientation of units around central courtyards is considered to be positive.</li> <li>• The amendment to provide the entry (front door) of unit 1 on the front façade is considered to be positive.</li> <li>• At this stage, it is not clear that the rear massing relates to and is sympathetic to the adjoining properties. Further information should be provided to confirm whether the design is sympathetic to the adjoining properties by showing the adjoining context / buildings, or alternatively the upper floors of the rear units should be stepped in to reduce the impacts of building bulk and scale.</li> </ul>                                                                                                                                                          |
| Principle 4 -<br>Functionality and<br>build quality | <p><b><u>Principle</u></b></p> <p><b><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></b></p> <ul style="list-style-type: none"> <li>• The integrated skylight in the terrace balconies would not allow flexibility in terms of the use of the space but is an interesting concept that could be further developed / resolved</li> <li>• The visitor bay isn't currently working, as it currently requires drivers reversing into the street. Need to re-think this area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Principle 5 -<br>Sustainability                     | <p><b><u>Principle</u></b></p> <p><b><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></b></p> <ul style="list-style-type: none"> <li>• Consider some shading devices over the windows on the upper floors of the western façade.</li> <li>• Whilst the cladding is no longer black, dark grey would still not be considered to be sustainable in terms of heat absorption. Consider a lighter colour</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Principle 6 -<br>Amenity                            | <p><b><u>Principle</u></b></p> <p><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>The rear balcony does not seem to have any screening, more information required to determine whether there will be an overlooking / amenity impact on the adjoining properties.</li> <li>The majority of the windows are either screened or high level rather than setback from the boundary which would not be an ideal amenity outcome for future occupants</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 7 - Legibility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b><u>Principle</u></b><br/> <i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p> <ul style="list-style-type: none"> <li>The amendment to the plans to provide the entry (front door) on the front façade of unit 1 is considered to be positive</li> <li>Further consideration should be given to the pedestrian access along the driveway. The driveway treatment should use a contrasting paving option at the entries of the dwellings to delineate and provide visual interest</li> </ul>                                                                                                                                                                                                                                                                                                                                 |
| Principle 8 - Safety                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b><u>Principle</u></b><br/> <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p> <ul style="list-style-type: none"> <li>Further consideration should be given to the pedestrian access along the driveway. The driveway treatment should use a contrasting paving option at the entries of the dwellings to delineate and provide visual interest</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Principle 9 - Community                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b><u>Principle</u></b><br/> <i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></p> <ul style="list-style-type: none"> <li>The provision of a communal open space around the visitor parking space should be considered to allow for interaction between occupants of the dwellings as well as interaction with the streetscape</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Principle 10 - Aesthetics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b><u>Principle</u></b><br/> <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p> <ul style="list-style-type: none"> <li>The application currently proposes a large number of lot boundary setback variations to the northern and eastern lot boundaries. Prior to the lodgement of a development application a detailed analysis of these lot boundary setback variations must be undertaken to ensure that the relevant design principles of the Residential Design Codes are being achieved.</li> <li>Whilst it is acknowledged that the plans are in a preliminary stage, it is not currently clear whether the upper floor windows and rear balcony are proposed to be screened.</li> <li>Provide swept path diagrams to confirm that the visitor parking space has been provided with sufficient manoeuvring space</li> </ul> |
| <b>Other comments provided by the DRP</b> <ul style="list-style-type: none"> <li>Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Other general comments provided by the City</b> <ul style="list-style-type: none"> <li>The application currently proposes a large number of lot boundary setback variations to the northern and eastern lot boundaries. Prior to the lodgement of a development application a detailed analysis of these lot boundary setback variations must be undertaken to ensure that the relevant design principles of the Residential Design Codes are being achieved.</li> <li>Whilst it is acknowledged that the plans are in a preliminary stage, it is not currently clear whether the upper floor windows and rear balcony are proposed to be screened.</li> <li>Provide swept path diagrams to confirm that the visitor parking space has been provided with sufficient manoeuvring space</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

**Conclusion:** To be returned to DRP

The DRP supports the proposal but prior to DRP endorsing the proposal the applicant needs to address the following:

- The detail between the retention of existing brick wall and openings (facing the street).
- The floating upper façade needs to be recessed behind the existing masonry wall – the existing wall ideally should be retained to its highest level possible – the new façade should be set back. (A good recent precedent is how the new roof terrace to the Rechabite Hall on William Street, Northbridge is inserted behind the heritage façade).

The applicant needs to submit to the City a set of plans showing the building in context with neighbouring lots to either side and to the rear.

Resolve the visitor car bay to each drive in / drive out in forward gear.

### 5.00pm–5.30pm – Applicant's Presentation – PreLodgment

3.3 **Address:** No. 370 – 374 Oxford Street, Leederville

**Proposal:** Eight storey mixed use development comprising four commercial tenancies, 26 multiple dwellings and associated car parking.

**Applicant:** Giorgi Group

**Owner:** Thirty Three Pty Ltd

**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)

| Design review comments from 11 December 2019 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Design quality evaluation                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                              | Supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                              | Pending further attention                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                              | Not supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Design Principles                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Principle 1 - Context and character          | <p><b>Principle</b><br/> <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <ul style="list-style-type: none"> <li>• Consider bringing the brick down to the ground floor</li> <li>• The curves and sharp angles appear inconsistent. Further refinement is need on how these can work together.</li> <li>• An arch is typically used to transfer structure. The arch proposed does not have a base and does not read well, tie the building together or relate to the surrounding context. The scale and height of the arches with curtain wall glazing behind does not represent the traditional use of the arch within the local context</li> </ul>                                                                                     |
| Principle 2 - Landscape quality              | <p><b>Principle</b><br/> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ul style="list-style-type: none"> <li>• Engage a landscape architect early to achieve an integrated / meaningful outcome, particularly if this will be used for justification for the departures sought.</li> <li>• More canopy cover and activation of communal spaces is strongly encouraged.</li> <li>• Canopy cover to the front of the building is also encouraged (verge trees) to soften the built form and provide an improved amenity outcome for the commercial tenancies.</li> <li>• Consider how the landscape planters at the front of the building will be maintained. This element may not be achievable</li> </ul> |

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|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               | <ul style="list-style-type: none"> <li>A parking oversupply will not be supported without achieving a high quality landscaping outcome</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Principle 3 - Built form and scale            | <p><b><u>Principle</u></b><br/> <b><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                               | <ul style="list-style-type: none"> <li>Further consideration of the architectural language is required as the building currently presents as a large single mass. Given a significant height variation is proposed the appearance / massing of the building could visually be broken up so the building does not appear so large and dominant within the streetscape.</li> <li>The arches do not translate to the context given the size and scale of the building.</li> <li>The additional height being setback is a good element however the building is over scale and appears too high. The architectural language also does not support the size and scale proposed. The permitted height is five storeys.</li> <li>The canopy at the vehicle entrance may be too low. The City's Built Form Policy requires a minimum clearance height of 3.5m (Refer, Policy No. 7.1.1, C1.5.1).</li> <li>The massing needs to be further considered. The proportions are currently not working.</li> <li>Consider how the ground and first floor levels integrate with the Mount Hawthorn streetscapes. The heavy elements on the ground level could be integrated into the upper floors or the canopy could be increased in height</li> </ul> |
| Principle 4 - Functionality and build quality | <p><b><u>Principle</u></b><br/> <b><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></b></p> <ul style="list-style-type: none"> <li>The apartment planning is generally good</li> <li>Apartment 1 will receive limited natural light to its Dining Rooms. The entry is also very close to the lifts.</li> <li>Commercial tenancies could include bi-folds to encourage further activation and interaction with alfresco dining on the footpath.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Principle 5 - Sustainability                  | <p><b><u>Principle</u></b><br/> <b><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></b></p> <ul style="list-style-type: none"> <li>ESD report and consideration against Volume 2 element objectives is required. It is recommended a consultant is engaged as early as possible to ensure the recommendations can be integrated into the development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Principle 6 - Amenity                         | <p><b><u>Principle</u></b><br/> <b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p> <ul style="list-style-type: none"> <li>The entrance to the communal open space is poor as occupants would be required to access the space through the carpark. This results in a poor design outcome and would not provide a safe arrangement for the occupants.</li> <li>The design of the communal open space requires further development to illustrate its potential use by residents and benefit to the complex.</li> <li>Consider if shading can be integrated with the openings to the apartments</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Principle 7 - Legibility                      | <p><b><u>Principle</u></b><br/> <b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b></p> <ul style="list-style-type: none"> <li>No comment provided</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Principle 8 -                                 | <p><b><u>Principle</u></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



|                                                                                                                                                                                 |  |                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Safety                                                                                                                                                                          |  | <b>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</b>                                                                                         |
|                                                                                                                                                                                 |  | <ul style="list-style-type: none"> <li>The junction between the carpark vehicle ramps and Bin Store doors require further consideration</li> </ul>                                                                    |
| Principle 9 - Community                                                                                                                                                         |  | <b><u>Principle</u></b><br><b>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</b> |
|                                                                                                                                                                                 |  | <ul style="list-style-type: none"> <li>Refer comments in the Functionality and build quality Principle regarding streetscape activation</li> </ul>                                                                    |
| Principle 10 - Aesthetics                                                                                                                                                       |  | <b><u>Principle</u></b><br><b>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</b>                              |
|                                                                                                                                                                                 |  | <ul style="list-style-type: none"> <li>Refer comments in the Built form and scale quality Principle regarding architectural language</li> </ul>                                                                       |
| <b>Other comments provided by the DRP</b>                                                                                                                                       |  |                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"> <li>Nil</li> </ul>                                                                                                                           |  |                                                                                                                                                                                                                       |
| <b>Other general comments provided by the City</b>                                                                                                                              |  |                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"> <li>The City has concerns with the height and plot ratio of the development. Further considered to the bulk and scale is required</li> </ul> |  |                                                                                                                                                                                                                       |

**Conclusion:**

The DRP could not support the 8 level proposal based on the current design. The applicant needs to consider how best to articulate the ground and 1<sup>st</sup> level carpark. Use of articulated canopies should be considered to add fine grain in line with nearby streetscapes. Retail frontages should be highly articulated and activated. The upper level needs to be articulated by emphasising strong wall elements with well-balanced solid and voids. The stepped upper levels can be more transparent than the lower levels.





**5.30pm–6.00pm – Applicant Presentation – PreLodgement**

3.4 **Address:** 379 (Lot 270 and 2) Beaufort Street, Perth

**Proposal:** 7 storey mixed use development and associated parking

**Applicant:** Altus Planning / Serneke

**Reason for Referral:** For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 2 October 2019

| <b>Design review comments from 2 October 2019</b> |                                                                                     |                                                                                                                                                           |
|---------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Design quality evaluation</b>                  |                                                                                     |                                                                                                                                                           |
|                                                   |  | Supported                                                                                                                                                 |
|                                                   |  | Pending further attention                                                                                                                                 |
|                                                   |  | Not supported                                                                                                                                             |
| <b>Design Principles</b>                          |                                                                                     |                                                                                                                                                           |
| Principle 1 - Context and character               |  | <b><u>Principle</u></b><br><b>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</b> |

|                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               |  | <ul style="list-style-type: none"> <li>The public art is recommended to be extended into the lobby area and also reference the history of Beaufort Street. Also consider how the screens could be integrated as part of the public art component.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Principle 2 - Landscape quality               |  | <p><b><u>Principle</u></b><br/> <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <ul style="list-style-type: none"> <li>A landscaping plan and maintenance of the landscaping is required for the City's consideration.</li> <li>The trees on the adjoining properties should not be not be affected by this development.</li> <li>Proposed vegetation screening will likely reduce solar access for outdoor living and adjacent habitable rooms. While deciduous vegetation has been proposed for some screening to improve solar access, it is unlikely such vegetation can simultaneously provide appropriate screening for visual privacy.</li> </ul>                                                                                                                                                                                                                                                                                                |
| Principle 3 - Built form and scale            |  | <p><b><u>Principle</u></b><br/> <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <ul style="list-style-type: none"> <li>The building is over scale which is demonstrated by height, plot ratio and the impacts caused by the narrow width of the lot.</li> <li>The building appears repetitive which does not ameliorate the scale of the building. Further thought around articulation is recommended.</li> <li>This building will be visible from multiple view points and further consideration of how the perception of bulk will be managed.</li> <li>The building is full height all the way to the rear and presents as blank repetitive facades with very limited articulation. Ideally the rear portion of the building should be stepped in a manner that reduces that bulk.</li> <li>The overall front street setbacks (stepping away from the street) is well thought out.</li> </ul> |
| Principle 4 - Functionality and build quality |  | <p><b><u>Principle</u></b><br/> <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p> <ul style="list-style-type: none"> <li>Attention to the commercial space is required so that it will contribute to the street and is engaging.</li> <li>The lobby and commercial tenancy may affect visual sightlines.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Principle 5 - Sustainability                  |  | <p><b><u>Principle</u></b><br/> <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |







|                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                              |  | <ul style="list-style-type: none"> <li>Proposed location of circulation corridor adjacent to the outdoor living spaces for most apartments is not ideal. While consideration has been given to the design of the screening between the public/private space interface with regards to visual privacy and solar passive design, there is the risk of significant loss of amenity and privacy for these outdoor living areas due to a lack of perceived and actual privacy. Additionally, the deeper overhang on the northern elevation reduces opportunities for optimum solar access to habitable rooms and outdoor living areas compared to a reduced overhang (as can be seen on Section 2 SK45)</li> <li>Full height vegetation adjacent to the walkways can also impact solar access. Suitable plant species will need to be considered. See also comments under landscape quality.</li> <li>Consider commissioning a sustainability report/preliminary energy ratings/life cycle design assessment to quantify anticipated carbon footprint reductions and energy efficiency savings of the proposed development</li> <li>Investigate opportunities for inclusion of renewable energy systems, provision of external clothes drying area/s and/or other significant energy efficiency initiatives as per O4.15.1 of SPP7.3 Volume 2</li> <li>Selection of lighter external colours to reduce solar absorbance is commendable</li> <li>Main living areas for majority of apartment have optimum northern orientation, however may be compromised by proposed design of outdoor living/circulation areas</li> </ul> |
| Principle 6 -<br>Amenity                                                                                     |  | <p><b><u>Principle</u></b><br/><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p> <ul style="list-style-type: none"> <li>Proposed louvre windows, particularly on south elevation - while maximising opportunities for cross ventilation - may be difficult to achieve airtightness or high performance values for glazing. Consider reducing number and/or size of louvre windows or replacing with windows with lower air infiltration, particularly if the proposed development is seeking Passivhaus certification or similar</li> <li>The relationship between the outdoor living areas and the walkways need to be further considered.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Principle 7 -<br>Legibility                                                                                  |  | <p><b><u>Principle</u></b><br/><b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b></p> <ul style="list-style-type: none"> <li>Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Principle 8 -<br>Safety                                                                                      |  | <p><b><u>Principle</u></b><br/><b><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></b></p> <ul style="list-style-type: none"> <li>Consider surveillance, lighting and safety of the long narrow alley access off Beaufort Street, potential to attract unsociable behavior.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Principle 9 -<br>Community                                                                                   |  | <p><b><u>Principle</u></b><br/><b><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></b></p> <ul style="list-style-type: none"> <li>Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Principle 10 -<br>Aesthetics                                                                                 |  | <p><b><u>Principle</u></b><br/><b><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></b></p> <ul style="list-style-type: none"> <li>Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Other comments provided by the DRP</b>                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <ul style="list-style-type: none"> <li>Some comments from the previous meeting remain outstanding</li> </ul> |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



**Other general comments provided by the City**

- The City is concerned adequate landscaping cannot be accommodated on site. The Acceptable Outcomes of Clause 3.3 of the R-Codes Volume state that where the required deep soil areas cannot be provided due to site restrictions, planning on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.
- The rear interface of the building does not appropriately respond to the adjoining residential properties and requires further consideration.

**Design review comments from 11 December 2019**

| Design quality evaluation           |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |    | Supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |    | Pending further attention                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |    | Not supported                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Design Principles                   |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Principle 1 - Context and character |    | <p><b><u>Principle</u></b><br/> <b><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></b></p> <ul style="list-style-type: none"> <li>• The height and plot ratio is substantially greater than what is permitted under the planning framework. A perspective looking up Beaufort Street and all other elevations would be useful to consider how the height relates to the streetscape.</li> <li>• The mix of colours and materials, particularly the light colours work well with the streetscape</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Principle 2 - Landscape quality     |   | <p><b><u>Principle</u></b><br/> <b><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></b></p> <ul style="list-style-type: none"> <li>• The palms on the south boundary seem to not receive suitable water via drainage from site to assist with survival. Replacing the palms with other vegetation may face the same issues. This area needs to be carefully thought out in terms of providing resilient canopy cover.</li> <li>• Detailed landscaping plans are required.</li> <li>• Additional canopy along the streetscape is encouraged to improve the landscape amenity</li> <li>• A large existing palm tree is noted for relocation. This would be expensive and may not be feasible</li> </ul>                                                                                                                                                                                                                                                                                                                                                       |
| Principle 3 - Built form and scale  |  | <p><b><u>Principle</u></b><br/> <b><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></b></p> <ul style="list-style-type: none"> <li>• The front of the building (south-east elevation) provides good articulation and stepping to ameliorate the building height and mass.</li> <li>• The north elevation is well articulated.</li> <li>• The south elevation is articulated but has large areas of vertical 'concrete look' cladding. Given this elevation is highly visible from Birdwood Park and Beaufort street travelling north consider additional material diversity on this elevation.</li> <li>• The rear of the building appears over height and is abrupt. The building would also be visible from multiple viewpoints. Consider feathering the stair element at the top level (i.e. open roof) to reduce the bulk and scale of this element.</li> <li>• Comments previously raised by the DRP, specifically in relation to the rear elevation of the building remain relevant</li> </ul> |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     | <ul style="list-style-type: none"> <li>Concern with the street scape – Ground Level driveway ramp and how it adjoins the entry podium – the scope is not a good outcome.</li> <li>The design arrangement is not in keeping with good urban design principals.</li> <li>The tenancy is stranded with no real connection to the building or the street.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Principle 4 -<br>Functionality<br>and build quality | <p><b><u>Principle</u></b><br/><b><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></b></p> <ul style="list-style-type: none"> <li>North facing balconies is a positive element of this development. Consider providing opportunities for occupants to provide planting within these balconies (note: landscaping should not be relied on to provide privacy between the walkway and the private spaces).</li> <li>Use of voids on the north is good. Louvre on the balustrade could be used horizontally to minimise overlooking from the communal corridors through voids into the Kitchen and dining rooms.</li> <li>The apartment planning is generally good.</li> <li>The organisation and room size ratio of the Dining and Lounge rooms to the front 3 bedroom apartments can be improved.</li> <li>The development provides good cross ventilation.</li> <li>The south and west elevation requires further work. Consider breaking down the materiality as the cladding does not assist with bulk and massing of the building.</li> </ul> |
| Principle 5 -<br>Sustainability                     | <p><b><u>Principle</u></b><br/><b><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></b></p> <ul style="list-style-type: none"> <li>ESD report and consideration against Volume 2 element objectives is required. It is recommended a consultant is engaged as early as possible to ensure the recommendations can be integrated into the development.</li> <li>Consider whether the development is accessible</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Principle 6 -<br>Amenity                            | <p><b><u>Principle</u></b><br/><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p> <ul style="list-style-type: none"> <li>Refer to comments within Principle 4 above</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Principle 7 -<br>Legibility                         | <p><b><u>Principle</u></b><br/><b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b></p> <ul style="list-style-type: none"> <li>The Ground Level arrangement needs further refinements.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Principle 8 -<br>Safety                             | <p><b><u>Principle</u></b><br/><b><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></b></p> <ul style="list-style-type: none"> <li>The applicant needs to consider all balustrading heights (louvres or other balustrading systems) are to Code (Safety) – to satisfy safety as well as duty of care for a 7 level building.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Principle 9 -<br>Community                          | <p><b><u>Principle</u></b><br/><b><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></b></p> <ul style="list-style-type: none"> <li>It is recommended to commit to a public use for the communal Co-working space to assist with activation of Beaufort Street. Parking for this space will be required in-front of the security gate</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Principle 10 -<br>Aesthetics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b><u>Principle</u></b></p> <p><b><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></b></p> <ul style="list-style-type: none"> <li>• The south and west elevation requires further work. Consider breaking down the materiality as the cladding doesn't assist with bulk and massing of the building</li> </ul> |
| <b><i>Other comments provided by the DRP</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>• Nil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b><i>Other general comments provided by the City</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>• It is recommended to engage with the City's Arts Activation Officer in relation to the public art proposed to be installed as part of gates at the front of the development and the mural on the western wall.</li> <li>• Technical reports provided by a suitably qualified person would be required to demonstrate the landscaping proposed would be able to survive, specifically in relation to relocation of plants and the retention of palms along the southern boundary.</li> <li>• Application to be formally lodged. The application will then be referred to DRP to consider any further changes.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                |

**Conclusion:**

The DRP has many concerns with the design, however front and centre are the following two:

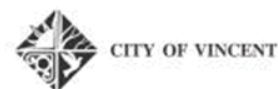
- The resolution of the western façade, the issue is the 7 level height and the articulation of the escape stair. The other is resolution of the ground level on Beaufort Street.
- The location of the driveway, its junction with the entry lobby that abuts the driveway has created an awkward and undesirable transition of level from the front of the drive way to the upper level of the driveway. The combination of the driveway the location of the community space and the entry has created a disjointed streetscape and is not support by the DRP.

**4. Close/Next Meeting**

The Chairperson closed the meeting at 6.00pm

The next meeting is scheduled to be held on Wednesday 15 January 2019

# MINUTES



## ARTS ADVISORY GROUP

Thursday, 3 October 2019 at 6.00pm

Venue: Committee Room

City of Vincent  
Administration and Civic Centre  
244 Vincent Street Leederville

### Attendees:

City of Vincent Councillors  
Cr Jimmy Murphy (Chairperson)  
Cr Joanne Fotakis

### Community Representatives

Ms Julie Rosario  
Ms Jessica Darlow  
Ms Clair Dodd  
Ms Sioux Tempestt  
Mr Simon Venturi  
Mr Graham Hay

### City of Vincent Officers

Tegan Patrucco, Arts and Activation Officer

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### 1. Welcome/Declaration of Opening

Councillor Jimmy Murphy opened the meeting at 6.04pm and delivered the Acknowledgement of Country.

### 2. Apologies

Ms Laura Warren, Community Representative

### 3. Confirmation of the Minutes

The minutes of the meeting held on 1<sup>st</sup> August 2019 were received and confirmed as a true and correct record.

### 4. Business

#### 4.1 Arts Development Action Plan 2018 – 2020 Project Review

Platform Project:

- a) The project needs to be very easy to participate in
- b) The project should not be restricted to certain sites
- c) The marketing/branding for Platform was too cute and needs to have an edgier vibe
- d) Artists could be commissioned to do artworks overnight
- e) Name of the project should be changed
- f) Vacant shops could be given to artists to makeover overnight
- g) The project had too much of an Activation focus, rather than Arts
- h) A prize could be offered through one of the arts schools to encourage artist participation
- i) Flyers could be handed out at exhibition openings

## Murals Co-funding Program:

- a) The funding should be more aligned with the Arts Project funding in a dedicated round so strategic decisions can be made about which murals are funded
- b) Data needs to be collected to demonstrate murals effectiveness and the maintenance needed
- c) Co-funded murals need to demonstrate a more diverse aesthetic

## Other:

- a) It was suggested that a Public Art Panel with paid positions would be an effective way to have quality arts outcomes in the City.
- b) It was suggested that the City organise art walking tours in the town centres every couple of months, using a professional walking tour company to lead them.
- c) It was emphasised that a continuing Arts Advisory Group is needed if the City wishes to meet their goal of being the Arts Capital of Perth.
- d) It was suggested that all Departments in the City's administration need to buy into the artistic vision of the City.

4.2 Percent for Art

Not discussed.

**5. Close**

The Chairperson closed the meeting at 7.24pm.

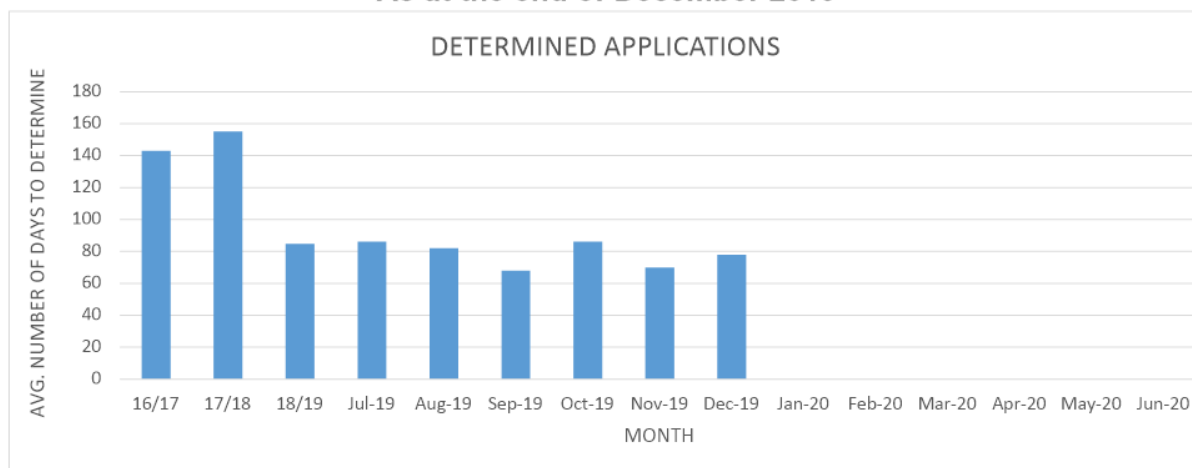
Signed

\_\_\_\_\_  
Councillor

\_\_\_\_\_  
(Chairperson)

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

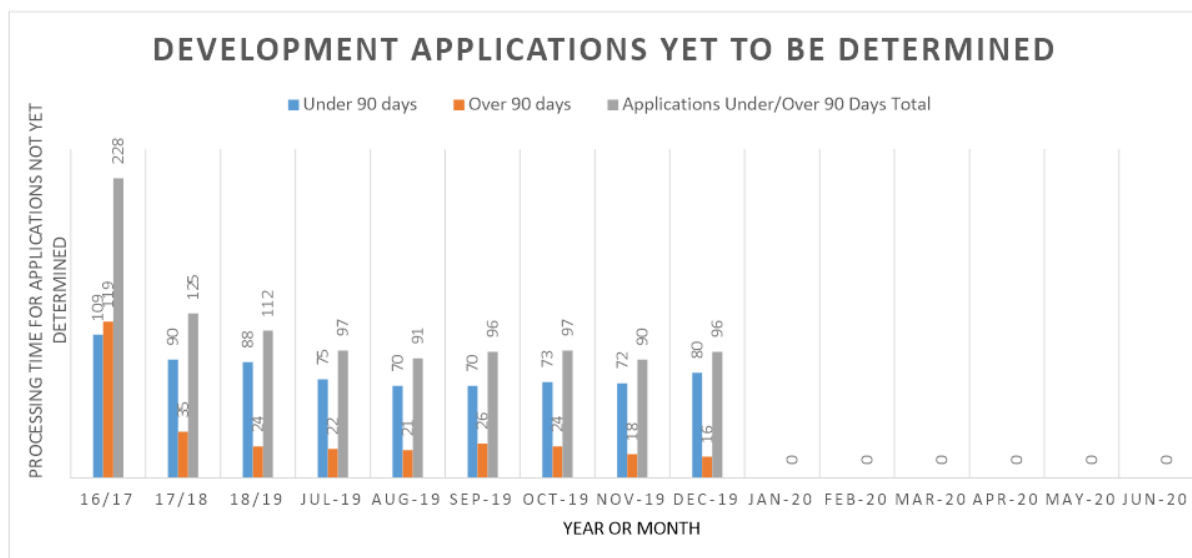
### Statistics for Development Applications As at the end of December 2019



**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 | Sep-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      | 0      | 2      | 8      |        |        |        |        |        |        |
| Average         | 143   | 155   | 84.72 | 86     | 82     | 69     | 79     | 70     | 78     |        |        |        |        |        |        |
| Maximum         | 924   | 1008  | 787   | 321    | 230    | 236    | 251    | 449    | 188    |        |        |        |        |        |        |

|                                        | Jul-19 | Aug-19 | Sep-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     | 40     | 50     | 29     |        |        |        |        |        |        |
| Value of Determined DA's (in millions) | 12.13  | 44.51  | 13.6   | 20.8   | 11.5   | 16.1   |        |        |        |        |        |        |



**Table 2:** No. of DA's to be determined.

|                                              | Jul-19 | Aug-19 | Sep-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     | 42     | 47     | 38     |        |        |        |        |        |        |
| DA's to be Determined                        | 97     | 91     | 96     | 97     | 90     | 95     |        |        |        |        |        |        |
| Value of DA's to be Determined (in millions) | 89.93  | 52.8   | 53.6   | 59.5   | 57     | 68     |        |        |        |        |        |        |

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS  
AS AT 23 JANUARY 2020**

| NO. | ADDRESS & SAT REVIEW NO.                                     | DATE RECEIVED   | APPLICANT                        | REVIEW MATTER & COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----|--------------------------------------------------------------|-----------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Nos. 120-122 Richmond Street, Leederville<br>(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 540m<sup>2</sup> 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 19 November 2019 on-site and then at the City of Vincent offices to determine how the matter will progress. Mediation rescheduled to 17 February 2020 to allow applicant additional time to prepare plans.</p> <p><i>Representation by: Kott Gunning Lawyers (Building Order)/Allerding and Associates (Development Application)</i></p> |
| 2.  | No. 125 Richmond Street, Leederville<br>(DR 302 of 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 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 on 30 May 2019, subject to further consultation with the City's DRP to improve the treatment of the eastern elevation. Directions Hearing on 26 July 2019 vacated to allow applicant to further consult with DRP. Applicant advised liaising with landowners in 2019, no further update. Matter to be referred to Compliance.</p> <p><i>Representation by: JDAP</i></p>                                                                                                                                                                                                                                                                                                            |
| 3.  | No. 131 Harold Street, Highgate<br>(DR 95 of 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 SAT Act at the Ordinary Meeting of Council on 10 December 2019. On 6 November 2019 the applicant advised they would be withdrawing their application for review. SAT confirmed withdrawal on 22 November 2019. Submitters notified. <b>Completed.</b></p> <p><i>Representation by: McLeods Solicitors</i></p>                                                                                                                                                                                                                                                                                                                                                                                               |

Page 1 of 2



**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS  
AS AT 23 JANUARY 2020**

| NO. | ADDRESS & SAT REVIEW NO.                                    | DATE RECEIVED    | APPLICANT                 | REVIEW MATTER & COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----|-------------------------------------------------------------|------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.  | No. 48 Egina Street,<br>Mount Hawthorn<br>(DR 168 of 2019)  | 21 August 2019   | Urbanista Town<br>Panning | Application for review of Council decision to refuse the application for a Single House on 20 August 2019.<br>*****<br>Directions hearing held 13 September 2019 to list the matter for a final hearing. Hearing listed for 6 November 2019. On 13 January 2020, the SAT dismissed the application for review and affirmed Council's decision to refuse the development. Submitters have been notified. <b>Completed.</b><br><i>Representation by: Allerding and Associates</i>                                                                                                                                                                                                                            |
| 5.  | No. 48A Egina Street,<br>Mount Hawthorn<br>(DR 169 of 2019) | 21 August 2019   | Urbanista Town<br>Panning | Application for review of Council decision to refuse the application for a Single House on 20 August 2019.<br>*****<br>Directions hearing held 13 September 2019 to list the matter for a final hearing. Hearing listed for 6 November 2019. On 13 January 2020, the SAT dismissed the application for review and affirmed Council's decision to refuse the development. Submitters have been notified. <b>Completed.</b><br><i>Representation by: Allerding and Associates</i>                                                                                                                                                                                                                            |
| 6.  | No. 3 Bulwer Avenue, Perth<br>(DR 202 of 2019)              | 2 September 2019 | Justin Mortley            | Application for review of decision to give a direction under Section 214 of the <i>Planning and Development Act 2005</i> (Reinstatement of Façade).<br>*****<br>Directions hearing held on 25 October 2019, matter listed for single mediation only on 22 November 2019. SAT advised that a new development application would need to be lodged and determined for the appeal to be valid. The City is currently seeking legal advice to confirm if this is correct. The applicant is simultaneously liaising with the City to confirm how the written direction can be satisfied. The matter is scheduled for another Directions Hearing on 28 February 2020.<br><i>Representation by: Administration</i> |
| 7.  | Nos. 149-153 Alma Road,<br>North Perth<br>(DR 265 of 2019)  | 15 December 2019 | Taylor Burrell Barnett    | Application for review of Administration decision to refuse application for Eight Grouped Dwellings on 19 December 2019.<br>*****<br>Directions hearing on 10 January 2020 vacated. Mediation temporarily listed for 13 February 2020, awaiting SAT confirmation of date and time.<br><i>Representation by: Administration</i>                                                                                                                                                                                                                                                                                                                                                                             |
| 8.  | No. 31 Redfern Street,<br>North Perth<br>(DR2 of 2020)      | 13 January 2020  | Alexander Harris          | Application for review of decision to give a direction under Section 214 of the <i>Planning and Development Act 2005</i> (removal of scaffolding).<br>*****<br>Directions hearing to be held on 24 January 2020.<br><i>Representation by: McLeods Solicitors</i>                                                                                                                                                                                                                                                                                                                                                                                                                                           |

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)  
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT  
AS AT 23 JANUARY 2020**

| No. | ADDRESS                                                          | APPLICANT                         | PROPOSAL                                     | DATE APPLICATION RECEIVED | DAP MEETING DATE  | DAP DECISION                                                                                            |
|-----|------------------------------------------------------------------|-----------------------------------|----------------------------------------------|---------------------------|-------------------|---------------------------------------------------------------------------------------------------------|
| 1.  | No. 29 Lindsay Street, Perth                                     | Mornington Land Pty Ltd           | Form 1 – Commercial Development              | 24 June 2019              | 6 December 2019   | Application refused at 6 December 2019 meeting. Minutes of the meeting available <a href="#">here</a> . |
| 2.  | Nos. 77-81 Scarborough Beach Road, Mount Hawthorn                | Dynamic Planning and Developments | Form 1 – Child Care Premises                 | 2 October 2019            | Not yet scheduled | Responsible Authority Report due 24 January 2020.                                                       |
| 3.  | No. 194-200 Carr Place, Leederville                              | Hillam Architects                 | Form 1 – 52 Multiple Dwellings               | 25 October 2019           | Not yet scheduled | Responsible Authority Report due 31 January 2020.                                                       |
| 4.  | No. 742 Newcastle Street and No. 301 Vincent Street, Leederville | Element                           | Form 2 – Amendment to Commercial Development | 4 November 2019           | Not yet scheduled | Responsible Authority Report due 17 January 2020.                                                       |
| 5.  | No. 318-334 Charles Street, North Perth                          | Urbis                             | Form 1 – Commercial Development              | 3 December 2019           | Not yet scheduled | Responsible Authority Report due 21 February 2020.                                                      |
| 6.  | No. 212 Carr Place, Leederville                                  | Urbanista                         | Form 2 – Amendment to Mixed Use Development  | 17 December 2019          | Not yet scheduled | Awaiting confirmation of Responsible Authority Report due date.                                         |
| 7.  | No. 636-640 Newcastle Street, Leederville                        | Megara                            | Form 2 – Amendment to Mixed Use Development  | 20 December 2019          | Not yet scheduled | Responsible Authority Report due 6 March 2020.                                                          |

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)  
REGISTER OF APPLICATIONS CONSIDERED BY DRP  
AS AT 23 JANUARY 2020**

| NO. | ADDRESS                                                          | APPLICANT                                    | PROPOSAL                                                                                                                  | DRP MEETING DATE | REASON FOR REFERRAL                                                                                                                                        |
|-----|------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | No. 64 Cleaver Street, West Perth                                | MW Urban                                     | 11 Multiple Dwellings                                                                                                     | 27/11/19         | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 4 September 2019. DA lodged.     |
| 2.  | No. 12 Newcastle Street, Perth                                   | Adbrands Media/Superline Enterprises Pty Ltd | Billboard Signage (Third Party Advertising)                                                                               | 27/11/19         | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 4 October 2019. DA lodged.       |
| 3.  | Nos. 225-227 Oxford Street, Leederville                          | Neil Cownie Architects                       | Commercial Development                                                                                                    | 27/11/19         | The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged. |
| 4.  | Nos. 160-166 Palmerston Street, Perth                            | Stewart Urban Planning                       | Proposed Motel Addition and Restaurant                                                                                    | 4/12/19          | The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged. |
| 5.  | Nos. 194-200 Carr Place, Leederville                             | Hillam Architects/Hanrise Pty Ltd            | Multi-Residential Development (52 Multiple Dwellings)                                                                     | 4/12/19          | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 24 July 2019. DA lodged.         |
| 6.  | No. 742 Newcastle Street and No. 301 Vincent Street, Leederville | Element/FJM                                  | Amendment to Commercial Development                                                                                       | 11/12/19         | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 3 July 2019. DA lodged.          |
| 7.  | No. 12 Florence Street, West Perth                               | Daniel Lomma Design/XSCOPE Pty Ltd           | Four Grouped Dwellings                                                                                                    | 11/12/19         | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 4 September 2019. No DA lodged.  |
| 8.  | No. 370 – 374 Oxford Street, Leederville                         | Giorgi Group/Thirty Three Pty Ltd            | Eight Storey Mixed Use Development Comprising Four Commercial Tenancies, 26 Multiple Dwellings and Associated Car Parking | 11/12/19         | The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged. |

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)  
REGISTER OF APPLICATIONS CONSIDERED BY DRP  
AS AT 23 JANUARY 2020**

| NO. | ADDRESS                                                     | APPLICANT                                 | PROPOSAL                                              | DRP MEETING DATE | REASON FOR REFERRAL                                                                                                                                        |
|-----|-------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.  | No. 379 Beaufort Street, Perth                              | Altus Planning/Serneke                    | 7 Storey Mixed Use Development and Associated Parking | 11/12/19         | The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged. |
| 10. | No. 12 Smith Street, Perth                                  | Planning Solutions/ Department of Housing | 23 Multiple Dwellings                                 | 15/1/20          | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 16 October 2020. No DA lodged.   |
| 11. | No. 12 Newcastle Street, Perth                              | Adbrands Media/ Superline Enterprises     | Billboard Signage (Third Party Advertising)           | 15/1/20          | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 27 November 2019. DA lodged.     |
| 12. | Nos. 194-200 Carr Place, Leederville                        | Hillam Architects/ Hanrise Pty Ltd        | Multi-Residential Development (52 Multiple Dwellings) | 15/1/20          | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 4 December 2019. DA lodged.      |
| 13. | Nos. 318, 324, 330, 332 and 334 Charles Street, North Perth | Urbis/Saracen Properties Pty Ltd          | Mixed Use Development                                 | 15/1/20          | For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 13 November 2019. DA lodged.     |



CITY OF VINCENT

# INFORMATION BULLETIN

|                     |                                                                |
|---------------------|----------------------------------------------------------------|
| <b>TITLE:</b>       | <b>Register of Petitions – Progress Report – February 2020</b> |
| <b>DIRECTORATE:</b> | <b>Chief Executive Officer</b>                                 |

## DETAILS:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

|                   |                                                    |
|-------------------|----------------------------------------------------|
| <b>Key Index:</b> |                                                    |
| CEO:              | Chief Executive Officer                            |
| EDC&BS:           | A/Executive Director Community & Business Services |
| EDI&E:            | Executive Director Infrastructure & Environment    |
| EDS&D:            | A/Executive Director Strategy & Development        |

| Date Rcd                                  | Subject                                                                                                                                                                                      | Action Officer | Action Taken                                                               |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------|
| <b>Council Meeting – 12 November 2019</b> |                                                                                                                                                                                              |                |                                                                            |
| 30/10/19                                  | Petition requesting the relocation of street parking on Turner Street, Highgate from the North to the South side of the Street (adjacent to Jack Marks Park) on a trial basis for 12 months. | EDI&E          | <b>Completed.</b><br>Report presented to OMC 10 December 2019 (Item 10.1). |



# INFORMATION BULLETIN

|                     |                                                                        |
|---------------------|------------------------------------------------------------------------|
| <b>TITLE:</b>       | <b>Register of Notices of Motion – Progress Report – February 2020</b> |
| <b>DIRECTORATE:</b> | <b>Chief Executive Officer</b>                                         |

## DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following Notices of Motion still require action or are in the process of being actioned.

### Key Index:

CEO: Chief Executive Officer  
 EDC&BS: A/Executive Director Community & Business Services  
 EDI&E: Executive Director Infrastructure & Environment  
 EDS&P: A/Executive Director Strategy & Development

| Details                                                                 | Action Officer | Comment                                                                                                                                                                         |
|-------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>12 November 2019 – Submitted by Cr Fotakis</b>                       |                |                                                                                                                                                                                 |
| Review of Local Government Property Local Law                           | CEO            | The review currently being undertaken by Administration will incorporate the requests of Cr Fotakis.                                                                            |
| <b>20 August 2019 – Submitted by Cr Loden</b>                           |                |                                                                                                                                                                                 |
| Asbestos Awareness                                                      | EDS&P          | Notice of Motion requests noted and will be considered as part of the development of the Public Health Plan. The City participated in Asbestos Awareness Week in November 2019. |
| <b>23 July 2019 – Submitted by Mayor Cole</b>                           |                |                                                                                                                                                                                 |
| Waive the Fee for Skip Bins on Residential Verges for less than 14 Days | EDI&E          | <b>Completed.</b><br>Implemented August 2019.                                                                                                                                   |
| Expressions of Interest (EOI) for Events in North Perth Common          | EDC&BS         | <b>Completed.</b><br>Development of a Schedule of Events and activities for North Perth Common reported to Council in December 2019.                                            |



# INFORMATION BULLETIN

|                     |                                                                             |
|---------------------|-----------------------------------------------------------------------------|
| <b>TITLE:</b>       | <b>Register of Reports to be Actioned – Progress Report – February 2020</b> |
| <b>DIRECTORATE:</b> | <b>Chief Executive Officer</b>                                              |

## DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following reports still require action or are in the process of being actioned.

### Key Index:

CEO: Office of the CEO  
 EDC&BS: A/Executive Director Community & Business Services  
 EDS&D: A/Executive Director Strategy & Development  
 EDI&E: Executive Director Infrastructure & Environment

| Item                                      | Report Details                                                                                                                                                               | Action Officer | Comments                                                                                                                                                                                                 |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Council Meeting – 10 December 2019</b> |                                                                                                                                                                              |                |                                                                                                                                                                                                          |
| 9.2                                       | City of Vincent Submission – Design WA Stage 2 Precinct Design                                                                                                               | EDS&D          | <b>Completed.</b><br>Submission sent to WAPC 11 December 2019.                                                                                                                                           |
| 9.5                                       | City of Vincent Submission on Single Residential Building Reforms - Consultation Regulatory Impact Statement                                                                 | EDS&D          | <b>Completed.</b><br>Submission sent to DMIRS on 11 December 2019.                                                                                                                                       |
| 9.6                                       | Parklet Proposal - No. 711 Newcastle Street, Leederville                                                                                                                     | EDS&D          | <b>Completed.</b><br>Awaiting response from applicant with regard to formal agreement for construction and management of the parklet. Certificate will be issued following sign off of formal agreement. |
| 10.1                                      | Response to Petition Requesting the Relocation of Parking on Turner Street, Highgate Adjacent Jack Marks Reserve                                                             | EDI&E          | Consultation has commenced with a report due to Council in March.                                                                                                                                        |
| 10.2                                      | Making the Parking and Parking Facilities Amendment Local Law 2019                                                                                                           | EDI&E          | There was an oversight at the Department of Local Government so has been placed on hold pending Administration receiving their comments by 10 February 2020.                                             |
| 10.3                                      | City Homelessness Framework Committee Action Plan Update                                                                                                                     | EDI&E          | Administration will provide a further update report within the next six months.                                                                                                                          |
| 10.4                                      | Street Tree Removal Requests                                                                                                                                                 | EDI&E          | <b>Completed.</b><br>Quarterly reports have been arranged.                                                                                                                                               |
| 11.1                                      | Lease of Beatty Park Leisure Centre Café to Hospitality Service Providers Pty Ltd                                                                                            | EDC&BS         | Public Notice of the proposed lease closed on 24 January 2020. Any submissions received will be presented to the February 2020 Council Meeting.                                                          |
| 11.3                                      | Request for Waiver of Fees – Leederville Oval – AFLW                                                                                                                         | EDC&BS         | Report being presented to February 2020 Council Meeting requesting waiver of fees for \$8,000                                                                                                            |
| 12.1                                      | Lease of 246 Vincent Street, Leederville to Minister for Works - Department of Local Government, Sport and Cultural Industries                                               | CEO            | Finalising lease terms with the Minister for Works. Report to be presented to OMC 11 February 2020.                                                                                                      |
| 12.3                                      | Lease of portion of grandstand mezzanine, aerobics room and old administration offices at Beatty Park Leisure Centre - WA Swimming Association Inc.                          | CEO            | <b>Completed.</b><br>January 2020.                                                                                                                                                                       |
| 12.5                                      | Acquisition of the right of way known as Lot 305, bounded by Charles, Walcott and Hilda Streets, North Perth as Crown land, and vesting in the City as a public right of way | CEO            | Public notice of the proposed acquisition has been provided and will close on 21 February 2020.                                                                                                          |
| 12.6                                      | Leederville Gardens Inc.                                                                                                                                                     | CEO            | <b>Completed.</b><br>December 2019.                                                                                                                                                                      |
| 17.1                                      | Confidential: Appointment of Executive Director Community and Business Services                                                                                              | CEO            | <b>Completed.</b><br>New Executive Director Community and Business Services appointed with an effective date of 3 February 2020.                                                                         |



| Item                                       | Report Details                                                                                                                                                                                                                                                         | Action Officer | Comments                                                                                                                                                                                                                                                                                               |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Council Meeting – 12 November 2019</b>  |                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                        |
| 9.3                                        | Amendment No. 4 to Local Planning Scheme No. 2 (No. 20 (Lot: 100) Brentham Street, Leederville) Outcomes of Advertising                                                                                                                                                | EDS&D          | <b>Completed.</b><br>Administration forwarded Amendment No. 4 and the required documentation to the WAPC.                                                                                                                                                                                              |
| 10.1                                       | Use of Weld Square to Deliver Free Meal Service to People Who Are Experiencing Homelessness                                                                                                                                                                            | EDI&E          | Administration will provide a further update report within the next six months.                                                                                                                                                                                                                        |
| 11.4                                       | Floreat Athena Football Club Inc.                                                                                                                                                                                                                                      | EDC&BS         | <b>Completed</b><br>Administration have provided Floreat Athena Football Club Inc. with an extension to its lease until 30 September 2020. Working Group meetings to progress to ensure completion of the Development Plan along with securing the \$3 million funding.                                |
| 12.2                                       | Lease of 246 Vincent Street, Leederville to the Minister for Works - DLGSC                                                                                                                                                                                             | CEO            | <b>Completed.</b><br>Item considered at the 10 December 2019 Council meeting.                                                                                                                                                                                                                          |
| 12.3                                       | Interim arrangement for the management of Robertson Park Tennis Centre                                                                                                                                                                                                 | CEO            | Interim Arrangement Agreement has been provided to Tennis West for signing.                                                                                                                                                                                                                            |
| 12.4                                       | Council Workshop, Briefing and Ordinary Meeting of Council dates for 2020                                                                                                                                                                                              | CEO            | <b>Completed.</b><br>Public Notice of the proposed dates provided in January 2020.                                                                                                                                                                                                                     |
| 17.4                                       | Management of the Loftus Community Centre                                                                                                                                                                                                                              | EDC&BS         | Loftus Community Centre Inc. advised it will be ending the lease of the Loftus Community Centre (LCC) on 31 March 2020 with the City to assume management from 1 April 2020. A report on the adoption of program fees and charges will be submitted to the Special Council Meeting on 28 January 2020. |
| <b>Council Meeting – 15 October 2019</b>   |                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                        |
| 9.1                                        | No. 51 (Lot: 192; D/P: 56091) Albert Street, North Perth – Proposed Alterations and Additions to the Club Premises and Change of Use from Club Premises to Club Premises and Child Care Premises and Licence for Use of Car Park at No. 160 Albert Street, North Perth | CEO            | Car parking licence has been drafted and sent to applicant for review. Waiting on start date of child care centre to be determined.                                                                                                                                                                    |
| 12.2                                       | Dedication of lots 889 and 890 as road – Corner Fitzgerald and Bulwer Streets, Perth and write-off of outstanding rates debt                                                                                                                                           | CEO            | Consultation process has closed. Proposal submitted to Department of Planning, Lands & Heritage (DPLH) in January 2020.                                                                                                                                                                                |
| 12.3                                       | Grant of section 91 licence to the City of Vincent – Summers Street Carpark and access road                                                                                                                                                                            | CEO            | Final terms of licence under negotiation.                                                                                                                                                                                                                                                              |
| <b>Council Meeting – 17 September 2019</b> |                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                        |
| 9.6                                        | Environmental Health Australia National Conference 2019                                                                                                                                                                                                                | EDS&D          | <b>Completed.</b><br>Coordinator Environmental Health reported to Council at 10 December 2019 OMC in accordance with Policy No. 4.1.15 – Conferences.                                                                                                                                                  |
| 12.1                                       | Consideration of Submissions on Acquisition of Luce Lane, North Perth                                                                                                                                                                                                  | CEO            | Acquisition request lodged with DPLH, awaiting assessment.                                                                                                                                                                                                                                             |
| <b>Council Meeting – 20 August 2019</b>    |                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                        |
| 12.3                                       | Annual Corporate Business Plan Review and Update                                                                                                                                                                                                                       | CEO            | <b>Completed.</b><br>November 2019.                                                                                                                                                                                                                                                                    |
| <b>Council Meeting – 23 July 2019</b>      |                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                        |
| 9.8                                        | Beaufort Street Change of Use Exemption and Amendment to Policy No. 7.5.1 - Minor Nature Development                                                                                                                                                                   | EDS&D          | 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                                                                                | EDS&D          | The draft Policy was advertised from 16 October to the 22 November 2019. All submissions will be reviewed, Administration will make any necessary changes based on the submissions and present the submissions and draft policy back to Council for determination.                                     |

| Item                                     | Report Details                                                                                                                                                                                                                                                                                                                   | Action Officer | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Council Meeting – 25 June 2019</b>    |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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.                                                                                                                                                                                                   |
| 12.2                                     | Community Budget Submissions 2019/20                                                                                                                                                                                                                                                                                             | CEO            | <b>Completed.</b><br>Submitters notified of Council's decision as per Council report.                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Council Meeting – 28 May 2019</b>     |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 9.3                                      | Review of Policy No. 3.8.12 – Mobile Food Vendor                                                                                                                                                                                                                                                                                 | EDS&D          | 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 executed and stamped duty exempt. The building at 26 Brentham Street will be demolished in January 2020.                                                                                                                                                                                                                                                                       |
| 11.7                                     | Public Open Space proposal for Sydney and Haynes Street site, North Perth                                                                                                                                                                                                                                                        | CEO            | Administration is preparing the development plan. Will be provided to Council for consideration at a Special Council Meeting on 28 January 2020.                                                                                                                                                                                                                                                                                                               |
| <b>Council Meeting – 30 April 2019</b>   |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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.                                                                                                                                                                                                                                                                                                                                                    |
| <b>Council Meeting – 2 April 2019</b>    |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 11.4                                     | Amendments to the Trading in Public Places Local Law 2008 and Local Government Property Local Law 2008                                                                                                                                                                                                                           | CEO            | Administration is drafting new local laws based on the Department of Local Government's recommendations.                                                                                                                                                                                                                                                                                                                                                       |
| <b>Council Meeting – 5 March 2019</b>    |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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.                                                                                                                                                                                                                                                                                               |
| <b>Council Meeting – 16 October 2018</b> |                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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. |

| Item                                      | Report Details                                                                                                                                           | Action Officer | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Council Meeting – 29 May 2018</b>      |                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 18.1                                      | CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459 | CEO            | The Department of Biodiversity, Conservation and Attractions has approved the infrastructure. Waiting on approval from the Department of Planning, Lands and Heritage to grant a licence over the reserve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Council Meeting – 4 April 2018</b>     |                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Council Meeting – 27 June 2017</b>     |                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 9.5                                       | Submission to WALGA – Third Party Appeal Rights in Planning                                                                                              | EDS&D          | Administration has forwarded the submission to WALGA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Council Meeting – 30 May 2017</b>      |                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 12.5                                      | Perth Parking Levy                                                                                                                                       | EDI&E          | Awaiting outcomes of the Perth CBD Transport Plan and specific recommendations regarding the Perth Parking Levy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Council Meeting – 7 March 2017</b>     |                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 9.3.5                                     | Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)                                                        | EDS&D          | The Health Local Law is being reviewed. Presentation to Council made at Council Workshop held on 20 November 2018. Further presentation to Council Workshop scheduled for 25 February 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Council Meeting – 18 October 2016</b>  |                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Council Meeting – 27 October 2015</b>  |                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Council Meeting – 18 November 2014</b> |                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 9.1.4                                     | Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)                                                                             | EDS&D / 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.<br>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.<br>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.<br>The replacement of the CALE ticket machines throughout the City is complete.<br>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. |
| <b>Council Meeting – 7 October 2014</b>   |                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Item                                       | Report Details                                                                                                                                                    | Action Officer | Comments                                                                                                                                                           |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Council Meeting – 23 September 2014</b> |                                                                                                                                                                   |                |                                                                                                                                                                    |
| 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. |
| <b>Council Meeting – 27 May 2014</b>       |                                                                                                                                                                   |                |                                                                                                                                                                    |
| 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.                                                                                    |
| <b>Council Meeting – 12 February 2013</b>  |                                                                                                                                                                   |                |                                                                                                                                                                    |
| 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.                                                |

**12.4 LEASE OF 246 VINCENT STREET, LEEDERVILLE TO MINISTER FOR WORKS - DEPARTMENT OF LOCAL GOVERNMENT, SPORT AND CULTURAL INDUSTRIES - AMENDMENT TO INCENTIVE**

Attachments: 1. Minister for Works' updated lease proposal dated 16 January 2020 [↓](#) 

**RECOMMENDATION:**

That Council APPROVES the following amendment to the incentive for the proposed variation and extension of the City's lease to the Minister for Works approved by Council at its 10 December 2019 Ordinary Meeting of Council (Item 12.1):

- 1.13 Incentive: 40 per cent, equates to \$3,019,840 over the 10 year lease term. The incentive is applied against the rent, with up to \$1.625 million to be paid to the lessee via three instalments as follows:
- July 2020 - \$558,333
- July 2021 - \$533,333
- July 2022 - \$533,333
- ~~allocated towards the lessee's fit out. The maximum amount of \$1.6 million is to be paid to the lessee in accordance with a schedule of fit out works approved by the City, with a cap of \$0.53 million per annum, via three annual instalments to be paid in 2020/21, 2021/22 and 2022/23. The balance of the incentive is to be applied against the rent and amortised evenly over the lease term;~~

**PURPOSE OF REPORT:**

To amend the timing of the incentive payment for the proposed variation and extension of the City's lease to the Minister for Works in respect to the office building at 246 Vincent Street, Leederville, as approved by Council at its 10 December 2019 Ordinary Meeting (Item 12.1).

**BACKGROUND:**

At its 10 December 2019 Ordinary Meeting Council resolved, in part, as follows:

- "1. APPROVES a variation and extension of the City's lease to the Minister for Works for the office building located at 246 Vincent Street, Leederville, on the following key terms:
- 1.1 Term: 10 years commencing 22 December 2019;
  - 1.2 Option term: 5 years commencing 22 December 2029;
  - 1.3 Rent: \$300 per square meter per annum, equating to \$754,800 per annum excluding GST;
  - 1.4 Rent review: Annual rent increase of 3 per cent, market rent review at the commencement of the option term;
  - 1.5 Lease Area: Office building (area of 2,516m<sup>2</sup>), including the basement carpark, and surrounding garden and outdoor areas, as shown in the plan at Attachment 1;
  - 1.6 Outgoings: Lessee to pay the estimated outgoings for each financial year via monthly instalments. The outgoings include the building insurance premium, management agency fees (up to 3 per cent of the annual rent), auditing of the outgoing statements, pest inspections and treatment, gardening and landscaping costs, utility and service costs, maintenance and repair of the premises including the plant and equipment, security costs, car park maintenance and repair costs, rubbish disposal and the emergency services levy;
  - 1.7 Capital / structural works: City to undertake at its cost;

- 1.8 *Managing agent:* *City to appoint a commercial managing agent, to be agreed with the lessee;*
- 1.9 *Permitted use:* *Office;*
- 1.10 *Indemnification:* *Lessee to indemnify the City against all costs and claims arising in respect to the premises;*
- 1.11 *Car parking licence:* *Lessee may use the 21 secured car bays within the Leederville Oval Carpark between 7.30am and 5.30pm Monday to Friday for staff parking, and the 10 visitor bays within the Leederville Oval Carpark between 7.30am and 5.30pm Monday to Friday for visitor parking, as shown in the plan at Attachment 1;*
- 1.12 *Car parking fee:* *23 secure basement car bays - \$225 per month per bay 21 secure car bays - \$125 per month per bay. This equates to \$93,600 per annum, indexed by CPI; and*
- 1.13 *Incentive:* *40 per cent, equates to \$3,019,840 over the 10 year lease term. The incentive is applied against the rent, with up to \$1.6 million to be allocated towards the lessee's fit out. The maximum amount of \$1.6 million is to be paid to the lessee in accordance with a schedule of fit out works approved by the City, with a cap of \$0.53 million per annum, via three annual instalments to be paid in 2020/21, 2021/22 and 2022/23. The balance of the incentive is to be applied against the rent and amortised evenly over the lease term;"*

Administration notified the Minister for Works' representative of Council's decision on the 11 December 2019, and met with representatives of the Department of Finance on 9 January 2020. The Minister for Works' representative provided the City with an updated lease proposal on 17 January 2020, at **Attachment 1**, which requests that \$1.6 million of the incentive be provided as a cash payment over three years to reflect the time value of money. The updated proposal also requests that the City contribute an additional \$25,000 in July 2020 to ensure the Minister for Works is not disadvantaged by the three year payment scheme. Accordingly the requested payment schedule is as follows:

July 2020 - \$558,333

July 2021 - \$533,333

July 2022 - \$533,333

The updated proposal differs from the lease terms approved by Council in that the incentive payment for July 2020 is \$558,333 as opposed to \$533,333. Accordingly Council approval to amend the timing of the incentive payment is required. All other terms approved by Council have been accepted by the Minister for Works.

#### **DETAILS:**

Administration notes that the Minister for Works' previous incentive payment request was for \$1 million to be paid in July 2020 and \$600,000 to be paid in July 2021. The revised incentive payment schedule significantly reduces the amount payable by the City in 2020 (by \$441,667). On the other hand, it is a \$25,000 increase in the payment required by the City in July 2020. Administration confirms that this increased amount can be drawn from the Asset Sustainability Reserve in the 2020/21 financial year.

The Minister for Works has also confirmed that the incentive will not automatically be used towards the fit out of the building, instead functioning as a reduction in the rent payable, which will go into the Department of Finance's consolidated fund. Any changes to the fit out will be subject to funding approval by the Department of Finance and approval by the City as the lessor.

#### **CONSULTATION/ADVERTISING:**

As the Department is a state government agency providing public notice of the proposed lease is not a statutory requirement.

**LEGAL/POLICY:**

The *Local Government Act 1995* section 3.58 - Disposing of Property, provides that a local government can only dispose of property (which includes to lease) in accordance with section 3.58(3) unless the disposition falls within the scope of section 3.58(5), which includes:

*“(d) Any other disposition that is excluded by regulations from the application of this section.”*

In accordance with Section 3.58(5), Regulation 30 of the *Local Government (Functions and General) Regulations 1996* provides a range of dispositions that are exempt from the application of Section 3.58 of the Act, including dispositions to:

*“(2)(c)(ii) A department, agency, or instrumentality of the Crown in the right of the State or the Commonwealth.”*

The Department is a state government agency and therefore it is not necessary for the City to comply with section 3.58.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** The Department has leased the building since 2004 in accordance with the terms of the lease. The new lease provides the City with a reduced financial return, but provides long-term security for the City in respect to the use of the premises. Therefore extending the lease to the Department is considered low risk for the City.

**STRATEGIC IMPLICATIONS:**

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

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.*

Innovative and Accountable

*Our resources and assets are planned and managed in an efficient and sustainable manner.*

**SUSTAINABILITY IMPLICATIONS:**

The City is undertaking a Commercial Building Disclosure assessment, which includes a TLA and NABERS assessment. The purpose of this assessment is to improve energy efficiency. The City is also proposing to replace all lights with LED lights and install solar panels, which will reduce electricity use.

**FINANCIAL/BUDGET IMPLICATIONS:**

The additional \$25,000 will be drawn from the Asset Sustainability Reserve in 2020/21.





17 January 2020

Meluka Bancroft  
 Manager Governance, Property and Contracts  
 City of Vincent  
 PO Box 82,  
 LEEDERVILLE, WA 6902

Dear Meluka

**LEASE: MINISTER FOR WORKS  
 WHOLE BUILDING, 246 VINCENT STREET, LEEDERVILLE**

I refer to my emailed letter to you dated 18 December 2019.

My client has instructed me to change the payment schedule for the cash component of the incentive.

Details are outlined below:

- |     |                         |   |                                                                                                                                         |
|-----|-------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Landlord                | : | City of Vincent;                                                                                                                        |
| 2.  | Tenant                  | : | Minister for Works;                                                                                                                     |
| 3.  | Leased Premises         | : | Whole Building located at 246 Vincent Street, Leederville and having the rent and outgoings paid over a net lettable area of 2,516 sqm; |
| 4.  | Lease Term              | : | Ten (10) years;                                                                                                                         |
| 5.  | Option Period           | : | One Option term for a further five years;                                                                                               |
| 6.  | Lease Commencement Date | : | 22 <sup>nd</sup> December 2019;                                                                                                         |
| 7.  | Proposed Net Rental     | : | \$300 per sqm p.a.;                                                                                                                     |
| 8.  | Net Rental Reviews      | : | Annual reviews of 3% p.a.<br><br>Market review (no ratchet) on commencement of the option period;                                       |
| 9.  | Estimated Outgoings     | : | As per existing lease (currently estimated to be \$50.91/sqm);                                                                          |
| 10. | Proposed Use            | : | Office;                                                                                                                                 |

**Address:** PO Box 696, Claremont WA 6910    **Mobile:** 0419 985 246    **Email:** [charles@acumencp.com.au](mailto:charles@acumencp.com.au)

Vangolo Investments Pty Ltd trading as Acumen Corporate Property  
 (ABN:26 978 659 438)



11. Car Parking : 23 single secure basement car bays @ \$225 pcm per bay = \$51,750 per annum plus GST.

21 single secure car park bays @ \$125 pcm per bay = \$26,250 per annum plus GST.

10 designated single open visitor car bays at no cost, for use by visitors during business hours Monday to Friday.

Concerning the 21 Open Car Bays, the Tenant ideally wants exclusive use given it is paying a market rental for the parking. The Tenant often uses the bays on the weekends and after hours. Accordingly, the tenant requests that the City of Vincent provides it with a car park management plan on how after-hours car bay use is to be managed to demonstrate how use of the car bays by the tenant will not be compromised;

12. Lease documentation : To be based on the current lease by way of a Deed of Extension and Variation of Lease and prepared by the State Solicitor's Office (WA).

For the sake of clarity, the only changes to the existing Lease document will be the changes as per the agreed terms of this letter;

13. Legal Costs: Each party shall pay for its own legal costs associated with the review of the lease documentation;

14. Building Management Landlord to appoint a commercial managing agent for the Premises, to be agreed with the Tenant. The managing agent fees are not to exceed 3% of the rent and will be recovered via the Outgoings.

#### **14. Other Conditions:**

##### **14.1 Formal Government Approval**

The Lease will not be legally binding until the Minister for Works executes the Lease Document at its sole discretion (for any reason).



#### **14.2 Incentive – Landlord Contribution**

**40%:** \$300 per sqm x 2,516 sqm x 10 years x 40% = \$3,019,840 (plus GST).

\$1,600,000 (plus GST) of the incentive will be provided as a cash payment over three years. The payment will be as follows and reflects the time value of money:

1<sup>st</sup> Payment: July 2020: \$558,333.33;

2<sup>nd</sup> Payment: July 2021: \$533,333.33; and

3<sup>rd</sup> Payment: July 2022: \$533,333.33

Please note, the CoV would need to contribute an additional \$25,000 in the first year, to make sure tenant is no worse off accepting a 3 year payment scheme (as opposed to our previous proposal which, was based on two years being a payment of \$1,000,000 in year 1 and a payment of \$600,000 in year 2).

There will be no requirement by the tenant to provide proof of how these funds are allocated by the tenant.

As stated above, the remainder of the incentive will be spread evenly over the a balance term as a monthly rental rebate plus GST.

#### **14.3 Building Services & Building Compliance**

In accordance with the lease, the Landlord confirms that where applicable all services including but not limited to mechanical services, electrical services, hydraulic services, fire and safety services provided to the Premises are in good working order and compliant with the relevant building codes and standards at the Lease extension commencement date. Furthermore, the Landlord will be liable to ensure such services remain in good working order and are compliant during the Lease term and any extension thereto.

The Landlord confirms that the premises are free of any contamination or hazardous materials. It is also requested that the Landlord provides the tenant with a letter from an accredited engineer outlining what materials make up the building's cladding and confirmation that all associated materials/cladding have no non-compliant Aluminium composite panels (ACP) and or cladding located anywhere on, in and around the structure of the building.

#### **14.4 Energy Efficiency and Green Star Ratings**

Following the completion of its Commercial Building Disclosure (TLA and NABERS assessments) by a licensed consultant, the Landlord will provide the Tenant details of the associated ratings for its review and records.



#### **14.5 Restoration Obligations**

As per the existing lease.

For the sake of clarity, the Tenant will not be required during the Lease Term or any Option to Renew period, to redecorate the Premises however it will have an obligation to maintain the Premises in a good state of repair.

The Tenant shall not be responsible for the make good of the Premises (reinstatement) to base building standard and configuration or the removal of any fit-out or loose furniture (whether installed by the Landlord, the Tenant or any other third party) at the expiry of the Lease but will leave the Premises in a clean and tidy condition only.

The Tenant shall have the right to its belongings and items of fit-out owned by the Tenant under the provision it shall be required to repair any damage to the Premises caused by its removal.

#### **14.5 Landlord Works and Building Upgrades**

Please refer to Appendix A.

#### **14.4 GST**

All figures quoted in this letter are plus GST. The definition of GST will be based on the existing Lease definition.

Please confirm if the above terms and conditions are acceptable and note time is of the essence.



## APPENDIX A – LANDLORD WORKS AND BUILDING UPGRADES

The Landlord, in consultation and agreement with the Tenant (or its advisors), will on a staged basis undertake the following works within the Premises.

## SCHEDULE OF SCOPE, TIMING AND COST OF CAPITAL AND MAINTENANCE WORKS

| <i>Item</i>                                                                                                                                                                                                                                                                                                                                                                                                       | <i>Cost</i>      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>2019/20</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| Rectification of the Donnybrook stone cladding of the building                                                                                                                                                                                                                                                                                                                                                    | \$40,000         |
| <b>Total for 2019/20</b>                                                                                                                                                                                                                                                                                                                                                                                          | <b>\$40,000</b>  |
| <b>2020/21</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| Replacement of the exterior tiles on the entrance steps as not fit for purpose (excluding the ramp)                                                                                                                                                                                                                                                                                                               | \$32,000         |
| Replacement of the external vertical fins on the eastern and western ends of the building                                                                                                                                                                                                                                                                                                                         | \$46,000         |
| Upgrade of the ground floor tea preparation area - includes demolition and removal, new overhead cupboards, splashback, ZIP tap, bench top, sinks, under bench cupboards, dishwasher and larger bi-fold doors to alfresco area, strip and buff vinyl                                                                                                                                                              | \$48,000         |
| Modernisation of the five bathroom facilities and change rooms                                                                                                                                                                                                                                                                                                                                                    | \$48,000         |
| <ul style="list-style-type: none"> <li>• Acid cleaning of existing wall and floor tiles;</li> <li>• Removal and disposal of existing lockers and supply and install bespoke timber to suit;</li> <li>• Additional relocated hanging racks;</li> <li>• Sink and toilet pan renewal (no changes to urinals);</li> <li>• Vanity bench renewal where fitted; and</li> <li>• Shower head and rose in UAT's.</li> </ul> |                  |
| End of trip lockers and bike racks in the basement                                                                                                                                                                                                                                                                                                                                                                | \$22,000         |
| <b>Total for 2020/21</b>                                                                                                                                                                                                                                                                                                                                                                                          | <b>\$196,000</b> |
| <b>2021/22</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| Replace all lights with LED lights - lighting infrastructure in place is bespoke and now out of date                                                                                                                                                                                                                                                                                                              | \$112,000        |
| Modernisation of the internal façade and lighting of the lift                                                                                                                                                                                                                                                                                                                                                     | \$5,000          |
| <b>Total for 2021/22</b>                                                                                                                                                                                                                                                                                                                                                                                          | <b>\$117,000</b> |
| <b>2022/23</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| Installation of solar panels                                                                                                                                                                                                                                                                                                                                                                                      | \$115,000        |
| <b>Total for 2022/23</b>                                                                                                                                                                                                                                                                                                                                                                                          | <b>\$115,000</b> |
| <b>Total for capital and maintenance works</b>                                                                                                                                                                                                                                                                                                                                                                    | <b>\$468,000</b> |

The Landlord will provide specifications to any proposed capital works for input and approval by the Tenant acting reasonably. At the time of submitting the specifications, a detailed program and staging plan together with detail on how the works will be undertaken must be provided for consideration by the Tenant.

All works undertaken by the Landlord are to be conducted following all Australian Standard and Building Codes of Australia (including disability codes relating to access). The Landlord where necessary will obtain relevant



approvals and comply with all Government regulations, acts and requirements. All water appliance, tapware, showerheads and toilets are to have a minimum of a 4A rating.

After each stage of works, the Landlord is to advise the Tenant five (5) business days before the conclusion that the works are nearing completion. On practical completion of the works, inspection is to be undertaken with the Tenant (or its appointed representative) to handover the area the subject of the works. If the Tenant has any concerns, a notice will be provided advising of its concerns, and these are to be addressed by the Landlord within five (5) business days of receipt of the notice. (acting reasonably to the issue raised)

All works undertaken by the Landlord are to have a defects liability period of twelve (12) months. The Landlord is to minimise defects before the handover of any area.

**Other:**

Air Conditioning System: As part of the handover of the property management of the building, the Landlord will arrange an end of life audit for the air-conditioning system which will address repair, maintenance and parts replacement of the system. The cost of this audit will be recovered from the Tenant via the Outgoings.

Repaint all core walls in a mutually agreed colour (two coats), with the cost to be recouped from the Tenant.

Replace all water stained and damaged ceiling tiles, with the cost to be recouped from the Tenant.

**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****17.1 AMENDMENT TO LICENCE - ENCROACHMENT OF DRAINAGE INFRASTRUCTURE FROM 152 JOEL TERRACE, MOUNT LAWLEY INTO SWAN RIVER FORESHORE RESERVE 43459**

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains information concerning:

**Local Government Act 1995 - Section 5.23(2):**

- (e(ii)) a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government

**LEGAL:****2.14 Confidential business**

- (1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is to be treated in accordance with the Local Government (Rules of Conduct) Regulations 2007.

Confidential reports are provided separately to Council Members, the Chief Executive Officer and Directors.

In accordance with the legislation, confidential reports are to be kept confidential until determined by the Council to be released for public information.

At the conclusion of these matters, the Council may wish to make some details available to the public.

**18 CLOSURE**